

TO: James L. App, City Manager
FROM: Doug Monn, Interim Public Works Director
SUBJECT: Melody Drainage Basin/Park Study
DATE: December 21, 2004

NEEDS: For the City Council to adopt Resolution No. 04-xx appropriating funds to engage Penfield & Smith to prepare a Melody Basin/Park technical analysis and design options.

- FACTS:**
1. The Melody Drainage Basin/Park is located between Caddie Lane and Melody Drive, surrounded by single family residences (see attached map).
 2. On May 4, 2004 the City Council reviewed the use and maintenance status of the Melody Basin/Park and heard testimony from the surrounding neighborhood. That evening, the Council directed staff to develop a scope of work for a study to evaluate the existing conditions of the basin/park and to identify use and improvement options, as well as associated costs for implementing those options.
 3. The Council directed that the work scope be placed on the August 3, 2004 agenda, and also appointed a Council ad hoc committee to assist in the review and content of the basin/park work scope.
 4. The completed work scope requires a combination of technical studies and design steps to assess conditions and use options for the facility. Contributing to the draft document were staff members from Community Development (Engineering), Police, Public Works (Streets, Parks and Capital Projects) and the City Manager's Office.
 5. The Council ad hoc committee (Councilman Nemeth and Mayor Mecham) met on July 7, 2004 to review the draft scope of work and confirmed the scope to be the appropriate next step in exploring the conditions and options for the Melody basin/park.
 6. A copy of the draft RFP was sent to neighboring property owners in the Country Club Annex development (Caddie Lane) and to property owners who are adjacent on the Melody Drive side of the basin/park.

**ANALYSIS
AND**

CONCLUSION: The Request for Proposal was issued to 25 firms. Penfield & Smith was the only firm to submit a Proposal (see attached).

On November 9, 2004 the Ad Hoc Committee reviewed the proposal from Penfield & Smith and determined that it was adequate.

The Ad Hoc Committee directed staff to present the Scope of Work and Fee Proposal in the amount of \$20,900 to the full Council for approval and budget appropriation.

POLICY

REFERENCE: Melody Area Development Conditions

FISCAL

IMPACT: The study would need to be funded from the General Fund. For this initial phase, it is recommended that \$25,000 be appropriated from General Fund Reserves (\$20,900 to cover the study cost, with contingency of \$4,100).

The passage of Proposition 1A, the City's General Fund benefited significantly. The revised General Fund projections for fiscal year 2005 reduced the deficit to \$(345,200) for the current fiscal year.

Since July 1, 2004, the Council has approved the following additional General Fund budget appropriations:

General Fund 2005 Deficit	\$345,200
Approved Carry-over Requests	747,700
Local Hazard Mitigation Plan	52,000
Utility Billing Software Upgrade	9,000
FEMA Consultant	100,000
Geo Thermo Study	17,300
Melody Basin/Park	<u>25,000</u>
Total YTD	<u>\$1,296,200</u>

The projected deficit will be paid from General Fund savings (reserves). There are sufficient resources in reserves to cover the deficit.

In addition to the above approved budget appropriations, the Council has authorized future reimbursable work that will reduce General Fund cash resources. These contracts are identified as follows:

Rehab Design for Carnegie Library	\$191,130
Repairs to Senior Center	49,740
Repairs to Veterans Center	15,653
Repairs to Centennial Park Admin Bldg	58,114
Repairs to Centennial Park Gym	35,700
Repairs to City Hall/Library	138,598
PSR Airport Road/Hwy 46 East	280,000
Chandler Ranch Specific Plan	30,000
Repairs to City Hall/Library Parking Lot	<u>47,480</u>
	<u>\$846,415</u>

It is expected that most, if not all, of these costs will be reimbursed. However, some costs may take many years to recoup, impacting the availability of General Fund cash resources in the short term.

OPTIONS:

- a. Consider adopting Resolution No. 04-xx to:
 - 1) Appropriate \$25,000 to Budget Account No. 100-310-5224-769 for the Melody Basin/Park Study; and
 - 2) Authorize the City Manager to enter an Agreement with Penfield & Smith in the amount of \$20,900 in accordance with the attached Scope of Work and Fee Proposal.
- b. Amend, modify, or reject the above option.

