

CITY OF CARSON
REQUEST FOR PROPOSALS
RFP 18-008
ARCHITECTURAL SERVICES FOR THE
COMMERCIAL IMPROVEMENT PROGRAM



City of Carson
Office of the City Clerk
701 E. Carson Street
Carson, CA 90745
July 24, 2018



City of Hawaiian Gardens
Commercial Façade
and
Streetscape Improvement



City of Long Beach
Retail Center Façade
and
Individual Storefront
Rehabilitation



City of Commerce
Proposed New City Hall
Exterior Frontage
Renovation to the Civic
Center's entry plazas for
the City Council and the
Main Public Library



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Commercial Improvement Program



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SUBJECT: REQUEST FOR PROPOSALS - RFP 18-008
ARCHITECTURAL SERVICES FOR THE COMMERCIAL IMPROVEMENT PROGRAM

BOA Architecture is pleased to submit its qualifications for **ARCHITECTURAL SERVICES FOR THE COMMERCIAL IMPROVEMENT PROGRAM**. We have reviewed and understand the scope of services as highlighted in the request for proposal. Our qualifications are attached per your request.

We are an architectural firm that specializes in performing Commercial Façade Improvement projects for public agencies such as yours. We have extensive experience in the areas of building retrofit/repair, historic preservation, commercial redevelopment/façade improvement, and accessibility compliance, primarily on behalf of public sector clients, including municipalities, Counties, State and Federal agencies. BOA has completed more than 1000 public works architectural projects for over 70 different public agencies. Commercial Façade Improvement and Redevelopment projects is an area of expertise that BOA excels. Our current staff has designed and administered the construction for more than 150 Façade Improvement Commercial Rehabilitation projects totaling over 300 storefronts within the last 12 years. City of Long Beach Redevelopment Agency, CRA-LA, Riverside County EDA, City of Hawaiian Gardens, Los Angeles County CDC, and City of Commerce, are current and recent commercial redevelopment clients. For the City of Long Beach, we completed 9 Commercial Façade Improvement projects in West Long Beach, Bixby Knolls, and the area north of Downtown. For the City of Hawaiian Gardens, we completed the Construction Document phase of commercial façade improvements for 5 city blocks totaling 32 different storefronts. We have attached an extensive list of these projects for your review. Most of the firm's current architectural design work (95%) is renovation type projects, that is very similar to your Commercial Improvement Program projects. The renovation projects that we specialize in range in construction cost from \$30,000 to \$1,000,000. Our staff, production systems, and sub-consultants are geared for these types of renovation/retrofit and often "messy" projects. We feel BOA Architecture and its Design Team are most qualified for this project with our prior experience of public works projects with local governments in the past 57 years. This is our industry niche and competitive advantage.

Thank you for the opportunity to submit our Qualifications. We hope that our proposal communicates our enthusiastic interest and the strengths of our firm, project team, and approach. If BOA is awarded this commission, our workload is that we can begin work immediately and do everything possible to meet your schedule and budget and be available to you during all phases of this project. We will commit to a 1-hour response time to service your needs. Our office is located in Long Beach, therefore, it is only a 15-minute drive to the City of Carson. A licensed architect, familiar with your project can be at your office within 1-hour upon your call.

BOA ARCHITECTURE

Edward Lok Ng
Architect/ LEED AP
Ph: 562-912-7900
E-mail: lok.ng@boaarchitecture.com



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SECTION A – REQUIRED CONTENTS

A. Required Contents

- 1) Firm Description
- 2) List of Commercial Rehabilitation Projects
- 3) References
- 4) Standard Schedule of hourly Rates (Appendix D- Fee Schedule)
- 5) Resumes
- 6) Approach & Methodology (not required- additional information from BOA)



A.1. FIRM DESCRIPTION

Having completed the design for more than 300 Commercial Façade Storefront renovations for numerous cities/counties and private commercial developers in L.A. City and throughout Southern California, BOA is intimately aware of façade improvements and business revitalization projects. Please note that BOA has or is currently performing commercial façade improvements with the Riverside County EDA, City of Long Beach Redevelopment Agency, CRA-LA, LA County CDC, and the City of Hawaiian Gardens. For CRA-LA, we have designed many historic storefronts along Hollywood Blvd. and South Central L.A. For the City of Hawaiian Gardens, we have completed commercial façade improvements for 5 city blocks totaling 32 different storefronts. We have attached many samples of our façade improvement work for your review. We feel BOA Architecture and its Design Team are ideally suited for your project. We believe our firm can best provide the requested services for the following reasons:

Example of BOA Façade Improvement

BEFORE



AFTER



- **BOA is a "Good Fit"**

BOA is a smaller local (BOA is located within 5 miles of Carson) Architectural firm that specializes in these types of "messy" renovation projects. 95% of BOA's workload in the past 12 years has been similar projects such as your commercial rehabilitation project. Our staff members are skillful and our production systems are geared for this type of renovation projects. Our material specifications, cost estimating, design procedures, construction document procedures, and quality control procedures are in place. We strive to improve our efficiency to deliver "value added" design service at a reasonable fee. Our efficiency has resulted in client satisfaction and cost savings in fees and in minimizing construction change orders. Because of our efficiency, BOA is able to be profitable and thrive on these "smaller" renovation projects.

- **We Understand the Project**

We realize that many of your re-development districts demand creative and cost-effective façade solutions, and some may have significant community and historical interest. Our team understands these issues and challenges unique to storefront owners, historic rehabilitation and the EIS/EIR process; including requirements of CEQA, the Secretary of the Interior Standards for Rehabilitation, the State Historic Building Code (we have completed Façade and Site Improvement Projects on historic Hollywood Blvd and South-Central Ave., both in the City of Los Angeles). We understand your goal to



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- ADA Compliance
- **Commercial Façade Improvements**
- Community/Civic Facilities
- Educational Facilities
- Health Care
- Fire Stations
- Libraries
- Maintenance Improvement/Repair
- Parks and Recreation Facilities
- Residential, Single Family/Multi-Family
- Retail/Office Facilities
- U.S. Postal Service

A. Working with City Staff and Property Owners

Successful projects require the fusion of the design disciplines and collaboration with clients and users. Design goals cannot be realized without a thorough understanding of their needs. The early involvement of the client and the users will be continued throughout the design process. The Project Manager will ensure that the efforts of the team are always addressed to the specific client user group. The understanding and involvement of the client will extend to your appointed representatives, i.e., planners, safety/security officers, and City and County inspectors and engineers in a mutually productive partnership. All parties must have common goals and is best achieved by reviewing the project sites and determining project needs at an early stage. We will work closely with the City and the Owners to ensure the commercial façade projects meet your commitment to architectural aesthetics, signage compatibility, security, usability, and accessibility for all.

BOA will have Edward Lok Ng, Architect, as the Project Manager on a full-time basis. An examination of Mr. Ng's qualification reveals that he has personally designed over 150 Commercial Façade and Site Improvements. He has also designed and managed several LEED certified facilities and over two hundred (200) Public Works facilities projects for various government agencies. He will work with the client and owners to establish the appropriate design vision and see it through its successful realization.

Team-work and close coordination among staff, consultants, and the Clients are also essential to a successful project. Timely participation and response of the Client is absolutely critical if the project is to be successful and "under budget". The Design Team will be responsible for ensuring a high degree of coordination occurs and that project milestones are met. The Design Team's biggest assets are its design creativity, sensitivity to the historic fabric of this project, attention to construction details, thoroughness in drawing documentation, and ease of constructability. A major priority of the Design Team will be to establish a continuing dialogue with your staff, the Planning and Building and Safety plan check, and representatives of interested parties so that our products reflect community goals and city policy, and conformance to your CBDG funding requirements.

BOA, throughout an extensive history of Commercial Façade Improvement design and facilities addition/renovation, continues to develop and refine our management philosophy to better address our future projects. As Architect for the subject project, BOA will implement our most advanced management techniques in the undertaking of this project. The goal of our management philosophy is to accomplish a well-designed project that exceeds client expectations, meets its budget, is deliverable on time, and meets all functional needs.



