

San Mateo County Project Development Unit

On-Call Architectural/Engineering Design and Space Planning Services and Fire Station #59

December 15, 2023



December 15, 2023

Sam Lin, Paul Hundal

County of San Mateo Project Development Unit
555 County Center, 2nd Floor
Redwood City, California, 94063

Dear Mr. Lin, Mr. Hundal, and members of the Selection Committee

Perkins&Will is pleased to submit our proposal for the On-Call Architectural and Engineering Services and the Fire Station #59 Project for the County of San Mateo, Project Development Unit. San Mateo County's proactive approach in sourcing architectural and engineering expertise reflects a commitment to fostering growth and sustainability within the region. Perkins&Will is aligned with San Mateo County on our sustainability values, which is why we are proposing as one of your partners for this as needed contract. We offer an extensive and diverse portfolio that makes us a versatile and nimble partner for PDU's upcoming architectural endeavors.

Expertise: Our local expertise spans a comprehensive range of architectural domains that enables our team to adapt seamlessly to the various demands and challenges PDU may encounter. Whether it's workspace optimization, civic amenities, healthcare, urban design, landscape design or beyond, our team's proficiency ensures a well-rounded and adaptive approach to fulfilling the county's needs. We understand the dynamic nature of public and civic projects and we stand ready to support PDU in navigating the intricacies of architectural design and space planning, irrespective of the project's nature or complexity.

Experience: Our track record in on-call and Master Architect services underscores our ability to seamlessly transition between projects while harnessing the collective strengths of our deep bench of talents. Our urban design team's experience with various county and city governments throughout the Bay Area deepen our understanding of local governments priorities and challenges and this understanding helps us to be facile in our approach. Also, we understand the fluid nature of on-call work, where agility and adaptability are paramount. Whether it's a swift response to urgent needs or a comprehensive long-term initiative, our on-call approach is geared towards maximizing efficiency without compromising on the depth or quality of our deliverables.

Living Design: We recognize PDU's long history prioritizing sustainable goals and aspirations for your projects to reduce both operational and embodied carbon impact ranging from ZNE to mass timber construction. This aligns with our firmwide commitment to decarbonization and our local expertise. Through a holistic approach we call Living Design, we treat every project as an opportunity to make the world a better, healthier place. We also helped develop the industry's most comprehensive free tool for embodied carbon measurement in the built environment. The Embodied Carbon in Construction Calculator, or EC3, makes selecting low-carbon materials simpler than ever. In 2022 Jason McLennan, creator of the Living Building Challenge and co-author of the WELL building standard joined Perkins&Will as Chief Sustainability Officer along with his studio. With an in-house sustainability team sitting in our San Francisco office, you can be assured that we will help you plan and apply industry leading principles and help navigate desired certifications.

December 15, 2023

Mass Timber: Engineered wood is the new frontier of healthy living, working, and learning. With over 25 mass timber projects built of significant scale in a variety of sectors, Perkins&Will's expertise runs deep. We have a team of specialists involved in mass timber research and code-writing, paving the way for a new generation of sustainable architecture and design. Our local team has proven experience delivering multiple CLT projects including San Mateo County. And we are completing a mass timber essential services building which will also serve as our client's campus fire station designed to OSHPD 1 seismic standards.

Team: We offer a local team with a diverse range of experiences from planning and strategies, workplace design, mass timber construction to OSHPD's processes and approvals. We have hand-picked your team leadership to meet the various AE needs for PDU, and ensure we retain ample experienced staff that will be made available when needed.

As the Client Executive, I will oversee the team, ensuring seamless communication, diligent schedule and budget management and committment to exceeding expectations. Drawing from prior collaborations with PDU, I bring a nuanced understanding of the organizational dynamics, design decision intricacies, and approval processes unique to your framework. **Megan Koehler** will serve as Principal/Senior Project Manager for healthcare projects. Her project leadership spans a diverse range of projects including a Mass Timber Essential Services building in South San Francisco, making her an ideal fit for the mass timber fire station. As Senior Project Manager, **Ursula Currie** will be your day to day contact and team leader for non-healthcare related projects.

Please do not hesitate to contact me with any questions, and we look forward to the next step in this proposal process.



Matt Covall, AIA, LEED AP
Client Executive
e: matt.covall@perkinswill.com
t: (415) 780-9715



Tab 01.

Qualifications and Experience

ABOUT US

We believe that design has the power to make the world a better, more beautiful place.

That’s why clients and communities on nearly every continent partner with us to design healthy, happy places in which to live, learn, work, play, and heal. We’re passionate about human-centered design, and committed to creating a positive impact in people’s lives through sustainability, resilience, well-being, diversity, inclusion, and research. In fact, *Fast Company* named us one of the World’s Most Innovative Companies in Architecture. Our global team of creatives and critical thinkers provides integrated services in architecture, interior design, landscape architecture, and more.

Our San Francisco Studio

Our studio uses design to craft the human experience. We believe in a research-based, interdisciplinary approach that creates sites and buildings focused on the people who inhabit them. Located along San Francisco’s waterfront, we are more than 80 professionals strong with deep Bay Area roots and the resources of a global firm. A community focused team, we thrive on projects in which we contribute to the greater good, and help make a lasting, positive change.



FIRM AT A GLANCE

Founded in
1935

Studios
30

Total Staff
2400+

Areas of Practice

- Branded Environments
- Corporate and Commercial
- Corporate Interiors
- Cultural and Civic
- Health
- Higher Education
- Hospitality
- K-12 Education
- Landscape Architecture
- Planning and Strategies
- Science and Technology
- Sports, Recreation, and Entertainment
- Transportation
- Urban Design

Most Innovative Companies
in Architecture
Fast Company, 2018

#2 Architecture Firm
Architectural Record and
Interior Design Magazine, 2019

San Francisco Studio Current On-Call Contracts

- UCSF Pre-Design Services
- UCSF Benioff Children’s Oakland
- Santa Clara Valley Medical Center
- Kaiser Permanente
- Lucile Packard Children’s Hospital
- Confidential Client New Work Environments
- Bay Area Headquarters Authority
- Illumina



County of San Mateo Project Development Unit



Additional Services

Cost Estimating: Dharam Consulting

CASP Certification: Jensen Hughes

Building Commissioning: Thornton Tomasetti

Historic Preservation: Page and Turnbull

Interior Design: Perkins&Will (In-house)

Roofing/Waterproofing/Exterior Envelope: RDH
Building Science

Signage & Wayfinding: Perkins&Will (In-house)

Landscape: Perkins&Will (In-house)

Vertical Transportation: EWGC

Fire Protection: PAE

Acoustical Engineering: Thornton Tomasetti

Audio,Visual,Telecom,IT Security: PAE

Lighting Design: PAE

Specification Writing: Perkins&Will
(In-house)

Rendering Modeling: Design Distill

Food Services: Marshall Associates

Core Team Leadership

Matt Covall, Client Executive

As the Client Executive, Matt will oversee the team, ensuring seamless communication, diligent schedule and budget management, and commitment to exceeding expectations. Drawing from prior collaborations with PDU, he brings a nuanced understanding of the organizational dynamics, design decision intricacies, and approval processes unique to your framework. His role extends beyond project oversight; he'll act as the principal in charge for non-healthcare projects. Matt's guidance and expertise in mass timber construction will be invaluable should projects like Fire Station #59 pursue this innovative approach, leveraging his extensive experience in leading mass timber projects, including California's first multi-story CLT project at 1 De Haro.

Megan Koehler, Principal/Senior Project Manager

Megan leads our healthcare studio boasting a stellar track record in managing complex endeavors. Her expertise shines through managing on-call healthcare contracts for esteemed clients like Lucile Packard Children's Hospital and UCSF Benioff Children's Hospital. Megan's project leadership spans a diverse range of projects including a Mass Timber Emergency Services building for a Corporate Client Campus in South San Francisco, making her an ideal fit for the mass timber fire station should we be awarded the project.

Ursula Currie, Senior Project Manager

Ursula brings her leadership prowess to serve as your day-to-day contact and team leader for non-healthcare related projects. Ursula's background boasts a rich history of successful civic and cultural projects, most recently highlighted in the renovation of the Jesse Unruh building, 172,000 SF workplace for the California Department of General Services. Her expertise in steering projects towards success, coupled with a focus on robust processes, ensures meticulous project management and streamlined communication for your endeavors.

Ying Liu, Senior Project Architect

Ying champions the technical development of projects, infusing her extensive technical acumen and an eye for detail into creating highly coordinated project documents. With 25 years of experience supporting frequent On-Call services for confidential clients, Ying is adept at navigating the intricate technical aspects while fostering a collaborative environment within the project team. As Senior project architect for the Emergency Services building in South San Francisco, Ying is well suited to lead the planning and development of Fire Station #59.

PAE Principal, MEP Engineering

PAE is a 350-person firm providing services in MEP engineering, building performance analysis, and technology and lighting design services via LUMA, our dedicated lighting design service within PAE. We work with clients to design high performing built environments that keep people comfortable, healthy, and productive inside while restoring the natural world outside.

This project will be led by Grant Craig, who has nearly 25 years of experience in the planning and design of mechanical systems. He works with teams to focus on regenerative, energy-efficient, and LEED-rated projects,

Thronton Thomasetti Principal, Structural Engineering

Thornton Tomasetti optimizes the design and performance of structures, materials and systems for projects of every size and level of complexity. We are an independent organization of engineers, scientists, architects and other professionals who collaborate from offices worldwide to help you achieve your goals.

This project will be led by Theresa Curtis, who has wide ranging experience in structural design, from large, seismically base-isolated projects such as the Morris Human Critical Care Pavilion at Washington Hospital in Fremont, California, to small, but challenging, renovations of existing spaces.

Luk Associates Principal, Civil Engineering

Luk and Associates is a SBE-certified, minority-owned civil engineering and land surveying firm with extensive experience working on projects in the San Francisco Bay Area. Established in 1992, our company provides all civil engineering, surveying, and mapping services for site work associated with redeveloping sites or new construction. This project will be led by Jackie Luk, who has extensive experience working on projects in the Bay Area in both a surveying and engineering capacity.



Tab 02.

Philosophy and Service Model

Approach

Living Design

Since 1935, we’ve been on a mission to create beautiful spaces that inspire. To respect and restore our natural world. To foster feelings of belonging and holistic well-being in the built environment. To relentlessly pursue knowledge and innovation.

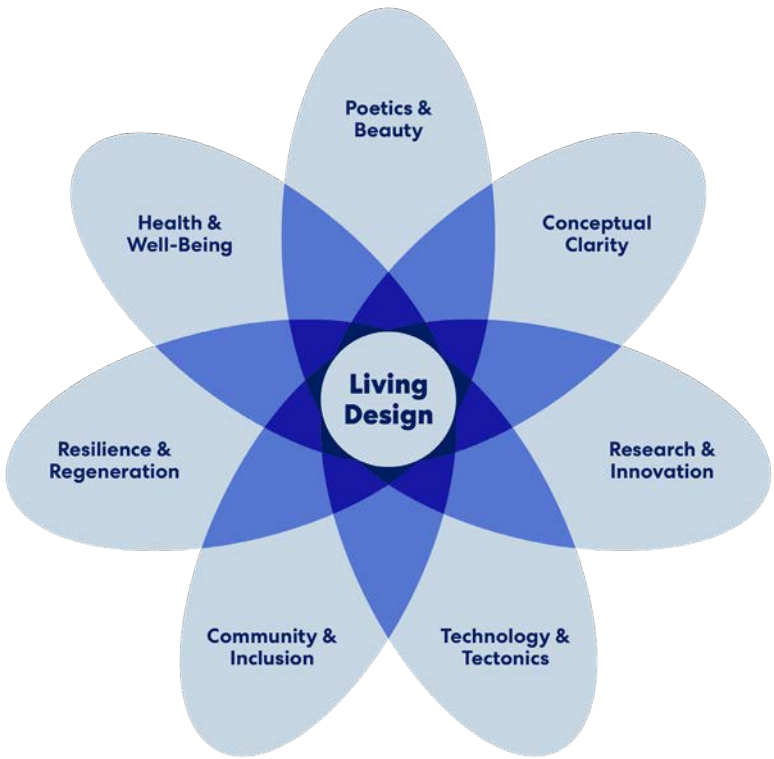
As the world grapples with increasingly complex social issues, climate challenges, and threats to biodiversity, we’re turning our aspirations into action. Through a holistic approach we call Living Design, we treat every project as an opportunity to make the world a better, healthier place.

