

Request for Proposal for Civic Center Master Plan
Piedmont, CA



COTTONG & TANIGUCHI
LANDSCAPE ARCHITECTS
215 Highland Ave. Burlingame, CA 94010

**Statement of Qualifications
Landscape Architectural Design Services**

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*A separate binder with more examples of Cottong & Taniguchi's work has been provided, as requested.

TAB 1

Cover Letter

August 25, 2006

Ms. Ann Swift
City Clerk
City of Piedmont
120 Vista Avenue
Piedmont, CA 94611

RE: Request for Proposal for: Civic Center Master Plan Project

Dear Ms. Swift:

Cottong & Taniguchi Landscape Architects is pleased to submit the attached proposal for your consideration.

We have significant project experience in the City of Piedmont, spanning over many years. Our experiences in Piedmont have been steeped in community participation. Every project in your city has been delightful. We love the positive attitude of your staff and community spirit of "Let's make our city beautiful!"

A few years ago we were very fortunate to have been selected as your landscape architect on the Exedra Plaza and Fountain. Creating the center piece of Piedmont's "Central Park" was extremely rewarding. We would be honored to be selected again to assist the city in creating a "Downtown" as unique as Piedmont.

From our extensive experience in Piedmont and on similar projects with other municipalities, Cottong & Taniguchi is most qualified to address the complex issues and design for the Civic Center Master Plan Project.

Sincerely,

Brent Cottong
Principal

BC/mb

TAB 2

Project Understanding and Approach

Project Understanding and Approach

Piedmont is a unique city within the Bay Area, characterized by a charming residential community with an outstanding park system. The established and historically significant residential community currently surrounds the city's public buildings and limited commercial and retail center. To create a successful sense of place and "Downtown" for Piedmont would mark a point in history.

An overview of the project area by Cottong and Taniguchi identified several areas in need of immediate attention; traffic congestion on Magnolia Avenue in front of the high school and middle school, need of adequate parking for the schools, opportunities to establish functional traffic circulation for uses within the Civic Center core area, pool and tennis areas potential to become a unified center interwoven into the fabric of the community, disparate look and feel of several civic buildings wedged between historically significant and beautiful architecture, opportunity to create a memorable sense of arrival to the Civic Center area, and a need to create a unified retail and business area suitable to the intimate scale of Piedmont.



Cottong and Taniguchi understands that organizing the disparate retail and community uses within the defined Civic Center core area will be a community driven process. To provide the most direct route to a unified vision among the stakeholders, we have developed an efficient and successful process model for community input in five phases:

Phase one – Historical research and background investigation. A time to become fluent in the existing sensibilities and political climate of the community. Collection of base and background data will be completed at this time as well.

Phase two – Community programming. Fact finding meetings to collect the wants, needs, and desires of the public.

Phase three – Prepared and real-time conceptual (bubble) plan diagrams recording the above wants, needs, and desires of the community. Conceptual traffic, parking, and pedestrian circulation studies will be a cornerstone of this phase. This is a multi-phase process of refinement that narrows the community's choices to two preliminary conceptual plans for detailed study in phase four.



Phase four – This phase will establish the vision for the community to rally behind. Preliminary schematic plan development of the two community selected conceptual plans is the goal of this phase. A cross referencing against the city's general plan will be conducted to respect the efforts of the community and city to date. Square footage needs for agreed upon facilities will be analyzed and incorporated into the plans in this phase.

Hand in hand with the creation of the plans, associated cost models will be developed to educate the community on the financial constraints and opportunities. At this phase, the design elements will begin to materialize. Design characteristics in the Civic Center master plan will



convey the rich neo-Spanish design influence and a recognition of Albert Farr's design sensibilities and original city planning ideas created at the beginning of the 20th century. The groundwork for sustainable green practices will be refined in this phase by analyzing opportunities for bio-swales and stormwater management designs.

Phase five – Final schematic plan development. The city and community will select one of the two illustrative Civic Center master plans for final schematic plan development and cost analysis. The final product will be a color plan rendering that evokes the character and vision of the Civic Center master plan. The plan is intended to be

used as the touchstone for community and city efforts in realizing the materialization of Piedmont's Civic Center.

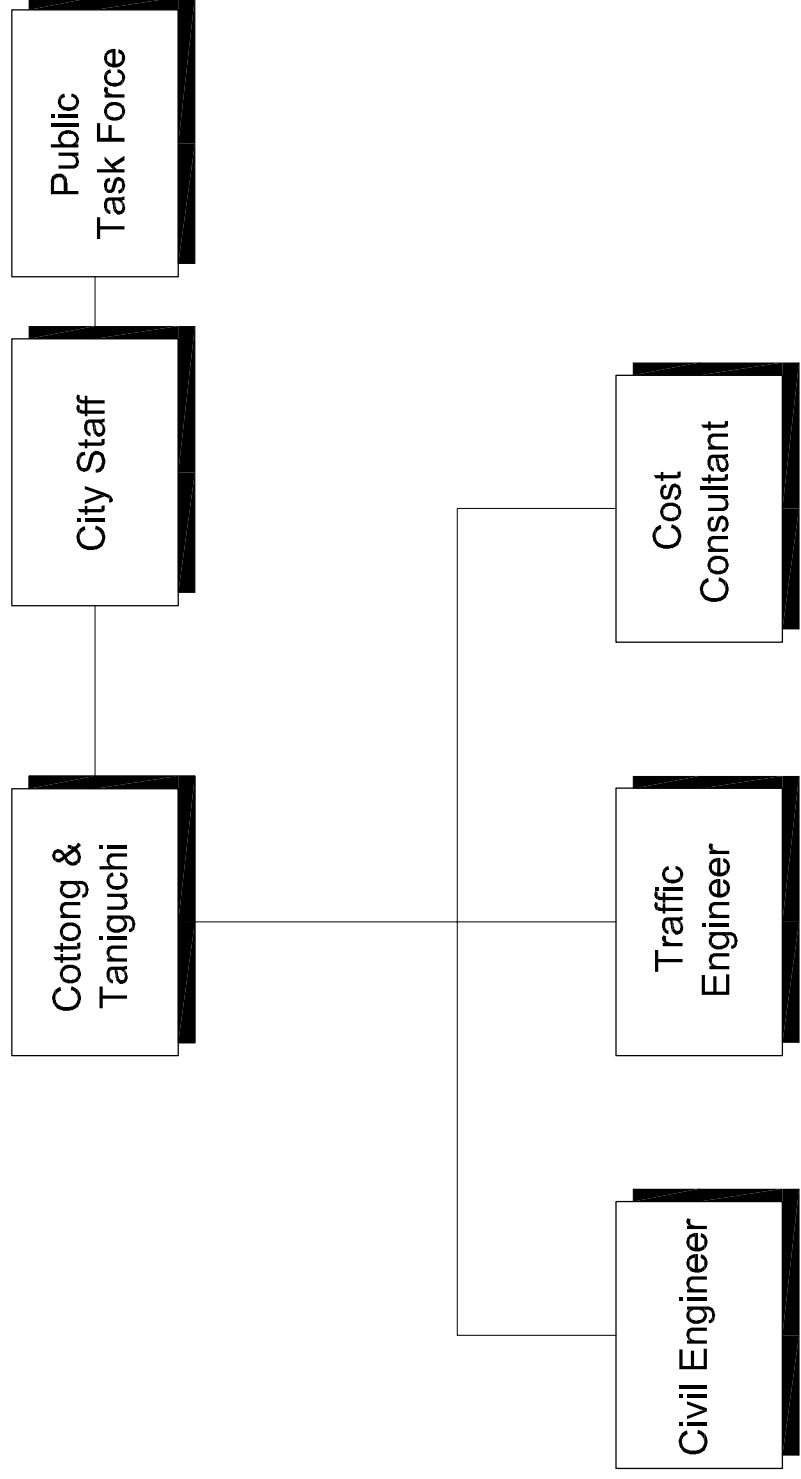
Optional/additional phases – The next logical progression would be to study the massing and character of the architecture through elevations and perspective sketches. Detailed elements for planning coordination could be addressed in this phase by developing design guidelines for Piedmont's Civic Center. Initiating integration into the city's general plan would be an appropriate undertaking at this time.