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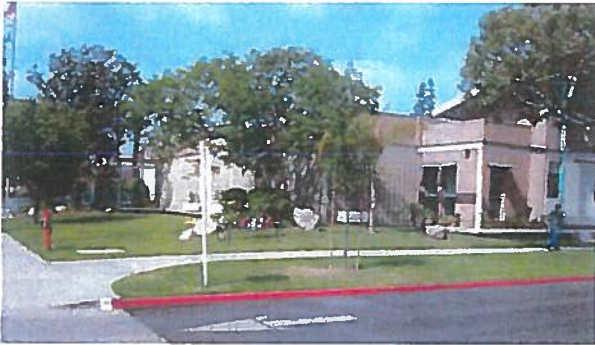


Another project involving large sums of CDBG funds was completed for the City of Long Beach. Since 1994 to 2018, on behalf of the City of Long Beach, Public Works Dept., BOA has completed the renovation of over 60 City facilities (totaling over 1,000,000 GSF of building area) as part of the City's implementation of its ADA Transition Plan. This work was part of a \$40 million CDBG grant dedicated specifically for ADA Compliance projects. Select projects are listed below, followed by their construction cost.

- North Long Beach Branch Library - \$150,000.
- Burnett Branch Library - \$150,000.
- Bret Harte Branch Library - \$100,000.
- City Hall - \$400,000.
- Main Library - \$300,000.
- Long Beach Sports Arena, 11,500 seat sports arena - \$1,000,000.
- Terrace Theater - \$1,000,000.
- Center Theater - \$100,000.
- Long Beach Convention Center - \$300,000.
- El Dorado Park Nature Center - \$150,000.
- Long Beach Senior Center - \$300,000.
- Convention Center Parking Structure - \$100,000.
- Belmont Plaza Pool & Community Center - \$200,000.
- Elevator - Citywide - \$300,000.
- El Dorado Regional Park-West Community Center and Site - \$700,000.
- Blair Field, 3000 seat baseball stadium - \$300,000.
- Long Beach Marina Restrooms - \$100,000.
- Drake Park - \$200,000.
- MacArthur Park - \$200,000.



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BEFORE

City of Commerce City Hall Frontage, Construction: April 2011



PROPOSED IN 3D



PROPOSED IN 3D



Bowers Façade Rehabilitation, Los Angeles

COMPLETED 2009

Upon your approval of the conceptual front façade, BOA will incorporate your review comments into a final Schematic Design submittal, including site plan and frontage façade, which will be used as a basis for Construction Documents.



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A.2. COMMERCIAL REHABILITATION PROJECTS

RELEVANT PROJECTS - The following are relevant Project Experience that is similar to your upcoming Commercial Improvement Projects. BOA is one of Southern California's leading and most innovative municipal design firms. With 57 years of continuous practice, the firm's professional staff of architects and ADA Compliance design specialist has designed and master planned over 80 different municipalities/public agencies in the state of California. Our staff expertise and production systems are geared toward this range of renovation projects. This is our area of expertise and our competitive advantage. On the following pages, you will find a list of comparable projects.

COMPLETED WITHIN THE LAST 5 YEARS		
1.	2018	<u>City of Commerce City Hall Frontage Renovation – Library and Plaza Renovation</u> 2535 Commerce Way Commerce, CA 90040
2.	2018	<u>Modernize 3 DMV's at Hawthorne(2015) , El Cajon (2016), and Oxnard (2018)</u> 4050 Saviers Road Oxnard, CA 93033
3.	2018	<u>Modernize Exterior Façade & Interior of Teen Center</u> 22325 Norwalk Blvd. Hawaiian Gardens, CA
4.	2017	<u>West Third Street Façade Renovation</u> 8121 3 RD Street Los Angeles, CA 90048
5.	2013	<u>Commercial Façade & Streetscape Improvements</u> City of Hawaiian Gardens Between Tilbury Ave. and 214 th Street Hawaiian Gardens, CA
COMPLETED 5+ YEARS		
6.	2009	<u>Bowers Façade Rehabilitation</u> 2507 South Central Avenue Los Angeles, CA
7.	2008	<u>Alhambra Main Post Office Façade Improvement</u>
8.	2007	<u>Bixby Knolls Business District Commercial Façade Improvement in Long Beach</u> 4301 Atlantic Ave. Long Beach, CA
9.	2005	<u>North Long Beach at South Street Retail Center and Individual Storefront Façade Rehabilitation</u> 2612 South Street Long Beach, CA

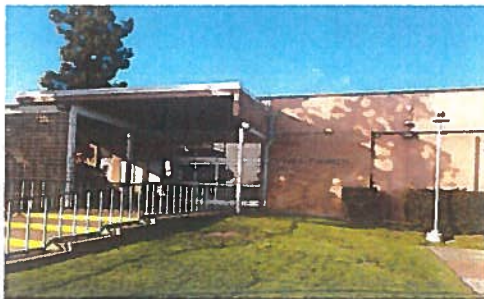
City of Commerce City Hall Exterior Frontage Renovation



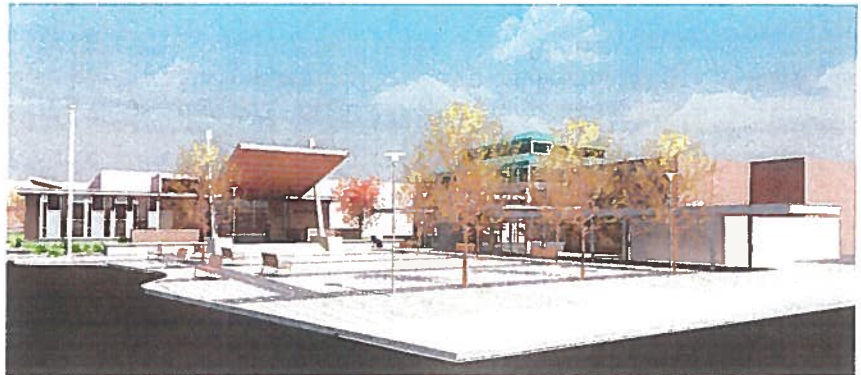
BEFORE – Entry to Library



AFTER - Proposed new Library Entry and private courtyard



BEFORE – City Council Entry



AFTER - Proposed new City Council Entry Structure and Plaza

Client: City of Commerce contact: Gina Nila, Public Works Sr. Project Manager 323-722-4805

Construction complete: December 2018

Construction Cost: \$1,100,000

Architect Team: Edward Lok Ng, Miguel Andrade, Leo Arteaga, Miguel Andrade

Project Description: BOA Architecture provided architectural and engineering design for the renovation and exterior improvements to the Civic Center's entry plazas for the City Council and the Main Library public. At the Library Entry Plaza, BOA demolished a meandering entry ramp and stair to create a single monumental entry ramp with decorative and contemporary signage wall that doubles as a separation for the new Library meditative courtyard. At the City Council Entry Plaza, BOA demolished a sloping lawn area that was problematic for use by the adjacent Senior Center, which shares this plaza, to create a distinctively modern and entry shade structure. This bold, upward soaring roof structure helps to "invite" people into the City Council Chambers, and as a focal point for large outdoor city sponsored celebrations and presentations. On each of the entry structure are water features that add to the ambiance of the entry approach. Contrasting color permeable pavers arranged in bold stripes complement the dramatic entry structure. New multi-color glass façade walls replaced existing CMU block screen walls. Other work included; new trees/landscaping, ADA ramps/stairs, and tenant improvements to 1500 sf of the Main Library.



Modernize of DMV at Oxnard

Architect Team: Edward Lok Ng, Miguel Andrade, Leo Arteaga, Jerry Sturm

Year Completed: Dec.2018 **Construction Cost:** \$1.4 million

Location: 4050 S Xavier Ave, Oxnard CA

Client: Dept. of Motor Vehicles (DMV), California State DGS, RESD, PMB, Rick Allen, (916) 718-3789

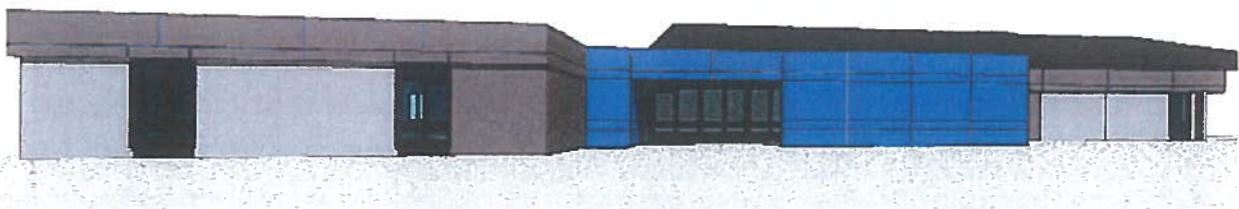
Project Description:

BOA Architecture was commissioned to provide investigative and design services to bring the Oxnard DMV facilities into compliance with current ADA and CBC accessibility standards and to modernize its electrical, computer data, HVAC, and Customer service systems to better serve the public, and to modernize the exterior façade to replace all existing wood siding with new plaster. The new façade will give this DMV facility a fresh and new identity.

