

***BIC Regular
Meeting of
March 16, 2022***

Agenda Item 8

Code Advisory Committee

Mission Statement

To preserve and promote the Health, Safety, and Welfare of the public through the regulation of the built environment with codes and standards that are clear, concise, consistent and enforceable, recognizing the unique characteristics of San Francisco, and striking a balance between scientific knowledge and real-world conditions.

The Code Advisory Committee

The Code Advisory Committee (CAC) consists of 17 members who are qualified by training and experience to deliberate and make recommendations on matters pertaining to the development and improvement of the content of the San Francisco Building Code, Mechanical Code, Electrical Code, Plumbing Code, Green Building Code and Housing Code as well as related rules and regulations or proposed ordinances that the Director of the Building Inspection Department determines may have an impact on construction permits. Specific recommendations of this Committee are directed to the Building Inspection Commission for their further action.

The CAC is composed of 17 members appointed by the Building Inspection Commission. The current members and the expiration dates of their seats are:

Name	Seat
Stephen Harris, S.E. – Chair	Small Projects Civil Engineer
J. Edgar Fennie Jr., AIA – Vice Chair	Major Projects Architect
Tony Sanchez-Corea, III	General Business Community
Arnie Lerner, FAIA, CASp	Disability Access Advocate
Henry Karnilowicz	Commercial Property Owner/Manager
Robert Wong, M.E.	Mechanical Engineer/Contractor
Rene Vignos, S.E. Major	Project Structural Engineer
Jim Reed	Electrical Engineer/Contractor
Brian Salyers	Fire Protection Engineer
Don Libbey	Major Projects Contractor

Nancy Goldenberg, AIA, LEED AP	Historical Preservation Architect
Marc Cunningham	Member-at-Large
Vacant	Member-at-Large
Jonathan Rodriquez	Member-at-Large
Gina Centoni	Remodel Contractor
Ira Dorter	Residential Projects Contractor
Zachary Nathan, AIA, CASp	Small Projects Architect
Dan DeCossio, Fire Marshall	Ex-Officio Member

All Seats Expire August 10, 2022
(Terms are for three years)

How to Contact the CAC

Thomas Fessler, Secretary to the Code Advisory Committee may be reached at:

Technical Services Division
Department of Building Inspection
49 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
(628) 652-3721, FAX (628) 652-3738

Meetings

The CAC meets regularly on the second Wednesday of each month. Each member of the full Committee also serves on a subcommittee.

Disability Accommodations

To request assistive listening devices, sign language interpreters, readers, large print agendas, or other accommodations, please contact Thomas Fessler 628-652-3721 or Thomas.Fessler@sfgov.org at least 48 hours in advance of the hearing.

Language Access

For questions about the Language Access Ordinance, please contact OCEIA at (415) 581-2360 and ask for the Executive Director or Language Access Compliance Officer. Language Assistance: To request an interpreter for a specific item during the meeting, please contact Thomas Fessler 628-652-3721 or Thomas.Fessler@sfgov.org at least 48 hours in advance of the hearing.

Agendas

The Agenda is published 72 hours before a regularly scheduled meeting. Agendas are posted at the Main Library in the Government Documents Section. The agendas are also available by contacting Thomas Fessler, Secretary at 628-652-3721 and on the Department's website at www.sfdbi.org/agendas-minutes.

Minutes

Minutes are posted on the Department's website www.sfdbi.org/agendas-minutes as they become available after the meeting date and/or recordings are available for a small duplication fee.

CAC Subcommittees

- [Administrative & General Design Subcommittee](#)
 - [Archived Meetings](#)
- [Disability Access Subcommittee](#)
 - [Archived Meetings](#)
- [Fire and Life Safety Subcommittee](#)
 - [Archived Meetings](#)
- [Green Building Subcommittee](#)
 - [Archived Meetings](#)
- [Housing Code Subcommittee](#)
 - [Archived Meetings](#)
- [Mechanical/Electrical/Plumbing, Fire and Life Safety Subcommittee](#)
 - [Archived Meetings](#)
- [Structural Subcommittee](#)
 - [Archived Meetings](#)

***BIC Regular
Meeting of
March 16, 2022***

***Agenda Item 8
Resume #1***

December 15, 2021

Ms. Sonya Harris
Secretary Building Inspection Commission
49 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Via email to: sonya.harris@sfgov.org

Dear Sonya,

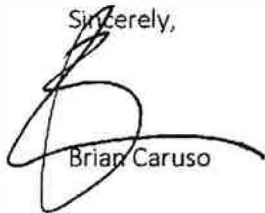
I am writing this letter to express my interest in joining the Department of Building Inspection's Code Advisory Committee as the Developer representative/member. I was referred to you by Carsten Voecker and Don Libbey of Plant Construction. I have worked extensively with Plant in San Francisco during my tenure at Wilson Meany where we are currently building infrastructure, parks, and housing on Treasure Island and Yerba Buena Island.

