

APRIL 10, 2023

QUALIFICATIONS FOR PRELIMINARY DESIGN SERVICES



City Of Manhattan Beach Begg Pool Facility

RFP NO. E1278-23S



HMC Architects

April 10, 2023

Melissa McCollum
Project Manager
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

HMC Architects

Re: City of Manhattan Beach RFP #E1278-23S, Professional Architectural and Aquatic Preliminary Design Services For Begg Pool Facility

Dear Ms. McCollum and Members of the Selection Committee,

Belly flops, endless smiles, and the sound of splashes on hot concrete have made an indelible impression on those of us who have spent time at a community pool. HMC Architects (HMC) is thrilled by the opportunity to improve Manhattan Beach's Begg Pool and applauds the City in its approach to do so. Dedicating public funds to capital improvement projects requires careful study to ensure those funds provide the biggest "bang" for the taxpayers' buck, and create the largest possible impact in the community.

HMC Architects has specialized in **Design for Good** in the public sector for over 80 years. Our mission is to create positive impact in our communities through our design efforts. We believe that the Begg Pool project is the perfect alignment for our team's strengths and capabilities:

- / **Aquatic Experts:** HMC has completed **more than 80 aquatic facilities** over the past ten years and recently published an impact paper, [Bringing Life to Communities: How Aquatic Centers Benefit Community Health](#). Key members of our proposed team are working on similar facilities in the Town of Yucca Valley and Los Angeles County. Our consultant, **Aquatic Design Group (ADG)**, is an industry-leading aquatic expert and has worked with HMC for decades on more than 50 projects.
- / **Community Engagement:** These community-based projects require public input and communication to ensure buy-in and support. We have partnered with **The Solis Group**, which will use its extensive experience to facilitate community engagement sessions, ensuring diverse voices and perspectives are heard, and community support is generated.
- / **Fundraising:** Based on your RFP, we know a key concern for your project is proper allocation of taxpayer funds. In our experience, **public dollars can absolutely be augmented by private donations**. HMC will develop compelling imagery and animations to illustrate your vision for the project and can assist the City with developing fundraising collateral. We performed similar services for The City of Orland's **Honeybee Discovery Center**, referenced later in this proposal.
- / **Division of State Architect (DSA) Experts:** As the largest firm working on public education projects in California, we are experts at DSA's unique requirements and their review and approval processes. As a demonstration of our expertise, HMC has received DSA certification on **3,200 projects over the past ten years**.
- / **Local Expertise:** We are active members of your community. Our Los Angeles **Managing Principal, Kristina Singiser**, took swim lessons in this same pool as a child. Our team also intimately knows this site — we are teamed with **SWA Group**, the landscape architect currently working on several upgrades at Begg Pool's surrounding Polliwog Park.

Memories of summer days spent poolside hold a special place in everyone's heart. Whether an aquatics center at a community college or a public pool at a town center, HMC builds these facilities with enthusiasm and expertise. Our team will work collaboratively with you to prepare the study and deliverables and communicate clearly and effectively with community members, City staff, and other stakeholders to garner support and help move the project forward.

We look forward to joining your team and taking a deep dive into your project once awarded. Please do not hesitate to contact me at (213) 519-7534 (direct) or kevin.holland@hmcarchitects.com for additional information or to discuss any part of this proposal in more detail.

Sincerely,



Kevin M. Holland FAIA, NOMAC, LEED AP
Principal in Charge

A LOVE LETTER TO BEGG POOL AND POLLIWOG PARK

Growing up in Manhattan Beach, everyone spent their summers going between Begg Pool and the beach. I have very fond memories as a child spending “free swim” time in the pool with my friends. After swimming, we would head out to Polliwog Park to play on the sunken pirate ship or look for turtles in the pond. Every Sunday night during the summertime, my family would gather here for “Concerts in the Park.” All of us — including my grandparents — would have a picnic dinner, listen to music, and hang out with friends.

When I got to junior high, Begg Pool took on a new role in my life... swim PE. My memories here are mixed between the horror of seeing your friends — now tweens — in swimsuits, and the joy of being able to swim every day at school. Once you got out of the pool, you would wrap up in your towel as fast as you could before anyone saw you, and then walk fast (not run!) to the locker room to change for class.

Begg Pool has been a place where almost all kids in Manhattan Beach have been at one time or another. It’s exciting to see how it will be transformed into a place for the next several generations of Manhattan Beach children to experience.

Kindly,



Kristina Singiser, Managing Principal



HMC'S OWN MANHATTAN BEACH LOCAL

KRISTINA SINGISER AIA, LEED AP, DBIA

Kristina is Managing Principal of HMC’s Los Angeles office and Principal in Charge of our Higher Education Practice. As a Manhattan Beach local, she expressed her fond and formative memories spent during her youth at Begg Pool and the connected Polliwog Park. Knowing the importance of this facility to children, families, and overall recreation in the area, she — and our proposed team — are eager to contribute to the longevity of Begg Pool so it can remain a treasured community asset. Kristina looks forward to testing the waters for herself once complete!

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**Parts 1C and 1D are included in a separate document called "Cost File," as instructed by the RFP.*

***Part 2C, "Sample Work Products," is included in a separate file, as instructed by the RFP.*

PART **1**



1A **Understanding Scope of Services**

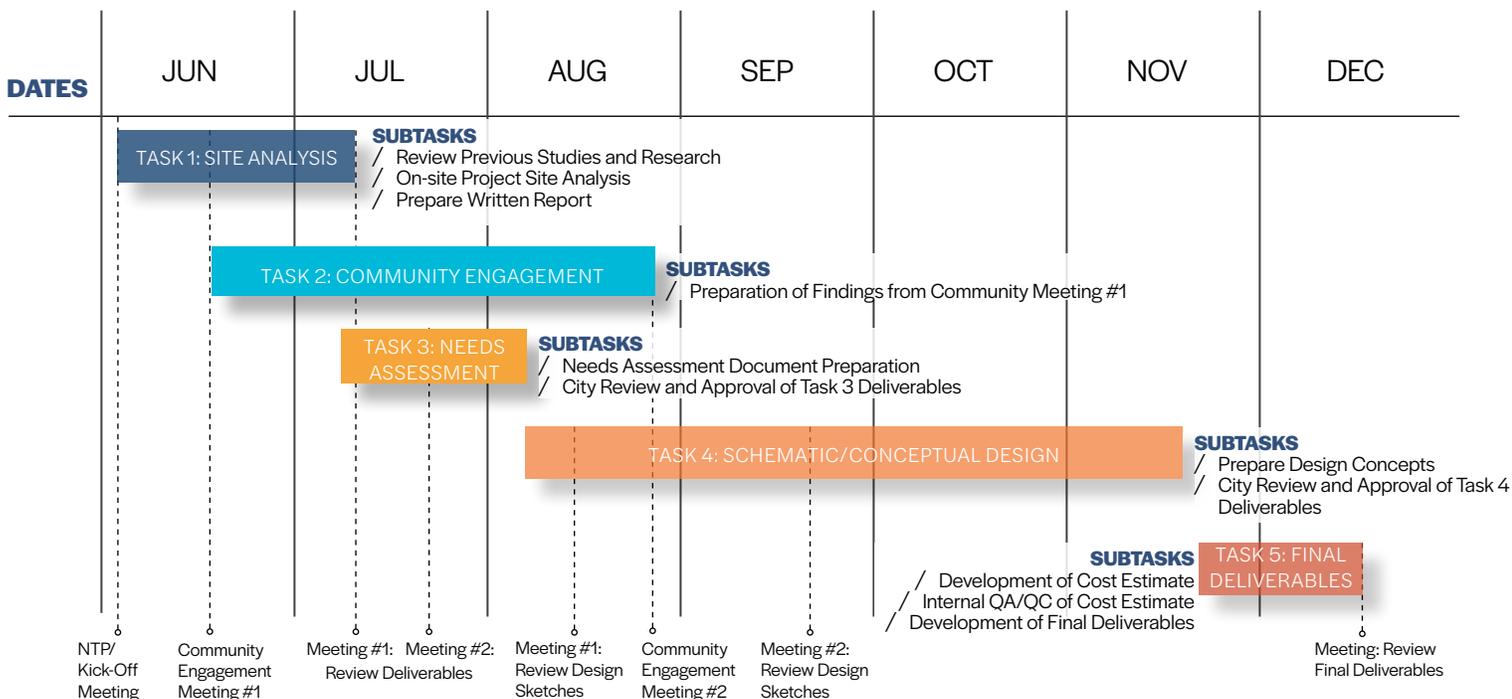
A Deep Dive Into Your Needs

HMC Architects' mission is to **Design for Good – to create designs that have a positive impact, now and into the future.** To achieve a positive impact in your community for the Begg Pool Facility, HMC proposes a five-task preliminary design services approach. We will include a sixth task, should additional services be desired for the Manhattan Beach Unified School District (MBUSD) Maintenance Yard Site.

TASK 1: A DROP IN THE POOL

As a starting point, **Task 1** will include a **Site Analysis** of the project to review existing facility conditions and constraints. Initially, we will hold a project kickoff meeting with the City to review the proposed schedule, tasks, and deliverables for the entire Preliminary Design Phase. We developed an initial schedule for Preliminary Design Services for your consideration below.

Our team will thoroughly review previous studies and research on the existing building and proposed site. After completing this analysis, our entire architecture and engineering team will visit the Begg Pool site, meet with facility staff, and perform a walkthrough of all observable spaces to assess the condition of the existing pool, MEP equipment, infrastructure, and support facilities.



