

**PROPOSAL  
PRESENTED TO THE  
CITY OF MANHATTAN BEACH, CALIFORNIA**

**FOR  
NEEDS ASSESSMENT AND EVALUATION OF OPTIONS  
RELATED TO THE DELIVERY OF SEVERAL CITY FACILITIES**

**REVISED  
JANUARY 13, 2016**



**SUBMITTED BY  
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## APPENDIX – RESUMES

## COVER LETTER / LETTER OF INTEREST

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Tony Olmos  
Director of Public Works  
City of Manhattan Beach  
3621 Bell Avenue  
Manhattan Beach, CA

Dear Mr. Tony Olmos,

The city of Manhattan Beach is poised to investigate the feasibility of moving forward on a number of capital improvement projects. Design and construction of these facilities is a highly specialized field, and **Griffin Structures, Inc.** (Griffin) brings more than three decades of project management and construction management expertise. Griffin's has managed the design and construction of a number of facilities similar to those involved in this project. Our Team understands the distinct challenges in managing the design and construction of important facilities and the intricacies with each unique site.

Griffin Structures' experience is long and significant providing needs assessments, facilities planning, analyses, and feasibility studies to the public sector with an emphasis in civic building knowledge. Mr. Dustin Alamo and Mr. Bob Hall, our in-house needs assessment experts, bring over four decades of experience in the master planning, need assessments, and phasing of government facilities. In the last few years, our Team has recently completed similar studies for Buena Park's OCFA Fire Station No. 61, Lake Forest City Hall and Community Center (currently under design), and the Fullerton Multigenerational Community Center and Pool. We bring current, direct and relevant experience to your project. Moreover, many of our needs assessments have resulted in successfully constructed projects and excellent client relationships.

Griffin Structures will be teaming with LPA, Inc. (LPA), a leader in the architecture and engineering community for its work in civic design. LPA is lead by principals, Jim Wirick and Rick D'Amato, who will be critical to our Team and have significant experience in these product types. Our Team has successfully planned, designed, and constructed buildings together.

In summary, the Griffin team is well qualified and immediately available to begin services. Thank for this opportunity to propose on this work. If you have any questions, I will be available to you via cell phone on a 24/7 basis.

Thank you,



Dustin Alamo  
Vice President  
Griffin Structures, Inc.  
949-280-4441

## **PROPOSED TEAM—OVERVIEW OF FIRMS**

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### **PROPOSED TEAM**

To perform this project we propose a Team comprised of representatives with skillsets ranging from programming, space planning, architecture and engineering, project management and construction management expertise. These skills are noted in the following two firms:

- Griffin Structures, Inc., will provide project management, communications, and needs assessment services in the performance of the project activities. Griffin will also provide cost estimation services for suitable decision-making purposes.
- LPA will supply the architectural services, which are required, including physical review of current facilities to the extent that reuse is envisioned.

### **GRIFFIN STRUCTURES, INC.**

Founded in 1981, Griffin Structures, Inc., is a diversified professional services company serving the public and private sectors continuously since 1981. Griffin Structures offers its clients a wide portfolio of services such as:

- Needs Assessments / Site Assessment and Planning
- Master Plan Development / Strategic Phasing Services
- Project Financing
- Program / Construction Management
- Integrated Project Delivery
- Design-Build
- Public-Private Partnerships (P3)
- Owner Representation

The key to our company's success lies in the continuous hands-on involvement of our principals and their insight into the complexities of the planning and delivery of public facilities. Our personalized approach has produced an extensive, award-winning portfolio. Griffin Structures also has a proven and critically important track record working with our Team partner, LPA Inc, who provided architectural services for many civic projects in our long partnership.

Griffin Structures provides clients with an "every step of the way" full spectrum of proven program management and project delivery services in planning, design, development, and construction processes, from entitlements through construction. Each of our principals have many years of individual experience in the design, development, finance, and construction industries, and are licensed professionally in the State of California in both the design fields (Architecture and Civil Engineering) and the construction industry (General Contractor's licenses A and B), bringing a comprehensive approach to the successful management of the construction process. We have experience with a variety of product types and building types (Type I through Type V) in both the public and private sectors; the breadth of this background is considerable, and affects the quality and outcome of all projects. Griffin Structures' wide experience with both public and private sector development projects allows us to bring the best aspects of each to the other.

Significantly, a very large percentage of Griffin's work (more than 75 percent of our last five years' CM construction value) has been for government organizations. We have managed the delivery of multiple projects of various sizes and complexity, from renovation of office buildings to ground-up new construction of city facilities. Our portfolio includes city hall buildings, commercial buildings, police

and fire headquarters and stations, libraries, community/senior centers, recreation centers with pools, corporation yards, parks and trails, parking structures, and related infrastructure improvements.

Jay Helekar, who will perform the cost estimating tasks of this project, has twenty years of cost estimating experience on a wide variety of projects including both renovation and new construction. He has a unique perspective on the industry in part due to having been both a preconstruction manager and a general contractor. His skills include cost estimating, LEED analysis, value engineering, constructability reviews, master planning, and scheduling. Recent public agency and government activities include a diverse list of complex projects.