I have a professional background in Structural Engineering and commercial Construction Management, but have spent the majority of my career as an owner-developer-builder of urban infill projects. I have worked in the Bay Area, Los Angeles, and New York on a wide variety of projects ranging from tenant improvements, medical and surgery centers, and higher education facilities to below-market rentals, mixed-use midrise and high-rise, and luxury single family construction. I am a modular building expert with over ten years of experience in underwriting multi-family projects, design-for-manufacturing, modular factory startup, and the evolution of modular building policy in California. Most recently I joined Wilson Meany as Owner's Representative and Construction Manager, where I oversee the vertical development of rental and for-sale product on Treasure Island and Yerba Buena Island.

Don, who currently serves on the Committee as the Major Projects Contractor member, has shared with me the goals and purpose of the Committee, topics and issues it commonly deals with, and the expected time commitment; as a result, I feel able and well-prepared to serve as a valuable and contributing member, bringing extensive industry experience and an owner-developer-builder's perspective to the issues at hand. I enjoy working with teams large and small and believe strongly in collaboration, empathy, and a positive mindset. If selected, I would look forward to working with you and the rest of the committee to address important issues which impact and shape development in our City.

I look forward to hearing from you and am available anytime for an interview or questions from the Committee; my resume is attached. Thank you in advance for your consideration.

Sincerely,



Brian Caruso

BRIAN M. CARUSO

Real Estate Developer, Owner's Representative, Designer and Builder

SKILLS

Real Estate Development
Complex Entitlements
Development Decisions
Acquisition Due Diligence
Underwriting
Leasing
Design Management
Project Management
Design for Manufacturing
Modular Construction
Sustainability
Process Improvement

HOBBIES

Motorcycling
Trekking & Camping
Carpentry

CONTACT

(415) [REDACTED]
[REDACTED]

PROFILE

Over the last two decades, I have applied my development, construction and design expertise to a portfolio of award-winning commercial, multifamily and industrial projects with a combined market value of \$2.5bn. I played a pivotal role in the acquisition, entitlement, underwriting, design and construction of the projects, while innovating first-of-its-kind modular solutions for high-rise buildings. I have negotiated numerous retail leases and building management contracts.

My work is influenced by a broad range of commercial, institutional and residential projects in San Francisco, New York and Los Angeles. I hold a Bachelor of Science in Architectural Engineering and Construction Management from Cal Poly San Luis Obispo.

Widely recognized as a trusted and visionary leader, my positive attitude crosses interdisciplinary lines with effective management of teams large and small. I am a player-coach who is highly motivated, a quick learner, and an articulate communicator with exceptional interpersonal skills.

PROFESSIONAL EXPERIENCE

Wilson Meany – 2020-current

Owner's Representative and Construction Manager overseeing the design and execution of luxury, market and below-market rate housing on Yerba Buena and Treasure Islands.

RAD Urban (previously Nautilus Group) – 2010-2020

Vice President Development leading acquisition due diligence, entitlement, design and construction of mixed-use and residential projects; innovation of modular building technology. Part of the executive management team; supervision of more than twenty in-house development, design, engineering and construction staff.

Pankow Special Projects – 2005-2009

Senior Project Manager leading execution of bespoke ground up, renovation and value-add projects of all types and sizes in urban infill environments. Proven leadership managing large teams and improving office operations.

TG Construction – 2001-2005

Project Manager for the first three LEED Platinum projects in the United States, as well as biomedical, pharmaceutical, aerospace and institutional ground-up and renovations.

EDUCATION

Bachelor of Science, Architectural Engineering and Construction Management

California Polytechnic State University, San Luis Obispo, CA

ORGANIZATIONS

Temescal Telegraph Business Improvement District, Board Member and Treasurer

Bay Area Green Chamber of Commerce, Founding Board Member and Vice President

Bay Area Council, SFHAC, ULI, Active Memberships

SELECT PROJECT PORTFOLIO – BRIAN CARUSO

Commercial and Industrial Development and Construction Projects

Sixteenth Street Surgery & Oncology Center, Santa Monica: LEED-NC Gold develop/design/build-to-suit 50,000 SF outpatient surgery center for UCLA; OSHPD-3, eight operating rooms with a 24-bed prep and recovery suite, medical offices, CT scanner and Linear Accelerator rooms. Includes six levels of subterranean parking utilizing the first large-scale automated parking operation in the western US.

Union Graduate College, Schenectady: LEED-NC Silver 24,000 SF classroom and administrative building for the University's graduate programs. Extensive sustainability means and methods including geothermal heating, cooling and solar infrastructure; building serves as a living and learning lab as well.

