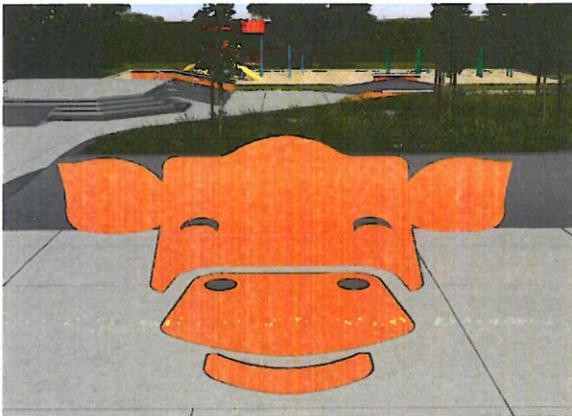


SPOHN RANCH SKATEPARKS

IN COLLABORATION WITH *THE CITY OF TILLAMOOK*



PROPOSAL FOR SKATEPARK DESIGN/BUILD SERVICES
CITY OF TILLAMOOK, OREGON

SPOHN RANCH, INC. | P 626-330-5803 | F 626-330-5503 | W SPOHNRANCH.COM
E INFO@SPOHNRANCH.COM | 6824 S CENTINELA AVE. LOS ANGELES, CA 90230

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Paul Wyntergreen, City Manager
City of Tillamook
210 Laurel Avenue
Tillamook, OR 97141

WEDNESDAY, NOVEMBER 12, 2014

RE: REQUEST FOR PROPOSAL – PROFESSIONAL SKATEPARK DESIGN/BUILD SERVICES

Dear Mr. Wyntergreen,

Charlie and I would like to thank you for the opportunity to present Spohn Ranch's proposal for the professional skatepark design/build services that will transform a section of Tillamook's Goodspeed Park into a sculptural canvas for skateboarding and BMX bike riding.

We are eager to develop another state-of-the-art facility in the region, having recently completed design/build projects for the cities of Bend, The Dalles and Junction City, Oregon. We were also recently selected among the nation's top firms for a design/build project in Carlton, Oregon - currently in the design phase.

While Spohn Ranch was founded and remains based in California, through years of successful design/build skatepark projects in the region, we've developed a significant Pacific Northwest presence. Our intimate knowledge of the region's suppliers, site composition, building standards and weather conditions guarantees a smooth construction process free from surprises.

Ensuring we maximize this intimate knowledge of the region and move swiftly, I will be the City's main point of contact, anchoring our team as project manager. I will coordinate the work of the various team members, lead weekly progress meetings and shepherd the project through its pre-construction phases – preserving schedule and budget throughout.

Charlie Wilkins, a professional skateboarder and AutoCAD wizard who is based out of Portland, Oregon, will join me in designing a modern skateboarding landscape that integrates intelligently into the designated skatepark site. While Charlie will execute the 3D modeling and technical construction drawings, I will contribute to the overall project vision with "big-picture" ideas and visual narratives that will create a signature park – a space that is meaningful to the entire community.

Enhancing our regional expertise is our partnership with Salem-based Project Delivery Group, with whom we worked with on recent projects in Bend and Silverton. They will perform technical services including site survey, landscape architecture and civil engineering and will enrich the project through their in-depth knowledge of local standards, site conditions and State protocol. They know the area inside and out and their support ensures smooth navigation of the administrative channels.

Mark Bradford, a Spohn Ranch co-owner and the most sought-after foreman in the industry, will lead our veteran field crew in responsibly and efficiently executing construction. Finally, Kirsten Dermer, a co-owner since Spohn Ranch's founding in 1992 will leverage 20+ years of experience to manage all of the project's financial, legal and clerical matters, ensuring that our design/build team is freed up to do what they do best.

We've included a preliminary concept design, but look forward to continuing to collaborate with the community to refine and improve them. We know the City needs more than a designer and builder, but a partner and a leader who will intelligently guide them through the process, arriving at the solution that best fits the site, budget and local riders' needs. Additionally, we know how to get the community excited and will work hard, thinking outside the box to bring more local dollars and donations to the project.

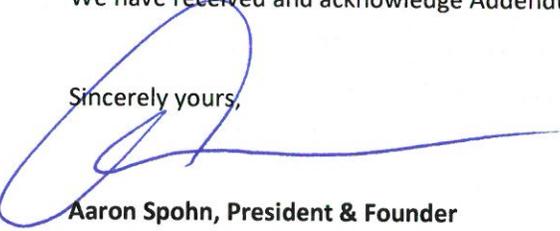
Our comprehensive design/build vision, dedicated team members and legacy of success are detailed in the following pages. We are prepared to begin work immediately.

I am authorized to represent our team in any contract negotiations and can be contacted via the information below.

Our Oregon Contractor's License is #176638.

We have received and acknowledge Addendum #1.

Sincerely yours,



Aaron Spohn, President & Founder

Spohn Ranch, Inc.

6824 S Centinela Los Angeles, CA 90230

626-330-5803 x202 (office) 818-612-7711 (cell)

Aaron@spohnranch.com

Charlie Wilkins, Lead Designer & Draftsman

Spohn Ranch, Inc.

6212 N Commercial Ave Portland, OR 97217

617-388-0175 (cell)

Charlie@spohnranch.com

OUR HISTORY



"My obsession with skateboarding began on the streets of Los Angeles in 1972, when I got my first skateboard at the age of twelve. Soon I was building and experimenting with my own makeshift ramps. During these early years I got a lot of bruises, stitches and broken bones, but I never had more fun. From day one I had the desire to build better places to ride...and more importantly, I wanted a place I could call my own. Many ramps later I tried to get a municipal skatepark built for my friends and me. We lobbied the City, attended countless meetings, built models and made speeches, but to no avail. While I failed in my first effort I was unknowingly laying the groundwork for future successes.

Out of necessity, I took matters into my own hands. As a master carpenter I had all the skills. I convinced my landlord he could trust me to put a half-pipe in my backyard. Soon we had one of the precious few half-pipes in Southern California. Some secrets are hard to keep. One half-pipe became two and three roommates became twelve. A huge scene grew from that backyard – there would be a knock at my front door and some skater from abroad would have skated from LAX hoping to bunk down and stay a while. That's when I first heard the term "Spohn Ranch."

Without realizing, I had created far more than a renowned place to skate. My personal pursuit had become a community and its passion became Spohn Ranch. It wasn't long before people were asking me to build for them as well and soon that knocking at the door was from ESPN wanting help with their vision – something known today as the X-Games.

I never intended to start a company designing and building facilities for action sports, but it was meant to be. It truly is the convergence of all my skills and passions – my life's work. 20 years later my community has grown to include an incredible group of equally passionate friends, athletes, builders, architects and engineers.

I am amazingly proud of Spohn Ranch and our body of work. But the thing that I take greatest pride in is the building of communities and helping kids, just like me, build their own places to skate."

- Aaron Spohn, Founder & President of Spohn Ranch



FIRM OVERVIEW

Spohn Ranch began as a community, anchored by Aaron Spohn's backyard half-pipe, and grew into an award-winning skatepark design/build firm. A cornerstone of action sports progression for over 20 years, Spohn Ranch's backyard roots have spread globally, culminating in hundreds of cutting-edge creations.



FROM PERMANENT SKATEABLE LANDSCAPES TO INNOVATIVE INSTALLATIONS FOR HIGH-PROFILE EVENTS

Spohn Ranch has played an invaluable role in the exponential growth and development of action sports. Spohn Ranch's staff of dedicated professionals have spent considerable effort advocating for the industry as a whole: establishing ASTM construction guidelines for skateparks, writing editorial content for industry publications and lecturing at parks and recreation conferences.

In the private sector, Spohn Ranch became a household name by designing/building courses for premiere action sports competitions, film/television and corporate events. In the municipal world, Spohn Ranch has consistently been a pioneering firm, most recently taking a lead role in transforming skateparks into vibrant community spaces with architectural finesse and sculptural elements that double as visual focal points.

DESIGN/BUILD

IN CORPORATE SECTOR

Some of our most challenging work has been in the special event world, designing and building competition courses for the world's top professional skateboarders. When global corporations become involved in skateboarding events they conduct a rigorous selection process assessing all major players in the skatepark industry. They consistently choose Spohn Ranch for our unique ability to deliver quality concrete skateparks and courses under any conditions.

Our corporate clients like **ESPN, NBC, MTV, Vans, Mountain Dew and Red Bull** and the athletes they host demand perfection when the skatepark is the stage for a live television event. The spacing between every obstacle has to be precise, the height and angle of every feature has to be perfect and the quality of the construction has to be flawless. With over 20 years of experience in this segment, we've really been able to hone our design and construction skill sets, injecting that attention to detail into all of our municipal projects.

To really drive this point home, we like to reference a metaphor from the automotive industry.

"Welcome to the home of Goodyear Racing—where everything we learn about making tires that perform in grueling conditions inspires what we roll into yours."



TRANSWORLD Business

THE LEADER IN ACTION SPORTS NEWS

November 2011

A CULTURE OF WINNING

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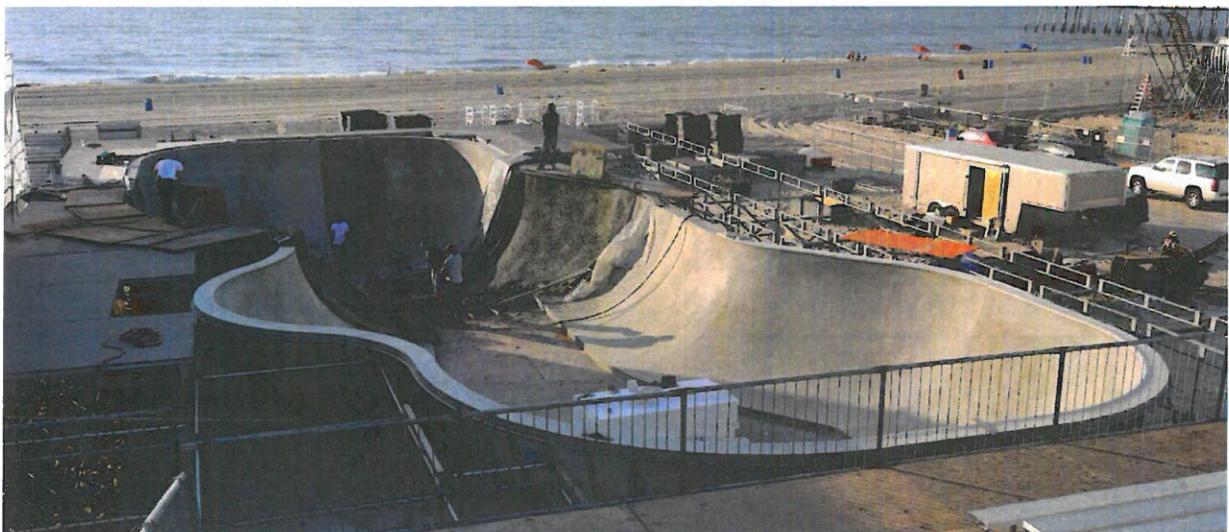
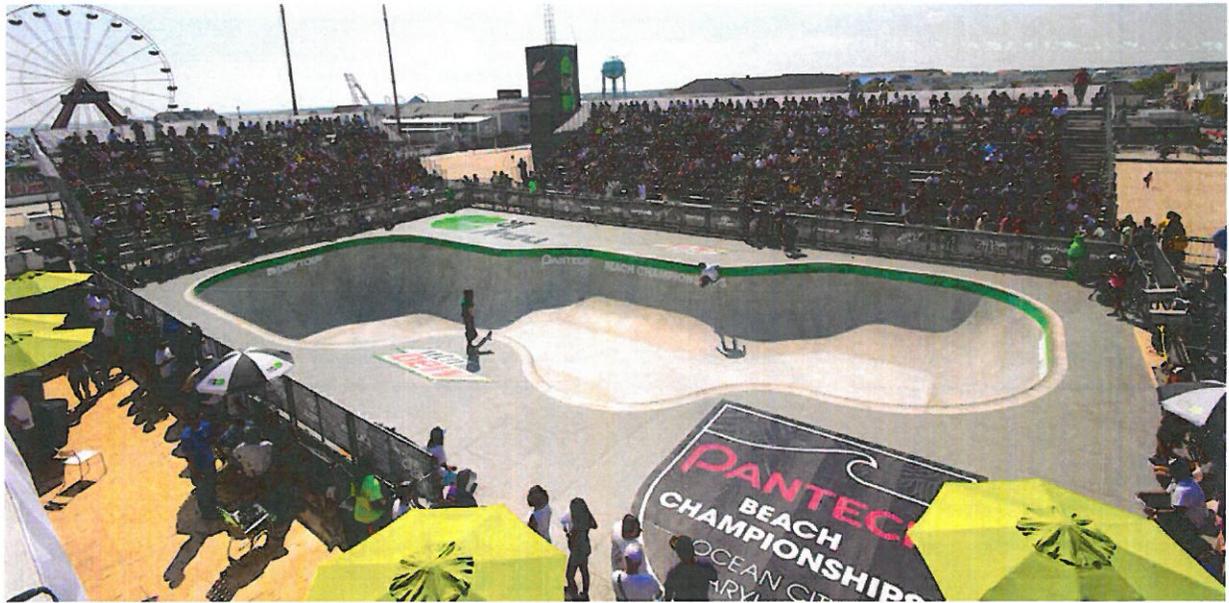
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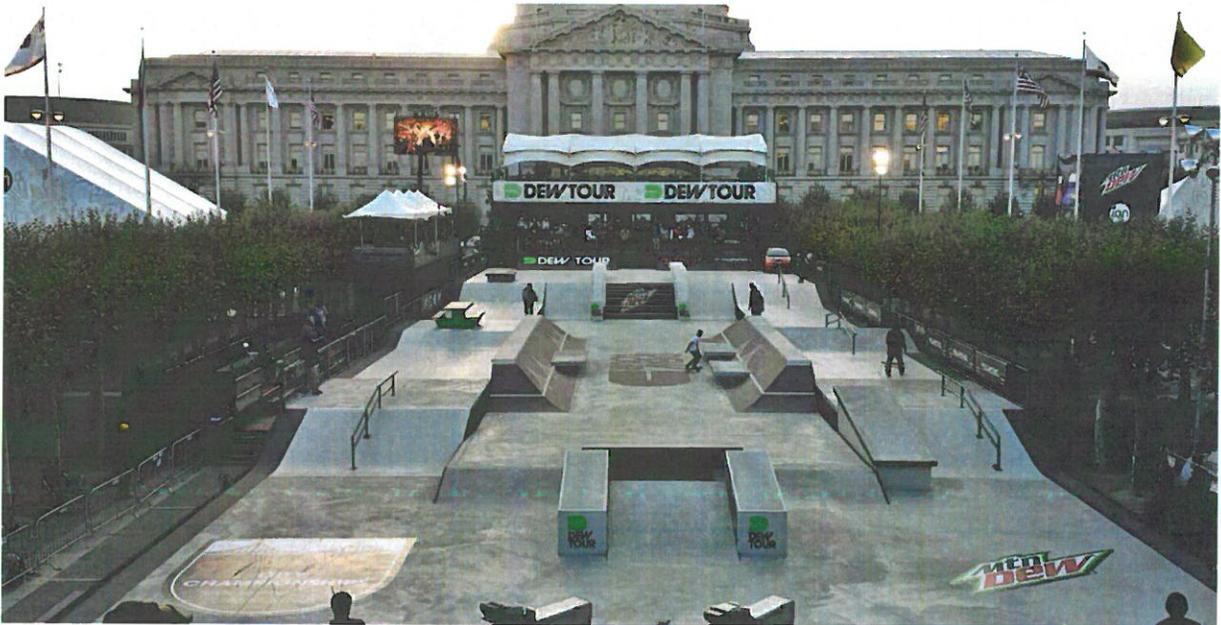
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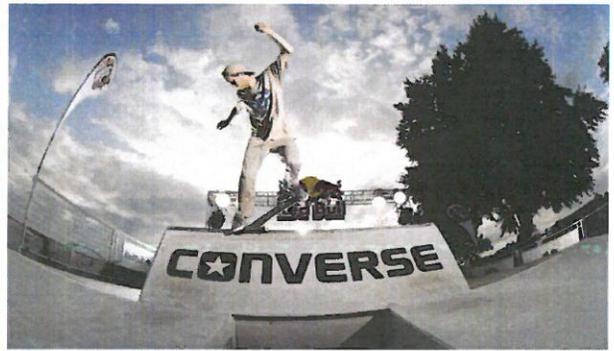
BUCKY LASH
PHOTO: ALLISON