This project addressed many accessibility issues such as exterior paths-of-travel, parking, ramps/stairs, handrails, hi-low drinking fountains, entrances, door hardware, automatic access doors, counters, restrooms, employee lounges, interior paths-of-travel for both employees and the public, and interior/exterior signage. New signage included directional wayfinding, tactile room ID signs, and means of egress signage including tactile exit signs. The projects also addressed many deferred maintenance issues such as indoor and outdoor lighting replacement to LED's, parking lot repaving, new landscaping, replace wood siding with plaster, HVAC duct cleaning, upgrade electrical service, and new interior and exterior signage. Other issues addressed were the modernization of its electrical, computer data, HVAC, and Customer Service systems to better serve the public. Full service ADA surveys (to determine all access compliance deficiencies) and Schematic Design (derived design options to best resolve barriers to the disabled), were completed for this DMV and DSA and State Fire Marshall plan review and approval were secured. To ensure proper technology function, BOA worked closely with AV Technology and Information Technology to coordinate elect. Power needs and location of TV's, cable trays, audio speakers, data/power for workstations, and DMV cueing system.



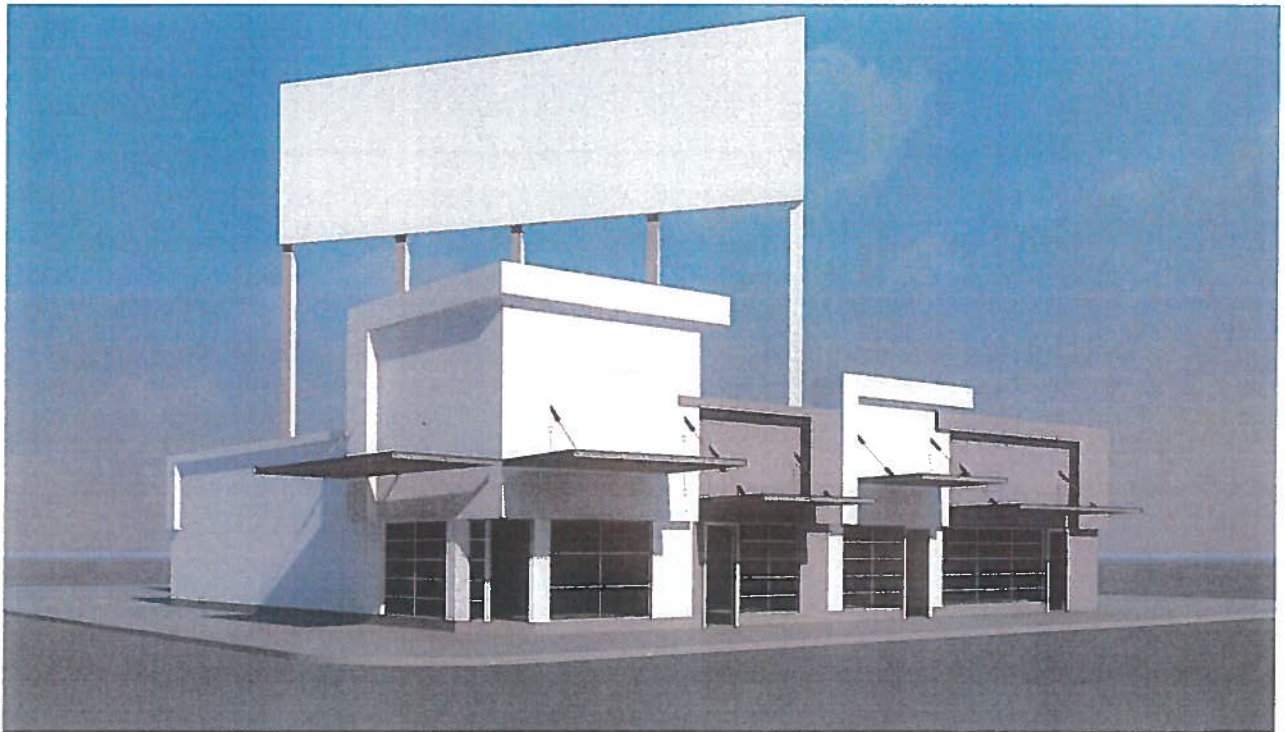
Proposed Exterior Main Entry



COMMERCIAL FACADE IMPROVEMENT – WEST LOS ANGELES



BEFORE



PROPOSED

Project: West Los Angeles, at 8125 W 3rd St. Commercial Façade Improvement

Client: Lahijani Real Estate Group

Date Construction will be Completed: Dec. 2018

Architect Team: Edward Lok Ng, Miguel Andrade

Construction Cost: \$120,000

Project Description: Renovate and modernize an existing dilapidated 1960's commercial retail facade on a busy street intersection in West LA. The project was privately funded with the owner motivated to improve the property for lease to new tenants. The improvements to this existing 5,000 sf. retail and restaurant center features include: new plaster façade walls with accent paint colors to enhance the "contemporary modern" architectural features of the building, enlarged sign walls for more "street presence" and to screen existing roof top equipment. New contemporary modern architectural detailing and fenestration at the parapet provides a fresh appearance in this "hipster", trendy neighborhood. BOA worked intimately with the building owners to formulate a signage program, and paint colors that was aesthetically pleasing and that would attract restaurant tenants. Other exterior improvements include re-paving of parking lot, new trash enclosure, bike racks and bike storage, access ramps to rear entrances. Interior improvements include; ADA restrooms, access ramps, new entry doors.

HAWAIIAN GARDENS COMMERCIAL FAÇADE AND STREETSCAPE IMPROVEMENT



BEFORE



PHASE 1 - CONSTRUCTION COMPLETED date: July 2008



BEFORE



PHASE 2 – COMPLETED date: July 2013

Project: Norwalk Blvd. Commercial Façade and Streetscape Improvement

Client: City of Hawaiian Gardens, Community Development Department

Project Description: BOA was commissioned to renovate and modernize 32 commercial facades and the streetscape within 5-city blocks of dilapidated 1950's retail shops and offices along Norwalk Blvd. designated a redevelopment area by the City. The project was 80% funded by the City as incentive to improve storefronts and the street R.O.W. The features include: dramatic/playful paint colors, enlarged sign Facades and a new suspended metal awnings for contemporary appeal. New and contemporary Spanish architectural detailing and fenestration provides recall and compatibility to the local historic Spanish buildings. The new facade design creates a "new identity" and a cohesive Commercial area which will revitalize the area. BOA worked intimately with the developer/owners, and City to formulate a signage program that was aesthetically pleasing and allowed tenants flexibility in expression. New streetscape amenities included, street trees, signalize intersections, street lights, street furniture, accent paving, monument/building signage and parking lot refurbishment and landscape/irrigation.

Design Completed: 2013

Construction Cost: \$4,000,000

BOA Architecture

BOWERS FAÇADE REHABILITATION



BEFORE



PROPOSED



COMPLETED 2009

Project: 2507 South Central Ave. Bowers Facade Rehabilitation

Date Completed: Nov. 2009

Client: City of Los Angeles, CRA-LA, **Contact:** Borzou Rahimi, Architect, 213-977-1812

Architect Team: Edward Lok Ng

Construction Cost: \$197,000

Project Description: This project was to renovate and modernize commercial retail facades and individual storefronts within a dilapidated 1920's retail building along South Central Ave. in Downtown Los Angeles, a designated redevelopment area by the City of Los Angeles – CRA-LA. The project was partially funded by the City as incentive to improve the property. The improvements to this existing 20,000 sf. retail complex with 9 storefronts included such features as: dramatic/playful paint colors, enlarged Façade front, cantilever metal awnings, hidden exterior security grilles, and new higher roof parapet walls for a more sign area and aesthetic appeal. New Art Deco architectural detailing and fenestration provides recall to and is compatible to the neighboring historic buildings. The new facade design creates a "new identity" and a cohesive retail area which will boost shopping traffic. BOA worked intimately with the owner and City to formulate a signage program that was aesthetically pleasing and allowed tenants' flexibility in expression. New streetscape amenities included trees, accessible entries, monument/building signage and interior lobby improvements.