Attachments (2)

- 1) Resolution
- 2) Scope of Work and Fee Proposal

RESOLUTION NO. 04-xx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROPRIATING FUNDS FOR THE MELODY BASIN/PARK STUDY AND AUTHORIZING
THE CITY MANAGER TO ENTER A CONTRACT WITH PENFIELD AND SMITH

WHEREAS, the Melody Basin/Park was originally designed in 1977 to accommodate storm water run-off;
and

WHEREAS, through the years the basin became a drainage basin and an open space neighborhood park;
and

WHEREAS, the physical condition of the park/basin continues to be a source of neighborhood concern;
and

WHEREAS, in response to their concerns, the City Council directed staff to engage the services of a
consultant to analyze the conditions and use options for the basin/park.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby approve a one time budget
appropriation of \$25,000 from General Fund Reserves to Budget Account No. 100-310-5224-769.

SECTION 2. The City Council of the City of El Paso de Robles does hereby authorize the City Manager to
enter a contract with Penfield & Smith in the amount of \$20,900 to perform the study in accordance with
the attached Scope of Work and Fee Proposal.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 21st day of December 2004
by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS

210 EAST ENOS DRIVE
SUITE A
SANTA MARIA, CALIFORNIA 93454
805-925-2345 • 805-925-1539

CORPORATE OFFICE
101 EAST VICTORIA STREET
P.O. BOX 98
SANTA BARBARA, CALIFORNIA 93102
805-963-9532 • 805-966-9801

1327 DEL NORTE ROAD
SUITE 200
CAMARILLO, CALIFORNIA 93010
805-981-0706 • 805-981-0251

October 18, 2004

City of El Paso de Robles
ATTN: Ditas Esperanza, P.E.
Capitol Projects Engineer
1000 Spring Street
Paso Robles, CA 93446

Ph. (805) 237-3861

**SUBJECT: PROPOSAL FOR ENGINEERING SERVICES: PREPARATION OF A
PRELIMINARY DESIGN REPORT FOR MELODY DRAINAGE BASIN/PARK**

Dear Ms. Esperanza:

Thank you for this opportunity to provide this proposal to assist the City in the preparation of a Preliminary Design Report For Melody Drainage Basin/Park for the City of Paso Robles. We propose to partner with Earth Systems, Inc. and Oasis Associates Inc. in the preparation of this report.

As you are aware, Penfield & Smith has been providing complete engineering, construction administration, planning, surveying and mapping services to California's Central Coast since 1946. The firm has grown recently to over 110 personnel including 54 engineers, 6 inspectors, 4 planning/permit professionals, 28 surveyors, and specially trained support personnel. With branch offices in Santa Maria and Oxnard, we are the largest civil engineering firm based in the Tri-Counties serving both the private and public sectors.

It is proposed that the highly qualified staff in our Santa Maria Office complete this project.

As a company we have particular recent expertise in drainage analysis and design for local agencies. This Proposal remains valid for 60 days, and no conflicts of interest exist in the provision of these services.

We would be pleased to provide any additional detail or clarification of our services and experience. Please feel free to contact me. I am available at 925-2345 ext. 101, or dsp@penfieldsmith.com.

Sincerely,

PENFIELD&SMITH



Douglas S. Pike, P.E.
Principal Engineer
Santa Maria

Project Understanding

The Melody Drainage Basin/Park is a dual-purpose detention basin. It also was intended to serve as a small community park with playground equipment. Excessive surface water in the basin has created problems in maintaining a viable park, and has generated complaints and created a vector concern.

We understand that the City desires to find a solution to the concerns with neighborhood input. The intent of this Preliminary Design Report is to find an optimum solution at a reasonable cost.