Our Approach

Whether it’s an office, campus, neighborhood, public park, or entire city, Living Design is the foundation of every project we do. We carefully consider each opportunity through the lens of seven design drivers. Our approach aggregates complementary social, environmental, and economic strategies, allowing us to dial up or dial down a given area of focus depending on our client’s need. Together, these strategies enhance every performative aspect of a project—from energy use reduction to improved human health, increased biodiversity to social equity while meeting the goals of our client and the project.

The Living Design Framework

Our design drivers are carefully crafted to best serve our clients and all of life—other living species and the habitats they depend on. Each one is accompanied by a set of key performance indicators that we use to assess qualitative or performance-based impact. By being more intentional in our process and purposeful in our outcomes, we are doing our part to create a healthier world. The future of all living species depends on it.



Design Drivers

Poetics & Beauty

Design that is beautiful to behold and fills people with a sense of wonder and joy.

Conceptual Clarity

A clear, coherent, and recognizable concept that anchors the creative expression of a project.

Research & Innovation

Exploration and discovery that lead to new knowledge, pushing beyond the limitations of today to solve the most complex problems of tomorrow.

Technology & Tectonics

The seamless assembly of the many disparate parts of a built environment into a cohesive, elegant, and well-crafted place.

Community & Inclusion

Design that addresses the fundamental human need for inclusion by fostering a sense of belonging, no matter one’s social or economic circumstances.

Resilience & Regeneration

Solutions that rehabilitate and regenerate entire ecosystems—a must in a rapidly changing world with finite resources.

Health & Well-Being

Design that promotes physical, mental, emotional, and social vitality for life in all its many forms, resulting in a thriving and diverse ecosystem.

Budget and Schedule Responsiveness

Establishing a clear set of communication and management protocols at the very outset of the project will ensure a transparent and collaborative process with successful outcomes. Our well-developed management procedures and processes, sophisticated management tools and efficient information technology will be applied to ensure that the scope is delivered effectively, and the budget and schedule are met as targeted.

Work Planning and Scheduling

Early in the project, we develop a comprehensive baseline schedule and workplan that will be updated throughout each stage of the work. We convene a series of worksessions to ensure a common understanding of milestones and dependencies between all parties. Using a pull-planning approach to build the consensus schedule increases accountability, enables acceleration, and reduces schedule risk, and can be enhanced using collaborative software like vPlanner. The Project Schedule and Work Plan will be referenced at each team meeting—whether virtual or in-person—to review progress to-date, upcoming events and actions and a preview of any necessary transfer of information between the Design Team and PDU staff. This will ensure all deliverables are timely and organized.

Delivering Value While Managing Cost

We start with an informed cost model linking program to budget, embedded with priorities and design goals as the basis of the budget. We will then work collaboratively with PDU and the estimator to establish target values for program areas and building systems. These target values—adjusted based on PDU’s priorities, schedule, scope and finish requirements—are used throughout design to keep the project on budget.

Production Capability

We offer a thoughtfully developed, organized, and clear process from start to finish – that builds consensus from multiple points of view, giving comfort that we can get there together, and a good map for the journey for the innovative thinking that you expect from us. We provide proactive, experienced project leadership, which will enhance the team’s creativity while supporting decision making to achieve schedule milestones and a technical project approach. Our key team members are known for their effective and genuine client communications. We will bring not only innovative planning and design to the projects

resulting from this contract, but also provide the ability to successfully interact with PDU personnel and other project consultants to foster an effective resolution process should any problems arise.

At the start of the project, we will engage with PDU and key stakeholders to define a detailed Work Plan, aligned with the Project Schedule, stakeholder availability, and project delivery method in order to plan the project phases. We are a fully integrated team that can deliver exceptional projects at any scale, and together have delivered several projects from schematic design through construction.

This proposed team has completed a number of projects of various sizes that have been recently permitted through jurisdictions within the County of San Mateo as well as OSHPD (HCAI). We regularly seek to learn from the review cycle and from each other, whether through referencing recently approved sets or through a rigorous Quality Control process at every milestone.

Expertise and Adaptability

Perkins&Will’s breadth of experience reflects our capacity to swiftly align with the county’s evolving needs, ensuring that we remain responsive and adept in addressing a wide range of potential projects on the horizon. Our team excels in this environment, adeptly maneuvering through various projects, drawing upon a diverse array of talents that we maintain readily available. This readiness underscores our commitment to being an invaluable partner, offering a flexible and dynamic approach tailored to meet the county’s evolving goals and aspirations. This flexibility enables us to swiftly align resources, ensuring that the right expertise is applied at the right juncture of each project.

Diversity and Inclusion

Perkins&Will and our proposed team believe different perspectives from people of different backgrounds paint a canvas of ideas with bolder, brighter colors. The combined creativity is infinite.

Together, we’re designing a more vibrant, dynamic world. We’re moving beyond socially constructed barriers and stereotypes and toward an open, united, productive society.

Our Diversity, Inclusion, and Engagement program supports and strengthens a firmwide culture that embraces and celebrates all people, regardless of age, culture, ethnicity, gender identity, language, physical ability, race, religion, sexual orientation, size, or socioeconomic status. Inclusion is paramount. Because when people feel included, they feel inspired and empowered. And that leads to innovation.



Tab 03.

Project Experience

Mass Timber Essential Services Building

South San Francisco, California

Client: Confidential — **Contact:** Available upon request — **Size:** 19,727 square feet — **Completion Date:** Targeted April 2024 — **Sustainability:** Net Zero Energy — **Subconsultants:** PAE, DCI, Wilsey Ham



This Net Zero Energy project will be a single story office building for essential services personnel with an apparatus bay for parking and maintenance of emergency vehicles. The building will have a refined appearance with contextual materials. An exposed mass timber structural system and daylighting will bring a connection with nature as well as contributing to a net zero energy project.

The interior is designed with the psychological wellbeing of employees and visitors in mind, recognizing the high stress environments many are faced with when called to the field. Allowing the natural beauty of its materials to shine, this facility will elevate the everyday experience of its users, which complement the variety of workspace environments and the full kitchen and amenities deck with bbq grill. Modern, high-contrast materials and rich earthy tones will complement biophilic elements such as a structural wood ceiling that adds visual warmth to the offices and public spaces.



Mass Timber Essential Services Building

Mass Timber Installation



— WHAT IT IS

A highly sustainable mass timber building that welcomes employees and visitors to the campus.



1 De Haro

San Francisco, California

Client: SKS Partners — **Contact:** Lee Ishida, lishida@sk sre.com — **Size:** 134,000 square feet — **Completion Date:** 2021 — **Sustainability:**, LEED Gold, All electric building — **Delivery Method:** CM at Risk — **Subconsultants:** Interface Engineering, DCI, Luk and Associates



Located on the triangular site of a former gravel yard, 1 De Haro, a project developed by SKS Partners and designed by Perkins&Will, is San Francisco's first cross-laminated timber (CLT) building and California's first multi-story, fully mass timber building. The four-story, 134,000 square foot building blends into its urban surroundings while still making a statement. Designed to evoke a jewelry box, its wooden core is wrapped with a glimmering glass curtain wall that illuminates at night. 1 De Haro provides an attractive mix of office and light industrial space that is both sustainable and marketable.



1 De Haro

— WHAT MAKES IT COOL

1 De Haro is the first mass timber building in San Francisco to use CLT and the first multi-story building of its type in California.

Mass Timber

1 De Haro was built much like many podium structures throughout the country, with stacked wood construction on a concrete base. However, 1 De Haro's wood structure is made of mass timber, a construction technique relatively new to North America. By utilizing cross-laminated timber and glue-laminated timber, 1 De Haro is lighter, more sustainable, quicker to construct, and more beautiful than a steel or concrete building. Wrapped in a simple yet finely detailed curtain wall, the warmth and quality of the exposed wood connects to the building's purpose of supporting local makers.



Right:
CLT panels are lifted into place and then secured.

Below:
The exposed wood creates a sense of warmth throughout the building.

UCSF Nancy Friend Pritzker Psychiatry Building

San Francisco, California

Client: University of California, San Francisco / SKS Partners & the Prado Group
Contact: Lee Ishida, lishida@sk sre.com
Size: 166,000 square feet
Completion Date: 2022
Sustainability: LEED Gold®
Architectural Collaboration: Perkins&Will and ZGF Architects
Delivery Method: CM at Risk
Subconsultants: Interface, Tipping, Luk and Associates

Located in San Francisco’s burgeoning Dogpatch neighborhood, the center houses both outpatient services and research space, bringing together clinicians and researchers from multiple disciplines to address the most pressing needs in psychiatry, psychology, and related fields. In addition to providing state-of-the-art services to Bay Area adults and children, the center is pioneering a more holistic approach to mental health that includes prevention and community outreach, the integration of pediatric and adult medicine with psychiatric care, and the development of novel and improved treatments.

— WHAT IT IS

The center brings together clinicians and researchers from multiple disciplines to address the most pressing needs in psychiatry, psychology, and related fields.



UCSF Nancy Friend Pritzker Psychiatry Building

Sustainability

The building’s design and sustainable elements support this holistic approach, providing a positive connection to the community that helps normalize behavioral health care. Its human scale connects the building to the street, and the building materials have been purposefully selected to reflect the texture, color, and character of the neighborhood. A central atrium allows daylight to penetrate deep into the building, maintaining a calming connection to nature, and a new roof deck provides landscaped outdoor space for reflection and celebration. The building’s water system includes integrated storm management, lessening its impact on the environment.

Variety of Spaces

The 166,000 sf facility consists of five floors of clinic, exam, and administrative space and includes an underground garage, MRI facility, 250-seat auditorium, and a small retail space. In addition to the five-story central atrium that brings natural daylight into the heart of the building, the building also features an outdoor terrace that allows doctors and patients to utilize the outdoors for social gatherings, meetings and contemplation.



↑
The five-story central atrium brings natural daylight into the heart of the building.

←
The 166,000 sf facility consists of five floors of clinic, exam, and administrative space and includes an underground garage, MRI facility, 250-seat auditorium, and a small retail space.

Confidential Office Park Renovation

South San Francisco, California

Client: Confidential — **Contact:** Available upon request — **Size:** 150,000 square feet — **Completion Date:** 2021 — **Delivery Method:** CM at Risk — **Sumbconsultants:** Thornton Tomasetti, Luk and Associates, RDH



— WHAT IT IS

Mass timber design intervention refreshes stale suburban office park

The main goal of this project was to create a new life for a tired, nondescript office park, re-envisioned as a Class-A Life Science Research Center. The complex was made up of three existing tilt-up buildings for a total of 150,000 RSF. The design team was tasked with the goal of repositioning and unifying the buildings on site into a single campus.

The project focused on a complete replacement of MEP/FS systems, improved building entrances, site services, connectivity and wayfinding, a central outdoor gathering space, and a more climate appropriate landscape. Each of the three building's received a new lobby to better allow for multi-tenanting of the two-story buildings.

Child Care Center

South San Francisco, California

Client: Confidential Client — **Contact:** Available upon request — **Size:** 56,000 square feet — **Completion Date:** 2018 — **Sustainability:** Zero Net Energy, LEED Platinum — **Awards:** Wood Design Award Winner - Green Building with Wood category, WoodWorks, 2019; Green Building Award, Sustainable San Mateo County, 2020 — **Subconsultants:** Rutherford&Chekene, Arup, Wilsey Ham



— WHAT IT IS

This Zero Net Energy/ mass timber building creates a healthy and delightful space for kids and teachers to thrive.

