green mep

Green MEP Engineering Consulting

Welcome to Green MEP Engineering Consulting.

The primary goal of Green MEP Engineering and our approach is to deliver; deliver advice and expertise when arranging the design objectives; deliver construction documents with designs that prioritize the owner's and architect's needs; and deliver construction administration services which help keep the tight schedules necessary to succeed in this industry.

At Green MEP Engineering we offer the highest quality of Mechanical, Electrical, and Plumbing engineering design services for a variety of product types including: single/multi-family residential, mixed use, retail centers, office buildings, healthcare, and educational facilities.

Throughout the years we have delivered first class engineering solutions to more than 1,000 projects. We are your dynamic single source for all MEP engineering needs. Clients may choose either a single service or multiple integrated services. Our fundamental business strategy is to build lasting relationships by providing the highest quality service with the most economical approach – this is what truly sets us apart from others in the industry.

We invite you to become part of the Green MEP Engineering experience and discover why we have earned the trust of thousands of companies throughout the nation.

Our Promise to You

We Provide Unrivaled Expertise.
Our engineers hold professional licenses in the fields of Mechanical, Electrical, and Civil Engineering, enabling us to cover a wide range of engineering design services and giving you the benefit of utilizing our services for all your MEP engineering design needs. Not only is our engineering team LEED Certified, but also highly skilled in REVIT, which enables you to visualize your building before construction even begins, giving you the confidence to build, and the pride in building green.

We Guarantee our Services and Results.
At Green MEP Engineering, we are committed to providing our clients with the highest quality and most efficient design services, so we offer a 100% service guarantee. We want to ensure our clients are completely satisfied. We are proud of our team and honored that many of our clients are returning clients. We look forward to becoming your single source for all our MEP engineering needs.

We are Committed to Being Green.
We believe that every project has the right to be Green. By eliminating equipment on our designs, Green MEP is able to reduce our clients' building costs, and decrease negative environmental effects. Our goal is to provide you with design efficiency and offer recommendations to simplify your project implementations.

We Save our Clients Time and Money.
We understand that sustainability has become a greater concern with rising operational and energy costs, which is why our LEED advisory group will evaluate each project and promote a cost effective approach to increase efficiency, thus saving our clients money.

The Green MEP Journey

The Green MEP Journey

Green MEP Engineering is the quintessential American success story about a father and his son. The engineering consulting firm began in the garage of their home after Bruce quit his job at Jacobs Engineering, one of the world's leading design firms. Ben soon joined him, and since then, Green MEP has delivered unrivaled concepts, where over 10 billion construction dollars has been invested in implementing our innovative designs.

Prior to the inception of Green MEP, Ben and Bruce were employed as engineers at Jacobs Engineering. Ben, as a Principal Mechanical Engineer, holding licenses in the fields of Mechanical Engineering, Electrical Engineering and Civil Engineering, was heavily involved in the facility division of Jacobs and primarily in charge of projects in the government sector such as court houses, schools, hospitals, airports, and military housing. Meanwhile, with the help of his Chemical Engineering background, Bruce was solving complex problems as a Process Controls Engineer and handling accounts for some of the world's largest oil and gas manufacturers such as British Petroleum, Exxon, and Chevron.

"Our business has been built on word of mouth, we are as good as our last job. Knowledge of the importance of customer service, thriving in providing accurate designs with cutting edge efficiency, commitment to availability and customer needs, and providing customized solutions based on those needs, are the reasons Green MEP remains a spearhead in the industry."

– Bruce Entezam, Co-Founder/Operations Officer

After establishing their dream company, and designing some of the most notable projects built in downtown Los Angeles, such as One Santa Fe and Star Apartments, the latter of which was recognized by Time Magazine as one of the Top 25 inventions of 2015, Bruce understood the importance of growth. He was motivated by project owner Chuck Cowley to pursue a legal degree to complement his business and engineering skills. In construction, the building code is law, and Bruce's law degree is imperative when it comes to negotiating the pitfalls between engineering and construction. Such education and experience lends our clients confidence and also ensures our construction documents are free of defects, which may not be readily apparent from a solely engineering standpoint.