As our team works with City Staff in developing this project, the following commitment is made toward the end of completing the Project Goals:

1. We will work as an extension of staff and maintain the City's needs, goals and interests as paramount.
2. We will be good listeners and be respectful in our communications to citizens and Agencies as we represent Staff.
3. We will act upon requests from Staff in a timely and responsible fashion.
4. We will strive to achieve the highest possible quality, completeness and accuracy in our engineering products.

On the following page is a description of the tasks anticipated in the completion of this PDR.

Work Program

The work tasks, in general, are listed below. Additionally, we will work with the City as they review the preliminary PDR submittal, and update as necessary and appropriate within the scope of this effort.

Task 1 Initial Project Meeting With City

- a. Receive background information and historical data of the drainage basin and its construction.

Task 2 Confirm Basin's Need And Capacity To Detain Water

- a. Perform Hydrology study and determine the drainage basin's 10-year and 100-year runoff flow rates.
- b. Determine the existing basin's theoretical storm water hydraulic detention capacity using Paso Robles Engineering Standards.

Task 3 Other Analysis

- a. Scope of soils engineer: Under the basic scope of services the soils engineer will visit the site, review the existing soils data and draw conclusions for discussion in the PDR. We recommend more extensive soils analysis, however including: Perform one boring either in or immediately adjacent to the basin and determine soil classifications to a depth of 20 feet below the basin's bottom. Determine groundwater table elevation, if encountered. Obtain data for Subsurface Drain options. Analyze the soil to determine suitability for use as a basin liner. Look for evidence of perched or spring water, and generally discuss the geology of the site. This more extensive option is listed as an alternative under the "Work Budget" section of this proposal
- b. Scope of Engineer: Inspect the site and upstream neighborhood for sources of nuisance water. Prepare exhibits describing drainage issues.
- c. Scope of Landscape Architect: Assess growing conditions in Melody Basin/Park based on site visit, review of soil analysis and soils engineer recommendations, and discuss plant material options for the basin with and without soil amendment. Discuss appropriate recreational uses, materials of potential equipment, potential concerns, and maintenance issues. (Input on Tasks 5.a,b.). Review the engineer's cost estimates. Provide rough, preliminary level options for improvements to enhance recreational utility. Participate in public workshop and presentation to staff Ad Hoc Committee.
- d. Scope of Ag and Horticultural Soils Lab: Test soil sample for suitability for turf and other common park plant materials, make recommendations for modifications and plantings.

Develop/Analyze Alternatives To Mitigate Storm Water Runoff Impacts On Park

Task 4 Uses

- a. Analyze four approaches to support a continued combined use (park/basin) in all their combinations: grading, Subsurface storage, subsurface drainage, dewatering/pumping. Discuss pros and cons of continued combined use.
- b. Discuss relocation of park as an independent option. City to provide alternative locations.
- c. Discuss relocation/elimination of basin as an independent option.

Develop/Analyze Alternatives and Discuss Feasibility To Install & Maintain Park

Task 5 Like Amenities In Basin.

- a. Analyze the following: appropriate recreational uses, materials of potential equipment, potential concerns, and maintenance issues.
- b. Task 4.a. includes a discussion on the pro's and cons of continued combined use. The

feasibility and advisability of this approach at this particular location will be discussed based on these pros and cons. Cost estimates developed in Task 7 will also be considered.

Task 6 Determine Appropriate Design for Facility Security

- a. Discuss in the body of the report, or show in a schematic exhibit, a security design alternative for each of the alternatives in Task 5.

Task 7 Develop Cost Estimates for Alternatives

- a. Develop total Project Cost estimates, including life-cycle costs of maintenance.