This creation of a unified, functional and community driven plan that adheres to Piedmont's design sensibility will be the blue print for the future of Piedmont. Our attention to detail and thorough understanding of Piedmont's character will guide the development of a Civic Center that will speak of the history and community of Piedmont and the promise of its future.

TAB 3

Organization Chart

ORGANIZATIONAL CHART



TAB 4

Resumes

Resumes

Principal-in-charge: Brent Cottong
CLA# 2527 Year Registered: 1984 Michigan State University—BSLA, 1980

Experience:

Brent began his career in landscape architecture with the Park District of Highland Park, Illinois. This gives him the foundation for understanding the design and operational needs of a public landscape.

Brent was Principal-In-Charge for three separate City of Piedmont projects, Exedra Plaza, the Wildwood Entry, and the Bridge. This resulted in Cottong & Taniguchi being designated the City of Piedmont's Landscape Architect. He is also currently in charge of a fourth; Piedmont Park Swings and Steps, scheduled for schematic design completion in September 2006. Brent also managed the Lakeshore Park project in San Mateo. His work was instrumental in gaining public approvals for a controversial fire station on park lands.

Brent has served as the principal-in-charge for a broad range of private and public sector projects. He directed and designed the master planning and landscapes for educational facilities such as college campuses; public schools (K-12); and daycare facilities. He has also directed the design of landscapes for public buildings; streetscapes; public parks and open spaces.

Brent recently completed the design of the intimate sealed use areas for the Town and Country Shopping Center in Palo Alto. Brent is currently in charge of the vision, branding and site master planning for a 60 acre mixed use development in Roseville, CA.

Brent typically heads up the office's large scale corporate campus master planning design efforts and his presentation style and skills have been instrumental in guiding challenging projects through public consensus building.

Relevant Project Experience:

Exedra Plaza Piedmont Park, Piedmont
Wildwood Entrance Piedmont Park, Piedmont
Bridge Piedmont Park, Piedmont
Swings and Steps Piedmont Park, Piedmont
Lakeshore Park, San Mateo
Aborn Park, San Jose
5th Avenue Central Park, San Mateo
Rose Garden-Central Park, San Mateo
Edenvale Garden Park Master Plan, San Jose
Library West Plaza, San Jose
Cisco Systems Corporate Campus Master Plan, San Jose
Altera Corporate Campus Master Plan, San Jose
Network Appliances Corporate Campus Master Plan, Sunnyvale
Cadence Corporate Campus Master Plan, San Jose
University Park (60 Acre Mixed-use), Roseville
Town and Country Shopping Center, Palo Alto

Principal: Dennis Taniguchi

CLA #2942 Year Registered: 1989 University of California, Berkeley—MLA, 1985
Certified Playground Inspector

Experience:

Dennis has served as the Principal-in-charge for a diverse range of public projects, including landscapes for public buildings; streetscapes; streetscape master planning; design guidelines; and public parks and open spaces. He typically guides a project from initial conceptual design through implementation. His communication skills have been utilized in public participation in the design process; as well as in leading multi-disciplinary project teams. Dennis has recently served as the principal-in-charge for the design of improvements to a series of neighborhood parks in San Jose that were funded by a bond. He also directed the master planning and implementation of the five acre Bernal Park in San Jose. Dennis educational background includes a degree in biological sciences which facilitates the translation of ecological data into effective design decisions.

Relevant Project Experience:

Bernal Park, San Jose
Evergreen Park Master Plan, San Jose
Edenvale Garden Park Phases 4 and 5
Shady Oaks Park, San Jose
Los Paseo Park, San Jose
Children of the Rainbow Park, San Jose
Golden Oaks Park, San Jose
Tech Museum of Innovation, San Jose
Repertory Theatre, San Jose

Senior Design Staff/Associate: Joaquin Pedrin

University of California, Berkeley – Haas School of Business MBA 2006
University of California, Berkeley – College of Environmental Design BLA 1997 with honors

Experience

Joaquin's design sensibilities were first recognized at U.C. Berkeley as the recipient of numerous awards including the Departmental Citation and the Geraldine Knight Scott Traveling Fellowship. His design skills have been utilized by the software industry where he worked as an application designer for Autodesk's Buzzsaw application. As a project manager for numerous campus and mixed-use projects, he has developed a rigorous methodology for coordinating with consultants. His latest accomplishments in business school have refined his project management skills and deepened his understanding of real estate economics.