## **LPA, INC.**

LPA, Inc. is a multi-disciplinary organization providing professional services in the fields of architecture, landscape architecture, land planning, urban design, and interior design. Since its establishment in 1965, LPA, Inc. has been known for its design solutions, strong project management, and for exceeding client expectations. Over the years, the firm and its principals have been repeatedly recognized for their leadership in providing innovative solutions in all aspects of the built environment. For over three decades, LPA has long been recognized as an architectural leader for civic buildings throughout the state of California.

### **Sustainable Innovators**

At LPA sustainability is our passion. For more than 40 years our firm has been advocating the message that sustainable design can be achieved on any project, budget, building type and location. We believe sustainability is the foundation of beneficial, timeless design, which transcends culture and trends. Long before the popularity of the green building movement, LPA professionals worked under the belief that sustainable design is smart design, and this consideration still remains true.

As a pioneer in the sustainable building movement LPA uses cost-effective design and completion techniques, to achieve project success. LPA has demonstrated with built projects that sustainable design isn't equivalent to more expensive design, but it can very well add savings and value to any project type.

### **Design Excellence**

More than 600 major design awards attest to LPA's commitment to design excellence. Having achieved the California Council of American Institute of Architects "Firm Award" recognizing more than 25 years of design excellence, LPA understands the ultimate success of any project is measured by client satisfaction.

These awards serve as a living testimony of LPA's ability to meet the efficiencies and functionality our clients expect and deserve. Of more than 600 awards, 195 have been received from the American Institute of Architects (AIA) National, State and Component Chapters. The acknowledgement of these prestigious awards from our peers only strengthens our resolve and dedication to a consistent design approach that has been sustained throughout LPA's history.

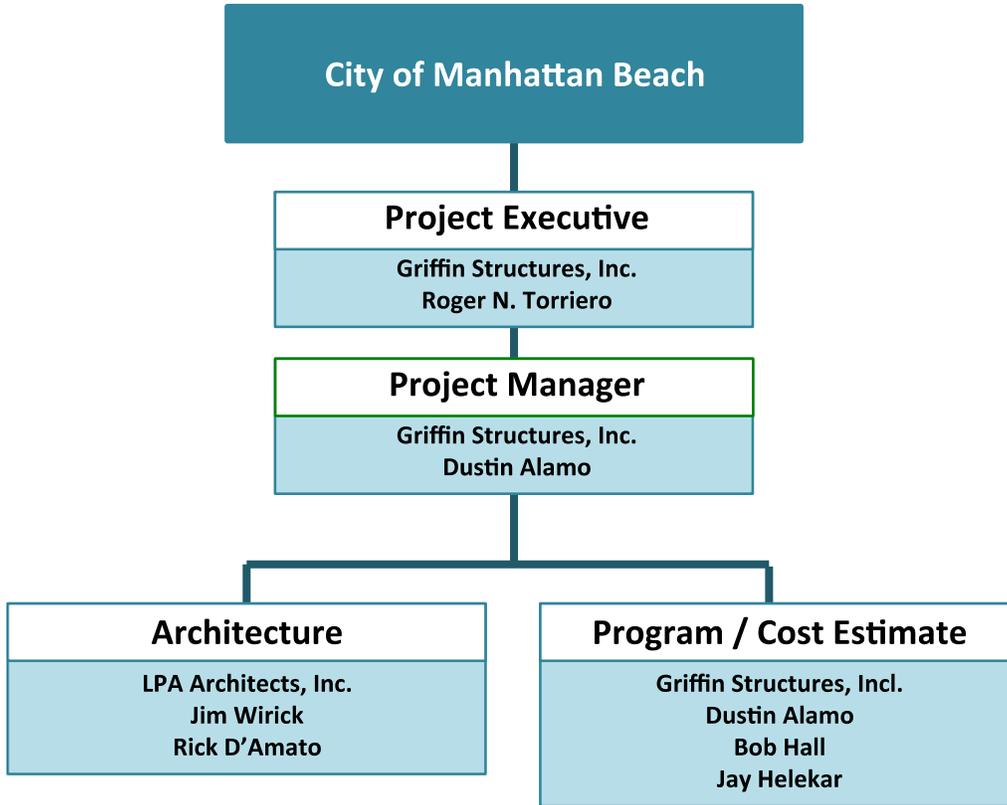
## PROPOSED TEAM—QUALIFICATIONS OF PERSONNEL

The following table summarizes the specific individuals from the respective firms who are proposed on this project. Full resumes of these Team Members are attached in Appendix A.