Our expert aquatics consultant, **Aquatic Design Group**, will review your existing pool and its systems to determine potential reuse and required improvements. As part of this visit, our team will also review site infrastructure, ingress/egress into the area, public right of way, parking requirements and solutions, and environmental considerations.

TASK 2: TESTING THE WATERS

To develop a comprehensive conceptual design with overwhelming community support, it is critical to understand their needs and desires. In our proposed schedule, **Task 2, Community Engagement**, will occur concurrently with Task 1. We have engaged with an expert community facilitator, **The Solis Group**, who will lead these meetings and create an inclusive, collaborative environment for all. HMC Architects proposes two meetings with community members, City staff, and stakeholders to better understand your community's goals and aspirations for the Begg Pool facility. The first meeting will engage this diverse group in a visioning and programming exercise before any design concept development to help determine this facility's aspirations and guiding principles. **This process allows the community to inspire and guide our team to create a design that best represents their goals as users.** A second community meeting midway through the design process will allow us to review programming needs

and confirm that our approach is headed in the right direction from a community perspective. Our team will coordinate with City staff prior to any Community Engagement meeting to ensure meeting parameters and topics of discussion are vetted out to confirm any sensitive discussions are avoided.

TASK 3: TAKING THE PLUNGE

After we complete Tasks 1 and 2, the design team will move forward with **Task 3, Assessing the Needs of the City**, based on input and information gathered from previous tasks. This includes identifying constraints and refining the program for a more efficient layout. The design team will meet to review findings and develop solutions. HMC will prepare a narrative deliverable that includes our findings from Task 1 and 2 and a more condensed executive summary for key City decision-makers to understand the site and project at a high level. Progress meetings will be held with City to review drafts before final deliverable submission.



MEET OUR EXPERT

Brad Glassick, AIA, DBIA

Brad has more than 20 years of experience on a wide variety of projects. His experience spans all aspects of recreation environments, including aquatic complexes, gymnasiums, dedicated track arenas, and football stadiums and fields. His involvement in the preliminary planning, design development, and construction administration phases of those projects has helped him become one of HMC's most sought-after project leaders.

TASK 4: MAKING A SPLASH

After clearly defining the needs and goals for the facility in Task 3, the design team will then begin **Task 4, Schematic/Conceptual Design**, and develop two distinct design options for the City's consideration:

- / **Option 1: Renovate the existing 25-yard shallow pool and support buildings at the current Begg site;**
- / **Option 2: Design a new aquatics center that includes one 25-yard shallow pool, one 35-meter competition pool, and support buildings at the current Begg Pool site.**

HMC's design process focuses on creating solutions that are unique and specific to the communities we serve. Our talented **Design Principal, Simon Solis**, is an expert at collaborating with communities and will ensure your vision is represented in a custom-tailored design solution that addresses the needs and constraints of the facility and considers efficiency, durability, and value. We will design *with you*, not for you, ensuring that the City is part of the process the entire way. HMC would like to have a minimum of two meetings with the City during Task 4 to review design concepts and collaborate on design solutions together.

HMC Architects has extensive **Division of State Architect (DSA)** experience and thoroughly understands DSA requirements; **we have worked on 3,200 DSA projects over the past ten years that have been successfully closed with certification.** Both design options will be coordinated with DSA requirements and consider accessibility, vehicular right of way and parking, emergency egress per current code, equipment and infrastructure upgrades, and environmental considerations.

Not only will our team incorporate code-minimum requirements, but we will also look at identifying design opportunities that can help enhance the design of the Begg Pool facility. **Some of these ideas include restoring the existing pool for other programs or creating a terraced landscape feature where families can gather to view competitions and other events.** Because we are so excited about your project, we have developed an initial design sketch titled “What If...” on the following page.

We will engage with a senior project architect not involved with the project to perform a **Quality Assurance/Quality Control (QA/QC)** review of the two design options to ensure they have been coordinated for scope and clarity before developing cost estimates.

After QA/QC, we will work collaboratively with our cost estimator to review quantities and unit costs to ensure the cost estimates are accurate, reflect current market conditions, and include escalation. If desired, we can also develop project cost estimates, including soft costs and other owner contingencies.

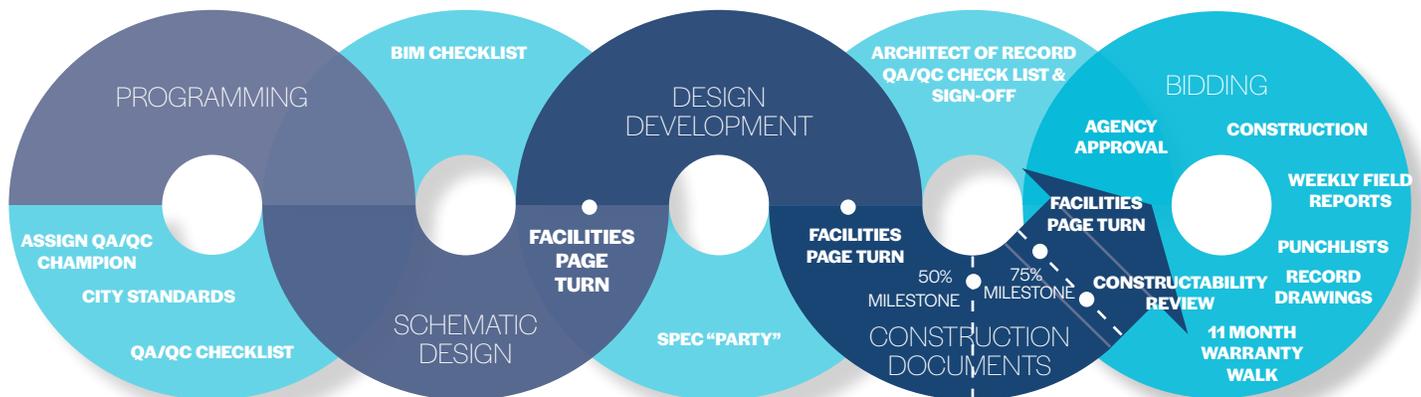
TASK 5: THE FINAL LAP

Once the two design options have been completed as part of Task 4, HMC will develop a **Final Comprehensive Deliverable (Task 5)**, including both design options, advantages/disadvantages of each, recommendations, site improvement needs, and cost estimates. As part of our deliverable, our team will develop compelling imagery that will express the project’s vision and capture the imagination of key stakeholders and the community. We will present draft deliverables to city staff for review and approval before final submission to City Council.

Should the City decide to pursue the MBUSD Maintenance Yard as a potential project site, HMC can perform a **Site Analysis as an optional service (Task 6)** as identified in our fee schedule. If the site proves to be promising, HMC would be happy to propose the development of an additional design option that will define the project scope and include the identification of accessibility and environmental requirements, site improvement needs, and a cost estimate.

DESIGN AND DOCUMENTATION PROCESS

HMC uses a continuous behind the scenes QA/QC process interwoven with our design and documentation of the project to maintain high quality and consistency



INTERWOVEN QA/QC PROCESS

WHAT IF WE ENGAGE AND TERRACE THE EXISTING HILLSIDE TO CREATE AMPLE FAMILY AND SPECTATOR VIEWING AREAS?

WHAT IF AN ACCESSIBLE PEDESTRIAN PATH COULD DRAMATICALLY IMPROVE ACCESS, EXPERIENCE, AND SAFETY BY SEPARATING VEHICLE AND PEDESTRIAN CIRCULATION?

WHAT IF LANDSCAPE IS UTILIZED TO PROVIDE SHADE FOR FAMILIES AND SPECTATORS, SCREEN VIEWS FROM THE POOL DECK, AND INCREASE HILL STABILIZATION?

WHAT IF A WIDENED ENTRY ROAD CAN IMPROVE VEHICLE FLOW AND SAFETY?

WHAT IF A NEW 35-METER POOL COULD INCREASE PROGRAM CAPACITY, COMPETITION OPPORTUNITIES AND BALANCE FUNCTIONS OF COMPETITION AND COMMUNITY RECREATION?

WHAT IF THE AQUATICS BUILDING COULD BECOME A RECOGNIZABLE LANDMARK FOR THE COMMUNITY, AND INCREASING EXPOSURE FOR THE CITY'S EXCELLENT PARK'S AND RECREATION PROGRAM?

WHAT IF WE PLAN FOR FUTURE RECREATION FEATURES LIKE A SPLASH PAD?

WHAT IF A NEW AQUATIC BUILDING WITH IDEAL SOLAR ORIENTATION ALSO ALLOWS PHASING OPPORTUNITIES TO MAINTAIN FACILITY OPERATION THROUGHOUT CONSTRUCTION?

WHAT IF THE EXISTING POOL COULD BE REFRESHED AND FUNCTION AS THE REC POOL, SAVING FUNDS THAT COULD BE ALLOCATED TO OTHER VALUED FEATURES?

WHAT IF THE AQUATICS BUILDING FEATURED A COMMUNITY ROOM THAT COULD HOUSE JUNIOR LIFEGUARD AND SUMMER CAMP PROGRAMS AND BE A RENTABLE REVENUE-PRODUCING AMENITY FOR BIRTHDAY PARTIES AND OTHER GATHERINGS?

