D A V I D B A S S A N A I A

1 5 2 0 M A S O N I C A V E N U E , S A N F R A N C I S C O , C A L I F O R N I A 9 4 1 1 7
4 1 5 . 4 7 1 . 0 2 6 6

SKILLS

Peer Review

Highly detailed and thorough checking of construction documents, and cross-checking of specifications
Singular ability to visualize intersections in three dimensions and anticipate problems to minimize change orders
Most recently as Technical Director, performed quality control reviews for more than 40 separate projects representing more than $3.2 billion worth of construction on more than 8,000 residential units and dormitories
Reviewed more than 500 sheets of construction documents for $200 million L.A. Red Line project

Code Analysis and Compliance

Solid command of the jurisdictional relationships among Federal, State and local municipal building codes
Early anticipation of problems synchronizing codes with architectural design and construction detailing requirements
Expert at accessibility issues, including distinctions between ADA and the Fair Housing Act, as well as local interpretations

Permit Application and Negotiation

Experienced negotiator on projects from Site Permits for multi-family housing to Office Tenant Improvements
Familiar with personnel and requirements in San Francisco; at SFO; Berkeley; Walnut Creek; Novato and Petaluma

Detailing, from Below-Grade Waterproofing to High-Rise Curtainwall

Considerable expertise at designing buildable details to meet design intent, budget constraints, code and life safety requirements as well as robust water-tightness and durable longevity

Bid Documents and Specifications

Seasoned comprehension of the relationship between drawings and specifications, and requirements for performance. Deep knowledge of potential pitfalls and potential conflicts in soliciting and awarding bids, especially in Design/Build MEPS trades

Construction Administration

Expertise in shop drawing scrutiny, evaluation of contract document compliance, and expedited RFI responses

399 Fremont, San Francisco, 2013 – Swinerton Builders	Type IA	$140 million
Block 6 (“Solaire”), San Francisco, 2013 – BB/CC	Type IA	$105 million
201 Folsom (“Lumina”), San Francisco, 2012 on – Lend Lease	Type IA	$352 million
1998 Market (“Linea”), San Francisco, 2012 on – Cahill Contractors	Type IA	$34 million
“The Infinity” Phases 1 and 2, San Francisco, 2005-2009 – Webcor	Type I – FR	$330 million
350 Bush Street, San Francisco, 2008-2010 – Hathaway Dinwiddie	Type I – FR	$110 million
The Lofts at Basin Street Landing, 2002-2004 – Wright Contracting	Type II – FR	$10 million
San Jose International Airport FIS, 2001 - S. J. Amoroso	Type I – FR	$34 million
The Brannan San Francisco, 1997-2000 - Cannon Constructors	Type I – FR	$110 million
San Francisco Hilton Square, 1985-87 – Cahill Contractors	Type I – FR	$205 million

Value Engineering

Highly experienced at developing creative approaches to achieving optimum design benefit for least cost

Building Evaluations (Due Diligence Reports)

Extensive background in representing buyers and sellers of San Francisco Financial District high-rise office buildings

PROFESSIONAL AFFILIATIONS

Licensed in California since 1990	C 21458
American Institute of Architects (AIA)	Member since 2001
LEED Green Associate	October, 2013
Member, Advisory Council for Solaria (Building Integrated PV)	Joined April, 2015

PROJECT TYPE EXPERIENCE

- High-rise Type I construction, including multi-phased residential, office and hotel projects
- Transportation infrastructure projects, including subway (Los Angeles), highway (Hawaii) and airport (San Jose)
- Seismic retrofits of existing structures
- Performing arts centers, shopping centers and mixed-use developments
- Restaurants, as architect representing both restaurateurs and building owners / property managers
- Tenant Improvements, including for health care, dental, commercial offices, classrooms
- Accessibility Compliance upgrades for existing buildings
- Due Diligence reports, evaluating conditions of existing buildings on the market
- Urban Residential Type V remodeling and design
- Master Planning and Urban Design, including overseas projects in China

ACADEMIC EDUCATION

YALE UNIVERSITY, Bachelor of Arts *magna cum laude* - 1978 to 1982 - enrolled in both Architecture and English majors
LOWELL HIGH SCHOOL, San Francisco, graduated in top tenth of class, 1978; extemporaneous speaking, competitive debate

CONTINUING EDUCATION

Accessibility and Building Code updates, Real Estate Principles, Design for Lateral Forces
PG&E Energy Center seminars, including Building-Integrated PV, Solar Hot Water Heating and Title 24 Standards
Attendance at state-of-the-art conventions, including Facades + by enclos, Glass Expo West, Innovation by *Architectural Record*

WORK EXPERIENCE

Sole Proprietor, THE BASSAN CONSULTANCY, San Francisco – April, 2015 to Present

Initiated a consulting practice to deliver high quality projects at record speed, with an emphasis on technical proficiency and comprehensive mastery of a project's jurisdictional and code-related requirements.