Built from simple and natural materials, the Childcare Center houses over 500 children, ages 6 weeks to 6 years old, along with 175 on-site staff. In addition to the four classroom buildings—designed like elongated finger-like forms that run north-south to maximize daylighting into each classroom space—the Center includes a main administration building, art lab, science lab, commercial kitchen, outdoor learning environments, and multi-purpose rooms.

The Childcare Center was designed to encourage wellness, promote environmental sustainability, and provide a beautiful space for our children to learn and grow. The newest green building to the client's campus is net zero energy, has a low carbon footprint, and is the client's first building to be certified LEED platinum.

Newark Civic Center

Newark, California

Client: City of Newark — **Contact:** Cymbre Potter, cymbre.potter@vanir.com — **Size:** 84,130 square feet — **Completion Date:** 2021 — **Delivery Method:** Design Build — **Subconsultants:** Southland, DCI, PAE, KPFF



— WHAT IT IS

The new Civic Center is more than a place to do the City's business; it is a source of pride and community identification.

The Civic Center, which includes the David W. Smith City Hall, the Newark Police Station, and the Alan L. Nagy library, is the largest project ever undertaken in Newark. The process was streamlined by the architects, builders, and engineers through the Design-Build delivery method, allowing it to be completed on time and on budget.

The three different buildings are centered by a plaza that serves as a multi-function public event space, evoking a distinct town center feel and creating a sense of community for Newark residents.

The team used bridging and schematic documents developed by Heller Manus Architects, in collaboration with Safdie Rabines Architects and McClaren Wilson & Lowrie, Inc as a starting point for the project. Perkins&Will, as the Executive Architect/Architect of Record, further developed and refined the design and completed the project with our Design-Build partner, Webcor Builders.

Contra Costa County Administration Building

Martinez, California

Client: Contra Costa County — **Contact:** Eric Angstadt, eric.angstadt@cao.cccounty.us — **Size:** 65,000 square feet — **Completion Date:** Ongoing — **Sustainability:** LEED Platinum® (expected) — **Delivery Method:** Design Build — **Subconsultants:** Tipping, PAE, KPFF



— WHAT IT IS

A new administration building to better fit its environment

Located amongst county court and administrative buildings in Martinez, CA, the Contra Costa County Admin Building is intended to help complete the campus of County facilities. The exterior of the building connects visually to those around it through use of a curved facade screen over a simple, modern volume. The project will replace a much larger existing administrative building with one that is more appropriately scaled for its location, and will include new pedestrian friendly amenities, such as a public cafe.

View of Admin Building from the Northwest. The former Pine Street was vacated in front of the building to create a new public plaza.

Bay Area Metro Center

San Francisco, California

Client: Metropolitan Transportation Commission — **Contact:** DeNise L. Blake dblake@bayareametro.gov — **Size:** 525,000 square feet — **Completion Date:** 2016 — **Sustainability:** LEED Gold® — **Awards:** ENR California Best Project, Northern California Award, Renovation/Restoration Category, 2016; Building Design+Construction, Silver Reconstruction Award, 2016; San Francisco Business Times, Real Estate Deals of the Year, Renovation Category, 2017 — **Subconsultants:** Randall Lam, Holmes Structures, The Fire Consultants



— WHAT IT IS

Transformation of a 1940's-era Army warehouse into a headquarters for multiple government agencies.

The new facility houses the Metropolitan Transportation Commission, the Bay Area Air Quality Management District, and the Bay Conservation and Development Commission, and will also include approximately of 200,000 sf of office and retail space for future tenants.

The co-location has the potential to improve interagency cooperation and initiatives, and will provide for greater building efficiencies through the sharing of resources and spaces. Many areas are publicly accessible, including the Commission Hearing Room, the Conference Center, a library and others.

Key to the building's transformation is the opportunity to provide a public face for the regional agencies, and for the building to become a neighborhood asset in the rapidly changing Rincon Hill and Transbay neighborhoods.

In addition to leading the design of this building's transformation, we are retained for continuing on-call services. We are currently upgrading the AV systems for auditorium, meeting, and presentation rooms.

Bay Area Metro Center

New entrance at 375 Beale Street.

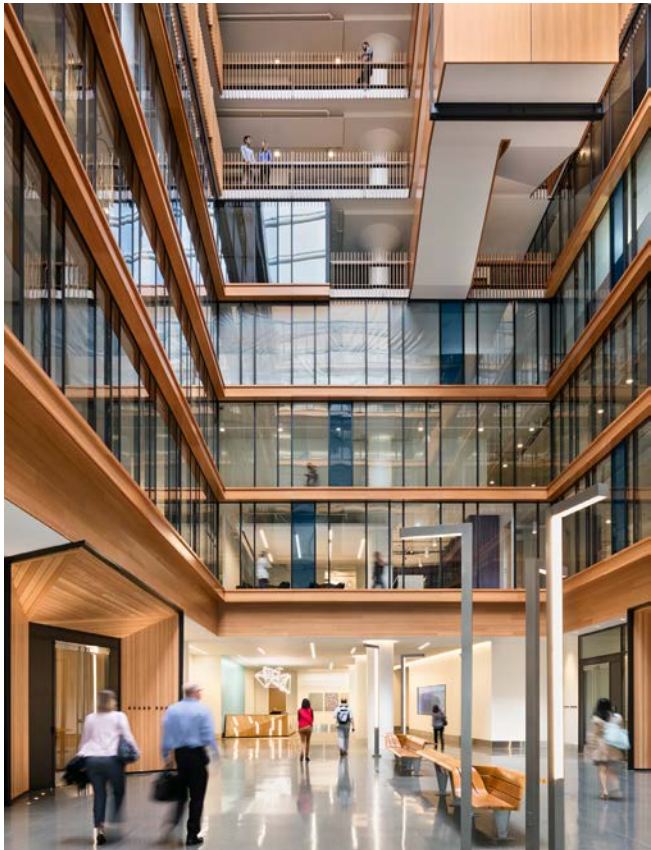


New Entrance New Address

The plan for transforming the building formerly known as 390 Main Street into the regional agency headquarters called for relocating the front entrance to the opposite side of the building to take advantage of streetscape improvements and create a more inviting and accessible entryway. The new address — 375 Beale Street — pays tribute to Senate Bill 375, landmark 2008 state legislation that charted a path toward sustainability and dramatically reducing greenhouse gas emissions.

Second Life for Historic Wood

In a nod to the neighborhood's past, the building makes ample use of wood from 40-foot-long Douglas fir logs that served as pilings for the old Transbay Terminal, which was demolished to make way for a modern new facility. Full of character from 70 years of sitting below the water line, this salvaged wood has been incorporated into the first floor lobby security desk and the board room dais and wall paneling, as well as the coffee bars and lobby paneling on the partner agencies' office floors.



New Work Environments

South San Francisco, California

Client: Confidential — **Contact:** Available upon request — **Size:** 5,000 - 40,000 square feet — **Completion Date:** Ongoing — **Subconsultants:** PAE, SGH, Wilsey Ham

The New Work Environments program allows employees to work in diverse neighborhoods equipped with personal storage, flexible meeting spaces of varying sizes, and many casual seating options. Just as the nature of teamwork has evolved to embrace collaboration, the teaming zones are adaptable and unconstrained by conventional physical desks, computers, or files.

New Work Environments projects are about more than just the physical space. They are defined by the commitment of the client to consider the social, technological, and physical space aspects, all driving towards a “Work Better” concept. These environments are a balanced mix of different space types (open, enclosed, individual, and collaborative) to support project teams. The projects are phased renovations in occupied office space and include open office with 100% unassigned seating.



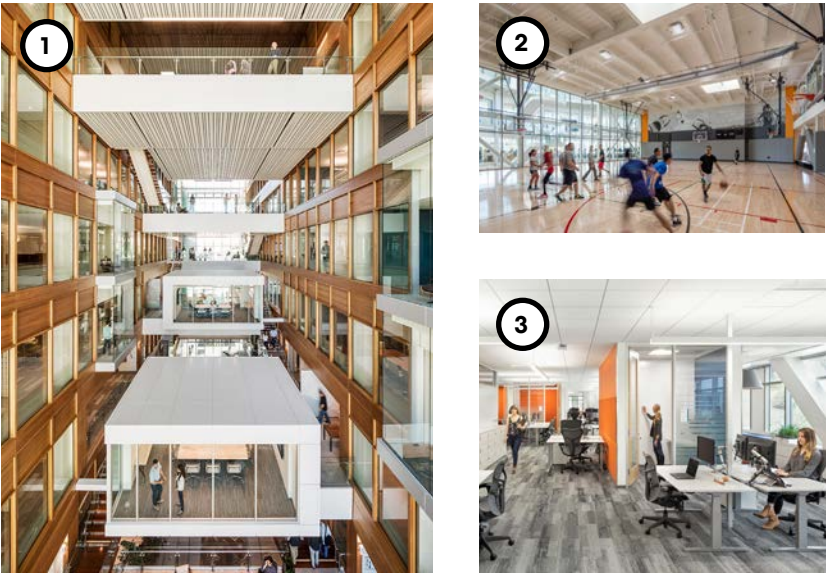
— WHAT IT IS

Next generation opportunities call for innovative work environment approaches.



Confidential Client On Call

South San Francisco, California



Various Projects

1. Office Building

The office building and marketplace cafeteria established new workplace strategies and standards.

2. Employee Center

An amenities building on campus, its design features target physical activity and mental health.

3. New Work Environments

This workplace design allows employees to work in diverse neighborhoods with flexible meeting spaces of varying sizes and seating options.

4. Child Care Center

Built with a mass timber structure, it houses over 500 children, ages 6 weeks to 6 years old, along with 175 on-site staff. The project is Net-Zero with on-site renewable energy.

5. Clinical Supply Center

The facility manufactures single use technology, but its core is supported by an open office area, new modality lab spaces, and a tour experience.

6. The Edge

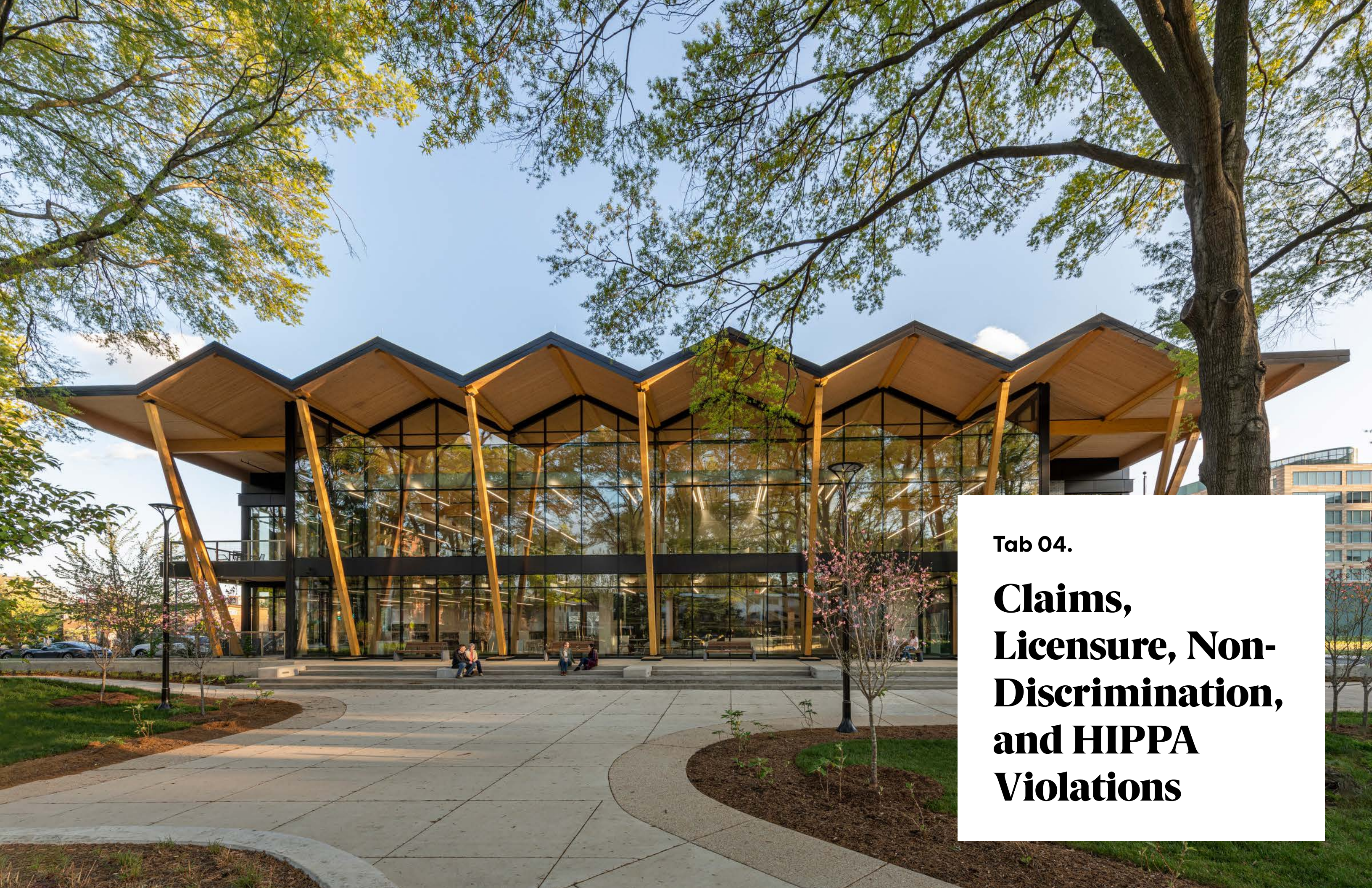
The new employee cafeteria includes a large outdoor seating area and an activity area for shared use.

