

The background of the document is a photograph of water, possibly a waterfall or a stream, with a blurred, motion-captured effect. The water is in shades of blue and green. Overlaid on this image are several large, white, semi-transparent geometric shapes, primarily triangles, that create a dynamic, abstract pattern. The shapes are arranged in a way that they seem to be part of a larger, complex design.

Statement of Qualifications

**DESIGN, REVIEW AND/OR  
CERTIFY STORM WATER  
TREATMENT MEASURES +  
HYDROMODIFICATION  
CONTROL FACILITIES**

Santa Clara Valley Urban Runoff  
Pollution Prevention Program

08.16.2024



KIER+WRIGHT

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*Other firms are not as responsive as Kier + Wright*

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Jeff Tang, Associate Civil Engineer | Zone 7 Water Agency





# KIER+WRIGHT

August 16, 2024

Vishakha Atre

Santa Clara Valley Urban Runoff Pollution Prevention Program

1021 S. Wolfe Road, Suite 185

Sunnyvale, CA 94086

**RE: Statement of Qualifications for Design, Review and/or Certify Storm Water Treatment Measures and Hydromodification Control Facilities**

Dear Vishakha,

With a strong commitment to environmental stewardship and a proven track record of success, Santa Clara Valley Urban Runoff Pollution Prevention Program's (SCVURPPP) mission to reduce pollution in stormwater runoff and protect the water quality of the South San Francisco Bay and Santa Clara Valley waterways is vital to safeguarding the beneficial uses of these ecosystems. The collaborative efforts of thirteen cities and towns, along with the County of Santa Clara and the Santa Clara Valley Water District, exemplify a significant dedication to environmental protection.

As a local land development engineering firm established in Santa Clara in 1972, Kier + Wright (K+W) specializes in designing stormwater management systems for projects within SCVURPPP's jurisdiction. Our project leaders are seasoned civil engineers with extensive experience in stormwater quality and flow design in Silicon Valley. Our active participation in land development and redevelopment projects across the Santa Clara Valley ensures that we remain informed about the latest design methodologies necessary to comply with both regional and city-specific regulations.

We are committed to collaborating closely with SCVURPPP's Co-permittee agencies to help protect water quality throughout the region, and we take this responsibility seriously. As a full-service firm, we are dedicated to providing responsive and tailored services. Through ongoing communication and diligent collaboration, we will maintain a clear focus on delivering optimal solutions to achieve project objectives. Please feel free to reach out with any questions or for further clarifications.

Sincerely,

**Mark Knudsen, PE, QSD/QSP**

Principal-in-Charge

mknudsen@kierwright.com

408.727.6665



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# Firm Information

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# FIRM OVERVIEW

## WHO WE ARE

**Firm Name:** Kier + Wright

**Business Address:** 3350 Scott Boulevard, Building 22, Santa Clara, CA 95054

**Telephone Number:** 408.727.6665

**Year Established:** 1972

*Since 1972*, Kier + Wright (K+W) has been delivering quicker and better results to municipalities and agencies with *high-quality, cost-effective, efficient* land surveying and civil engineering services. We are a team of professionals that strives to keep communities moving forward, growing sustainably, steadily and purposefully toward a better future.

Above all else, we value human connection. *We operate with a relentless focus on building and strengthening relationships.* Our solutions-driven team is committed to working collaboratively with our clients to deliver solutions to even the most complex project challenges.

Our firm has roughly 215 employees, including 32 licensed engineers, 14 licensed surveyors, and additional technical staff. We are more than capable of having multiple design teams working under our key leadership to meet concurrent submittal deadlines with quality design. Our firm's success is a direct result of instilling in our teams the highest quality professional service, responsibility to client needs, timeliness and efficiency.