Bruce's goal is simple; eliminate extraneous factors in order to concentrate first and foremost on the project and clients. Our company of over 40 Engineers holds PhD's from MIT, Berkeley, and UCI among others. Our dedication and warm family company culture is part of the reason why Green MEP Engineering is one of the leading engineering firms in California, focusing on high density residential, commercial, and hospitality projects, and even extending to the government sector in its support of U.S Navy and Veterans Affairs facilities.

Mechanical Engineering

Mechanical Engineering

Deliverables

The mechanical engineering process is all about balance; finding a way to achieve function without interrupting aesthetic. We are tasked with designing systems that create comfortable and healthy environments that exist within the architect's vision, while following the strictest code requirements, and coexisting with numerous other building systems. Through all this, we understand the most important element is the end user, that is why the first step in our process is to establish the owner's priorities and expectations on how the mechanical system will serve the building. Once established, the owner's needs are kept in focus at every step in the design process. We evaluate important design criteria such as: construction and operating budgets, energy efficiency targets, and architectural features. Our engineers then draw on their years of experience working on residential, mixed use, and commercial buildings to select systems & equipment, provide load calculations, and develop plans that result in a readily approved construction document set.

We are here for you and our Mechanical Engineers are experts in:

+ Heating, ventilating, and air distribution systems for all conditioned spaces
+ Heating and cooling load calculations
+ Exhaust fan airflow where exhaust is required by code
+ Carbon monoxide detection systems
+ Systems for mechanical control and life safety interface
+ Sizing of mechanical rooms and exhaust/supply air shaft when required

Applications

The Green MEP project portfolio spans the spectrum of residential and commercial building types, from landmark projects such as One Santa Fe to local favorites like Fig & Olive Restaurant. We use our expertise and experience to provide solutions for projects as complex as the Synapse Outpatient Medical Center - where we designed OSHPD compliant HVAC systems to serve medical operating rooms; to projects as unique as Star Apartments (a first of its kind project in Los Angeles), where the use of variable refrigerant flow (VRF) conditioning systems used in the Green MEP design allowed the owner to locate green spaces throughout the tower in areas that would normally be needed for mechanical equipment.

With our software tools we simplify construction and save clients money – as in the case of Topaz Apartments, where Green MEP stepped in for a third party review, and eliminated hundreds of feet of garage exhaust ductwork by using CFD modeling to demonstrate the effectiveness of much less complex fan room based push-pull system. We understand the value of simplicity in design, and how the application of our knowledge during the design phase will generate success throughout construction and onto operation.

Tools

Our engineers utilize the latest AEC software tools available throughout the design process. Starting with load calculation software to provide both ASHRAE and ACCA Manual J & D load calculations, floor plan design using Autodesk, AutoCad and Revit, and using advanced tools such as Rhino 3D and Solidworks computational fluid dynamics to study air flow and optimize duct designs. In addition to software technology, our mechanical engineering process is unique in that our engineers have a thorough understanding of the Mechanical and Energy Codes, allowing our designs to move beyond just numbers, and open the door to a variety of design solutions. We also maintain close relationships with all of our equipment vendors to ensure we are up to date on the latest product offerings, as well as maintain our ability to offer clients a full range of design solutions, from cost effective to high efficiency.

Electrical Engineering

Electrical Engineering

Deliverables

Our electrical engineering solutions not only include efficient design of systems, but also aesthetically pleasing concepts to owners and architects. Our engineers work very closely with local utility companies to provide adequate power needs and points of connection to the building, and we will design the most efficient distribution within the building system.

Additionally, our engineers are well-trained to provide the necessary platform that Architects, Landscape Architects, and Interior Designers find appealing to work with. "The range of our project design is extensive" says Kevin Din, Vice President. We have designed buildings such as UPS distribution centers with massive conveyers, highly sensitive server rooms for the department of defense with uninterrupted power systems, and high rise buildings that required a power plant on their premises as a primary source of power. A commonality between all of our projects is that our engineers truly understand the needs of the project, therefore can provide a design that not only is conscious about our clients' current needs but also flexible in case of any future expansions.