Team Member	Role	Qualifications / Similar Experience
<b>Griffin Structures, Inc.</b> <i>Program Manager / NA</i>		
<b>Roger Torriero</b>	Principal In-Charge	Roger is the founder and CEO of Griffin Structures, Inc. With 35+ years experience, Roger brings an extensive background in providing project oversight for all Griffin projects. His experience includes the Lake Forest City Hall, Hesperia City Hall, Westminster Parking Structure, OCTA Tustin Parking Structure, Buena Park Fire Station, Tustin Fire Station and Fullerton Community Center and Pool.
<b>Dustin Alamo</b>	Project Manager	Dustin is trained in architecture, and is knowledgeable in the broad aspects of design. He understands the process and skill-set required for developing and building architectural programs, site plans, floor plans, elevations, and technical detailing. He also is skilled in design technologies, is a LEED® accredited professional, and is a licensed Real Estate Broker in the state of California.
<b>Jay Helekar</b> Principal	Cost Estimating	Jay Helekar, has twenty years of cost estimating experience on a wide variety of projects including both renovation and new construction. He has a unique perspective on the industry in part due to having been both a preconstruction manager and a general contractor.
<b>Bob Hall</b>	Needs Analyst	Bob Hall has 30+ years of experience in programming and space planning civic facilities. Bob is highly skilled at analyzing tradeoffs and options and clearly articulating them for clients to make focused decisions.
<b>LPA, Inc.</b> <i>Architects</i>		
<b>Jim Wirick, AIA</b> <b>LEED AP</b>	Principal; Design Administration	Mr. Wirick has been the Principal In Charge for a number of successfully completed civic projects such as community centers, libraries, city halls, and police stations. His experience involves various types of new construction and renovations for public and private entities alike.
<b>Rick D'Amato, AIA</b> <b>LEED AP</b>	Principal; Lead Designer	Mr. D'Amato, Architect and LEED Accredited professional, has designed a number of public projects with an emphasis on sustainable design. Mr. D'Amato's design experience is reflected in a number of similar projects.

**ORGANIZATIONAL CHART**

The following is a proposed Team organization chart, showing the relationships of each of the Team Members. Note that we propose Dustin Alamo as the day-to-day primary point of contact for the project.



## PROPOSED SCOPE AND SERVICES

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### BACKGROUND / OVERVIEW

This project addresses certain Manhattan Beach facility needs, assessing the size and nature of new space requirements, architectural concepts by which the needs can be met in new construction, and the costs associated with the delivery of those facilities. This will allow the City to continue its capital planning for these projects, and will provide a framework by which a comprehensive master plan can be assessed in terms of delivery schedule and budget. The projects included here are

- New construction and replacement of Fire Station #2.
- New swimming pool facilities at Polliwog Park or new swimming pool facilities / expansion to Adventure Plex at Marine Park.
- New replacement City Hall facilities with associated structured parking.

### FIRE STATION #2

Fire Station 2 is located at 1400 Manhattan Beach Boulevard, and was officially opened December 12, 1954. At approximately 3,000 square feet, this station houses one Paramedic Engine Company, E22. This station's first in responsibilities are Sepulveda Boulevard to Aviation Boulevard to the east and from Artesia to Rosecrans. This station also responds to Mutual aid calls in the surrounding cities and strike teams to areas of southern California during brush fire seasons.



In comparison, the 16,000 sq. ft. Station 1, located near City Hall at 400 15th Street, was officially opened July, 2006, and houses Engine 21 (crew of 3), Paramedic Rescue 21 (crew of 2), a BLS Ambulance (A21, crew of 2), one command vehicle (crew of 1), and administrative offices (3 staff, including the City Fire Chief).

Consequently, Fire Station 2 is over 60 years old, and was not designed to include the modern fire service facilities, which are expected today for necessarily increasing the response times for crews. With replacement, it is also possible to refine the mission of the station and consider location of certain other reserve or active apparatus at that location, possibly also allowing some transfer of resources, which now must be located at Station 1.

Our proposed activities will include the assessment of facilities requirements at Fire Station 2, beginning with a discussion of its mission, and the levels of staffing and equipment, which will be based there. Space and facility components of Fire Stations depend primarily on the number of bays needed to house the apparatus and equipment deployed out of the station location, and the added service modules which may be considered, including training, storage, maintenance, medical support, and many others.

After meeting with the Fire Administration, we will compile this information into our project documentation, and will compute programmatic space needs for a future station. This will be further formulated into a Conceptual-level Architectural Program for use by our Team Architect. In a workshop

setting, we propose to present the Program and preliminary Conceptual Design elements to city representatives for review of the operational assumptions on which the plans are based. We plan for possibly one round of revision based on city review of options, plan, and operational assumptions for the new facility.

Based on the outcome of the workshop meeting, a Conceptual Plan for the replacement facilities will be prepared, and discussed with the city. Upon approval, we will then compute project schedule and budget estimates (consistent with the conceptual level of the architectural information), for City consideration.

## **IMPROVEMENTS TO THE POOL AT POLLIWOG PARK / MARINE PARK**

The City's aquatics programs are offered at Begg Pool almost year round. This includes youth and adult instruction, recreational swimming, water fitness, lap swimming, a competitive swim team and special events. The Foster A. Begg Pool is located on the campus of Manhattan Beach Transition School, which is adjacent to Polliwog Park. Parking is available on Manhattan Beach Boulevard and on the nearby streets. The five-lane, open-air pool is heated. Dressing rooms and showers are available for pool guests.

