

## **BAUCENTRUM URBAN STUDIO - COMPANY PROFILE**

Baucentrum Architecture was founded by Philip J. Bona, AIA/NCARB/APA in 1989 after 15 years of diverse architectural practice. The firm was located in San Mateo and then San Carlos California, central to the San Francisco Bay Area. It focused on residential, commercial, health care and public projects. In 1997, Philip transitioned the firm's interests to DES Architects+Engineers in Redwood City California focusing on Corporate (Dot Com) and education projects. In 2002, he again transitioned the firm's interests to WLC Architects where he focused on masterplanning and construction management of K-12 and community college projects. In 2007, Philip relocated to San Diego, California taking the position of Assistant Vice President for Architecture and Planning with CCDC (Centre City Development Corporation) with the San Diego Redevelopment Agency. In May of 2009, Philip reorganized the firm once more in San Diego as Baucentrum Urban Studio.

Baucentrum Urban Studio offers a variety of professional architectural and consulting services. We have proven expertise in urban planning and architectural design, project management and the preparation of 3-D Virtual Building Models that result in intelligent architectural documents based on state of the art computer technologies. This progressive approach to programming, planning, design, modeling, documentation, construction, and communication allows us to offer a more unique approach to professional services while maintaining competitive fees.

Our professional goal is to promote good sustainable planning and architecture, increased public awareness of the built environment, and a more cost effective design and building process. To this end, Baucentrum Urban Studio offers a full range of services including planning studies, masterplanning, architectural design and modeling, space planning, interior design, agency expediting, expert witness and systems research. Our graphic programming, design and production systems primarily utilize an integrated approach using Revit Architectural 2010, Revit Families, AutoCAD 2010 and ESRI in conjunction with AIA/ConDoc formatting and automated specifications. We have developed a strong working relationship with a variety of experienced and responsive consultants in San Diego, Los Angeles, Irvine, and San Francisco. They represent all the supportive disciplines including structural engineering, mechanical / plumbing engineering, electrical and low voltage engineering, energy compliance, LEED Commissioning, civil engineering, landscape architecture, and Energy Grant Writing. All have compatible computer capabilities.

Baucentrum (which means building center) is the realization in California of a concept which was developed in the Netherlands at the outset of the Second World War. To aid reconstruction of the region after the war, a bureau was created to provide to the public information, consultancy, research and education in the areas of building design, technology and construction economics. Similarly, we offered this type of information services to people of the Bay Area after the 1989 earthquake and 1991 fire storm. We continue to serve the San Diego Region in the same manner.

As Principal of the firm, Philip has personally provided professional architectural services to the private and public sector since 1974. He is a licensed architect in California and has attained National Certification by the National Council of Architectural Registration Boards.

Our standard services focus on an integrated multi-disciplinary project delivery approach generally divided into 7 basic phases of architectural services including predesign, site analysis, schematic design, design development, construction documents, bidding administration, and construction administration, as well as many other supplemental services.

The firm offers project experience in mixed-use developments incorporating retail with office and residential, civic and community facilities, restaurant, retail, office and tenant improvements, hospital and medical arts, light industrial, municipal, recreational, theater, warehouse, religious, and educational facilities as well as single and multi-family residential housing. We have also prepared planning studies, property reports, master plans, feasibility studies, hazardous materials environmental management plans, design guidelines, and client design standards.

Baucentrum endeavors to create architecture in the context of its built environment which is sensitive to the client's budget, the user's needs, society's demands, and the styles and materials of the day. We provide competent architectural services, while striving to be an independent institute active in research, consultancy, information and education in the realm of building, housing and the environment. We are committed to seeking out and utilizing state of the art technologies which offer better communications and more creative, efficient methods of providing high quality design, documentation and consulting services.  
[www.philipbona.com](http://www.philipbona.com)



## Philip J. Bona

AIA, NCARB, APA, ULI, LAI  
Principal Architect / Planner

### Baucentrum Urban Studio

Architecture / Planning / Interiors / Research



#### EDUCATION

Master of Architecture, University of California, Berkeley, 1977

John K. Branner Fellowship Award,  
University of California, Berkeley, 1977

Bachelor of Arts in Architecture, University of California, Berkeley, 1975

#### REGISTRATION

NCARB - Certificate No. 28,288

State of California - C12382 1981

#### AFFILIATIONS

American Institute of Architects

American Planning Association

Urban Land Institute

Lambda Alpha Int'l Land Use Society

California Redevelopment Association

AIA Committee on the Environment

AIA Urban Design Committee

Regent, California Architectural Foundation

San Diego Council Design Professionals

US Green Building Council

United GREEN /Future San Diego

#### AWARDS

LAI Recognition for Leadership in Smart Growth/ Livable Communities in California improving urban places thru sustainability

Presidential Citation from AIA San Diego for Outstanding Service to San Diego

Design Award of Merit from the American Institute of Architects San Mateo County for Excellence in Design for the Historic Renovation of St. Michael's Hall, Belmont CA

Center for Livable Communities for Contributions to National Initiative

Presidential Citation from AIA California Council for the "Housing the Next One Million Regional Urban Design Charrette"

Recognition from U.S. Congressman to California Tom Lantos; State Senator 8th District Jackie Speier; and State Assembly 19th District Louis Papan

Philip J. Bona originally founded Baucentrum in 1989 in San Mateo CA and has provided professional architectural and planning services to the private and public sector since 1974. In 2007, Philip relocated to San Diego and joined the staff of the Centre City Development Corporation (CCDC) as Assistant Vice President for Architecture and Planning where he provided leadership as a member of the six person senior staff and supervised a team of 10 planners and administrative staff. While with CCDC, he was responsible for managing the entitlement and permitting process for all new projects in the downtown as well as maintaining and updating the Planned District Ordinance, the Community Plan, and preparing various design guidelines, planning initiatives and requests for proposals. He supervised the Centre City's Downtown Specific Sustainability Guidelines, Urban Lighting Guidelines, the North Embarcadero Visionary Plan, Chair of the Downtown Education Taskforce, various park studies, and the Centre City Neighborhood Design Guidelines in support of the PDO and Community Plan.