Relevant Project Experience:

Network Appliance Corporate Campus Master Plan (Project manager for campus expansion design documentation and construction.)
University Park Roseville (Co-design lead for 60 acre mixed-use development master planning)
Google campus master planning (Co-design lead and project manager responsible for consultant coordination of architectural, structural, civil engineering, and security consultants.)
Swings and steps piedmont park (Design lead for improvements to Piedmont park's playground and new gathering spaces along the park's trail system.)

Design Staff: Carrie Kao

Harvard Graduate School of Design, MLA 2003
Stanford University, BA Urban Studies 1999

Exeperience

Carrie Kao brings a worldly perspective to Cottong and Taniguchi. After graduating from Harvard, Carrie spent two years in Nigeria which gave her an opportunity to explore community master planning at a grass roots level. Her abilities in conducting research are closely matched by her abilities in computer rendering. Her skill set has made her an exceptional team member of Cottong and Taniguchi.

Relevant Project Experience:

Town and Country retail center – Palo Alto, California
\$10 million retail center redevelopment with Ellis Partners. Responsible for historic character and material research as well as plan renderings for city design approval.

Cabrillo College Master Plan – Aptos, California
Master plan computer rendering

Design Staff: Hiroshi Sejima

Master of Landscape Architecture
State University of New York, College of Environmental Science and Forestry, MLA, 2000
Hokkaido University, Hokkaido, Japan, BS 1987

Experience

Hiroshi Sejima has significant experience in Sacramento and Walnut Creek assisting in the design of community developments, streetscapes and community parks. His work at Cottong and Taniguchi has been focused on civic projects where he excels at coordinating within the strict confines of city requirements.

Relevant Project Experience:

Contra Costa public works addition – Martinez, California
Project manager responsible for the coordination and execution of construction documents.

City of San Jose Libraries – San Jose, California
Cottong and Taniguchi is the landscape architect for the majority of newly developed public libraries in San Jose. Hiroshi has been responsible for coordinating consultants and managing the development of construction documents.

BELLECCI PROJECT RESUMES

DAN LEARY, PE

BELLECCI & ASSOCIATES, INC.

PUBLIC WORKS PROJECT MANAGER

PRINCIPAL

EDUCATION:

BS in Civil Engineering, Cal Poly SLO

MBA in Mgmt, Cal State Hayward

REGISTRATION:

Professional Civil Engineer – Calif No 48394

Professional Civil Engineer – Wash 32531

Professional Civil Engineer – Oregon 18094

EXPERIENCE:

Over the past 18 years, Dan has managed more than 300 public works projects ranging from \$5,000 to \$12 million in construction cost. Dan's diverse civil background includes plans specifications and estimates for arterial roadways, streetscapes, utilities, state highways, drainage, grading, interchange modifications, parking lots, pavement, flood repair, solid waste, light rail, water and sewer facilities.

Since Dan became Bellecci's Pleasanton office manager in 1999, he has managed major public works projects in fifteen Bay Area Cities. Many of these projects have been high profile PS&E projects that involved multi-disciplined design teams. As both a project manager and a principal, Dan provides clients with hands on service for public involvement, quality control, managing subconsultants, meeting deadlines, coordinating with stakeholders and resolving issues quickly. Dan and his team in Pleasanton are most known for very detailed construction documents and excellent client service.

Dan has completed the following Park Projects as a Subconsultant:

- Tully Ballfields - City of San Jose
- Ash Street Park - City of Newark
- Bernal Park - City of San Jose
- Americana Park - City of Pittsburg
- Guadalupe River Park – City of San Jose
- Americana Park – City of Pittsburg
- 3-Mile Tidewater Path – City of Manteca
- St James Park – San Jose
- National Ignition Facility Plaza + Site Beautification
- Highlands Ranch Park – city of Pittsburg

Dan also has extensive experience with public involvement for Public Works projects. **During the past 24 months Dan has presented at 15 public meetings. City Clients have specifically hired Bellecci for City projects that require intensive public presentations.**

PROFILE

Davis Langdon provides comprehensive construction cost planning and management services to owners, architects, government agencies and institutions. Founded in 1974, the firm has offices in Boston, Los Angeles, New York, Philadelphia, Sacramento, San Francisco, Seattle and Vermont and is a member of Davis Langdon Seah International, one of the largest and most established construction cost consulting groups worldwide. The international group has some 3,200 staff in 80 offices. The firm consults with major corporations and institutions, and some of the most prestigious design firms in the world.

The firm's services include establishing construction and overall project budgets, monitoring costs and schedule throughout the design and construction phases, and managing projects as owner's representatives. Facilities management services include providing life cycle cost analyses and budgets for operation and maintenance.

In addition to providing construction cost consulting, Davis Langdon offers full sustainable design consulting, including: goal-setting and charrettes; LEED evaluation, project management, and documentation; specifications and materials selection assistance; and community and public education. These services are fully integrated with cost management, facilitating a streamlined and efficient design process and enabling the design team to find the most effective and economical approaches to sustainable design.

Firm Name:
Davis Langdon

Year Established:
1974

Company Structure:
Corporation

Total Staff:
86

RESUME

David Cobb has worked in the construction industry for over 24 years. Prior to joining Davis Langdon, he ran his own construction firm specializing in remodeling. He also managed construction research in the California state office of Childhood Lead Poisoning Prevention, and is an expert on issues of lead-based paint in construction.

Mr. Cobb acted as Owner's Representative and Project Manager for construction at the new Marin Community Foundation headquarters, a green building in San Rafael, and has prepared feasibility cost models and provided other cost planning services on a wide range of projects. He is a LEED Accredited Professional.