The City is interested in expanding and improving its aquatic program, and may consider improvements (that is, new pool facilities) either at the existing site (Begg Pool), or possibly integrated into programs at Marine Park.

At Marine Park, there is consideration of some possible integration into the Adventure Plex program there. Adventure Plex is a Beach Cities Health District Program, and operates in a new 20,000-square-foot youth fitness center designed to challenge children physically, mentally and intellectually with non-stop activities in a safe, structured environment. The project currently consists of an outdoors playground with rock climbing walls and ropes course, gymnasium, studio, multi-purpose room, classrooms, arts and crafts rooms, and fitness center. The City may consider some partnership options that provide an aquatic program that could be integrated into Adventure Plex. Alternatively, a new pool facility may be design and constructed at Marine Park, independent of Adventure Plex.

We propose to interview City staff involved in the current aquatic program, and to identify capacity and program elements that might be included in a new facility. These options may include multi-generational programs, youth programs, and programs for different-ability persons, as the City may elect. Each of these affect preferred pool design and flexibility of its operation.

Following our data collection activities, we will compile a draft conceptual space program for new facilities, which meet the parameters and program goals the City chooses. This information, along with preliminary conceptual design components, will be presented in a workshop setting to various involved City representatives for discussion, setting a final design direction, and selection of site for further analysis by our Team. Upon approval to proceed, we will then develop a suitable conceptual design solution on the identified site, meeting the operational and functional requirements and capacities as worked out in the workshop.

This conceptual design will be presented to the city for its approval, and our team will then complete this part of our proposed analysis with the computation of conceptual-level cost estimates and corresponding project schedule requirements.

## **CITY HALL AND PARKING STRUCTURE**

The previous Manhattan Beach City Hall was built in the first decade of the 20<sup>th</sup> century, and served the city for 55 years. But government outgrew the facilities, and a moderate earthquake in February of 1971 seriously damaged the old building. It was vacated, and city offices moved into temporary facilities for a time, while construction of a new facility, the existing City Hall, was planned. The 1916 cornerstone failed to reveal any historical mementoes, but city officials implanted it in the wall of the new City Hall to keep historical tradition alive. The cornerstone of the new building is said also to contain a time capsule. Traditions are very important in Manhattan Beach.

As time passed, additions, expansions, and adjustments have occurred, and city government technologies have advanced. The once, new, City Hall is now an old building, which does not serve the current city needs, as they now have now evolved.

The first requirement in addressing the city hall requirements is to determine, initially at a high, conceptual level, the true space and facility needs of City Hall operations. We propose to undertake a careful conceptual program assessment of City departments located, or slated to be located in new City Hall facilities, and to determine a tabulation of space requirements of the City. This will be supported also by an assessment of relationships and proximities, technological options and requirements, current codes and legislative mandates, and options of modern office practices for efficient space use.

We will obtain information from each relevant department, including observation and baseline accounting of existing space use, interviews with department representatives, review of budget and other information pertinent to existing and planned staff levels, and collection of other data as needed. Space standards will be discussed with City project management personnel, and we will use the chosen workstation allocations in computation of office space needs for each organizational component.

We will then compile a draft conceptual space program for new City Hall facilities, including information about relationship clustering, adjacency layout planning, special technical requirements, shared support and conference opportunities, special equipment or utility needs (if any), and other information which may guide subsequent analysis of conceptual design options, facility needs, and associated estimates of probable construction costs. The conceptual space program will be presented to designated City review personnel for review in a workshop setting, along with conceptual design components and options for consideration by the City team.

Upon approval we will then develop a suitable conceptual design solution on the identified site, meeting the operational and functional requirements and capacities as worked out in the workshop. When this conceptual design is approved, we will proceed with the computation of conceptual-level cost estimates and corresponding project schedule requirements.

## **TECHNICAL CAPABILITIES**

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The following paragraphs summarize a few of the special technical capabilities of our team, and give an overview into the factors, which differentiate us from others who might perform similar services.

### **INNOVATIVE ANALYSIS**

Our team is lead by Dustin Alamo, who brings years of work with a wide variety of City clients in the assessment of facilities needs, and approaches by which these diverse needs may be met. We take a hands-on approach to needs assessment. We view the current use of space to understand how work is conducted and how habits of space use may be contributing to the apparent sense of need today. We interview user departments and discuss space use drivers, legislation, technology, unique staffing needs, seasonal changes, public access and meeting areas, security, and other parameters.

Above all, we focus on a range of solutions to the space needs challenge. Understanding the current needs leads to an understanding of future needs and how those needs are to be met. This may lead to a determination that a respective operation needs an addition of space, but more often we find that new approaches to workstation configuration, use of file technologies, and other innovative approaches can significantly reduce problems of space use and space inefficiencies today. The result is that the needs analysis may lead in some areas to space reductions and in other areas to space increases. New equipment and approaches may resolve many issues. The old standards of square feet per person are invalid, and must be assessed on a workstation basis, with analysis of how the employee uses his or her time, how teaming and technology are employed, and how innovation in the workplace is changing the daily routines.

