

FALL NEWSLETTER

THE OFFICIAL NEWSLETTER OF
LATITUDE 33 PLANNING & ENGINEERING

NEW THIS QUARTER:

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SAN DIEGO AIRPORT TERMINAL ONE

BY MATTHEW SEMIC - PRESIDENT | PRINCIPAL

It is with tremendous honor that we are now able to publicly announce being part of the successful Design Build team for the Redevelopment of the San Diego International Airport (SDIA). As part of the Airport Development Plan Terminal and Roadways Phase, SDIA selected "Arrive – San Diego Aviation Alliance" (Arrive). While the name may sound new, its members are pillars of the San Diego design and construction community with *Gensler* serving as Design Team Leader & Lead Architectural Designer and a contracting joint venture between sister companies *Turner Construction* and *Flatiron Corporation*. Rounding out our core pursuit team is structural engineers, *Magnusson Klemencic Associates (MKA)*, and our civil engineering partner *Kleinfelder*.

This core team was assembled over 2 years ago with a strategic vision and an unrivaled (personal) passion for what OUR Airport could become. This pursuit was like no other....yes it took "slightly" more of an investment being it is a mega project (with a price tag over \$2B.) but not for that reason. We built a "company" to pursue this project, not a "team" with unimaginable energy and world class creativity! But you don't build a company overnight and you don't build it alone....we grew together throughout the pursuit and we had to.

The official Request for Qualifications (RFQ) came out in the fall of 2019 which spurred a somewhat standard formal response, followed by an in person interview just before Christmas. We were subsequently "short-listed" to move into the RFP phase earlier this year which included a variety of in-person interviews and workshops. All was moving along as programmed until March....while the world fell into moments of uncertainty this pursuit did not stop. We rounded out the interviews and workshops virtually, which is where the strength of our "company" really became apparent. Virtually interviewing for numerous hours with dozens of people in attendance is what we faced. Little did we know how critical this virtual world would become as we are now in the second month on this project virtually working with SDIA everyday! Their vision combined with our energy has only continued the momentum as we embark on the first phase of this project. The first phase consists of three major components:

Terminal 1: Includes three levels, 1.2M square feet with 30 gates. This new terminal will be built in 2 phases while the existing 50 year old terminal is eventually demo'd. This will include a Central Utility Plant (CUP) expansion, relocating/repurposing on the historic United Airlines Hangar, and the addition of a Project Management Complex.

Parking Plaza: A five-level structured parking facility yielding approximately 5,500 parking spaces.

Landside Development: Development of a new 1.4 mile on-airport access roadway, an elevated departures roadway, ground transportation plaza, site utilities, grading and development serving the entire site supporting the new Terminal 1, the T1 Parking Plaza and the offsite Project Management Complex.

Latitude 33 is acting as the co-lead for the Landside Civil role with partner Kleinfelder. We will be leading the site components (utilities, on grade roadways, and grading) and Kleinfelder the bridges and above grade structures. This partnership is the pinnacle of a multi-decade and multi-generational relationship between our firms going back to the founding partners of Simon Wong Engineering and Latitude 33. This deep rooted and rich history only makes this that much more rewarding to be able to truly share in the creation of a once in a career, marquee project in our own backyard!

For us this redevelopment will be our professional legacy and something we will proudly be able to share with our friends and family!

PRESIDENT MESSAGE



Matthew Semic
President | Principal

As we find ourselves sprinting into the holiday season, many of us would have been looking forward to a full social card of personal and professional gatherings!

Giving thanks for family, friendship, and business, or just seeing each other for the first time since last year. Some years you embrace this and some years you loathe this....I am guessing this year everyone would embrace this person to person interaction, spending a little more time with family than normal or just feeling the energy of a real world party! For me this time of year is a mix of all of these....as we expand our family "bubble" slowly we may actually get to experience smaller, diluted versions of this social card.

This time of year is always my favorite and I particularly like to take a moment to look back at (hopefully) our many achievements. In hands down the most challenging and revealing year, our (now 27 year old) company has ever faced we can reflect back on many successes. Getting through survival mode first, was rewarding on its own. But realizing our patient investment in years of strategy and relationships will

now provide for our company for many years to come dominates this list. Since this pandemic we have:

- *Hired five (5) new college grads - from what I have seen as the best talent pool in years!*
- *Expanded our out-of-state full-time employee count to three(3).*
- *Had two (2) key project manager additions.*
- *Added a second full-time crew to our growing survey department.*
- *Retained a culture that has stood the test and our training has never been better!*

We have seen many bright years in our company's history, but I can honestly state that in a time when most struggle to find the positive, we have reacted as only I would expect Latitude would having one of our brightest years...and know with certainty next year, will be our brightest yet! We aren't resting either as we will continue to hire and create opportunity, with a little help from the addition of this quarters' featured project!