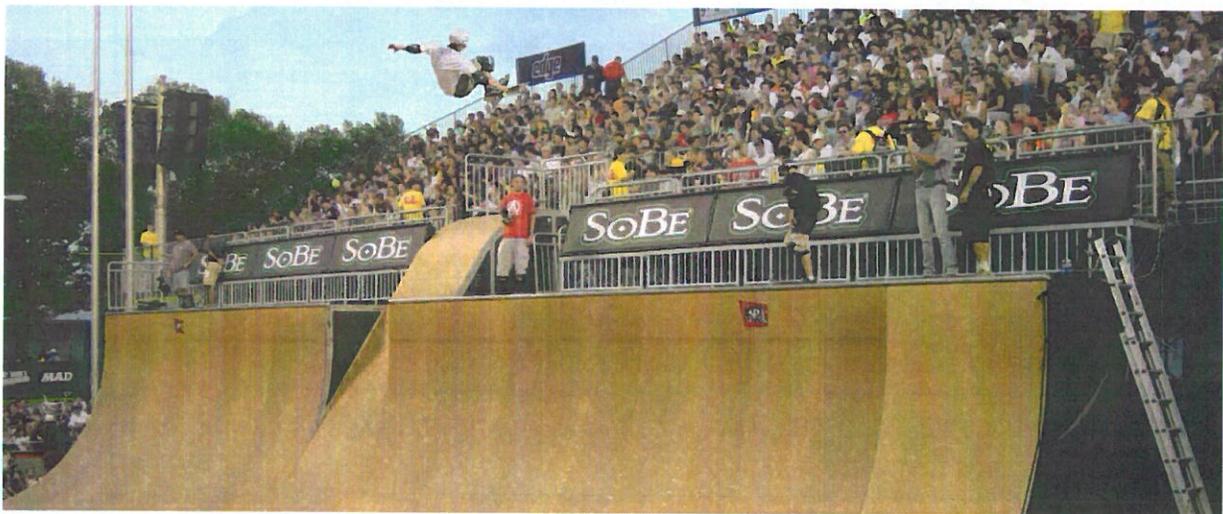
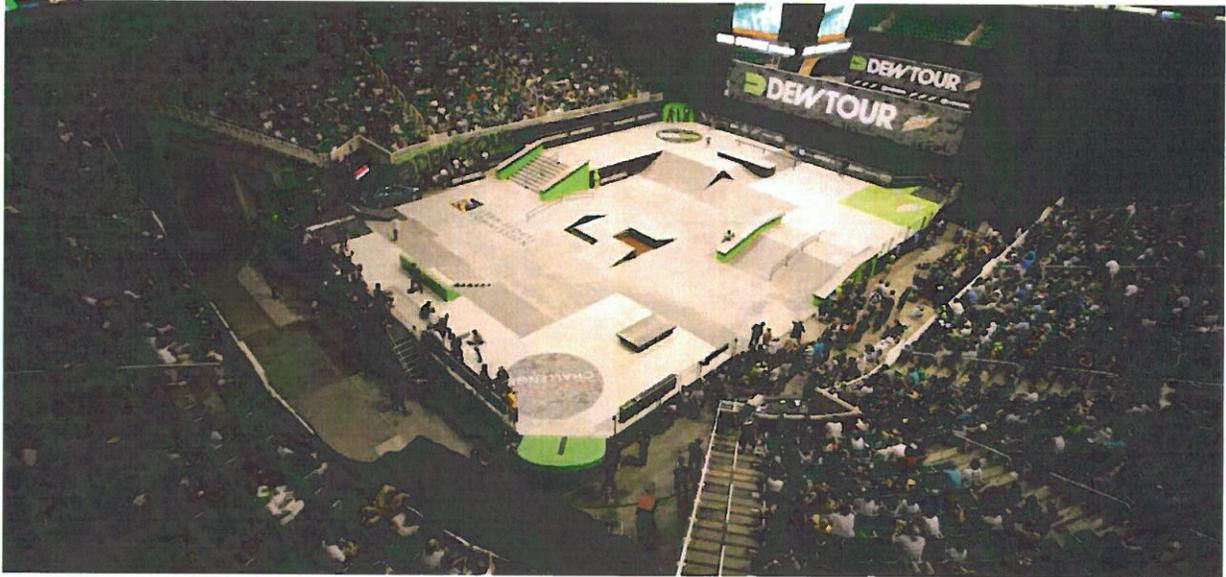
DESIGN/BUILD FOR DEW TOUR – OCEAN CITY, MD



DESIGN/BUILD FOR DEW TOUR – SAN FRANCISCO, CA



DESIGN/BUILD FOR RED BULL MISSISSIPPI GRIND



20+ YEARS OF SPECIAL EVENT DESIGN/BUILD

AWARDS

& RECOGNITION

- **CALIFORNIA PARK AND RECREATION SOCIETY**
Award of Excellence for Recreation/ Community Services, 2009 (Fontana, CA)
- **IOWA READY MIXED CONCRETE ASSOCIATION**
Excellence in Concrete Award, 2012 (Oskaloosa Skatepark - Oskaloosa, IA)
- **NEW JERSEY RECREATION AND PARKS ASSOCIATION**
Award for Excellence in Design, 2013 (Holland Park Skate Plaza - Elizabeth, NJ)
- **NEW JERSEY SOCIETY OF MUNICIPAL ENGINEERS**
Municipal Project of the year, 2013 (Dealy Field Skatepark - Sea Isle City, NJ)
- **AMERICAN PUBLIC WORKS ASSOCIATION - KENTUCKY CHAPTER**
Project of the year, 2014 (Chautauqua Park Skatepark - Owensboro, KY)
- **CITY OF SPARTANBURG, SOUTH CAROLINA**
Award for Excellence in Design, 2010 (Hot Spot Skatepark)
- **WORLD OF CONCRETE**
Finalist for "Crews that Rock" Award, 2011 & 2013 (Dew Tour Bowl & BSA Summit)
- **SKATEPARK ASSOCIATION OF USA**
Award for Design and Manufacturing Excellence, 2004
- **CONCRETE DISCIPLES**
Award for Excellence in Skatepark Construction, 2001
- **AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS/URBAN LAND INSTITUTE**
Award for Excellence Nominee, 2010 (Daybreak Skatepark - South Jordan, UT)
- **HUCK MAGAZINE**
"The Future of Skatepark Design", 2008 (Daybreak Skatepark - South Jordan, UT)
- **INC. MAGAZINE**
Honoree of Nation's 5,000 Fastest Growing Private Companies, 2009-2013

PROJECT

PORTFOLIO



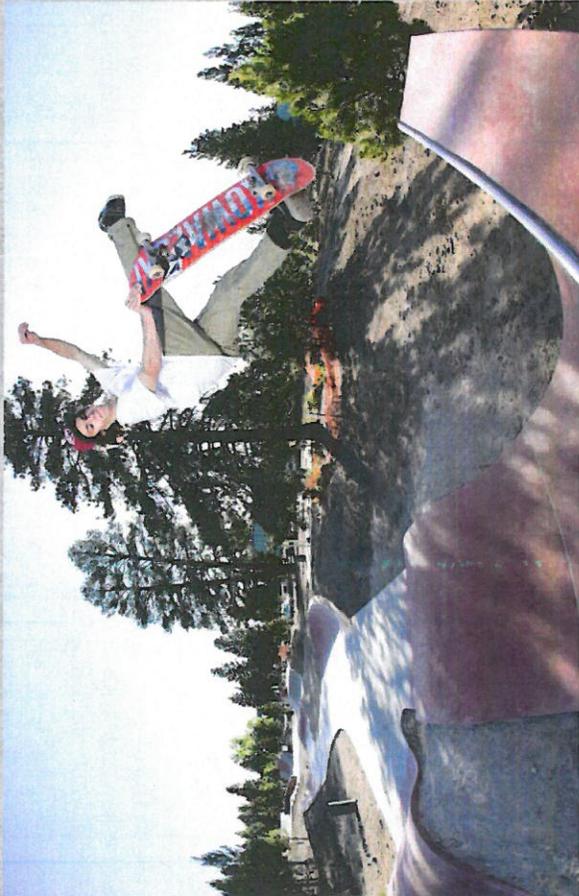
CARLTON, OREGON
BREAKING GROUND IN 2015

Spohn Ranch has successfully completed 700+ design and design/build projects in 20+ years of experience. For the sake of being concise, in the following pages we've highlighted a few recent projects we feel are relevant to the City's current needs. A full project list is available upon request.

SPOHN RANCH PROJECT PORTFOLIO

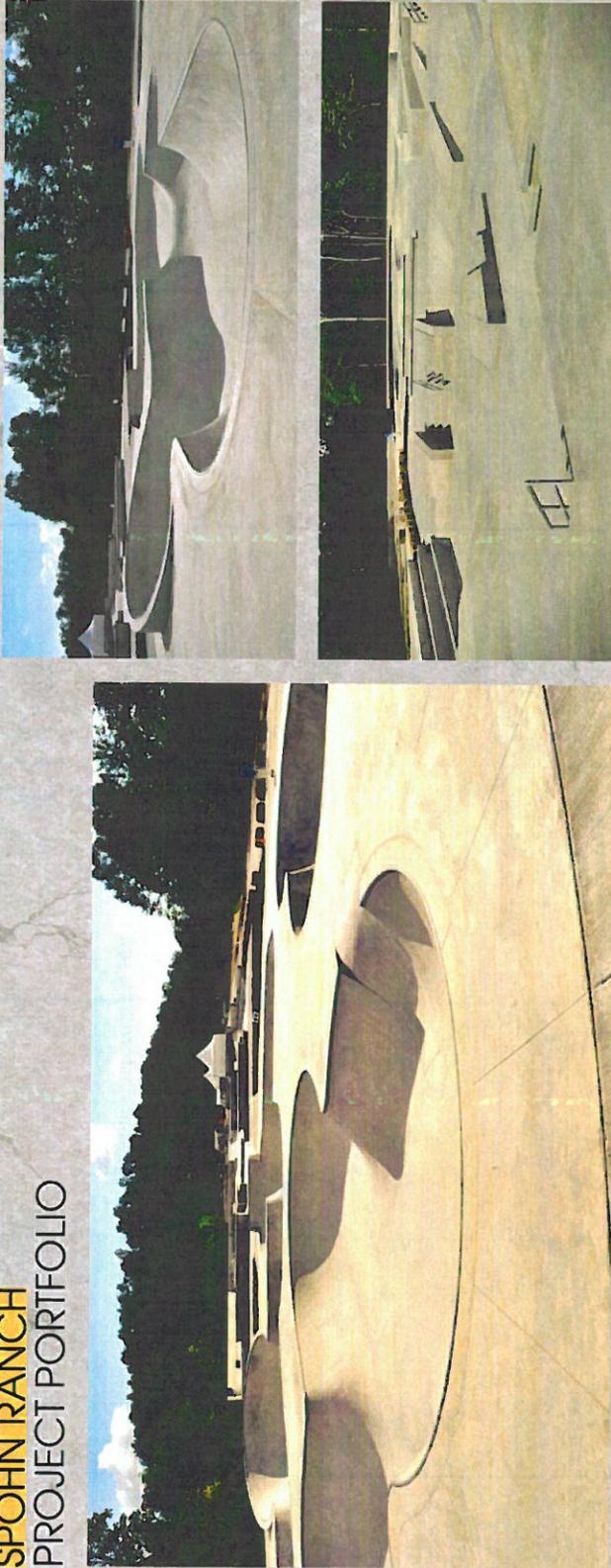
BEND, OREGON

PONDEROSA PARK SKATEPARK
9,000 SQ FT - DESIGN/BUILD - 2014



Ponderosa Park was already home to a concrete skatepark built in 1997, but flawed design and subpar construction limited the potential of the space and by 2013, the local skate community was ready for a change. As initial sketches were coming together, our site analysis revealed that 1' below the site's topsoil was a layer of nearly impenetrable bedrock/granite. This limited the ability to build a bowl, so rather than literally "blowing" the budget to dynamite the rock, we reconvened with local skaters and brainstormed a solution for a modern above-grade space with a healthy balance between street and transition. The final product features a main elevated area with stairs, rails and ledges and is flanked by strategically-located transition hips and walls. The top of the park is anchored by a skateable rock sculpture which ultimately flows into the "skate path" section. The path is lined with beginner-friendly skate elements that contour to Ponderosa Park's unique landscape and with luxurious spacing and length, provide a feeling of true freedom.

SPOHN RANCH
PROJECT PORTFOLIO



GLEN JEAN, WEST VIRGINIA

SUMMIT BECTHEL RESERVE
400,000+ SQ FT - DESIGN/BUILD - 2013



In one sentence – the largest and most comprehensive project to ever face the action sports landscape. The courses at the 10,000-acre Summit Bechtel Reserve in West Virginia are a showcase feature of the new \$1 billion permanent home to the Boy Scouts of America's quadrennial "Jamboree", an event drawing 50,000+ visitors per day.

We were chosen as the exclusive designer/builder for the 21+ concrete skateparks, dirt BMX tracks and specialty training zones encompassing an area over twice the size of any action sports facility in the country. Extending far beyond conventional design/build, we drew upon our 12 years of skatepark management experience to thoroughly plan all aspects of this world-class facility. To meet the goals and standards of the BSA we considered capacity, user density, queuing times, pedestrian flow patterns, skill levels and risk management before starting design.

**SPOHN RANCH
PROJECT PORTFOLIO**

BAKERSFIELD, CALIFORNIA

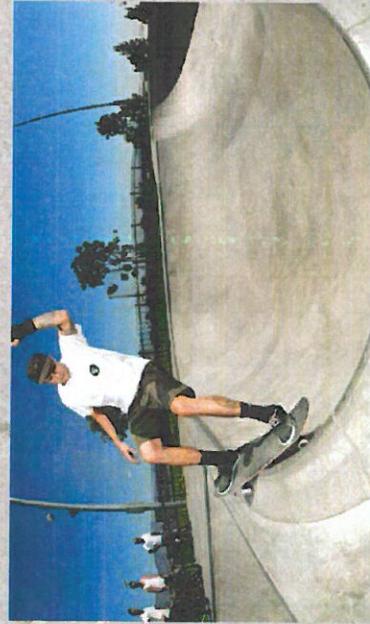
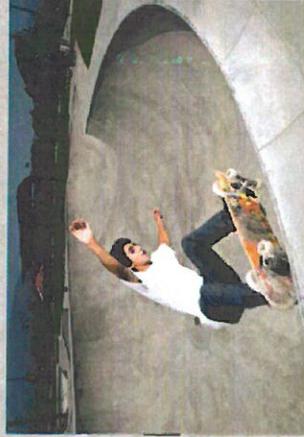
PLANZ PARK SKATEPARK
7,000 SQ FT - DESIGN/BUILD - 2014



Asked, and they received. During the planning meetings and design workshops Bakersfield's skaters expressed disappointment with the bowl at the City's other skatepark at Beach Park. Too deep, too tight and too gnarly was a recipe for discouragement and infrequent use. They asked if Planz Park could have a mellow bowl that even a beginner rider could have fun with. After seeing the smiles and high-fives at the grand opening, we got the feeling that we nailed it.

In addition to the bowl, the final design features a wide array of modern street-inspired features like steps, handrails and benches and a one-of-a-kind roller-to-bank obstacle that pays tribute to Bakersfield's iconic yellow and blue entrance arch.

SPOHN RANCH PROJECT PORTFOLIO



RIALTO, CALIFORNIA

FERGUSSON PARK SKATEPARK
16,000 SQ FT - DESIGN/BUILD - 2012

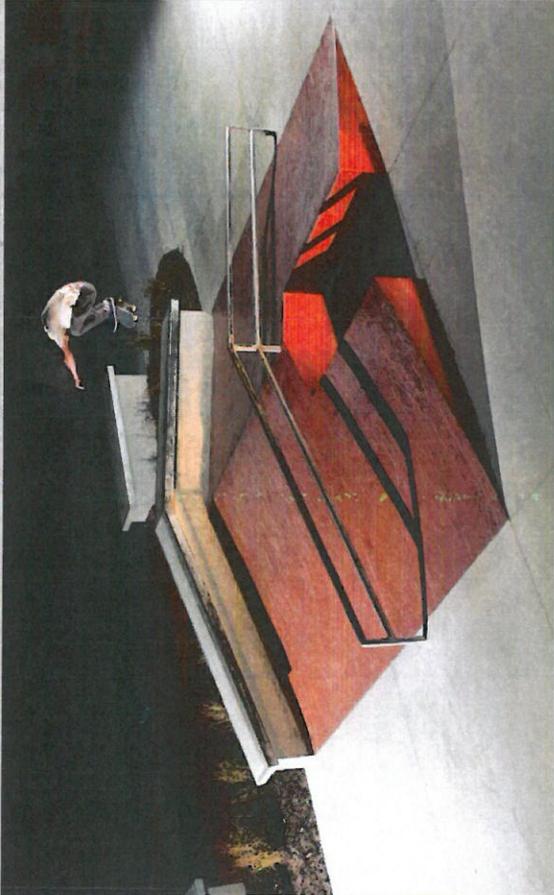
The result of rigorous analysis and collaborative community engagement, Rialto's Fergusson Park is home to one of the Inland Empire's premiere skateboarding landscapes. Inspired by the passion of a local family who had spent years advocating for a skatepark, we embarked on a design process aimed at creating a state-of-the-art facility that would serve both transition and street skaters in a harmonious way.

With the local inspiration in hand, we returned to the drawing board and developed a unique concept that would make efficient use of an existing hockey rink slab, while maintaining a sculptural and aesthetic quality. The final design features aspects of both modern urban architecture and traditional backyard pool skating. It also features an innovative shade structure that invites families and spectators.

SPOHN RANCH PROJECT PORTFOLIO

FAIRFAX COUNTY, VIRGINIA

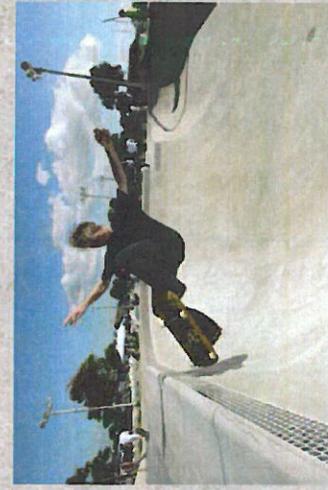
LAKE FAIRFAX SKATEPARK
16,000 SQ FT - DESIGN/BUILD - 2012



The skatepark at Lake Fairfax Park in Reston is the Fairfax County Park Authority's premiere skateboarding destination. This spacious park features well-rounded terrain and an array of unique obstacles that will help the full spectrum of skateboarders evolve their skills.

An artfully designed, clover-shaped bowl anchors the northern end of the park, while streetscape-inspired features tinted with a vibrant red stain flow through the rest of the space. At the grand opening in October, local skateboarder Josh Harris commented, "There's so much here, it's like something you'd see in a video game. It was designed really well, and very creatively." Sponsored local skateboarder Diego Patrick also added, "I think this is the best skatepark in Northern VA by far. It's the concrete plaza skaters all over have been waiting for."

SPOHN RANCH
PROJECT PORTFOLIO



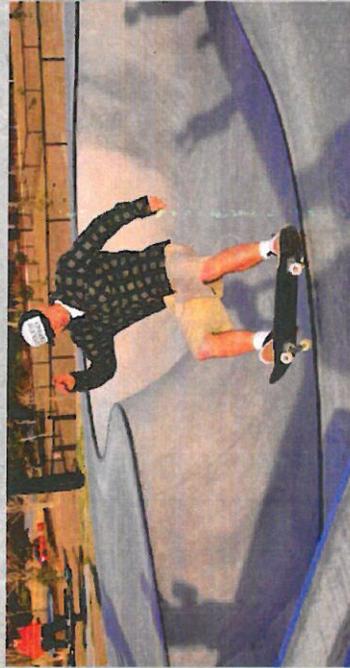
DAYTONA BEACH, FLORIDA

BETHUNE POINT SKATEPARK
16,000 SQ FT - DESIGN/BUILD - 2009

Set beautifully in front of the water on the Florida coastline, the Bethune Point Skatepark has transformed the City of Daytona Beach into a skateboarding destination for skaters from across the state of Florida. In 2010, Transworld Skateboarding praised the park, "Daytona Beach isn't just for Spring Break and NASCAR anymore, this new plaza they've got looks amazing." On opening day, Daytona Beach's Recreation Director, Percy Williamson, also shared his appreciation for the world-class facility when he declared the park "the finest skatepark in the country".