### POINT OF CONTACT

**Name:** Mark Knudsen, PE, QSD/QSP

**Telephone Number:** 408.643.0656

**Email:** mknudsen@kierwright.com



**1972**

Founded



**9**

Offices



**215**

Employees



**32**

Licensed  
Civil Engineers



**14**

Licensed  
Land Surveyors



**100+**

LEED Certified  
Projects

# Key Personnel

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## MARK KNUDSEN, PE, QSD/QSP

### Principal-in-Charge

Mark Knudsen, the principal who manages K+W's Silicon Valley civil engineering department, has over two decades of local project experience in San Jose. He maintains involvement in the design process of all projects he oversees. His project portfolio includes the management of construction-level plans for dozens of campus redevelopments, such as Coleman Highline, a 30-acre phased development in San Jose that required major phased infrastructure improvements and phased demolition plans. He is extremely familiar with the standards, requirements and approval processes of San Jose, Menlo Park, Mountain View, Sunnyvale, and the surrounding cities in the South Bay and Mid-Peninsula.



## PROJECT EXPERIENCE

**Creekside @ 17 Office Development, Campbell, CA**  
ArcTec

**2305 Winchester Blvd. Residential Mixed-Use, Campbell, CA**  
Winchester Blvd. Partners

**ServiceNow Headquarters, Santa Clara, CA**  
ArcTec

**Voyager, Santa Clara, CA**  
NVIDIA Corporation

**Endeavor, Santa Clara, CA**  
NVIDIA Corporation

**Pathline Park, Sunnyvale, CA**  
Irvine Company

**Coleman Highline, San Jose, CA**  
Hunter Properties

**Pear Phase I Office Development, Mountain View, CA**  
The Sobrato Organization

**Pear Phase II Mixed-Use, Mountain View, CA**  
The Sobrato Organization

**Quad Campus Infill Project, Mountain View, CA**  
Google

**Bordeaux Campus, Sunnyvale, CA**  
Google

**Carmel Lofts/Loft House Apartments, Sunnyvale**  
Carmel Partners

**Lexington Luxury Apartments, San Jose, CA**  
ROEM

### Education

B.S. Civil Engineering,  
San Jose State University

**Licenses + Registrations**  
PE, California

California Qualified SWPPP  
Developer/Practitioner

**Years Experience**  
23



## **NEKTARIOS MATHEOU, PE**

### **Senior Associate, Project Manager**

Nektarios is a licensed civil engineer with 25 years of hands-on engineering and surveying experience. His career has included management of technical personnel and the design of on-site and off-site improvements for projects throughout the San Francisco Bay Area, such as Facebook's 11-acre Commonwealth Campus and Sobrato's Pear Phase 1 and Phase 2 corporate campus developments. He is one of K+W's most capable technical managers and designers. He identifies problems quickly and brings them up early in the design process to avoid critical problems. As one of our most gifted managers, Nektarios will prove critical in the "nuts and bolts" design effort of this project.

#### **Education**

B.S. Civil Engineering,  
San Jose State University

#### **Licenses + Registrations**

PE, California

#### **Years Experience**

25

## **PROJECT EXPERIENCE**

### **Platform 16, San Jose**

Devcon Construction

### **Great America Pkwy. Corporate Campus, Santa Clara**

Sobrato Company

### **Vantage Data Centers, Santa Clara, CA**

Vantage

### **ServiceNow HQ West Campus, Santa Clara, CA**

ServiceNow

### **Naya Apartments, Sunnyvale, CA**

Sobrato Company

### **Pear Phase II Mixed-Use, Mountain View, CA**

Sobrato Company

### **Pear Phase I Office Development, Mountain View, CA**

Sobrato Company

### **Seagate Campus Improvements, Fremont, CA**

Seagate

### **Broadway Plaza Mixed-Use, Redwood City, CA**

Sobrato Company

### **Karlstad Drive Apartments, Sunnyvale, CA**

Sobrato Company

### **Lincoln Avenue Apartments, San Jose, CA**

Sobrato Company

### **Cupertino Crossroads, Cupertino, CA**

Byer Properties

### **West Coast Self Storage, Santa Clara, CA**

West Coast Self Storage

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# TRAININGS + CERTIFICATIONS

Our key personnel have decades of relevant design experience, requiring frequent coordination with municipalities throughout Santa Clara County. Through project work and relationships with municipal staff, Mark and Nektarios keep current on the requirements, standards, and preferences of the various cities within SCVURPPP. Over the course of their careers, they have participated in extensive coursework and training specific to their practice and professional development as civil engineers. Both routinely participate in internal training programs, through K+W University, that are specific to relevant design measures. They have extensive experience providing others within our organization with training specific stormwater quality or flow control measures.