DAVID COBB, Senior Associate

With Davis Langdon:
8 yrs

Education:
B.S. University of California, Berkeley, 1981

Project Experience:

Portola Valley Town Center
Portola Valley, California

Solano County Courthouse, Conceptual Master Plan
Fairfield, California

Pickleweed Park Community Center Expansion
San Rafael, California

De La Saller High School Campus Master Plan
Concord, California

Sava Pool Facility Revised Master Plan Options
San Francisco, California

Tully-Senter School Community Center Master Plan
San Jose, California

Veteran's Memorial Building
Albany, California

Underhill Site Parking Structure & Recreation Center
University of California, Berkeley

Calistoga Community Pool Facility
Calistoga, California

DAVIS LANGDON

PROJECTS

Portola Valley Town Center
Portola Valley, California

Saratoga City Hall, Civic Center Master Plan
Saratoga, California

El Cerrito Civic Center
El Cerrito, California

San Leandro Civic Center
San Leandro, California

City of Tracy Civic Center Expansion
Tracy, California

Sports Field, City of Piedmont
Piedmont, California

Fontana Civic Auditorium
Fontana, California

City of Rialto Civic Center Expansion
Rialto, California

Thousand Oaks Civic Arts Plaza
Thousand Oaks, California

City of Commerce Civic Center
City of Commerce, California

Gymnasium, Holy Names High School
Piedmont, California

Los Altos Civic Center Public Library Addition
Los Altos, California

Escondido Civic Center
Escondido, California

Santa Clarita Civic Center
Santa Clarita, California

Valencia Civic Center
Valencia, California

Seattle Civic Center Open Space Plan
Seattle, Washington



INTRO TO KORVE ENGINEERING

Korve
Engineering

TRAFFIC ENGINEERING / TRANSPORTATION PLANNING

Established in 1987, Korve Engineering Inc. is an engineering and planning firm of professionals that provides a full range of transportation planning, traffic engineering, and civil engineering design services to public and private sector clients throughout California.

Korve's transportation planning experience covers a full range of public-agency development planning involving regional policies and plans for new towns, major investment studies, and travel demand studies for specific plans, downtown redevelopment, and neighborhood plans. Korve is particularly adept at working with community involvement groups and multiple agencies on highly sensitive projects.



Transportation Planning Expertise

- Multi-modal Planning for Transit Facilities
- Transportation Centers
- Highway Corridors
- Transportation Demand Management Programs
- Congestion Management Strategies
- Solutions to Air Quality Problems
- City and County Bicycle Master Plans

Korve is experienced in all aspects of traffic engineering, using the most up-to-date software in combination with reliable, time-proven techniques.

Korve routinely supports traffic elements of environmental impact studies to meet CEQA and NEPA requirements with our in-depth knowledge of local traffic impact and congestion management criteria.

Traffic Engineering Services

- Complex Construction Staging
- Data Collection
- Safety Studies
- Capacity Assessments
- Operations Analyses
- Simulation Analyses
- Standard Traffic Surveys and Specialized Surveys
- Planning and Design of Traffic Signal Systems
- Signing and Striping Design, including on-street bikeways



ALBANY TRANSPORTATION PLAN

Albany, CA

Korve
Engineering

Client Info:
City of Albany
1000 San Pablo Avenue
Albany, CA 94706

Client Contact/Reference: Anne
Chaney, Community
Development Director,
510.528.5768

**Completion Date (Actual or
Estimated):** 2003

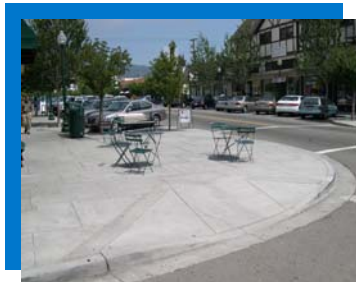
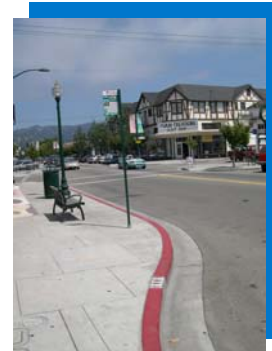
Total Project Fees: \$145K

Korve Fee: \$137K

Key Elements:

- Traffic Safety
- Community Outreach
- Bicycle/Pedestrian Safety
- Traffic Simulation

The City of Albany Transportation Plan was designed to promote environmentally friendly, livable neighborhoods using information and recommendations for traffic calming measures City-wide. It was intended to provide new opportunities for residents to create more livable city streets, places where families and their children not only travel, but have the opportunity to meet, talk, and play. In addition to other City Plans, policies and goals including the Bicycle Master Plan and Transit Preference Policy, the Citywide Transportation Plan is the blueprint for preserving and promoting the City of Albany's small town ambience. Its goal is to promote greater community identity and cohesion, and a sense of the City as a great place to live, work and shop.

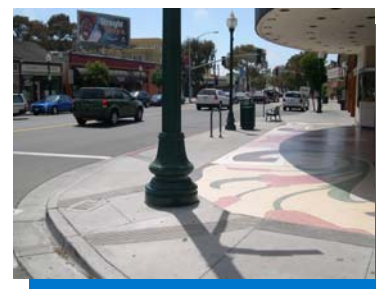


Korve devised and conducted extensive City-wide and small group neighborhood public meetings over a nine-month period to solicit public input on specific concerns regarding neighborhood traffic safety. The discussions particularly focused on pedestrian and child pedestrian safety and the interest in making pedestrian, bicycle and transit travel easier and safer. The scope of issues that were identified ranged from spot problems such as correcting offset bicycle crossings on the Ohlone Greenway to City-wide concerns such as the traffic speeds and lack of bicycle lanes on Marin Avenue which was proposed to be reconfigured to meet the needs of the community. Korve facilitated follow up meetings with each

group designed to achieve consensus on every aspect of the planning process - from data gathering to recommendations, prioritization and funding of implementation actions. The result

was a comprehensive policy that has allowed the City to begin implementing the recommended improvements.

In a related project, Korve addressed conversion of a three-quarter-mile section of Marin Avenue - a high-speed four-lane commute arterial dividing a residential neighborhood and several schools - to a single lane in each direction with Class II bike lanes, curb bulb outs, a center turn lane, and medians or turn lanes at intersections. For that project, we used a series of public meetings to present graphic representations of various configurations and run animated traffic simulation models to convince skeptics that traffic would continue to flow acceptably even with the reduction in through lanes.





TREASURE ISLAND TRANSPORTATION PLAN

San Francisco, CA

Korve
Engineering

Client Info:

Treasure Island Community
Developers, LLC
49 Stevenson, Suite 600
San Francisco, CA

Client Contact/Reference:

Paul Menaker
415-995-1770

**Completion Date (Actual or
Estimated): 2007**

Total Project Fees: \$ n/a

Korve Fee: \$500,000.00

Key Elements:

- Transportation Planning
- Traffic Engineering
- Circulation



Korve has provided a broad range of transportation planning services associated with the Treasure Island Redevelopment Project. Korve was the firm selected to study the transportation and access issues and to develop a robust and viable transportation plan to support the island's unique land use plan for redevelopment of the island.