A unique skateable sculpture, the "Broken Pyramid", anchors the lower plaza level, providing a compelling centerpiece and letting skaters smoothly flow to any corner of the park. The piece was also cast with integral lighting on each corner, making it the perfect feature for an imaginative nighttime photo shoot. Integrated landscaping helps transform the park into a vibrant recreational space where skaters and their families both feel welcome. We rounded out the park with a replica of backyard swimming pool, complete with blue tile and traditional pool coping.

SPOHN RANCH PROJECT PORTFOLIO



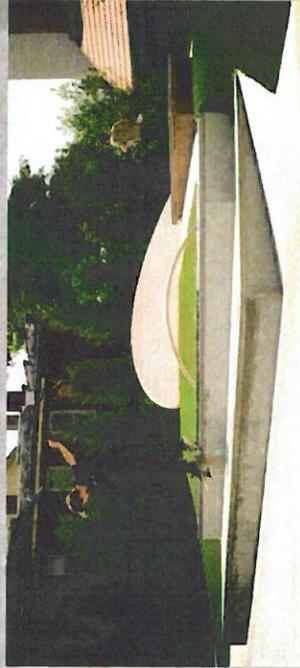
GAINESVILLE, FLORIDA

POSSUM CREEK SKATEPARK
18,000 SQ FT - DESIGN/BUILD - 2009

For the skaters and community members who had spent years advocating for a state-of-the-art public facility in Gainesville, the Possum Creek Skatepark is nothing short of a dream come true. One of Florida's premiere skateboarding landscapes, the park is a triangular expanse of unique terrain. The park's focus on aesthetic symmetry and a diversity of skateable features makes it a one-of-a-kind destination skatepark.

This captivating skatepark features modern plaza elements, a multi-level bowl and inspiring obstacles which allow skaters to transition through the park's integrated landscaping. These landscaped areas give the skater's the feeling of a real urban environment, while providing opportunities for eco-friendly stormwater management. The park has also been the site of several regional competitions, as well as a pit stop for touring professional teams.

SPOHN RANCH PROJECT PORTFOLIO



ELIZABETH, NEW JERSEY

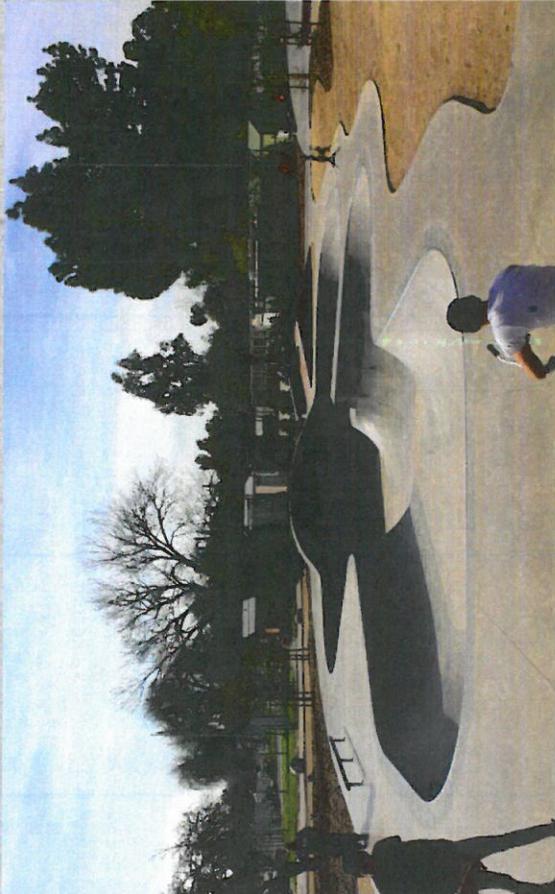
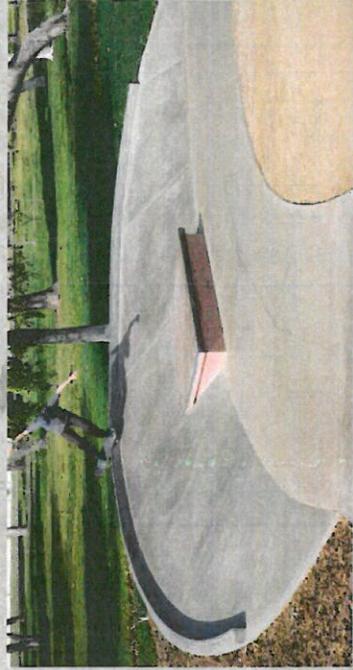
HOLLAND PARK SKATE PLAZA
10,000 SQ FT - DESIGN/BUILD - 2013

This space is a part of a larger re-development project and was originally slated to be a venue for social gatherings such as concerts and farmer's markets. When the forward-thinking prime architect wanted to bring wheeled sports into the mix, we were invited to join the design team and lend our expertise. The goal then became a vibrant multi-use plaza that would primarily cater to skateboards and bikes, while remaining a welcoming space for the entire community. The thought was that the non-skating population would enjoy watching the action, as well as appreciate the sculptural nature of the skateable elements. And for skaters, a skatepark that doesn't look like a skatepark and feels more like a naturally-occurring environment that just so happens to be perfect for skateboarding is truly a dream come true.

SPOHN RANCH
PROJECT PORTFOLIO

LOS ANGELES, CALIFORNIA

HANSEN DAM SKATEPARK
8,000 SQ FT – DESIGN/BUILD - 2012



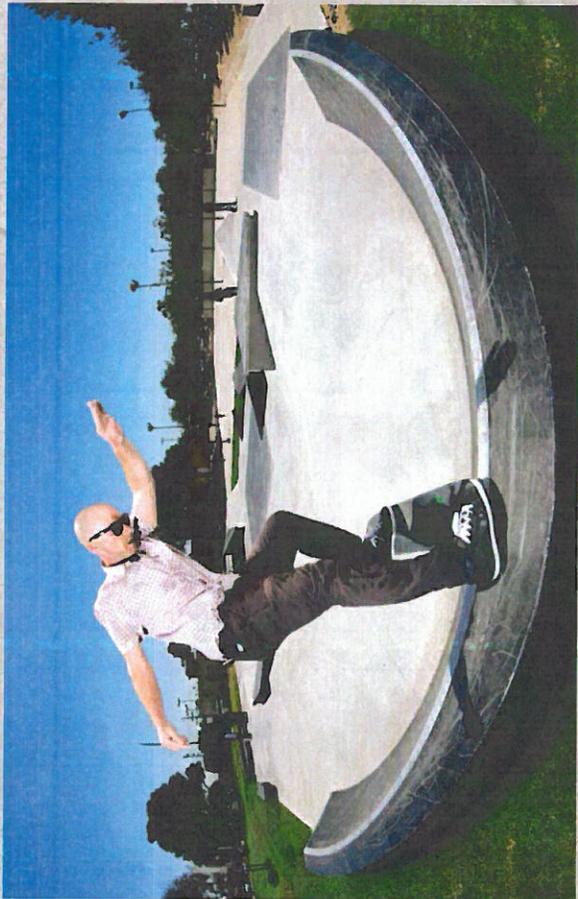
Working with our 10+ year client, Los Angeles Recreation and Parks, the new facility at Hansen Dam Park is a state-of-the-art space unlike any other in the area. The well rounded space blends the multiple genres of skate terrain in a cutting-edge fashion by anchoring the park's entrance with a unique bowl and snaking street-inspired features around a landscaped area in the center of the park.

The 8,800 square foot concrete skatepark features integral colored concrete, granite-capped ledges and brick stamped banks. With a 2,500 square foot flow bowl, the park also speaks to a somewhat neglected LA action sports subculture – transition skaters.

SPOHN RANCH
PROJECT PORTFOLIO

GARDENA, CALIFORNIA

JOHNSON PARK SKATEPARK
7,000 SQ FT - DESIGN/BUILD - 2012



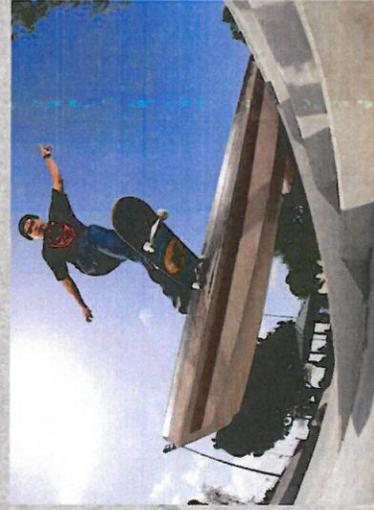
On the south end of Gardena, Arthur Lee Johnson Memorial Park is home to 7,000 square feet of skateable terrain. The space flows naturally out of an existing hillside and sits adjacent to two basketball courts. A triangular theme weaves through the skatepark's interior and can be seen in the charcoal-tinted flatwork, as well as the park's dynamic features.

This artistic imprint accents the space with an unmistakable aesthetic quality. The park's features are sculptural versions of skatepark staples such as gaps, banks and hubba ledges. Located near several skateboarding company headquarters in the South Bay, the park is a favorite of many of the industry's top professionals as a warm-up spot before heading to the streets.

**SPOHN RANCH
PROJECT PORTFOLIO**

GARDENA, CALIFORNIA

ROWLEY PARK SKATEPARK
7,500 SQ FT - DESIGN/BUILD - 2012



On the north end of Gardena, Rowley Park skatepark occupies a 7,500 square foot space nestled in-between a children's play area and a pair of tennis courts. If no skaters were present, community members could easily mistake the skatepark as a visually-striking public plaza. Inspired by modern urban architecture, this park gives Gardena's skateboarders the style of terrain they truly crave. At the same time, the park's features double as architectural focal points that will intrigue the community at large.

Seamlessly integrated into the Northeast corner of the park, this facility defines modern skateboarding environments – with vibrant colored concrete patterns, interior landscaping and an array of sculptural features.

SPOHN RANCH PROJECT PORTFOLIO



GILLETTE, WYOMING

CAMPBELL COUNTY SKATEPARK
10,000 SQ FT - DESIGN/BUILD - 2014

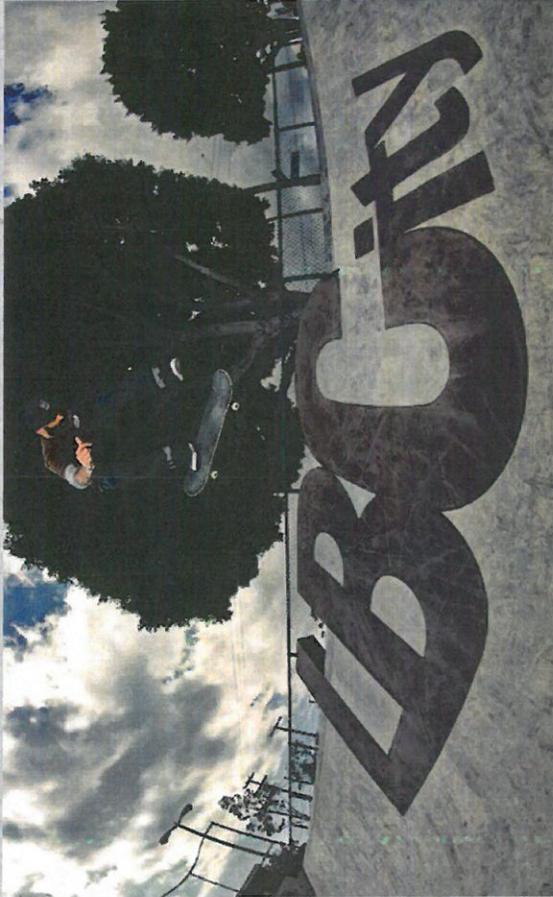
Before designing Northeast Wyoming's first modern skateboarding landscape, our work for Campbell County involved a thorough site selection process where we analyzed locations throughout the community – examining accessibility, environmental impact and design canvas. When the 4J Road site was selected, we injected input from local skateboarders into the design of a state-of-the-art space.

A winding pathway leads users from the parking lot to the skatepark and is lined with skate-friendly benches and pump humps. The innovations continue inside the park with colored concrete, skateable boulders, a ¼ open bowl, an Instagram-worthy handicap ramp feature and a custom steel sculpture that recreates the County's mountain range logo. Thorough, long-term grading and stormwater management plans address the site's expansive subgrade.

**SPOHN RANCH
PROJECT PORTFOLIO**

LONG BEACH, CALIFORNIA

ERNEST MCBRIDE SKATEPARK
11,000 SQ FT - DESIGN/BUILD - 2011



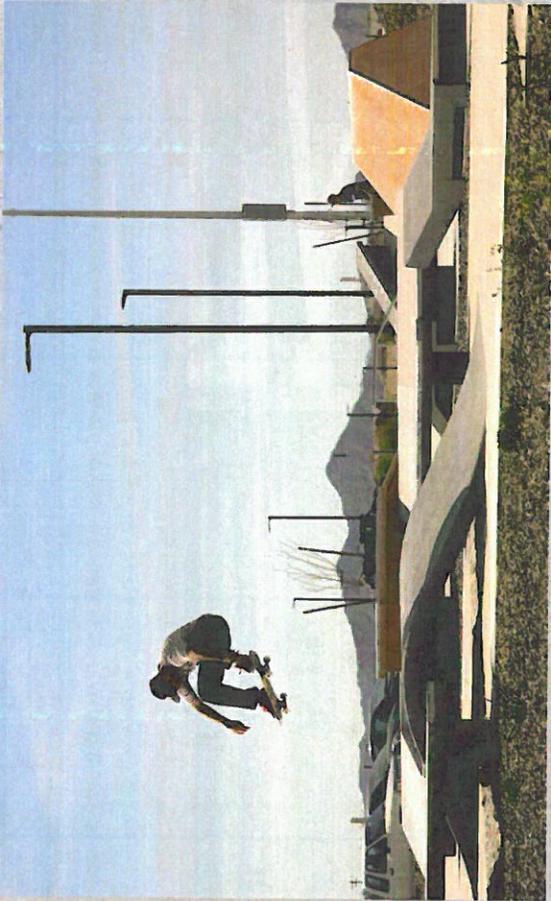
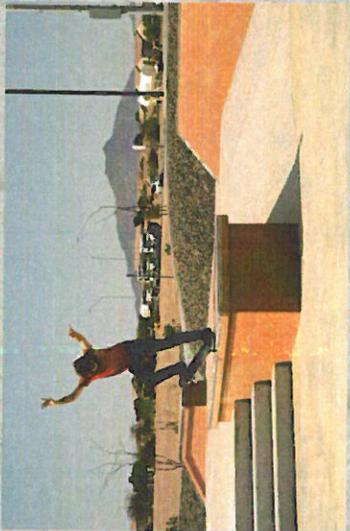
Long Beach's first true skate plaza - more than just another place to ride, we wanted to create an engaging public space that would resemble an urban streetscape and give local skaters a sense of place and community. Despite a tight footprint nestled in between two streets, an apartment complex and a parking lot, we packed the park with recreations of famous Long Beach street spots, integrated landscaping and several cobblestone gaps.

By far the most compelling aspect of the design though, is the skateable "LBC" letters that rise up out of the park. With a sculptural quality not found in any other skatepark, these letters singlehandedly elevate this skatepark to iconic proportions. Empowering the local skaters with the knowledge and pride that their community is special, these letters have further united Long Beach's skaters and cemented the City's place in skateboarding history.

SPOHN RANCH
PROJECT PORTFOLIO

MARICOPA, ARIZONA

COPPER SKY SKATE PLAZA
8,000 SQ FT - DESIGN/BUILD - 2014



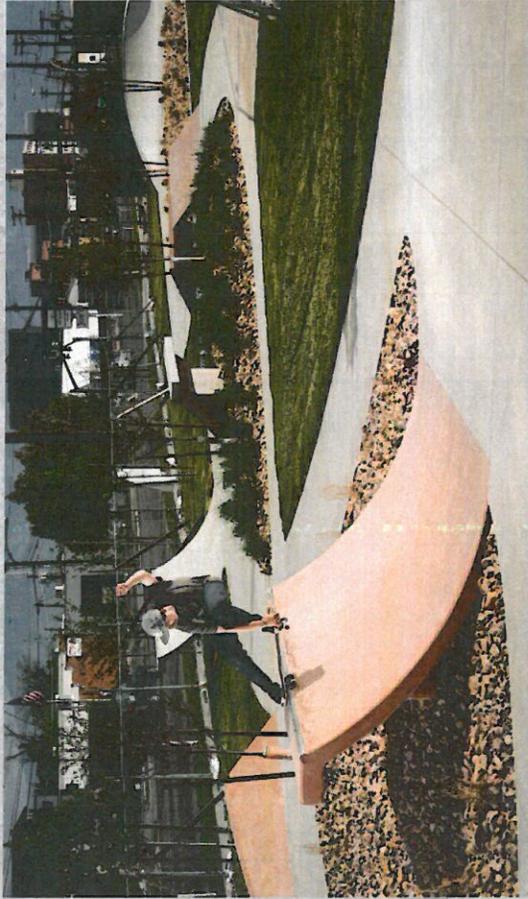
During the planning stages of the 98 acre Copper Sky Regional Park, Spohn Ranch was selected as the designer and builder of the 8,000 square foot skatepark. The skatepark is signature Arizona – with colored concrete, desert friendly landscaping and ample lighting for nighttime use during the hot summers.

The terrain is well balanced and features elements for all riding styles and skill levels. It flows between a winding snake run and a modern streetscape with stairs, rails and architectural benches.