Upon leaving CCDC In early 2009, Philip reorganized his prior firm for San Diego as Baucentrum Urban Studio and his expertise continues to set the basis of knowledge for the firm. His extensive planning, and master planning experience includes entitlements, CEQA review, hazardous materials environmental management plans, community planning, wayfinding, new town planning, resort planning, property reports, feasibility studies, Urban Design Excellence Seminars, California Redevelopment Agency Seminars, LEED for Neighborhood Design Workshops, and BIMStorm® San Diego Urban Visualization Charrettes. His architectural project experience includes community centers, recreational centers, a correctional facility, public parks, commercial/office, mixed use, light industrial and warehouse facilities, hospital and medical arts, historic preservation, theaters, retail, restaurants, primary and secondary educational facilities and college projects, and single/multifamily residential housing as well as the projects for the U.S. Postal Service, Navy, and Army Corps of Engineers. Phil has worked with local planning and building departments in almost every community in the San Francisco Bay Area, Sacramento, Los Angeles, and San Diego as well as with SanDAG, the Port of San Diego, DSA, OSHPD and the State Fire Marshal. Philip has significant planning, public outreach, presentations, and design and construction administration experience and is expert at quality control and loss prevention techniques in all aspects of practice.

## PUBLICATIONS

“Planning Entitlement & CEQA Compliance: the Downtown San Diego Way” discusses the distinctive components of the special entitlement process and regulations undertaken by Centre City Development Corporation (CCDC) for the City of San Diego and its Redevelopment Agency. It describes the consistency, predictability, and expedience of Centre City’s entitlement process and how it brought great architecture and economic benefit to downtown. “arcCA”, the Journal of AIA California Council, by McGraw Hill, 2009

“National Integrated Practice Research Survey” was sent to over 50,000 architects and construction industry partners. Almost 2000 professionals responded to the survey. Published by McGraw-Hill with AIA California Council through Zoomerang, July 2006

“A Preferred Vision for America’s Construction Industry” describes the necessity for a dialogue among construction industry partners around the Country calling for significant change. Builder and Developer Magazine, West Coast Regional Publication by Peninsula Publishing, June 2005

“Industry Integration into the Information Age” offers Mr. Bona’s approach to AEC integration with owners through effective collaboration and use of building information modeling BIM. Builder and Developer Magazine, West Coast Regional Publication by Peninsula Publishing, July 2005

“Changing the Industry Paradigm” discusses Mr. Bona’s step by step menu for changing the basis of the construction industry and the way a new business model would look. Builder and Developer Magazine, West Coast Regional Publication by Peninsula Publishing, Sept. 2005; and also in “Focus” Magazine by AIACC and McGraw Hill, July 2005

“Housing the Next Million” Regional Urban Design Charrette produced by Mr. Bona was published in an article in the Spring 2001 San Francisco Planning & Urban Research Assoc Newsletter; and a November 2000 issue of the San Jose Mercury News entitled “Architects map vision of Bay Area.”

## REFERENCES:

Gwynne Pugh, PUGH + SCARPA  
Santa Monica, CA (310) 828-0226

Ruben Barrales, President & CEO,  
San Diego Regional Chamber of Commerce  
(619) 544-1310

Teddy Cruz, Estudio Teddy Cruz  
La Jolla, CA (619) 889-9788

## SUSTAINABILITY BACKGROUND

Managed Downtown Sustainable Design Guidelines & Consultant Analysis  
Supervised Sustainability Best Management Practices for Downtown San Diego  
Member of City of San Diego Green Cities Committee(Bill Anderson)  
Advocate in Sacramento for energy and sustainability related legislation.  
Reviewed & Analyzed Benefits of Recycled Water & Stormwater Harvesting  
Created & Facilitated San Diego Declaration for Interdependence  
Developing Green Design Standards for San Diego Community College Dist.  
Facilitated LEED for Neighborhood Design Workshops and Charrettes  
Project Architect for New LEED Silver Aquatic Center for Las Positas College, Livermore, CA  
Designed Solar Energy Efficient Housing Units, San Leandro, CA  
Designed Solar Energy Research Facility (SERI), Berkeley, CA  
Completed Training for LEED Certification through USGBC

## URBAN PLANNING AND PUBLIC OUTREACH EXPERIENCE

### San Diego Entitlements

Reviewed & Evaluated Proposal for New Civic Center & City Hall, San Diego  
Reviewed & Evaluated Modernization Proposal for Horton Plaza Shopping Ctr.  
Reviewed/Processed Final Design for North Embarcadero Waterfront Park  
Reviewed & Evaluated Proposal for East Village Square Development  
Reviewed/Processed Preliminary Design for Proposed Bayside Fire Station  
Reviewed & Evaluated Entitlement for the 880 W. Broadway Office Building  
Reviewed/Processed Final Design for 15th & Island Pinnacle Park  
Reviewed & Evaluated Entitlement for 6th & Cedar Affordable Housing  
Reviewed & Evaluated Proposed School Component to Main Library Project  
Reviewed & Evaluated Proposal for 8th & Broadway Condominiums  
Reviewed/Processed Final Design for Ballpark Village Marriot Hotel  
Reviewed Entitlement - Navy Broadway Office/Hotel/Retail for Sustainability  
Reviewed & Evaluated Entitlement for 10th & Ash Staybridge Suites Hotel  
Reviewed & Evaluated Entitlement for Thomas Jefferson School of Law  
Reviewed & Evaluated Proposal for 10th & A Hotel in Downtown  
Reviewed & Evaluated Proposal for 11th & Park Apartments/Retail  
Reviewed & Evaluated Proposal for 8th & A Apartments/Condominiums  
Reviewed & Evaluated Proposal for 8th & Ash Hotel in Downtown  
Reviewed & Evaluated Entitlement for Lane Field Hotels at Broadway & Pacific  
Reviewed & Evaluated Entitlement for Metro Center Retail at 16th & National

