



CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6711 FAX (562) 570-7650

August 23, 2016

Plenary Properties Long Beach LLC
10100 Santa Monica Blvd., Suite 410
Los Angeles, California 90067
Attn: Stuart Marks

34242

Re: Project Representatives - Project Agreement Contract Administration Memorandum
No. 1

Dear Mr. Marks:

Reference is hereby made to that certain Project Agreement dated as of April 20, 2016 ("Project Agreement") executed by and among the City of Long Beach ("City"), the Port of Long Beach ("Port"), and Plenary Properties Long Beach LLC ("Project Company"). This letter agreement constitutes a Contract Administration Memorandum as that term is defined and described in Section 28.7 of the Project Agreement. All initially-capitalized terms used herein which are not otherwise defined shall have the meanings given them in the Project Agreement.

The Project Agreement calls for each party thereto to designate certain individuals to serve as "Representatives" of each respective party, and to undertake certain obligations under the Project Agreement. The Project Company wishes to appoint a replacement Project Company Representative. Section 4.1 of Appendix 13 to the Project Agreement requires the consent of the City and the Port to the appointment of a new Project Company Representative.

Therefore, the parties acknowledge and agree that the following individuals are recognized and approved as follows:

City Representative:	City Manager (Patrick H. West)
Port Representative:	Chief Executive (Jon Slingerup)
Project Company Representative:	Joshua Coulter

The designation made hereby shall remain effective until amended by a future Contract Administration Memorandum.

APPROVED AS TO FORM

8-23 2016


CHARLES PARKIN, City Attorney

By


RICHARD ANTHONY
DEPUTY CITY ATTORNEY

CITY OF LONG BEACH,

By:


Patrick H. West
City Manager

APPROVED AS TO FORM AND RETURNED

AUG 23 2016

CHARLES PARKIN, City Attorney

Charles M. Dale
v. _____
PRINCIPAL DEPUTY CITY ATTORNEY

CITY OF LONG BEACH, ACTING BY AND
THROUGH ITS BOARD OF HARBOR
COMMISSIONERS

By:

Jon Slangerup

Jon Slangerup
Chief Executive
Long Beach Harbor Department

Acknowledged and Agreed:

PLENARY PROPERTIES LONG BEACH LLC

By:

Stuart Marks

Stuart Marks
Project Company Representative (outgoing)

cc:

Jeffrey Fullerton

Joshua J. Coulter, P.E.

SUMMARY

Josh is Professional Engineer and Licensed General Contractor with experience in Public Private Partnerships, Operations & Maintenance of Facilities and Infrastructure, civil design, and construction management. Focused on heavy civil construction of transportation, tunnels, aviation, and public facilities. Successful management in the completion of large projects by coordinating effectively with clients, architects, engineers, and contractors. Well versed in contracts & change order negotiation, all facets of civil design, and constructability reviews. Strong knowledge of DOT and public works processes. Experienced in commissioning, testing, and integration through Final Acceptance.

EDUCATION

Bachelor of Science Degree in Civil Engineering, California State University, Fullerton, CA

LICENSE/CERTIFICATION

California PE License – Civil Engineer #74557.

California Class B Building Contractor License - #1012510

PROFESSIONAL EXPERIENCE

Plenary Group, Los Angeles, California

Nov 2015 - Present

As Vice President, Josh is the Project Company Representative managing the design development, planning, permitting, and construction phases delivering the new Long Beach Civic Center project. The Civic Center Project consists of a 270,000 sf eleven story City Hall, 237,000 sf eleven story Port Headquarters building, 95,000 sf Library, new Lincoln Park, and a private development site for future mixed use residential, commercial, and hotel uses. The Project is being delivered at a lower cost to the City than the cost of continuing in the existing facilities and structuring and closing on both the public P3 components (including the new City Hall, new Main Library, new Port Headquarters Building and revitalized Lincoln Park) and the associated private real estate developments.

Presidio Parkway Project, LLC, San Francisco, California

July 2012 – Nov 2015

This \$1bn project is a 33 year P3 Concession to Design, Build, Finance, Operating, and Maintain. The Presidio Parkway acts as the main roadway between the City of San Francisco and the Golden Gate Bridge. Approximately 120,000 vehicles per day utilize the roadway and it was California's first Availability Payment P3. Phase I was completed in 2012 and included construction of the southbound High Viaduct, southbound Battery Tunnel, and temporary bypass. Phase II includes construction of the northbound High Viaduct, northbound Battery Tunnel, Main Post Tunnels, Low Viaduct and Girard Road interchange.