BOA ARCHITECTURE

ALHAMBRA MAIN POST OFFICE FAÇADE IMPROVEMENT



BEFORE



AFTER



Project: Alhambra Main Post Office Façade Improvement

Completion Date: Dec. 2008

Client: United States Postal Service. Contact: Terry Sakatani (714) 667-6757

Architect Team: Edward Lok Ng

Construction Cost: \$ \$200,000

Project Description: BOA was commissioned to design Façade Improvements & provide construction administration to an existing 1930's Spanish Art Deco Alhambra landmark. Improvements included a new paint color scheme for the exterior, retrofit of disable access ramps, replacing entry doors and several windows. A specific request was that the new color scheme should make the facility appear "stately" (look like a federal post office) and exciting (look like a place one wants to be at). This existing building was painted with an off-white color, typical of many postal facilities in California. Through our research, it was discovered that the City of Alhambra had a rich Spanish Mission history. Many significant facilities in Alhambra are endowed in Spanish motif. Our proposed color scheme has a total of 6 paint colors. Two rich earth tones dominate the façade in a 2-tone scheme to break up massive horizontal walls. A dark color at the base of the facility helps to make this tall building appear shorter that it really is. Four bright trim colors adorn windows, doors, rails, and provide attention to the main entries. Overall, the new color scheme achieves exactly what the Client desired and little more. It appears "stately" and yet exciting in appearance and it recalls the rich Spanish heritage of Alhambra.

Unique Program Requirements and Challenges: A specific request was that the new exterior color scheme should make the facility appear "stately" (look like a federal post office) and exciting (look like a place one wants to be at). This existing building was painted with an off-white color, typical of many postal

**BOA ARCHITECTURE
BIXBY KNOLLS BUSINESS
DISTRICT COMMERCIAL
FAÇADE IMPROVEMENT**



BEFORE



PROPOSED



AFTER



Project: Long Beach, Bixby Knolls Business District, at 4301 Atlantic Ave. Commercial Façade Improvement
Client: City of Long Beach, Economic Development Bureau
Contact: Seyed Jalali 562-570-6172
Construction Completed: Feb. 2007
Architect Team: Edward Lok Ng
Construction Cost: \$120,000

Project Description: This project was to renovate and modernize an existing 1950's commercial office facade on a busy street intersection designated as redevelopment area by the City of Long Beach. The project was partially funded by the City as incentive to improve the property. The improvements to this existing 10,000 sf. Medical/professional office center features include: accent paint colors to enhance the "Frank Lloyd Wright" architectural features of the building, new taller parapet wall for a more "curb appeal" and to hide

unsightly roof top equipment. New mid-century architectural detailing and fenestration at the parapet recall Wright's architecture and is compatible to the surrounding historic buildings. BOA worked intimately with the building owners and City Redevelopment Agency to formulate a signage program, landscaping, and paint colors that was aesthetically pleasing and meet the approval of the Bixby Knolls Business Design review Board. New streetscape amenities included trees along sidewalks, monument/building signage and new accent landscaping/irrigation.

BOA Architecture

NORTH LONG BEACH RETAIL CENTER REHABILITATION



BEFORE



DURING CONSTRUCTION



AFTER

Project: 2612 South Street, Long Beach, CA - North Long Beach at South Street Retail Center Rehabilitation

Date Completed: February 2005

Client: City of Long Beach, Economic Development Bureau contact: Seyed Jalali p: 562-570-6172

Architect Team: Edward Lok Ng manager/designer

Construction Cost: \$400,000

BOA Architecture

1. Name and Location of Facility: North Long Beach Retail Center Rehabilitation, 2612 South St., located at the SW corner of South St. and Paramount Ave. Long Beach, CA

2. Unique Program Requirements and Challenges: The Owner, like most developers, wanted every penny to be spent wisely. Regarding the exterior façade, specific instructions was to minimize demolition to structural walls, but also design a façade that will be dramatic/exciting that will attract retail customers. Another requirement was that the tenants wanted more wall area to display their business signs. BOA chose to NOT demolish any structural walls or columns, but instead chose to add a new façade over the existing roof and use the existing structural system to carry the new façade system. The existing building was non-descriptive, low in appearance, and was painted with an off-white color, typical of many strip malls built in the 1960's. Through our research, it was discovered that North Long Beach had a rich history of Art Deco architecture. Many significant facilities in nearby neighborhoods are richly adorned in Art Deco motif. The nearby Long Beach Airport Terminal building was built in a classic Art Deco Modern style. The façade shapes/forms/detailing, though contemporary in appearance, recalls the Art Deco architecture of North long Beach. Our color scheme has a total of 6 paint colors of rich pastel tones which gives this retail center a playful excitement. Large curved façade walls and tall parapet walls provide more than enough area for signage. A dark color at the base of large oversized columns and walls helps to break-up large expanses to wall and to make tall facades appear shorter that it really is. Overall, the new façade treatments and color scheme achieves exactly what the Client desired and little more. Now the retail center looks like a place that is exciting to be at, and the rich color pastel parapet walls appear as beacons attracting motorist and pedestrians.

Our work on this project will be an asset to, in that BOA is able to derive a paint color scheme that reflect historical architecture and meet the requirements of the client on being exciting in appearance. Hopefully, from our work on this project, you will have assurance that BOA can use parapet wall shapes/forms and paint colors skillfully to satisfy specific requirements. And we can satisfy your specific needs and requirements in your future projects.

3. Special or Unique Building Technology of Environmental Considerations: As mentioned above, the existing building was non-descriptive, low in appearance, typical of many strip malls built in the 1960's. It was dilapidated and in dire need of maintenance and repair. The new façade improvements and vibrant color scheme instantly transformed almost the entire block from a blighted area to a commercial center that many will want to visit. Our work on this project will be a definite asset for you in that BOA is able to use paint colors and commercial facades to change perception of neighborhoods. We aim use our commercial façade and coloration skills to improve the streetscapes in your community.

4. Firm's Specific and Detailed Role on the Project: BOA was the prime consultant and performed complete architectural design, marketing floor plans/site plans and color renderings for brochures, value engineering, cost estimating, Structural/Elect./Plumbing engineering, permit procurement, Approvals from the North Long Beach Neighborhood PAC., bidding assistance, construction administration.

5. Owner Type: The North Long Beach Retail Center Rehabilitation Project is a retail facility within a strip mall. This existing strip mall has 7 tenant lease spaces. It was designed for a private owner with the City of Long Beach partnering with the Owner as our Client.

6. Cost Estimating for North Long Beach Retail Center Rehabilitation Project: In-house cost estimating accuracy was 95% and completed in 2004. The actual bid price was \$400,000



ADDITIONAL RELEVANT EXPERIENCE

BOA's COMMERCIAL FACADE DESIGN PROJECTS



BEFORE



COMPLETED 2009 All Print USA Façade, Riverside County EDA



BEFORE



COMPLETED 2008 Collazo Chiropractor Façade, LA County CDC



BEFORE



PROPOSED CRA-LA Kang Factory Outlet Façade, South Central LA



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BEFORE



COMPLETED 2009 Long Beach Redevelopment Agency, Santa FE Imports Façade,
West Long Beach



BEFORE

Riverside County EDA, Riverside Smog Façade Improvement



AFTER



BEFORE



PROPOSED



COMPLETED 2009

Long Beach Redevelopment Agency, Trinity Steel Co. Façade



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FOR GOVERNMENTAL AGENCIES:

Client: CITY OF LONG BEACH, REDEVELOPMENT AGENCY FAÇADE IMPROVEMENT PROJECTS

BEFORE



North Long Beach 2612 South St. Retail Center

AFTER



Construction Cost: \$ 300,000

BEFORE

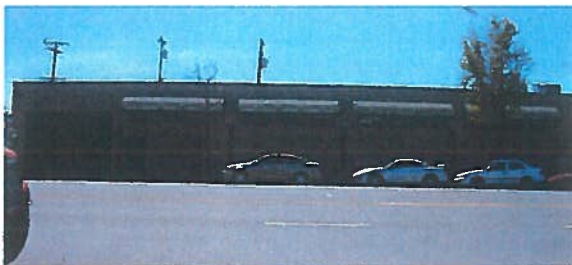


Trinity Steel, West Long Beach

AFTER



Construction Cost: \$ 60,000



BEFORE

Santa Fe Importers, West Long Beach



AFTER

Construction Cost: \$ 120,000



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ADDITIONAL REDEVELOPMENT AGENCY PROJECTS:

City of Long Beach, Redevelopment Agency Projects

Medical Office Bldg. Bixby Knolls, Long Beach	\$ 130,000
24 Hour Café, West Long Beach	\$ 90,000
3 Facades on 16 th St., West Long Beach	\$ 50,000
JED's Market Façade, Downtown Long Beach	\$ 50,000

Riverside County EDA

All Print USA, Rubidoux CA	\$ 150,000
Chris' Burger, Riverside CA	\$ 110,000
Ortiz Bakery, Riverside CA	\$ 100,000
Riverside Smog & Auto, Riverside CA	\$ 120,000
Wildomar Chamber of Commerce, Wildomar CA	\$ 110,000
Bargain Basket, Romoland CA	\$ 170,000
Sun Leisure Motel, Romoland CA	\$ 120,000
Perrone's Grinder, Rubidoux CA	\$ 100,000
Los Compadres Taco, Rubidoux CA	\$ 100,000
Wildomar Moose Lodge, Wildomar CA	\$ 100,000
Wildomar American Legion, Wildomar CA	\$ 100,000

City of Los Angeles CRA

Bower's Façade, South Central LA	\$ 200,000
Hernandez Façade, South Central LA	\$ 200,000
99 Cent Store, South Central LA	\$ 50,000
Zargari Facade, Downtown LA	\$ 40,000
Sweet Baby Jean Ribs Restaurant, South Central LA	\$ 80,000
Doug's Furniture, South Central LA	\$ 30,000
Kang's Factory Outlet Store, South Central LA	\$ 45,000
Homeless Shelter on Broadway, South Central LA	\$ 200,000
Corner of Broadway & 82 nd St.	\$ 200,000

County of Los Angeles CDC

Alex Burgers, East LA	\$ 45,000
Herbs of Mexico Wholesale, East LA	\$ 50,000
Herbs of Mexico Retail, East LA	\$ 50,000
World's Famous Dog House, East LA	\$ 80,000
Dominguez Supermarket (12 storefronts), Compton	\$ 250,000
Tila's Kitchen, East LA	\$ 70,000
Colazo Chiropractor, East LA	\$ 70,000

City of Hawaiian Gardens, CA

Redevelopment of 5-city blocks for Façade Improvement with 32 different storefront tenants	\$ 4,000,000
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ADDITIONAL PRIVATE COMMERCIAL DEVELOPERS:

Seal Beach Shopping Center Rehabilitation, corner of PCH & Main St. – Seal Beach, CA	
<u>Client</u>	<u>Construction Cost</u>
Jerry Moss Development	\$ 700,000
Katella Square Restaurant/Retail Center Rehabilitation- Stanton, CA	
<u>Client</u>	<u>Construction Cost</u>
Preferred Investment, Inc.	\$ 400,000
Rialto 10 Cinema and Shopping Center Rehabilitation – Rialto, CA	
<u>Client</u>	<u>Construction Cost</u>
Preferred Investment, Inc.	\$ 1,400,000
Pacific Avenue/8th Street Commercial Retail Façade Rehabilitation – San Pedro, CA	
<u>Client</u>	<u>Construction Cost</u>
Thor Svensen	\$ 50,000
Hillside Village Mixed-Use Retail/Office/Restaurant Rehabilitation – Torrance, CA	
<u>Client</u>	<u>Construction Cost</u>
Albert Levitt Corporation	\$ 1,100,000
Hornburg Jaguar Renovation/Rehabilitation - West Hollywood, CA	
<u>Client</u>	<u>Construction Cost</u>
Hornburg Jaguar	\$ 800,000
Diro Car Dealership Showroom Addition/Renovation - Harbor City, CA	
<u>Client</u>	<u>Construction Cost</u>
Diro K G	\$ 800,000
BOA Office Building Storefront/Interior Rehabilitation - San Pedro, CA	
<u>Client</u>	<u>Construction Cost</u>
Beacon Hill Development	\$ 300,000
First Interstate Bank Historic Facade Rehabilitation/Seismic Retrofit - San Pedro, CA	
<u>Client</u>	<u>Construction Cost</u>
First Interstate Bank	\$ 500,000
Goodwill Store Old Town Torrance Facade Rehabilitation - Torrance, CA	
<u>Client</u>	<u>Construction Cost</u>
Preferred Investment, Inc.	\$ 200,000
Goodwill Store Storefront and Signage Rehabilitation - Paramount, CA	
<u>Client</u>	<u>Construction Cost</u>
Preferred Investment, Inc.	\$ 200,000
Evdorkimoff Office/Retail Building Rehabilitation - San Bernardino, CA	
<u>Client</u>	<u>Construction Cost</u>
Secured Investment, Inc.	\$ 60,000



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A.3. REFERENCE LIST

COMPLETED	PROJECT	CLIENT & DESCRIPTION OF PROJECT	CONTACT INFORMATION
<u>2018</u>	<u>City of Commerce City Hall Frontage – Library & Plaza Renovation</u> 2535 Commerce Way Commerce, CA 90040	<u>Gina Nila</u> Project Manager for City Hall Frontage Renovation and exterior improvements to the Civic Center's entry plazas for the City Council and the Main Public Library and indoor swimming pool locker room renovations at Rosewood Park	323-722-4805 GNILA@C1.Commerce.CA.US
<u>2018</u>	<u>Modernize 3 DMV's at Hawthorne (2015), El Cajon (2016), and Oxnard (2018- currently in process)</u> 4050 Saviers Road Oxnard, CA 93033	<u>Pamela Mendoza</u> Project Manager for the Oxnard DMV façade renovation and ADA modernization.	916-376-1731 Pamela.Mendoza@dgs.ca.gov
<u>2017</u>	<u>West Third Street Façade Renovation</u> 8121 3 RD Street Los Angeles, CA 90048	<u>Sammi and Moussa Shaaya Lahijani Real Estate Group</u> Managers of the Third Street Façade Renovation in Los Angeles.	310-701-5760 moussashaaya@gmail.com sshaaya@gmail.com
<u>See projects listed</u>	TWO PROJECTS	<u>Joe Colombo</u> Director of Community Development	562-420-2601 x208 jcolombo@hgcity.org
	• <u>Teen Center – 2018 (currently in process)</u> 22325 Norwalk Blvd. Hawaiian Gardens, CA	Currently modernizing and renovating existing modular office building, Exterior Façade & Interior, converting building into a community Teen Center.	
	• <u>Commercial Façade & Streetscape Improvements- 2013</u> City of Hawaiian Gardens Between Tilbury Ave. and 214 th Street Hawaiian Gardens, CA	Renovated and modernized 32 commercial facades and the streetscape within 5-city blocks of dilapidated 1950's retail shops and offices along Norwalk Blvd.	



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SECTION A.4. – STANDARD SCHEDULE OF HOURLY RATES

REFER TO SECTION C – APPENDICES
APPENDIX D IS THE
STANDARD SCHEDULE OF HOURLY RATES



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A.5. RESUMES

EDWARD LOK NG, ARCHITECT, LEED AP President/ Sr. Project Manager and Designer

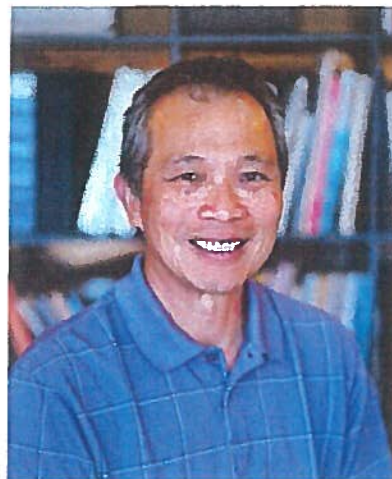
PROJECT RESPONSIBILITY

Maintain Client communication, lead overall design effort in form and function, compile client and user group input and day-to-day contact with Client.