SPOHN RANCH PROJECT PORTFOLIO

PROVO, UTAH

PROVO SKATE PLAZA
24,000 SQ FT - DESIGN/BUILD - 2013



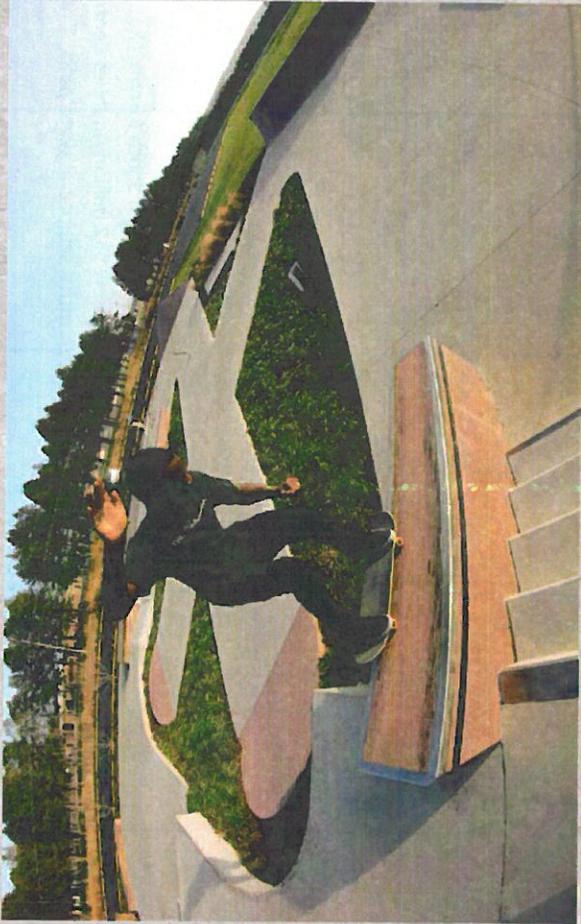
Leveraging the resounding success of our skateable sculpture garden in South Jordan, Utah, Spohn Ranch was selected as the design-build partner for this modern plaza that sits on the grounds of the City of Provo's new \$32 million Aquatics Center. Problem soils and an existing bowl-centric park on the other side of town steered the design to an above-ground plaza with a sculptural skate path. Tinted concrete creates an inviting aesthetic and helps frame the park against the surrounding mountains.

Architectural details and a spacious layout recreate the true street skating experience and solidify this park's position as the premiere skate plaza in the State of Utah. With structural slab design and drainage-friendly landscaping, the also park supports the project's overall goals of sustainability.

SPOHN RANCH PROJECT PORTFOLIO

OREGON, ILLINOIS

PRAIRIE SIDE SKATE PLAZA
6,000 SQ FT - DESIGN/BUILD - 2011



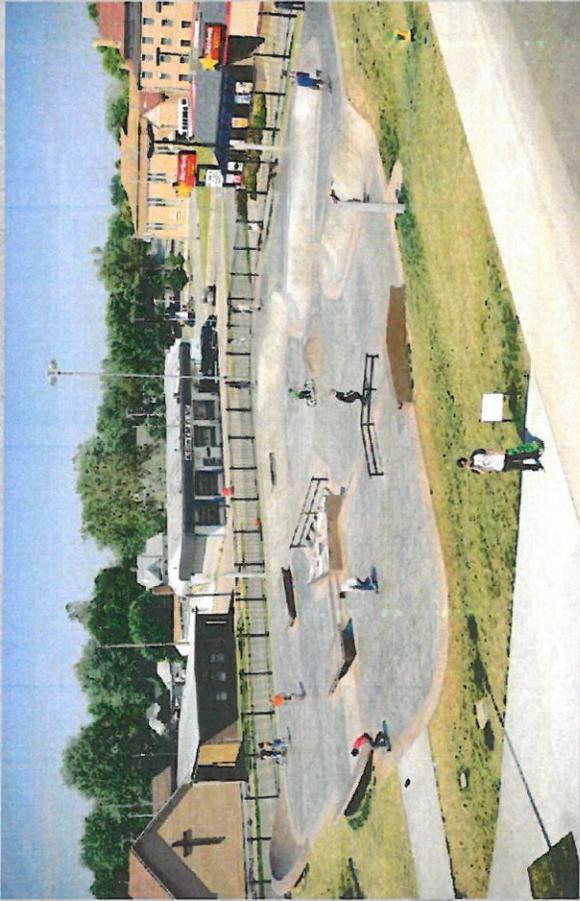
It's always exciting when a client recognizes the artistry of skateboarding and gives us the creative freedom to think outside the box. Breaking the norm of uninspiring back-and-forth skateparks, we created an architectural layout criss-crossed with integral landscaping and colored concrete sculptures. Thorough stormwater design ensures the park sustains years of skateboarding and BMX abuse.

During the grand opening ceremony, Jim Courtts, Oregon Park District Recreation Director, noted "From the park district's point of view, whenever we have a project or open a venue, or do anything, the measure of success is whether it's used or not. From the looks today and the weeks previous, I think we hit a home run!"

SPOHN RANCH PROJECT PORTFOLIO

OSKALOOSA, IOWA

OSKALOOSA URBAN SKATEPARK
11,000 SQ FT - DESIGN/BUILD - 2011



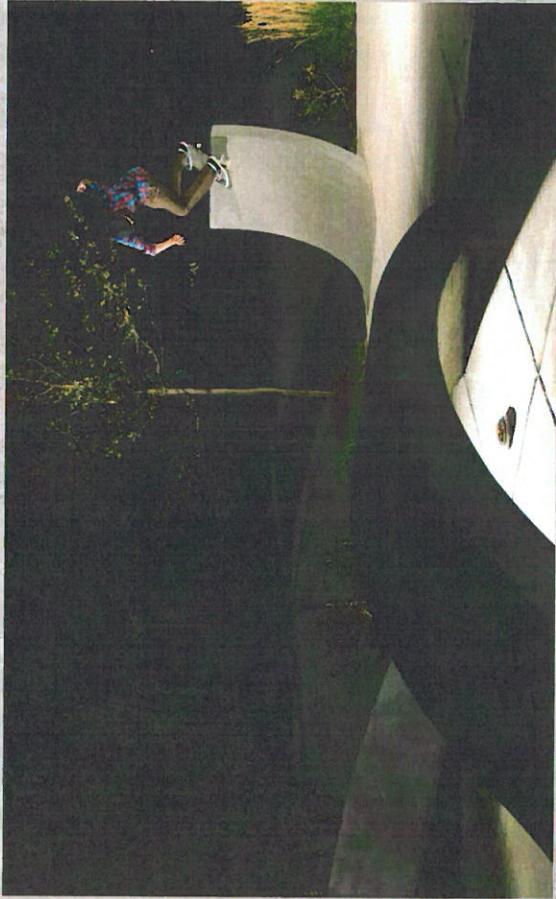
Selected as the skatepark design/build contractor in the winter of 2010, Spohn Ranch joined an integrated team of engineers and landscape architects who were drafting a unique vision for a redevelopment project in the heart of Oskaloosa's downtown district. As the centerpiece of Oskaloosa's new Urban Park, we envisioned the skatepark as a vibrant and colorful space that could be proudly displayed as a community showpiece.

While the majority of Iowa's skateparks feature metal ramps on old tennis courts or large expanses of dull concrete, Oskaloosa's new action sports space stands alone. With an innovative sculptural quality and a diversity of aesthetic enhancements, the resulting design is arguably the most progressive skatepark in the State of Iowa. Often resembling more of an urban plaza than a traditional skatepark, the park features a dynamic colored concrete pattern, integrated granite collages and a host of cantilevered obstacles that double as architectural focal points.

**SPOHN RANCH
PROJECT PORTFOLIO**

SOUTH JORDAN, UTAH

**DAYBREAK SCULPTURE GARDEN
20,000+ SQ FT - DESIGN/BUILD - 2008**



The park that changed the way the world thought about skateparks. In the summer of 2008, Spohn Ranch was proud to collaborate with the forward-thinking Daybreak community and a local landscape architects to design and build the nation's first skateable sculpture garden.

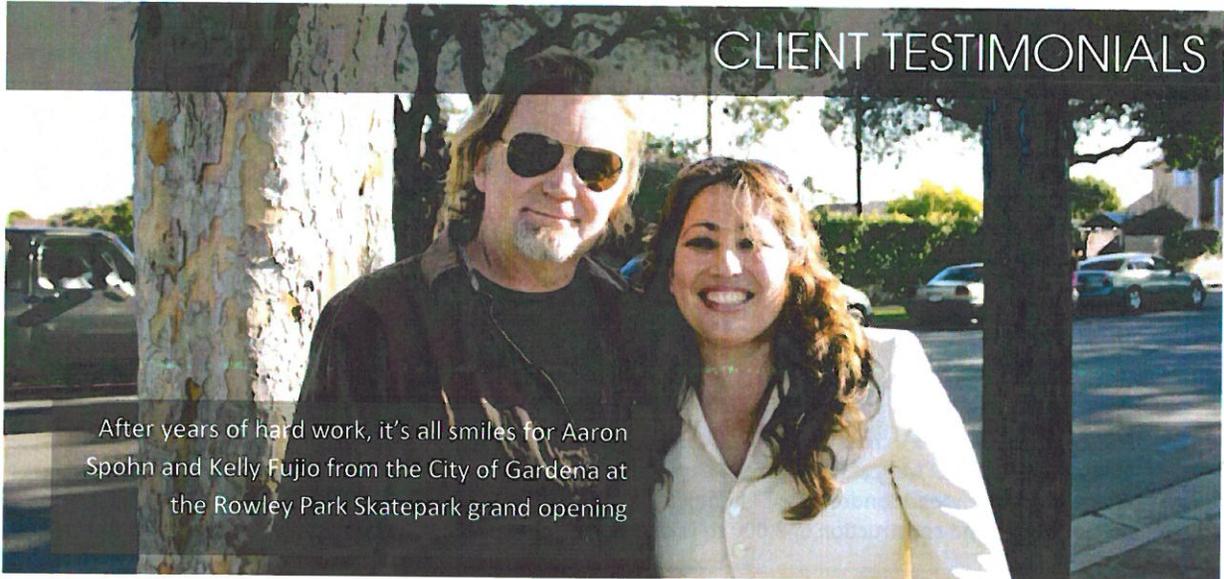
Throwing all notions of conventional skatepark design out the window, we developed a vision for a mixed-use public space with eye-catching skateable sculptures artfully set along a pair of winding pedestrian paths. Nestled in an unassuming housing development, this unnamed park is home to over a dozen integrated skateable art pieces, such as the "Ribbon" which was inspired by Park City's 2002 Olympic ribbon sculpture.

CLIENT

REFERENCES

- **PONDEROSA PARK SKATEPARK – BEND, OREGON**
Client Contact: Matt Mercer, Director of Recreation
Email: Matt@bendparksandrec.org | Phone: (541) 706-6103
Scope: Design and construction of 8,000 sq ft concrete skatepark & 2,500 square foot skate path (2013)
- **THOMPSON PARK SKATEPARK – THE DALLES, OREGON**
Client Contact: Scott Green, Executive Director Northern Wasco Parks/Rec District
Email: scott@nwprd.org | Phone: (541) 296-9533
Scope: Design and construction of 7,000 sq ft concrete skatepark (2011)
- **JUNCTION CITY SKATEPARK – JUNCTION CITY, OREGON**
Client Contact: Melissa Bowers, City Administrator
Email: mbowers@ci.junction-city.or.us | Phone: (541) 998-2153
Scope: Design and construction of 8,000 sq ft concrete skatepark (2012)
- **SILVERTON SKATEPARK – SILVERTON, OREGON**
Client Contact: John Cramer, Senior City Engineer
Email: Jcramer@silverton.or.us | Phone: (503) 874-2209
Scope: VE, construction documents and construction administration for 10,000 sq ft concrete skatepark (2013)
- **THE SUMMIT BECHTEL RESERVE – GLEN JEAN, WEST VIRGINIA**
Client Contact: Tom Wagner, Project Manager (Trinity Works)
Email: Wagnertew@frontier.com | Phone: (304) 573-3978
Scope: Design and construction of 400,000+ square feet of concrete skateparks, BMX dirt tracks, etc. (2013)
- **ROWLEY & JOHNSON PARK SKATEPARKS – GARDENA, CALIFORNIA**
Client Contact: Kelly Fujio, Recreation & Human Services Director
Email: Kfujio@ci.gardena.ca.us | Phone: (310) 217-9537 Cell: (310) 345-0864
Scope: Design and construction of two 7,000 square foot concrete skateparks (2012)
- **4J ROAD SKATEPARK – GILLETTE, WYOMING**
Client Contact: Matt Zahn, Campbell County Public Works Director
Email: MAZ08@ccgov.net | Phone: (307) 685-8061
Scope: Design and construction of 10,000 square foot concrete skatepark (2014)
- **PLANZ PARK SKATEPARK – BAKERSFIELD, CALIFORNIA**
Client Contact: Dianne Hoover, Recreation and Parks Department Director
Email: dhoover@bakersfieldcity.us | Phone: (661) 326-3014
Scope: Design and construction of 8,000 square foot concrete skatepark (2014)

CLIENT TESTIMONIALS



After years of hard work, it's all smiles for Aaron Spohn and Kelly Fujio from the City of Gardena at the Rowley Park Skatepark grand opening

THE SUMMIT BECHTEL RESERVE – Glen Jean, West Virginia

“Trinity Works and the Boy Scouts of America selected Spohn Ranch for the Summit because we expected that we would need the full attention of **the best team in the industry** to design and build the **world’s largest skateboard and BMX facility**. After an exhaustive search of the world’s top action sports companies, your firm was a clear choice due to unique capabilities, experience and personal involvement of the owners.

Throughout the three years of work on the project, Spohn was consistently attentive, dedicated and professional. Beyond the fact that you designed an incredible facility and completed construction in the most harsh conditions possible (on the side of mountain, in the middle of winter, battered by two 100-year storms), Aaron Spohn and his team exceeded our expectations in every regard by **always personally answering our calls, working long hours, and doing whatever it took to get the work done** and get it done well.

Your ability to listen is a true asset. The project’s complex operational requirements were not merely met, but were greatly enhanced by your design team. You **demonstrated patience and superior communication skills** with the many stakeholders involved. We could not be more pleased with the quality of the finished courses.

Given the tight timeline that we were under during the course of this project, it was extremely impressive to be involved with a firm that not only understood the importance and scope of the work that needed to be performed in this space, but was also able to overcome so many obstacles with innovative and cost-efficient solutions. **Truly, you did the impossible** when you completed twenty-one different courses for full use at the Jamboree this summer. I can’t wait to see what you do next and enthusiastically recommend Spohn Ranch for any Action Sports project.”

- Tom Wagner, Senior Project Manager – Trinity Works, Inc.

JUNCTION CITY SKATEPARK – Junction City, Oregon

“I am pleased to write a letter about our relationship with Spohn Ranch. The City worked with Spohn Ranch over a two year period to develop a concept, construct, and complete a skatepark for the City of Junction City.

Spohn Ranch went to great lengths to incorporate our design requests and work with our budget to create a skatepark design that the community could support. Jason took the time to break the project into phases to make our fundraising campaign more achievable and provided referrals on available grants. Spohn Ranch was patient with us as we worked through a fundraising campaign and was willing to re-work the design as needed and when needed. Spohn Ranch’s **greatest strengths were both their creativity and their flexibility**. Jason and his team really gave us the impression that we could accomplish the project and that they would be there with us **throughout the project to completion, no matter how long it took**.

We all celebrated the opening of our Skatepark in October 2012 and we have received excellent feedback from participants about the flow and the features of the park. I recommend Spohn Ranch for skatepark design and construction.”

- *Melissa Bowers, Community Services Department Director*

THOMPSON PARK SKATEPARK – The Dalles, Oregon

“In 2010, the North Wasco Park District conducted a nationwide search and competitive bid to hire a skatepark design/build firm for our first concrete skatepark. We chose Spohn Ranch, based on their **successful track record and innovative bid design**.

In our experience, Aaron Spohn and Spohn Ranch have a design/build approach that I believe people will find very rare and refreshing these days. As an example, even before a formal arrangement was defined, Aaron made a site visit to give us his professional opinion about overall park planning and potential site issues. He and the Spohn Ranch staff were extremely accommodating and friendly throughout the entire process. Not only are they **extremely knowledgeable about both the architectural and contractual aspects** of skatepark development, they seem to have a **great natural sense for working with local skaters**.

When the public involvement process revealed a strong desire to change the bid design, their design team switched gears and did a totally original design that **satisfied two different skating styles**. Mark Bradford and the construction crew were able to **leverage our local contractor’s work** and did a great job with the poured concrete. We wanted to add a unique feature to our design by utilizing a columnar basalt boulder for the Bent Penny and it really turned out great. Since the park has opened, it has enjoyed heavy use including sponsorships from Nike and Dakine to provide regional skate competitions.

I would highly recommend that any agencies considering a skatepark work with Spohn Ranch to design and build their facility.”

- *Scott Green, Executive Director*

THE PORTABLE CONCRETE BOWL – Ocean City, Maryland

“In addition to being a pro skater for over 20 years, I am the creative director for the Dew Tour. The Dew Tour needed a professional class competition bowl that would showcase the best of modern vert and transition skateboarding.

The team at Spohn Ranch was able to take my ideas and deliver a finished product that was not only the world’s first portable bowl, but one of the **best pieces of skate-able terrain ever built.**”

- *Chris Miller, Professional Skateboarder*

POSSUM CREEK SKATEPARK – Gainesville, Florida

“Having the opportunity to work with Spohn Ranch was truly a dream relationship. From day one, we talked about a vision of a grand skate plaza that would be considered one of the premier facilities in North Central Florida and every which way beyond. A class facility that would cater to young and old, boys and girls and beginners to the highly skilled. A venue that could hold events and tournaments for all the community to enjoy, as well as for those from out of town.

With the **excitement, dedication and love shown by Spohn Ranch**, it’s no wonder the facility turned out to be a gorgeous skatepark. The mere fact that your team was able to construct such a facility in less than 60 days was a miracle to me. You knew the City was tight on time due to a \$400,000 grant and you kept your promise, which to me was never in doubt. **Night and day your team worked** to make the City’s dream skatepark a reality.

As we’ve all heard time and time again, the proof is in the pudding. All anyone needs to do is drive by the skatepark anytime during day light hours to see droves of kids and adults skateboarding, in-line skating, BMX riding, and scooter riding. Moms, Dads, Grandmas and Grandpas clicking snap shots of their heroes. It’s by far **the most amazing skatepark we could have possibly wished for.**

This has been reinforced through articles in our local newspaper and TV news stories. Not to mention articles that have been written and sent to the editor by citizens commenting on the awesomeness of the park.