For the purposes of this statement of qualifications, we have limited the below list and subsequent documentation of training/certifications to our team's recently renewed certifications pertinent to stormwater pollution prevention and/or documented attendance of immediately relevant training, presentations, or lectures provided by external organizations within the last three years. Additional relevant education and experience is described in the resumes provided within this submission.

## MARK KNUDSEN

**QSP/QSD Certification #00237**

Issued by: CASQA; Renewed: October 20, 2022

## NEKTARIOS MATHEOU

**Stormwater Management Plan + Stormwater Management Report  
Criteria City of Menlo Park | SRI Multi-Phased Campus**

K+W Lead Civil Engineer: Nektarios Matheou, Project Manager  
(Attached Exhibit: City of Menlo Park Comments May 22, 2024)



The K+W team is  
knowledgeable,  
professional,  
responsive, cost-  
effective, and  
a pleasure to  
work with.

**DANIEL ANDERSON AMB  
SENIOR VICE PRESIDENT  
(RETIRED)**

**CERTIFICATE OF TRAINING**  
CALIFORNIA CONSTRUCTION GENERAL PERMIT

QUALIFIED SWPPP DEVELOPER (QSD)  
AND  
QUALIFIED SWPPP PRACTITIONER (QSP)

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**Mark Knudsen**

Oct 20, 2022 - Jan 18, 2025

*Certificate # 00237*



California Stormwater Quality Association and  
California Construction General Permit Training Team



KIER+WRIGHT

April 26, 2023

STUDIOS ARCHITECTURE  
Attn: Marc Pfenninger  
350 California Street, Floor 21  
San Francisco, CA 94104

RE: Engineering Services P  
SRI Parkline Steam Pipe  
For Buildings P, S, T and U

Dear Marc,

We are pleased to submit the engineering and land surveying for the proposed CUP for Buildings P, S, T, and U. The work includes understanding the steam and chilled water utilities to be replaced with a proposed building and will include steam compensation, and other requirements for the laterals, for Buildings P, S, T, and U. The work includes survey, underground construction documents, and includes preparation and engineering-related improvements for their review and approval, see attached.

To support this project, we include survey, underground construction documents, and includes preparation and engineering-related improvements for their review and approval, see attached.

Thank you for inviting Kier & Wright to this opportunity to provide information that we can provide questions or comments regarding the project free to contact me directly.

Sincerely,  
KIER & WRIGHT

Nektarios Matheou, PE  
ASSOCIATE  
nmatheou@kierwright.com,  
408.727.6665

2850 Collier Canyon Road  
Livermore, CA 94551  
925.245.8788  
www.kierwright.com



May 22, 2024

4<sup>th</sup> Engineering Comments Letter (Variant 2024)  
333 Ravenswood Ave. (SRI) - PLN2021-00045

Public Works

Please contact Rambod Hakhamaneshi at [rhakhamaneshi@MenloPark.gov](mailto:rhakhamaneshi@MenloPark.gov) for questions regarding the following comments:

**Project Description:**

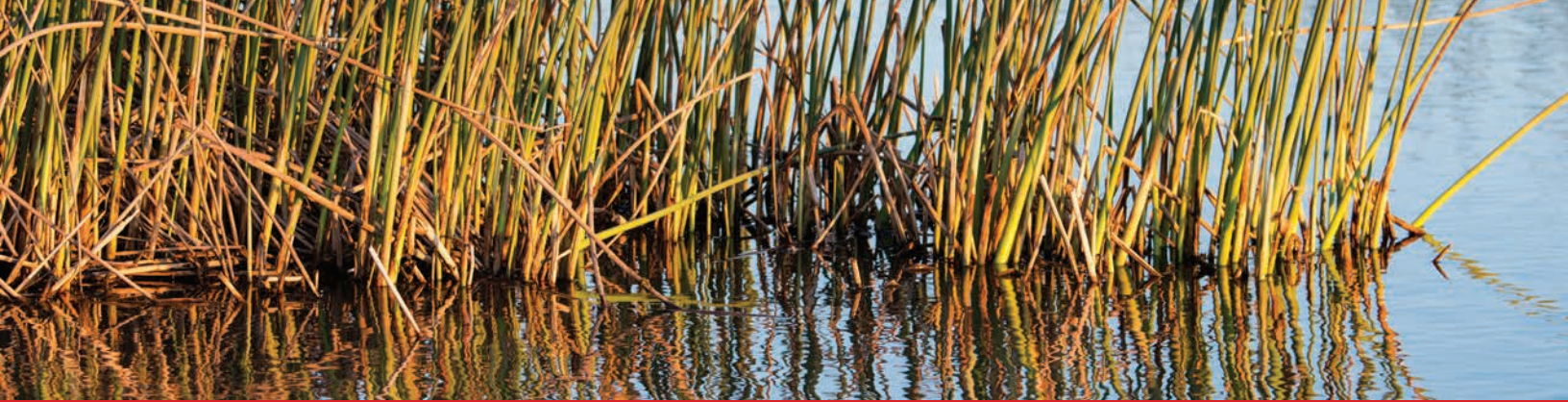
The Project site is approximately 63.2-acre and consists of five parcels (Assessor's Parcel Numbers 062-390-660; 062-390-670; 062-390-730; 062-390-760; 062-390-780) located at 333 Ravenswood Avenue. The site is improved with 38 buildings, totaling approximately 1.38 million gross square feet, which include a mix of amenity, office, R&D, and support uses. The project proposes 400 housing units, 6 office/R&D buildings.

The following items need to be addressed prior to action on the **GPA, rezoning, vesting tentative map, CUP and other related discretionary planning permits**

- 1) Per the changes to the Municipal Regional Permit 3.0, Provision C.3, if the sampling of this project for PCBs exceeds the threshold of 50ppm, this project will be subject to more stringent inspection and BMP requirements including, but not limited to, the following: demo pre-construction SWPPP inspection, one monthly SWPPP inspection through wet and dry season until demo is complete, daily sweeping of project and adjacent streets during demolition phase using vacuum or regenerative air sweepers to effectively remove sediment, dust and debris throughout the general demolition phase, cover demolition debris with an impermeable liner (or equivalent) at all times, and enhanced BMP requirements on all SWPPPs in Building Permit drawing sets.
- 2) Since the project disturbs more than 1.0 acre of land, the state's Construction General Permit is required. Submit a copy of your Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) before a grading or building permit is issued.
- 3) Provide revised C.3 and C.6 Development Checklist for variant 2024: [https://menlopark.gov/files/sharedassets/public/v/1/public-works/documents/stormwater/smcwppp-mrp-3.0-c3-c6-development-review-checklist-07-01-23\\_final.pdf](https://menlopark.gov/files/sharedassets/public/v/1/public-works/documents/stormwater/smcwppp-mrp-3.0-c3-c6-development-review-checklist-07-01-23_final.pdf) Check <https://www.flowstobay.org/> for latest edition.
  - a) Is this a special project? If yes, Please list the reasons based which this conclusion has been made. Additionally, please indicate what Category (A, B or C) the project would be part of and the reasoning for that conclusion. Also, please provide "special project narrative" for justifying the non-use of Low Impact Development (LID) treatment as part of "Stormwater Management Report".
  - b) Provide both Stormwater Management Plan and Stormwater Management Report. The report should include the narrative, sizing calculation... See link below for more information: <https://menlopark.gov/files/sharedassets/public/public-works/documents/stormwater/commercial-drainage-guidelines.pdf>
  - c) This project is required to perform Low Impact Development (LID) feasibility analysis.
  - d) Stormwater treatment facilities will require the property owner to enter into a Stormwater Operations & Maintenance (O&M) agreement which will be recorded against the property.