7. Training Center

This facility will serve as a center to support the client’s visitors and employees with a focus on education, collaboration, and communication.

8. Security Building

This project will be a single story office building with an apparatus bay for parking and maintenance of emergency vehicles.



Tab 04.

**Claims,
Licensure, Non-
Discrimination,
and HIPPA
Violations**

Claims, Licensure, Non-Discrimination, and HIPPA Violations

1. **Licensure:** Provide a list of all professional licenses, registrations, and credentials held by the proposers's team as required to design and construct the project(s) in the State of California including information regarding the revocation or suspension of any license, credential, or registration.

The San Francisco studio of Perkins&Will has not had any licenses, registrations, or credentials revoked or suspended. Please find applicable license and registration details listed on resumes in appendix 1.

2. **HIPPA:** List any HIPPA violations against your firm

Not applicable

3. **Legal proceedings and insurance claims**

a. List and describe all current litigation involving the Proposer and the proposed staff (in their professional capacities)

Please see attached on page 69 of the appendix, confidential claims history since January 1, 2010

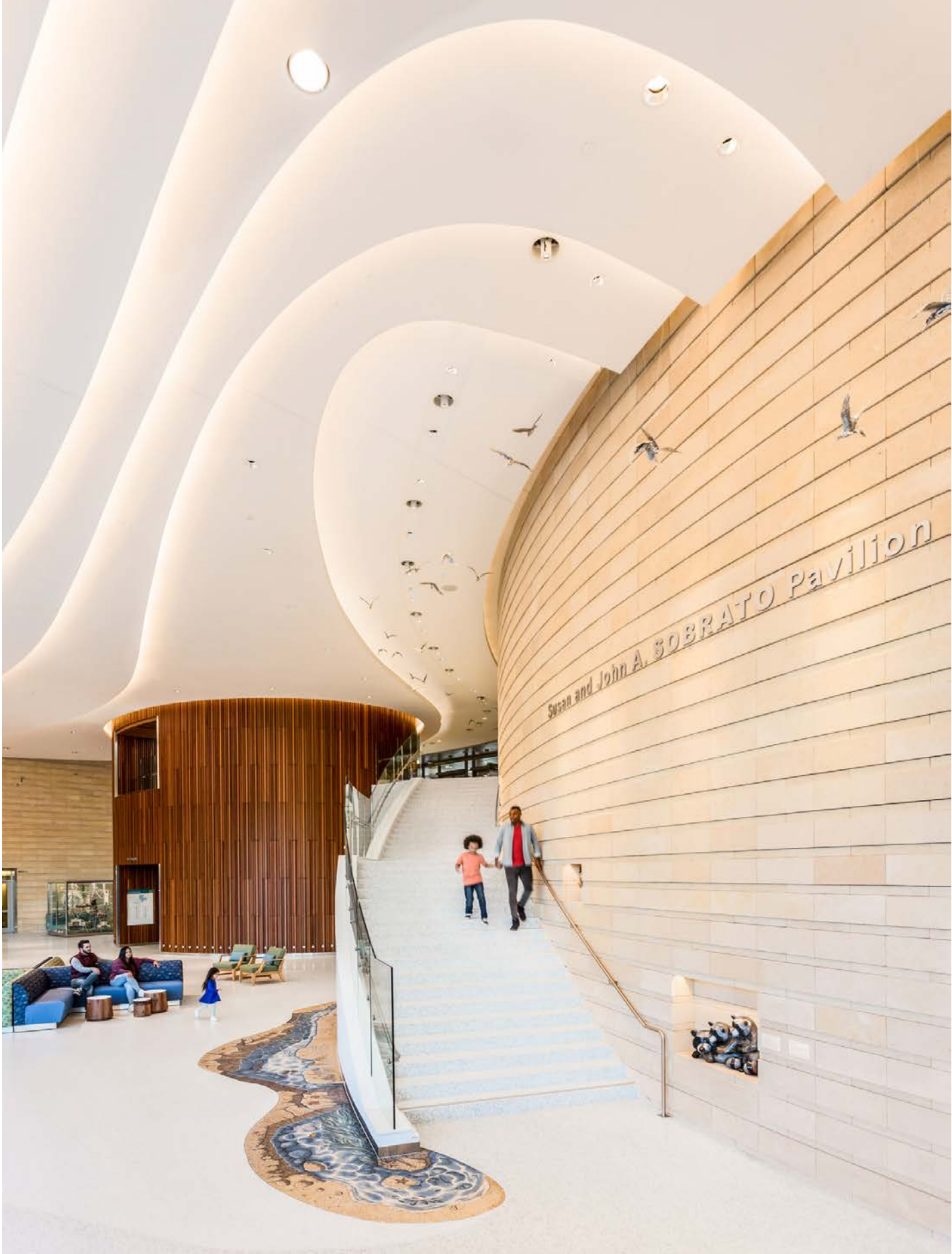
b. List and describe all litigation history for the proposer since January 1, 2010

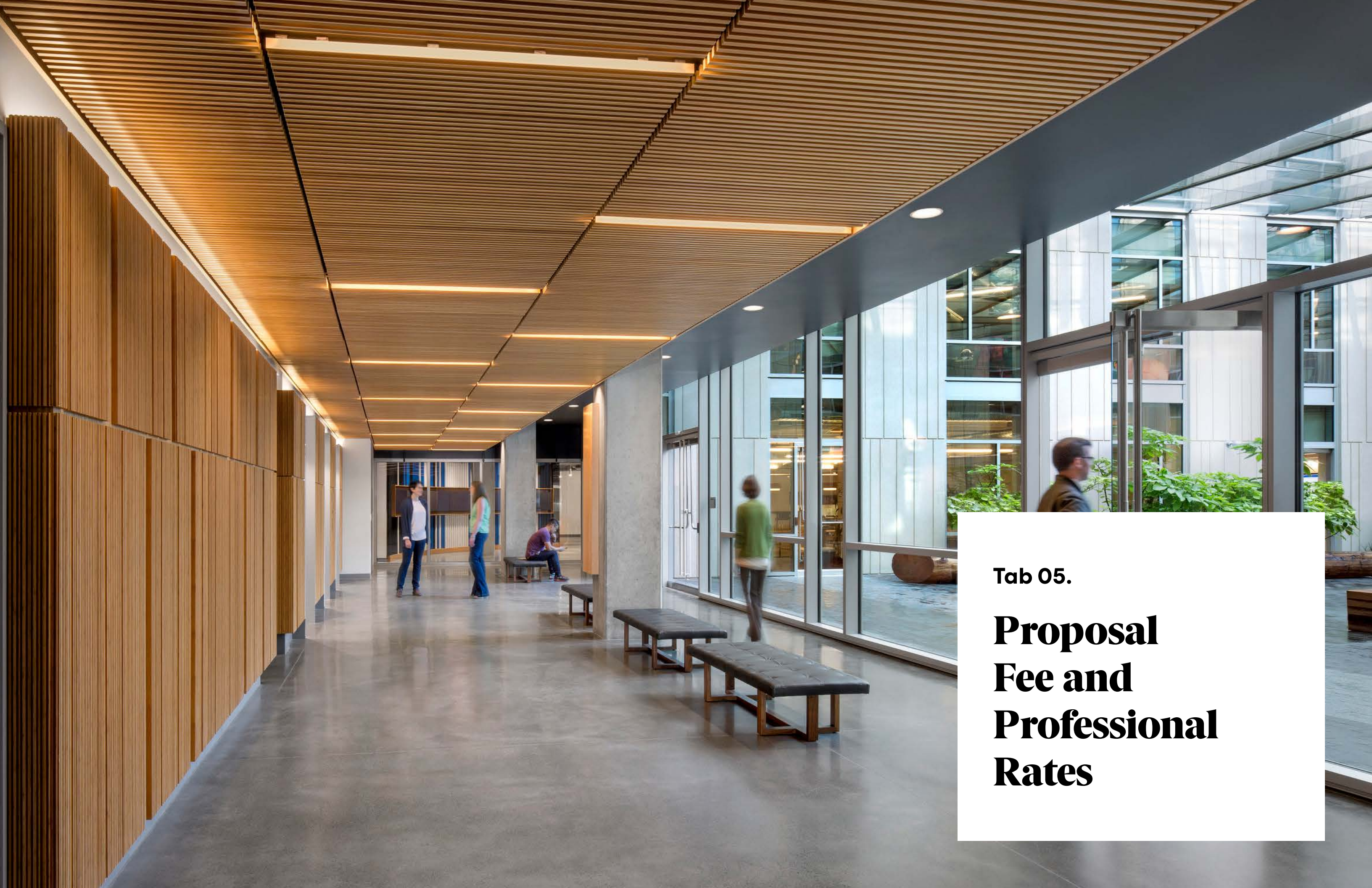
Please see attached on page 69 of the appendix, confidential claims history since January 1, 2010

c. List and describe claims against the proposer's Errors and Omissions policies since January 1, 2010.

Please see attached on page 69 of the appendix, confidential claims history since January 1, 2010

At Perkins&Will we have always made a concerted effort to build positive client relationships and to prevent disputes with our clients that might require resolution by outside entities. Nevertheless, today's business climate and the complexity of the projects we work on are such that it is virtually impossible to completely avoid all disputes. Over the past thirteen years, we have been party to a total of forty-three (43) filed claims based on professional services, thirty-eight (38) of which have been settled, and five (5) of which are pending. For details about these claims, see the attached, confidential claims history **which is not to be distributed to outside parties**. All settled claims have been resolved to the satisfaction of both parties through mediation or arbitration. Perkins&Will has no judgments against it. None of our past claim settlements are considered financially significant for a firm of our size. We anticipate that all pending claims will be resolved in due course. According to standard business practices, we are unable to comment on the specifics of pending issues. The terms of issues settled in mediation are confidential as a condition of the settlement





Tab 05.