### **ACCURATE COST ESTIMATES**

It should be noted that Griffin Structures is a Program Management firm. We deliver buildings to the public sector, “from concept to keys.” We understand the bidding and construction process, and manage it daily in our various projects in California. Consequently, we understand the bid markets, and the current conditions by which construction costs are being driven. Our estimates of probable cost are necessarily “high level” in projects of this type, since the only things available are conceptual sketches and a loosely formed statement of programmatic specifications. Still, with our experience and understanding, we are able to provide conceptual estimates that will stand up to the lengthy process of planning, design, bid, and delivery yet to come. We apply reasonable contingencies that are based on tightly formed levels of uncertainty, and which allow use to produce accurate estimates of probable cost on which City capital planning can rely.

## **PROJECT EXPERIENCE**

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### **TEAM EXPERIENCE**

As noted above in the discussion on the companies that make up our proposed team, we have collectively worked together on numerous projects similar in nature to the one proposed here. We understand how to work seamlessly in the execution of the proposed work, and have both collective and separate project experience. In the following pages, we present certain specific projects and references that demonstrate the deep skills, experience, and proven performance of our Team.

## **FEE PROPOSAL**

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### **FEE**

For this work, Griffin Structures, Inc., proposes the following lump-sum Professional Services Fee:

Fire Station	\$15,000
Swimming Pool	\$12,500
City Hall and Parking Structure	\$20,000
Reimbursable Expenses	\$2,000
<b>Grand Total</b>	<b>\$49,500</b>

Invoices for work will be presented monthly, based on Griffin's estimate of percentage of work completed. This fee is based on any and all reasonable costs necessary to provide the scope of services described in this Proposal.

### **TIMELINE**

For the work proposed, Griffin will complete this project with delivery of all project materials within 3 months from the project start (kick-off). The final report will be submitted at the end of this period, including a presentation to Council if so directed. This timeframe assumes the required availability of staff for interviews, ready availability of plans and other materials which will be requested, access to the existing facility for survey, timely reviews and approvals to proceed at each review point, and a continuous project work plan.

## **APPENDIX – RESUMES**

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## ROGER N. TORRIERO

CEO, Principal In Charge

Griffin Structures, Inc.



### EDUCATION

Bachelor of Architecture  
Syracuse University, New York

Master of Architecture (Urban  
Planning), Accademia di Belli  
Arti  
Firenze, Italia

### REGISTRATIONS

Registered Architect  
California and New York

California Contractor License:  
#793600, Classes A & B

### PROFESSIONAL AFFILIATIONS

U.S. Green Building Council,  
*Member*

Urban Land Institute, *Member*

American Public Works Association

National Association of Industrial  
& Office Parks, *Member*

Associated General Contractors of  
America, *Member*

Construction Management Association  
of America, *Member*

Design-Build Institute, *Member*

Following his completion of the architecture program at Syracuse University (B. Arch.) and the Urban Planning Program at the Accademia di Belli Arti, Firenze, Italy (M. Arch.), Roger Torriero joined the family construction business in Pennsylvania. Subsequently, upon relocating to California in 1977, he was employed by Pacific Mutual Life Insurance Company as its Director of Realty Development. During his tenure, he was directly responsible for more than \$400 million in realty development and construction, which included Pacific Mutual Plaza, a signature \$80-million, mixed-use office development located in Newport Center, Newport Beach, California.

In 1981, Mr. Torriero formed Griffin Holdings, which has developed a number of significant and successful office, commercial, resort and master planned/mixed-use real estate projects throughout California, Nevada and internationally.

The first undertaking was a \$150-million, joint-venture between Ahmanson Commercial Development, Inc. and Griffin Holdings involving the development of two, 12-story, multi-award winning, 550,000-gross-square-foot office buildings and a multi-level, 2,000-stall parking structure. This project served as the western Regional Headquarters for Unisys, MCI, and American Bankers Insurance Group.

He subsequently formed Griffin Advisors, Inc. and Griffin Structures, Inc., which in association with Griffin Realty Corporation were integrated into the Griffin Holdings' organization. Recent representative, completed projects include Cornerstone Development in Henderson, Nevada, a \$1-billion commercial, mixed-use development that included a 100-acre regional park dedicated to the city of Henderson and Castiglion del Bosco, a \$500-million resort, residential, and hotel project in Tuscany, Italy, which was developed in association with members of the Salvatore Ferragamo family. Mr. Torriero is a partner with The Related Companies in the planned development of City Center, a 230-acre, 8-million-SF, mixed-use project in Santa Clara, California.

Mr. Torriero's extensive and successful involvement in virtually all aspects of real estate development, finance, design, and construction provides Griffin Holdings with a special expertise in both the conceptualization and the realization of complex and challenging projects. He is considered expert in forward planning, finance, entitlements, public/private ventures, project delivery methodologies, and community-based participatory planning: all

critical to success in today's complex political and economic environments. Owing to his project experience in Italy, Mr. Torriero also has considerable expertise in the adaptive re-use of historical structures.