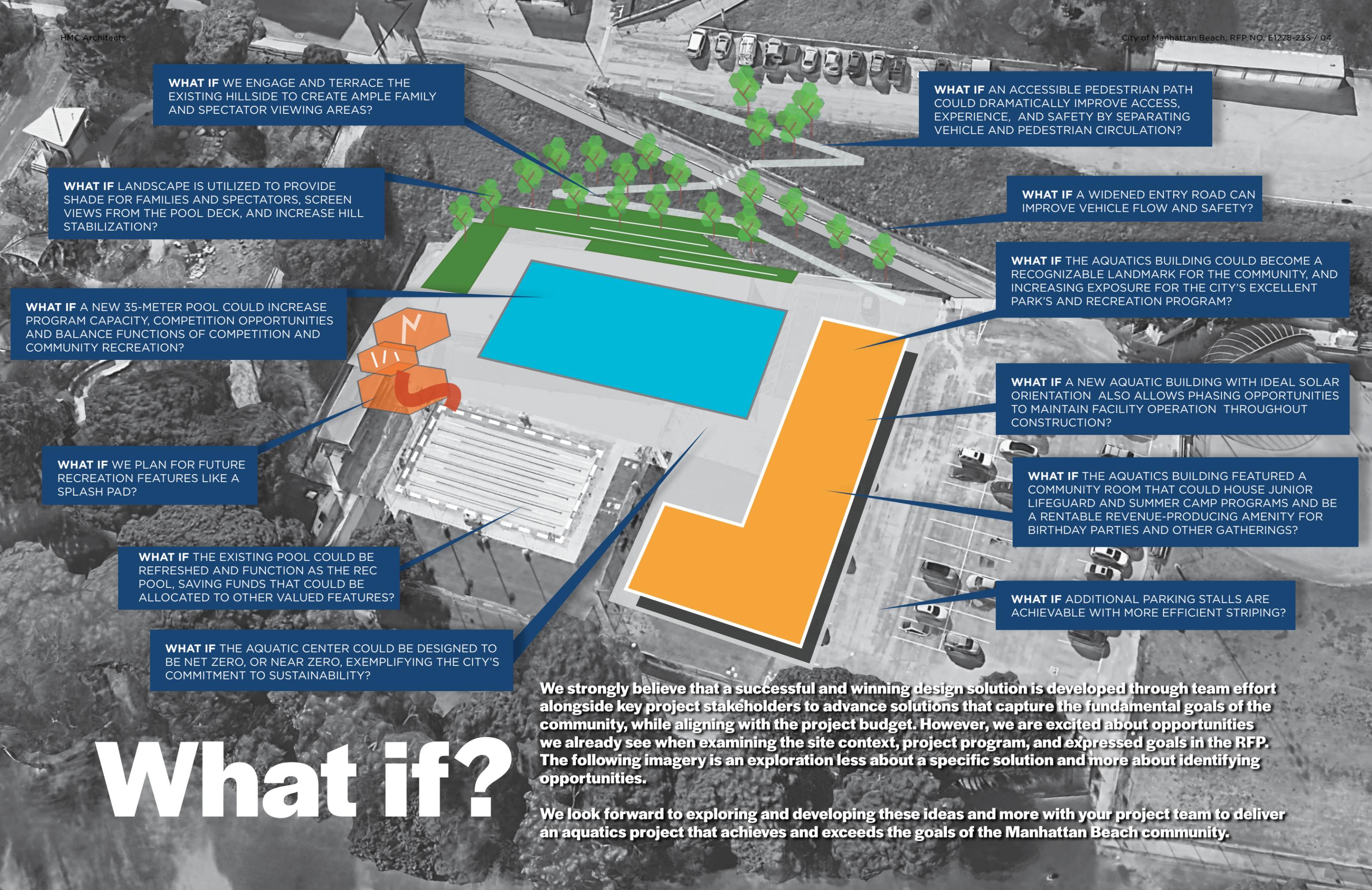
WHAT IF THE AQUATIC CENTER COULD BE DESIGNED TO BE NET ZERO, OR NEAR ZERO, EXEMPLIFYING THE CITY'S COMMITMENT TO SUSTAINABILITY?

WHAT IF ADDITIONAL PARKING STALLS ARE ACHIEVABLE WITH MORE EFFICIENT STRIPING?

We strongly believe that a successful and winning design solution is developed through team effort alongside key project stakeholders to advance solutions that capture the fundamental goals of the community, while aligning with the project budget. However, we are excited about opportunities we already see when examining the site context, project program, and expressed goals in the RFP. The following imagery is an exploration less about a specific solution and more about identifying opportunities.

We look forward to exploring and developing these ideas and more with your project team to deliver an aquatics project that achieves and exceeds the goals of the Manhattan Beach community.

What if?





TASK DESCRIPTION	HMC Architects (Architectural Services)							Snipes-Dye (Civil Engineer)				SWA (Landscape Architecture)			Design West Engineering (MEP Engineering)				Aquatic Design Group (Aquatic Consultant)					The Solis Group (Comm. Engagement Consult.)			MTI (Cost Estim.)		Dudek (Environmental)		Total Hours per Task
	Principal	Design Principal	Sr. Project Architect	Project Manager	Project/Design Leader	Designer II	Admin.	Project Manager	Project Engineer	Sr. Design Engineer	CAD Technician	Principal	Associate	Designer	Principal Engineer	Senior Engineer	Project Manager	Admin	Aquatics Principal(s)	Aquatics Project Architect/Engineer	Aquatics Project Manager	Aquatics Designer(s)	Sr. Project Manager	Sr. Analyst	Analyst	Cost Estimator	Project Director	Analyst I			
Task 1 - Site Analysis																															
Project/Task 1 & 2 Kickoff Meeting with City	2	2	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0			
Review Previous Studies and Research	2	4	2	8	0	0	0	8	8	16	0	0	0	0	2	2	2	0	8	0	0	0	0	0	0	0	0	0			
Comprehensive Project Site Analysis: Provide updated information on the current condition of the existing pool, mechanical equipment, and support facilities (including locker rooms and staff offices).	2	0	0	2	0	0	0	0	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0			
Comprehensive Project Site Analysis: Identify ADA and other required and recommended improvements related to site infrastructure, ingress/egress into the area, public right of way, parking requirements and solutions, and environmental considerations.	0	0	2	8	0	0	0	6	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2				
Comprehensive Site Analysis: Review the site and equipment and determine the most efficient and accessible layout of space and equipment within the given parameters.	0	8	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	3	2	5	0	0	0	0	0	0	0				
Internal AE Team Coordination Meetings (Assume 2 Meetings)	2	2	2	4	4	2	2	8	0	0	0	0	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0				
Prepare Written Report of Site Analysis	2	0	1	12	0	16	0	16	0	0	0	0	0	1	2	8	0	0	0	0	0	0	0	0	0	2	4				
Meeting with City to Present Task 1 Deliverables	1	1	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
Subtotal Task 1 Hours	11	17	7	38	20	18	4	38	12	20	0	0	0	3	16	22	0	15	2	5	0	0	0	0	0	4	6	258			

TASK DESCRIPTION	HMC Architects (Architectural Services)							Snipes-Dye (Civil Engineer)				SWA (Landscape Architecture)			Design West Engineering (MEP Engineering)				Aquatic Design Group (Aquatic Consultant)				The Solis Group (Comm. Engagement Consult.)			MTI (Cost Estim.)	Dudek (Environmental)		Total Hours per Task
	Principal	Design Principal	Sr. Project Architect	Project Manager	Project/Design Leader	Designer II	Admin.	Project Manager	Project Engineer	Sr. Design Engineer	CAD Technician	Principal	Associate	Designer	Principal Engineer	Senior Engineer	Project Manager	Admin	Aquatics Principal(s)	Aquatics Project Architect/Engineer	Aquatics Project Manager	Aquatics Designer(s)	Sr. Project Manager	Sr. Analyst	Analyst	Cost Estimator	Project Director	Analyst I	
Task 2 - Community Engagement																													
Meetings with community members, City staff, and other stakeholders for design and program development (Assume 2 Meetings)	4	4	0	4	0	8	2	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	16	4	36	0	0	0	
Internal AE Team Coordination Meetings (Assume 2 Meetings)	0	4	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	8	8	0	0	0	0	
Prepare Task 2 Findings/Deliverables	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	16	0	0	0	
Meeting with City to Present Task 2 Deliverables	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	4		0	0	0	
<i>Subtotal Task 2 Hours</i>	5	8	0	11	4	8	2	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	40	16	52	0	0	0	
Task 3 - Needs Assessment																													
Clearly define what the City's needs are for the facility, including refining the usage of space for a more efficient layout of the facility. Based on input and information discovered during Tasks 1 (site analysis) and 2 (community engagement).	2	0	0	4	16	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	15	0	0	0	0	0	0	0	
Identify constraints that may be encountered during the design or construction phases	0	0	0	4	0	0	0	4	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Meeting with City to Present Task 3 Deliverables	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<i>Subtotal Task 3 Hours</i>	3	1	0	9	16	0	0	4	4	0	4	0	0	0	0	0	0	0	6	0	15	0	0	0	0	0	0	0	
Task 4 - Schematic/ Conceptual Design																													
Prepare Design Options That Reflect: Option 1 - Renovate the existing 25-yard shallow pool and support buildings at the current Begg site located at 1402 N Peck Avenue	2	16	0	4	80	80	0	24	8	0	4	8	20	30	0	2	10	2	2	1	0	7	0	0	0	0	2	0	
Prepare Design Options That Reflect: Option 2 - Design a new Aquatics Center which includes one 25-yard shallow pool, one 35-meter competition pool, and support buildings at the current Begg site	2	16	0	4	80	80	0	24	8	0	4	8	20	30	0	2	10	2	2	1	0	7	0	0	0	0	2	2	