### San Diego Public Outreach

Prepared Downtown Education Initiative Implementation Strategy  
Prepared Draft Community Plan Initiative Mapping Strategies  
Reviewed & Analyzed Downtown Neighborhood Design Guidelines  
Reviewed & Analyzed Downtown Lighting Study and SDG&E Pilot Program

## URBAN PLANNING AMPLIFICATIONS

Mr. Bona led the 2009 BIMStorm® San Diego City of Villages Urban Design Charrette held at the NewSchool of Architecture and Design. BIMSTORM® is a unique community planning and building design process based on an award-winning, advanced visual internet framework for collaboration created by Onuma Planning Systems. Derived from a conjunction of the acronym for Building Information Modeling (BIM) and the word brainstorm, BIMSTORM® denotes the intensive real-time nature of these online charrettes which have also been done for the cities of New York, New Orleans, Boston, Alexandria, Washington DC, Pasadena, and Los Angeles in this country as well as for London, Amsterdam, Vancouver, and Tokyo. The results were surprisingly comprehensive, visually clear plans that are supported by valid real time data and in very short period of time. His architect led teams visioned self-sustaining, energy and resource-secure "green neighborhoods" proposing redevelopment solutions for five project areas in downtown's East Village, for downtown's Civic Center as a renewed Central Business District, for the Sports Arena area, for a portion of North Park, for the Otai Mesa Border Crossing, and for the new North "Multi-modal" Airport Terminal.

He was leader of an all day Redwood City Design Charrette that examined opportunities for a new civic center complex at different available site locations in the city. He facilitated the team's efforts to demonstrate a cost effective scheme wherein the new civic center would be located adjacent to the existing site of the City Hall. The scheme called for closing the adjacent street and creating a pedestrian mall with a County Art Museum component as part of the Civic Center, and was ultimately selected by the city as the preferred scheme.

He also led a team for an important community revitalization workshop for the depressed City of East Palo Alto using visualizations to spur an economic and development revival in the struggling minority and ethnically diverse city. In 2005, based on his scheme, a large retail complex, including an IKEA, was completed that significantly increased the area's tax basis.



## URBAN PLANNING AND PUBLIC OUTREACH EXPERIENCE - Continued

### San Diego Public Outreach - Continued

Request for Qualifications process for Sustainability Program Consultant  
Request for Qualification Solicitation for CCDC Office Interior Designer  
Request for Qualification Solicitation for Wayfinding Design Consultant  
Reviewed & Analyzed Downtown Construction Waste Recycling Program  
Reviewed & Analyzed Benefits of GIS Dataset Implementation for Downtown  
Reviewed & Analyzed Benefits of "Smart Electronic Permitting" for CCDC

### San Diego Planning Studies for CCDC

Managed San Diego Civic Center Needs Assessment Project  
Managed Consultant Study for New Little Italy Bayside Fire Station  
Managed Downtown C Street North Alignment & Loop Consultant Study  
Managed Neighborhood Design Guidelines Consultant Study  
Managed Downtown Lighting Design Guidelines Consultant Study  
Chair, Downtown Education Taskforce overseeing all K-16 School Programs  
Supervised Parking Study for Down Parking Management District  
Managed One America Plaza Public Park Proposal Project  
Managed Downtown Wayfinding Consultant Study

### San Francisco Bay Area

Design/Planning for New Urban School in PUD at proposed BART Station  
Design/Planning for S. F. Yerba Buena Center Concept Planning Model  
Event Leader, Regional Urban Design Charrette, San Francisco Bay Area wide  
Team Leader, Community Design Charrette, City of East Palo Alto  
Team Leader, Urban Design Charrette for Laurel Avenue, San Carlos  
Team Leader, Urban Design Charrette for Bayshore District, Burlingame  
Team Leader, Urban Design Charrette for New Civic Center, Redwood  
City Land Use Master Planning Study & Agency Processing, Colma  
Property Analysis and Report for Latham Terrace, Mt. View  
Property Analysis and Report for Points West, Pacifica  
Property Analysis and Report for the Greens, Cupertino  
Property Analysis and Report for the Coves, Foster City  
Property Analysis and Report for Hillsdale Apartments, San Mateo  
Property Analysis and Report for Portofino Apartments, Pacifica  
Feasibility Study for Vehicle Maintenance Facility-Main Post Office, San Mateo  
Advanced Planning & Feasibility Report, Presidio/NAVFAC, San Francisco  
Master Plan of Fort Baker for Army Corps of Engineers/GGNRA, San Francisco  
Feasibility Study, Public ADA Accessibility Requirements, Town of Moraga

### International Planning Experience

Design/Planning for New Town for 5000 Mobil Oil workers to support Refinery, Arun, Indonesia  
Design/Planning for 850 Acre Resort Community & 27 Hole Golf Course, Bangkok, Thailand