Proposal Fee and Professional Rates

Perkins&Will Billing Rates and Increases

Standard Rate	Y1		Y2*		Y3*	
Principal	\$	360	\$	378	\$	397
Associate Principal	\$	280	\$	294	\$	309
Technical Director	\$	280	\$	294	\$	309
Senior Project Manager	\$	250	\$	257	\$	270
Senior Designer / Architect	\$	250	\$	242	\$	254
Senior Technical Coordinator	\$	215	\$	226	\$	237
Project Manager	\$	200	\$	210	\$	221
Project Designer / Architect	\$	200	\$	210	\$	221
Tech Coordinator	\$	180	\$	189	\$	198
Designer 3	\$	145	\$	152	\$	160
Designer 2	\$	130	\$	137	\$	143
Designer 1	\$	120	\$	126	\$	132
Support Staf (Clerical)	\$	100	\$	105	\$	110
Landscape Architect	\$	225	\$	236	\$	248
Landscape Designer 3	\$	160	\$	168	\$	176
Landscape Designer 2	\$	145	\$	152	\$	160
Landscape Designer 1	\$	120	\$	126	\$	132

*Applies 5% escalation each year

PAE Billing Rates

Staff Category	2024	2025	2026
General Administrative	\$ 120	\$ 124	\$ 127
Project Coordinator Level 1-2	\$ 125	\$ 129	\$ 133
Senior Project Coordinator Level 3-4	\$ 140	\$ 144	\$ 149
Senior Project Coordinator Level 5-6	\$ 180	\$ 185	\$ 191
Graphic Designer	\$ 150	\$ 155	\$ 159
BIM Technician Level 1 or 2	\$ 140	\$ 144	\$ 149
BIM Technician Level 3	\$ 150	\$ 155	\$ 159
BIM Technician Level 4	\$ 200	\$ 206	\$ 212
BIM Director	\$ 250	\$ 258	\$ 265
Engineer/Designer Level 1	\$ 165	\$ 170	\$ 175
Engineer/Designer Level 2	\$ 180	\$ 185	\$ 191
Engineer/Designer Leve 3	\$ 200	\$ 206	\$ 212
Senior Engineer/Designer Level 4	\$ 230	\$ 237	\$ 244
Senior Engineer/Designer Level 5	\$ 260	\$ 268	\$ 276
Associate	\$ 250	\$ 258	\$ 265
Senior Associate	\$ 285	\$ 294	\$ 302
Associate Principal	\$ 330	\$ 340	\$ 350
Principal	\$ 375	\$ 386	\$ 398

Thornton Tomasetti Billing Rates

SAN FRANCISCO BILLING RATES			
	Hourly Billing Rates		
	2024	2025	2026
BIM	\$135.00	\$141.00	\$147.00
Engineer	\$135.00	\$141.00	\$147.00
Senior Engineer	\$148.00	\$154.00	\$161.00
Project Engineer	\$165.00	\$172.00	\$179.00
Senior Project Engineer	\$200.00	\$208.00	\$217.00
Associate	\$233.00	\$243.00	\$253.00
Senior Associate	\$255.00	\$266.00	\$277.00
Vice President	\$286.00	\$298.00	\$310.00
Associate Principal	\$322.00	\$335.00	\$349.00
Principal	\$345.00	\$359.00	\$374.00
Senior Principal	\$440.00	\$458.00	\$477.00

Notes: (1) Out-of-pocket expenses including, but not limited to, travel, project-specific IT or telecommunications requirements, third-party printing services, courier service, express mailings, and special consultants, will be billed at our cost

Luk and Associates Billing Rates

	2024	2025	2026
Title	Hourly Rates		
Principal	\$220	\$225	\$230
Project Manager	\$200	\$205	\$210
Project Engineer/Surveyor E-III	\$180	\$185	\$190
Engineer/Surveyor E-II	\$150	\$155	\$160
Engineer/Surveyor E-I	\$130	\$135	\$140
Drafter D-II	\$130	\$135	\$140
Drafter D-I	\$115	\$118	\$120
Clerical	\$100	\$103	\$105
Two-Man Field Party	\$355	\$365	\$375
One-Man Field Party	\$240	\$245	\$250



Tab 06.

Financial Information

Financial Information

1. Financial statements for the past three (3) years (include Income Statement and Balance Sheet) which are audited or reviewed by an independent accounting firm using GAAP or other information to demonstrate the financial capability for this Project.

Please Appendix for financial statements from 2020, 2021, and 2022.

2. A list of any loans on which the Proposer or its member has defaulted in the last five (5) years.

Not applicable

3. A list of financial references, including the name of the individual, title, company name, and phone number for at least two (2) individuals who have provided the Proposer with financing during the last three (3) years.

Please see the following pages for reference letters from HSBC Bank and BMO Harris Bank.



HSBC BANK USA, NATIONAL ASSOCIATION
452 Fifth Avenue
New York, New York 10018

Date: 11/29/2023

PERKINS+WILL INC
410 N MICHIGAN AVE
CHICAGO IL 60611

Re: PERKINS+WILL INC (the “Customer”)

To whom it may concern:

Reference is made to the above-captioned Customer of HSBC Bank USA, National Association (the “Bank”).

At the request of Customer, please be advised that the Customer has maintained accounts with the Bank since 2013. All accounts are routine, non-borrowing accounts and have been maintained and operated in a satisfactory manner. Balances in the account are in aggregate in low seven figure amounts.

The Bank has also extended to the Customer an uncommitted discretionary demand line of credit in an amount of up to \$ 40,000,000.00; which is subject to annual renewal. This is a revolving facility, and the outstanding balance is subject to change. The Customer has maintained a line of credit with the Bank since 2018.

This letter and the information herein is provided to you without engagement or liability on the part of the Bank (or any of our affiliates or our or their respective directors, officers, employees or agents) and is furnished on the condition that it is held strictly confidential. This letter makes no representations regarding the general condition of the Customer, its management, or its ability to meet its obligations and this letter refers only to facts as they exist as of the date hereof. The Bank shall not be under any duty or obligation to inform the addressee hereof of any future changes in such facts.

Very truly yours,

HSBC Bank USA, National Association


Carlos Paladino (Nov 29, 2023 14:50 PST)
Carlos Paladino
SVP Relationship Manager
(415) 216-5090
E3.220326

RESTRICTED

RESTRICTED

August 29, 2023

RE: Perkins + Will, Inc.

To Whom It May Concern:

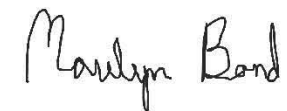
Perkins+Will, Inc. (the “Company”) has requested this reference letter be provided to you on their behalf regarding their banking relationship with BMO Harris Bank N.A. Perkins+Will, Inc. is a customer held in high regard and we believe in the Company’s management team.

We hereby confirm to you that Perkins+Will, Inc. has been a valued customer since 2010. The Company maintains open and valid accounts with BMO Harris Bank N.A with average balances in the high eight figures. The accounts are being handled in a satisfactory manner. Perkins+Will, Inc. is in good standing with BMO Harris Bank N.A. This reference also confirms there was no breach of any banking covenants on the credit facility during the period of 2018 thru 2020.

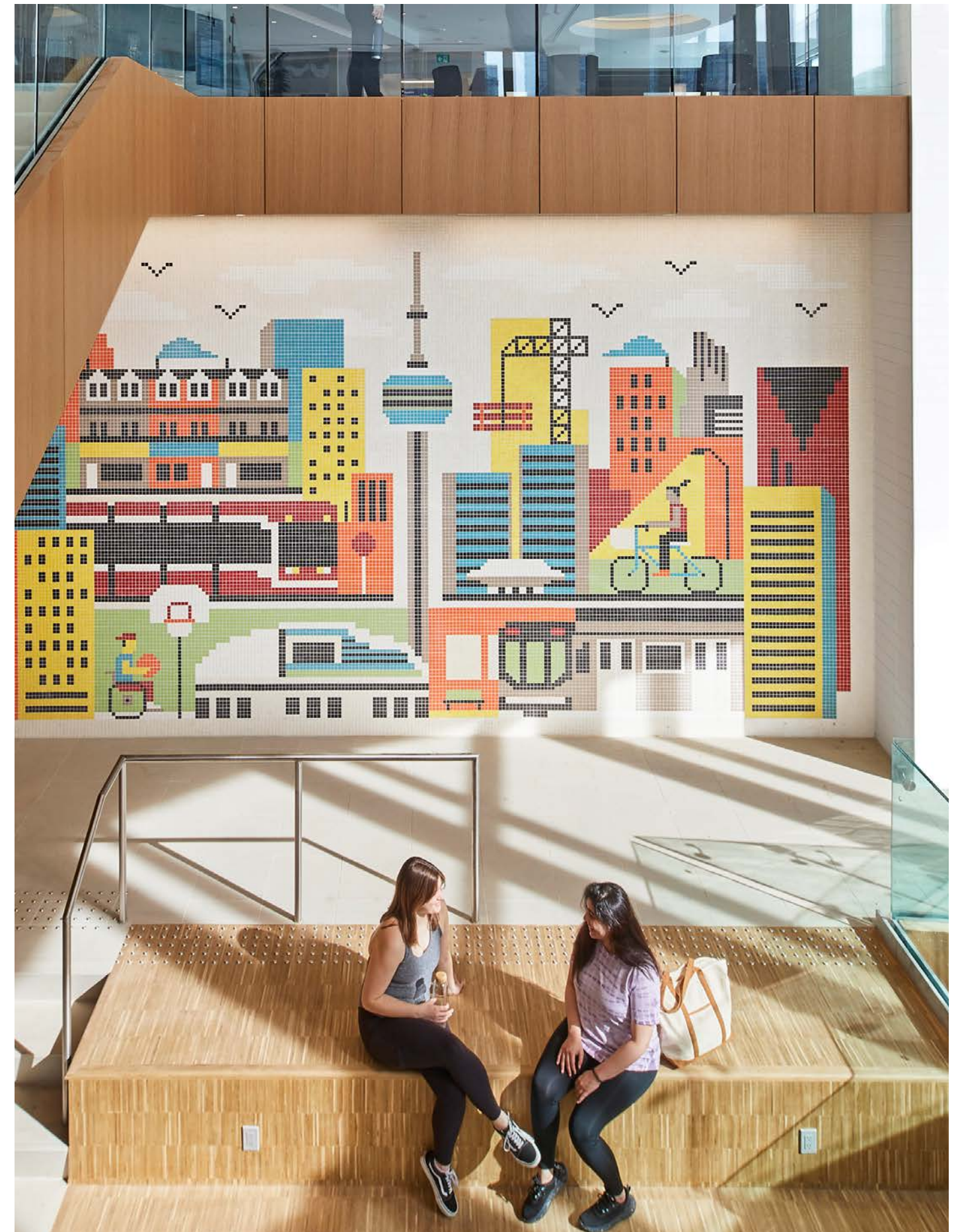
The above information is provided in confidence and according to normal banking practice, without responsibility on the part of the bank or its officers.

If you should need additional information, please do not hesitate to contact me.