It’s been a great process and I can’t tell you how lucky I was to work with Spohn Ranch. You guys and ladies are the top of the pop. You could see our vision and put it on the ground in record-breaking fashion. I hope that in the upcoming months that visitors from other communities drop in to see our skate park and say, we need to go back home, get with our City leaders for funding and then contact Spohn Ranch so we can have our own state-of-the-art skate park for our community.”

- *Patrick J. Byrne CPRP, Project Manager*

ERNEST MCBRIDE SKATEPARK – Long Beach, California

“It’s an excellent street-plaza design, with just enough transitions to make it well-rounded. It has something for all skill levels, and is exactly the type of project, area, and advocacy that we want to get involved with. It should be an example for other communities to follow.”

- *Tony Hawk, Professional Skateboarder & Founder of Tony Hawk Foundation*

ROWLEY & JOHNSON SKATEPARKS – Gardena, California

“It is truly my pleasure to write you about the City of Gardena’s experience working with Spohn Ranch Skateparks. We first started working with Aaron Spohn in 2008 after meeting him at a Professional Recreation Networking session where Mr. Spohn served as an **expert panelist** on designing and building skateboard parks.

After contacting Mr. Spohn following the meeting, he volunteered to meet with our Skateboard Park Committee, our Parks and Recreation Commission and our staff. We agreed and the meetings went exceptionally well. Mr. Spohn answered many questions, gave suggestions and offered to lead us into building the best skateboard park in our area. He was a **man true to his words** and with his **knowledge, dedication and patience**, we opened two new skateboard parks in the City of Gardena in 2012.

The staff at Spohn Ranch all exceeded our greatest expectations. They worked with us as our staff and City Council delayed our project, made changes to the design of the project and even added a second skateboard park project during the process. They were very accommodating when the project was put on hold for over a year and never put pressure on us while so many changes were being requested and made from our side. We could not be more happy with the professionalism of the Spohn Ranch staff.

During the design and build process of the project, Spohn Ranch staff member, Jason Baldessari helped us at every step of the way. He kept us informed as the design of our project moved forward and helped us understand the skateboard park environment as it relates to this generation’s interest in skating. He was always available for questions and expert guidance and was invaluable in his assistance in making the City of Gardena’s skateboard park project a reality.

Both of our skateboard parks have been extremely well received by our City Council, our residents and our visitors. We are amazed at the number of children and adults that frequent our park, coming from a variety of nationalities, backgrounds and skating ability. Our parks have been featured in countless You Tube videos featuring children just learning to skate and even more common, professional skateboarders amazing those around the City of Gardena skateboard parks with their tricks and their skills.

We are very proud of our final projects in the City of Gardena and would proudly say that it was Spohn Ranch who guided us to make the best skateboard parks around.

- *Kelly Fujio, Director of Recreation, Human Services, Parks and Facilities*

BOARD OF CHILD CARE SKATEPARK – Baltimore, Maryland

“This letter is an opportunity to express our gratitude and appreciation for the phenomenal experience we had working with Spohn Ranch. Through the entire process Spohn Ranch was committed to helping us reach our desired outcome and that was clear through the entire year of collaboration. As we conceptualized, designed and built the skate park. Due to our lack of knowledge we needed a lot of guidance and assistance and Spohn Ranch provided that during each step. Perhaps most noteworthy and helpful was the way the team is designed. Each phase afforded us the opportunity to work with a different senior staff on the Spohn Ranch team; consistently what was demonstrated was a passion for skating, a desire to work collaboratively and true commitment to the project.

Spohn Ranch demonstrated again and again their willingness to work with multiple players, follow agency protocol and make this BIG project run smoothly. This was a large endeavor for our agency both in terms of a paradigm shift in embracing a new and different ways of programming for our children, and in terms of the financial commitment. I can say wholeheartedly we are overwhelming pleased with the results and would recommend Spohn Ranch with no reservations.”

- *Angela Chambers, Vice President of Educational Services*

WOODSIDE SKATEPARK – Silver Spring, Maryland

“I want to extend my sincere thanks to the dedicated Spohn Ranchers who went above and beyond in their role as designers and builders of our new skatepark at Woodside Park.

We presented you with a real challenge – a site that had unique constraints on all four sides. Even with a retaining wall on one end, a specimen tree at the opposite end, and a gym wall and basketball court on the respective sides – your design department **emerged with the perfect solution**. The sculptural nature of the elements combined with the aesthetic appeal of the colored concrete, made the skatepark seamlessly integrate with the rest of the park. As I mentioned previously, I intend to **submit this project for a design award**. The project is an excellent example of a reuse project in an urban environment.

Exceeding our expectations at every step of the way, the **passion and professionalism** of Spohn Ranch was vital in the enduring success of our skate spot. Your crew came exactly on time (something like 4 am in the morning and they were still on California time!) and worked seamlessly with our Central Maintenance masonry staff in an incredible collaboration.

Going beyond the role of designer and builder, I also appreciated the follow up after the project was completed. When dealing with fencing issues and conflicts between basketball players and skateboarders, we were blessed with **incredible insight and guidance that only a well-rounded firm like yours could provide**. Thanks again for a job well done.”

- *Ellen Masciocchi, Project Manager*

PLANZ PARK SKATEPARK – Bakersfield, California

“The City of Bakersfield had the opportunity to work with Spohn Ranch on a design-build skate park at Planz Park. The entire team: from the designers to the onsite builders, were great to work with from start to finish. The onsite crews were professional, courteous to other staff members and informative to the public during the process as well. I was impressed that most of the onsite crew members were also skaters, so they had a personal interest in making the final product flow from one amenity to the next to create a challenging and unique skating experience.

During construction, a couple of stray dogs would make their way to the site of the action daily. The crews befriended the dogs and gave them food and water. Not wanting to leave them in the park over the weekend, they took them home. Then, a crewmember did not want to part with the one dog at all and took the necessary steps to get its shots and license for official adoption. The dog’s name is now Carla and accompanies the crews on construction jobs around the country.

Planz Park Skate Park Opening Day was a big hit with well over 200 young people in attendance. The proof of a great product is the user’s ability to enjoy it for long periods of time, which exceeded expectations. The skate park can be enjoyed by beginners as well as advanced skaters, which is desirable for a facility where different ability levels can learn from each other.

Great company, great results and I would recommend Spohn Ranch to other communities interested in a quality skate park, using the design build process.”

- *Dianne Hoover, Recreation and Parks Director*

KIRKLEVINGTON SKATE SPOT – Lexington, Kentucky

“It has been tough times for recreation departments across America, searching for innovative ways to continue delivering recreational needs for our communities. While Lexington has a well-used skate park, the community needed more opportunities to hone skating skills. The site was repurposed from a deteriorated asphalt volleyball court, to a new concrete pad with concrete features. To make our innovative approach successful, **we had to meet a tight schedule** expected by our corporate partner, so children would be able to enjoy the park this summer.

Throughout the project you and Spohn Ranch were very helpful in design assistance, installation, and delivered as promised. The new skate spot at Kirklevington Park is modest in terms of dollars, but **we received the attention I would expect from a half-million dollar project**. At our ribbon cutting event, many skaters complemented the park’s design and layout. It is extremely well-used as evidenced by the wax on the pieces.

Sincerely, I appreciate your help and professional enthusiasm.”

- *Chris Cooperrider, Deputy Director of Parks*

MILESTONE PARK SKATEPARK – Sandwich, Illinois

“We recently completed the construction of our skatepark and the quality of work displayed by your company, Spohn Ranch, your employees and sub-contractors was outstanding. They showed a high degree of integrity, responsibility, professionalism and ambition.

From the beginning to the end of the project you were dependable in regards to safety and quality, especially throughout the build. Your judgment resulted in a design that is not only logical and practical, but **so unique that has left our “kids” speechless**. Rumor has it that it’s a “big hit” and even with the frigid temperatures it is still being used in December.

Spohn Ranch has been a staple in the Park and Recreation field for quite some time, you continue to exceed expectations and your products/services would be an asset to any organization so I am pleased to give you my wholehearted endorsement. It is with great pleasure that I recommend Spohn Ranch to everyone for design and construction of a skatepark in their community.”

- Sue Swithin, Director

EVERGREEN SKATEPARK – Woodbridge, New Jersey

“It is truly my pleasure to write about our working relationship with Spohn Ranch Skateparks. We became acquainted with Spohn Ranch eight years ago with construction of our first skate park. The project was an enormous success for the Township and opened with much fanfare. The success of that project was the reason we re-engaged with Spohn Ranch three years ago for construction of a much more ambitious plaza style park in another section of the Township.

During the course of our second project, Jason was instrumental in keeping the project moving through what at some times appeared to be almost insurmountable hurdles. He spent considerable time and effort working with our youth advisory group to insure the park met with all their hopes and wishes. Once the conceptual phase was completed, Spohn worked with our consulting engineering firm to develop plans and specifications.

It was when we got the construction phase that **Spohn Ranch became the driving force that kept the project moving**. As we entered the construction stage, financing became a huge issue at one point, the Mayor actually cancelled the project. However, Spohn Ranch and Jason in particular, kept the project moving and worked with the Township to develop creative solutions to our problems. We are now in the final stages of the construction and hope to have the park open before the end of November.

We are already receiving rave reviews from our skateboard contingency about the layout and construction quality. I can honestly say the project would not have been achieved without the drive of Spohn Ranch. Therefore, I am happy to recommend Spohn Ranch for the design and construction of any new skate parks.”

- Scott Thompson, Municipal Engineer

SIDEWINDER SKATEPARK – Fort Irwin, California

“There are not enough words to adequately say thank you to each and every one of you for your support of our Fort Irwin Community. People on post can only say wonderful things about the design, the project and the incredible skaters who showed up for the event. Each of you made a huge difference in the lives of our soldiers and their families yesterday. The skatepark is having a huge impact on our children and soldiers who need a place for recreation. On behalf of our soldiers, families and civilians – **thank you for your generosity, talents, and heart!**”

- Jackie Hoggins, Fort Irwin Marketing Chief

PRAIRIE SIDE SKATE PLAZA – Oregon, Illinois

“The Oregon Park District would like to personally thank you for your assistance and **expertise over the last 5 years with the design/build** of our Skate Plaza. Working with Spohn Ranch helped turn our vision into reality!

I was very impressed with Spohn Ranch’s ability to guide the Oregon Park District through the beginning steps of gathering information all the way through the grand opening. The years of expertise from each of the Spohn Ranch staffers was evident in the **professionalism and ease of the entire process.**

Oregon Park District staff always felt that this was a community project developed by Oregon. Throughout every development and construction phase Spohn Ranch was sure to provide us with details that would best suit our community and vision. Spohn Ranch was able to provide Oregon Park District with a design/build that captured the **streetscape feel and skateable art our community and youth were looking for.**

Prairie Side Skate Plaza opened September 2nd to young and old skaters sharing a common interest. The day of our grand opening I was pleasantly surprised to see hundreds of people turnout for a glimpse of the hoopla. Most were pleasantly surprised at how well the skate plaza fit in to our existing landscape and how eager the kids were to use it. The addition of a skate plaza to our recreation facilities has definitely been a success. A success made possible through the assistance and expertise of Spohn Ranch.”

- Erin Folk, Superintendent of Recreation

WASHINGTON PARK SKATEPARK – Alamogordo, New Mexico

“From the initial group meeting with the local skaters, through conceptual/final design and construction, Spohn Ranch brought their “A” game. Spohn Ranch’s knowledge and experience in the design and construction of skatepark is beyond words. I do not hesitate in recommending Spohn Ranch to design and construct your skatepark. Spohn Ranch’s attitude and passion in skateparks is so contagious that it makes everyone love the sport of skateboarding.”

- Edward Balderrama, Project Manager

LE CONTE MIDDLE SCHOOL SKATEPARK – Los Angeles, California

“It is with great honor that I write on behalf of the teachers, staff, and students of Joseph Le Conte Middle School. We would like to thank Spohn Ranch and their high-caliber team for helping make our dream come true—to build the first-ever Los Angeles Unified School District (LAUSD) Skateboard Park on a school campus!

The true professionalism and compassion of the Spohn Ranch team was present each day from beginning to end. Throughout the process of designing and construction, Spohn Ranch’s team of experts displayed trustworthiness, compassion, and reliability. It was very important to Joseph Le Conte Middle School’s staff and LAUSD to hire a skateboard construction company that would keep the safety of our students in mind. Words cannot describe the true giving nature of the Spohn Ranch team, who never hesitated to answer questions about the construction process or listen to our concerns. Moreover, the excellent quality and craftsmanship met and exceeded our expectations.

December 2013 marked the first year anniversary of the birth of our skateboard park. Joseph Le Conte Middle School Skateboard Park project began with a group of teachers and a simple idea. This idea could not have happened without Spohn Ranch.”

- Irene Chong, Los Angeles Unified School District

OUTLAW SKATEPARK – Canandaigua, New York

“I own a skate shop in upstate New York and work for one of the largest BMX companies in the world – Kink BMX. We wanted to get a park built for the kids of Canandaigua so in 2007 we petitioned the State of New York for a grant with the intention of building a concrete skatepark that would be free for everyone to use. We had another company bid on the project first and produce drawings. When Spohn Ranch bid on the project they were honest with us that we wouldn’t have been able to afford our blueprints. I was nervous that the other company was going to start the project and then ask for more money to complete it, but there wasn’t going to be more money, so this could have turned into a major disaster.

Spohn Ranch was willing to work with us and what we had to spend. In our discussions we asked for something both skateboard and BMX oriented that would be not too difficult for beginners but enjoyable for anyone up to a professional level. Spohn Ranch nailed it first try. In October 2011 the State finally came through with a grant, but with the clause that we had to spend the money by the years end. If you’re familiar with Upstate New York’s weather that time of the year, this was going to be challenging if not impossible to accomplish.

The crew at Spohn Ranch jumped at the challenge and banged out the entire project before the month ended. My experience with Spohn Ranch could not have possibly gone any better. Three years later we’re still skating and riding and the park is as good as the day we got it. Seriously, you guys rule! I could never begin to thank you enough.”

- Chris Riesenberger, Outlaw Boards & BMX

OSKALOOSA URBAN PARK – Oskaloosa, Iowa

“Spohn Ranch first came to work with the Mahaska Community Recreation Foundation (MCRF) on our community BMX-Skate park in the summer of 2010. Our Urban Park project was complete and operational two years later, hosting its grand opening May of 2012.

As the Executive Director of MCRF I have nothing but good things to say about Spohn Ranch’s design and execution of our skatepark project. At first our foundation was working with two companies on designs and were undecided as to which company or design would best fit our community. When MCRF approached the two companies voicing the youth’s desire to include a staircase in the park, we received Spohn Ranch’s answer as follows “In the eyes of a skater, a good stair set gives you plenty of flat ground to approach and gain speed. When stairs are placed at the end of a ramp, skaters are forced to re-position their feet several times as they ride up the ramp. This leaves them feeling unbalanced as they attempt their trick down the stairs.” Receiving a knowledgeable and thought-out answer to a desire for our park, that had not gained attention from an alternative company, was **the first step to a lasting relationship between MCRF and Spohn Ranch.**

Spohn Ranch first sent a representative from their California home base to our Iowa site to gain a better perspective of our needs and space. Vince Onel visited the site and then met with our board and youth committee members for further discussion. His commitment to gaining a full understanding of our needs and bringing this back to his team to translate our community’s vision into a creative yet viable concrete skate park earned him and his team the respect of our board members, our youth riders and our community.

By the end of the project, the unique design and specific features has given our beginner riders the soft space needed to learn the skill as well as our more advanced riders the challenging features to **make our park one of the most unique in Iowa.** Features praised by both local and visiting riders are those such as an exceptionally smooth concrete surface, layered levels, incorporating streetscape in the park, a built-in staircase and plenty of approach space. Spohn Ranch’s **extensive knowledge in the recreation field of bike and skate parks allowed them to go beyond expectations** and update designs to be more inline with the “Urban Park” feel that our board was seeking as well as with the unique features that our riders requested.

Communication with Spohn Ranch was timely throughout the project and MCRF was always made to feel that they had our best interest in mind. Throughout the process Spohn Ranch gave our project a personal touch. I was overwhelmed when Vince, again our Spohn Ranch representative, made the trip back for our grand opening and shared the day with 600 community members. I expect Spohn Ranch would apply these same skills and attributes to any project in which they partner. It is without hesitation that I recommend the Spohn Ranch company for skate and BMX bike park designer for your project.”

- *Sherry Vavra, Executive Director – Mahaska Community Recreation Foundation*

LITTLE VILLAGE SKATE PLAZA – Chicago, Illinois

“Throughout the process of planning and construction, Spohn Ranch staff **proved themselves to be accessible, professional and knowledgeable**. Most importantly, they were willing to accommodate our needs and engage in the process based on our timeline and structure. This project began in 2007 when two seventh graders applied for a small grant because they wanted to develop a place to skate in their neighborhood of Little Village, on the southwest side of Chicago. They organized other young skaters and created a strong youth group that has done the planning, designing, fundraising, and partnership development to make a skate spot in this community a reality. Spohn Ranch staff were willing to engage with stakeholders, provide time for community input as decisions were made and make continuous adjustments to design based on this input.

They were **able to adjust to the dynamic of our group, thus respecting and promoting the ownership** that local skaters have for this project, while satisfying the needs of the Chicago Park District, which manages the land where the Plaza is located. Construction was timely and skillfully done, and staff were very communicative during each step of the process.

We now have a beautiful Plaza that is a source of pride for the local skate community and has become a destination for skaters around the Chicagoland area. We would certainly work with Spohn Ranch again as we move forward with this and other projects.”

- *Simone Alexander, Project Manager – Enlace Chicago*

BEREA SKATEPARK – Berea, Kentucky

“When the City of Berea began to seriously talk about building a skatepark, I started to contact several of the skatepark builders in the industry to find out what was available on the market. We also called and spoke to several other parks and recreation departments all over the state to find out what worked and what didn’t work with their particular skateparks. It was through this research that **Spohn Ranch’s impeccable reputation for their quality work** came to light.