EXPERIENCE

Edward Lok Ng has been a member of BOA since 1982. Principal and Director of Design, Mr. Ng has over 36 years of experience in all phases of the design process. He has personally designed and managed over 20 transportation related facilities and over 500 municipal facility projects for local cities. He leads a talented team of designers and consultants to ensure that design solutions effectively meet the clients' and users' needs while adhering to client schedules and budget constraints. He has been the Project Manager and Designer for 4 projects for your office in the City of Commerce and numerous other projects Parks and Recreation facilities, civic/public buildings, city hall, Fire Station facilities, and ADA retrofit/transition plan projects. This experience coupled with Mr. Ng's dedication and commitment to sustainability and design excellence has led to numerous honors and repeat clients for BOA. Finally, Mr. Ng is very familiar with expediting architectural projects with AV and IT technology for dispatch centers.

A certified plan review consultant to California's Division of the State Architect, Mr. Lok Ng has completed DSA-sponsored training as an Access Compliance Plan Reviewer and Accessibility Surveyor. As a member of the City of Long Beach Disabled Access Appeals Board since 1994 and the Design Review Board for the City of Downey since 1989, he has reviewed applications and appeals for a broad range of commercial and municipal design projects. He is also LEED, AP Certified and has design several LEED Certified projects, which will be a great asset for the sustainability and seamless transition between old work and new work in renovation projects.



DESCRIPTION OF CURRENT POSITION

Principal, Director of Design

EDUCATION

Bachelor of Architecture
University of Hawaii, 1981

Continuing Education
University of California, Los Angeles

PROFESSIONAL REGISTRATION

Licensed Architect, C-16840
State of California, 1986

LEED Accredited Professional, 2009

Disabled Access Appeals Board
City of Long Beach, since 1989

Certified Access Review Board and Design
Review Board
City of Downey, since 1992

Completed Accessibility Surveyor Training
for State Leased Buildings and Facilities,
State of California, since 2003

TRAINING

DSA Academy Access Plan Review Training,
2004, 2008 & 2010

YEARS OF EXPERIENCE

Employed by BOA since 1982
Employed by other firms - 6 years



LICENSE NO. C 16840
RECEIPT NO. 72840139

EDWARD LOK GIN NG
3119 LEES AVENUE
LONG BEACH CA 90808



CALIFORNIA ARCHITECTS BOARD
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 574-7220

VALID UNTIL NOVEMBER 30, 2019

In accordance with the Provision of Section
6800 of the Business and Professions Code, the
individual named hereon is licensed as an
Architect and is subject to the rules and
regulations of the California Architects Board.



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LEONARDO ARTEAGA

Project Manager

Phone: (562)912-7900

Email: leo.artega@boaarchitecture.com

PROJECT RESPONSIBILITY

Apply and interpret technical requirements of the Americans with Disabilities Act and access provisions of the California Building Code.

EXPERIENCE

Leonardo Arteaga is a Project Manager with expertise in applying and interpreting technical requirements of the Americans with Disabilities Act (ADA) and access provisions of the California Building Code (CBC). Mr. Arteaga is a California Certified Access Specialist. He graduated from California State Polytechnic University, Pomona, in 2002 with a Bachelor of Architecture degree and has been at BOA Architecture since 1997. In 2009, he successfully fulfilled the experience and testing requirements set forth by the Division of the State Architect (DSA) and became a California Certified Access Specialist. His experience ADA Compliance experience includes accessibility plan check services on behalf of the DSA-Los Angeles Basin Regional Office and the County of San Bernardino-Department of Risk Management, ADA Transition Plan and accessibility inspections, compiling inspection information into accurate and concise accessibility reports, cost feasibility reports, and code analysis roles covering all phases of barrier removal. His relevant experience and expertise includes all types of municipal facilities (City Halls, Theaters, Auditorium, Community Centers) for ADA Compliance for the Cities of Long Beach, Placentia, Irvine, Huntington Beach, and for the State of California DMV at Oxnard. Other experience include DSA-LA Basin Region Office – Consultant Access Compliance Plan Reviewer (2008-2011), County of San Bernardino, CA – Inspection, Review and Analysis, and ADA Title III Private Entity Accessibility Surveys – multiple facilities. Please note that Mr. Arteaga just completed production of the City of Irvine's ADA Compliance of 4 community centers at the Fine Arts Center, Heritage Park, Harvard Park, and Deerfield Park.



DESCRIPTION OF CURRENT POSITION

ADA compliance of all BOA Projects

EDUCATION

Bachelor of Architecture
California State Polytechnic
University of Pomona, 2002

PROFESSIONAL REGISTRATION

California Certified Access
Specialist, 2009 - CASp #055

ICC-Certified Accessibility Inspector
& Plan Examiner - #8088179

YEARS OF EXPERIENCE

Employed by BOA since 1997



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A.6. – APPROACH & METHODOLOGY

BOA has over 56 years of continuous architectural experience in managing and designing public facilities from project conception to project close-out. Our staff also has an abundance of architectural Public Works facilities experience and successful past performance for the following areas of an architectural project:

- Program Development
- Feasibility Studies/Project Definition
- Conceptual Design
- Project Design-Construction Documents
- Specifications
- Design Reviews
- Cost Estimating
- Value Engineering
- Constructability Reviews
- Building Evaluations
- Troubleshooting
- Construction Support Services
- CADD and BIM/3D Modeling

BOA's project management approach is based upon our extensive past experience in preparing comprehensive architectural construction documents for municipal and county projects using a Multi-Discipline Design Team. We have assumed that most architectural projects assigned to BOA will need not only architectural expertise, but also other design disciplines, such as landscape and site design, electrical, mechanical, and structural engineering. The Design Team comprised of many specialists will be led by the Project Manager from BOA Architecture. The Project Manager and Senior Project Managers of each sub-consultant firm will guide the project and develop its direction. BOA will provide leadership and direction to the Design Team. BOA's management approach incorporates 5 components used successfully on facilities design projects:

1. Project Management
2. Project Documentation
3. Consultant Coordination
4. Construction Administration
5. Quality Control

1. PROJECT MANAGEMENT

BOA, throughout an extensive history of municipal and county facilities design, and facilities addition/renovation continues to develop and refine its management philosophy to better address its future projects. BOA will implement our most advanced management techniques in the undertaking of your project. The goal of our management philosophy is to accomplish a well-designed project that **exceeds** client expectations, meets its budget, is deliverable **on time**, and meets all functional needs and State and City building code requirements. Our techniques of management encompass the ideals by which these goals are achieved. Our project management approach is characterized by the following considerations:

Design/Management Integration: Successful projects require the fusion of the design disciplines with those of management. They must have common goals and an integrated process. This is best achieved by appointing leaders with mutual respect and extensive facilities modernization and public works design experience on similar projects.



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3. CONSULTANT COORDINATION

Our engineering consultants play a very critical and active role in all phases of the work. The Project Manager leads in coordinating the efforts of consultants with the help of:

- Frequent coordination meetings.
- Consultant orientation packets which are distributed at project commencement and periodically through the project.
- Clearly defined scopes of work which define separation of responsibilities and eliminate grey areas.
- Milestone Outline, prepared specifically for each project which clearly defines consultant performance expectations for each phase.
- Project Schedule coordinated with a milestone outline, reviewed and signed off by all consultants.
- Drawing Status Log which is updated every two weeks which track's consultant's performance.
- CADD (AutoCAD 2018 or Revit 3D 2018 (BIM) procedures involving background and overlay methodologies that insure up-to-date and coordinated design effort.

4. CONSTRUCTION ADMINISTRATION

BOA understands the importance of efficient construction administration. To ensure that the design and technical intent are conveyed to the contractor and that the project knowledge is available throughout this phase, the construction administration is led by the project manager. The Project Manager and Designer, Edward Lok Ng will personally review shop drawings as well as attend all job site meetings to resolve design and construction detailing issues. A Senior Project Manager from each of our engineering consultants will be assigned to assist the Project Manager and ensure that the highest standard, procedures and methods of construction are employed. BOA has a Construction Administration Manual to assist the Project Manager with an established system to track shop drawings, RFI, change orders, and documentation of construction site meetings, so that keys decisions are tracked and managed for the benefit of the Client.

If there will be on-going operations and services, BOA will assist in the development of a Construction Phasing Plan to ensure that on-going operations and services will have minimum disruptions. BOA is well aware of the need for Public Agency services to remain operational during construction. We have had good results recently assisting the Cities of Long Beach, Torrance, Commerce, and San Bernardino County on renovation and addition projects that require facilities to remain open during construction.