TASK DESCRIPTION	HMC Architects (Architectural Services)							Snipes-Dye (Civil Engineer)				SWA (Landscape Architecture)			Design West Engineering (MEP Engineering)				Aquatic Design Group (Aquatic Consultant)					The Solis Group (Comm. Engagement Consult.)			MTI (Cost Estim.)	Dudek (Environmental)		Total Hours per Task
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Internal AE Team Coordination Meetings to Confirm Designs will include ADA accessibility requirements for the entire project site per the Division of State Architect, including public right of way, traffic, parking, and emergency access considerations, based on recommended upgrades and corresponding legal mandates as well as environmental considerations (Assume 2 Meetings)	2	2	4	4	2	0	0	6	6	0	0	4	8	4	0	4	4	0	4	0	0	0	0	0	0	0	2	2		
Interim Meeting #1 with City to Present Task 4 Progress	2	2	0	4	0	8	2	0	0	0	0	8	4	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0		
Interim Meeting #2 with City to Present Task 4 Progress	2	2	0	4	0	8	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Meeting with City to Present Task 4 Deliverables	1	1	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Subtotal Task 4 Hours	11	39	4	22	162	176	5	54	22	0	8	28	52	64	0	8	24	4	10	2	0	14	0	0	0	0	6	4	719	
Task 5 - Preparation of Cost Estimates and Final Deliverables																														
Prepare Cost Estimate for Option 1 and Option 2	1	0	0	4	0	0	0	2	4	4	0	0	4	0	1	2	2	0	2	0	0	0	0	0	0	36	0	0		
Prepare final written report which includes options, recommendations, and estimates of probable cost for the design, construction, and operation of Options 1 and 2 as well as site improvements	2	0	0	12	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Internal AE Team Coordination Meetings (Assume 1 Meeting)	0	0	0	1	4	0	0	2	0	0	0	4	4	0	0	2	2	0	1	0	0	0	0	0	0	2	0	0		
Meeting with City to Present Task 5 Deliverables	1	1	0	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Subtotal Task 5 Hours	4	1	0	18	5	24	1	4	4	4	0	4	8	0	1	4	4	0	3	0	0	0	0	0	38	0	0	127		
Grand Total Hours	34	66	11	98	207	226	12	100	42	24	12	32	60	64	4	28	50	4	51	4	20	14	40	16	52	38	10	10	1,329	

PART **2**



2A Statement of Qualifications

design for good.

Founded with the purpose of anticipating community needs, HMC aims to create designs that have a positive impact, now and into the future.

We focus on opportunities that have the most direct contribution to communities — through civic, education, and healthcare spaces.

OUR MISSION

HMC Architects' purpose, beyond ourselves, is to **partner** with our clients and communities to **serve** the greater good. We do this through passionate and empowered teams engaged in a creative process, resulting in impactful **design** solutions that **enrich** people's lives.

ABOUT US

100% of HMC's work is in the public realm, by choice. We're adept at balancing competing interests, building consensus, working with tight budgets, and even tighter schedules.

We are experts in public facility design, particularly those with recreation features — **in our 80 plus years of experience, we have completed more than 150 recreation and community facilities.**

SERVICES

- / Architectural Design (all phases)
- / Sustainable Design
- / Programming
- / Planning
- / Facility Audit and Assessment
- / Financial Planning
- / Government Relations and Advocacy
- / Cost Estimating
- / Site Selection Assistance
- / Specifications & Technical Services
- / Construction Administration
- / Entitlement Processing

80⁺

AQUATIC FACILITIES

#2

CA ARCHITECTURE FIRM *BD+C MAGAZINE*

150⁺

RECREATION CENTERS



BRINGING LIFE TO COMMUNITIES

QR is short for Quick Response. Simply use your cell phone camera or click on this link to access HMC's latest impact paper about aquatic centers and their positive impact on communities.

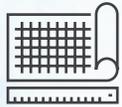
WHY HMC? OUR QUALIFICATIONS ARE EXTENSIVE.



Recreation and Aquatic Design Specialists: HMC's designers are experts in all fields — however, our recreation and aquatic facilities are some of our most well-known and highly praised projects. We have completed **more than 150 recreation facilities** across both our community + culture and higher education practices. Our designers specialize in the planning and design of these facilities and our proposed team offers some of our most experienced staff.



Community + Culture Experts: HMC Architects has provided renovation, planning, and design services for **more than 50 cities and counties** across the state. With 100 percent of our projects in the public sector, we understand the general concerns surrounding these projects.



DSA Veterans: HMC submits more work to DSA across the state of California than any other firm, with a grand total of **3,200 projects**.

We have been doing this for decades and have built an incredible reputation with DSA. We have a dedicated in-house group that strictly focuses on DSA collaboration. In fact, DSA utilizes HMC and this group as an advisor when they are getting ready to implement new policies or procedures. We are experts in navigating the various reviews and approvals processes involved with DSA projects and will serve as Manhattan Beach's trusted guide throughout this process.



Building Consensus: We are experienced in collaborating with multi-faceted stakeholder groups. From community + culture and healthcare facilities to PreK-12 and higher education spaces, our projects often involve multiple groups with specific priorities. Each group needs to feel heard and have ownership in the design process and decisions made. In this case, stakeholder groups will range from Begg Pool staff to community members to the mayor and city council. We find our interactive workshop process works well to engage groups and make sure no one feels left out in the end. Our partner, **The Solis Group, specializes in building community outreach and consensus.**



Commitment to Sustainability: To meet your sustainability and life-cycle-cost initiatives, we bring a level of expertise in high-performance, low-energy design that landed us on both the *Architect 50's* list of top firms in sustainability and the *New Buildings Institute's* list of top seven zero-energy architectural design firms.



Graphics Capabilities: HMC has its own in-house graphics department which we refer to as MediaLab. MediaLab supports HMC's clients, lines of business, practices, and studios. By creating authentic, branded interior environments that are inseparable from the architecture, we help organizations celebrate their culture and tell powerful stories.



Cost-Effective: We have experience delivering cost-effective, on-schedule projects. All of our projects referenced herein were delivered on budget and on time.

YOUR TEAM OF EXPERTS

HMC has a staff of 319 people in six offices across California with a studio of 51 in Los Angeles.

The project will be led by **Kevin Holland, Principal in Charge**, and managed on a daily basis by **Adilene Contreras, Project Manager**. Together, they will manage the planning, design, technical, and consultant teams to ensure your project is completed on schedule and on budget.

Brad Glassick, Aquatic Specialist/Planner, has more than 20 years of experience in athletic and aquatic design expertise and will serve as advisor to our team during all project phases. **Simon Solis, Architectural Designer**, will listen to your design and programming needs and ensure your vision is carried through each phase.

Jennifer Wehling, HMC's Sustainability Director, will ensure that your final built project incorporates energy-saving, sustainable design components that will save you money on energy and maintenance fees.



KEVIN HOLLAND
PRINCIPAL IN CHARGE



ADILENE CONTRERAS
PROJECT MANAGER



SIMON SOLIS
DESIGN PRINCIPAL



BRAD GLASSICK
AQUATIC SPECIALIST/PLANNER



JENNIFER WEHLING
SUSTAINABILITY DIRECTOR

SUBCONSULTANTS

AQUATIC DESIGN GROUP
AQUATIC CONSULTANT

DESIGN WEST ENGINEERS
MEP ENGINEER

SNIPES-DYE ASSOCIATES
CIVIL ENGINEER

SWA GROUP
LANDSCAPE ARCHITECT

MTI, INC.
COST ESTIMATOR

DUDEK
ENVIRONMENTAL CONSULTANT

THE SOLIS GROUP
COMMUNITY ENGAGEMENT

HMC ARCHITECTS
**PRINCIPAL IN
 CHARGE**



EDUCATION

- / MArch, University of Michigan, College of Architecture & Urban Planning
- / BS, Architecture, The University of Virginia School of Architecture

LICENSES /

CERTIFICATIONS

- / Architect, Ohio, 1215597
- / Architect, Maryland, 04-20788
- / Architect, Delaware, S5-0007052
- / LEED Accredited Professional (LEED AP)

ASSOCIATIONS

- / Fellow, American Institute of Architects (AIA)
- / At-Large Director, Board of Directors American Institute of Architects (AIA)
- / National Association of Minority Architects

Kevin Holland

FAIA, NOMAC, LEED AP

“After over 25 years of practice, I joined HMC to focus on the building types I have always had a passion for: architecture that is experienced by and designed for the public.”

Kevin leverages past success, experience, and dedication to provide signature design to all clients across all financial spectrums. As a mentor, he intentionally seeks to provide project and firm leadership opportunities to previously, underrepresented minority architects.

Kevin will serve as the City’s liaison in all phases of your project and ensure strict adherence to budget, schedule, and the contract by assigning the most appropriate resources.