Task 8 Solicit Comments to the Analysis and Alternatives at a Public Workshop

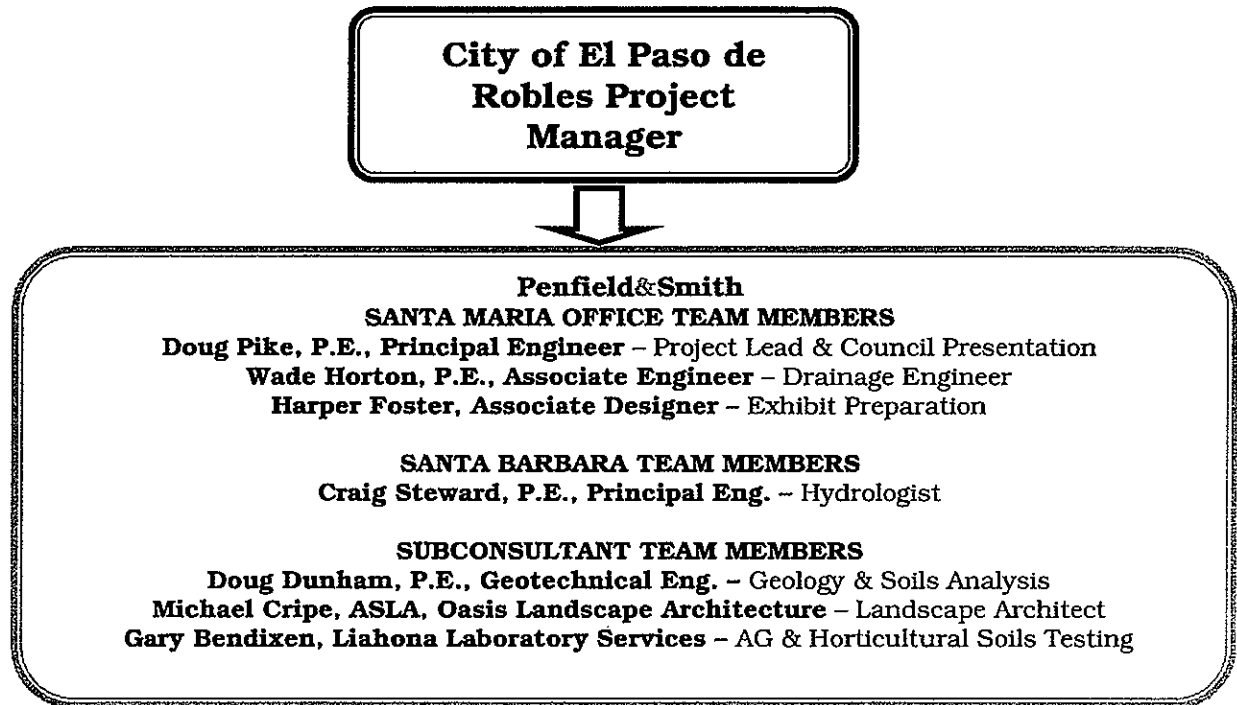
- a. Prepare a presentation, either with PowerPoint or Presentation Boards. Include drainage improvement options, and park improvement options.
- b. Acquire and consolidate comments

Task 9 Meet W/ City Staff & Council Ad Hoc Committee & Prepare PDR

- a. Prepare Report
- b. Prepare Concept Plan and Exhibits
- c. Attend Council Meeting

Project Team And Key Personnel

We believe that Penfield&Smith can best serve the City of El Paso de Robles with a strong **local team** based in our Santa Maria office, and supplemented with the resources of the larger corporation, and propose the following team structure:



Anticipated Role of Team Members:

Resumes for these team members follow. In addition to the resume information, we would like to highlight the following:

Our proposed Project Lead, **Doug Pike, P.E.** will serve as the lead engineer for the project. Mr. Pike has 20 years of experience in the areas of public works, water resources and land development. He has performed engineering services in both the public and private sectors, with specific experience in master planning and designing water and drainage systems. Prior to joining Penfield & Smith, Mr. Pike served as the City Engineer for the Cities of Solvang and Buellton. Doug will have overall responsibility for product quality and insuring excellent service.

Our Associate Engineer, **Wade Horton, P.E.** has experience in both design and construction, assisting in the preparation of many drainage studies throughout Santa Barbara and San Luis Obispo Counties.

With over twenty years of consulting engineering experience, **Craig Steward, P.E.** has an excellent understanding of the planning, analysis, design and implementation of major public works facilities and private development projects. Mr. Steward has completed several utility master plans, including storm drainage master planning for Santa Maria, CA. Mr. Steward is one of the pre-imminent hydrologists, drainage master planners and flood control engineers on the Central Coast, and has also assisted the County of Santa Barbara and agencies in San Luis Obispo County in many drainage issues.