Our Electrical Engineers provide you expertise in:

+ Power distribution and panel schedules, including lighting and audio/visual power connections as designed by others
+ Lighting distribution and fixture schedules for both interior and exterior
+ Photometric diagrams for landscape and lighting designs
+ Emergency power and lighting systems
+ Load calculations and single line diagrams for all related parts of the project
+ Power and wiring diagram for mechanical equipment
+ Telephone/data/cable TV/ security system conduit boxes
+ Sizing of electrical service, switchboards and panel boards

Tools

Our engineers make use of the latest electrical service load calculation, fault current analysis, voltage drop calculations software, and photometric study software throughout the design process. Our load calculation, fault current analysis, and voltage drop calculation software are designed to meet all NEC, CEC, IECC, and other local codes and regulations. For floor plans and lighting, engineers employ Autodesk, AutoCad, and Revit to layout the lighting and power plan, and we work closely with other trades to avoid any conflicts during construction. We also coordinate with switchgear manufacturers to model the electrical service room and meter room based on their models for all primary and secondary feeders per utility companies' and NEC's requirements.

Applications

Check to see if it is plugged in. Prior to diving into the detail of design or even trouble shooting an installation, our engineers approach each challenge in a logical manner. Over the years we have learned that it is the obvious solutions that get neglected. When Green MEP was approached by the client for a 270 residential unit project located in Little Tokyo, the heart of downtown Los Angeles, the client was over 2 million dollars over budget for the electrical portion of the project. By redesigning the power distribution of the project and eliminating the two underground transformer vaults and replacing them with two simple pad mounted transformers on the site, not only did we gain control over the budget, but we also obtained a residential rate for power consumption that is substantially less than the commercial rate that they initially had been locked in to.

Plumbing Engineering

Plumbing Engineering

Deliverables

The plumbing engineering process is about sustainability. From working with civil engineers, locating water and sewer mains, and coordinating with public utilities, we carefully orchestrate plumbing solutions to achieve your end goals. Each building and structure is designed with the end user in mind. Gas and water demands are carefully considered to provide not only a cost-effective and efficient system, but one that will last many years without requiring unforeseen maintenance or replacement. Gravity conveyance systems such as sewer and storm piping are well coordinated with other disciplines to avoid conflicts and eliminate unnecessary eyesores that would otherwise last the life of the building. Whether it is something as simple as a pipe suspended from a ceiling or a sophisticated central boiler and recirculation loop system, our plumbing designs are made to stand out and serve as a basis for how your next project will be successfully built.

Our Plumbing Engineers help you with:

+ Waste, vent, storm, gas, and domestic water piping systems
+ Points of connection and size calculations for water and sewer mains
+ Points of connection and size calculations for storm and roof drainage systems
+ Isometric diagrams
+ Coordinate with public utilities in order to facilitate the design and construction of the work

Tools

Our engineers make the most of the latest engineering software tools directly available from the manufacturer to size and select the appropriate equipment for your project. Our close relationship with equipment vendors and manufacturers ensure we are current on all the latest product offerings in order to satisfy the needs of any client. Among our most important tools is our communication. Being able to convey all options, recommendations, and code requirements to our clients guarantees a smooth design process and eliminates RFI's and field changes during construction.

Applications

Whether a traditional central boiler and storage tank domestic hot water system, or an efficient central tankless water heater system is desired, Green MEP has the experience. The Grand & 8th Apartments in downtown Los Angeles was one of the first of its kind to use a Rinnai tankless water heating system of its size. This lightweight, easy installation, and high efficiency system is in growing demand and Green MEP has the experience to design it to fit your needs. Green MEP also designed storm water reclaim systems for residential buildings which include 1515 Wilshire, Olive & Pico, and Grand & 8th Apartments in downtown Los Angeles. These highly coordinated systems can provide irrigation for your entire project and if necessary, draw make-up water from the city's supply. Ultimately, from the warm water to the gas necessary, we want your project to comprise of comfort and safety.