His involvement in numerous organizations has included the Urban Land Institute, the National Association of Industrial and Office Parks, and is a member of the Associated General Contractors of America, Construction Management Association of America, the Design-Build Institute and the US Green Building Council. Mr. Torriero's public service has included serving on the Historic Fox Theatre in Fullerton, Board of Directors; American Public Works Association, Congress 2012 Committee; and a Founding Member of the Vietnam War Museum. Throughout his career, Mr. Torriero has provided expertise and guidance to the Bowers Museum of Cultural Art in Orange County serving on the Board of Governors and as Chair of the Facilities Committee during its multi-year expansion and renovation.

## DUSTIN ALAMO

### Project Manager

### Griffin Structures, Inc.

Dustin brings current space programming, architectural, and design skills to Griffin's Strategic Planning and Needs Assessment Team. Since joining Griffin, he has directed and participated in numerous needs assessment and master planning projects for a range of facility types, including law enforcement facilities, fire safety facilities, library / cultural arts buildings, community and senior centers, office buildings, utility facilities, corporation yards, and others.



#### EDUCATION

Bachelor of Architecture  
University of Colorado, Boulder

#### PROFESSIONAL AFFILIATIONS

US Green Building Council, Member

Construction Management Association of America, Member

#### LICENSES / REGISTRATIONS

State of California Licensed  
Real Estate Broker

LEED Accredited Professional

With a formal background in architecture, Dustin is knowledgeable in aspects of design, ranging from the conceptual, schematic, development, and construction phases. He understands the process and skill-set required for developing and building architectural programs, site plans, floor plans, elevations, and technical detailing. He also is skilled in design technologies, and brings extensive capabilities with such tools as Autocad, Sketchup, the Adobe Creative Suite, and others. Dustin is a LEED® accredited professional and a licensed Real Estate Broker in the state of California.

#### RELEVANT PROJECT EXPERIENCE:

**Buena Park OCFA Fire Station No. 61 Feasibility Study** – Griffin was hired to perform a feasibility study for the City to determine whether or not they would move forward with the project. Dustin managed the needs assessment process which included meeting with OCFA and City representatives to interview and determine the required space needs. He also managed the design team in development of conceptual drawings along with development of a total project cost estimate, all which were presented to City officials for their review and approval.

**Lake Forest Civic Center (City Hall, Community Center, Performing Arts Center, and Sheriff Substation) Needs Assessment** – Dustin managed the City of Lake Forest Civic Center Needs Assessment. The City Hall was assessed by Griffin back in 2004, and was again retained to perform and assess current and accurate space requirements that align with the city's operational objectives. Data collection components included physical inspections, questionnaires, and interviews to extract necessary city staff information. Additionally, a web survey and a community workshop were conducted as an essential tool for collecting public opinion for optional amenities. The result of the study produced the space requirements for a City Hall, Sheriff Substation, Council Chambers / Performing Arts Theater, and a Community / Senior Center. The needs assessment was subsequently accompanied by a conceptual site plan with illustrative imagery of the site vision, and cost estimates for total project delivery of the Civic Center campus.

**County of San Bernardino Master Plan** – Dustin managed this complex project which began with developing an implementation plan for a consolidation of the government functions into two core campuses. With over 20 buildings occupied by the County, the implementation plan was created to renovate existing buildings and consolidate departments into 10 buildings over a course of 7 key steps. Primary objectives were to (a) renovate maximum space at each phase to reduce costs, and (b) mitigate disruption to the existing operations to the degree possible. The implementation plan also included reviewing the campus parking plan which consisted of over 2,500 stalls relative to access, circulation, and landscape features. Additionally, a facility condition review and exterior renovation analysis were included as part of the project.

**Colton Civic Center Needs Assessment** – Griffin Structures was engaged to determine the facility needs for the primary components of the existing Civic Center (City Hall, Police Department, and Library), and to identify, examine, and assess the feasibility of several options for long-term improvements that meet these requirements. The project resulted in the identification of five different approaches by which the civic center facility needs could be provided, and an evaluation of the pro's and con's associated with each option. Order-of-magnitude budgets were prepared to assist in the assessment, and various approaches for phasing the implementations were reviewed.

**Representiave Projects**

Laguna Beach Village Entrance

Bloomington Library Preconstruction Services

Huntington Beach Senior Center Preconstruction Services

Fullerton Community / Senior Center Facility Condition Assessment

Newport Beach Community Center Needs Assessment

Boys & Girls Club of Capistrano Valley: Aliso Viejo Boys & Girls Club Needs Assessment

Yucaipa Community Needs Assessment

Yucaipa Police Department and Library Needs Assessment

Irvine Police Department Feasibility Study

City of Garden Grove – Public Safety Master Plan

Tustin Police Department Emergency Operation Center (EOC)