# Technical Understanding

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# TECHNICAL UNDERSTANDING

## URBAN STORMWATER MANAGEMENT + LID

Stormwater management has become a necessity in nearly every land development project from concept design through each phase of construction. K+W's approach to implementing LID measures is always evolving—we utilize methods such as biotreatment ponds, underground infiltration, and rainwater harvesting, depending on the type of project and specific site conditions. Measures implemented are also carefully selected for compatibility with site-specific requirements (such as maximum source control requirements) and constraints. Volume reduction measures may be implemented to eliminate runoff volume and potential pollutants. We are well-versed in the numerous sizing requirements for all treatment measures. We understand how to implement measures that adhere to SCVURPPP, in addition we are also economically feasible and compatible with other goals for the development. Most projects require a comparison of multiple sizing criteria to ensure maximum efficiency.

Along with sizing the treatment facility, K+W is also responsible for the surrounding site, grading, and utility design. A critical part of designing stormwater facilities is ensuring they will function properly. As part of our internal review process, we check sizing criteria and correct implementation of facilities, as well as ensure that the surrounding sitework is properly graded and tributary areas are accurate to ensure proper functionality and longevity of the facility.

## HYDROLOGIC MODELS/ANALYSIS FOR HYDROMODIFICATION DESIGN

The K+W team has extensive experience with conducting continuous simulation hydrologic models and analyses for both public and private developments.

Utilizing the Bay Area Hydrology Model (BAHM) software, our engineers are able to access 35- 50 years of rain gage data (depending on location) upon which to base their design. This expansive data allows our engineers to maximize efficiency of design by utilizing multiple LID and stormwater storage options, *ultimately reducing cost to our clients and/or the public.*

In the Bay Area, three counties utilize the BAHM program for their HM compliance. The objective of this program is for engineers to be able to size their stormwater quality devices to reduce the rate of runoff from the site to pre-project levels. BAHM allows our engineers to analyze pre-project storm events ranging from the 10% of the 2-year rain event up to the pre-project 10-year rain event. K+W engineers then compare pre-development/post-development hydrographs to determine whether the outlet structure or size of the facility needs to be modified to adhere to the pre-project flow.

## INSPECTIONS

K+W's team applies first-hand design experience and our appreciation for the many demands of a particular project to our approach to on-site stormwater treatment measure inspection. We understand what is required in order to properly construct and protect those measures during the construction of a project. The third-party inspection is meant to confirm that the engineer's design is properly constructed in the field. Simple mistakes are identified which can include incorrect ponding depths, inadequate areas and curb slot entry elevation issues. Treatment facilities need progressive inspections that should occur from excavation through final planting.

# Project Experience

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## **NVIDIA HEADQUARTERS | SANTA CLARA, CA**

The LEED Gold campus covers 35.6 acres, providing more than one million square feet of office space and utilizing two pedestrian bridges and two underground parking garages. K+W worked directly with NVIDIA, developer Sares Regis, and general contractor Devcon taking a leadership role in phasing, cost and scheduling efficiency, and successful future planning. K+W served the multi-layer goals of safety, economic efficiency, stormwater resilience, and employee well-being through ingenious, interlocking strategies.

With the campus located on a major expressway, pedestrian and vehicular safety were primary concerns. The best solution was to design underground parking garages connected to traffic thoroughfares while avoiding pedestrian areas.

K+W's expertise in site planning brought significant results ranging from environmentally-friendly reduced waste and demolition to a savings of roughly two months in creation of the Developer's Work Drawing in collaboration with the Silicon Valley Power agency.

NVIDIA's campus combines natural, healing areas with 'invisible' stormwater treatment. K+W addressed these seemingly-contradictory concepts through the use of landscaping, walls, and graded berms to mask stormwater treatment and maintain the appearance of nature's topography. It is the centerpiece of a design centered on safety and sustainability, and aligned with NVIDIA's core belief that people are at the heart of success for a company and its community.