Energy Compliance & Sustainability

Energy
Compliance & Sustainability

We want you to reap the benefits of being Green. We will generate a precise and detailed energy compliance report and calculations on your project, with the minimum required efficiency for compliance and building costs. For each project, we provide multiple calculations for the same model while adjusting variables. The result is a chart that illustrates various options in which to comply or exceed the minimum compliance requirements. We understand that there are many ways to get results but each path is customized based on the client's needs.

Our sustainability experts will provide:

+ Title 24 Energy Regulation Compliance
+ IECC Energy Regulation Compliance
+ Utilize state-of-the art certified energy modeling software
+ Informative consultation geared towards certification and energy efficiency rating for your building
+ Coordinate any available utility rebates into our design

We are in it to create environments with different needs.

Our Value Proposition

Our Value Proposition

At Green MEP Engineering, we deliver value and pass on the cost savings to our clients.

Efficient Designs

We strive to make our designs as green as possible without sacrificing performance. We deliver advice, expertise, and designs with sustainability at the forefront as we want our clients to save in the long term. We ensure our designs qualify for energy rebates and credits. We also assist our clients in obtaining building certifications, thus making buildings more attractive and marketable to future buyers or tenants. We have your best interest in mind.

All Under One Roof

Our clients greatly benefit from the synergies created by having all our mechanical, electrical, and plumbing engineers housed under one roof. This is truly one of our core strengths that saves our clients time and money. We streamline our operations, make certain communication is key amongst all disciplines, cross train our engineers, and the end result is smooth and successful coordination for any project.

Relationships Within The Industry

With principal engineers having over 40 years of experience in the construction industry, we know the right people at the right places. We have built long-lasting relationships with city plan checkers, inspectors, and manufacturer's representatives, which in turn helps us expedite the process and save our clients valuable time during the construction process.

Experience

Enough cannot be said about how valuable experience really is in this industry. We know the ins and outs in getting our designs approved, keeping tight schedules, and providing solutions. We strive to simplify construction and thus deliver value to our clients. Ultimately, we like to measure twice and cut once.

Our Community Dedication

Our Community Dedication

Green MEP Engineering is deeply committed to the charitable organizations that make our communities a better place.

As Winston Churchill stated "we make a living by what we get, but we make a life by what we give," and at Green MEP we are dedicated to making a life of giving back to our communities.

In 2010 we embarked on one of our most rewarding charitable projects to date, Star Apartments. We collaborated with Maltzan Architecture and Skid Row Housing Trust to bring housing for the homeless of downtown Los Angeles. With 102 prefabricated studios, a medical clinic, classrooms, and a running track, Star Apartments is a small community bringing stability to the lives of many individuals who were previously suffering of homelessness. Named one of the Time Magazine's top 25 Inventions of 2015, Star Apartments is just one example of our company's commitment to charitable causes.

"

We make a living by what we get,

but we make a life by what we give."