Recently, Korve provided detailed engineering analyses and operational studies for the project, including:

- Operational plans for bus, ferry and shuttle service to the island for its many uses;
- Detailed travel demand estimates based on City guidelines and unique characteristics expected to occur from a large island development project;
- Development of additional transportation demand management programs to encourage the use of alternative modes and discourage the dependence of single-occupant automobile use;
- Conceptual transit facility design to optimize operational efficiency and encourage smooth multi-modal transfers;
- Conceptual roadway layouts to provide adequate on-island circulation and off-island access;
- Conceptual cost estimates to implement transportation programs and facilities to support the island's robust transportation infrastructure; and
- Detailed parking analysis to ensure the island's parking is sufficient to demand while minimizing the use of automobile.

Development and assessment of the proposed transportation systems has

included analysis of numerous alternatives of both on-island and off-island features. A major emphasis of the project is to provide sustainable, "green" development. Korve has worked with the project developers through an extensive public outreach process and is currently preparing a comprehensive transportation plan based on this process.

TAB 5

Firm Qualifications

Cottong & Taniguchi--Landscape Architects

Location of Office: and where work is performed	215 Highland Avenue Burlingame, CA 94010 tel: (650) 342-9083 fax: (650) 342-7021
Contact:	Brent Cottong (brent@ctland.com)
Office Staffing:	6 Professional Staff 2 CAD Draft Persons 2 Administrative/Clerical Staff
Established:	1986 (20 years in business)

Firm Overview

Cottong & Taniguchi is a multifaceted landscape architecture, urban design, and land planning firm, located in Burlingame, California. Our focus on regional projects embraces an unusually wide variety of work for a diversity of clients, including architecture firms, engineering firms, developers, municipalities, agencies, and individuals. In particular, we have earned an impressive corporate client base of well-known names with national and global presence.

Comprehensive Design Services

Cottong & Taniguchi Landscape Architects has been completing projects for Bay Area municipalities since 1986. We have worked with the City of Piedmont over the last eight years. All of the firm's projects have been directed and managed by the Principals Brent Cottong and Dennis Taniguchi. Those projects represent a wide array of types including master planning, design guidelines, streetscapes, parks and open spaces, and landscapes for public buildings.

Project designs are realized under the leadership of both of the firm's principals. The principals play an active role in developing the initial concepts for a project. This is followed with continual involvement in the refinement of the design through all design phases. The firm's principals remain with a project from beginning to end.

Documents produced by Cottong & Taniguchi are reviewed multiple times by senior management. Prior to submittals or project milestones there are in-house reviews. The principal-in-charge of the project reviews documents at each step of the project. As a final measure, the other firm's principal reviews the documents.

Projects are reviewed for consistency with project programming, previous design concepts, design submittals, review comments, project budgets, codes and accessibility requirements, the work of other discipline and for internal consistency.

Cottong & Taniguchi's projects for its various municipal clients have been completed on schedule and on-budget. The project cost estimate is updated and reevaluated at each submittal. Certain projects have been fast-tracked with the schedules met. Cottong & Taniguchi has conducted construction administration on virtually all of its projects.

Experience with Public Work/Public Bid Process

The firm has worked for many communities including; but not limited to: Piedmont, San Jose, San Mateo, Menlo Park, Oakland, Mountain View, Foster City and Redwood City. Additionally, we have worked with other agencies or districts such as the Santa Clara Valley Water District, numerous local school districts, DeAnza/Foothill Colleges, and the California State University System.

All project construction bid costs have been within the original estimates.

Experience and Ability to Coordinate with Agencies/Public

Many of Cottong & Taniguchi's projects required coordination with all levels of government. For instance, the habitat restoration work required working with departments within the City of San Jose while meeting the requirements of the California Department of Fish and Game as well as the U.S. Fish and Wildlife Service. Other local streetscape projects required working with Caltrans. Also, the firm has institutional clients that often have their own standards or procedures for undertaking projects.

An area that Cottong & Taniguchi can offer expertise is working with the public. Many of the projects have included public participation components. For instance, the recent San Jose Parks Bond projects included numerous public meetings to inform the general public and receive their input. Other San Jose projects have included working with a project task force as a client group, interspersed with public meetings to reach a broader audience or client group. For the City of Piedmont, Cottong & Taniguchi works with a Parks and Recreation Committee on the renovation and development of open spaces. In summary, the public participation experience has ranged from simple informational meetings to full participatory design processes.

Cottong & Taniguchi Team Staffing/Roles/Organization:

Cottong & Taniguchi Landscape Architects will be the lead consultants and point of contact for the project team. The subconsultant, Bellecci Associates, Civil Engineering and Surveying Consultants will report to Cottong & Taniguchi.

- Brent Cottong: Principal-in-charge
- Project lead/point of contact
 - Community participation
 - Presentations
 - Planning/Design
 - Quality review

Dennis Taniguchi: Principal
Certified playground inspector

- Quality review
- Community participation
- Assist in presentation
- Third point of contact

Joaquin Pedrin, Associate

- Second point of contact
- Planning/design
- Graphic production
- Research
- Project coordination
- Community participation
- Presentations

Carrie Kao, Design Staff
Hiroshi Sejima, Design Staff

- Design
- Graphics
- Research

Related Experience

Exedra Plaza – Piedmont Park

Location: Piedmont, CA
Client: City of Piedmont
Size: Portion of largest park in town Construction Cost: \$545,000.00
Contact: Mark Feldkamp (510) 420-3064

Goal: Enhance an historic plaza in the center of town.

Program: Renovate an historic architectural feature that forms a gateway to the large central park. The design included a plaza, water feature, stonewalls, lighting and decorative ironwork.

Role: Cottong & Taniguchi was the prime consultant. The design process included workshops with the Parks and Recreation Commission and public meetings.

Wildwood Entrance – Piedmont Park

Location: Piedmont, CA
Client: City of Piedmont
Size: Portion of largest park in town Construction Cost: \$250,000.00
Contact: Mark Feldkamp (510) 420-3064

Program: Cottong & Taniguchi developed plans for improvements to the “central park” of Piedmont. The scope of the project included working with a task force and large format public meetings to make decisions about improvements to the park. The work included the design for a major

pedestrian entrance to the park along Wildwood Avenue and an intimate stone plaza wrapped in native plantings.