As O&M Manager, Josh was responsible for directing the management and financial success of the project during construction and following Substantial Completion. He managed a staff of 20 that executed on roadway incident response and towing, 24/7 monitoring and control of the tunnel systems and roadway ITS devices, preventive and corrective maintenance, and renewal work.

As O&M Manager he also developed the quality, preventive, and corrective maintenance program with a whole of life approach to long term asset management. This program also includes QC and KPI metrics to ensure adherence with the performance and reporting requirements of the contract. A detailed asset inventory has also been developed and is

managed through spare parts replacement and renewal work. Through this experience, Josh has developed a unique understanding of the value of including O&M considerations in the design and construction of a P3 project.

Port of Miami Tunnel (POMT), Miami, Florida

April 2010 – July 2012

Project Role Deputy Technical Manager. Value \$1.07 billion. The Project is a 35 year P3 Concession to Design, Build, Finance, Operate, and Maintain the Port of Miami Tunnel project. The project included the widening of the MacArthur Causeway Bridge, 2 – 42' diameter and approximately 4200' long Bored Tunnels, and roadway improvements to the Port of Miami. Challenges of the project included an aggressive construction schedule and TBM mining through ground which has high porosity and areas of instability.

As the Deputy Technical Manager Josh reported directly to the CTO and CEO, having primary responsibility for day to day design and construction progress issues, overseeing the implementation of the design and construction subcontract, and acting as the primary point of contact between the DB Contractor, O&M Contractor, and the Client. Additionally, in this role Josh led the coordination with the public information team from FDOT and the Concessionaire for press releases and media inquiries. Josh developed a roadmap for the Fire & Life Safety aspect of response to incidences within the Tunnel and procured and negotiated an MOU between the City of Miami and Miami-Dade County first responders. As the functional lead for the Concessionaire during the design and construction phase of the project, Josh gained valuable experience coordinating and overseeing the multiple work-streams that are involved in delivering a complex P3 project, ensuring that the proper flow of information was occurring amongst all of the parties (including the Owner), and that critical schedule milestones and deliverables were being maintained. Josh embodied a collaborative approach, involving the Owner, designer, contractors, and O&M team, enabling the group to identify potential issues early on before they became larger challenges and to proactively work with the relevant parties to achieve resolution.

Arcadis, Irvine, California

July 2009-April 2010

The \$100Mn Improvement Program at John Wayne Airport included the construction of a 282,000 square-foot Terminal C with six new commercial passenger gates, additional parking and concessions, permanent commuter hold rooms and improvements to Terminal A and B. Features of the project include demolition of an existing parking structure, protections of current TSA facilities and terminals. Building was LEED silver certified.

As a key part of the construction management team, Josh was responsible for oversight of the construction activities and interface with the QA Team on contractor issues and activities occurring in the field. Other duties were to ensure all design and construction complied with the contract documents, review all RFI submissions by contractors to verify validity, oversee and coordinate the continuous updating of the record set of drawings and specifications with changes as recorded in RFI's and Change orders. Part of his role was to also conduct field observations, manage progress meetings, report writing, and assist the project controls team for payment certification.

Fusco Engineering, Ontario, California

April 2003 - June 2009

Managed a group of up to 15 professionals in transportation and heavy civil engineering design, along with public works projects, design-build infrastructure, and education. Projects ranged from large scale highway and transportation improvements and construction to public works roadway and infrastructure upgrades, facilities management and revitalization, high density infill mixed use projects, big box retail and industrial, educational facilities ranging from elementary, middle, high schools, and colleges. Strong experience and knowledge of design standards. Obtained extensive knowledge and understanding of water quality, green development, and L.I.D. Prepared and got approval on all of the WQMP's, SUSMP's, and SWPPP's for the office.

Civil Design Engineer

Land Development Design Corporation, Ontario, California

June 1999-April 2003

Utilized my strong design skills and experience to engineer conceptual, rough, and precise grading plans for residential, commercial, and industrial projects ranging in size from 1 acre to 500 acres. Tasks included working closely with project managers in design of public and private sewer, water, storm drain, and street improvement plans. Translated my office experience to the field as a survey party chief conducting boundary and topographic surveys, construction staking, and onsite construction administration. Gained valuable knowledge and key contacts within government agencies throughout the counties of Los Angeles, Orange, San Bernardino, and Riverside. Acquired thorough comprehension of the industry while acting as a drafter, civil designer, survey party chief and right-hand man to Project Manager in client and agency interaction.