Projects include: residential remodeling, peer reviews for developers and general contractors, energy retrofit for condominium Home Owner Association, Fire Service Elevator Water protection consultation.

As a member of Advisory Council for Solaria, active in liaising with developers and contractors for Building-Integrated PhotoVoltaics to achieve Federal Net Zero Energy goals for 2025.

Technical Director, SCB, San Francisco – November, 2013 to April, 2015

Technical Director for 70-person San Francisco office for projects mostly in San Francisco, but also including high-rise housing in Los Angeles, several high-rise housing and "condo-tel" projects in Honolulu, and multiple university projects in both the UC and CSU systems, including student dormitories as well as classroom and office buildings. Projects included:

San Francisco:		*UC, CSU, University:*	*Los Angeles:*
One Rincon Phase 2	399 Fremont Street	Campus/Academic Office	801 South Olive (LA)
Block 6 ("Solaire")	525 Harrison Street	Building at UC Merced	
55 9th Street ("Ava")	Transbay Block 5	Campus Village 2 at San	*Honolulu:*
100 Van Ness	1028 Market Street	Jose State University	Park Lane at Ala Moana
150 Van Ness	1699 Market Street	Student Housing at CSUCI	Auaui Tower ("Anaha")
101 Polk Street	923 Folsom Street	SLAC Heinz Laboratory	133 Kaiulani Condo-tel

Peer Reviews – conducted extraordinarily comprehensive and thorough assessments of sets of documents in concept through production, discovered code, accessibility, and detailing errors to head off problems during construction
Code and Accessibility Research – in-depth analysis of code and construction requirements, including HCD interpretations of multi-family accessibility requirements, fire/life-safety issues for alternate methods of construction

- Prepared a 60-page report that successfully challenged the SFDBI/SFFD animus to plastic pedestals for pavers
- Devised a detail to satisfy "not a drop" Water Protection for Fire Service Access Elevator hoistways

Team Resource – sounding board for multiple office teams to assess viability of design solutions, suggest "good, better and best" options for details, solve complex MEPS infrastructure problems and bolster responses to contractors
Technical Briefs – wrote in-house bulletins, including about detailing fire safing at high-rise slab edge conditions
"Crisis Administration" – applied extensive field experience to assess crises and think up solutions "outside the box"
Mentor – coached junior staff and conducted in-house training seminars in multiple construction topics

Senior Architect, ARQUITECTONICA, Los Angeles - April, 2012 to present

Senior Architect in San Francisco for various local projects, from Planning studies through construction administration

201 Folsom ("Lumina"), 656 luxury condominiums in two towers, the "sister" project to the Infinity - $352,000,000
1998 Market Street ("Linea"), 115 condominiums in concrete structure with Chinese curtainwall - $34,000,000
Developed exterior details for curtainwall, plaster, and roofing and below-grade waterproofing
1415 Mission Street, 121 apartments in tight zero lot line site with rooftop open space and below grade parking
Coordinated efforts of curtainwall and waterproofing consultants for DD and CD sets - $39,000,000
41 Tehama, 398 condominiums in challenging site adjacent to Bay Bridge off-ramp - $130,000,000
Seawall 330, Planning and Zoning use analysis for housing project associated with Warriors stadium project
Mission Bay Block 1, Planning and Zoning analysis for mixed use condominium, apartment and hotel project

Project Manager, HELLER MANUS ARCHITECTS, San Francisco - February, 2005 to April, 2012

The Infinity, San Francisco, from Schematic Design through Construction Administration, 650 luxury condos in two towers, 37 and 42 stories, over a landscaped Plaza above 5 levels of underground parking - $330,000,000