Sincerely,



Marilyn B. Bond
Assistant Vice President
BMO Harris Bank N.A.
Engineering & Construction
312-461-2966





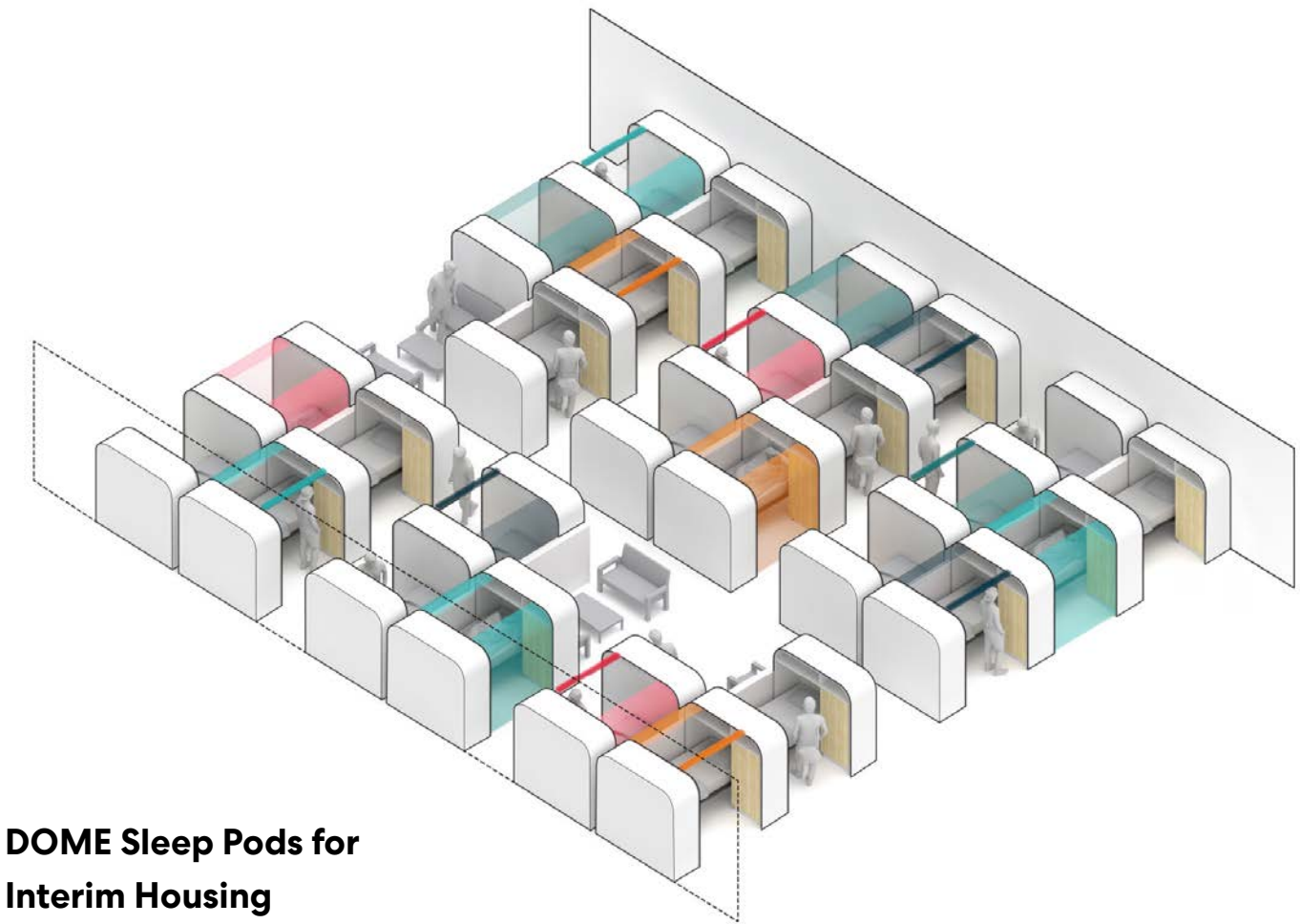
Tab 07.

Cooperative Purchasing

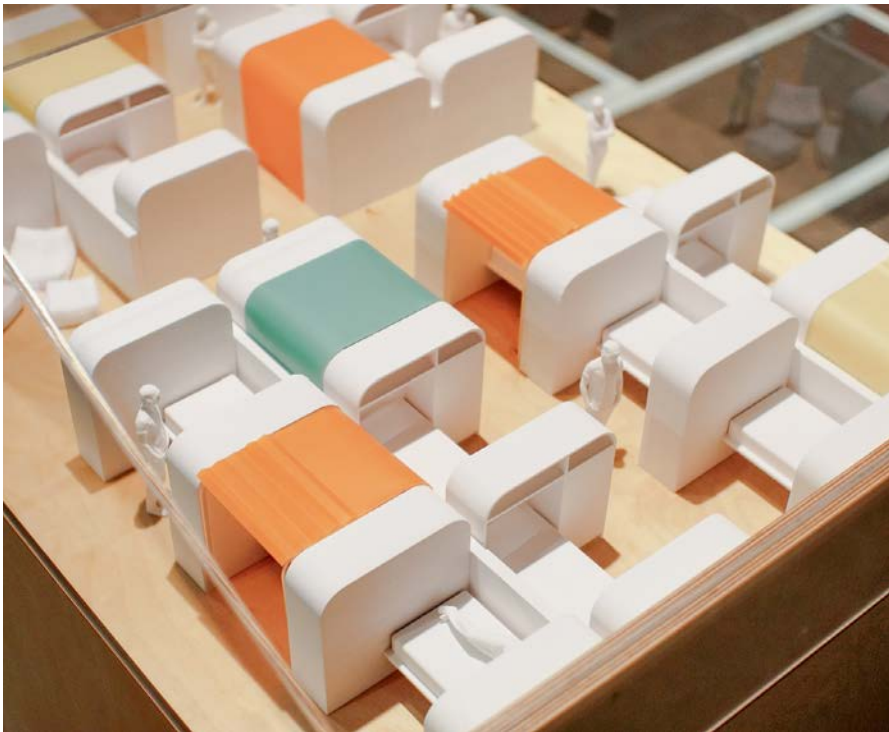
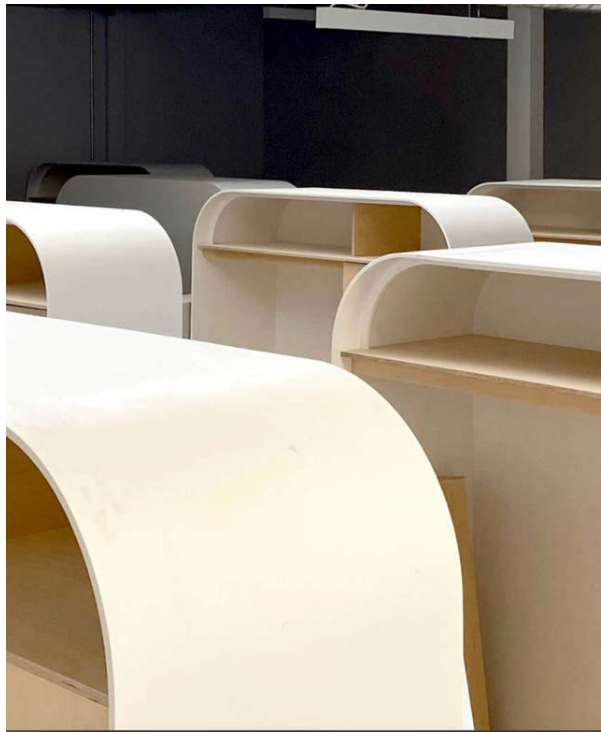
Cooperative Purchasing

State whether the resultant contract can be extended to other San Mateo County departments and/or public agencies in the San Francisco Bay Area upon their request. Your response to this inquirt will not affect the selection decision unless other factors are deemed to be equal by the County.

If our team is selected, the resultant contract may be extended to other San Mateo County departments and/or public agencies in the San Fancisco Bay Area.



DOME Sleep Pods for Interim Housing





Tab 08.

References

References

1. Confidential Client Various Projects

South San Francisco, California
Contact: Vi Nguyen
Title: Principal Project Manager
Company: Confidential
t: (650) 243-7315
e: nguyen.vi@gene.com



2. Pier 70 Parcel A

San Francisco, California
Contact: Jamie Choy
Title: Senior Director
Company: King Street Properties
t: (415) 216-3945
e: JChoy@ks-prop.com



3. UCSF Benioff Children's Hospital

Oakland and San Francisco, California
Contact: Antonio Ambriz, PMP, LEED AP
Title: Project Manager
Company: UCSF Benioff Children's Hospital
t: 925-234-1765
e: Antonio.Ambriz@ucsf.edu





Tab 09.

Statement of Compliance with County Contractual Requirements

Contract Comments

We have reviewed the agreement template in the RFP, if we are selected we would like to review the language for the following:

1. Liability not limited to our negligence (including “time is of the essence,” warranties, heightened standards of care, and uninsurable indemnity).
- Section 3.4 – “time is of the essence,”

- Section 4.5 – broad payment withholding could result in liability not tied to negligence

- Section 8.1 – uninsurable indemnity not limited to the extent of our negligence

- Section 9.3 – uninsurable indemnity for use of County’s equipment is not tied to negligence.

- Section 11 and Appendix E - insurance limits are OK, but, the insurance language requires technical edits to conform to our standard insurance program policies and to align with our business practices.

- Section 12.2 – prefer that exception to fee adjustment following Owner’s suspension is tied to our negligent errors or omissions.

- Section 13.3(c) –liability for damages not tied to negligence

- Section 2.2.3 - “prevailing interpretation” of applicable laws, not tied to “Standard of Care” and may create uninsurable warranty,

- Section 2.2.15 - if this extends to the Owner’s separate consultants or design-build subcontractors, this creates a heightened standard of care

- Appendix A at 3.4.1.21, 3.4.1.22, 3.4.2.8.2, – unlimited redesign to meet budget as part of Basic Services, not limited to our negligence.

2. Defense
- Section 9.3 – up-front defense obligation

- Section 8.1 - Uninsurable Indemnity, also it says that we shall not have duty to defend a claim but then states we must “assume responsibility...to investigate, analyze and defend and all issues alleged...to the extent arising out of our services...”
3. Insurance
- Section 11 and Appendix E - insurance limits are OK, but, the insurance language requires technical edits to conform to our standard insurance program policies and to align with our business practices.
4. Payment Withholding
- Section 4.2: payment can “take into account any adverse impacts on the Owner” – very broad withholding. Recommended drafting a limited but reasonable withholding provision.

- Section 4.3 – final payment subject to Owner’s “satisfaction” and your transfer of deliverables. Broad language, recommend striking term “to the reasonable satisfaction of Owner”
5. Miscellaneous
- Section 14.5(c) – this seems like inappropriate / inapplicable contractor language. Recommend striking

- The agreement lacks the right to rely on owner information, We would like to add language for this. ex: Geotech, Survery.





Appendix

Additional Information

Megan Koehler, AIA, LEED AP® BD+C

Principal In Charge

Megan believes that open communication and rigorous planning lead to strong teams with successful project outcomes. She has led projects both large and small, often simultaneously, as both a Project Manager and Project Architect. Megan enjoys the complex technical challenges of healthcare projects and the unexpected issues and problem-solving that arise in renovation work.

As Project Architect for the Lucile Packard Children's Hospital Stanford, she led the design team through construction of one of the most environmentally responsive, technologically innovative, and family-focused children's healthcare centers in North America. Her passions for sustainability and equity in practice are expressed through her involvement with the San Francisco Bay Area Living Building Challenge Collaborative and the AIA's Equity by Design committee.



Education

Bachelor of Architecture, Minor in Business Management, Carnegie Mellon University

Registrations

Registered Architect
California: C33585
Illinois: 001.020471

Accreditation

LEED AP® BD+C
U.S. Green Building Council

Years with Perkins&Will: 9

Years of Experience: 19

Project Experience

Confidential Client
Mass Timber Essential Services Building
South San Francisco, California

University of California San Francisco
UCSF Nancy Friend Pritzker Psychiatry Building
San Francisco, California

UCSF Mission Bay Benioff Children's Hopsital
Bed Expansion
San Francisco, California

UCSF Health
Helen Diller Medical Center New Hospital at Parnassus Heights
Master Plan, Functional and Space Programming
San Francisco, California

University of California San Francisco
- Benioff Children's Hospital Interior Design Guidelines
- On Call Concept Design Services
Oakland, California

Lucile Packard Children's Hospital Stanford
- Hospital Expansion
- Various Small Projects
Palo Alto, California

University of California San Francisco
HSIR
- Scoping Studies
- Seismic Improvements
- Fire Life Safety Improvements
- Exterior Improvements
San Francisco, California

Samuel Merritt University
Vertical Health Sciences Campus
Oakland, California

Good Samaritan Hospital
- CT Replacement
- Nurse Call Network Replacement
- Feasibility Studies: Endoscopy Relocation and Dialysis Relocation
San Jose, California

Regional Medical Center San Jose
- ED Expansion
- Reference Laboratory
- Ambulatory Surgery Center
San Jose, California

St. Mary's Medical Center
- Chapel Relocation
- ED Scoping Study
San Francisco, California

St. Luke's Medical Center
Quezon City, Philippines

John Muir Health
Family Medicine Residency Program¹
Concord, California

VA Mather
Specialties Clinic Medical Office Building¹
Mather, California

Children's Medical Center Dallas
- Heart Center Renovation¹
- Cancer Center Renovation¹
Dallas, Texas

¹ Prior to joining Perkins&Will

Matt Covall, AIA, LEED AP®

Project Executive, Main Point of Contact

As a licensed architect and Senior Project Manager with more than a decade of experience, Matt brings a keen eye for detail and clear communication to his work. Matt is not only knowledgeable in the technical needs of large-scale projects, but is adept at achieving the design and vision within strict budget and schedule constraints.