From the preliminary planning stages to construction, Spohn Ranch always maintained the utmost customer service approach. After every public meeting I would touch base with them to discuss ideas and input that we had received from our user group. You worked very hard to accommodate our budget, space and user needs, and we ended up with a design that made everyone happy!

Because of Spohn Ranch our skatepark will not only last us lifetime, but create friendships and memories for all of our skatepark enthusiasts. Thank you to all of the staff who worked so hard to make our dreams a reality!”

- *Maggy Kriebel, Parks and Recreation Director*

BAYNE PARK SKATEPARK – Bellevue, Pennsylvania

"I would like to extend my sincere appreciation to you and your staff in assisting Herbert, Rowland & Grubic, Inc. (HRG) as Bellevue Borough Engineer and by providing design/build services for the Phase 1 and 2 Bellevue Borough, Bayne Park Skate Plaza project.

This project was initially conceived by the Borough in 2010. Funding for the Phase 1 and Phase 2 plaza construction work was received over a two year period from various federal, state and local sources. Because of this funding mix, a competitive bid process was required. Spohn Ranch was selected as the design/build firm for both phases of plaza construction. You and your staff assisted the Borough and HRG in all phases of design, construction and management of subcontractors. **Your attention to detail and communication** with all parties involved (not to mention patience related to weather delays) allowed the Borough to realize the completion of Phase 1 in August 2011 and Phase 2 in June of 2013.

Borough leaders, local skateboard enthusiasts and adjacent municipality representatives have **provided much positive feedback on your company's work.**

I would like to again express my appreciation for your efforts and state that I would be happy to recommend Spohn Ranch for the design and construction of any new skateparks."

- *John Rusnak, P.E.*

GOODVIEW AVENUE SKATEPARK – Wyoming, Minnesota

"My husband and I were part of the committee that worked with our local park board to develop a skate and bike park in the small City of Wyoming. Having never been part of a project like this, we were immediately impressed with Spohn Ranch from the first phone call we made. We had **gotten Spohn Ranch's name from another skatepark we visit frequently** with our kids and from first contact they assured us that they could assist with answering all of our questions, no matter how trivial, and would be able to help us through the process of fundraising and working with our city officials to get the project implemented.

Our project was somewhat difficult in that we are a small community with a limited budget, yet we have many different types of riders in our area. We needed a park that would work for skaters and bikers, young and old. Regardless, the team at Spohn Ranch did an excellent job of explaining every step and made it all work.

We ended up with a **beautiful design that met all of the needs** of the kids in our community and **fit well within our limited budget.** This was a learning experience for all involved, but Spohn Ranch made it an easy process and continued to follow up with us throughout. Our park has only been open for about 6 weeks, but it is a huge success story and we have Spohn Ranch to thank for that!

- *Lois and Russell Janke, Wyoming, MN Skatepark Committee*

CESAR CHAVEZ SKATEPARK – Colton, California

“I want to take this opportunity to thank Spohn Ranch for your hard work on our recently completed skate park in Colton. When we began this project several years ago, I had no idea that the park would have such a significant, positive impact on our community. The park has been literally packed with avid skaters on a daily basis since its opening, and we have heard **nothing but positive comments** from our residents, elected & appointed officials, and most importantly, our teen skaters themselves.

I don't think this project would have realized the current level of success without the efforts of Spohn Ranch. You worked closely with our teens on the design, so that at the end of the process, the design was truly “theirs.” This made the design approval process flow very smoothly, and given that the teens were heavily involved in selecting our vendor, this also **made the purchasing decision easy for our City Council**.

Spohn Ranch staff were always available and helpful throughout the process, and you communicated and coordinated well with Colton's staff to ensure that everyone was on the same page. Once the project was approved, the **construction process was seamless and quick**, with park completion in less than one month, **without any setbacks**.

The park opening that you coordinated for us was likewise well-received. Our teens and residents appreciated the fact that you **didn't just build a park and walk away**. Rather, **you were a part of our community** as we brought a much-needed amenity to the citizens of Colton.”

- *Bill Smith, Director of Community Services*

14th STREET SKATEPARK – Long Beach, California

“The City of Long Beach is pleased to provide a letter of reference for Spohn Ranch Skateparks. Recently, Spohn Ranch Skateparks completed the 14th Street Skatepark in Long Beach, California. From planning through construction, we are impressed with their **knowledge, professionalism and unmatched quality of service**.

In addition to the expertise of Spohn Ranch Skateparks, we are particularly impressed with the unique design, which was a thoughtful integration combined with invaluable input from our community. As a result, our grand opening was a success, and we are pleased with the ongoing use of our facility by the local youth.

Should anyone wish to discuss this project further, I will be happy to provide an outstanding reference regarding your abilities.”

- *Sandra J. Gonzalez, Manager – Planning and Development Bureau*

JUNCTION CITY SKATEPARK – Junction City, Oregon

“I am pleased to write a letter about our relationship with Spohn Ranch. The City worked with Spohn Ranch over a two year period to develop a concept, construct, and complete a skatepark for the City of Junction City.

Spohn Ranch went to great lengths to incorporate our design requests and work with our budget to create a skatepark design that the community could support. Jason took the time to break the project into phases to make our fundraising campaign more achievable and provided referrals on available grants. Spohn Ranch was patient with us as we worked through a fundraising campaign and was willing to re-work the design as needed and when needed. Spohn Ranch’s **greatest strengths were both their creativity and their flexibility**. Jason and his team really gave us the impression that we could accomplish the project and that they would be there with us **throughout the project to completion, no matter how long it took**.

We all celebrated the opening of our Skatepark in October 2012 and we have received excellent feedback from participants about the flow and the features of the park. I recommend Spohn Ranch for skatepark design and construction.”

- *Melissa Bowers, Community Services Department Director*

THOMPSON PARK SKATEPARK – The Dalles, Oregon

“In 2010, the North Wasco Park District conducted a nationwide search and competitive bid to hire a skatepark design/build firm for our first concrete skatepark. We chose Spohn Ranch, based on their **successful track record and innovative bid design**.

In our experience, Aaron Spohn and Spohn Ranch have a design/build approach that I believe people will find very rare and refreshing these days. As an example, even before a formal arrangement was defined, Aaron made a site visit to give us his professional opinion about overall park planning and potential site issues. He and the Spohn Ranch staff were extremely accommodating and friendly throughout the entire process. Not only are they **extremely knowledgeable about both the architectural and contractual aspects** of skatepark development, they seem to have a **great natural sense for working with local skaters**.

When the public involvement process revealed a strong desire to change the bid design, their design team switched gears and did a totally original design that **satisfied two different skating styles**. Mark Bradford and the construction crew were able to **leverage our local contractor’s work** and did a great job with the poured concrete. We wanted to add a unique feature to our design by utilizing a columnar basalt boulder for the Bent Penny and it really turned out great. Since the park has opened, it has enjoyed heavy use including sponsorships from Nike and Dakine to provide regional skate competitions.

I would highly recommend that any agencies considering a skatepark work with Spohn Ranch to design and build their facility.”

- *Scott Green, Executive Director*

LATHROP SKATEPARK – Lathrop, California

“I want to say a BIG “THANK-YOU” to you and all at Spohn Ranch, Inc. who helped to build the Lathrop Skate Park. We have been open for over a week now and everyone, skaters, kids, parents, neighbors City council members, community members and recreation staff from other cities say we have one of the ‘sickest’ parks in the Central Valley! The skaters who make up the Lathrop Skatepark Committee are filled with pride because of what they have succeeded in doing – bringing a great skate park to our town.

Your staff helped to make critical improvements to Site Design Group’s initial design, which not only **saved the City of Lathrop valuable CIP funds but also made the park a better, more fun and safer place to play.** I also have to compliment Damon Spohn and his crew, Mike Villalvazo, Joe Wagner, Michael Wiley and other staff that worked so hard to build our park in very difficult conditions. We had the hottest two weeks of the year and Damon and his crew worked long hours in grueling conditions often exceeding 100 degrees.

The craftsmanship is excellent and almost everyone asks ‘who built this park?’ Luckily, and **with great pride, I get to respond, “Spohn Ranch built our park!”** Skaters give me knowing nods of appreciation whenever I say that, rolling away from me knowing that the premiere skatepark building company on Planet Earth built the Lathrop Skate Park.

Thanks for all your hard work, your hours of phone calls and e-mails to make our park the success it is today. It has instantly become the busiest recreation facility in our town with 100 to 200 users a day.”

- *Gabriel Goulart, Recreation Supervisor*

PRAIRIE POINT SKATEPARK – Oswego, Illinois

“On behalf of the Oswegoland Park District, I want to say how pleased we are with our new concrete skate park. The comments from the community have been overwhelmingly positive. On sunny days, the skate park is packed with kids. But, even on the coldest of winter days, as long as there is no snow, there is a skateboarder or BMX biker in our park. For our Park District, that is what it is all about—creating opportunities for a healthy community.

During the design process, Spohn Ranch representatives Aaron and Jason listened and worked closely with us to customize our skate park to fit the needs of our community.

During the construction, Doug, Mark and his team were **knowledgeable professionals and communicated well** with us. The precise engineering of the concrete allowed for a smooth construction process. Spohn Ranch also hired outstanding, experienced local subcontractors to successfully complete the other facets of the project. Again, this was a rewarding project for our park district and we enjoyed working with Spohn Ranch to bring it to reality.”

- *Chad Feldetoo, ASLA, Senior Park Planner*

RED MOUNTAIN ADVENTURE PARK – Woodland Park, Colorado

“The City of Woodland Park is pleased to provide a letter of reference for Spohn Ranch. In July 2011, Spohn Ranch completed the Red Mountain Adventure Park project which included a concrete skate park and dirt BMX course. From planning through construction, we were impressed with their **knowledge, professionalism, and quality of service.**

During the design process, Spohn Ranch representatives Jason Baldessari and Vince Onel engaged our local skaters and BMX riders to **customize our park to fit the needs of our community.** We are particularly impressed with the unique design, which incorporated the input from our community. The comments from the park users have been overwhelmingly positive. This was a rewarding project for our community and we enjoyed working with Spohn Ranch. Our grand opening was a huge success with over 200 people attending. We are pleased with the ongoing use of our facility by the youth and adults in our community.”

- *Cindy Keating, Parks and Recreation Director*

NORTH TRAIL PARK SKATE COURT – Miami, Florida

“I am writing this letter to express my highest level of satisfaction with Spohn Ranch Skateparks and their work on the North Trail skate court project with the Miami Dade County Parks, Recreation and Open Spaces Department. From the conceptual design phase to the ultimate construction of the project, Mr. Jason Baldesari and his team provided an exemplary level of service and were absolutely instrumental in delivering a quality product to the residents of Miami Dade County.

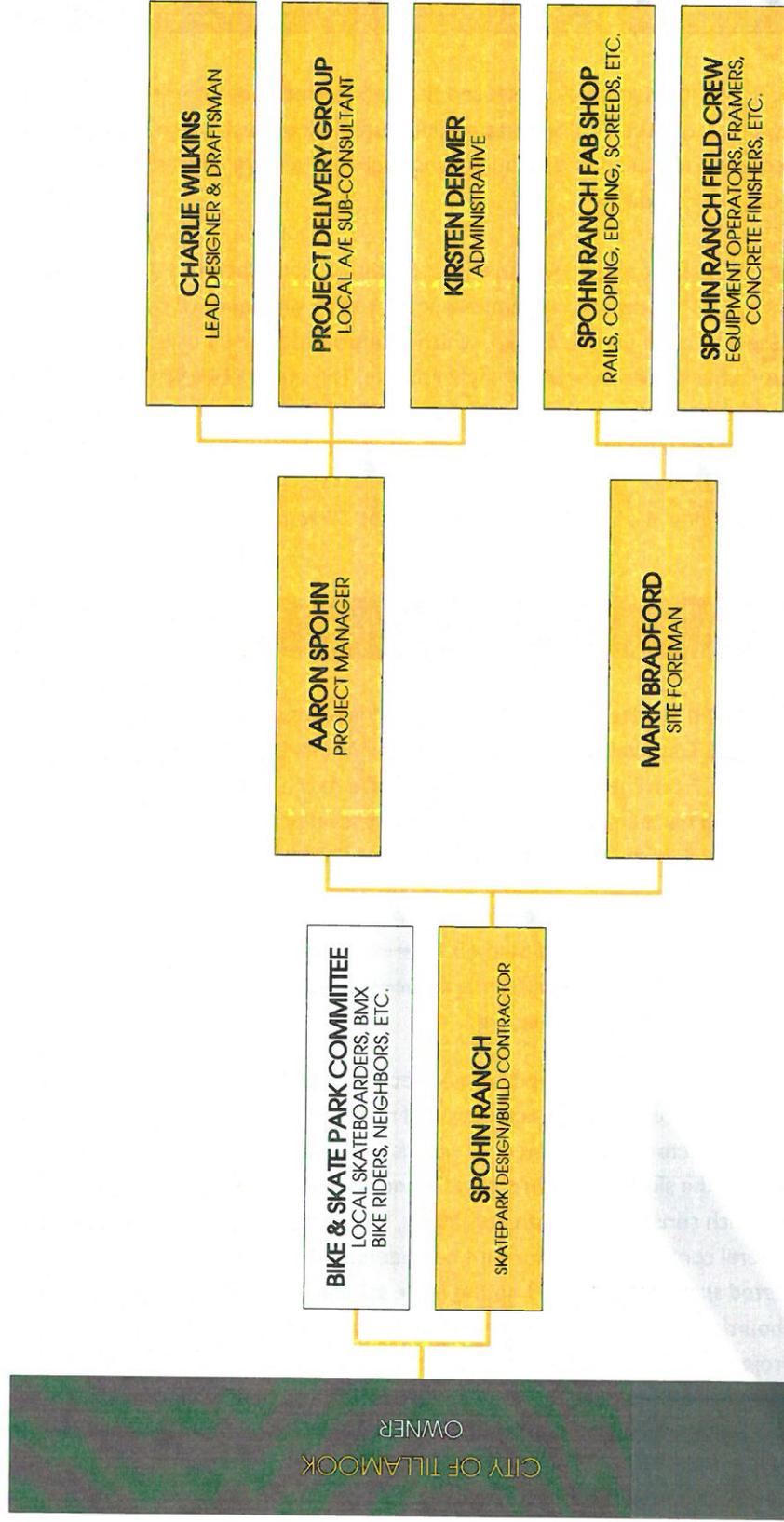
As the lead designer of the project, I was truly grateful to work with an organization that clearly cares about their customers as evidenced by their level of communication, service, and professionalism. Beyond providing what we required, Jason consistently demonstrated a **positive and ‘can-do’ attitude** that made **working with Spohn Ranch an absolute pleasure.**

During the construction phase of the project, the Spohn Ranch team was actively engaged in the planning and coordination of construction activities and **maintained an effective channel of communication** with the general contractor on the project as well as with our internal construction manager. This was critical in **completing the skate court on schedule** and meeting the precise specifications called for on the plans. The Spohn Ranch construction representatives, Mr. Doug Hagen and Ms. Olivia Rich, did a great job in working with our general contractor to make sure he understood and followed the proper procedures. Upon witnessing the completed skate court, I could not be more satisfied with the way it turned out. Having been an amateur skateboarder and bmx rider in my younger years, I may have a unique perspective on the quality and appeal of this project. From this perspective, I simply see a beautiful park that begs to be skated – perhaps this is the most significant comment I can say about Spohn Ranch and what they do. For all of the reasons mentioned above, I would strongly recommend Spohn Ranch for design and construction of any new skatepark.”

- *Manuel Docurro, PE*

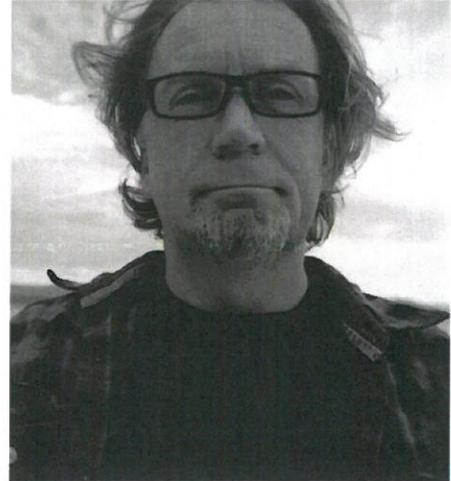
TEAM OVERVIEW & ORGANIZATION

We respect and honor the investment of time and resources a community makes in developing a skatepark, so we engage in the most thoughtful and thorough process possible. When we are entrusted with a community's most valued assets – its kids and its real estate – we take the responsibility very seriously. And as our past clients can attest, our team members always work way beyond the scope of the contract forming personal bonds that extend far past the park's grand opening.



AARON SPOHN

FOUNDER & PRESIDENT



PROJECT ROLE: Project Planning & Management

EXPERIENCE: 40+ years skateboarding, 20+ years in skatepark industry

SKILLS/EXPERTISE: Skatepark construction, conceptual design, master-planning, community outreach, public speaking, value-engineering, cost estimating, municipal bidding, project management, logistics, operations & programming

Background:

Aaron is the embodiment of the entrepreneurial spirit. When he used a carpentry background to start Spohn Ranch in the early '90's, he had no back-up plan – he put everything he had behind his passion for action sports. These days, when Aaron travels, he will often drive 200 miles out of his way to visit a new skatepark. Even after thirty years of work in the skatepark industry, he is still an avid student of the latest in architecture, green design/build, skate elements and riding styles.