## LEADERSHIP ACTIVITIES

- 2009 Member, Lambda Alpha International Land Use Society
- 2007-09 Chair, San Diego Downtown Education Taskforce
- 2008-09 Chair, San Diego Education Summit Event
- 2007-08 Co-Chair, San Diego Green Conference Event
- 2008-09 Member, AIA California Council Committee on the Environment
- 2008-09 Member, AIA California Council Urban Design Committee
- 2006-09 Regent, California Architectural Foundation Board
- 2007-09 Member, San Diego Council of Design Professionals
- 2007-09 Member, Urban Land Institute - San Diego Chapter
- 2007-09 Member, AIA San Diego Urban Design Committee
- 2007-09 Member, AIA San Diego Committee on the Environment
- 2007-08 Member, Port of San Diego Cruise Ship Advisory Committee
- 2007-09 Member, San Diego County Regional Airport Authority Transit/Roadway Committee
- 2005-09 Member, US Green Building Council
- 2006-09 Chair, Committee on the Environment, AIA California Council
- 2007-09 Member, Technology in Architectural Practice Knowledge Committee, AIA National
- 2007 Member, Grassroots Leadership Network, AIA National
- 2006-07 Vice President for Legislative Affairs, AIA California Council
- 2006-07 Chair, Urban Design Taskforce, AIA California Council
- 2006-07 State of California Division of State Architect Advisory Council
- 2005-07 Regional Advisor, Transportation and Land Use Council for the Bay Area
- 2002-03 Member, AIA National Livable Communities Committee
- 2002-03 Member, College of San Mateo Presidents Council on Advancement

## COMMUNITY FACILITIES PLANNING AND DESIGN

- 2009 - Remodel and Historic Restoration of St. Joseph Cathedral, San Diego, CA
- 2008 - New "Downtown Information Center" at Horton Plaza, Project Manager for Centre City Development Corporation, San Diego, CA
- 2008 - New "CCDC Corporate Offices" at 401 B Street, Project Manager for Centre City Development Corporation, San Diego, CA
- City of Palo Alto Teen Center, Remodeling & Accessibility Upgrades, Palo Alto, CA
- City of Palo Alto Senior Center, Remodeling & Accessibility Upgrade, Palo Alto, CA
- New Community Youth Center - Burlingame, CA
- San Carlos Youth Center, San Carlos, CA
- Historic Restoration of St. Michael's Hall, Immaculate Heart of Mary Parish and School, Belmont, CA for the Archdiocese of San Francisco (Received AIA Award Design Award)

## GOVERNMENT FACILITIES PLANNING AND DESIGN

- Town of Moraga Public ADA Accessibility Evaluation, Feasibility Study, Moraga, CA
- Expansion & Remodel of San Mateo City Hall - San Mateo, CA
- New Redwood Shores Fire Station - Redwood City, CA
- USPS - Feasibility Study for Vehicle Maintenance Facility for Main Post Office, San Mateo, CA
- USPS - Alterations to Historic Post Office Building, San Jose, CA
- USPS - New Post Office - Riverbank, CA
- NAVY - Advanced Planning & Feasibility Report, Presidio/San Francisco, CA
- NAVY - New Computer Building for Air Strategic Defense, Princeton, CA
- Army Corps of Engineers - Master Plan of Fort Baker for Golden Gate National Recreation Area)

## HEALTH CARE FACILITIES PLANNING AND DESIGN

- County of San Mateo/Cordilleras Psychiatric Hospital Renovations, San Carlos, CA
- Camp Glenwood Correctional Facility, Infirmary/Office & Cafeteria Upgrades, La Honda, CA
- San Mateo Convalescent Hospital Modernization, San Mateo, CA
- Letterman Army Medical Center: Completely renovated 9 departments, San Francisco, CA
- 2nd Floor Upgrade at Kaiser Hospital, Martinez, CA
- Emergency System Upgrading at Acute Care Psychiatric Hospital, Redwood City, CA
- Additions & Alterations to Acute Care Rehabilitation Hospital, San Ramon, CA
- New Dental Laboratory Building Addition to Dental Office Building, So. San Francisco, CA
- Disabled Accessibility (ADA) Survey for Dental Office Building, So. San Francisco, CA
- Additions & Alterations to Convalescent Hospital, Millbrae, CA
- Tenant Improvements to Medical Offices, Daly City, CA
- Additions & Alterations to Medical Offices, San Mateo, CA
- New Medical Office Building, Daly City, CA

## RESIDENTIAL PROJECT AMPLIFICATIONS

Since 1975, Mr. Bona has provided design, documents, and construction administration for over 40 single family residential clients all over California. Our approach for single family residential remodels and additions attempts to utilize the imagery and styling of the original house in the setting of its neighborhood with the goal that the house in its final form appears to have been built with that design from its beginning. We contend that it is important to appreciate and support the intent of the client's goals. At the same time, we believe that it is necessary to take the time to educate our clients about recognized procedures, successful solutions, agency regulations and cost effective approaches for the project. In addition, we will analyze the energy performance of the structure and the efficiency of the MEP systems to assure that conservation and alternative energy measures are addressed.

### Predesign and Site Analysis

Baucentrum's initial work may consist of job measuring, site photography, and even development of partial or complete as-built drawings. If as-built documents are initially provided by the owner, then our initial work would include a site visit to verify the as-built conditions pertinent to the project. We would also review the environmental conditions surrounding your house including solar orientation, wind directions, views, possible effect on neighboring houses and so on.

We highly recommend that a contractor be selected early on in the process for a residential remodel for a number of reasons:

1. To bring the contractor's construction experience into the design process which often results in more cost effective design solutions;
2. To encourage greater cooperation between the owner, architect and the contractor as regards the design and the construction documents necessary for the project; and
3. To use the contractor's ability to determine more accurate cost estimating earlier in the project.