PROGRESSING PROJECTS



APERTURE DEL MAR

Located within Pacific Highlands Ranch, Aperture Del Mar will be a vibrant office campus five miles from Torrey Pines Beach that is moving swiftly toward completion. Developed by Lincoln Property Company, the development broke ground in September of 2019. The campus blends highly amenitized spaces, cutting-edge design by Gensler, and prime Class A office space for life science and technology companies with spaces ranging from 100,000 to 650,000 square feet. Designed to bring the outdoors in, each building and floor connects to the outdoor environment. Campus amenities include an organic bistro, boutique coffee roaster, event lawn, an amphitheater, bocce ball court, half basketball court, dog park, jogging trail, outdoor lounges, reading nooks, an organic community garden, and indoor and outdoor fitness facilities.

Latitude 33's planning department assisted in securing the necessary approvals for this project as well as entitlement and master planning services including grading, stormwater utility and survey. Aperture is the final piece of the puzzle in completing a 20+ year vision for the Pacific Highlands Ranch Community Master Plan.

Phase one is expected to be complete by the second quarter of 2021.



UC SAN DIEGO ONE MESA

UC San Diego One Mesa is now officially opened! This redevelopment as a whole has been Latitude 33's largest project with UC San Diego and as well as one of our largest Design Build projects to date. One Mesa was built out over three phases: Mesa Nueva, Nuevo West, and Nuevo East, all coordinated and designed by the same core group of design consultants.

One Mesa contains 13 building units with over 3,000 student beds, has two parking structures that services the project as a whole and is the only residential development on campus to contain a pool! The project includes ample outside gathering areas as well as a market and two cafes.

Latitude 33 provided guidance to the team for an optimum site design solution for the integration of replacing original student housing with a maximized site layout, but also addresses all environmental, water quality and retention concerns.



OCEANSIDE UNIFIED SCHOOL DISTRICT JEFFERSON MIDDLE SCHOOL

BY SEAN DRAKE - PROJECT MANAGER

We're so proud and grateful to announce that earlier this month (October), Latitude 33 Planning & Engineering was awarded the Civil Engineering Services contract for the Modernization of Jefferson Middle School in Oceanside, CA.

develop today's youth and tomorrow's leaders. OUSD has acknowledged this and moved forward with the first phase of modernization of 50+ year-old antiquated facilities and infrastructure at Jefferson Middle School.

phase will allow us the opportunity to perform desktop reviews of existing conditions prior to any holes being dug or shovels going in the ground, and is an invaluable piece of the development of scope of work moving forward.

In a time when the academic landscape seems to be changing daily, and when our most-revered teachers and administrators are asked to do the improbable, it's becoming increasingly important to recognize any outdated elements that may negatively impact the manner in which we educate and

As with most projects, the modernization of JMS begins with what we sometimes call a "discovery" phase, which in this case involves a large-scale topographic and existing surface modeling effort, thorough review of record plans, and investigation of existing site features and utilities. This "discovery"

From here, Latitude 33 will access and advise OUSD (in future collaboration with the District's development and construction partners) on what the true development restrictions, challenges, and opportunities may be. We're so excited to be a part of the initial phase of this project and a crucial piece in the modernization of OUSD's campuses. Go Falcons!

“

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MANNER IN WHICH WE EDUCATE

”

BLOSSOMING PARTNERSHIPS



BLOSSOMING PARTNERSHIPS

NAVAL AIR WEAPONS STATION CHINA LAKE (NAWSCL) WARFARE TECHNOLOGY OFFICE (WTO)

With Pacific West Builders (PWB)

Primed by Pacific West Builders, this Design-Build contract involves the design and construction of a "lunchbox" secure facility to support classified military technology research at NAWS China Lake.