- Responsible for obtaining four site permits, twenty-four addenda and associated off-site permits, including negotiations with Building, Fire and Mechanical officials for novel alternative methods requests
- Established unique project-specific details, and designed numerous economical solutions to complex life-safety issues, including garage exhaust, generator ventilation, curtainwall and waterproofing transitions

Exchange Place at 350 Bush, a Class A LEED Gold office building including the historic Mining Exchange

- Negotiated significant horizontal property line equivalency with Building and Fire Departments - $108,000,000

International Project Manager and consultant liaison for two separate planning and urban design projects in Guangzhou, China:

- ***Guangzhou North Axis***, including preparations for the 2010 Asia Games
- ***Guangzhou South Axis***, a 16 km^2 area along the Pearl River

Business Developer and Project Manager, ***Canudilo International Fashion in Guangzhou***, a mixed use corporate HQ campus

- Brought project to office and led it from concept design through design development
- An early LEED Gold project for China
- Led coordination with the local design institute in Guangzhou

Project Manager, STRAUSS ARCHITECTS, San Francisco - June, 2002 to January, 2005
Project Manager through Construction Administration for The Lofts at Basin Landing, Petaluma, a mixed-use project of 43 luxury apartments and 24,000 square feet of commercial shell space - $10,000,000
Construction Administrator for historic renovation and seismic retrofit of Town Center, Petaluma - $2,700,000
Project Manager for 12,400 square foot Creekside Office Condominiums, Novato - $2,600,000
Construction Administration for Absinthe Restaurant expansion, San Francisco - $1,400,000.

PARSONS BRINCKERHOFF, San Francisco - April, 2001 to October, 2001
Construction Administrator for San Jose International Airport – Federal Inspection Terminal - $31,000,000

Project Architect, OTTOLINI BOOTH & ASSOCIATES, San Francisco - August, 2000 to April, 2001
Project Architect on Building Evaluation reports; shopping center renovation; and Tenant Improvements

Project Manager, STAVI ARCHITECTS, San Francisco - May, 1995 to March, 2000
The Brannan Project Manager on, 350-unit condominium project with 3 towers in San Francisco - $110,000,000
Project located on a Redevelopment Agency site, developed in conjunction with the Oriental Warehouse
Prepared firm fee proposals, AIA Contracts, job budgeting, and customized billing database
Project Manager for restaurant Tenant Improvements and Lobby Redesign for 131 Steuart Street, SF - $1,200,000
Seismic retrofit and tenant improvements at 710 South Broadway, Walnut Creek - $2,500,000

Design Coordinator and Job Captain, PARSONS BRINCKERHOFF (A/E), San Francisco
March, 1993 to May, 1994 and June 1989 to January, 1990
Architectural lead for engineering coordination for Los Angeles Metro Red Line, among all disciplines, including civil, geotechnical, structural, mechanical, electrical and acoustic - $200,000,000
Job Captain for US-189 Highway Portals, Provo - $51,000,000 and consultant for H-3 Portals, Hawaii - $250,000,000

ACQUERELLO, sole proprietorship, San Francisco - March, 1989 to April, 1995
Residential remodeling, store space planning, condominium conversion, feasibility plans for Napa County housing

WURSTER, BERNARDI & EMMONS, INC., San Francisco - June, 1987 to February, 1989
Job Captain on Irvine Theatre, a performing arts center on the U.C. campus - $14,000,000
Design Development for Fremont Performing Arts Center, Fremont, California - competition entry

JOHN CARL WARNECKE & ASSOCIATES, San Francisco - October, 1985 to June, 1987
Construction Administrator for San Francisco Hilton Hotel and Towers, renovation/addition - $210,000,000
Supervised production of all working drawings and specifications for banquet facility and restaurant

RASMUSSEN INGLE ANDERSON, San Francisco - September, 1984 to October, 1985
Job Captain for Corte Madera Town Center, along with Marshall's and Thrifty stores - $27,000,000

DANIEL HUNTSMAN AND ASSOCIATES, San Francisco - June, 1983 to April, 1984
Draftsman, space planner

ROGER BENSON AIA, San Francisco - January, 1983 to May, 1983
Draftsman on residential remodel projects, measured existing houses

FRED SMITH, San Francisco - September, 1982 to February, 1983
Carpenter's Apprentice, wood-frame Globe Hotel on Folsom, installed joists for ceilings, shear wall nailing