## RESIDENTIAL DESIGN EXPERIENCE

- New 4 unit Affordable Housing - Human Investment Project, San Carlos, CA
- Evaluation, Report & Remodel of 75 Unit Apartments, Mt. View, CA
- Evaluation, Report & Remodel of 260 Unit Apartments, Pacifica, CA
- Evaluation & Report for 412 Unit Apartments, Cupertino, CA
- Evaluation & Report for 924 Unit Apartments, Foster City, CA
- Evaluation & Report for 1020 Unit Apartments, San Mateo, CA
- New 617 Apartments, Sunnyvale, CA
- New 49 North Fair Oaks Affordable Multi-Housing Project, Redwood City, CA
- New 21 Condominium Townhouses, Campbell, CA
- New 25 Condominium Apartments & Townhouses, San Carlos, CA
- New 15 Unit over Retail Mixed Use Development, Colma, CA
- New 35 Unit over Retail Mixed Use, Daly City, CA
- New 67 Unit Senior Housing, Vallejo, CA
- New 184 Apartments, Newark, CA
- New 49 Single Family Homes, Morgan Hill, CA
- New 82 Unit Apartments, San Lorenzo, CA
- New 416 Unit Apartments, Contra Costa, CA
- New 110 Unit Apartments, Hayward, CA
- New 28 Luxury Condominiums, San Mateo, CA
- New 49 Luxury Condominiums, Pacifica, CA
- New Single Family Residence, Redwood City, CA
- New Single Family Residence, So. Lake Tahoe, NV
- New Single Family Residence, San Carlos, CA
- 600 sq.ft. Living Room Addition to Residence, Redwood City, CA
- 2,500 sq.ft. two story addition to Residence, San Carlos, CA
- Kitchen & Dining Rm Remodel to Residence, San Carlos, CA
- 325+ sq.ft. Family Rm Addition to Residence, San Mateo, CA
- 1200+ sq.ft. addition & remodel to Residence, Woodside, CA
- Alterations to Residence with New Skylights, Burlingame, CA
- 150 sq.ft. Bedroom addition/Expansion to Residence, Belmont, CA
- 250 sq.ft. Family Room addition & Remodel to Residence, Pacifica, CA

## COMMERCIAL DESIGN EXPERIENCE

- New Offices for Centre City Development Corporation, San Diego, CA
- New Downtown Information Center, San Diego, CA
- ADA Upgrades & Remodel of St. Joseph Cathedral, San Diego, CA
- Landmark Center Retail, Belmont, CA
- Guido's Italian Seafood Restaurant, Colma, CA
- San Francisco International Airport, Long-term Parking Facility, Burlingame, CA
- New Starbucks Coffee Stores, San Francisco & San Jose, CA
- Camp B'sgetti Restaurant (Prototype Design), Northern California
- Broiler Express Restaurant, San Mateo, CA

## EDUCATION PROJECT AMPLIFICATIONS

As Assistant Vice President for Architecture and Planning for CCDC (the development arm of the San Diego Redevelopment Agency), he provided leadership as Chair of the Downtown Education Taskforce where the presidents of San Diego City College, NewSchool of Architecture and Design, and the Thomas Jefferson Law University as well as the director of facilities and CFO for San Diego Unified, the former superintendent of Sweetwater Union High School District, and all the local Charter School Principals met with me monthly to discuss possibilities for new or modernized education facilities in San Diego's Centre City area. (2007-2009)

While with WLC Architects, Mr. Bona served as Deputy Master Architect for the West Contra Costa Unified School District along with the Seville Group Construction Managers in the oversight of 23 K-12 elementary and middle school projects including program management of 10 Architect of Record firms under contract with the District. He also managed and designed two new Elementary Schools, a new Community College Aquatic Center, a new High School Sports Stadium and Pool Complex, a new Community Adult School, and the reconstruction of 5 other elementary, middle, and high school projects in Northern California. He was also heavily involved in marketing, proposal writing and interviews.

Senior As Associate and Senior Project Manager for DES Architects+Engineers, Mr. Bona managed the \$56 Million school reconstruction bond program for Redwood City School District Senior Project Architect for the Redwood City School District, which included 13 elementary and middle school campuses providing master planning, programming, design, documents and construction administration for 29 New Buildings and 19 Modernized buildings. He also managed the design and construction of several community colleges, elementary, high school and civic projects and a fire station.

Between 2002 and 2007, he worked closely with the California Division of the State Architect (DSA) assisting them in developing their on-line electronic plan checking submittal system for design and construction submittal review with special recognition from State Architects' Steve Castellanos and David Thorman.

Mr. Bona further developed mutually trustful and respectful relationships with leadership and management at the City of San Diego and its Redevelopment Agency, CCDC, the Port Authority, Navy, Airport Authority, and the region's professional associations.

## EDUCATIONAL FACILITIES PLANNING AND DESIGN EXPERIENCE

2009 - Consultant to the San Diego Community College District to prepare District-wide Design Standards and Guidelines for BIM & LEED. Also, as owner's representative overseeing McCarthy Construction Management and Architects DWRB for the proposed Mesa College Campus Math and Science Building.

2002 - Deputy Master Architect for the West Contra Costa Unified School District Bond Program, Richmond, El Cerrito, San Pablo, Pinole, and Hercules, CA (60 K-12 School Campuses providing masterplanning, programming, design, documents & Construction administration.