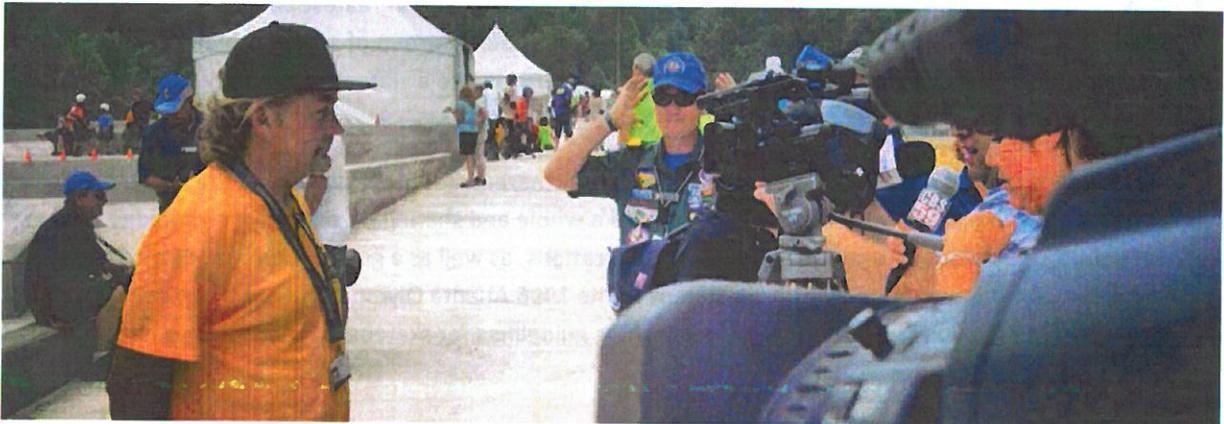
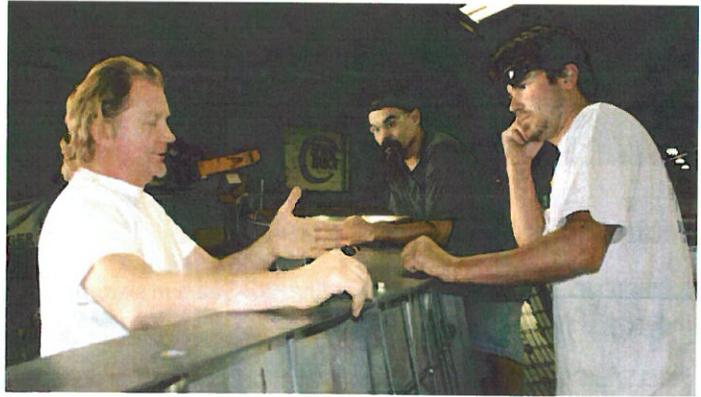
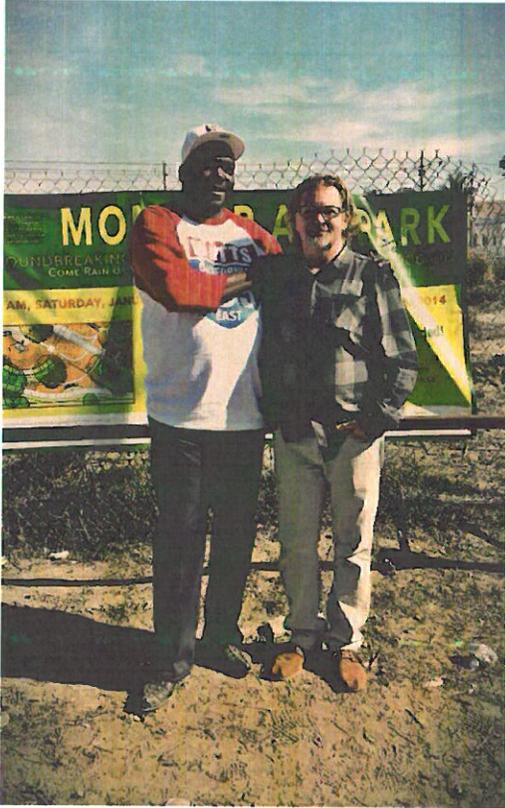
Hailed by insiders as a pioneer of the modern municipal skatepark, Aaron's greatest passion is finding the unique story of each project and bringing together the most incredible group of artists, athletes, designers, engineers and craftsmen to transform an empty field or unused lot into a vibrant community space for today's action sports youth.

After launching skateparks into the mainstream when he partnered with ESPN to develop the X-Games, Aaron has spent considerable effort promoting the industry as a whole and sharing his extensive knowledge. He has been an editorial contributor to countless industry publications, as well as a guest lecturer at dozens of parks and recreation conferences. Aaron was a consultant to the 1996 Atlanta Olympics tribute to extreme sports and is a member of the ASTM subcommittee establishing guidelines for skatepark construction safety.

Project Role:

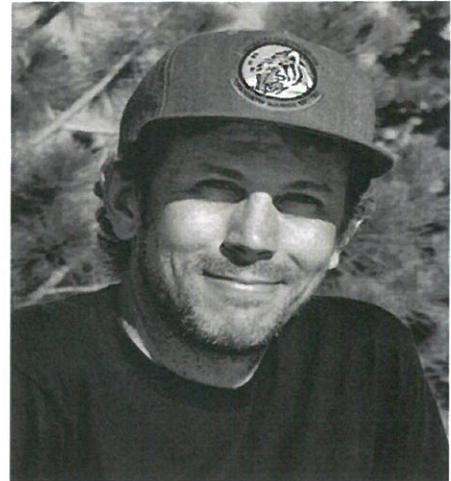
The heart of Spohn Ranch for over 20 years, Aaron will be our team's primary planner and project manager. He will be the main point of contact for both City staff and our A/E sub-consultants, coordinating work and delegating tasks to Spohn Ranch's roster of support staff. Before Charlie Wilkins begins 3D CAD work, Aaron will take the lead on a thorough site planning and schematic design process – including the public design workshops where he'll engage directly with Tillamook's action sports community to refine our concept design.

After shepherding the project through the various pre-construction stages, Aaron will transition the project management role to our on-site lead Mark Bradford. With Aaron's level of personal investment, his work does not end there however. He will play an integral role in seeing his vision come to life – making frequent visits to the job site and helping resolve any questions or issues that arise during construction.



CHARLIE WILKINS

SKATEPARK DESIGN



PROJECT ROLE: Lead Designer & Draftsman

EXPERIENCE: 15+ years as a professional skateboarder, 10+ years in skatepark design and construction

SPONSORS: Lifeblood Skateboards, DVS Shoes, Matix Clothing, Ace Trucks and Bones Wheels.

Background:

Born and raised in Massachusetts, Charlie became a professional skateboarder in 1996 and helped pioneer the Boston skateboarding scene. While he gained fame with magazine photo spreads and video parts, his passion for Mass skateboarding transcended way beyond flip tricks and grinds – he spent considerable effort organizing events, participating in the design and construction of municipal skatepark projects and he was a regular instructor at the Rye Airfield indoor skateboarding camp.

After making the transition to the West Coast in 2011, Charlie connected with Spohn Ranch through our event work for the Mountain Dew Tour. He had honed his AutoCAD skills as Alli Sports & NBC's lead designer since the Dew Tour's inception in 2005 – a role in which he designed dozens of world-class event courses for our industry's premiere athletes. Charlie's CAD expertise and ability to work with tight spaces and timelines made him a perfect fit for Spohn Ranch and he's since enjoyed a seamless transition into our design department.

In addition to a full-time position as one of Spohn Ranch's lead designers (Damon Spohn, Aaron's brother is the other), Charlie continues a 15+ year career as a highly-respected professional skateboarder. Charlie also maintains a well-rounded perspective as head judge for World Cup Skateboarding – one of our industry's sanctioning bodies for professional competitions.

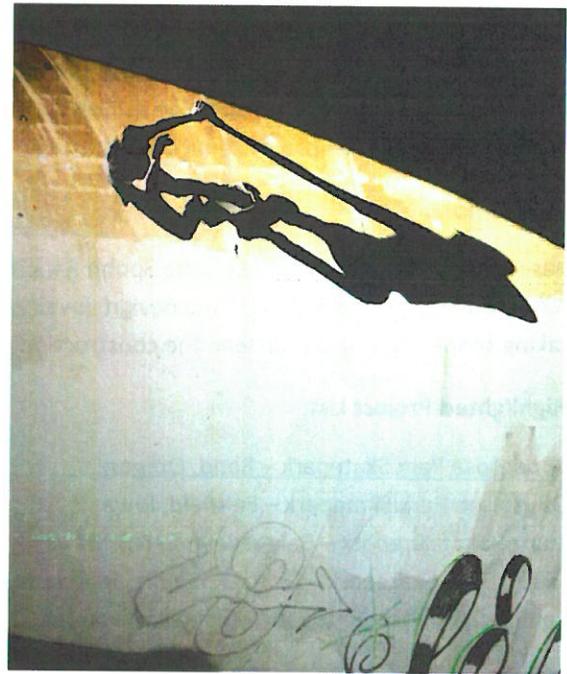
Project Role:

Based out of Portland, Charlie will be Spohn Ranch's lead designer and draftsman. He'll work closely with Aaron during schematic design and design development as the footprint, elevations and terrain sections begin taking shape. He'll also then lead the construction document process, coordinating with our A/E team.

Highlighted Project List:

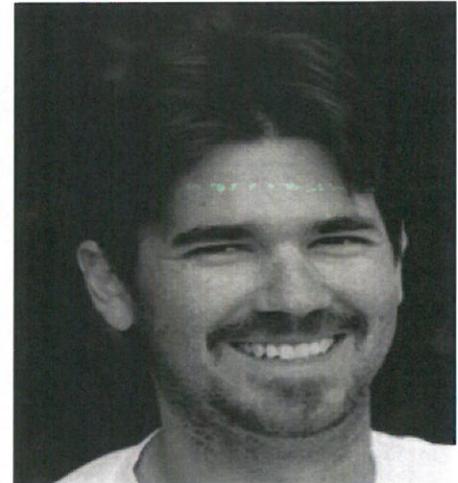
Ponderosa Park Skatepark – Bend, Oregon
OB Nelson Park Skatepark – Fairfield, Iowa
Planz Park Skatepark – Bakersfield, California
Walker Mill Skatepark – District Heights, Maryland
Campbell County Skatepark – Gillette, Wyoming

Peak Park Skatepark Re-Vamp – Buena Park, California
Hollister Kellogg Park – Goleta, California
Monitor Park Skatepark – Los Angeles, California
Summit Bechtel Reserve – Glen Jean, West Virginia
NBC Dew Tour – Nationwide



MARK BRADFORD

CO-OWNER / LEAD FOREMAN



PROJECT ROLE: Construction Superintendent

EXPERIENCE: 25+ years skateboarding, 15+ years in skatepark industry

SKILLS/EXPERTISE: ACI-certified shotcrete nozzleman, cast-in-place concrete, pre-cast concrete, metal fabrication, carpentry, scaffolding, structural foam, heavy equipment & machinery, grading/drainage, skatepark refurbishment, logistics, permitting, project management

Background:

In the fields of municipal skatepark and professional action sports competition construction, Mark Bradford is the most respected and in-demand construction foreman. He has spent his life eating and breathing the world of specialty construction for wheeled sports, developing an unparalleled breadth of experience.

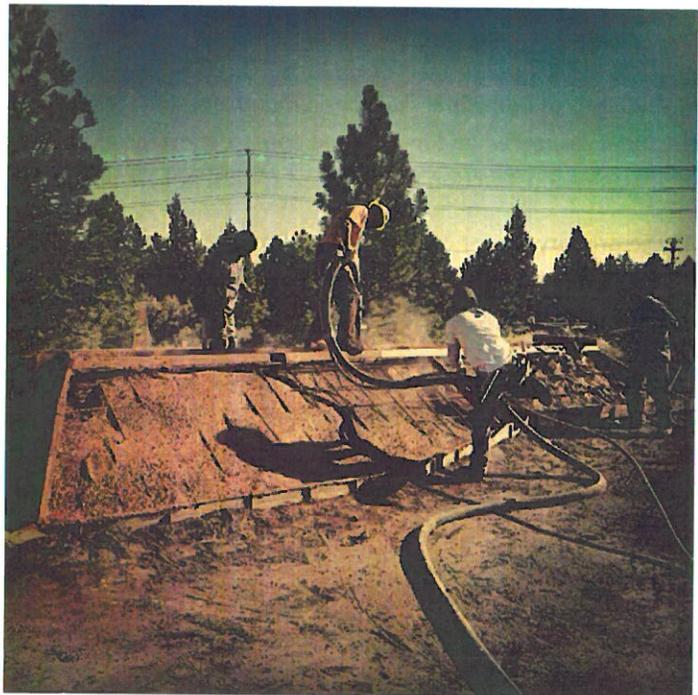
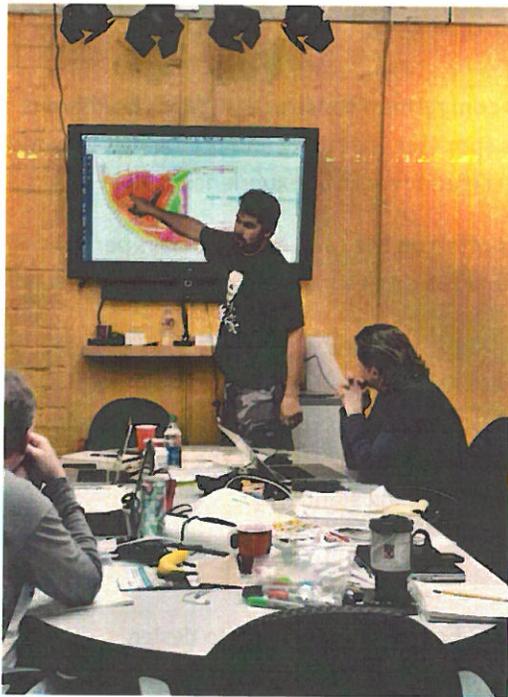
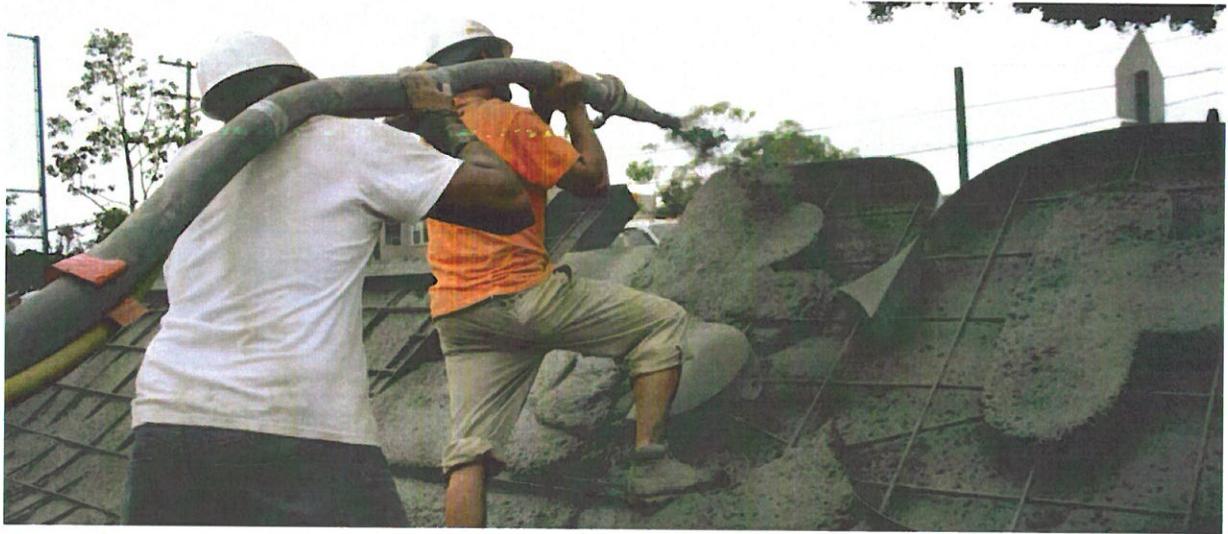
As the primary leader of all of Spohn Ranch's major builds, Mark is often on the road over 250 days per year – flying from critical shotcrete placement to Mountain Dew Tour arena set-up to supervising coping fabrication at Spohn Ranch's shop. He is Spohn Ranch's Superman.

Certified by the American Concrete Institute and American Shotcrete Association, Mark has completed projects in 11 countries, including Japan, Brazil and Guantanamo Bay, Cuba. As Co-Owner of Spohn Ranch, Mark has the authority and responsibility to make sure that every park is perfect. He calls the shots and holds both sub-contractors and Spohn Ranch's veteran crew to his industry-defining standards.

Project Role:

As the site information and user input begin to roll in, we waste no time in looping Mark into design discussions. By tapping into Mark's years of in-the-field expertise early on in the process, we foster a holistic approach and set the stage for a unified and seamless transition from design to construction. Mark will be heavily involved in our internal redline process during schematic design, design development and construction documents – ensuring we design for efficient and intelligent construction. With a nearly infinite network of local suppliers and sub-contractors, Mark will also play a valuable role in the cost estimating process to ensure that the design we create is realistic for the budget and can be built without change orders. When the CDs are approved, Mark will review shop drawings and oversee fabrication of steel coping, edging and screeds.

During construction, Mark will lead weekly on-site meetings with the City, as well as be the main point of contact for any work that must coordinate with donated in-kind services. In addition to directing our veteran field crew, as an ACI-certified nozzleman, Mark will also take the lead on any shotcrete work.



KIRSTEN DERMER

CO-OWNER & CEO/CFO



PROJECT ROLE: Financial & administrative

EXPERIENCE: 20+ years in skatepark industry, 2-time President of Los Angeles Chapter of Entrepreneurs Organization

SKILLS/EXPERTISE: Insurance and risk management, finance, skatepark programming and operations, cost estimating, municipal bidding, project management, logistics, compliance

Background:

Kirsten is Southern California born and raised. While attending Venice High in the early '90s she and her brother Mark befriended their new neighbor Aaron Spohn, joining him in his relentless pursuit of skating and building ramps at his house.

It wasn't long before that house transformed into a community dubbed "Spohn Ranch". And with innate ambition and drive, it wasn't long before Kirsten transformed from one of Aaron's first employees into the CEO/CFO that would help Spohn Ranch evolve from a small family business into an award-winning, nationwide design/build firm. The counterweight to Aaron's free-spirit, Kirsten steered the ship through good times and bad, always keeping the company on course for success.

Intimately involved in the action sports industry for 20+ years, the breadth of Kirsten's experience is vast. In addition to earning a bachelor's degree in environmental science from UCLA, she has developed expertise in every facet of skatepark design, construction and operations – with a focus on executing all financial, contractual and insurance-related matters.

Kirsten has also twice served as President of the Los Angeles Chapter of the Entrepreneurs Organization, an internationally renowned association of successful business owners. Through this affiliation, she is able to interact with many of the world's top minds on a regular basis, leveraging this knowledge of business best practices to every project Spohn Ranch undertakes.

Kirsten is truly the glue that holds the company together. While under her leadership, Spohn Ranch has earned a number of awards and industry recognition, including being named to Inc. Magazine's list of 5,000 fastest-growing private companies 5 years in a row – climbing the ranks every year.