-Winston Churchill

Core Values

Core Values

1

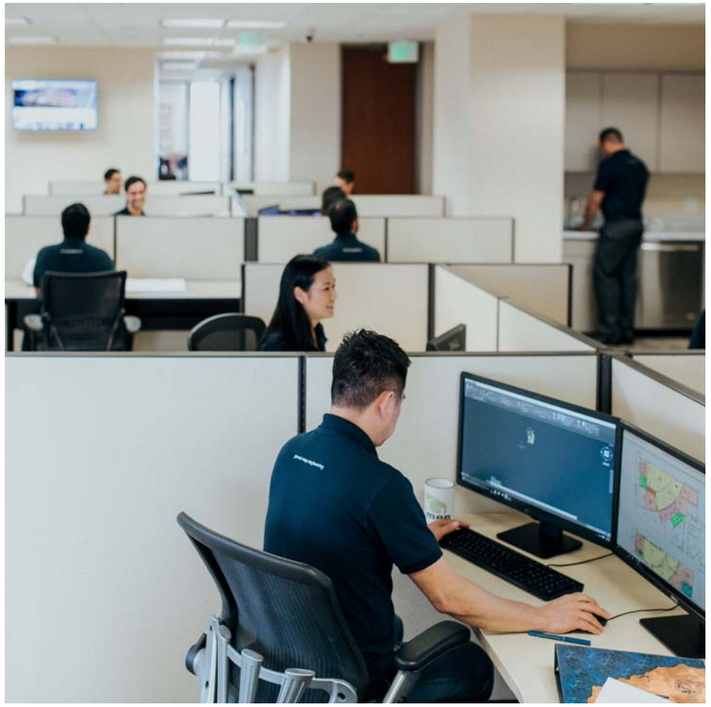
Build Communities

We are in this relationship to bring people together. We endeavor to create efficient designs suitable to our clients' needs that ultimately translate into spaces where people can work, live, and play.

2

Develop long-lasting relationships based on trust

From inception, Green MEP has promoted open communication and instilled a culture of trust among our employees. We project this culture onto our clients and our community to ensure they feel informed and appreciated every step of the way. We aim to earn each of our client's trust because we believe no relationship is too small.



3

Be Environmentally Conscious

As you can tell, we are committed to being Green. It is no coincidence our company's name is "Green MEP." With our efficient designs, we decrease negative environmental effects so that generations to come can enjoy this environment. We believe Green is the way to go!

4

Be Innovative

Green MEP's culture encourages our engineers to be creative and solution-oriented. One of our core tenets is growth, and we are constantly trying to improve so that our clients can reap the benefits of our original solutions. We believe that innovation is a habit, and we practice every day by embracing every challenge.

5

Advocate for Our Clients

We are here to offer our clients options when designing buildings and will always have their best interest in mind. Green MEP understands the construction industry and its challenges, and we are not going anywhere. We will be your advocate throughout the process.

Orange County Branch Project Management Team

6

Deliver Excellence

Our goal is to create long-lasting relationships with our clients and the only way to achieve this, is by exceeding their expectations. We empower our engineers to deliver excellence with commitment and passion. At Green MEP, our engineers rise to the occasion.

Green MEP Project Collection

Green MEP Project Collection

Neptune Marina, *Marina Del Rey, CA*
Podium Mixed Use, 526 units
Owner: Legacy Partners
Architect: Thomas P. Cox Architects

AMLI MDR, *Marina Del Rey, CA*
Podium Mixed Use, 585 units
Owner: AMLI Residential
Architect: Thomas P. Cox Architects

G8, *Los Angeles, CA*
Podium Mixed Use, 700 units
Owner: Carmel Partners
Architect: Safai Architects

Matsu A + B, *Los Angeles, CA*
Podium Mixed Use, 278 units
Owner: AvalonBay Communites
Architect: Thomas P. Cox Architects

Grand and 12th, *Los Angeles, CA*
Podium Mixed Use, 336 units
Owner: Wolf Company
Architect: Thomas P. Cox Architects

Olive And Pico, *Los Angeles, CA*
Podium Mixed Use, 332 units
Owner: Wolf Company
Architect: Thomas P. Cox Architects

1501 Wilshire, *Los Angeles, CA*
Podium Mixed Use, 225 units
Owner: Astani Enterprise
Architect: Killefer Flammang Architects

Star Apartments, *Los Angeles, CA*
Podium Mixed Use, 103 units
Owner: Skid Row Housing
Architect: Michael Maltzan Architecture

One Santa Fe, *Los Angeles, CA*
Podium Mixed Use, 458 units
Owner: McGregor Brown
Architect: Michael Maltzan Architecture

Oakbrook, *Laguna Niguel, CA*
Podium Mixed Use, 289 units
Owner: Shea Properties
Architect: Thomas P. Cox Architects

Little Italy, *San Diego, CA*
Podium Mixed Use, 160 units
Owner: HG Fenton Development Company, LLC
Architect: Architects Orange