1997 - Senior Project Architect for the Redwood City School District Bond Program (13 K-5 & 6-8 School Campuses providing masterplanning, programming, design, documents & Construction administration for 29 New Buildings & 19 Modernized buildings in 3 years)

### Other Education Projects:

New 9th Grade Academy, San Leandro, CA

New Iron House Elementary School, Oakley, CA

New Almond Grove Elementary School, Oakley, CA

New (LEED Silver) Las Positas College Aquatic Center, Livermore, CA

Reconstruction of Stephan Manor Elementary School - Vallejo, CA

Modernization of College of San Mateo Theater, San Mateo, CA

New Regional Public Safety Center at College of San Mateo, San Mateo, CA

New Learning Resource Center at Cañada College, San Mateo, CA

Modernization of Historic Roosevelt Elementary School, Burlingame, CA

New Technology Center for High School District, Redwood City, CA

New Competition Gymnasium & Pool for Woodside High School, Redwood City, CA

New Competition High School Gymnasium & Joint Use Facility, San Mateo, CA

Modernization of College Dining Commons, San Jose State University, San Jose, CA

New Private School for the Oracle Corporation, Belmont, CA

Adaptive Reuse of Historic Building for Art Museum, College of Notre Dame, Belmont, CA

Adaptive Reuse of Office Building for California's 1st Charter School, Belmont, CA

Design for New Gymnasium for Immaculate Heart of Mary Parish School, Belmont, CA

Adaptive Reuse of Historic Church for Updated School Multipurpose Building, Belmont, CA

Addition & Alterations Serra High School Athletic Facility, San Mateo, CA

New Performing Arts Center for Historic Crystal Springs Uplands School, Hillsborough, CA

## RECREATIONAL FACILITIES PLANNING AND DESIGN

Addition to Joinville Aquatic Facility - City of San Mateo, San Mateo, CA

New Eagle Park & Swim Center & Multi-Use Park Building - City of Mt. View, Mountain View, CA

New Refugio Valley Park Community / Swim Center - City of Hercules, Hercules, CA



## Letrice Sherrillo, AIA

Principal Design Architect

## Baucentrum Urban Studio

Architect / Planning / Interiors / Research



### EDUCATION

Bachelor of Architecture, California State Polytechnic University, Pomona, 1987 - 1992

Universitite of Kobenhaven, Denmark 1990 - 1991 International Programs of California State University.

### REGISTRATION

State of California - C31952

### AFFILIATIONS

American Institute of Architects

Member, AIA San Diego Chapter 2008

AIA San Diego Committee on the Environment (COTE) member and Sub-Committee: Greywater Advocacy 2008

AIACC Advocacy Advisory Committee 2008

Chapter Member, San Diego Women in Architecture 2008

Chapter Member, Co-Chair of Mentoring Committee, AIA San Francisco Chapter

AIACC Mentoring Program Presentations to AIA California Council

Board of Directors & AIA Calif. Chapters.

Director, AIA National Associates Committee

AIACC Regional Associates Director for California

Chapter Member, Mentoring Committee, AIA San Mateo Chapter

Task Force Committee Member-Competency-Based Intern Development Program (IDP), California Architects Board

Founder & Chair, AIA California Council Mentoring Program

Chapter Member, AIA Orange County Chapt.

AIA California Council Associate Director, So.

Presenter, AIA National Grassroots (D.C.) Associate programs seminar

**Letrice Sherrillo** has provided professional architectural and planning services to the private and public sector since 1990. Her work has focused in San Diego, Los Angeles, and the San Francisco Bay Area. Letrice joined Baucentrum Urban Studio in 2009 as Principal Design Architect.

### PRIOR EXPERIENCE

**Senior Project Manager for HMC Architects, San Diego, CA:** Firm Specializes in: Master Planning, K-16 Education, and Health Care. Her responsibilities included: Design/Build Project Management of the New (Fast-Track) Library for San Francisco State University focusing on managing the 3D Revit Model, design detailing, project scheduling & AEC project team coordination through Design/Building Construction operations.

**Associate, Designer & Project Manager for Baum Thornley Architects, San Francisco, CA:** Firm Specializes in: Master Planning, Wineries, Education, Commercial, Mixed-Use & Multi-Family Housing. Her responsibilities included: Design, project scheduling & budgeting, project team coordination, coordination of construction documents, graphic & verbal presentations, direct relations with clients & consultants, Construction Admin., mentoring employees & summer interns, Copyrighting projects for the firm.

**Associate, Lead Designer & Project Manager for Levy Design Partners, San Francisco, CA:** Firm Specializes in: Master Planning, Education, Commercial, Government, Institutional, Mixed-Use & Multi-Family Housing. Her responsibilities included: Design, project scheduling & budgeting, project team coordination, coordination of construction documents, graphic & verbal presentations, direct relations with clients & consultants, construction Admin., mentoring employees, office lunch seminars.

**Designer & Project Manager for Hill Partnership Inc., Newport Beach, CA:** Firm specializes in: Master Planning, Education, Commercial, Assisted Living, Youth Facilities, misc. public projects. Her responsibilities included: Design, project scheduling & budgeting, project team coordination, coordination of construction documents, project presentations, direct relations with clients & consultants.

**Lead Designer and Project Manager for Robbins Jorgensen Christopher Architects, Newport Beach, CA:** Firm specialized in: Master Planning, Institutional, Commercial, Navy & other public projects. Her responsibilities included: Design, project scheduling, project team coordination, space planning, coordination of construction documents, project presentations, direct relations with clients & consultants.