5. QUALITY CONTROL

Quality assurance begins with the commitment, experience and abilities of the team members. All of the firm's personnel contain many design specialists versed in the complexities of the individual phases of the design process. The quality assurance program for the project will draw on these skills to assist the team in obtaining its goals for a design of vision that delivers the maximum functional and accessibility solution to the user that addresses the needs of the client and does so with the most efficient construction process. BOA has an established Quality Control program that is based on three mechanisms:

The Quality Control Manual: The Quality Control Manual documents, activities, tasks, and deliverables are to be achieved in each phase of work. Checklists are included and, at the completion of each phase, are signed off by the Project Manager.



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SECTION B – REQUIRED PROPOSAL SECTIONS

- 1) Certification
- 2) Affidavit of Non-Collusion and Non-Discrimination - Appendix E
- 3) Qualifications (Resumes are in Section A.5.)
- 4) Client Reference List (Reference List is in Section A.3.)
- 5) Sub-Consultant List
- 6) Cost Proposal
- 7) Modifications or Substitutions



B.1. CERTIFICATION

FIRM PROFILE

BOA is an S-Corporation architectural firm, and a certified Minority Business Enterprise (MBE) by the federal SBA (Small Business Administration). The company's corporate officer and principal is Edward Lok Ng (licensed architect in the State of California). Mr. Ng is authorized to contract on behalf of BOA Architecture. BOA has been in continuous business since 1961. The firm has 2 licensed architects, 4 architectural staff, and one office manager, totaling 7 employees. In addition to architecture and ADA Compliance services, BOA also provides in-house interior design services.

LEGAL NAME AND ADDRESS OF FIRM:

Black, O'dowd and Associates, Inc.
Dba BOA Architecture
1511 Cota Avenue
Long Beach, CA 90813
Phone: (562) 912-7900
E-Mail: lok.ng@boaarchitecture.com

SERVICES PROVIDED BY FIRM:

Architecture
Interior Design
ADA Compliance Consultant

YEAR FIRM ESTABLISHED:

BOA was originally established in 1961
under the name of Black, O'dowd and Associates.

PRINCIPAL CONTACT:

Edward Lok Ng, Architect, LEED AP
Employed since 1982, Principal since 1996,
License CA #C16840
E-Mail: lok.ng@boaarchitecture.com

STAFF ARCHITECT:

Jerry Sturm, Architect
Employed at BOA for over 25 years.

CURRENT WORKLOAD:

Our current workload is moderate and is such that we can begin your Project immediately.

CALIFORNIA SECRETARY OF STATE:

BOA is in good standing with the California Secretary of State (Two (2) Attachments included at the end of this section, 1. Certificate of Status from the State of California; 2. Online printout of the current online "Active" status for the State of California website)

State of California

Secretary of State

CERTIFICATE OF STATUS

ENTITY NAME:

BLACK, O'DOWD AND ASSOCIATES, INC.

FILE NUMBER: C0554236
FORMATION DATE: 10/02/1968
TYPE: DOMESTIC CORPORATION
JURISDICTION: CALIFORNIA
STATUS: ACTIVE (GOOD STANDING)

I, ALEX PADILLA, Secretary of State of the State of California,
hereby certify:

The records of this office indicate the entity is authorized to
exercise all of its powers, rights and privileges in the State of
California.

No information is available from this office regarding the financial
condition, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate
and affix the Great Seal of the State of
California this day of November 17, 2017.

A handwritten signature in black ink, appearing to read "Alex Padilla".

ALEX PADILLA
Secretary of State



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B.2. AFFIDAVIT OF NON-COLLUSION AND NON-DISCRIMINATION

AFFIDAVIT OF NON-COLLUSION AND NON-DISCRIMINATION FORM

IS IN

APPENDIX E



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B.3. QUALIFICATIONS

Qualifications – Resumes are in Section A.5.



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B.4. CLIENT REFERENCE LIST

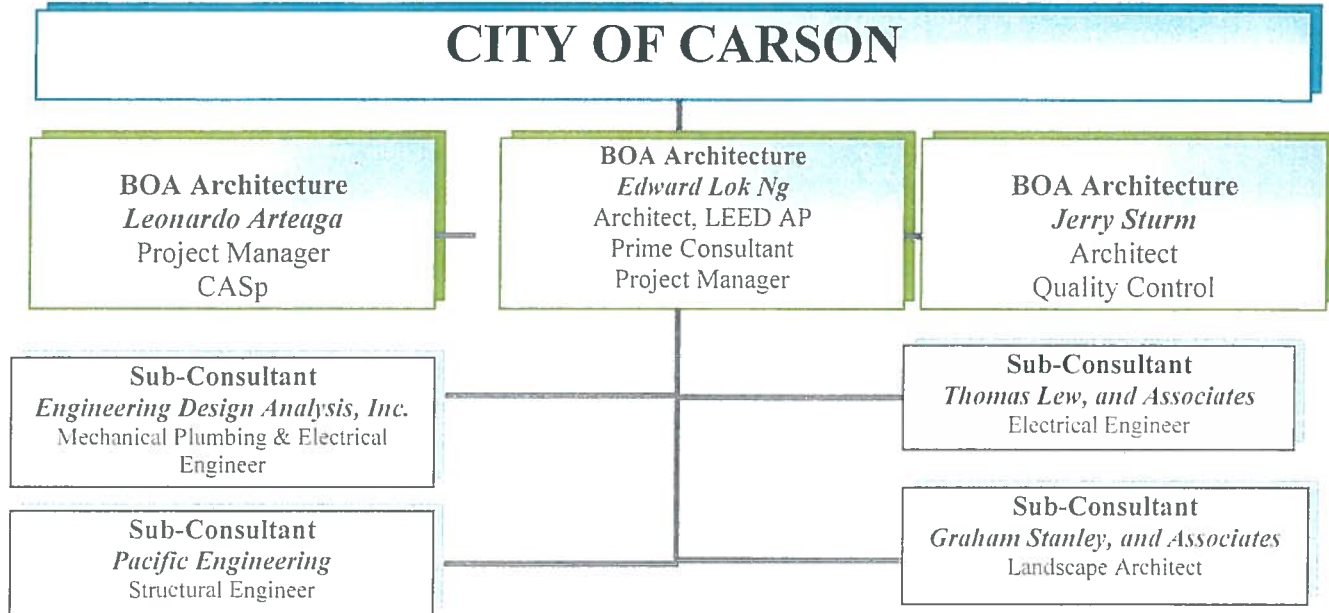
COMPLETED	PROJECT	CLIENT & DESCRIPTION OF PROJECT	CONTACT INFORMATION
<u>2018</u>	<u>City of Commerce City Hall Frontage – Library & Plaza Renovation</u> 2535 Commerce Way Commerce, CA 90040	<u>Gina Nila</u> Project Manager for City Hall Frontage Renovation and exterior improvements to the Civic Center's entry plazas for the City Council and the Main Public Library and indoor swimming pool locker room renovations at Rosewood Park	323-722-4805 GNILA@C1.Commerce.CA.US
<u>2018</u>	<u>Modernize 3 DMV's at Hawthorne (2015), El Cajon (2016), and Oxnard (2018- currently in process)</u> 4050 Saviers Road Oxnard, CA 93033	<u>Pamela Mendoza</u> Project Manager for the Oxnard DMV façade renovation and ADA modernization.	916-376-1731 Pamela.Mendoza@dgs.ca.gov
<u>2017</u>	<u>West Third Street Façade Renovation</u> 8121 3 RD Street Los Angeles, CA 90048	<u>Sammi and Moussa Shaaya Lahijani Real Estate Group</u> Managers of the Third Street Façade Renovation in Los Angeles.	310-701-5760 moussashaaya@gmail.com sshaaya@gmail.com
See projects listed	TWO PROJECTS	<u>Joe Colombo</u> Director of Community Development	562-420-2601 x208 jcolombo@hqcity.org
	<ul style="list-style-type: none"> <u>Teen Center – 2018 (currently in process)</u> 22325 Norwalk Blvd. Hawaiian Gardens, CA 	Currently modernizing and renovating existing modular office building, Exterior Façade & Interior, converting building into a community Teen Center.	
	<ul style="list-style-type: none"> <u>Commercial Façade & Streetscape Improvements- 2013</u> City of Hawaiian Gardens Between Tilbury Ave. and 214th Street Hawaiian Gardens, CA 	Renovated and modernized 32 commercial facades and the streetscape within 5-city blocks of dilapidated 1950's retail shops and offices along Norwalk Blvd.	