Golden Gateway Center, San Francisco: design-assist remodel and renovation of luxury residential lobbies and pedestrian plazas in a fully occupied facility; asbestos abatement, imported Italian marble, custom lighting package, extensive custom woodwork, multiple concurrent phases. Company awarded millions of dollars of additional work based on referral.

415 PCH, Santa Monica: LEED-NC Silver design-build adaptive reuse and rehabilitation of historic Marion Davies/ Hearst family beachfront estate; 5-acre site, two existing buildings and Julia Morgan-designed swimming pool renovation. New facility provides public beach access and recreation.

California State Parks Foundation Office, San Francisco: LEED-CI Gold office on The Embarcadero. New office space designed by Huntsman encompasses the Foundation's ideals of bringing natural materials, reused resources and the quality of outdoor parks indoors. Design-build MEP.

Kwan Henmi Architecture/Planning Office, San Francisco: LEED-CI Certified conversion of Kimball furniture showroom on mezzanine of downtown high rise into new office, conference room and studio for Kwan Henmi Architecture/Planning firm's new headquarters. Design-build MEP.

Maguire Properties (Lantana Campus), Santa Monica: various campus improvements (many projects design-build) over twelve months including 110,000 SF od TIs, building management office, tenant offices and five unique luxury Gensler-designed lobbies and corridors.

Latino Theatre Renovation, Los Angeles: adaptive reuse of a 1920's bank in LA's theatre district to accommodate four performance theatres, support facilities, lobbies and local artists' gallery.

Audubon Nature Center, South Pasadena: LEED-NC Platinum nature center in an urban park. Fully solar powered, solar thermal HVAC system, absorption chillers, on-site wastewater treatment and extensive BAS automation. All MEP and controls systems design-build. First LEED Platinum building in US.

Natural Resources Defense Council office, Santa Monica: LEED-NC Platinum urban renewal of 15,000 SF Type V office building. Rainwater cisterns/grey water reuse system, extensive use of recycled and rapidly renewable materials indoors and out.

Multi-Family Development and Construction Projects

The Bristol, Yerba Buena Island, San Francisco: 124-unit luxury and below-market condominiums on Yerba Buena Island. The first of over 8,000 units to deliver as part of the massive redevelopment of Treasure Island and Yerba Buena Island. Pre-sales underway currently, project delivery in Q1 2022.

The Townhomes and Flats, Yerba Buena Island, San Francisco: 142 townhomes, flats, and single-family homesites on Yerba Buena Island. Entitled and funded, project in various stages of design, permitting and groundbreaking. Phased deliveries through 2024.

Stevenson Street, San Francisco: 285-unit multi-family mixed-use high-rise development in San Francisco. RAD Urban provided design, modular and construction services to third-party land owner and developer.

De Haro Street, San Francisco: 200-unit co-living mixed-use development in San Francisco. RAD Urban provided design, modular and construction services to third-party land owner and developer.

Florida Street, San Francisco: 179-unit multi-family development in San Francisco. RAD Urban provided design, modular and construction services to third-party land owner and developer.

Minna Street, San Francisco: 300-unit co-living mixed-use development in San Francisco. RAD Urban provided design, modular and construction services to third-party land owner and developer.

McEvoy Street, San Jose: 408-unit affordable housing development in downtown San Jose. RAD Urban provided design, modular and construction services to third-party land owner and developer.

2044 Franklin, Oakland: 384-unit multi-family and hotel high-rise development in downtown Oakland. Fully entitled, design at 100% DD, sale pending.

1433 Webster, Oakland: 168-unit multi-family high-rise development in downtown Oakland. Fully entitled and designed, recently sold.

5110 Telegraph, Oakland: 204-unit multi-family mixed-use development in North Oakland. Comprised of both RAD Urban's modular housing units and traditional on-site commercial construction. Two-story subterranean parking garage, 1-acre rooftop farm, public parklets and 35,000 SF ground floor commercial. Executed lease with national grocery store, currently in lease negotiations for in-line retail/restaurant. Construction completed 2020, stabilized asset.

4700 Telegraph, Oakland: 48-unit multi-family mixed-use development in the Temescal neighborhood of Oakland. Utilized RAD Urban's proprietary modular technology. Subterranean parking garage and 5,000 SF ground floor retail. Completed 2019, stabilized asset.

4801 Shattuck, Oakland: 44-unit multi-family mixed-use development in the Temescal neighborhood of Oakland. Utilized RAD Urban's proprietary modular technology. Completed 2017, stabilized asset.

Garden Village, Berkeley: 77-unit student-oriented apartment complex in Berkeley. Urban infill 5-story buildings constructed entirely of pre-fabricated modular housing units. First-of-its-kind rooftop farm yielding local and organic produce for residents and nearby farmer's markets. Completed 2016, stabilized asset.