Approximately 1.1 million acres in overall size, NAWSCL is the Navy's largest single landholding and represents 85% of the Navy's land primarily used in its Research, Development, Acquisition, Test & Evaluation (RDAT&E) mission and 38% of the Navy's total landholding worldwide. It has more than 20,000 square miles of controlled airspace. This small-scale Warfare Technology Office (WTO) project will provide a state-of-the-art facility to perform a part of the Navy's critical mission for China Lake.

The project was awarded in mid-October, and Latitude 33 Planning and Engineering is excited to be performing surveying,

civil engineering design, and construction support for the project set to officially kick-off in early-November. This project marks the second awarded pursuit with Pacific West Builders (PWB) out of several proposals submitted since second quarter 2020. Pacific West Builders is not only a Small Disadvantaged Business (SDB), but is also a Woman Owned Small Business (WOSB) and 8(a) contracting firm. These socio-economic designators have played a critical role in PWB's success with its Navy work, and are also key factors in the growing partnership with Latitude 33, as a certified small business ourselves. With one project nearing completion of design, another one just beginning, and several other opportunities awaiting award, this developing partnership is proving to be as "lean and mean" as it gets, thus providing the highest quality at the best value to the Navy and its missions, particularly at China Lake. Latitude 33 is thrilled to be a part of the PWB team and looks forward to more upcoming opportunities and project awards!



BLOSSOMING PARTNERSHIPS

UNIVERSITY OF CALIFORNIA, IRVINE

Last quarter we announced a big virtual win with University of California Irvine Executive Engineering Contract that has already blossomed into several projects! Under this contract Latitude 33 is working with UCI to provide Civil Engineering services for a multitude of deferred maintenance projects across the campus. These include South Verano Place sidewalk improvements, North

Campus Relocation (as part of the make ready for the UCI Medical Complex), and the future street overlay projects.

Latitude 33 is excited to be working with UCI to develop and maintain the schools campus and continue to see this partnership bloom!



THE CENTER FOR NOVEL THERAPEUTICS WAS AWARDED THE WINNER FOR "GRAND ORCHIDS AND TEEN ORCHID"

We're very pleased that the San Diego Architectural Foundation has recognized The Center for Novel Therapeutics with the *Grand Orchid and Teen Orchid Award* at the 2020 Orchids and Onions competition.

The Center for Novel Therapeutics (CNT) is a beautiful research laboratory with a redefining open/shared-space concept aimed at increasing academic and industry research collaborations. This Public-Private Partnership (P3) project is a 137,500 GSF 3-story building that includes a combination of 366 below grade parking spaces.

Latitude 33 prepared and permitted grading, improvement, Water Quality and Drainage Report and precise grading plans. The site improvements included outdoor passive and active use areas, extensive pathways, bio treatment basins, landscape areas, parking and driveways improvements.

Congratulations to Perkins+Will and BioMed Realty on this amazing win!



COUNTY OF SAN DIEGO, EAST COUNTY OFFICE & ARCHIVES WINS AWARD OF MERIT

This design-build collaboration is located in Santee, CA off Mission Gorge Road and has received the *Award of Merit* from Engineering News-Record (ENR) at their 2020 Best Projects Awards. This project is the first Net Zero Energy archive facility in the United States and holds LEED Gold Certification aligning with the County's long-term energy and sustainability goals.

This 25,000 SF building combines several governmental and administrative departments that provides services from property records and tax collecting, to historical records and civil wedding ceremonies.

Latitude 33 provided design efforts which included site design from concept to final, drainage and water quality design, utility design, fire access, and infrastructure permitted through the County of San Diego, City of Santee, and Santee Fire Department.

A special congratulations to our partners at Miller Hull, LLP, CW Driver, Coffman Engineers and Schmidt Design Group.



LATITUDE 33'S NEWEST TEAM MEMBERS



JACOB WILHOIT - PROJECT MANAGER

Jacob Wilhoit has joined Latitude 33 Planning & Engineering as our newest Project Manager. Jacob studied at Rose-Hulman Institute of Technology and received his Bachelor's in Civil Engineering. In his spare time he enjoys traveling with his wife, hiking/camping and woodworking/home renovation. Currently Jacob is working remotely in Tulsa but he looks forward to coming back to one of his favorite cities and helping continue the improvements within the community. He is looking forward to working with an energetic team and get more involved with land development.

