

CPC

| FIRM PORTFOLIO |



| FIRM PROFILE |

Legal Company Name:	Choate Parking Consultants, Inc
Contact Person:	J. Richard Choate PCC, NCARB, DBIA Principal
Address:	16969 Von Karman Ave, Suite 230 Irvine, CA 92606
Telephone:	(949) 474-0880
E-Mail:	rick@cpc98.com
Website:	www.cpc98.com
Principal Business Type:	California Corporation
Year Established:	1998
Small Business License:	California Department of General Services - 7/31/2020
Number of Employees:	Sixteen (16) Total
Registrations:	California: License # C20781 Nevada: License # 5965 Arizona: License # 46434 Minnesota: License # 15710 Texas: License # 21018 DBIA: License # D1549 NCARB: License # 62418



| FIRM QUALIFICATIONS |

ABOUT US

Choate Parking Consultants, Inc. (CPC) is an architectural firm specializing in parking planning and building design. We were founded in 1998 in Irvine, CA and have since expanded a second branch serving the Bay Area and Las Vegas. We strive to create elegant, efficient & cost-effective solutions for our clients while remaining within the boundaries of their budgets and schedules.

PROJECT EXPERIENCE

Each project we design is guided by the principle that parking is the first and last impression many patrons may have with a development – keeping in mind that parking buildings are for people and not just the cars they park.

We have designed 1,000+ projects for owners such as Healthcare, Municipal, Educational, Commercial, and Entertainment developments utilizing both traditional and Design-Build delivery methods.

EXPERTISE

CPC provides both Architectural Design & Parking Consulting Services including:

- Functional Design
- Programming
- Site Analysis
- Concept & Schematic Design
- Design Development
- Construction Documentation
- Construction Administration



| J. RICHARD CHOATE |

PRINCIPAL, ARCHITECT PCC, NCARB, DBIA



EDUCATION	Bachelor of Architecture, University of Cincinnati
CERTIFICATIONS	NCARB #62418, R.A. #20781, DBIA #D1549
AFFILIATIONS	National Parking Association (NPA), Design Build Institute of America (DBIA), ULI Entertainment Development Council, International Parking Institute (IPI)
EXPERIENCE	20 Years with CPC 40 Years Total Experience

As Principal of Choate Parking Consultants Inc. (CPC), Mr. Choate, has been exclusively involved in the planning and design of parking projects for the last four decades of his professional career. He is a registered architect whose parking design experience includes facility design, project management and parking systems integration consulting. Mr. Choate has worked extensively with governmental agencies, educational institutions, as well as retail and commercial developers in the design of parking solutions for clients. He has been instrumental in the design of 1,000+ parking buildings throughout California and the nation as an architect and functional designer.

HIGHLIGHTED PROJECT EXPERIENCE



UCSD EAST MESA PB
San Diego, CA

- CPC Role: Architect of Record
- Spaces: 908 / Levels: 5
- Cost: \$14,500,000
- Completed: 2017



LAVC MONARCH CENTER PB
Valley Glen, CA

- CPC Role: Architect of Record
- Spaces: 1,203 / Levels: 5
- Cost: \$15,455,000
- Completed: 2014



ASU PACKARD DRIVE PB #7
Tempe, Arizona

- CPC Role: Parking Consultant
- Spaces: 1,635 / Levels: 6
- Cost: \$13,000,000
- Completed: 2004

EXTENDED PROJECT EXPERIENCE

- LBCC P2 Pacific Coast Campus Parking Building, Long Beach, CA, 530 spaces, 4 levels, in design
- UCSD Nuevo Mesa West Parking Building, San Diego, CA, 1,227 spaces, 6 levels, completed 2018
- SDCCD Miramar PB #4, San Diego, CA, 499 spaces, 4 levels, completed 2017
- Illumina P2A Parking Building, San Diego, CA, 2,400 spaces, 8 levels, completed 2017
- Long Beach Liberal Arts Campus Parking Building, Long Beach, CA, 900 spaces, 5 levels, completed 2011

| COMMERCIAL / OFFICE |

PROJECT HIGHLIGHTS



250 SPECTRUM

Irvine, CA

- Client: The Irvine Company
- Services: Architect
- Spaces: 1,459
- Levels: 5 above, 1 below
- Sq/ft: 491,059
- Cost: \$35,000,000
- Completed: 2016



SANTA CLARA SQUARE PHASE I & II

Santa Clara, CA

- Client: The Irvine Company
- Services: Architect
- Spaces/levels:
 - Phase I - 1,778, 4 levels
 - Phase II East - 1,400, 6 levels
 - Phase II West - 2,461, 6 levels
- Cumulative Cost: 103,500,000
- Completed: 2015, 2017