/ **France A. Cordova Student Recreation Renovation & Expansion, Purdue University***

Indianapolis, IN / Renovation & Expansion / \$65M / 300,000 SF / Project Manager

/ **New Student Recreation Center, University of Akron***

Akron, OH / New Construction / \$26M / 145,000 SF / Project Architect

/ **Memorial Stadium North Endzone Expansion, Indiana University***

Bloomington, IN / Design & Expansion / \$26M / 130,000 SF / Project Manager

/ **Interim Shelter Program (Bridge Housing), City of Los Angeles***

Los Angeles, CA / Architectural Services / 6 Projects / Senior Project Manager

/ **La Verne Field Engineering Building Study, Metropolitan Water District of Southern California**

Los Angeles, CA / Field Study & Concept Design / 29,000 SF / \$200,000 / Principal in Charge

**Completed prior to joining HMC.*

HMC ARCHITECTS
PROJECT MANAGER



EDUCATION

/ BArch, California State
 Polytechnic University,
 Pomona

LICENSES / CERTIFICATIONS

/ Architect, CA, C36775
 / NCARB Certified

Adilene Contreras

RA, NCARB

“I am passionate about giving back to communities through architecture.”

Adilene has worked on various project types, from athletic facilities to educational facilities to housing. She has a collaborative nature and pays attention to every detail. She will work closely with all team members to ensure a successful project outcome.

Adilene will serve as the City’s day-to-day contact and ensure that your needs are addressed and your project remains on schedule and on budget.

/ **Yucca Valley Aquatic & Recreation Center,
 Town of Yucca Valley**

Yucca Valley, CA / New Construction / 37,500 SF / \$25M /
 Project Manager

/ **Athletic Complex East, Mt. San Antonio College**

Walnut, CA / New Construction / 107,000 SF / \$200M /
 Project Leader

/ **Natorium & Gymnasium, El Camino College**

Torrance, CA / New Construction / 80,000 SF / \$21M /
 Project Leader

/ **Health & Wellness Gym, MiraCosta College**

Oceanside, CA / New Construction / 65,000 SF / \$26M /
 Project Leader

/ **Art Media Center, MiraCosta College**

Oceanside, CA / New Construction / 110,000 SF / \$13.2M /
 Project Manager

HMC ARCHITECTS
DESIGN PRINCIPAL



EDUCATION

/ BArch, California State
Polytechnic University,
Pomona

LICENSES / CERTIFICATIONS

/ Architect, CA, C37044
/ LEED Accredited
Professional (LEED AP)

ASSOCIATIONS

/ American Institute of
Architects (AIA)

Simon Solis

AIA, LEED AP

“This opportunity to contribute to an impactful, fun-filled, and health-promoting project carries both a professional and personal excitement for me.”

Simon’s 20 years of experience include a diverse collection of projects. He specializes in athletic and recreation spaces and prioritizes design in coordination with the contract, schedule, and budget. As a designer, he believes in the positive effect design can have on a community.

Simon will manage the project’s design and ensure that it carries through to construction. He will work with the design team to produce captivating presentation material and cohesive construction drawings.

/ **San Gabriel Valley Aquatic Complex, Los Angeles County DPW**

La Puente, CA / New Construction / 11,400 SF / \$23M /
Architectural Designer

/ **Athletic Complex East, Mt. San Antonio College**

Walnut, CA / New Construction / 107,000 SF / \$167M /
Architectural Designer

/ **Natorium & Gymnasium, El Camino College**

Torrance, CA / New Construction / 80,000 SF / \$21M /
Architectural Designer

/ **Health & Wellness Gym, MiraCosta College**

Oceanside, CA / New Construction / 65,000 SF / \$26M /
Architectural Designer

/ **Athletics Complex, San Bernardino Valley College**

San Bernardino, CA / New Construction / 11,400 SF / \$16M /
LEED Gold / Architectural Designer

HMC ARCHITECTS
**AQUATIC SPECIALIST/
 PLANNER**



EDUCATION

/ BArch, California State
 Polytechnic University,
 Pomona

LICENSES / CERTIFICATIONS

/ Architect, CA, C32052
 / LEED Accredited
 Professional (LEED AP)
 / Designated Design Build
 Professional (DBIA)

ASSOCIATIONS

/ American Institute of
 Architects (AIA)

Brad Glassick

AIA, LEED AP, DBIA

“Designing athletic facilities is my passion and my expertise. I am excited for the opportunity to partner with the City of Manhattan Beach to work together to design this new community asset.”

While at HMC, Brad has specialized in athletic and recreation facilities of all types and at all levels. He has taken aquatic facilities, gymnasiums, dedicated track arenas, football stadiums, and fields through all phases of planning, design, and construction. Through this great deal of experience, he understands the intricacies of sports planning along with the technical aspects of constructing these types of facilities. Brad especially excels at taking this planning and construction expertise and engaging the larger team; working hand-in-hand with the larger design and construction team to deliver successful projects that meet recreational needs and expectations.

Brad will serve as our internal aquatic expert and use his decades of experience to advise on best practices and help deliver an exceptional facility.

/ **Yucca Valley Aquatic & Recreation Center, Town of Yucca Valley**

Yucca Valley, CA / New Construction / 37,200 SF / \$20M /
 Principal in Charge

/ **San Gabriel Valley Aquatic Complex, Los Angeles County DPW**

La Puente, CA / New Construction / 11,400 SF / \$23M /
 Principal in Charge

/ **Athletic Complex East, Mt. San Antonio College**

Walnut, CA / New Construction / 107,000 SF / \$167M /
 Principal in Charge

/ **Natatorium & Gymnasium, El Camino College**

Torrance, CA / New Construction / 80,000 SF / \$21M /
 Principal in Charge

/ **Health & Wellness Gym, MiraCosta College**

Oceanside, CA / New Construction / 65,000 SF / \$26M /
 Principal in Charge

/ **Athletics Complex, San Bernardino Valley College**

San Bernardino, CA / New Construction / 11,400 SF / \$16M /
 LEED Gold / Principal in Charge

HMC ARCHITECTS
**SUSTAINABILITY
 DIRECTOR**



Jennifer Wehling

AIA, LEED AP BD+C, LEED AP ID+C, WELL AP

“I am passionate about sustainable design and working with clients to set goals and build sustainability into their projects.”

Jennifer has over 20 years of experience focusing on sustainability across project types. Her passion for sustainability pushes her to continually research the latest strategies and design methods in green building. Her years of experience as a licensed architect in all phases of design and construction on various project types and sizes give her the day-to-day experiences that result in real solutions.

Jennifer will work with you to explore active and passive design strategies for your project.

EDUCATION

/ BArch, California State Polytechnic University, San Luis Obispo

LICENSES / CERTIFICATIONS

/ Architect, CA, C29204

/ LEED Accredited Professional Building Design & Construction (LEED AP BD+C)

/ LEED Accredited Professional Interior Design & Construction (LEED AP ID+C)

/ WELL Accredited Professional (WELL AP)

ASSOCIATIONS

/ American Institute of Architects (AIA)

/ **Yucca Valley Aquatic & Recreation Center, Town of Yucca Valley**

Yucca Valley, CA / New Construction / 37,200 SF / \$20M / Principal in Charge

/ **San Gabriel Valley Aquatic Complex, Los Angeles County DPW**

La Puente, CA / New Construction / 11,400 SF / \$23M / Principal in Charge

/ **Santee Community Center, City of Santee**

Santee, CA / New Construction / 12,000 SF / \$12M / Sustainability Director

/ **Golden 1 Basketball Center, City of Sacramento***

Sacramento, CA / New Construction / 678,347 SF / \$310M / Sustainability Manager/LEED Oversight

* Project prior to HMC Architects

Our Trusted Advisors

AQUATIC DESIGN GROUP AQUATIC CONSULTANT

With more than 3,000 projects and 30 years in the aquatics industry, Aquatic Design Group has worked with clients from around the globe to help deliver exceptional projects. They are a highly trained group of talented design professionals, including project managers, technicians, and administration staff, all guided by a passion for aquatic facilities and those who experience them. Their team has worked in the Los Angeles area for decades on more than 30 projects in surrounding communities. A valued partner and advisor to HMC, our work history spans across Southern California and outnumbers any other team in the region.

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PROJECTS
WITH HMC



Justin Caron ^{MBA}

AQUATIC DESIGN CONSULTANT

Justin has spent his entire life around aquatics. Son of an ASCA level 4 coach, Justin developed a passion for water early and translated that passion to success as a swimmer at the club, High School, NCAA, and USA Swimming levels. Following graduation, Justin coached at elite swim camps around the country, while working full-time. In 2005, Justin transitioned into the world of aquatics consulting working his way up from business development to being named CEO of Aquatic Design Group, a globally recognized expert in aquatic design, in 2019. Since 2005 he has personally managed over 800 projects, spoken at over 100 industry events, and written or been featured in over 75 publications and podcasts. Justin is a member of several industry committees and boards and strives to improve lives through equitable access to water for people of all generations and abilities.

