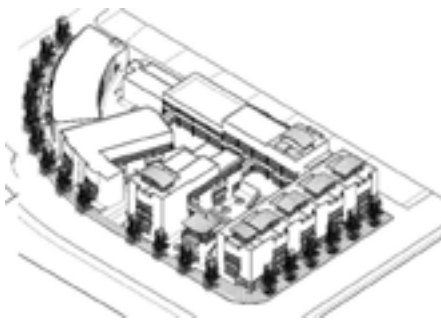




S.L. Leonard
& Associates, Inc.



THE WORKING ARTISTS VENTURA PROJECT (WÄV)

Project Description:

A \$57 million, state-of-the-art community designed for artists and creative businesses, WÄV will offer affordable living and working space for more than 100 artists. The project will include an amphitheater and space for arts-friendly small businesses such as coffeehouses, galleries, cafes, wine bars and jazz clubs. The WÄV project will include supportive housing and crucial services to those at the lowest end of the income scale. Market-rate condominiums with ocean views will help to subsidize the affordable housing. The entire community will be designed and built to the highest standards of green building technology as LEED™ certified.

Building Owner/Developer:	Projects Linking Art, Community & Environment (PLACE) and John Stewart Company
Architects:	Santos Prescott Architects and CardeTen Architects
Contractor:	Bernards Construction
Building Size:	130,000 square feet, 4 floors
Total Property Size:	1.7 acres
Housing units:	13 market-rate units, 69 affordable housing units
Commercial space:	6,100 square feet

Project Management Highlights:

- Oversaw qualifications and bidding of general contractors and negotiated agreement
- Interfaced with city, state and union officials
- Procured services and negotiated agreements for civil engineering, dry utility consulting, archaeology and Native American consulting, deputy testing and inspection services, and OCIP quality control services
- Reviewed monthly payment applications, scheduled updates and negotiated change order requests
- Participated in public meetings, buyer meetings, LEED meetings and utility meetings

In Our Clients' Words:

S.L. Leonard & Associates brings an important element to the table: Because they focus on the details of building, negotiating and bidding, we are freed up to focus on accomplishing our vision. And because they have worked every job around the table at most construction meetings, they bring credibility in working with the contractors. Their requests are always grounded in experience, which makes the process much more productive. Sean and Mike make a nice team—Sean has a quiet authority and Mike is always prepared to push hard to represent the client. Together, they maintain the positive relationships necessary to keep the project moving along with the client's interests well represented.

Chris Velasco
President, PLACE

S.L. Leonard was the magical missing piece to make the WÄV project a reality. It's an incredibly complex project to construct, and we just didn't know how to make it happen. It includes affordable housing, a performing arts theater, transitional living, art studios, live-work space, it's all LEED certified, and on and on. The city was excited by the new urbanist principles it embodies, but was concerned about how to get it built. PLACE brought Sean's team on board before the bid process, and he guided everything. He was always right on the mark to ensure success for us all.

Sid White
Economic Development Manager, City of Ventura

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