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B.5. SUB-CONSULTANT LIST




Please note that BOA Architecture, as the prime-consultant, will be responsible for all aspects of your project, including architect and engineering. Our sub-consultants that are listed above are all State of California licensed professionals in their respective disciplines. Their qualifications are available upon request.

 **Landscape Architect:** *Graham Stanley, and Associates*, 1376-A Coronado Avenue, Long Beach, CA 90804
Graham M. Stanley – CA State License #3469 Mr. Stanley has been in continuous practice since 1991. The firm currently has 3 full-time employees. Mr. Stanley has been the Principal for over 28 years and holds a Bachelor's of Science, in Landscape Architect, Cal Poly Pomona, 1985.

 **Mechanical Engineer:** *Engineering- Design-Analysis, Inc.*, 10231 Slater Ave., Suite 203, Fountain Valley, CA 92708; Kevin Friedman, P.E. CA State License# 27267- Mr. Friedman has over 30 years' experience in facilities planning and design, interiors design, special building systems planning and design, laboratory design, controls, energy conservation, and computerized building modeling and simulation.

 **Structural Engineer:** *Pacific Engineering*, 17703 Crenshaw Blvd. Torrance, CA 90504
Victor Chaiprasert CA State License #C36235 - Mr. Chaiprasert is a registered structural engineer in the State of California with over 30 years of experience in steel, timber, masonry and reinforced concrete construction of all types of structures.

 **Electrical Engineer:** *Thomas Lew, and Associates*, 19521 Reinhart Avenue, Carson, CA
Thomas Lew, P.E. – CA State License #15593 - Mr. Lew has been in continuous practice since 1996. The firm currently has 2 employees. Mr. Lew has been the Principal for over 17 years and holds a Bachelor's of Science, in Engineering.



**GRAHAM STANLEY,
Principal,
Lead Landscape Architect**

QUALIFICATIONS AND EXPERIENCE

Since 1991, Graham Stanley & Associates, Inc. has provided quality Landscape Architecture services to many Southern California public clients. Graham Stanley & Associates, Inc. has

extensive experience in the design of recreational and public spaces for diverse users. Unifying the elements of streetscapes, recreational areas and city centers combined with environmental sensitivity is a philosophy we strive to achieve. This philosophy is especially desirable when considering the design concepts for public spaces where the reflect a wide demographic and high civic pride. The following is a selected list of projects in which the staff of Graham Stanley & Associates, Inc. worked diligently to achieve all the goals for each individual client. The projects listed were completed within the last ten years or are currently under construction.

Staff Landscape Architects:

Graham Stanley, Owner of Graham Stanley & Associates, Inc. for 26 years.

Lori Stanley, Co-Owner of Graham Stanley & Associates, Inc. for 24 years.

Production Director

Ryan Elder, Associate

Current Workload:

Our current workload is moderate and is such that we can begin your project within 14 days of contract acceptance.

PROJECTS THAT BOA ARCHITECTURE AND GRAHAM STANLEY & ASSOCIATES WORKED TOGETHER AS A DESIGN TEAM:

City of Commerce City Hall

City of Commerce, CA, Community Development Department – 2016-2017

- Main Library Entry & Courtyard
- Senior Center Entry
- Council Chambers Entry
- Outdoor Roofed Stage
- City Hall Plaza
- Reflection Pools
- Low Water Plantings
- WQMP

City of Hawaiian Gardens City Streetscapes

Hawaiian Gardens, CA – 2010

- Streetscapes
- Street Tree Plans w/ Public works
- Site Lighting
- Site Furnishings
- ADA Sidewalks
- Over One Mile of Median Landscape and Irrigation

Long Beach - Restrooms

Long Beach, CA – 2012-2014

Comprehensive Re-Design of 9 of the City's Beach Restroom Facilities

DMV - Oxnard

2016-2017

- Upgrade the DMV Entrance
- Entry Plaza
- Preserve Heritage Trees
- Renovate all irrigation to State Requirements



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SECTION B.6. – COST PROPOSAL

REFER TO SECTION C – APPENDICES
APPENDIX D IS THE COST PROPOSAL/FEE SCHEDULE



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B.7. MODIFICATIONS OR SUBSTITUTIONS

BOA Architecture has reviewed the City of Carson's contract template in the proposal documents and we have no modifications or substitutions.

Edward Lok Ng
Printed Name


Signature

July 24, 2018
Date



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SECTION C – APPENDICES

- 1) Appendix A – Federal Lobbyist Requirements Certification
- 2) Appendix B – Certificate of Compliance with Labor Code Section 3700
- 3) Appendix C – Debarment and Suspension Certification
- 4) Appendix D – Fee Schedule
- 5) Appendix E – Affidavit of Non-Collusion and Non-Discrimination

APPENDIX "A"
FEDERAL LOBBYIST REQUIREMENTS
CERTIFICATION

Name of Firm: BOA ARCHITECTURE Date: JULY 24, 2018

Address: 1511 Cota Avenue

State: CA Zip Code: 90813 Phone No.: 562/912-7900

Acting on behalf of the above-named firm, as its Authorized Official, I certify as follows:

1. No Federal appropriated funds have been paid, by or on behalf of the above named firm to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of and Federal grant, loan or cooperative agreement, and any extension, continuation, renewal, amendment, or modification thereof, and;

2. If any funds other than Federal appropriated funds have paid or will be paid to any person for influencing or attempting to influence an officer or employee or any agency, a Member of Congress an officer or employee of Congress or an employee of a Member of Congress in connection with this Federal contract, grant loan, or cooperative agreement, the above named firm shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions, and:

3. The above-named firm shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreement) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into the transaction imposed by Section 1352 Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Authorized Official:

Name: Edward Lok Ng Title: President

Signature:  Date: July 24, 2018

APPENDIX “B”

CERTIFICATE OF COMPLIANCE WITH LABOR CODE SECTION 3700

Name of Firm: BOA ARCHITECTURE

Acting on behalf of the above-named firm ("Consultant"), as its Authorized Official, I, the undersigned, certify as follows:

Consultant is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with provisions of that code, and will comply with such provisions before commencing the performance of the work under any contract awarded in response to Consultant's proposal.

CONSULTANT

By: Ed Cgy
Title: President

Title: President

Date: July 24, 2018

APPENDIX "C"

DEBARMENT AND SUSPENSION CERTIFICATION

Name of Firm: BOA ARCHITECTURE

Acting on behalf of the above-named firm ("Consultant"), as its Authorized Official, I, the undersigned, certify as follows:

I am a duly authorized representative of _____ ("Consultant"). Consultant certifies, to the best of its knowledge and belief, that Consultant, including its principals:

Is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency, and not does not have a proposed debarment pending;

Has not within the three-year period preceding this certification been convicted of or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction, contract, or subcontract under a public transaction; for violation of federal or state antitrust statutes; or for commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;

Is not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2) above; and

Has not within the three-year period preceding this certification had one or more public transactions (federal, state or local) terminated for cause or default.

Consultant further certifies that Consultant, including its principals, is not listed on the government-wide exclusions in the System for Award Management.

Consultant acknowledges that falsely providing this certification may result in criminal prosecution or administrative sanctions, and that this certification is a required component of all proposals in response to this RFP.

APPENDIX E

CITY OF CARSON AFFIDAVIT OF NON-COLLUSION AND NON-DISCRIMINATION

I hereby swear (or affirm) under the penalty of perjury:

That the attached proposal or bid has been arrived at by the responder independently and has been submitted without collusion with and without any agreement, understanding, or planned common course of action with any other firm or entity designed to limit fair and open competition;

That the contents of the proposal or bid response have not been communicated by the responder or its employees or agents to any person not an employee or agent of the responder and will not be communicated to any such persons prior to the official opening of the solicitation responses; and

The proposer/bidder does not and shall not discriminate, will provide equal employment practices, and will adhere to an affirmative action program to ensure that in their employment practices, persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

I certify that the statements in this affidavit are true and accurate.



Signature

July 24, 2018

Date

Edward Lok Ng

President

Printed Name

Title