EDUCATION

- / MBA, Capella University
- / BA, Communications, Psychology, Auburn University

ASSOCIATIONS

- / California Parks & Recreation Society
- / Certified Aquatic Facility Operator (AFO)
- / National Recreation & Park Association
- / USA Swimming
- / World Waterpark Association Innovation & Technology Committee

- / **Yucca Valley Aquatic & Recreation Center, Town of Yucca Valley***
- / **Athletic Complex East, Mt. San Antonio College***
- / **Natorium & Gymnasium, El Camino College***
- / **Granada Hills Pool and Bathhouse, City of Los Angeles**
- / **Michelle and Barack Obama Sports Complex, City of Los Angeles**
- / **El Cariso Pool Renovation, County of Los Angeles**
- / **Obregon Park Pool, County of Los Angeles**
- / **El Corazon Aquatic Center, City of Oceanside**
- / **Memorial Park Pool, City of San Diego**
- / **City Heights Pool Renovation, City of San Diego**
- / **Standley Middle School Joint Facility Aquatic Center, City of San Diego/San Diego USD**

**Project with HMC.*

DESIGN WEST ENGINEERS MEP ENGINEER

Working for government agencies requires an understanding of many diverse project types. This can include essential services, critical facilities, community buildings, public administration, justice, corrections and detention, civic infrastructure, and other facility types. Design West's team brings expertise in all these project types with a long history of experience with countless city and county clients as well as various state and federal agencies. Beyond just designing to the project type, this experience includes successful support of public works bidding and construction administration services. It includes effective communication and collaboration with various regulatory agencies, utility companies, governmental departments, and multiple stakeholders.

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PROJECTS
WITH HMC



Roy Morales

ELECTRICAL PROJECT MANAGER

Roy has relationships with many local agencies after providing years of reliable design and service. His experience includes design for buildings, sports fields, street lighting, and solar photovoltaic systems. Roy has expertise in electrical applications, including parks and street projects. His greatest sector of work is with municipal clients. Beyond exterior lighting projects, he also has extensive experience with essential service facilities, community buildings, government operations facilities, aviation buildings, and federal government projects. Roy is a proven team leader, both in how he runs his teams internally, and how he runs his project teams when working with clients.

EDUCATION
/ AS, California State
University, San
Bernardino

- / **Yucca Valley Aquatic & Recreation Center, Town of Yucca Valley***
- / **Canyon Springs High School Pool Complex, Moreno Valley USD***
- / **Lincoln Elementary School Special Needs Natatorium, Redondo Beach USD**

**Project with HMC.*



Leo Maya

PE, LEED AP BD+C ELECTRICAL ENGINEER

With over 25 years of design and project management experience, Leo has worked on a wide array of projects. Leo joined the Design West team in 2005 and in 2009 took over the responsibility of running electrical production. Apart from standard electrical and lighting design, he oversees the electrical BIM design team; solar photovoltaic design; specialized analyses including arc flash, coordination studies, and load flow evaluation; and all low voltage applications including fire alarm, security, data and signal, and A/V systems..

EDUCATION
/ BS in Engineering
Management, Arizona
State University

LICENSES /
CERTIFICATIONS
/ Engineer, CA, E19480

/ LEED Accredited
Professional Building
Design & Construction
(LEED AP BD+C)

- / **Yucca Valley Aquatic & Recreation Center, Town of Yucca Valley***
- / **Canyon Springs High School Pool Complex, Moreno Valley USD***
- / **Lincoln Elementary School Special Needs Natatorium, Redondo Beach USD**

**Project with HMC.*

DESIGN WEST ENGINEERS MEP ENGINEER

Working for government agencies requires an understanding of many diverse project types. This can include essential services, critical facilities, community buildings, public administration, justice, corrections and detention, civic infrastructure, and other facility types. Design West's team brings expertise in all these project types with a long history of experience with countless city and county clients as well as various state and federal agencies. Beyond just designing to the project type, this experience includes successful support of public works bidding and construction administration services. It includes effective communication and collaboration with various regulatory agencies, utility companies, governmental departments, and multiple stakeholders.

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PROJECTS
WITH HMC



Steven Johnson^{PE}

MECHANICAL/PLUMBING ENGINEER

Steven joined Design West Engineering in 2002 and now directs the Mechanical and Plumbing Department. He ensures that each project manager is maintaining the quality of design and level of service that Design West is known for. He manages and oversees mechanical and plumbing design teams of virtually every type and for every sector of the industry. He is passionate about forward-thinking design implemented through the most up-to-date technologies. Energetic and resourceful, he brings an unparalleled knowledge of the industry and complete dedication to his clients.

EDUCATION

/ BS, Mechanical
Engineering, California
State Polytechnic
University, Pomona

LICENSES / CERTIFICATIONS

/ Engineer, CA, M33209
/ ASHRAE
/ ASPE

- / **Yucca Valley Aquatic & Recreation Center, Town of Yucca Valley***
- / **Canyon Springs High School Pool Complex, Moreno Valley USD***
- / **Lincoln Elementary School Special Needs Natatorium, Redondo Beach USD**
- / **New Natatorium, Redlands YMCA**
- / **Aquatic Center San Diego Town and Country Resort**
- / **Sea Life Aquarium, Carlsbad Legoland**

**Project with HMC.*

SNIPES-DYE ASSOCIATES
CIVIL ENGINEER

Snipes-Dye specializes in public projects and works closely with agencies to develop cost-effective solutions that meet the goals and objectives of the project. Snipes-Dye associates provides civil engineering and planning support to a wide range of projects. Beginning with project inception, they identify project constraints, and opportunities then translate that information into practical engineering solutions. They also provide full entitlement application preparation and processing including public hearing support.

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**PROJECTS
WITH HMC**



Matthew Kurtz PE, QSWPPP
CIVIL ENGINEER

Matt's 24 years of civil engineering, land surveying, and land development experience includes all project phases from due diligence through feasibility, planning, design, contract documents, project management, agency processing, and construction support, to construction staking. Matt maintains hands-on, active involvement through every phase of his projects to ensure that all clients' goals are met.

EDUCATION

/ BS, Civil Engineering,
San Diego State
University

**LICENSES /
CERTIFICATIONS**

/ Engineer, CA, C79546
/ Qualified SWPPP
Developer & Preparer

ASSOCIATIONS

/ California Land Surveyors
Association
/ American Society of Civil
Engineers
/ American Council of
Engineering Companies

/ **Yucca Valley Aquatic & Recreation Center,
Town of Yucca Valley***
/ **San Gabriel Valley Aquatic Complex, Los Angeles County DPW***
/ **Crafton Hills College Aquatic Center, San Bernardino CCD***
/ **Palomar College Pool Deck Survey, Palomar CCD***
/ **San Bernardino Valley College Athletics Complex,
San Bernardino CCD***
/ **New Recreation Center, San Diego State University**
/ **Cuyamaca College Student Services and Administrative
Complex, Grossmont-Cuyamaca CCD***
/ **Palomar Community College/Fallbrook Education Center,
Palomar CCD***

**Project with HMC.*

SWA GROUP
LANDSCAPE ARCHITECT

SWA is a leading landscape architecture, planning, and urban design firm practicing at various scales of complexity across the U.S. and abroad. Their mission is to enhance quality of life in the public realm by creating multi-benefit places for people and nature through the power of design. Their proposed team is currently working on active upgrades to Polliwog Park, so are very familiar with the Manhattan Beach community and the Begg Pool site.

**CURRENTLY
 WORKING AT
 POLLIWOG
 PARK!**



Ying-Yu Hung PLA, FASLA
LANDSCAPE ARCHITECT

Public parks in and around Los Angeles are of particular interest to Ying-Yu, as they have a direct impact in improving the quality of life, particularly in growing neighborhoods with young families with children. Her particular expertise in creating parks layered with recreational amenities and water conservation design are noteworthy for their transformative and visionary approach to place-making. Through every design project during her 25 years of practice, Ying-Yu investigates the desires and needs of the project's ultimate stakeholders in order to ensure a final outcome that encourages the community to be both users and stewards of the park.

EDUCATION

- / Master of Landscape Architecture, Harvard University
- / BA with Honors, Architecture, University of California, Berkeley

LICENSES /
 CERTIFICATIONS

- / Landscape Architect, CA, 4374

ASSOCIATIONS

- / Fellow, American Society of Landscape Architects (FASLA)

SELECTED AWARDS

- / ASLA Award of Excellence, Urban Design, Ricardo Lara Park, Lynwood, CA, 2021.
- / ASLA SoCA Chapter Merit Award, North Beach Trail, Santa Monica, CA, 2021.
- / ASLA Southern California Chapter Merit Award, Milton Street Park, Los Angeles, CA, Design, 2016.

- / **Polliwog Park, City of Manhattan Beach**
- / **West Beach Splash Playground, Los Angeles County Parks and Recreation Department**
- / **Reseda Park and Recreation Center, Los Angeles County Parks and Recreation Department**
- / **Canyon Community Center, City of Santa Clarita**
- / **Milton Street Park, The Mountains Recreation and Conservation Authority**
- / **Chace Park, Los Angeles County Beaches and Harbors**
- / **Glendale Sports Complex, City of Glendale**
- / **Palisades Park Renovation, City of Santa Monica**
- / **Ricardo Lara Linear Park, Los Angeles County Parks and Recreation Department**
- / **Santa Monica North Beach Trail, City of Santa Monica**
- / **Bicentennial Park, City of Hawthorne**
- / **Bohnett Park Renovation, City of Santa Barbara**



Active SWA-led upgrades at Polliwog Park

DUDEK ENVIRONMENTAL CONSULTANT

Dudek is a California-based environmental and engineering consulting firm with offices nationwide staffed by more than 700 planners, scientists, civil engineers, contractors, and technical experts. They help their clients address challenges related to infrastructure, planning, and the environment to drive project progress and create lasting results. With analyses based in science and ethics, Dudek offers solutions that encompass the project lifecycle and anticipate future needs. Their professionals find practical, cost-effective approaches to help you achieve your project-specific and overall goals.

