

2012

STATEMENT OF QUALIFICATIONS

LANDSCAPE ARCHITECTURE

IRRIGATION DESIGN & CONSULTING

GPS MAPPING

Submitted by:

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DESIGN + GROUP^{LLC}

Contents

Contents	1
Firm Profile	2
Firm Philosophy	2
Values	2
Resume	3
Sample Projects	4
References	10
Fees	10

Firm Profile

Mears Design Group Background

Mears Design Group (MDG) is a Landscape Architecture and Planning firm which provides professional design services for a variety of clients, both public and private. Project types include skateparks, parks and recreation projects, open spaces, golf courses, residential, commercial and industrial. Our goal is to provide an environmentally sound and sustainable landscape that is aesthetically inviting, meaningful, and practical for the end user. We achieve this by working closely with clients, and knowing the end user requirements. Every site is different, which makes every project a new and exciting challenge.

Established in 2006, Mears Design Group is located in Tigard, Oregon. Mears Design Group provides a comprehensive scope of landscape architecture services ranging from preliminary design concepts and working drawings to construction documents and on-site observation, all with a basis in energy efficiency and resource conservation. Through the use of the latest technology MDG provides presentation-quality graphics and detailed drawings.

Our services include:

- Site Assessment
- Planting Design
- Irrigation Design
- Water Management Design
- Site Master Planning & Design
- Permit Acquisition
- Construction Documents
- Community Involvement
- Team Coordination
- Site 3D Modeling
- Site Inventory
- Hardscape Design
- Grading & Drainage Design
- Wetland Mitigation Design
- Project Management
- Landscape Detailing
- Technical Specifications
- City Center Restoration
- Site Monument Sign Design
- Global Positioning System (GPS) Mapping

Firm Philosophy

The essence of Mears Design Group's philosophy is striving to be equally responsive to aesthetics and land stewardship, while creating environments that are unique and sustainable. A combination of planning, originality and attention to detail enables us to create plans that are creative, attractive, yet pragmatic.

Values

Practical Application. When you work with Mears Design Group you benefit from our knowledge of how design is implemented into construction and appreciated by the users. We understand the necessary design criteria required to create the space in which is called upon us. Troy Mears has worked multiple years of construction and understands what is involved in implementing design plans.

Integrity. We believe that integrity is fundamental in everything we do. For us, integrity includes being honest, trustworthy, and dependable. It's the cornerstone of how we do business, and we won't do business without it.

Service. Each project has a different time schedule with a different set of goals. One of the unique perks of working with a company like Mears Design Group is that we adjust to meet your time schedule and unique goals. Our flexibility ensures that your project runs as smoothly as possible from start to finish.

Team Players. Mears Design Group commits to a smooth coordination with clients, other design professionals and contractors. We provide an interactive planning process for creative solutions and enthusiasm for each project.

Resume

**Registrations:**

- RLA, Oregon # 540
- RLA, Washington # 1074
- RLA, Idaho # 16723
- RLA, California # 5519
- RLA, Arizona # 49186
- CLARB Certified
- Certified Irrigation Designer
- EPA WaterSense Partner

Troy Mears, RLA, ASLA, CID, CLARB Certified

Troy Mears is a Registered Landscape Architect with 15 plus years of diverse experience in design, master planning and project management. Troy's designs have been implemented throughout the Portland area, across the United States and in Korea. He has designed and overseen a wide array of projects, ranging from recreational parks, nature parks, skate parks, education facilities, commercial complexes, residential developments and single lot landscapes, industrial parks, public works projects, and golf courses.

Troy has experience with existing and proposed site design; drip and sprinkler irrigation systems; irrigation efficiency evaluation; planting plans; green street design; habitat mitigation and restoration design; parks and recreation facilities layout; ADA compliance; site planning and site suitability/feasibility analysis; master planning, preliminary concept design and site design; bidding and construction administration; environmental resource identification and environmental planning; cultural landscape resource identification and compliance approval; utility design and tie-ins as related to landscape architecture plans; pedestrian access design, public circulation areas; pathways and walkways; public meeting facilitation; and applicable permitting for all listed services.

Troy has a Bachelor in Landscape Architecture and a Bachelor of Science in Environmental Design. He is a registered Landscape Architect in Oregon (# 540), Washington (# 1074), Arizona (# 49186), California (# 5519) and Idaho (# 16723); is nationally CLARB certified; is a certified Irrigation Designer; and is an EPA WaterSense Partner. Troy is active in the American Society of Landscape Architects, the Golf Course Superintendents Association of America, and the Irrigation Association.