Role: Cottong & Taniguchi was the prime consultant.

Swings and Steps – Piedmont Park

Location: Piedmont, CA
Client: City of Piedmont
Size: Portion of largest park in town Construction Cost: \$550,000.00
Contact: Mark Feldkamp (510) 420-3064

Program: Replace dilapidated steps and access path from Exedra Plaza to a new dramatic ravine overlook and new older age swings.

Role: Cottong & Taniguchi was the prime consultant.

Bernal Park

Location: San Jose, CA
Client: San Jose Public Works
Size: 5 acres Construction Cost: \$1.5 million
Contact; Jan Palajac, (408) 794-1376

Goal: Remaster planning and implementation for existing neighborhood park with public participation and meetings. Integration of newly acquired property with the existing park.

Program: Little League practice ball field, practice soccer field, central plaza, picnic area, offsite street/parking improvements.

Role: Cottong & Taniguchi was the prime consultant. The subconsultants included Bellecci Associates Surveyors and Civil Engineers and MTH Electrical Engineers.

Edenvale Garden Park, Phases 4 and 5

Location: San Jose, CA
Client: San Jose Public Works
Size: 1 acre (20 acre total site) Construction Cost: \$900,000.00
Contact: Jan Palajac, (408) 794-1376

Goal: Implementation of Phases 4 and 5 of a master plan for a citywide park originally master-planned by Cottong & Taniguchi.

Program: Prefabricated restroom building; play lot and tot lot; group picnic area and amphitheatre.

Role: Cottong & Taniguchi was the prime consultant. The subconsultants included Bellecci Associates Surveyors and Civil Engineers and MTH Electrical Engineers. The process included public outreach meetings.

Lakeshore Park

Location: San Mateo, CA
Client: City of San Mateo
Size: 5 acres Construction Cost: \$1.4 million
Contact: Sheila Canzian (650) 522-7400

Goal: With the introduction of a new fire station an existing park was re-master planned for more efficient vehicular circulation, on-site parking, accessibility and new park facilities, including restrooms, concessions, basketball and picnic areas.

Program: New plantings, ball fields, concession stand, restrooms, outdoor classroom, public art, pathways, shoreline access and picnic areas.

Role: Cottong & Taniguchi was the prime consultant on the open space planning. The design process included a series of public workshops and meetings to gain consensus over a controversial fire station proposed on park land.

Town and Country

Location: Palo Alto, CA
Client: Ellis Partners, LLC
Size: Construction Cost: N/A

Contact: Dean Rubinson, (415) 391-9800 ext 220

Goal: Plans were developed for intimate “outdoor rooms” with stonewalls and colorful planting, safe pedestrian circulation, emphatic project identity at entrances, bicycle parking, and exterior lighting.

Program: Expanded gathering spaces, pedestrian circulation and safe crossing between buildings, interactive human sundial, new planting, project identity at entrances, parking lot and plaza lighting.

Role: Cottong & Taniguchi provided site planning. The design process first identified pedestrian circulation and key gathering spaces. A materials palette was then developed and each space designed usability and protection from vehicular traffic.

University Park (60 Acre Mixed-Use)

Location: Roseville, CA
Client: VITAE Architecture Planning Interiors
Size: 60 Acres Construction Cost: N/A

Contact: Brendan Koon, (916) 921-6584 ext 214

Goal: Create a unique branding and amenities to attract major corporate users and home owners to live/work hear.

Program: Mixed-use of high and mix-rise, 10 to 15 story offices, Flex Tech Offices, retail and multifamily housing with park and recreational opportunities.

Role: Design lead for site circulations, building massing and adjacencies.

Schedule/Performance

Cottong & Taniguchi can address the project immediately and has the capacity to address the scope of services.

Subconsultants

Civil Engineer/Surveyor
Bellecci Associates
4695 Chabot Drive, Suite 112
Pleasanton, CA 94588
Principal: Dan Leary

Projects with Cottong & Taniguchi:

Piedmont Park – Swings and Steps, Piedmont, CA
Edenvale Garden Park, San Jose
Bernal Park, San Jose
Winchester Blvd., San Jose
Third Street, San Mateo
Story Road, San Jose

Traffic Engineer
Hexagon Transportation Consultants
40 South Market Street, Ste 600
San Jose, CA 95113
Gary Black
Korve

Cost Consultant
Davis Langdon
343 Sansome Street, suite 1050
San Francisco, CA 94104
Senior Associate: David Cobb

Projects with Cottong & Taniguchi:

CSU – East Bay

Insurance

Cottong & Taniguchi meets the requested insurance requirements. See attached.

COTTONG & TANIGUCHI

OUTLINE OF SELECTED PARKS, PUBLIC WORK AND RELEVANT PROJECTS

Project Name	Description	Client/Architect
A. <u>Master Planning</u> (see also other categories for other master planning experience)		
1. Industrial Design Guidelines San José, CA	Design guidelines for future industrial developments in San José	City of San José, Planning Department and San José Redevelopment Agency
2. San Mateo Parks Survey San Mateo, CA	Assessment survey and cost analysis for future capital improvements.	City of San Mateo Parks and Recreation Department
3. Sunnyvale Open Space Element Sunnyvale, CA	Inventory, mapping and graphics for Open Space Element	Sunnyvale Parks and Recreation Department
4. Sunnyvale Public Works Mapping Sunnyvale, CA	Mapping and graphics	Sunnyvale Public Works Department
5. Rincon de Los Esteros San José, CA	Landscape master plan, streetscapes, and design guidelines for 4600 acre redevelopment area	San José Redevelopment Agency
6. Rincon Gateways San José, CA	Gateway monuments at the entry to an industrial area.	San José Redevelopment Agency
7. Altera Corporation San José, CA	Landscape services for a four building corporate headquarters.	RMW Architecture + Design Altera
8. Yahoo! Headquarters Sunnyvale, CA	Landscape services for a fast track 35 acre corporate campus.	RMW Architecture + Design
B. <u>Public Buildings</u>		
1. Technology Museum of Innovation San José, CA	Full landscape design services for site and street improvements.	San José Redevelopment Agency
2. Repertory Theater San José, CA	Full landscape design services for San José Repertory Theater. Est. \$500,000.00 bids below estimate.	San José Redevelopment Agency
3. Santa Clara Valley Water District Headquarters San José, CA	Full services for the landscape design of the new headquarters building.	Santa Clara Valley Water District
4. San José Fire Station No. 1 San José, CA	Full services for a fire station in downtown San José.	San José Public Works Architectural and Engineering Division/RMW Architecture + Design
5. Oakland Fire Station Oakland, CA	Full services for a new fire station.	Shah Kawasaki Architects