Dudek has one of California's largest, most experienced teams for California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) document preparation. Their environmental planners have prepared and processed more than 3,300 CEQA/NEPA documents for a variety of large and small development, restoration, and conservation projects throughout the United States. Combining comprehensive analysis and research-based findings, they provide legally defensible documents that are supported by substantial evidence, none of which have ever been successfully overturned in court. They conduct technically sound assessments and manage environmental review processes in a streamlined, compliant, and straightforward manner.

**3,300
CEQA/NEPA
DOCUMENTS
PREPARED**



Carey Fernandes AICP CEQA/NEPA PROJECT LEAD

Carey is a senior project manager with 28 years of planning-related experience specializing in the planning, environmental, and development industries. She has a diverse background of education and experience, including permit processing with local jurisdictions, coordination with public agency staff, preparation of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents, project management, due diligence, and feasibility analysis. She has worked on a number of planning documents, including specific plans, comprehensive plans, and general plan updates. Through this experience, she has developed a broad understanding of policy, planning, and environmental issues.

EDUCATION

- / BA, English, University of California, Santa Barbara
- / MA, Public Administration, San Diego State University

LICENSES / CERTIFICATIONS

- / American Institute of Certified Planners (AICP), No. 016067

ASSOCIATIONS

- / American Planning Association, Board of Directors, 2005–Present
- / Association of Environmental Professionals
- / Lambda Alpha International
- / Urban Land Institute

- / **Aquatic Center Port Master Plan Amendment and Redevelopment, San Diego Unified Port District**
- / **Marsol Specific Plan, City of Del Mar**
- / **Convention Center Coastal Planning Services, RIDA Resort**
- / **Santee Recreation Center City of Santee***
- / **Chula Vista Bayfront Master Plan EIR/Costa Vista RV Park, Chula Vista Bayfront**

**Project with HMC.*

MTI, INC.

COST ESTIMATOR

MTI provides full spectrum cost estimating services, beginning with conceptual/pre-design through schematic design, design development, and construction document phase estimates, cost controls, quantity take-off, bid review, change order evaluation, value engineering, and life cycle cost analysis. Historically, estimates produced fall within 5% of bids awarded. MTI focuses on early conceptual estimating to ensure a project's scope is achievable within the established budget.

451**PROJECTS
WITH HMC**

Marcene Taylor

CPE, LEED AP BD+C

COST ESTIMATOR

Marcene conducts cost planning and analysis for a variety of different facility types specializing in civic, educational, healthcare, parks/recreation, and commercial facilities. She has expertise in examining projects by their functional component or trade, value engineering, evaluation of change orders, reconciliation with construction managers, and contract management and control. Marcene specializes in early conceptual estimating in ensuring that a project's scope is achievable for the budget available, emphasizing not only the construction cost portion of the project, but also the entire project budget.

EDUCATION

/ Certificate in
Construction
Management, CSU
Dominguez Hills

LICENSES /
CERTIFICATIONS

/ Certified Professional
Estimator (CPE),
American Society of
Professional Estimators

/ LEED Accredited
Professional Building
Design & Construction
(LEED AP BD+C)

RECOGNITIONS

/ 2019 "Estimator of the
Year" Award, American
Society of Professional
Estimators

/ Past President on
the National Board of
Trustees - American
Society of Professional
Estimators

/ **Yucca Valley Aquatic & Recreation Center,
Town of Yucca Valley***

/ **Athletic Complex East, Mt. San Antonio College***

/ **Natatorium & Gymnasium, El Camino College***

/ **Aquatic Center Renovation, Diablo Valley College***

/ **Gym & Aquatic Center, Palomar College***

/ **Aquatics Joint Use Facility San Marcos USD***

/ **New Aquatic Facility, Perris Union High SD***

/ **New Athletics Complex with Competition Pool,
Palomar College***

/ **New Aquatics Complex, Kern High School District**

*Project with HMC.

THE SOLIS GROUP COMMUNITY ENGAGEMENT

Established in 1992, The Solis Group (TSG) is a multi-disciplined consulting company providing construction program and project management support services for infrastructure programs throughout Southern California. They specialize in XBE Outreach, Local Hire, Targeted Worker and Skilled and Trained Workforce Programs, Labor Compliance Program Administration, and Community Workforce Agreement Administration. They serve AEC firms, transportation and transit agencies, municipal and county public works agencies, local and regional water districts, ports and airports, and educational institutions. Clients hire them for their knowledge of the public sector decision-making process, relevant experience, and ability to minimize risks to project cost and schedule. Some of their major clients include Los Angeles County Department of Public Works, Los Angeles County Metropolitan Transportation Authority, and the Port of Long Beach.

**DBE,
M/WBE,
SBE
CERTIFIED
BUSINESS**



Gonzalo Armijos

COMMUNITY ENGAGEMENT CONSULTANT

Gonzalo is adept in policy and program development, administration, and monitoring and reporting for PLAs and associated compliance programs. He has worked on an expansive portfolio of public works projects managing the TSG team and overseeing data collection and analysis for use in local, state, and/or federal compliance programs.

EDUCATION

/ Accounting Studies,
Pasadena City College

LICENSES / CERTIFICATIONS

/ Project Organization and
Leadership, Cal Tech
Center for Management
Education

Gonzalo understands that providing outreach to the communities most affected by public construction projects, managing grievance procedures and mediation processes, and monitoring union and contractor compliance are all critical drivers of project success. Gonzalo ensures clear lines of communication and serves as the link between the owner, general contractors, subcontractors, local work source centers, and community-based organizations regarding agency program requirements.

- / **San Gabriel Valley Aquatic Complex, Los Angeles County DPW***
- / **Devil's Gate Dam and Reservoir Sediment Removal Project, Los Angeles County DPW**
- / **Sepulveda Transit Corridor Project, Los Angeles County DPW Metropolitan Transportation Authority**
- / **LA Metro Purple Line Extension, Los Angeles County DPW Metropolitan Transportation Authority**
- / **Master Labor Compliance Contract, Los Angeles County DPW**
- / **Facilities Bond Construction and Modernization Program, Long Beach Unified School District**

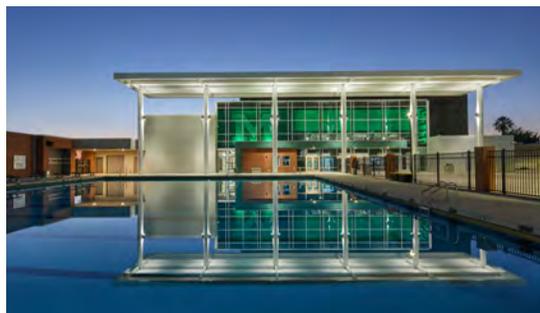
**Project with HMC.*

HMC Relevant Experience

We are recreation enthusiasts — our experience in aquatic and recreation design expands across our civic and education practices. The list below highlights a selection of some of our most recent work.

AQUATIC CENTER / POOL
 PARK/RECREATION SPACES
 WORKING WITH COMMUNITY
 PUBLIC CLIENT & FEATURES
 DSA APPROVAL REQUIRED

San Gabriel Valley Aquatic Center LOS ANGELES COUNTY DPW	●	●	●	●	●
Yucca Valley Aquatic & Recreation Center TOWN OF YUCCA VALLEY	●	●	●	●	
Mt. San Antonio College Athletics Complex East MT. SAN ANTONIO CCD	●	●	●	●	●
El Camino College Natatorium & Gym EL CAMINO CCD	●	●	●	●	●
LA Southwest College Natatorium & Gym LOS ANGELES CCD/LOS ANGELES USD	●		●	●	●
Ramon Cortines High School Aquatic Center LOS ANGELES USD	●		●	●	●
Portola High School Gymnasium & Aquatic Center IRVINE USD	●		●	●	●
Centennial High School Aquatic Complex CORONA-NORCO USD	●		●	●	●
Poly High School Competition Aquatic Center RIVERSIDE USD	●		●	●	●
Martin Luther King High School Pool & Gym RIVERSIDE USD	●		●	●	●
Costa Mesa High School Mustang Aquatic Center NEWPORT-MESA USD	●		●	●	●
Palomar College Gymnasium & Aquatic Complex PALOMAR CCD	●		●	●	●
John Burroughs High School Pool & Gym JOHN BURROUGHS HIGH SCHOOL POOL AND GYM	●		●	●	●



LOS ANGELES COUNTY DPW



San Gabriel Valley Aquatic Center



A union of recreational delights.

SUMMARY

Nestled in the heart of the San Gabriel Valley lies the future site of the San Gabriel Valley Aquatic Center, an amalgamation of amenities that cater to the local community, encourage physical health and wellbeing, and provide a welcoming place to gather.

A state-of-the-art aquatic complex, community plaza and amphitheater, adventure play, pollinator garden, picnic area,

and jogging trail methodically designed throughout the site unite the space with Allen J. Martin Park.

The design team focused on achieving enhanced physical fitness and wellbeing, environmental sustainability, and cultural and social interaction. These goals reflect the understanding of the regional, community, and site context and strengthen the connection between programming, site features, and connections.

Project Details

/ **Location:** La Puente, CA

/ **Size:** 11,400 SF

/ **Cost:** \$25M

/ **Reference:**

Ryan Kristan,
Project Manager,
rkristan@dpw.lacounty.gov,
213-840-7004

COMMUNITY
PROJECTKEY
PERSONNELSWIMMING
POOLHMC & LISTED
CONSULTANT TEAM

TOWN OF YUCCA VALLEY

Yucca Valley Aquatic & Recreation Center



An iconic design with timeless utility.