McArthur Street, Oakland: 5-unit multi-family modular pilot project in Oakland. Utilized first-of-its-kind Type IIB metal-framed modular construction designed and manufactured entirely by RAD Urban. This project was the foundation for all subsequent modular projects at RAD Urban. Completed and sold in 2016.

Select Client List

- Amgen
- Audubon Society
- Boeing
- California State Parks
- Chevron Energy Solutions
- City of Santa Monica
- Cushman & Wakefield
- DirecTV
- Golden Gateway Center
- Huntsman Architectural Group
- Inland Empire Utilities Agency
- Jones Lang Lasalle
- Kwan Henmi Architects
- Latino Theatre Company of Los Angeles
- Maguire Properties
- Metropolitan YMCA of Los Angeles
- Montage Beverly Hills
- Natural Resources Defense Council
- Northrop Grumman
- Port of San Francisco
- Promega Biosciences
- Stanley Saitowitz
- The Annenberg Foundation
- UCLA Regents
- Union Graduate College
- Watry Group
- Whole Foods

***BIC Regular
Meeting of
March 16, 2022***

***Agenda Item 8
Resume #2***

Hello, I'm Wendy Aragon

San Francisco, CA 94121

(415)

Skills

Hard skills: Administrative; California Building Code, ADA Design Requirements, Data Analysis; Software and Application Knowledge -Microsoft, Google Suite, Asana, Adobe, Bluebeam, Construction Platforms (BuildingConnected, Plangrid); Bilingual-Spanish

Soft skills: Critical Thinking, Organization, Detail Oriented, Networking, Problem Solving.

Professional Experience

November 2020 - July 2021

MCS Construction Services, San Francisco, CA - Assistant Project Manager

- Providing administrative and tactical support for Project Management Team
- Pre-construction, project coordination, and closeout
- Assist with permit process and city inspections

November 2020 - July 2021

Made Renovation, San Francisco, CA - Permit Operations Manager

- Managing a team of permit coordinators and permit workflow for various job types by jurisdiction
- Developing new market permitting strategies, researching code implications for Made's scope of work
- Working cross-functionally with fulfillment and construction teams to ensure accurate permitting expectations

September 2014 - July 2020

Principal Builders, San Francisco, CA - Assistant Project Manager, Permit Coordinator

- Managing day-to-day building permit and inspection operations.
- Created an internal permit database to capture nuances by jurisdiction and job type
- Compliance with local hire and workforce development requirements.
- Project management support (i.e. submittals, RFI's, change orders, closeout, punchlist, warranty.)

January 2009 - September 2004

Self-Employed, San Francisco, CA - Permit Facilitator

- Managing building permit and inspection operations.

August 2004 - January 2009

GCI, Inc. Location - Permit Coordinator, Field Administrative Assistant

- Managing day-to-day building permit and inspection operations.
- Administrative and project support for Site Superintendents.
- Managing vehicles, mobile phone service, and jobsite office equipment.

Education

August 1996- June 2000

San Francisco State University, San Francisco, CA - Bachelor of Arts

American Studies, Urban Studies

Hello. I'm Wendy Aragon

[REDACTED]
(415) [REDACTED]
[REDACTED]

July 16, 2021

To whom it may concern,

I am writing to express interest in serving on the San Francisco Department of Building Inspection's (SFDBI) Code Advisory Committee. I understand that there is a vacant seat for a Member at Large and was encouraged by Vice President Fennie to apply for this seat.

I have over 16 years of experience working for general contractors in the Tenant Improvement sector of the construction industry. For the entirety of that time I have been the primary liaison between my employers and municipal agencies such as SFDBI, City Planning, Public Works, and Environmental Health to facilitate our permit and inspection process. I am knowledgeable not only about the day-to-day processes of SFDBI, but also have a strong understanding of commercial building code, ADA requirements, Title 24, and green building.

Most recently, I was the Permitting Operations Manager for Made Renovation where I was responsible for leading a team of permit coordinators and owning my company's full permit operations, focused on efficiently gathering and submitting all specified plans and applications required by the local building department for each renovation project, while also owning the overall permit infrastructure and network strategy across all geographies that we serviced throughout the United States. I played a key role in ensuring consistent job flow and contributing to a positive customer experience.

I have also served on two Citizens Advisory Committees in San Francisco. I was the District 1 Representative on the San Francisco Public Utilities Commission Citizens Advisory Committee from 2013 to 2020 and since 2017, I have represented District 1 on the San Francisco Parks, Recreation, and Open Space Advisory Committee where I am in my second term as Vice Chair. This experience will be valuable to the Code Advisory Committee, as I will bring a comprehensive understanding of parliamentary procedure and the transparency-accountability requirements which members of such public policy bodies are supposed to comply with.

Thank you for the consideration and I look forward to learning more.

Sincerely,



Wendy Aragon