RFP for Civic Center Master Plan, Piedmont, CA

6.	Palo Alto City Hall Steps Palo Alto, CA	Full service landscape/streetscape improvements for new steps and access.	City of Palo Alto/ Premier Properties Management
7.	Alum Rock Branch Library San José, CA	New library building.	City of San José/Franco Associates Architects
8.	Camden Community Center San Jose, CA	Master plan concept for new community center.	San Jose Public Works/ Steinberg Group
9.	Northside Community Center San Jose, CA	New community center adjacent to senior housing.	San Jose Public Works Steinberg Group
10.	Cambrian Branch Library San Jose, Ca	New library building.	San Jose Public Works ABA Architects
11.	Joyce Ellington Branch Library San Jose, CA	New library building.	San Jose Public Works Tetra Design
12.	Pearl Branch Library San Jose, CA	New library building.	San Jose Public Works ABA Architects
13.	Willow Glen Branch Library San Jose, CA	New library building.	San Jose Public Works Krong Design
14.	E. Carnegie Branch Library San Jose, CA	New library building.	San Jose Public Works Gould Evans Architects
15.	Solari Park/Seventrees Branch Library San Jose, CA	New library, community center in existing park.	San Jose Public Works ABA Architects
16.	Starbird Teen Center San Jose	New teen center in existing park.	San Jose Redevelopment Agency Bill Gould Design
17.	Contra Costa County Public Works Martinez, CA	Addition to existing buildings.	Contra Costa County Public Works Shah Kawasaki Architects
18.	Foster City Recreation Center Landscape Renovation Foster City, CA	Schematic master plan and detailed maintenance guidelines for landscape renovation for center expansion.	Foster City/Arquitectonica
19.	Fair Oaks Community Center Redwood City, CA	Full service landscape renovations for access code compliance	Redwood City/ Wings Architecture & Planning
20.	Redwood City Fire Station No. 11 Redwood City, CA	Full services for a fire station adjacent to city park and neighborhood.	RMW Architecture + Design
21.	Cupertino Fire Station Cupertino, CA	Full services for a new fire station.	Santa Clara County Central Fire Protection District/RMW
22.	Monte Vista Fire Station Cupertino, CA	Full services for a new fire station. Work involved phased design of portion of existing facility.	Santa Clara County Central Fire Protection District/RMW

C. Parks, Open Space and Ball Fields

1	Exedra Plaza Piedmont, CA	Full services for historic renovation, new fountain, plaza, stone walls, decorative iron work and lighting.	City of Piedmont
2	Wildwood Entrance Piedmont, CA	Full services for the entrance to a park in a residential setting. Included community outreach, plaza, stone walls, seating, planting and irrigation.	City of Piedmont
3	Piedmont Bridge Piedmont, CA	Studies for the addition of a pedestrian bridge in a park.	City of Piedmont
4	Bernal Park San José, CA	Master plan and implementation of 5 acre neighborhood park. Includes softball and soccer fields, pedestrian paths, seating and large group picnic areas.	San José Public Works Architectural and Engineering
5	De Anza Athletic Field Cupertino, CA	Master plan and implementation of major campus renovations, new buildings, sports fields, and ADA access, irrigation and lighting.	Foothill-De Anza Community College District
6	Edenvale Garden Park San José, CA	Master plan for a twenty-acre park adjacent to the historic Hayes Mansion. Est. const. costs: 11 million	San José Public Works Tom McLauchlan All master plan work completed on schedule in 6 months.
7	Edenvale Garden Park Phases 4 & 5 San José, CA	Play lot, restrooms, picnic area. \$850,000.00	San José Parks and Recreation Department
8	Aborn Park San José, CA	Master planning through implementation including public presentations for this neighborhood park and public library project. Planting, irrigation and drainage designed for lawn play areas. The design encouraged informal activities and discouraged active recreation due to residential adjacencies. Phase 1: \$350,000.00	San José Public Works
9	Library West Plaza/Hilton Towers Hotel San José, CA	Full services for an urban plaza in downtown San José. Connecting pedestrian circulation from the Light Rail, Hilton, Library and the Convention Center. Est. 750,000.00 Bid \$715,000.00	San José Redevelopment Agency
10	Bernal Park San José, CA	Master plan and implementation of 5 acre neighborhood park. Includes softball and soccer fields, pedestrian paths, seating and large group picnic areas.	San José Public Works Architectural and Engineering
11	Evergreen Park San José, CA	Full services for tot lot renovation and new restrooms.	San José Public Works Architectural and Engineering
12	Fernish Park San José, CA	Full services for pedestrian pathways and tot lot renovation.	San José Public Works Architectural and Engineering
13	Shady Oaks Park San José, CA	Tot lot renovation.	City of San José Parks and Recreation Department

RFP for Civic Center Master Plan, Piedmont, CA

14	Los Paseos Park San José, CA	Tot lot renovation and new restrooms.	City of San José Parks and Recreation Department
15	Children of the Rainbow Park San José, CA	Tot lot renovation.	City of San José Parks and Recreation Department
16	Golden Oaks Park San José, CA	Tot lot renovation.	City of San José Parks and Recreation Department
17	Almaden Meadows Park San José, CA	Tot lot renovation.	City of San José Parks and Recreation Department
18	Willow Oaks Park Renovation Menlo Park, CA	Landscape renovation documents for neighborhood park with a large informal lawn play area, strolling path, tot and K-6 play, restroom and entry/drop off. Fast track project performed on time and bid under budget, spring 1998.	City of Menlo Park
19	Alma Street Park Menlo Park, CA	Full services for a creekside city park.	City of Menlo Park
20	Koll Waterfront Park Brisbane, CA	Schematic design of a shoreline park on San Francisco Bay.	City of Brisbane/ Koll Company
21	Central Park 5th Avenue San Mateo, CA	Schematic design for architectural and landscape treatment of the 5th Avenue entry and bleachers.	City of San Mateo Public Works—Parks and Recreation Department
22	Central Park San Mateo, CA	Full services for grading/drainage, lighting and repaving—park wide paths around heritage oaks	City of San Mateo Public Works—Parks and Recreation Department
23	Rose Garden Central Park San Mateo, CA	Regrading and detailed brick pathway design in existing rose garden.	City of San Mateo Public Works—Parks and Recreation Department
24	Jessie Lowe Smith, Wild Flower Garden Highland Park, Illinois	Full services of pathways, seating and restoration of native wild flower gardens, required numerous public presentations.	Public Garden Project involving both the City and Park District Jurisdictions
25	Lakeshore Park San Mateo, CA	Master planning and full services for a major upgrade to a park.	City of San Mateo Public Works
26	Heller Nature Center Highland Park, Illinois	Roadway, parking layout, building site and nature trails for 200 acre preserve.	The Park District of Highland Park
D. <u>Education</u>			
1.	Foothill College Los Altos Hills, CA	Master plan and implementation of major campus renovations, new buildings, erosion control, irrigation, lighting, track and sports fields.	Foothill-De Anza Community College District