“ I WAS ALWAYS DRAWN TO THIS INDUSTRY. I LOVE BEING ABLE TO VISUALLY SEE THE PROJECTS WE WORK ON TAKING SHAPE FROM NOTHING, KNOWING THAT THE PROJECTS WE WORK ON CREATE AN IMPROVEMENT ON THE COMMUNITIES WE LIVE IN.. ”



MATT DOTSON - FIELD OPERATIONS MANAGER

Matt Dotson has joined Latitude 33 Planning & Engineering as our newest Field Operations Manager. Matt was fortunate enough to be given a chance to work in the field straight out of high school thanks to his cousin who was in surveying. Matt enjoys drifting, herping (looking for, catching and sometimes keeping reptiles) and playing guitar. Looking forward to having you on Latitude's survey team!

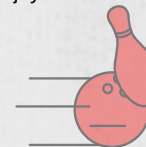
“ LOOKING FORWARD TO PUTTING TOGETHER A SURVEY TEAM THAT WILL RIVAL THE BEST IN THE INDUSTRY. ”



BRIAN WHITE - SURVEY CHAIRMAN

Brian White has joined Latitude 33 Planning & Engineering as our Survey Chairman. He enjoys playing video games, bowling (both talents he has had since he was 5 years old) and cooking. He became interested in civil engineering through his father who was a Civil Engineer for the Escondido government for over 30 years. He remembers how well his father did to provide for them and he wishes to take care of his family in the same way. He looks forward to developing himself into a career he can enjoy and building company loyalty.

“ I'VE ALWAYS BEEN ABOUT LOYALTY IN MY WORKPLACE AND THE ATMOSPHERE OF THIS COMPANY IS GREAT! ”



SCOTT HEBERER - SR. DESIGN ENGINEER

Scott Heberer has joined Latitude 33 Planning & Engineering as a Senior Design Engineer. He graduated in 2012 from Cal Poly with a Bachelor's in Civil Engineering and also played lacrosse there for all four years. Scott is a new resident to Bend Oregon and enjoys hiking and discovering nearby rivers, mountains and alpine lakes. He also enjoys fly-fishing, coaching lacrosse and cooking. He is looking forward to working with Latitude 33 and improving his hometown!

“ LOOKING FORWARD TO WORKING ON PROJECTS RELATED TO MY HOMETOWN OF SAN DIEGO INCLUDING SIGNIFICANT DEVELOPMENTS THAT BENEFIT THE COMMUNITY. ”



CHARLI EISELER - DESIGNER

Charli Eiseler has joined Latitude 33 Planning & Engineering as a Designer and is a recent SDSU grad! In her free time she likes to snowboard, camp, and travel with friends. She got into the civil engineering industry because she wanted to be able to make someone's creative designs a reality that can be functional. She is looking forward to working in a workplace with strong company culture and comradery among the employees.

“ THERE'S SOMETHING GRATIFYING ABOUT WORKING HARD ON A PROJECT AND BEING ABLE TO SEE IT BECOME A REALITY RIGHT BEFORE YOUR EYES. ”

LATITUDE 33'S NEWEST TEAM MEMBERS



KALI BOLLA - DESIGNER

Kali Bolla has joined Latitude 33 Planning & Engineering as a Designer and is a recent SDSU grad! In her spare time, she enjoys rock climbing, camping, and practicing yoga. She decided to pursue a career in civil engineering because she has always felt passionate about making a positive impact in the community through sustainable means. Last year she volunteered in Guatemala and realized how important this field is and what it can do for people all around the world. She looks forward to working with the Latitude 33 team on projects and being involved in something greater than herself.

“

IT'S GRATIFYING TO KNOW THAT I WILL BE ABLE TO MAKE A DIFFERENCE IN SOME WAY.

”



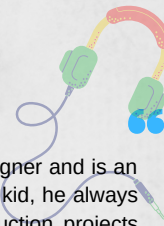
SHEENA SINIGAYAN - DESIGNER

Kali Bolla has joined Latitude 33 Planning & Engineering as a Designer. In her spare time, she enjoys going to the beach, exploring new hobbies and places as well as spending quality time with the people she loves. Being part of an industry where she can execute creative designs and technical competence are what influenced Sheena to embrace a career in civil engineering. She also gives credit to her dad for always believing in her and encouraging her to pursue this rewarding career.