# Letrice Sherrillo, AIA

## AWARDS

AIA California Council- Special Commendation certificate for outstanding contributions & service as National Regional Associates Director for California, 2004

AIA California Council- Special Commendation certificate for outstanding contributions & service as AIACC Associate Director, South, 2000

AIACC- Special Commendation certificate for the creation of the AIACC California Mentoring Program, 2000

AIACC- John S. Bolles, FAIA Fellowship certificate for contributing to the profession of architecture through service on the AIACC Board of Directors, 2000

AIA National Scholarship Award for outstanding AIA program, 1998

Vintage Award- 'Chateau Blush' for Historic Rehabilitation of Professional Building,

First Historical Landmark for Ontario, Ca. Vintage & Vinegar 1997 Awards, 1997

## PUBLICATIONS

AIA California Council "Mentorship Handbook"

## REFERENCES:

Russell (R.K.) Stewart, FAIA  
AIA National 2007 President  
Perkins & Will, Associate Principal  
San Francisco, Ca.(415) 250-4849

Bill Patterson, Client/Developer  
Odyssey Homes  
Glendale, Az.  
(480) 219-8756

George Venezia, Client  
First National Bank of Northern California  
Colma, Ca.  
(650) 488-2261

Gerry Loeper, Client  
General Services Agency of Alameda  
County  
Oakland, Ca.  
(510) 208-9825

## SIGNIFICANT PROJECT EXPERIENCE

### MASTER PLANNING EXPERIENCE

City College of San Francisco; San Francisco, Ca.  
Master Plan for 2015 (Association w/ SOM); Architect of Record- Levy Design Partners; Project Manager/Designer

Waterfront Development; Kenner, Louisiana  
"Cajunland Aquacenter" - Ecological & Heritage Themed Attraction (Cultural Theme Park, Amphitheater, Restaurants, Hotels, Commercial Buildings, Theaters); Project Manager/Designer

### MULTI-FAMILY RESIDENTIAL PLANNING AND DESIGN

Glendale Mixed Use / Glendale Condominiums; Glendale, Arizona  
New Planned Area Development  
Site 1: 2.48 acres; Townhomes 21,606 sf., 26 Units; Retail/Livework/Flats 19,573 sf., 26 Flats; Site 2: 1.13 acres; Townhomes 14,027 sf., 18 units; Commercial Bldg. 4,037 sf.; Construction Budget: \$ 13.7 Million  
Project Manager/Designer

Signature Falletti Development/Mixed Use; San Francisco, CA.  
New Bldgs -3 Total (2 Residential/Commercial/Retail bldgs.- 4 stories): 80,630 sf.; Residential Units: 70, Retail, Commercial, Bank of America  
Designer

Cinnabar Commons Condominiums; San Jose, CA.  
New Bldgs - 4 (4 stories): 335,149 sf.; Residential Units: 245  
Construction Budget: \$ 37 Million; Project Manager/Designer

11th & Jackson Condominiums; Oakland, CA.  
Residential Units: 35, Retail; New Building: 44,760 sf.  
Designer

Euclid Condominiums; Santa Monica, CA.  
Remodel: 72,800 sf.; Project Manager/Designer

420 3rd Street Lofts; Oakland, CA.  
New High Rise Building (12 floors + 3 levels underground parking): 128,698 sf.; Lofts, Parking & Retail; Prepared Feasibility Study

Zarnegin Residence; Beverly Hills, CA.  
Main House: Remodel & Addition 13,064 sf.; Cottage: Remodel & Addition 2,529 sf.; Lodge: New Building 4,182 sf.  
Misc: Pool, Tennis Courts; Project Manager/Designer

Gladstein Residence; San Francisco, CA.  
Remodel: 3,460 sf. Construction Budget: \$ 1.1 Million  
Project Manager/Designer

**SIGNIFICANT PROJECT EXPERIENCE - Continued**

**GOVERNMENT FACILITIES PLANNING AND DESIGN**

Community Development Agency Planning Dept. & Public Restrooms; Hayward, CA for the General Service Agency; Adaptive Reuse: 8,538 sf.; Construction Budget: \$ 1,459,241  
Project Manager/Designer

Public Hearing Room; Hayward, CA for the General Service Agency; Remodel: 2,635 sf.; Construction Budget: \$ 562,172; Project Manager/Designer

**HEALTH CARE FACILITIES PLANNING AND DESIGN**

San Francisco Psychoanalytic Institute and Society; San Francisco, CA. Space Planning: 6,700 sf. ; Construction Budget: \$ 1.2 Million  
Project Manager/Designer

Los Angeles Orthopedic Hospital; Los Angeles, CA. Lowman Outpatient Center (Children Center); Remodel 1,200 sf. Project Manager/Designer

**EDUCATIONAL FACILITIES PLANNING AND DESIGN EXPERIENCE**

University Library - San Francisco State University, San Francisco, Ca. Addition, complete remodel 350,000 sf. Construction Budget: \$ 100 Million; Senior Project Manager

California State University of San Marcos; San Marcos, Ca. Field House/University Student Union New Building 33,000 sf.; Project Manager/Designer

California State Polytechnic University; Pomona, Ca. Administration Office Remodel: 10,500 sf.; Project Manager/Designer

San Ysidro School District, San Ysidro, Ca. Vista Del Mar Elementary School; New Building: 60,500 sf. Construction Budget: Site - \$ 27 Million; Designer

Los Angeles Unified School District; Los Angeles, Ca. Bell Middle School; New Building: 55,590 sf.; Construction Budget: Site - \$ 1.5 Million / Building- \$ 8.4 Million; Project Manager/Designer

San Francisco Unified School District; San Francisco, Ca. Commodore Sloat Elementary School - ADA Upgrades & Fire Life Safety Upgrades; Area of Upgrades: 61,412 sf. Construction Budget: \$ 2.3 Mil.; Project Manager/Designer

**COMMERCIAL PROJECTS PLANNING AND DESIGN**

Waterfront Development; Kenner, Louisiana "Cajunland Aquacenter" - Ecological & Heritage Themed Attraction (Cultural Theme Park, Amphitheater, Restaurants, Hotels, Commercial Buildings, Theaters); Project Manager/Designer