Education:

- Bachelor of Landscape Architecture, 1997;
North Dakota State University, Fargo
- B.S. Environmental Design, 1996;
North Dakota State University, Fargo

Affiliations:

- American Society of Landscape Architects (ASLA)
- Golf Course Superintendents Association of America (GCSAA)
- Irrigation Association (IA)
- City of Tigard Parks and Recreation Advisory Board (PRAB)

Sample Projects *(commercial/retail/industrial)...*

Nautilus World Headquarters, Vancouver, WA

Provided Landscape Architectural services, including construction documents for landscape, irrigation and the (2) new synthetic fields currently on site. Provided all design and specifications for the renovation and construction administration to complete the project.

Tektronix Campus, Beaverton, OR

A 132 acre campus, where Troy created landscape and irrigation design, including design development, construction documents and construction administration for a variety of projects selected for renovation.

Crossroads @ Orenco Station, Hillsboro, OR

Troy created the landscape and irrigation design for a variety of projects within the new transit oriented community center. The area was designated a "Town Center" under Portland's 2040 regional plan. The concept was to provide for a pedestrian friendly community with a commitment to urban wildlife and sustainable plantings.

Canby Urban Renewal Project, Canby, OR

Mears Design Group provided planting and irrigation design for the Canby Urban Renewal Project. MDG worked closely with the project Landscape Contractor and community stakeholders to assure the community vision was completed as anticipated. The incorporated innovative stormwater treatment facilities are an example to the community's commitment toward green stewardship.

Washington Square, Tigard, OR

Mears Design Group is currently working with the Property Management Group to assess the existing overgrown and deteriorating landscape. We are providing design solutions for updating the landscape and irrigation along with preliminary budgeting numbers for construction. We have also provided a phasing plan including associated construction numbers. The project is currently in the design development phase.



Nautilus World Headquarters. Vancouver. WA



Tektronix Campus, Washington County, OR



Crossroads @ Orenco Station, Hillsboro, OR



Canby Urban Renewal Project, Canby, OR

Sample Projects *(commercial/retail/industrial)...*

Columbia Tech Center, Vancouver, WA

Columbia Tech Center is a 400 acre Corporate Park that has been an ongoing project since 1997. The site consists of eight water features, multiple commercial & retail buildings, Neighborhood Park, school, hotel and the Nautilus World Headquarters. Site scope and challenges include landscape and irrigation design, (2) pump station designs including water feature design and construction administration services throughout the construction.



Columbia Tech Center, Vancouver, WA

Boeckman Corporate Center, Wilsonville, OR

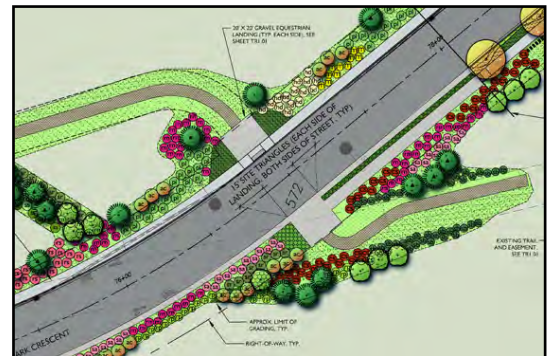
Troy prepared design development drawings for permitting and city approval. He prepared the construction documents including planting and irrigation design and detailing for construction bidding. Troy also provided construction administration services for the client.



Boeckman Corporate Center, Wilsonville, OR

Redmond Ridge Corporate Center, Redmond, WA

Responsible for development of landscape and irrigation design, and coordination of all phases of work, including the preparation of construction documents for various PacTrust Development sites. All sites were designed to accommodate a central control irrigation system.



Redmond Ridge Streetscape, Redmond, WA

Cascade Plaza Shopping Center, Beaverton OR

Responsible for development of the landscape and irrigation design of the Regional Shopping Center. We prepared the landscape permit documents and the construction documents for bidding. We also provided construction administration services for the client.



Cascade Plaza Shopping Center, Beaverton, OR

Additional Commercial/Retail/Industrial:

- G.M. Nameplate Plastics, Beaverton, OR
- Nabisco, National Biscuit Company, Portland, OR
- School Bus Services, Portland, OR
- Lowe's Home Improvement Memorial Park, Hillsboro, OR
- LSI Logic, Gresham, OR
- Space Age Fuel, King City, Oregon
- Summit/Westward Energy Project, Clatskanie, OR
- Sunnyside Plaza, Clackamas County, OR
- Edwards Center, Aloha, OR
- Hermiston Foods (Norpac Foods), Hermiston, OR
- A-dec, Newberg, OR

Sample Projects *(parks and open space)*...

City of McMinnville

Thompson Park, McMinnville, OR

As project Landscape Architect, Troy Mears provided master planning services, which included community involvement workshops for this 2.5 acre neighborhood park. Troy provided site analysis, project coordination and design development presentation drawings. Upon approval from the community Troy provided construction documents, including grading & drainage, planting & irrigation, site amenities layout & detailing, and specifications. Troy also provided budget analysis, bidding assistance and limited construction administration services.