Harper Foster, Associate Designer has over 8 years experience in both design and public works inspection. She has previously been employed by the City of Santa Barbara as a designer and inspector in both the Roads and Water Resources design groups. She has also designed and inspected many transportation and water resources related capital improvement projects subsequent to her employment at P&S.

Doug Dunham, P.E., a geotechnical/soils engineer from Earth Systems Pacific will conduct the subsurface investigation, analyze the soils for drainage and suitability for a basin as well as mixed use, and consult in regard to feasibility of the various options.

Michael Cripe, ASLA, a landscape architect from Oasis Associates, Inc. will provide input on appropriate plant schemes and materials as well as provide input on appropriate recreational uses and materials for equipment.

Gary Bendixen, Liahona Laboratory Services, performs agricultural & Horticultural Soils testing. soil, plant, irrigation water, compost, and fertilizer analyses. Gary will provide recommendations concerning plant type suitability and amendments that may be desirable to assist successful growth.

Storm Water Drainage Study Experience

Penfield&Smith has extensive experience in the design and construction administration of municipal drainage projects including detention basin analysis.

Five projects that are representative of this experience are:

1. **Santa Maria Master Storm Drain Study** for the City of Santa Maria. Penfield & Smith created and has maintained with updates the City's current master drainage plan. . Approximate cost of the most recent update: \$75,000.
2. **Green Canyon Drainage Improvements For Santa Barbara County.** Penfield & Smith recently (2003) completed the design and participated in the construction of the East Green Canyon Drainage Improvement Project. The project included creating a detention capacity of approximately 400 acre-ft, over one mile of 48" diameter bleeder line with burial depths in some locations exceeding 20 feet, an intermediate 3 acre-foot detention/desilting basin with a 54-inch bleeder line. The 54" bleeder line required jacking underneath US Route 101.

The entire project was part of a long-range joint planning effort with the City of Santa Maria and the County of Santa Barbara targeting the reduction of flooding in downtown Santa Maria caused by the increased cultivation of strawberries and the accompanying use of plastic ground cover. Penfield & Smith assisted the City of Santa Maria by providing analysis of linked detention basins, recommendations for detention storage volume in new developments, and design of a new storm drain line through the commercial center of the City of Santa Maria.

These connected projects discharge to terminal storm water infiltration basins west of the City of Santa Maria that are owned and operated by both the City of Santa Maria and the County of Santa Barbara. Due to increased residential and commercial development upstream as well as the cultivation of strawberries, these terminal basins were being overtopped with a frequency that was concerning the public agencies. Penfield & Smith analyzed the interaction of these basins both under existing conditions and with proposed (and now completed) development, providing the County of Santa Barbara with several alternate designs for providing a means of discharge to the Santa Maria, relieving capacity concerns while maintaining the original purpose of the basins - to recharge groundwater basins with storm water runoff. Construction of the approved design alternate is currently underway, completing improvements within the Green Canyon watershed that protect the safety of the citizens and provide necessary water storage in the groundwater basin. The time span of Penfield & Smith involvement in project planning, analysis, design, and construction for this watershed has extended almost 20 years.

3. **Country Club Basin for the City of Santa Maria.** In response to vocal concern from neighbors regarding the flood zoning of a portion of a residential neighborhood, the City of Santa Maria requested that Penfield & Smith analyze a complicated system of storm drains and private detention basins, serving recent development. The core of the challenge was that in storms greater than a 10-year frequency, storm water was discharged to a basin that had no outlet. Ponding under these conditions could potentially inundate existing homes. The analysis included a study of alternate methods of addressing the situation. Finally, based on the multibasin hydrologic analysis, the City of Santa Maria requested that Penfield & Smith provide the documentation to alter the Federal Emergency Management Agency flood maps. The City is currently reviewing the results.
4. **Various Storm Drain Design Projects** for Vandenberg Air Force Base. Penfield & Smith has a long relationship with the Base Civil Engineer in providing design services. Recent projects include the Ocean View Boulevard Storm Drain, West Military Housing (Watershed K) Storm Drain, and the Landfill Storm Drain.
5. **Various Storm Drain Design Projects** for City of Santa Maria. Penfield & Smith has a long relationship with the City of Santa Maria in providing storm drain design services. Projects include the, the McClellan & Donovan Storm Drain, the Miller & Betteravia Storm Drain, and the Stowell Road Storm Drain.