Matt also brings expertise in the development of three-dimensional models and graphics that aid in the presentation of the design to the client and user groups. Matt's experience ranges from master plans to mass timber buildings to speculative R&D projects. He offers a broad perspective that, combined with his technical expertise, is invaluable.



Education

Bachelor of Architecture
California Polytechnic University

Registrations

Registered Architect
California: C33973

Accreditations

LEED AP®
U.S. Green Building Council

Years with Perkins&Will: 10

Years of Experience: 15

Project Experience

San Mateo County
San Mateo Medical Center Administration Building
San Mateo, California

Illumina, Inc.
On-Call Projects
Foster City, California

Confidential Client
Various Projects
South San Francisco, Califonia

Bay Area Headquarters Authority
Various On-Call Projects
San Francisco, California

SKS Partners
1 De Haro
Spec Office/PDR Development
San Francisco, California

SKS Partners
1201 Bryant
Speculative R&D Development
San Francisco, California

SKS Partners
1400 16th Street
Speculative R&D Development
San Francisco, California

SKS Partners
270 Brannan Street
San Francisco, California

Beacon Capital
Ratio: Innovation Campus
Emeryville, California

Totus Medicines
Lab Fit-Out
Emeryville, California

Confidential Client
600, 630, 350 Gateway Boulevard
Life Sciences Development
South San Francisco, California

Confidential Client
1850 Bryant Street
Life Sciences Development
San Francisco, California

Pier 70
Parcel A
San Francisco, California

Confidential Client
Training Center
South San Francisco, California

Confidential Client
2800 3rd Street
Spec R&D Development
San Francisco, California

Golden State Warriors
Chase Center Office Towers
San Francisco, California

Hudson Pacific Properties
899 Howard Street
San Francisco, California

Ursula Currie, AIA, LEED AP®

Senior Project Manager

With over 30 years of experience, Ursula challenges herself to evolve and learn new things. After 25 years of working as an architect, she realized a personal ambition to contribute towards development in Sub-Saharan Africa. In 2016, she began a 2-year contract as a United Nations Volunteer in Malawai, where she was exposed to a sustainable approach to life born out of necessity, not choice. This inspired her to strive for a non-negotiable ecological approach to our lifestyle and growth in the developed world.

Before working in Africa, Ursula spent 8 years in San Francisco designing and managing institutional aquarium projects. She is strongly motivated to create delightful experiences for the building users and to place architecture appropriately on the terrain. Ursula mentors design and engineering teams to ambitiously strive for innovative solutions on her projects. Ursula weaves the process of Sacred Reciprocity through each project she works on: if something has been taken away, give something back in return.



Education	Project Experience
Bachelor of Science, Architecture Dundee University, Scotland, UK	Contra Costa County Administration Building Martinez, California
Bachelor of Architecture Glasgow School of Art, Glasgow, UK	Department of General Services Jesse Unruh Building Renovation Sacramento, California
Registrations	California Wildlife Center Marine Mammal Rescue Study* Malibu, California
Architect California: C 27501	
US Green Building Council LEED AP	College of Alameda New Liberal Arts Center* Alameda, California
Years with Perkins&Will: 2	
Years of Experience: 30	

Aquarium of the Bay New River Otter Exhibit San Francisco	Aquarium of the Pacific New Pacific Wing Addition* Long Beach, California
North Marin Water Department Water Quality Laboratory* Marin County, California	Monterey Bay Aquarium Restaurant Renovation* Monterey, California
Toledo Aquarium* Entire building renovation & new outdoor penguin exhibit Toledo, Ohio	

* Project completed by Ursula Currie as Lead Designer/PM while at EHDD

Mansi Maheshwari, AIA

Project Architect

Mansi is an experienced project architect with over a decade of experience. A talented technical designer, Mansi is well versed in managing challenging and complex projects. Mansi’s recent experience includes the confidential life sciences building, a mass timber warm shell and the UCSF’s Nancy Friend Pritzker Building. Mansi is always a pleasure to work with and plays a pivotal technical role on all her projects.



Education	Project Experience	Totus Medicines	Lighthouse for the Blind
Master of Architecture, 2014 Yale School of Architecture	San Mateo County Health Center Campus San Mateo, California	Lab Fit-Out Emeryville, California	Enchanted Hills Camp Napa, California
Bachelor of Architecture, 2010 School of Planning and Architecture, New Delhi	Confidential Client 600, 630, 350 Gateway Boulevard Life Sciences Development South San Francisco, California	Brookfield Investment Pier 70 Building 12 San Francisco, California	Trammel Crowe 490 Brannan San Francisco, California
Registrations		SKS Partners 1 De Haro San Francisco, California	Forge Realty Partners Berkeley FORGE Berkeley, California
Architect California: C-376961 India: CA/2011/51667	Beacon Capital Ratio: Innovation Campus Emeryville, California	University of California, San Francisco Department of Psychiatry & Behavioral Sciences Building San Francisco, California	
Years with Perkins&Will: 6			
Years of Experience: 11			

Ying Liu, AIA, LEED AP® BD+C

Senior Project Architect, Associate

Ying’s award-winning work has appeared in Architecture Record, Architect, Fortune, Architecture & Urbanism Magazine, and the New York Times. Her specialty in mixed-use development comes from the wide range of project types in the US, Asia and the Middle East. Over the past 18 years, Ying has worked for some of the most recognized firms, specializing in retail, super-high-rise offices, residential and hospitality design, leading project teams from concept design to construction document stage. Her personal design philosophy centers around merging vernacular and sustainable ideas. Her favorite projects include the Masdar Headquarters, which exemplifies a sustainable concept expressed through elaborate building geometry in a vernacular style.



Education

Master of Architecture

Master of Urban Planning,
University of Southern
California

Bachelor of Architecture

Tsinghua University

Registrations

Architect

California: C35971
Illinois: 001.018819

LEED AP® BD+C

U.S. Green Building Council®

Member, AIA

Years with Perkins&Will: 7

Years of Experience: 25

Project Experience

Confidential Client

Mass Timber Essential Services
Building
South San Francisco, California

Confidential Client

Various Projects
South San Francisco, California

Confidential Client

South Campus Improvements
South San Francisco, California

Gerding Edlen

1700 Webster
Residential Mixed-use
Oakland, California

University of California,
Hastings

198 McCallister
Campus Housing
San Francisco, California

Mesa Development

One Rincon Hill*
San Francisco, California

Jameson Real Estate

50 East Chestnut*
Chicago, Illinois

Magellan Group

340 on the Park*
Chicago, Illinois

Genzon Investment Group /
Kylli, Inc

Mixed-Use Development
Santa Clara, California

Lane Partners/SUDA

2100 Telegraph Mixed-Use*
Oakland, California

Brookfield Properties

Building 12
San Francisco, California

Four Corners Properties

200 Rhode Island
San Francisco, California

Madison Capital

2800 Third Street
San Francisco, California

OliverMcMillian

1911 Telegraph Mixed-Use*
Oakland, California

Amgen

Next Generation Lab*
San Francisco, California

IBEW Local 701

Union Headquarters*
Warrenville, Illinois

Bayer

B64 Office Renovation*
Berkeley, California

Chinese Academy of Science

Information Tower*
Beijing, China

Masdar, a Mubadala
Company

Masdar Headquarters*
Masdar City, United Arab
Emirates

China Greentown Group

Wenzhou Lucheng Shopping
Center*
Wenzhou, California

China Landsea Group

Pozijie Mixed-Use Retail
Center*
Changsha, China

* Project completed prior to joining
Perkins&Will

Casey Ozog, AIA, LEED AP®, NCARB, Certified Passive House Consultant

Project Architect

Casey brings over 7 years of experience in healthcare, education, and mixed use projects. Most recently, he worked on the Swedish Health North Tower in Seattle. He is passionate about sustainability in each of his projects, and is heavily involved with firmwide sustainability initiatives, mainly focused in building performace and energy modeling.

On the weekends, you can find Casey playing soccer around San Francisco, or watching a game with friends.



Education

Master of Architecture

University of Illinois at
Urbana-Chamapign

Bachelor of Science in
Architecture

Ball State University

Registrations

Architect

California: C 39459
Illinois: 001023794

Accreditations

LEED AP

US Green Building Council

NCARB

Certified Passive House
Consultant

Years with Perkins&Will: 5

Years of Experience: 8

Project Experience

Samuel Merritt University

SMU City Center Oakland
Oakland, California

Swedish Health

Swedish North Tower
Seattle, Washington

Partners Healthcare
International

Hangzhou CR Land
International Medical Center
Hangzhou, Zhejiang Province,
the PRC

Ambani Foundation

New Dhirubhai Ambani
International School
BKC, Mumbai, India

Seritage

Multiple Mixed Use Projects¹
Varies

Vassar Brothers Health System

Vassar Brothers Medical
Center²
Poughkeepsie, New York

1. Project completed by Casey
Ozog while Senior Designer at
CollisionRTKL

2. Project completed by Casey
Ozog while a Designer at
CollisionRTKL

DeVaun Salters

Designer

DeVaun is a designer that has experience in the documentation and construction administration phase of a project through commercial and transportation projects. His strengths and skillsets includes 3D modeling, drafting, and visualization. DeVaun's design approach is centered around user experience, contextual awareness, and client needs. To DeVaun, architecture is about creating spaces that are both functional and aesthetically appealing while providing an engaging experience for the user. DeVaun brings energy, positivity, and a drive to meet and exceed the client's expectations.



Education

Bachelor of Architecture
Virginia Polytechnic Institute and State University

Years with Perkins&Will: 4

Years of Experience: 4

Project Experience

Confidential Client
Mass Timber Essential Services Building
South San Francisco, California

Confidential Client
Various Projects
South San Francisco, California

American Express Lounge
San Francisco International Airport (SFO)

City of Newark
Newark Civic Center Design Build
Newark, California

Thomas Bravo
San Francisco, California

Beacon Capital Renovation Totus
Emeryville, California

Pioneer Valley Transit Authority
Bus Maintenance Facility*
Springfield, Massachusetts

Blacksburg Tarnsit
Blacksburg Transit/ Virginia Tech Multi-Modal Transit Facility*
Blacksburg, Virginia

* Prior to joining Perkins and Will

Nicole Avila

Interior Design Project Designer

Nicole brings over 10 years of experience in interior architecture and project management, with an emphasis on workplace design. While she has spent the past 5 years focusing on mixed-use residential projects in the San Francisco Bay Area, she has experience with a wide variety of project types, including healthcare, corporate office space, and tenant improvements. Nicole is adept at any task, from space planning to ensuring the move-in date is met.