Movietown, *Hollywood, CA*
Podium Mixed Use, 371 units
Owner: AvalonBay Communities
Architect: MVE Architects

Alta 5550, *Hollywood, CA*
Podium Mixed Use, 280 units
Owner: Wood Partners
Architect: PSL Architects

AMP Lofts, *Los Angeles, CA*
Podium Mixed Use, 251 units
Owner: Bolour and Associates
Architect: Shimoda Design Group

North Palm Drive, *Beverly Hills, CA*
Podium, 70 units
Owner: Etco Homes
Architect: Bucilla Group Architecture, Inc.

Pleasanton Owens & Hacienda, *Pleasanton, CA*
Podium Mixed Use, 500 units
Owner: BRE Properties
Architect: Thomas P. Cox Architects

Selma and Vine, *Los Angeles, CA*
Owner: Camden
Architect: Thomas P. Cox Architects

Woodland Hills, *Woodland Hills, CA*
Podium Mixed Use, 379 units
Owner: Fairfield Residential LLC
Architect: Architects Orange

Career Lofts, *Laguna Niguel, CA*
Podium, 142 units
Owner: United American Properties
Architect: Humphreys & Partners Architects

Laguna Niguel Apartments, *Laguna Niguel, CA*
Podium, 233 units
Owner: Picerne Group
Architect: Thomas P. Cox Architects

Kettner Lofts, *San Diego, CA*
Podium Mixed Use, 133 units
Owner: Atlas Mechanical, Inc.
Architect: VTBS

Eleven 10 West, *Orange, CA*
Podium, 260 units
Owner: Picerne Group
Architect: Thomas P. Cox Architects

Avalon Glendora, *Glendora, CA*
Podium Mixed Use, 260 units
Owner: AvalonBay Communities
Architect: Architects Orange

Cottle Station, *San Jose, CA*
Wrap Style, 234 units
Owner: JDA West
Architect: Thomas P. Cox Architects

Shea Vantis, *Aliso Viejo, CA*
Wrap Mixed Use, 435 units
Owner: Shea Properties
Architect: Architects Orange

Shea Alhambra, *Alhambra, CA*
Wrap Mixed Use, 260 units
Owner: Shea Properties
Architect: Architects Orange

Village at La Floresta, *Brea, CA*
Wrap Mixed Use, 204 units
Owner: Hines Brea Apartments Acquisitions Partners LLC
Architect: Architects Orange

Artesia Apartments, *Cerritos, CA*
Wrap Style Apartments, 132 units
Owner: The Richman Group
Architect: Architects Orange

A Town, *Anaheim, CA*
Wrap Style Apartments, 400 units
Owner: Lennar
Architect: Architects Orange

The Lakes, *West Covina, CA*
Wrap Mixed Use, 412 units
Owner: The Charles Company
Architect: KTGY Group, Inc.

Avalon Irvine III, *Irvine, CA*
Wrap Style Apartments, 156 units
Owner: AvalonBay Communities
Architect: Architects Orange

Camino del Rio, *Mission Valley, CA*
Wrap Mixed Use, 291 units
Owner: TTL Building Company, Inc.
Architect: Thomas P. Cox Architects

Green MEP Project Collection

Escondido, *Escondido, CA*
Tuck-under, 76 units
Owner: Lyon-NCA, LLC
Architect: Architects Orange

Haley & Salsipuedes, *Santa Barbara, CA*
Affordable Rate Apartments, 40 units
Owner: Jardin de las Rosas, L.P.
Architect: Peikert + Rmdesigngroup

Avalon Chino Hills, *Chino Hills, CA*
2 and 3 Story Garden Apt Community, 331 units
Owner: AvalonBay Communities
Architect: Architects Orange

Avalon Baker Ranch, *Lake Forest, CA*
37 Residential Buildings, 430 units
Owner: AvalonBay Communities
Architect: Bassenian Lagoni Architecture

Central Avenue, *Upland, CA*
15 Residential Buildings, 78 units
Owner: MBK Homes
Architect: Summa Architects