Knowledge of Environmental and Project Development Rules

Mr. Pike, the project lead for Penfield & Smith is a former Capital Programs Manager for the City of Santa Barbara and is a former City Engineer in Buellton and Solvang. He has helped obtain both Federal and State environmental documents for projects and, including his private consultant experience, has processed more than 100 capital improvement projects in over 20 jurisdictions.

Work Budget

The fee proposal submitted is based upon our current understanding of the scope of the project as described in the RFP, and previous experience on similar projects.

The cost of performing these services was determined simply by estimating the hours needed to perform the services and multiplying the hours by the rates shown in our standard rate schedule. As appropriate, the hours estimated are negotiable and may be adjusted if our stated assumptions are inaccurate, if the scope is adjusted, or if any new factor's come to light that may reduce the estimated hours needed to perform the work.

The estimated Fee for providing the services as described in the RFP is:

PSR (all tasks, complete):

Landscape Architect (Park plant/rec. materials, feasibility)	\$ 5,000
Agric./Horticultural soils suitability testing	\$ 2,000
Engineer (Hydrology, hydraulics analysis w/options, exhibits)	\$10,392
Geotechnical Engineer (Consultation on existing data):	\$ 633
Reimbursible Expenses:	\$ 230
TOTAL	\$18,255

Subsurface Soils Investigation & Report (optional, but recommended):

\$ 2,645

It is anticipated that our proposed services will be performed on a **time and materials basis with a not-to-exceed fixed fee** and shall be billed monthly at the rates then currently in effect. Charges for "time" include professional, technical and clerical support services provided by Penfield & Smith. "Materials" include all reimbursable expenses, such as photocopies, FAX transmissions, postage, shipping/delivery, long-distance phone calls, prints, maps/documents and outside consultant fees.

Payment is expected on receipt of statements (net 30 days). Our current fee schedule is attached. We agree that the estimated fee will not be exceeded without your prior written authorization.

Services Not Included

The following services and all other services not specifically listed herein are excluded:

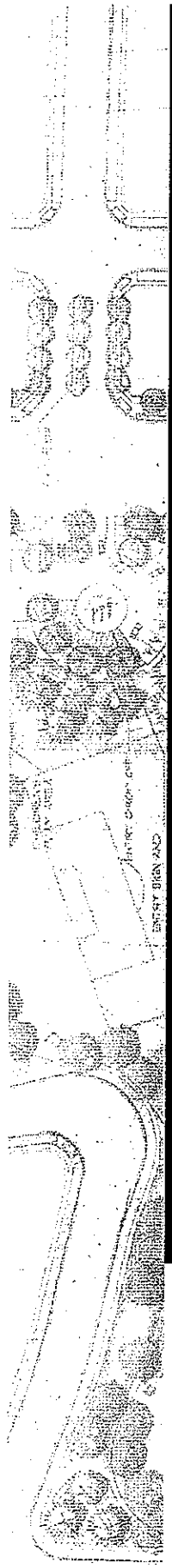
1. Governmental and public agency fees, cost of bonds and taxes
2. Environmental services and permitting.
3. Title company reports, services and fees.
4. Services by consultants other than P&S except for Earth Systems Pacific.
5. GPS or field survey services.
6. Permits or coordination with the State or Regional Water Quality Control Board.
7. Services beyond those described in this proposal.
8. Metric Units in measurements and drawings.

Time Of Performance & Project Schedule

We are committed to support the City's schedule requirements.