Education

Bachelor of Interior Design
California College of the Arts

Bachelor of Fine Arts
University of San Francisco

Years with Perkins&Will: 2

Years of Experience: 18

Project Experience

Confidential Client
- Multiple Office Building Improvements
- Mass Timber Essential Services Building
- B20 TI and Sesmic Retrofit
South San Francisco, California

Confidential Client
TI Office Expansion
New York City, New York

Lucile Packard Children's Hospital
- West Building Phased Furniture Projects
- Interior Design Guidelines
Stanford, California

University of California, San Francisco
MB Bed Expansion
San Francisco, California

UCSF Nancy Friend Pritzker Psychiatry Building
Day 2 Renovation
San Francisco, California

Wilson Meany
Bay Meadows MU2&MU3 Lobby Design
San Mateo, California

Imperva, Inc.
Tenant Improvement*
Redwood City, California

Nevro, Inc.
Tenant Improvement*
Redwood City, California

* Project completed by Nicole Avila while Interior Design Lead & Project Manager at WKdesign Group

Khubi Damania, LEED AP® BD+C

Designer II

Khubi grew intrigued with architecture early by tagging along with her architect father on job site visits and client meetings in Mumbai, India, and got her B.Arch in short order. Work experience in India and New York prepared her for the Master’s Program at USC, where she thrived on the contrasting technical and conceptual coursework. With a passion for Healthcare Design, Khubi has worked on multiple remodels, furniture updates, and backfill projects in existing hospitals and medical office buildings in the last four years.



Education

Master of Architecture

University of Southern California

Bachelor of Architecture

Academy of Architecture, Mumbai

Accreditations

LEED AP BD+C

USGBC

Years with Perkins&Will: 7

Years of Experience: 2

Project Experience

UCSF Mission Bay Benioff

Children’s Hospital

Bed Expansion

San Francisco, California

Good Samaritan Hospital

Nurse Call Network

Replacement

San Jose, California

Lucile Packard Children’s

Hospital Stanford

MD Lounge Renovation

Palo Alto, California

University of California San

Francisco

Benioff Children’s Hospital

Oakland NICU Refresh

Oakland, California

Kaiser Permanente

Multiple Projects: Behavioral

Health Tenant Improvements,

Medical office Building Mental

Health Backfill Project1

Petaluma, CA

Kaiser Permanente

Multiple Projects: Hospital

CT Scanner Tenant

Improvements, Medical

Office Building Oncology/

Pharmacy Expansion Tenant

Improvements1

Santa Rosa, CA

Kaiser Permanente

Multiple Projects: Hospital CT

Scanner Tenant Improvements,

Hospital Gift Shop

Improvements, Hospital Chart

Room Re-roof Project1

San Rafael, CA

Confidential

Private Residential Building2

Mumbai, India

Project completed by Khubi Damania while a Designer at TLCD Architecture

Project completed by Khubi Damania while a Designer at Shakti Parmar & Associates

PAE KEY PERSONNEL



Grant Craig PE, LEED AP BD+C

Principal, Principal in Charge

EDUCATION

BSc (Hons) Environmental Engineering, University of Strathclyde, Glasgow, Scotland, UK

REGISTRATIONS

Professional Engineer: CA

US Green Building Council LEED Accredited Professional BD+C

PROFESSIONAL MEMBERSHIPS

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

Chartered Institute of Building Services Engineers (CIBSE)

US Green Building Council (USGBC)

Grant has nearly 25 years of experience in the planning and design of mechanical systems. As a principal, he works with teams to focus on regenerative, energy-efficient, and high-performing design, with experience leading dozens of all-electric and LEED-rated projects. By engaging in early communication with the design team, he develops creative concepts that respond to the architectural and sustainable goals of the project. He has collaborated with reputable clients throughout the San Francisco Bay Area including Google, LinkedIn, and Meta.

EXPERIENCE

Palo Alto Civic Center CRAC Replacement, Palo Alto, CA

Sunnydale Community Center, San Francisco, CA (Pursuing LEED Certification)

Santa Monica Ocean Avenue Project, Santa Monica, CA (Designed To LEED Certification)

Curran Theater Renovation, San Francisco, CA

Samuel Merritt University City Center, Oakland, CA

University of California Merced, Merced, CA

— Mixed Lab Building

— Arts & Computational Sciences Lab

University of California San Francisco, Joan and Sanford I. Weill Neurosciences Building, San Francisco, CA (Pursuing LEED Silver)





Marco Alves PE, LEED AP

Project Manager

EDUCATION

Master of Science, Mechanical Engineering, The Cooper Union for the Advancement of Science and Art, New York, NY

Bachelor of Science, Mechanical Engineering, The Cooper Union for the Advancement of Science and Art, New York, NY

REGISTRATIONS

Professional Engineer: CA

US Green Building Council LEED Accredited Professional

PROFESSIONAL MEMBERSHIPS

US Green Building Council (USGBC)

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

American Society of Plumbing Engineers (ASPE)

International Interior Design Association (IIDA)

Marco has 23 years of experience in mechanical systems design and project management. A skillful engineer and excellent communicator, he continually seeks to improve project team coordination and collaboration. A LEED Accredited Professional, Marco has been involved in the design of numerous energy efficient and LEED certified projects. His sustainable design experience includes horizontal and vertical geothermal heat exchange fields, dedicated heat recovery chillers, enthalpy recovery devices, dedicated outside air systems, and solar thermal arrays for pools and space heating. He has provided expertise for a wide range of project types including commercial office, laboratory, hospital, educational, and government facilities.

EXPERIENCE

San Mateo County Community College District, San Mateo, CA

- Building B5 Shower Report
- Boiler Burner Replacement

Sunnyvale Civic Center City Hall, Sunnyvale, CA (Pursuing All Electric, LEED Platinum, Net Zero Energy)

Union City Sanitation Building Phase 1, Union City, CA

Santa Rosa Junior College Data Center Study, Santa Rosa, CA

Palo Alto Regional Water Quality Control Plant, Palo Alto, CA (Pursuing LEED Certification)

Williams-Sonoma Rocklin Data Energy Modeling, Rocklin, CA

THERESA CURTIS, P.E., S.E., LEED AP

Senior Principal, West Region Leader



Project role

Structural Engineering Lead

Summary

Theresa Curtis oversees our operations in the Western United States. She has wide-ranging experience in structural design, from large, seismically base-isolated projects such as the Morris Hyman Critical Care Pavilion at Washington Hospital in Fremont, California, to small, but challenging renovations of existing spaces. Theresa specializes in alternative project delivery methods, including design-build, integrated project delivery and P3 across sectors such as healthcare, education, sports and government work.

Education

- M.S., Civil Engineering, 2006, University of California, Berkeley
- B.S., Civil Engineering, 2005, Rice University

Registrations

- Licensed Structural Engineer in CA
- Licensed Professional Engineer in CA
- LEED AP
- Registered California Emergency Management Agency Safety Assessment Program Evaluator

Professional activities

- Member, Structural Engineers Association of Northern California

Select project experience

Contra Costa County, Emergency Operations Center / Public Safety Building, Martinez, CA. Structural engineering for an emergency operations center (EOC). The project consists of two buildings, a two-story building that will serve directly as the new EOC and an adjacent one-story high bay lecture hall. The structures were designed to the Essential Services Building provisions of the California Building Code.

State of California, CalOES Southern Region Emergency Operation Center (EOC), Criteria Documents, Costa Mesa, CA. Structural engineering and protective design and security criteria for a single-story, 35,000-square-foot office building containing office space, an emergency operations center, shared training rooms and a separate warehouse building.

University of California, Merced, Conference Center and Emergency Shelter, Merced, CA. Structural engineering for a new conference center on campus that will also double as the campus emergency shelter. The conference center itself was designed to meet the Essential Services Building provisions of the California Building Code, while also functioning as the day-to-day conferencing location on the campus.

Superior Court of California, San Joaquin County Courthouse, Stockton, CA. Structural engineering for a 14-story, 340,000-square-foot courthouse with 30 courtrooms and associated administration, division, in-custody transport and holding spaces. The building includes two levels of basement and is pursuing LEED Gold.

NorthBay Healthcare, NorthBay Medical Center, Hospital Expansion, Fairfield, CA. Structural design of a LEED equivalent, 75,000-square-foot hospital addition. The project scope included the design of a new freestanding lobby. Other new components include diagnostic facilities, central sterile processing facilities, a kitchen and cafeteria, nursing units and surgical and imaging services. The expansion is the first OSHPD-licensed critical care facility designed using the ConXtech steel moment frame system. The project was designed and constructed via a modified integrated project delivery contract.

West Contra Costa Unified School District, Pinole Valley High School, Pinole, CA. Structural design of a new 240,000-square-foot high school replacement campus, including a three-story classroom and administration building, a library, a 600-seat theater, performing arts classrooms, a cafeteria, two gymnasiums and a field house. The buildings are a combination of tilt-up concrete and moment-frame structures. Project construction is phased to include a temporary campus, construction of a new campus and field renovation.

Washington Hospital Health Care System, Washington Hospital, Morris Hyman Critical Care Pavilion, Fremont, CA. Structural design of a three-story, 300,000-square-foot structure housing catheterization laboratories, an intensive care unit, a cardiac care unit and an emergency department. The building consists of a structural steel moment frame supported on a triple-friction pendulum base isolation system.

El Camino Hospital, Replacement Hospital, Mountain View, CA. Structural engineering for a 469,304-square-foot, five-story replacement hospital. The project scope included an expansion to an existing central plant, with interconnecting utility tunnels, a remodeling the existing north addition and a parking structure.

Thornton Tomasetti

KEY PERSONNEL

Below is a brief resume of Jackie Luk, who will be the principal-in-charge and main contact for this project.

Jackie Luk, Principal

- Professional Engineer: Registered Civil Engineer, California #C75724
- Professional Land Surveyor: Registered Licensed Surveyor, California LS#8934
- Education: Bachelor of Science, Civil Engineering, University of California, Berkeley, May 2006.
- Years of Service with Team: 16

Experience Summary

2006 – Present: Engineer/Surveyor/Principal, Luk and Associates.

- *Engineering Duties:* Prepare construction documents, specifications, engineering calculation and cost estimates for civil engineering on- and off-site improvements. Interact with cities, public agencies, developers, architects and consultants for project design.
- *Surveying Duties:* Manages and prepares the company's topographic, boundary and ALTA surveys, tentative and final maps, condominium plans, and construction staking.

As both a licensed civil engineer and land surveyor, Ms. Luk has extensive experience working on projects in the Bay Area in both a surveying and engineering capacity. Ms. Luk is able to address critical issues for surveying, right-of-way issues, and design constraints at the front end mission planning stage so that the project progresses in an orderly fashion, meets critical milestone dates and adheres to targeted budget parameters. She has therefore developed a deep understanding of both the requirements of cities and counties throughout the Bay Area as well as great working relationships with staff at various municipal agencies.



ATTACHMENT I

Assurance of Compliance with Section 504 of the Rehabilitation Act of 1973, as Amended

The undersigned (hereinafter called "Contractor(s)") hereby agrees that it will comply with Section 504 of the Rehabilitation Act of 1973, as amended, all requirements imposed by the applicable DHHS regulation, and all guidelines and interpretations issued pursuant thereto.

The Contractor(s) gives/give this assurance in consideration of for the purpose of obtaining contracts after the date of this assurance. The Contractor(s) recognizes/recognize and agrees/agree that contracts will be extended in reliance on the representations and agreements made in this assurance. This assurance is binding on the Contractor(s), its successors, transferees, and assignees, and the person or persons whose signatures appear below are authorized to sign this assurance on behalf of the Contractor(s).

The Contractor(s): (Check a or b)

- ☐ a. Employs fewer than 15 persons.
- ☒ b. Employs 15 or more persons and, pursuant to section 84.7 (a) of the regulation (45 C.F.R. 84.7 (a), has designated the following person(s) to coordinate its efforts to comply with the DHHS regulation.

Name of 504 Person: Natalie Tan

Name of Contractor(s): Perkins&Will

Street Address or P.O. Box: 2 Bryant Street, Suite 300

City, State, Zip Code: San Francisco, California, 94105

I certify that the above information is complete and correct to the best of my knowledge

Signature:



Title of Authorized Official: Associate Principal

Date: December 15, 2023

*Exception: DHHS regulations state that: "If a recipient with fewer than 15 employees finds that, after consultation with a disabled person seeking its services, there is no method of complying with (the facility accessibility regulations) other than making a significant alteration in its existing facilities, the recipient may, as an alternative, refer the handicapped person to other providers of those services that are accessible."