Esencia, *Rancho Mission Viejo, CA*
10 Residential Buildings, 86 units
Owner: MBK Homes
Architect: Robert Hidey Architects

Villa Venetia Apartments, *Costa Mesa, CA*
Renovation, 468 units
Owner: Urban Partners and Plaza Development
Architect: Metier Architecture

Whittier Senior Housing, *Whittier, CA*
Podium, 60 units
Client: Retirement Housing Foundation

Sol y Mar, *Rancho Palos Verdes, CA*
Senior Living, 60 units
Owner: Taylor Morrison
Architect: W Malcom

Oceana Apartments, *Huntington Beach, CA*
Senior Living, 78 units
Owner: AMCAL Multi-Housing
Architect: WHA

Inn at the Terraces, *Chico, CA*
Senior Living, 80 units
Owner: Chico Senior Living, LP
Architect: Lenity Architecture

Merrill Gardens, *Huntington Beach, CA*
Senior Living, 121 units
Owner: SRM Development, LLC
Architect: Urbal Architecture

Helena, *Los Angeles, CA*
Custom Residence, 8,000 sq. ft.
Client: Emma Corporation

Bonhill, *Los Angeles, CA*
Custom Residence, 16,000 sq. ft.
Client: Emma Corporation

The Strand, *Dana Point, CA*
Custom Residence, 10,000 sq. ft.
Client: South Coast Architects

Astani Residence, *Los Angeles, CA*
Custom Residence, 20,000 sq. ft.
Client: Mr. Astani

Taban Residence, *Beverly Hills, CA*
Custom Residence, 40,000 sq. ft.
Client: Mr. Taban

Hedges, *Los Angeles, CA*
Custom Residence, 27,000 sq. ft.
Client: XTEN Architecture

San Jacinto 151, *San Jacinto, CA*
Single Family Residential Development, 151 lots
Owner: Frontier Enterprises

Belamaria, *Ontario, CA*
Single Family Residential Development, 130 lots
Owner: Frontier Enterprises
Architect: KTGY Group, Inc.

Madison Square, *Fontana, CA*
Single Family Residential Development, 53 lots
Owner: Frontier Enterprises
Architect: John Roberts & Associates Inc. Architecture

Ortica, *West Hollywood, CA*
4,200 sq. ft. Restaurant
Architect: Kevin Tsai Architecture

Fig & Olive, *Newport Beach, CA*
8,000 sq. ft. Restaurant
Architect: VMC Architecture

Zinque, *Newport Beach, CA*
2,500 sq. ft. Restaurant
Architect: Kevin Tsai Architecture

Pono Burger, *Venice, CA*
2,450 sq. ft. Restaurant
Architect: Studio Mai

Urth Café, *Multiple locations throughout CA*
1,806 sq. ft. Restaurant
Architect: VMC Architecture

Bulletproof Coffee, *Los Angeles, CA*
3,100 sq. ft. Restaurant
Architect: VMC Architecture

Coffee Bean, *Multiple locations throughout CA*
Architect: TSArchitects, Inc.

Mendocino Farms, *Multiple locations throughout CA*
Architect: VMC Architecture

Lululemon, *Multiple locations throughout CA*
Architect: Menemsha Solutions

SoulCycle, *Multiple locations throughout West LA*
Architect: TSArchitects, Inc.

Apple Store, *Bakersfield, CA*
Architect: TSArchitects, Inc.

Vitamin Shoppe, *Multiple locations throughout CA*
Architect: KTGY Group, Inc.

Hyatt, *Palm Springs, CA*
Tenant Improvement
Owner: Hyatt
Architect: DKY Architects

942 Mission Hotel, *San Francisco, CA*
Owner: Mint Development, LLC
Architect: Stanton Architecture

Terra Lago, *Indio, CA*
Tract Homes
Owner: K. Hovnanian Homes
Architect: Danielian Associates

L3, *Anaheim, CA*
Tenant Improvement
Owner: Interstate Electronics Corporation

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