“

I LOOK FORWARD TO BOUNDLESS GROWTH WITH LATITUDE 33 AND CHALLENGES THAT WILL ALLOW ME TO EVOLVE INTO A WELL-ROUNDED CIVIL ENGINEER AND WORK ALONGSIDE ALL THE TALENTS OF MY NEW WORK FAMILY!

”



JOHNNY DEUTSCH - DESIGNER

John Deutsch has joined Latitude 33 Planning & Engineering as a Designer and is an SDSU grad with 2 years of construction experience. Since John was a kid, he always enjoyed building structures with Lego sets or doing backyard construction projects with his Dad. As time went on, he gravitated towards math and science and decided to pick a field that fulfilled both interests. The more he progressed, the more he saw how diverse civil engineering was and how much detail was required that many people overlooked. After understanding how critical civil engineering was, he knew he wanted to pursue a career in this field. In John's spare time he enjoys going to the beach, listening to live music and traveling.

“

LOOKING FORWARD TO WORKING ON UNIQUE PROJECTS AND LEARNING ABOUT THE INTRICACIES OF DESIGN. I'M EXCITED TO GET TO KNOW EVERYONE ON MY TEAM AND FEEL A SENSE OF ACCOMPLISHMENT AS WE COMPLETE OUR COLLECTIVE GOALS.

”

GET INVOLVED

LATITUDE 33 INVITES YOU TO JOIN
HOMEAID SAN DIEGO FOR A VIRTUAL WALK
TO END HOMELESSNESS 5K!

Happening November 1-6

Learn more at
WWW.HOMEAIDSD.ORG/STEPUP/

DID YOU KNOW?



WE ARE ACTIVELY SEEKING TALENTED INDIVIDUALS
FOR THE FOLLOWING POSITIONS:

- PROJECT ENGINEER
- SENIOR DESIGN ENGINEER

APPLY ONLINE AT WWW.LATITUDE33.COM

CHEERS TO 27 YEARS!

Latitude 33 celebrated 27 years on September 23rd.

Things that have NOT changed since 1993:

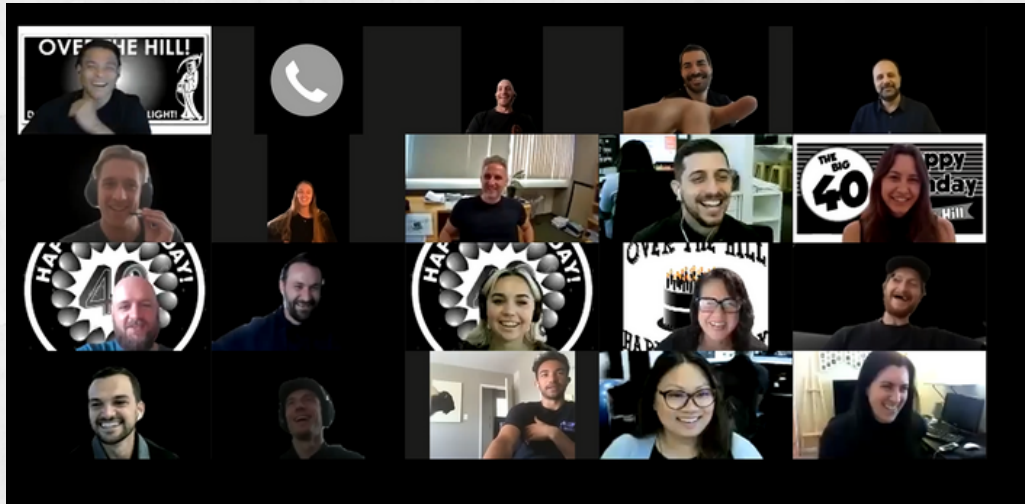
- We are still passionate about the community we serve
- We genuinely enjoy the work we do
- We still have hands-on principal involvement
- We still believe there is no "I" in TEAM

Cheers to all our supporters, clients and employees for making this past 27 years so enjoyable.

cheers!

BIRTHDAY CELEBRATIONS

This quarter we celebrated not only the company's Birthday but also our quarterly staff's Birthday's in a unique way. We all dressed in black and made our zoom backgrounds black or Birthday themed. We all had a good laugh singing Happy Birthday as zoom picked up on different people singing off key and at different times.



Thank you for being a part of our planning, engineering and surveying family. From the entire Latitude 33 team, **stay healthy** and enjoy your Holiday Season!



Stay Connected with us:



www.latitude33.com



www.linkedin.com/company/latitude-33