RFP for Civic Center Master Plan, Piedmont, CA

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| 2. | De Anza College
Cupertino, CA | Master plan and implementation of major campus renovations, new buildings, sports fields, and ADA access, irrigation and lighting. | Foothill-De Anza Community College District |
| 3. | CSU Stanislaus—Student Housing
Turlock, CA | Landscape Architectural services for student housing complex. | CSU Stanislaus, RSK Architects |
| 4. | Cogswell College (Private not public)
Dormitory and Parking Structure | Landscape Architectural services for student housing and parking structure. | Dowler Gruman Architects |

E. Green Design

- | | |
|---|---------------------|
| Santa Clara Valley Water District—Bioswales and Water Table Recharge
Santa Clara Valley Water District/Kenneth Rodrigues & Partners | San José, CA |
| East Palo Alto YMCA – LEED Rated
YMCA of the Mid-Peninsula/Carrasco and Associates | East Palo Alto, CA |
| 940 West Weddell Apartments – LEED Compliant
Office of Jerome King Architects | Sunnyvale, CA |
| Alma Street Park – Drought Tolerant Native Creek Upland Plantings
City of Menlo Park | Menlo Park, CA |
| Monterey Research Park – Drought Tolerant Native Grasses
Bedford Properties/The Pike Company | Monterey, CA |
| De Anza College
Foothill—De Anza Community College District | Cupertino, CA |
| <ul style="list-style-type: none"> ▪ Science Center – LEED Rated ▪ Student Services Center – LEED Rated ▪ Kirsch Center for Environmental Sciences – LEED Rated Silver | |
| Foothill College
Foothill—De Anza Community College District | Los Altos Hills, CA |
| <ul style="list-style-type: none"> ▪ Krause Center for Innovation (K.C.I.) – Drought Tolerant Native Plantings | |
| Alum Rock Branch Library
Franco and Associates | San José, CA |
| Cambrian Branch Library
Anderson Brule Architects, Inc. | San José, CA |
| Pearl Branch Library
Anderson Brule Architects, Inc. | San José, CA |
| Joyce Ellington Branch Library
Tetra Design Inc. | San José, CA |
| Willow Glen Branch Library
Krong Design | San José, CA |

TAB 6

Architectural Drawings and Photographs

(separate binder with more examples of Cottong & Taniguchi's work has been provided, as requested.)

Relevant Projects

Selected sample. See also separate binder as requested for detailed project information and photographs

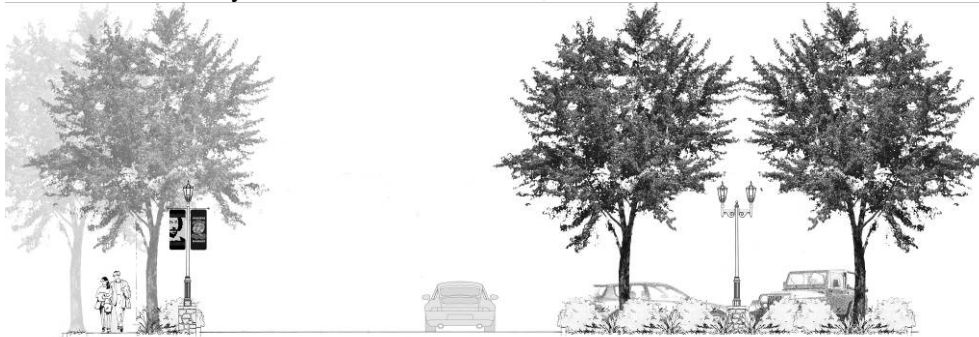
Excedra and fountain: Piedmont park - Piedmont California



Wildwood Entrance: Piedmont, California



Town and Country retail center: Palo Alto, Ca



University Park mixed-use development: Roseville, California



TAB 7

Fee Proposal

Fee Proposal

Note: One (1) copy of our fee proposal and rate schedule has been provided in a sealed envelope as directed.

Fee Proposal

The following fees and scope of services can be adjusted with the City of Piedmont's input to reach a mutually agreeable project approach.

Phase 1 – Background Investigation, and Base Programming	\$6,500.00 to \$7,500.00
Phase 2 – Initial Public Input and Programming	\$8,000.00 to \$9,500.00
Phase 3 – Conceptual Design & public input	\$14,000.00 to \$15,500.00
Phase 4 – Preliminary Schematic Master Planning, Character & Material Preferences, Initial Cost Modeling and Public Input	\$42,000.00 to \$47,000.00
Phase 5 – Final Schematic Master Plan, Cost Model, Image & Material Preferences & Presentation to the Public	\$36,000.00 to \$40,000.00
<u>Phases 1-5 Fee Sub-total (Reimbursables not included)</u>	<u>\$106,500.00 to \$119,500.00</u>

Optional/additional phases:

Phase 6 – Architectural elevations and perspective sketches	\$35,000.00 to \$45,000.00
Phase 7 – Final master Plan report (booklet)	\$12,000.00 to \$15,000.00
Phase 8 – Design Guidelines for the Commercial Development	T.B.D.
<u>Total Fee Range Phases 1-7+</u>	<u>\$153,500.00 to \$179,500.00</u>
Reimbursables Expense Budget (12% to 16%) =	\$18,420.00 to \$28,7200.00