Visa International, Headquarters; Foster City, CA. New Café & Training Rooms: 4,675 sf.; Executive Board Room: 1,200 sf. Construction Budget: \$ 567,809  
Project Manager/Designer

World Trade Center of the Inland Empire; Ontario, CA New Building; Project Manager/Designer

Santa Barbara Bank & Trust; Santa Barbara, CA.; Operations Center & Administrative Office; Adaptive Reuse: 98,000 sf. Project Manager/Designer

**SIGNIFICANT PROJECT EXPERIENCE - Continued**

**COMMERCIAL PROJECTS PLANNING AND DESIGN**

Bank of America; San Francisco, CA.  
New Building: 4,220 sf.; Construction Budget: \$1.2 Million  
Project Manager/Designer

First National Bank of Northern California; San Mateo, CA.  
Adaptive Reuse: 4,262 sf.; Construction Budget: \$ 651,040  
Project Manager/Designer

First National Bank of Northern California; Redwood City, CA.  
Remodel: 2,230 sf.; Construction Budget: \$ 310,382  
Project Manager/Designer

First National Bank of Northern California; Daly City, CA.  
Area of Remodel: 7,013 sf. .; Construction Budget: \$ 421,325  
Project Manager/Designer

Joel Mogy Investment Counsel; Beverly Hills, CA.  
Financial Services Office; Adaptive Reuse: 3,300 sf.  
Project Manager/Designer

Paine Webber (Los Angeles, Newport Beach, San Diego, La Jolla), CA.  
Executive offices: Remodel; Project Manager/Designer

Morgan Stanley Dean Witter (San Clemente, Fresno, Danville, Beverly Hills), CA.; Executive offices: Remodels & Adaptive Reuse  
Project Manager/Designer

Sullivan & Curtis; Pasadena, CA.  
Executive offices; Remodel: 7,500 sf.; Project Manager/Designer

Prudential Securities Inc. (Pasadena, Burbank), CA.  
Executive offices: Adaptive Reuse; Project Manager/Designer

Boy Scouts of America Sea Scout Base & Rowing Bldg; Newport Beach, CA  
Two New Bldgs. & Remodel of Existing Bldg.; Site: 51,420 sf. / New  
Buildings: 24,745 sf. .; Project Manager/Designer

Hair Salon & Massage Center; Pasadena, CA.  
Adaptive Reuse: 8,600 sf.; Project Manager/Designer

Professional Design Consortium; Ontario, CA.  
Historic Renovation (Victorian) & Adaptive Re-use: 6,000 sf.  
First Historic Landmark for Ontario- Design Award  
Construction Budget: \$ 850,000; Project Manager/Designer

Casinos; Laughlin, NV. (Gold River, Emerald River, Diamond Head, Sams Town); New Buildings; Design, Const. Doc's, models

## FIRM STATISTICS

BAUCENTRUM ARCHITECTURE

Year Established: 1989

**BAUCENTRUM URBAN STUDIO**

8285 Avenida Navidad #3  
San Diego, CA 92122-9914

Year Reorganized: 2009  
Principal/Owner: Philip J. Bona, AIA  
Sole Proprietor

(Former Certified Small Business Pin# 446568)

Business Phone: 619-550-2670  
Business Fax: 858-622-1109  
E-Mail Address:  
[philbona@baucentrum-us.com](mailto:philbona@baucentrum-us.com)

Current Staff Composition:

2 California Registered Architects  
3 Technical Staff

*Former Staff Composition*

2 California Registered Architects  
3 Technical Staff  
1 Administrative, 1 Marketing

**Bank of America**

FINANCIAL INSTITUTION  
655 West Broadway, Suite 101  
San Diego, CA 92101

Veronica Garcia  
Small Business Specialist  
619-685-3800

**Current Insurance Policies**

**Hartford Insurance Co.**

GENERAL LIABILITY INSURANCE  
PO Box 33015  
San Antonio, TX 78265

\$1,000,000.00 Shameka Jenkins  
ACSA Commercial Insurance Agency  
866-467-8730

**Automobile Club of Southern California Inc.**

AUTOMOBILE INSURANCE  
2601 S. Figueroa Mail Stop H302  
Los Angeles, CA 90007

\$1,000,000.00 Shameka Jenkins  
(Inceasable to \$1,000,000.00)  
800-722-3391

**Former Professional Liability & Worker's Compensation Coverage**

*CNA/Schinnerer*

*PROFESSIONAL LIABILITY INSURANCE  
100 Marine Parkway, Suite 200  
Redwood City, CA 94065*

*\$1,000,000.00 Base Policy -Leslie Pancoast  
Professional Practice Insurance Brokers, Inc.  
650-369-5900*

*State Compensation Insurance Fund*

*WORKERS' COMPENSATION INSURANCE  
150 Fourth St., Suite 400  
San Francisco, CA 94103*

*\$1,000,000.00  
Kenneth Bollier  
415-974-8000*

Note: Modifications to insurance status can be adjusted and premiums can be accounted for as direct costs during contract negotiations.

## **BAUCENTRUM URBAN STUDIO - REFERENCES**

### **MUNICIPAL CLIENT REFERENCES**

**William Anderson**

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619-236-6330

**David Allsbrook**

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Centre City Development Corporation  
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**John Carlson, R.C.E.**

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650-329-2454

**Jerry Okada**

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Department of Public Works  
Redwood City, CA  
650-363-4100

**Mike Woldemar**

City Architect of Hercules  
Richmond, CA  
510- 232-1232

### **PROFESSIONAL REFERENCES**

**Ruben Barrales**

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San Diego Regional Chamber of Commerce  
402 West Broadway, Suite 1000  
San Diego, CA 921001-3585  
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**Jim Watts**

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**Alison Whitelaw**

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