SUMMARY

While the high desert environment location is beautiful, it can also be harsh. It was important that this facility be an iconic presence in the community, perform well despite wide climactic swings, and support use throughout the year; even in times of triple-digit heat, snow, and high wind. The unique climate influenced everything from site planning to envelope design. Our concept creates a sheltered 'microclimate.'

As the community's largest investment in history, it was important that this facility was accessible, approachable, and multi-generational. The site features ample, inclusive recreation opportunities, including a natatorium, gymnasium, multi-purpose workout rooms, walking trails, and outdoor community event spaces.

Using a variety of sustainable strategies, the overall EUI will be reduced to less than half of the baseline, insulating this community from increasingly volatile energy prices and operational costs.

"It's a lot more than just a swimming pool, it's something that will help build more community here."

– Rick Denison, Mayor Pro Tem

Project Details

/ **Location:** Yucca Valley, CA

/ **Size:** 37,200 SF

/ **Cost:** \$30.5M

/ **Reference:** Curtis Yakimow,
Town Manager,
cyakimow@yucca-valley.org,
760-369-7207 ext. 232

COMMUNITY
PROJECTKEY
PERSONNELSWIMMING
POOLWORKING
WITH DSAHMC & LISTED
CONSULTANT TEAM

MT. SAN ANTONIO CCD

Mt. SAC Athletics Complex East



The new state-of-the-art athletic complex serves as a true “Home for Champions.”

SUMMARY

The Athletics and Aquatics Complex East facility will host state and regional championship-level events, and serve as a space for the community aquatics and gymnasium programs. The project involved developing a new site for 60-meter and 30-meter pools, with an array of supporting amenities, including two gymnasias, a 2,000-seat elevated grandstand, concessions, an 840-space parking lot, and extensive team and public locker room facilities.

The central vision of the project was to create a “Home for Champions,” honoring the campus’s rich 75-year athletic heritage, while setting up current and future generations of Mountie athletes for success. The architectural solutions sought to meet both programmatic and functional goals, while creating a strong visual identity reflecting the strength, many achievements, and athletic heritage of Mt. San Antonio College.

Project Details

/ **Location:** Walnut, CA

/ **Size:** 146,000 SF

/ **Cost:** \$34.6M
(Aquatic Center)

/ **Reference:** Gary Gidcumb,
Senior Construction
Project Manager,
ggidcumb@mtsac.edu,
909-274-5739

COMMUNITY
PROJECTKEY
PERSONNELSWIMMING
POOLWORKING
WITH DSAHMC & LISTED
CONSULTANT TEAM

EL CAMINO CCD

El Camino College Natatorium & Gym



The defining piece of the southwest campus entry.

SUMMARY

Upon entry to the campus from the southwest, the Aquatic Complex is one of the first buildings encountered, and presents a legible entry and a bold architectural composition in the contextual brick, concrete, and glass that defines the college palette.

The layout has been organized to take advantage of views and natural daylight wherever possible, which also helps decrease the use of daytime artificial lighting, reducing energy consumption and

operating costs for the life of the building. Light shelves are used to control this daylight to both decrease glare and distribute light deeper into interior spaces.

Throughout the interior of the pool area, all vulnerable materials are finished with high-performance, moisture-resistant paint or tile. These measures along with a high-performance HVAC system guard against corrosion and mold in this damp environment, and ensure a long and low-maintenance lifecycle for the building and equipment.

Project Details

/ **Location:** Torrance, CA

/ **Size:** 80,000 SF

/ **Cost:** \$21M

/ **Reference:** Rory Natividad,
Former Dean of Athletics,
rnatividad@cerritos.edu,
562-860-2451x2863



IRVINE USD



Portola High School Pool & Athletic Center



Location: Irvine, CA; **Size:** 250,000 SF (full site); **Cost:** \$133M (full site)

SUMMARY

The aquatic center, sports fields, gymnasium, lockers, and stadium are sited strategically to allow for large-event parking and easy access for both students and the general public. The aquatic center is located in the middle, directly next to the locker rooms, and between the gym and the stadium.

The 50-meter pool has bleacher seating and room for clubs to place their portable shade structures during aquatic events. There is a tickets and concessions booth, two club training rooms, lockers, restrooms, indoor and outdoor showers, and support areas for chemical and other storage.



SWIMMING POOL



WORKING WITH DSA



HMC & LISTED CONSULTANT TEAM



LOS ANGELES CCD/LOS ANGELES USD



Middle College High School Natatorium



Location: Los Angeles, CA; **Size:** 52,000 SF (full site); **Cost:** \$20M (full site)

SUMMARY

The Middle College High School (MCHS) at LA Southwest College was the result of the unique collaboration between the Los Angeles Community College District (LACCD), the Los Angeles Unified School District (LAUSD), and Southwest College (LASC) with the goal of expanding educational opportunities for the local community. The indoor, 50-meter pool is a shared amenity between the college and high school, providing access to aquatic recreation across age groups.



SWIMMING POOL



WORKING WITH DSA



HMC & LISTED CONSULTANT TEAM

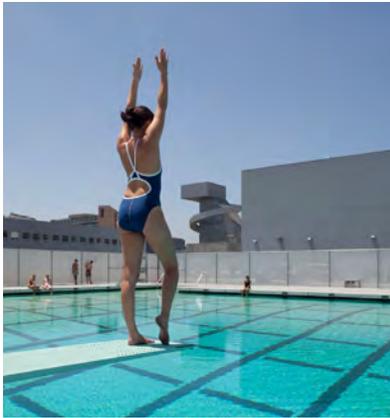


LOS ANGELES USD

Ramon Cortines High School Aquatic Center



Location: Los Angeles, CA; **Size:** 234,000 SF (full site); **Cost:** \$177M (full site)



SUMMARY

Sited within the Grand Avenue cultural corridor, the school is adjacent to the Colburn School of Performing Arts, the Museum of Contemporary Art, and Walt Disney Concert Hall. In perhaps the most structured implementation of the small learning community (SLC) academic model, 1,800 students participate in general academic classes and arts-specific curricula in music, dance, visual arts, or performing arts. As part of the program of outdoor spaces, the onsite 25-meter pool is used for physical education and hosts swim meets for the local team.



SWIMMING POOL



WORKING WITH DSA



RIVERSIDE USD

Poly High School Competition Aquatic Center

Location: Riverside, CA; **Size:** 19,500 SF; **Cost:** \$12M



SUMMARY

The new aquatic center, with a 50-meter pool, solar heat features, electronic touch pads, on-site shade structure, concession stand, and locker rooms, provides a state-of-the-art competition and training center for Poly High School swimmers. The previous pool was outdated and lacked modern upgrades. The new competition center provides student-athletes with an elevated experience using the latest available technology, providing them with the best possible experience, while training and in the race.



SWIMMING POOL



KEY PERSONNEL



WORKING WITH DSA



HMC & LISTED CONSULTANT TEAM

Other Relevant Work

ALIGNING YOUR BUDGET AND DESIGN GOALS

One unique feature of HMC is our internal non-profit, Designing Futures Foundation (DFF). With in-house access to funding knowledge and research, we have the ability to help our public clients find solutions to achieve their goals.



Case Study: Bridging the Gap HONEYBEE DISCOVERY CENTER

Orland, CA, the “Queen Bee Capital of North America,” is the annual home of a million honeybee colonies, which pollinate the groves here in the heart of almond country. The Honeybee Discovery Center, a non-profit dedicated to educating the public on how “bees and humans adapt to the challenges of an ever-changing world,” envisions a new building illustrating how development can alleviate the problems that plague bees. However, this grand vision experienced a setback when the aspirations of the design exceeded the total budget. Thanks to HMC’s DFF and their expert navigation of funding research, the organization is able to move forward with their vision and is one step closer to saving the bees.

MEET OUR EXPERT



Adrienne Luce

Adrienne serves as Executive Director of HMC’s own in-house non-profit organization, Designing Futures Foundation (DFF). She specializes in community partnerships, pro bono design services, and funding through grant programs. Should the City need more funding opportunities to achieve its vision, Adrienne is ready to serve as a partner and funding research expert.



MEET OUR EXPERT

Bruce Boul

As HMC’s Communications Director, Bruce serves as the lead of MediaLab’s communication and outreach branch. Before this, Bruce worked directly in media and advertising. His expertise and connections in the industry allow him the best insights into how to run public relations and communications campaigns. He and his staff are ready to help the City advertise and spread the word about this exciting new project.

COMMUNICATING WITH COMMUNITIES

In addition to our internal non-profit, HMC also has our own media team that specializes in visualizations and communications. Their unique structure allows them to lend resources and insights to many of our clients in ways that other companies cannot offer.



Case Study: Generating Community Excitement YUCCA VALLEY AQUATIC AND RECREATION CENTER

The first facility of its kind in the area, the new Yucca Valley Aquatic Center will be an iconic community asset. The project aims to enrich locals with a multi-generational, inclusive facility that provides for community membership, prioritizes swim instruction and safety, and incorporates sustainable and innovative concepts. In order to increase community awareness and excitement for the project, the town enlisted the HMC MediaLab team to assist with their website and outreach efforts. Abuzz with anticipation, the community is eager for their first-ever community recreation center and are able to follow design progress through the city’s website.

2B Contract Exceptions

HMC agrees to execute the City's Professional Design Services Agreement without any changes. By submitting this proposal, our firm represents we have an understanding of and will comply with the provisions and requirements of the RFP and attachments.



HMC Architects

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