Westminster Police Department Training Range

Westminster Corporate Yard Needs Assessment

Monterey Park Corporate Yard Needs Assessment

Newport Beach Corporate Yard Needs Assessment

Tustin Corporate Yard Needs Assessment

Walnut Creek Corporate Yard Needs Assessment

Imperial Irrigation District (IID) Headquarters Space Assessment

Coachella Valley Water District Laboratory and Warehouse Needs Assessment

Seal Beach Facility Condition Assessment

# BOB HALL

## Needs Analyst

## Griffin Structures, Inc.



### EDUCATION

PhD, Mathematics

LEED Accredited Professional

### PROFESSIONAL AFFILIATIONS

US Green Building Council, *Member*

Bob Hall has extensive background in pre-architectural programming, facilities planning, needs assessment, operational modeling, functional analysis and interpretation, and projection of operations and facility requirements. He has expertise in business technologies, communications and data reengineering effects on operations, and space requirements in the knowledge-based organization. His work is often focused on strategic development and strategy implementation.

He has built an expertise in understanding how users of information restructure themselves to make use of expanded power of their systems, facility resources, and support technologies. Facilities functionality is crucial to the effective implementation of better through-put, improved information systems, focused client awareness, and higher value operations. To this end, Bob Hall is a leader in understanding the linkages between smart facilities planning and the right-sizing effective in today's Government environment.

Bob Hall completed more than seventy-five government or institutional projects and is experienced in the full-range of specialized facilities including general government (City and County, including growth modelling, administrative facility planning, consolidation studies, and efficiency analysis), recreation (sport planning, community center planning, community workshop design), law enforcement (both City and County), fire departments (suppression, prevention, support), justice agencies (civil and criminal courts, detention facilities, and support facilities), corporation yards (including space needs analysis and site consolidation analysis), warehouse and materials handling facilities, and other facility types.

In addition to developing needs assessments and traditional pre-architectural programs, he has evaluated organization and management systems, developed long-range projections of operations and facility needs, developed both operational and physical facility plans, evaluated service options, and developed and evaluated large-scale site master plans. He also has experience participating in other phases of services related to program implementation, including space planning, evaluation of architectural plans and specifications for program effectiveness and compliance, monitoring construction and interfacing with users, owners and clients. Mr. Hall is Accreditation as a LEED™ Professional.

### RECENT REPRESENTATIVE EXPERIENCE

**Orange County Core Area Strategic Facilities Master Plan** – This project included identification and analysis of a Facility Strategic Plans for the County core civic center area. This work evolved from an initial desire by the Board of Supervisors to design, finance, construct and operate a replacement building in the civic center area. The master plan incorporates options for existing core area owned and leased facilities, with the goals of reducing the amount of leased space, improving the age-profile and quality of owned facilities, providing new and natural “department neighborhoods” for efficiency and public convenience, and strategically improving the office space infrastructure. Mr. Hall performed extensive complex financial evaluations of the plans, performed total-cost-of-ownership present value comparisons, and participated in the development and analysis of options and outcomes, including public-private partnership (P3), build-to-suit, and a lease/leaseback structure.

### Justice and Public Safety Systems Needs Assessments and Facility Programs

**Police Departments.** The California cities of Buena Park, Newport Beach, Oceanside, Hesperia, Ontario, Beverly Hills, Yucaipa, and Burbank.

**Fire Departments.** Fire stations in California cities of Garden Grove, Cathedral City, Newport Beach, Burbank, and others. Fire administration and related services in those cities as well as Hesperia, Upland, Lexington (Kentucky), and others.

**Correctional Institutions.** Chino State Prison Needs Assessment and Program, Folsom Prison Needs Assessment and Program, State of Ohio Statewide Corrections Facilities Master Plan, Projects also in Nebraska and Indiana.

## JAY HELEKAR

Chief Estimator

Griffin Structures



### PROFESSIONAL AFFILIATIONS

ASPE, member

### LICENSES / REGISTRATIONS

LEED AP

Jay has adopted a mission of providing cost estimating and LEED analysis services with an emphasis on customer service, reliability, and quality work. He has thirteen years of cost estimating experience on a wide variety of higher education projects including both renovation and new construction. He has a unique perspective on the industry as he has a mixed background of being both a preconstruction manager, and a general contractor. He brings his creative and expert skills to his work, which includes cost estimating, LEED analysis, value engineering, constructability reviews, master planning, and scheduling. Jay is a LEED Accredited Professional, and a member of ASPE.

### SELECTED RECENT PROJECTS

Jay served as the Lead Preconstruction Estimator on the following projects, within the past 2 years (listed alphabetically):

- City of Buena Park – Fire Station No. 61 with Griffin Structures
- City of Westminster – Corporate Yard and Police Department with Griffin Structures
- City of Stanton Municipal Corporate Yard Facility with Griffin Structures
- City of Monterey Park Municipal Corporate Yard Facility with Griffin Structures
- City of Walnut Creek Municipal Corporate Yard Facility with Griffin Structures
- Aliso Viejo Boys and Girls Club with Griffin Structures
- Buena Park Community Center with Griffin Structures
- CIT Winnett Student Center
- HR Consolidation / Relocation for the Hall of Administration
- Huntington Beach Senior Center with Griffin Structures
- Joplin Youth Center Modernization
- Ladera Community Center
- Newport Beach Community Center with Griffin Structures
- Quail Hill Community Center with Griffin Structures
- Sage Hill Police Department
- San Gabriel Administration Building with Gillis Panichapan and Associates
- Three Valley MWD Administration Bldg with Gillis Panichapan and Associates