Authorization

Should you require any additional information or wish to discuss this proposal further, please contact me. We will proceed only after the execution of a contract or purchase order agreement, and have received an authorization to proceed. Thank you for your consideration of Penfield&Smith for this project. If you have any questions, please feel free to contact Doug Pike at 925-2345 ext. 10.



PORTFOLIO

Statement of Qualifications

OASIS ASSOCIATES, INC.

OASIS ASSOCIATES, INC. is a landscape architecture and land planning organization based in San Luis Obispo, serving the Central Coast, southern and northern California. Oasis Associates, Inc. was established in 1983 with the goal of providing our clients a full service firm with a diverse background of experience including landscape architecture, horticulture, land planning, environmental assessment, and landscape and general contracting.

We have worked in the capacity of lead design office and, successfully as a member of a multi-disciplined design team. We are quite comfortable interfacing with architects regarding specific structural and mechanical aspects related to exterior spaces and with civil engineers regarding horizontal and vertical controls in the landscape. Our technical expertise allows us to design for the built environment, as well as for restoration of the natural environment. We are actively involved with various private and public projects ranging from masterplanning and site specific design for housing developments, industrial complexes, office and professional, recreational facilities, parks, public school improvements, landfill revegetation programs, project observation and administration, quality control and assurance and mitigation monitoring.

Our projects have included pedestrian and vehicular circulation planning, site amenity layout and accessibility, product specification and technical guidelines such as revegetation, erosion control and screening programs, irrigation water quality parameters, plant material recommendations, soil analysis parameters, slope stabilization requirements, cut slope treatment specifications, sediment sources and erosion control practices, tree protection measures, construction document guidelines, standards and long-term maintenance specifications.

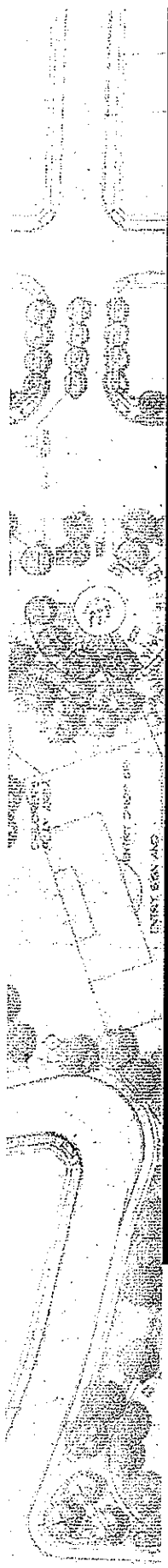
In the position of regulatory liaison, we have represented clients and their projects before decision-making bodies at all levels of government. We have coordinated with various state agencies (e.g., California Coastal Commission, State Water Quality Control Board, California Department of Fish & Game, Housing & Community Development, CalTrans, Army Corps of Engineers) and county and city agencies (e.g., Environmental Coordinator's Office, Planning & Building Department, Engineering Department) on behalf of our clients.

Our concern for public health, safety, and welfare, integrated with an awareness of our clients objectives and compatible environmental planning, have resulted in the success of our endeavors. A commitment to thoroughly analyze a project and the ability to solve complex problems requires skill in project management and team coordination. With these skills, we continually strive for producing the best possible project.



O A S I S
LANDSCAPE
ARCHITECTURE
AND PLANNING

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RLA 2248 CLARB #907



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List of Services Provided

OASIS ASSOCIATES, INC.