Thompson Park, McMinnville, OR

Joe Dancer Park, McMinnville, OR

As project Landscape Architect, Troy Mears assisted with the 80 acre master plan development and incorporation. During the ball field phase of the master plan, Troy Mears provided the construction documents for (3) soccer fields, (1) baseball field and (2) softball fields. The documents also included site amenities and a continuation of the park circulation pathway.



Joe Dancer Park, McMinnville, OR

BPA Pathway, McMinnville, OR

The project scope included a master plan of the 2,630 LF pathway connection, including overlook gathering space and development of concept drawings for review by City staff and community stakeholders. Upon approval of the concept drawings by City staff and community stakeholders, Troy continued with the development of construction documents, including landscape, irrigation, and detail drawings. The scope also included bidding assistance, cost analysis and construction administration.



BPA Pathway Park, McMinnville, OR

City of Tigard

Jim Griffith Memorial Skatepark, Tigard, OR

Troy Mears was hired by the City of Tigard to complete this 15,000 square foot concrete skate park. The project scope included review and coordination of final design drawings; construction documents, including technical specifications; managing the bidding process; and providing construction administration and park signage design and incorporation. Troy also provided support for the conditional use items to gain occupancy.



Jim Griffith Memorial Skatepark, Tigard, OR

Tree Planting & Establishment Services, Tigard, OR

Mears Design Group for the past two years has been providing professional design and planning services along with the installation of a sustainable tree canopy within the City of Tigard. Our team has prepared documents for over ten projects and have designed and planted over 900 trees and approximately 2,300 caliper inches throughout the City of Tigard. Our team is responsible for monitoring the planting trees monthly for a three year period.

Sample Projects *(parks and open space)*...

Tualatin Hills Parks & Recreation District

Merlo Station Athletic Fields, Beaverton, OR

Troy assisted in the development of the master plan layout of the Merlo Station Athletic Fields with Tualatin Hills Parks & Recreation Districts planning and maintenance staff members. Upon approval of the master plan layout, Troy developed construction documents and provided bidding assistance and construction administration services. Troy worked closely with Tualatin Hills Parks & Recreation District staff and the Tualatin Valley Water District during this project.

Skyview Park, Beaverton, OR

As project Landscape Architect, Troy provided assistance in initial master plan layout of the .8 acre neighborhood park. Upon approval of the master plan, Troy continued with the development of the construction documents and construction administration. Troy worked in collaboration with Tualatin Hills Parks & Recreation District planning and maintenance staff members in developing the master plan layout and construction documents. Troy also worked closely with the City of Beaverton and PGE during this project.

Other Tualatin Parks & Recreation District Projects:

- George Foege Park, Beaverton, OR
- Aloha Park, Aloha, OR.
- El Monica Elementary School, Beaverton, OR
- Hiteon Elem. School Athletic Fields, Beaverton, OR
- Jennings Lodge Elem. School, Beaverton, OR
- Florence Pointe Park, Beaverton, OR
- Wildwood Park, Beaverton, OR
- Mitchell Park, Washington County, OR
- Somerset West Park, Beaverton, OR
- Garden Home Park, Beaverton, OR
- Conestoga Recreation Center, Beaverton, OR

City of Portland

Overlook Park, Portland, OR

Provided design development, construction documents and construction administration services for this 10.5 acre community park. Troy worked closely with the City of Portland Parks and Recreation staff, including cost analysis and project observation during construction.

Glenhaven Skatepark, Portland, OR

Glenhaven Skatepark is a 10,000 square foot skate park with 50% street style and 50% transition bowls. Troy supported Dreamland Skateparks throughout the design process, including facilitating several public workshops. We prepared construction documents, and coordinated with Portland Parks & Recreation Department and Portland BDS for the required construction permits.



Merlo Station Athletic Fields, Beaverton, OR



Skyview Park, Beaverton, OR



Overlook Park, Portland, OR



Glenhaven Skatepark, Portland, OR

Sample Projects *(parks and open space)*...

Trevor Fox Memorial Children’s Park, Irrigon, OR

As project Landscape Architect Mears Design Group prepared multiple conceptual designs for presentation to the local community during three public workshop sessions and one final presentation meeting. The conceptual designs were required to meet a nature park design including play feature accessibility. Upon completion of the design conceptual phase, Mears Design Group developed construction documents and administered the nature park construction.



Trevor Fox Memorial Children’s Park,
Irrigon, OR

Hidden Creek Polo Club, West Linn, OR

As project Landscape Architect, Troy assisted in the development of the site master plan, which included (4) polo fields, (18) hole par-3 golf course, stables, clubhouse, irrigation system and pond layout. The project is currently in the second phase of development.