# JIM WIRICK, AIA / LEED AP

Principal-in-Charge, Design

LPA

## LICENSES / REGISTRATIONS

CA Registration C15598

## EDUCATION

Master of Science, Architecture  
California Polytechnic State  
University, San Luis Obispo, CA

Bachelor of Science, Architecture  
California Polytechnic State  
University, San Luis Obispo, CA

## PROFESSIONAL AFFILIATIONS

U.S. Green Building Council, Member

American Institute of Architects (AIA),

- Member
- AIA California Council,  
Secretary, 2007
- Orange County Chapter AIA,  
President, 2005

With over three decades of experience and an extensive background in civic projects, Mr. Wirick will serve in the role of Principal-in-Charge. Mr. Wirick will oversee the architectural design issues with the client and internal project team. He will be available on an as-needed basis to coordinate contracts and key sensitive issues as well as attend community charrette workshops and public design presentations.

## RELEVANT EXPERIENCE

Brentwood City Hall, Council Chambers,  
Community Center & Library  
Buena Park Fire Station, Police Department & Public  
Safety Building  
Chino Hills Government Center Library, Sheriff's  
Facility, Fire Department & City Hall  
City of Long Beach Fleet Maintenance Facility  
County of Orange Civic Center Facilities Strategic  
Plan  
Delano Courthouse  
Diamond Bar City Hall & Library  
Environmental Nature Center  
ExplorOcean  
Fullerton Library Renovation  
Garden Grove Fire Department  
Grace Brethren Church  
Hesperia Police Department, Civic Center, City Hall  
& Library  
High Desert Government Center  
Irvine Fire Station #20  
Laguna Beach Community and Susi-Q Senior Center  
Laguna Niguel City Hall  
Malibu City Hall & Library

Merage Jewish Community Center of Orange  
County  
Mission Viejo City Hall & Library Expansion  
Moreno Valley Public Safety Facility Expansion  
North Long Beach Library  
Old Town Newhall Library  
Orange County Jewish Community Center  
Orange Public Library & History Center  
Oroville Government Center Campus  
Rancho Santa Margarita City Hall & Regional  
Community Center  
Redding Library  
San Bernardino County Forensic Facility  
San Marcos Civic Center City Hall, Community  
Center & Library  
Santa Barbara Children's Library  
Santa Fe Springs Library & Neighborhood Center  
St. Thomas More Catholic Church  
Temecula Library  
Tustin Council Chambers  
Watsonville Civic Plaza  
West Hollywood Park Aquatics and Recreation  
Center  
World Logistics Center

# RICK D'AMATO, AIA / LEED AP BD+C

Design Principal

LPA

## LICENSES / REGISTRATIONS

CA Registration C29047

## EDUCATION

Bachelor of Architecture  
University of Arizona, Tucson, AZ

## PROFESSIONAL AFFILIATIONS

California Library Association,  
Member

American Library Association,  
Member

Public Library Association, Member

As Design Principal, Mr. D'Amato's responsibilities include all stages of design, as he will work closely with the client to develop a design aesthetic that actively portrays their unique brand and culture. Throughout his career at LPA, he has been responsible for the design of many varied project types ranging from corporate headquarters facilities, community centers, libraries and education facilities to retail projects and fire stations.

With a strong graphic design background, Mr. D'Amato initiated LPA's signage and graphics division. He has lectured on design-build practices and public library design, and has returned on several occasions as a design critic for California State University, Long Beach. His passion for sustainability has led to a pragmatic sense of design which applies a varied sustainable approach to all projects, regardless of scope or budget.

## RELEVANT CIVIC PROJECT EXPERIENCE

Adams Indoor Sports Complex  
Brentwood City Hall and Council Chambers  
Brentwood Community Center  
Brentwood Library  
Buena Park Police Department  
Cesar Chavez Community Center  
City of Long Beach Fleet Maintenance Facility  
County of Orange Civic Center Facilities Strategic Plan  
Delano Courthouse  
Diamond Bar City Hall  
Diamond Bar Library  
El Camino Real Community Center  
Edwards Lifesciences T&D Building  
Environmental Nature Center  
ExplorOcean  
Fullerton Library Renovation  
Grace Brethren Church  
Hesperia Police Department

High Desert Government Center  
Laguna Niguel City Hall  
Long Beach Courthouse  
Malibu City Hall  
Malibu Library  
Mission Viejo City Hall  
Mission Viejo Library Expansion  
North Long Beach Library  
Old Town Newhall Library  
Oroville Government Center Campus  
Palomar Community College Multidisciplinary Building  
Santa Barbara Children's Library  
Santa Fe Springs Library  
Santa Fe Springs Neighborhood Center  
St. Thomas More Catholic Church  
Temecula City Hall  
Temecula Library