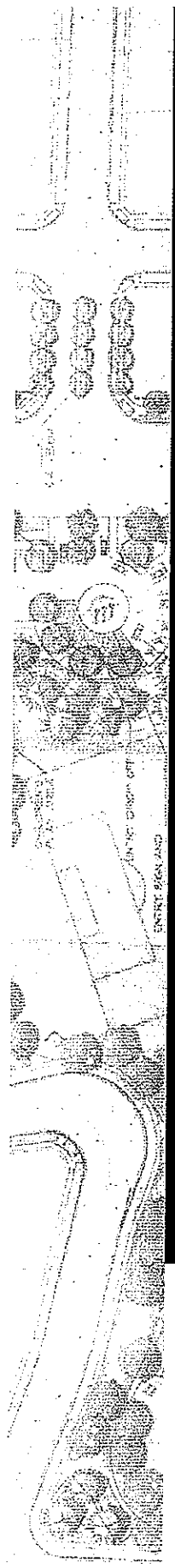
- Client programming.
- Site inventory and analysis.
- Technical writing.
- Regulatory liaison and permit processing.
- Community outreach and consensus building.
- Coordination and management of design, technical, and environmental professionals.
- Masterplanning—single family residential, multi-family residential, subdivision and tract layout.
- Vehicular access, circulation and parking lot design.
- Pedestrian access, circulation and use area design.
- Grading and drainage plan preparation.
- Signage design and detailing.
- Visual analysis and simulation preparation.
- Application of accessibility design guidelines.
- Product specification and technical guideline preparation.
- Conceptual lighting layout and coordination with electrical engineers.
- Water and soil analysis (irrigation suitability and horticultural suitability, respectively).
- Plant design and horticultural suitability consulting.
- In-house irrigation design and hydrology calculation preparation.
- Drainage, erosion control and revegetation plan preparation (small and large scale).
- Riparian/wetland restoration plan preparation.
- Long-term maintenance and related specification preparation.
- Mitigation and monitoring program preparation.
- Construction document preparation.
- Bid administration and construction observation/inspection.
- Preparation of probable construction cost estimates.

Computer literate—AutoCAD, Landcadd, Photoshop, Publisher, Word, Excel



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List of Previous Clients

1. Cuesta Community College 1997-ongoing
**Child Development Center, Hi-Tech Learning Center,
 Art/Music Lab Addition, 400 meter Track**
 Mr. Pete Pedroni, Director of Physical Plant
 (805) 546-3283
2. San Luis Coastal Unified School District 1999-2001
**Morro Bay High School and San Luis Obispo
 High School Multipurpose Sports Fields and
 Sports Courts**
 Mr. Brad Parker, Director of Buildings, Grounds, and
 Transportation (805) 543-4690
3. San Luis Obispo Child Development Center 1999
Property Acquisition, Entitlements
 Ms. Andrea Schacht, Director (805) 544-0801
4. Westpac / DeVaul Ranch, LLC 2001
DeVaul Ranch Neighborhood Park
 Mr. Hamish Marshall, Owner (805) 544-7343
6. R.W. Hertel & Sons 1997
Islay Hill Neighborhood Park
 Mr. Roger Thompkins, Project Manager
 (805) 783-2774
7. Larkspur Unified School District 2000
 Vanir Construction Management, Inc.
Neil Cummins School and Hall Middle School
 Mr. Mike Slater, Ph.D., LUSD CBO
 (415) 927-6960
 Mr. Mohamed Habbal, VCM Project Director
 (805) 541-1425
8. Vandenberg Air Force Base 1999-2000
**Vandenberg Air Force Base Motorpool, Central
 Communications Building**
 Mr. Don Popma, Air Force Project Manager (805) 605-8744
9. bfgc architecture
Santa Maria Fire Station 2002
**Dewey Interim High School and Rudsdale
 Continuation School 2000**
 Mr. Bill Tuculet, AIA, Principal Architect (805) 546-0433
10. San Luis Coastal Unified School District 1997-1999
Primary and Kindergarten Play Areas
 Mr. Brad Parker, Director of Buildings, Grounds, and
 Transportation (805) 543-4690
11. Austin Veum Robbins Parshalle Architects 2002-2003
 Bovis Lend Lease—Stan Gibo Vice President
**California State Polytechnic University
 San Luis Obispo Student Housing II
 Residential Suite**
 David Stellar, Architect
 AVRP (619) 231-1960
12. Associated Students, Incorporated 2002-2003
**California State Polytechnic University
 San Luis Obispo Orfalea Family and ASI
 Children's Center Yard Design**
 Brian French, Project Coordinator (805) 756-2172
 Tonya Iversen, Director ASI Children's Programs
 (805) 756-1267



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L A N D S C A P E
A R C H I T E C T U R E
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