Hidden Creek Polo Club, West Linn, OR

The Nines at Riverridge Golf Course, Eugene, OR

The scope of work for this project was to provide a base plan utilizing a Global Positioning System (GPS), mapping the course in the early stages of construction for layout schematics. After receiving final approval on a master layout plan, including general grading, Troy then provided general hole layout and irrigation design. The Nines has two different 9-hole courses, an executive course and a par three course. After construction was completed, Troy mapped the entire site utilizing GPS for an accurate record drawing.



Apostolic Faith Campground, Portland, OR

Apostolic Faith Church Campground, Portland, OR

As project Landscape Architect, Troy Mears provided design development of the new RV Park and various site improvements. All improvements included innovative stormwater treatment practices and a Green Street along SE Cooper Street and SE 56th Avenue. Troy also provided construction documents, bidding and permitting support and construction administration services.

Other Sample Projects:

- Japanese Garden, Portland, OR
- Lake Sacajawea Park, Longview, OR
- 45 Central Development, Beaverton, OR
- Village @ Redmond Ridge Urban Park, Redmond, OR
- Veterans Memorial Park, South Holland, Illinois
- Kona-Hawaii Skatepark, Kailua-Kona, HI
- Helena Skatepark, Helena, MT
- Pendleton Skatepark, Pendleton, OR
- Wildhorse Resort & Casino, Pendleton, OR
- Trillium Woods Development, Lake Oswego, OR
- Han II E Hwa Company, LTD. Soccer Field, Asan, Korea
- Han II E Hwa Company, LTD. Soccer Field, Ulsan, Korea
- Bandon Dunes Preserve Course, Bandon, OR
- Riverside Golf & Country Club, Portland, OR
- Wade Creek Park Phase II, Estacada, OR



The NiNes @ RiverRidge, Eugene, OR

Sample Projects *(residential)*...

Legend @ Villebois, Wilsonville, OR

Mears Design Group developed the irrigation master plan and design for this large residential development project. We worked closely with the general contractor and landscape contractor to implement water efficiency throughout the project. MDG also provide landscape design and construction detailing for various projects within the development



Legend @ Villebois, Wilsonville, OR

Walnut Creek Subdivision, Tigard, OR

Troy provided landscape and irrigation design and detailing for this residential development. He also provided construction management and designed the developments monument sign.



Walnut Creek Subdivision, Tigard, OR

Arlington Heights III, Tigard, OR

Mears Design Group developed the irrigation and landscape design for this residential development. We also provided mitigation planting design and monitoring for the vegetative corridor and wetland area. MDG worked closely with the City of Tigard, Clean Water Services, Department of State Lands and the client to create a development that is attractive to the neighboring communities and homeowners that occupy the site.



Arlington Heights III, Tigard, OR

Baker Ranch, Sisters, OR

As project Landscape Architect Troy was responsible for development of the site master plan of this 80 acre ranch property. The site included location of a residence, two mile trail system, coral locations, two landscape ponds equaling 3.5 million gallons, proposed driveway location, 500+ tree layout, irrigation system for 64 acres and low voltage lighting design. Troy continued with the development of the construction documents upon the master plan approval.



Baker Ranch, Sisters, OR

Other Residential Projects:

- Victoria Gardens, Tualatin, OR
- 45 degree Central, Beaverton, OR
- Newell Ranch, Roseburg, OR
- Carlyle Gardens Development, Hillsboro, OR
- Waterside Condos, Portland, OR
- Amberglen Village, Hillsboro, OR
- Parks @ Tanasbourne, Hillsboro, OR
- Edgewater on the Tualatin, King City, OR
- Snoqualmie Ridge, Snoqualmie, WA
- Trillium Woods Development, Lake Oswego, OR
- Anderson Residence (Outdoor Kitchen), Vancouver, WA
- Hogan Residence (Outdoor Kitchen), Tigard, OR
- Rosemont Crossing, West Linn, OR

References

Mears Design Group References

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Our hourly standard rates and fees are as follows:

MDG SCHEDULE OF FEES	
LANDSCAPE ARCHITECTURE	
Landscape Architect	\$ 90
Landscape Designer	\$ 75
GPS MAPPING	
GPS/GIS Technician (Field)	\$ 85
GPS/GIS Technician (Office)	\$ 90
ADMINISTRATIVE	
Administrative Assistant	\$ 45

Additional Information

Mears Design Group, LLC

Insurance:

General Liability: \$1,000,000 each occurrence, \$2,000,000 aggregate
 Professional Liability: \$1,000,000 each occurrence, \$1,000,000 aggregate
 Automobile Liability: \$1,000,000 per accident