### **Client**

NVIDIA Corporation  
John O'Brien  
jobrien@nvidia.com  
408.486.2000

**Completed**  
2022

### **Highlights**

Stormwater Treatment  
Silicon Valley  
Campus Redevelopment



## **PATHLINE PARK | Sunnyvale, CA**

K+W provided civil and survey services for this LEED Gold 42-acre project that was completed in 2022. This project includes 11 new buildings, shared open space, 8 additional acres of street improvements, and associated parking. K+W provided all civil and surveying scope as well as phase planning with the City of Sunnyvale to determine plan review timeframes. K+W generated concurrent submittal processes to avoid City review delays and push the project timeline forward.

K+W provided master planning for the civil scope of this project, beginning with a single tentative map and five phases of subdivision mapping, FAA surveying, and topographic and utility surveying for the entire development and surrounding streets.

Innovative design and engineering solutions were required not only to preserve the existing redwoods and cedars and allow the entire site to drain naturally, but to provide necessary infrastructure and features including water treatment, pedestrian access, fire and emergency access, and utilities in a manner that would not alter the serenity of the park.

Thoughtful civil engineering design solutions provide all of the needed infrastructure, integrated stormwater treatment, pedestrian and traffic access, and off-site ROW considerations.

### **Client**

Irvine Company  
Jose Bustamante  
jbustamante@  
irvinecompany.com  
408-330-0142

### **Completed**

2022

### **Highlights**

Stormwater Treatment

Collaborative Master  
Planning Process

Complex Campus  
Connectivity

Bike Paths, Pedestrian  
Paths, ADA Compliance



## COLEMAN HIGHLINE | San Jose, CA

The Coleman Highline is a 30-acre campus redevelopment in San Jose that, upon completion, will include seven new office buildings, one mixed-use building, four amenity buildings, and four new multi-level parking structures. This project site is adjacent to the San Jose Earthquake's Avaya Stadium and the Gateway Crossings project (also K+W projects). Extensive public improvements were required to support the Coleman Highline development.

K+W's off-site improvement plans included 2,000 linear feet of utility and street widening improvements along the existing Coleman Avenue and 3,600 linear feet of new roadways along Champions Drive, Champions Way and Aviation Avenue. K+W also prepared plans for two new intersections: the intersection of Hedding and Taylor, and the intersection of Coleman Avenue and Champions Way. Survey scope included base mapping, detailed design-level street surveying, utility surveying, underground utility locating, plat and legal descriptions for ROW dedication, public and private easements, and FAA surveying.

Designed to emphasize outdoor connections, Coleman Highline offers seamless transitions between the built and naturally landscaped environments. The LEED Gold site features extensive integrated stormwater treatment throughout the site that emphasizes conservation and sustainable design.

### Owner

Hunter Properties  
Deke Hunter  
deke@hunterproperties.com  
408.255.4100

### Completed 2020

### Highlights

Stormwater Treatment  
  
30 Acres  
  
LEED Gold  
  
Phased Campus  
Redevelopment  
  
Bike Paths, Pedestrian  
Paths, Amenity Buildings

**Availability + Interest**

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# AVAILABILITY + INTEREST

Our team includes key management personnel who manage two distinct civil design teams based locally in our Santa Clara office. They are supported by additional engineering personnel who are available to assist them with design and drafting support during any volume of projects. We are well-resourced to staff any volume of projects assigned to our key leadership as a result of this SOQ. With a total staff of more than 215, K+W is confident in our team's capacity and resources to handle any volume of design, inspection and/or consulting work that comes our way.

K+W is committed to ensuring that our local projects comply with the NPDES municipal stormwater permit requirements and the MRP, limiting the impact that these developments have on our regional wetlands and streams. We're always excited to lend our experience and expertise to efforts that prevent stormwater pollution and we're looking forward to future partnerships that allow further opportunities to apply our team's urban stormwater management design, continuous simulation hydrologic model analysis, and third-party stormwater treatment measure inspection skillsets.



Focus on the details and be diligent in communicating to the client.



**Kier + Wright**  
3350 Scott Boulevard, Building 22  
Santa Clara, CA 95054  
[www.kierwright.com](http://www.kierwright.com)