ELEMENT LA MEDIA CAMPUS

Los Angeles, CA

- Client: Hudson Pacific Properties
- Services: Architect
- Spaces: 832
- Levels: 5 above, 2 below
- Sq/ft: 250,823
- Cost: \$11,600,000
- Completed: 2015

| MIXED-USE |

PROJECT HIGHLIGHTS



SACRAMENTO DOCO

Sacramento, CA

- Client: JMA Ventures LLC
- Services: Parking Consultant
- Spaces: 40
- Levels: below grade
- Sq/ft: 212,354
- Cost: Confidential
- Completed: 2017



WILSHIRE GRAND

Los Angeles, CA

- Client: Hanjin Group
- Services: Parking Consultant
- Spaces: 1,100
- Levels: 4 below grade
- Sq/ft: 493,729
- Cost: Confidential
- Completed: 2017



ROW DTLA

Los Angeles, CA

- Client: Atlas Capital Group
- Services: Architect
- Spaces: 3,827
- Levels: 10
- Sq/ft: 1,374,661
- Cost: \$66,300,000
- Completed: 2016

| EDUCATIONAL CAMPUS |

PROJECT HIGHLIGHTS



BIOLA UNIVERSITY

La Mirada, CA

- Client: Biola University
- Services: Architect
- Spaces/levels:
 - PB #1 - 1,778, 4 levels
 - PB #2 - 1,400, 6 levels
 - PB #3 - 2,461, 6 levels
- Cumulative Cost: 24,800,000
- Completed: 2004, 2011, 2014

Note: (3) projects on one campus, PB #3 pictured



CSUF NUTWOOD

Fullerton, CA

- Client: California State University, Fullerton
- Services: Architect
- Spaces: 2,543
- Levels: 5
- Sq/ft: 572,647
- Cost: \$18,370,000
- Completed: 2004



UCSD EAST MESA

San Diego, CA

- Client: University of California, San Diego
- Services: Architect
- Spaces: 908
- Levels: 5
- Sq/ft: 263,000
- Cost: \$14,500,000
- Completed: 2017

HEALTHCARE

PROJECT HIGHLIGHTS



KAISER SANTA CLARITA

Santa Clarita, CA

- Client: Kaiser Permanente
- Services: Architect
- Spaces: 568
- Levels: 7
- Sq/ft: 93,953
- Cost: To be determined
- Completed: 2017



SHARP MEMORIAL PB & BIRMINGHAM EXPANSION

San Diego, CA

- Client: Sharp Memorial Hospital
- Services: Architect
- Spaces: 1,657 cumulative
- Levels: 5 above grade existing + 4 level expansion
- Sq/ft: 515,850
- Cost: \$23,122,700
- Completed: 2008, 2018



CAMP PENDLETON NAVAL HOSPITAL

Oceanside, CA

- Client: Naval Facilities Engineering Command Southwest
- Services: Architect
- Spaces: 1,500
- Levels: 4
- Sq/ft: 506,806
- Cost: \$20,000,000
- Completed: 2012

| PUBLIC/MUNICIPAL |

PROJECT HIGHLIGHTS



AZUSA PARK & RIDE

Azusa, CA

- Client: Foothill Transit & City of Azusa
- Services: Architect
- Spaces: 547
- Levels: 3
- Sq/ft: 181,808
- Cost: \$10,600,000



MADERA COURTHOUSE

Valley Glen, CA

- Client: County of Madera
- Services: Parking Consultant
- Spaces: 256
- Levels: 4
- Sq/ft: 90,846
- Cost: \$4,500,000
- Completed: 2016



FULLERTON TRANSPORTATION CENTER

Fullerton, CA

- Client: City of Fullerton
- Services: Parking Consultant
- Spaces: 852
- Levels: 5 (1 below grade)
- Sq/ft: 273,021
- Cost: \$26,000,000
- Completed: 2010

PROJECT AWARDS



WILSHIRE GRAND | Los Angeles, CA

- Specialty Construction; ENR Best Projects, 2017
- LED Exterior Systems; LIT Design Awards, 2017
- LA & Mexico City Sustainable Real Estate Award: ADI; 2017
- Guinness World Records: Largest concrete pour, 2017



ROW DTLA | Los Angeles, CA

- Renovated Building Award: LA Business Council Architectural Awards, 2017
- Specialty Construction: Award of Merit; ENR Best Projects, 2017
- Landscape Architecture: LA Business Council Architectural Awards; 2017



LAVC MONARCH | Los Angeles, CA

- Commercial - Merit Award: AIA Orange County Design Awards, 2016
- Commercial - C.O.T.E. Award: AIA Orange County Design Awards, 2016



WEST LA LOT 8 | Los Angeles, CA

- Best facility over 800 Spaces: Honorable Mention; IPI, 2010
- Community Impact Award: Sustainable Design; LA Business Council, 2009



CSUF #1 | Fullerton, CA

- Best Facility over 800 Spaces Award: AIA Long Beach/South Bay, 2005
- Award of Merit: AIA Orange County Chapter, 2007



SAN MANUEL CASINO | Highland, CA

- Gaming: Honorable Mention; AIA Best of CA Construction Awards, 2005