Project Role:

For Tillamook's project, Kirsten will oversee all financial, legal and administrative matters, ensuring our design/build team is freed up to do what they do best. This includes review and execution of contracts, project budgeting and cash-flow management, invoicing and minority sub-contractor outreach. She will also ensure compliance with certified payroll, lien releases and sub-contractor documentation.

KEITH WHISENHUNT, PE & PLS
Principal, Professional Engineer,
Professional Land Surveyor



EDUCATION

BS in Professional Engineering, Honors Graduate, California State University, Chico

REGISTRATION

Professional Engineer in California (#46337) and Oregon (#62679CE)
Professional Land Surveyor in Oregon (#62679PLS)

EXPERIENCE

Since receiving his degree in Professional Engineering in 1988, Keith has worked as a consultant and a public sector engineering manager. Keith's knowledge, training and experience as both a licensed Surveyor and Professional Engineer provide a great value to his projects, team members, and clients through enhanced coordination of planning, design, and construction phase tasks during the delivery process. He has been the team leader or member for a large number of design and "administrative" projects ranging from program manager for the City of Salem Willow Lake Expansion to engineering representative for the City of Cedar Rapids, IA development ordinance revision team. Other projects in which he has served as project engineer and/or project manager include wastewater and water rehabilitation, reconstruction, and treatment improvements; stormwater management and flood control projects; floodplain development permit application preparation; FEMA floodplain appeals; arterial street construction, reconstruction and widening; commercial and industrial site improvements; retail, multi-family and residential subdivision development; airport improvements; railway crossing redesign and quiet zone implementation; and public trail design.

As a public sector engineering manager, Keith lead efforts to deliver programs for public infrastructure, revise development regulations, write new regulations, develop design standards and infrastructure delivery plans, administer contracts with consulting professionals and construction contractors, and introduced the use of alternate delivery on major wastewater projects. In managing public infrastructure projects, Keith gained an understanding of the operation and maintenance concerns for public facilities and the need to address these issues within capital budget constraints. This broad range of design, management, coordination, planning, and administration experience gives Keith an understanding of the issues related to the delivery of infrastructure projects for both public entities and private land developers.

Keith is recognized as a Certified Construction Specifier by the Construction Specification Institute and certified by SAVE-International, the Value Society, as an Associate Value Specialist. The techniques used in value analysis are powerful tools to manage project scope, direct investment in infrastructure where it is most beneficial, and confirm the proposed improvements will meet the desired goal. Keith incorporates these tools in managing projects and when participating in development and study teams.

PARTIAL PROJECT LIST

- Project Manager of Railroad Safety Improvement Project for the City of Salem, Oregon
- Project Manager for Minto Island Bicycle and Pedestrian Bridge and Trail City of Salem, Oregon
- Civil engineering & design surveys - Salem Public Works Sand Shed Building & Fleet Building Addition
- Civil engineering, design surveying & project management services - Eureka Avenue Sidewalk & Safe Routes to School Project for the City of Silverton, OR
- Civil engineering, design surveying and project management services on the 2008 Sidewalk Infill LID Design and Survey Project and the 2009 Water Line Replacement for Silverton, OR
- Development review services for the City of Silverton, OR
- Program Manager for City of Salem Wastewater Collection Reconstruction and Rehabilitation Program.
- Program Manager for City of Salem Willow Lake Wastewater Expansion Program including buildings, parking, frontage improvements, perimeter utility corridor, headworks and treatment facilities
- Design and management of arterial street projects in California, Iowa, and Oregon
- Project management and construction management services for headworks and influent pumping improvements for Metropolitan Wastewater Management Commission serving Springfield and Eugene, Oregon

PROJECT DELIVERY GROUP, LLC

Professional Licenses in Oregon, Washington, Idaho and California



Services

- **Civil Engineering** – Project Delivery Group provides civil engineering services related to public and private infrastructure, including system modeling.
- **Land Surveying** – Project Delivery Group offers the full range of land surveying services including boundary surveys, property line adjustments, ALTA/VACSM land title surveys, topographic mapping and design surveys, partitioning and subdivision platting, preparation of legal descriptions, and construction staking.
- **Project Management** – Project Delivery Group offers full service project management related to the implementation of capital and process projects. We also provide Program Management services when it is appropriate to manage a group or class of projects together.
- **Land Use Planning** – Project Delivery Group provides planning services related to local, state and federal entitlements for land use projects, including DEQ and DOGAMI permitting.
- **Financial Oversight** – Project Delivery Group assists government and private clients with debt issuance and management as well as financial analysis, process analysis, planning, budgeting and policy development.
- **Value Engineering** – Project Delivery Group utilizes the value analysis process of SAVE - the Value Society to conduct studies on projects, and process implementation. The approach can be applied to achieve cost, schedule, and/or performance improvements. Our two Principals are certified as Associate Value Specialists.

Project Delivery Group is committed to meeting the quality and timing needs of our clients. In addition to our in-house staff, we have established collaborative relationships with other consulting firms. When our client's needs dictate, we work as a team with other consultants to provide planning, surveying, and engineering services on projects for private and public clients.

Partial Client List

City of Salem

Blue Star Gas

Studio 3 Architecture

The Fife Group

City of Silverton

White Oak Development

The Rushing Group

Scappoose Sand & Gravel

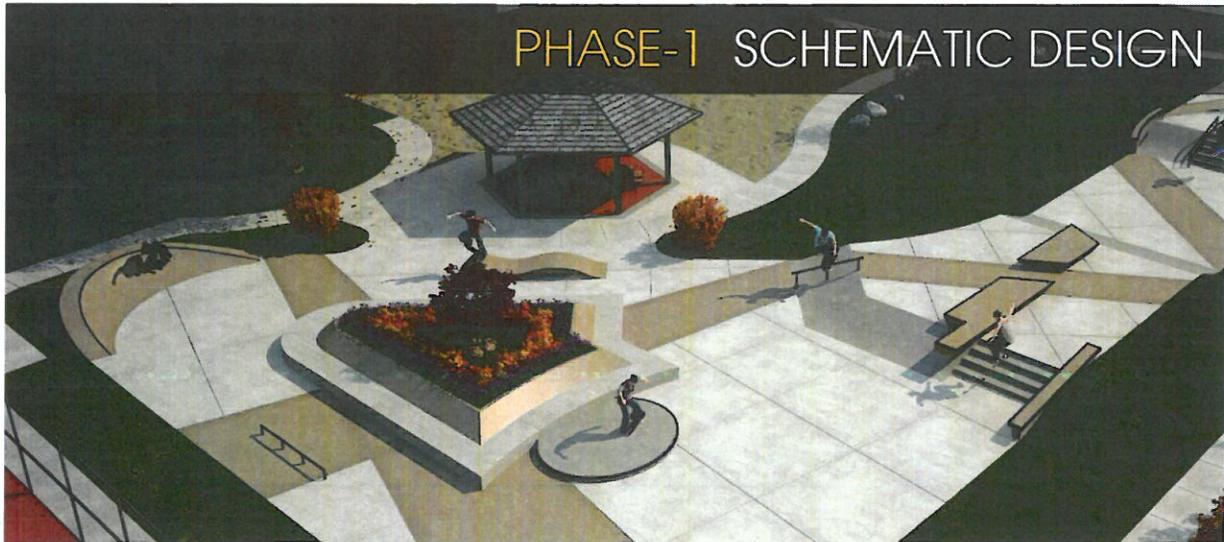
JLJ Earthmovers LLC



PROJECT

APPROACH

Every Spohn Ranch project flows through our time-tested design process – continuously refined, adjusted and improved over the course of twenty-two years and 700+ projects.



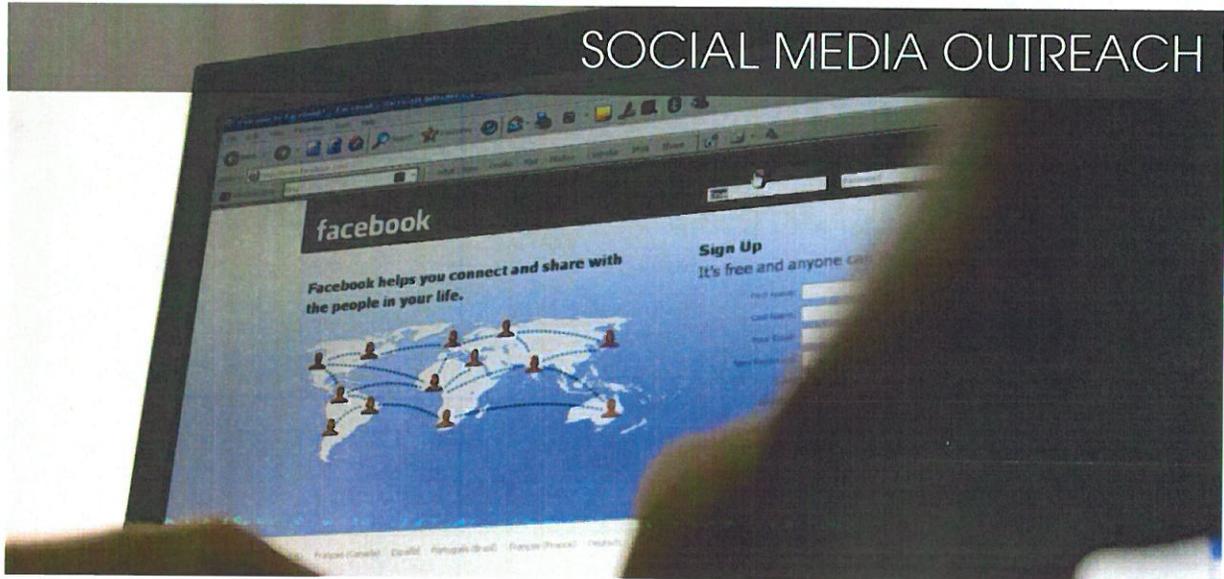
Task 1.1 Project Kick-Off Meeting – Key staff from the City, Bike and Skate Park Committee and Spohn Ranch’s design team will be introduced to one another via an in-person meeting. We will review the project goals and refine the scope of work, budget and schedule. We will compile and distribute a contact sheet with contact information for all persons from the City and Spohn Ranch who will be involved with the project. We’ll also launch an online portal for the project accessible by project team members and City staff. The online site will provide a server for all project files, as well as have a project schedule that tracks progress and identifies key milestones – ensuring everyone is on the same page and has access to the same information.

Task 1.2 Information Gathering – During the kick-off meeting, Spohn Ranch and City staff will take stock of existing studies, design concepts and any other information pertinent to the project and project site. We will compile a list of site studies yet to be produced and either sub-contract these services locally or work with the City acquire them.

- Working with our sub-consultant, Project Delivery Group, we will commission a site survey in AutoCAD 2014 format indicating spot elevations, topography, benchmark or control point locations, location of all visible features including trees, buildings, curbs, paths, fences, lights, signage, irrigation system components, visible utilities, buried utilities, fire hydrants, etc.
- We will commission soil borings and a geotechnical report summarizing subterranean conditions. Report will discuss water table depth, soil composition and provide recommendations for site preparation and concrete construction.
- We will review any drawings or plans that identify existing utilities, drainage, easements or boundaries.
- We will review any master plan design work or future improvements planned for the site.
- We will review any local or State design requirements such as a stormwater management code, etc.
- We will review visual themes or aesthetic details from the community or the site and its existing structures that should be carried over into the skatepark design – such as “The Dairylands” brand.

We hold a strong belief that a thorough analysis of the site conditions at the beginning of the project is vital to a successful end result. Developing an in-depth understanding of our canvas ensures responsible design work and helps us avoid surprises down the road that cost both time and money.

SOCIAL MEDIA OUTREACH



Task 1.3 Launch Designated Facebook Group – We will create a Facebook group specific to receiving skatepark design input from local skateboarders and stakeholders. The group will be managed by Spohn Ranch and all content will be approved by the City prior to posting. The Facebook group will become a “one-stop shop” for any and all information related to the project – including meeting dates and construction updates.

During our information gathering process, our first posts in the Facebook Group will be a collection of images from past projects titled “Inspiration From Our Parks” as well as images we’ve collected of skateboarding in the urban environment titled “Inspiration From the Streets”. Users will be encouraged to “like” and comment on images of obstacles they’d like to see incorporated into their skatepark. We also encourage them to post photos/ videos of skateparks or street spots they’ve found themselves.

WHY FACEBOOK MATTERS

In order to communicate with the end-users of your skatepark project, you must connect with them on their level – utilizing tools they are already using on a consistent basis. With the most traffic of any website in the world and over one billion active users, Facebook opens the door for direct and continuous interaction with your community’s skateboarders and other stakeholders. In the past, we experimented with creating design forums connected to our website, but we found that if people forget the website address or misplace their username and password they tend to lose interest. Connecting with them on a site they already visit is key.

Since 2009, we’ve been supplementing community forums and design charrettes with robust communication via Facebook groups created specifically for our projects. By going beyond traditional formats, we ensure true community buy-in and make sure we are designing the kind of skatepark the community’s users really want.

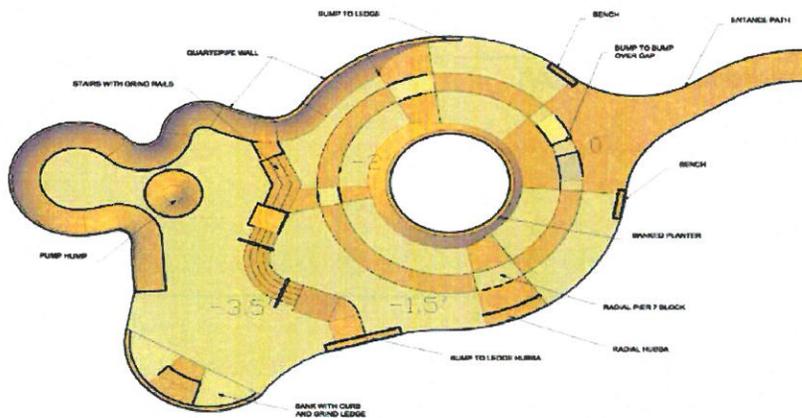
It’s no secret that community design meetings can often be dominated by the loudest voice. If the older, more vocal skateboarders dominate the discussion, the vision for the park can be artificially skewed in a direction that does not truly represent the entire spectrum of users. Younger park users (10-15 years old) often struggle

to express themselves in a formal meeting setting, where a fear of public speaking can hinder their desire to share input. When they are sitting behind a computer, however, these younger community members feel a lot more comfortable and are more inclined to express themselves.

And no matter your age, finding time to attend all these meetings can be a real challenge. If someone has a school or work obligation that prevents them from attending a community meeting, the Facebook group allows them to get instantly caught up on the project's progress and ensures that their voice is heard.

HOW WE USE FACEBOOK

- POST MEETING REMINDERS
- ASK QUESTIONS AND POLL USERS
- DISCUSS PHOTO/VIDEO INSPIRATION FROM OTHER SKATEPARKS OR STREET SPOTS
- DISCUSS CONCEPTUAL DESIGNS
- POST FLYERS FOR GRAND OPENING, CONTESTS AND SPECIAL EVENTS THROUGHOUT THE LIFE OF THE PARK





Task 1.4 Site Visit – Spohn Ranch will conduct a site walkthrough with key staff from the City and key members of the Bike and Skate Park Committee. We will lead a discussion about our vision for the space – identifying both constraints and opportunities. The site will also be photographed and videotaped in detail using a DJI Phantom Quadcopter.

Task 1.5 Design Workshop – Aaron Spohn and Charlie Wilkins will host a public meeting to give a “Skateparks 101” presentation and gather preliminary input from the community. After years of guest lectures at parks and recreation conferences, Aaron has become an expert in public speaking and knows how to connect with an audience – whether it’s a young skateboarder or an elderly community member with NIMBY concerns. A typical workshop lasts 2-3 hours and breaks down as follows:

6:00 – 6:15 PROJECT INTRODUCTION

6:15 – 6:30 SPOHN RANCH COMPANY BACKGROUND

6:30 – 6:45 SKATEPARK EVOLUTION AND TYPOLOGY

6:45 – 7:00 ANALYSIS OF REGIONAL SKATEPARKS – PROS/CONS

7:00 – 7:15 PROJECT ANALYSIS

- Site Analysis
- Budget Analysis
- Concept Design Analysis

7:15 – 8:00 USER INPUT

- User Input Surveys
- Sketching – break out into small groups
- Concept presentations from small groups

8:00 – 8:30 OPEN DISCUSSION AND MEETING WRAP-UP

When a location and time for the community design workshop is set, we'll create an invitation flyer and coordinate with the City to post the flyer around the community, as well as through any online mediums. This will ensure a strong community turnout.

We'll also open the invitation to the community at large – including potential donors. Meetings like this often breathe new energy into a project, getting donors excited in the process. And we're happy to spend extra time discussing intelligent ways to incorporate local material/service donations into the project.

SHARE YOUR VOICE AT THE
TEMECULA SKATEPARK DESIGN WORKSHOP
THURSDAY AUG 28TH
6:00 PM

OPEN TO THE PUBLIC WE WANT YOUR OPINION
TELL US WHAT YOU'D LIKE TO SEE AT THE TSP!
SKATEBOARD, SCOOTER, AND BMX RIDERS ALL WELCOME

TEMECULA CRC (MULTIPURPOSE ROOM)
30875 RANCHO VISTA ROAD

*** REFRESHMENTS PROVIDED**
CALL 951-695-1409 FOR QUESTIONS

SPOHN RANCH SKATEPARKS

Temecula
The Heart of Southern California Wine Country

After the “Skateparks 101” portion of the workshop, Aaron and Charlie will seek input from the skateboarding community using methods refined over the 200+ design workshops Spohn Ranch has hosted across the US.

Spohn Ranch must often bring stakeholders with widely divergent values and visions together to make a project success. We’ve found that the best way to address differing viewpoints is to educate all parties involved to the possibilities and limitations of the project. We then set up ‘success scenarios’ for each group and see where goals conflict. These conflicting groups might be ‘skater vs. biker’ or ‘street vs bowl’ or ‘local homeowner vs. skatepark’.

Participants will be asked to fill out a detailed survey identifying their personal characteristics as an action sports athlete, as well as their vision for the ideal skatepark. Understanding the composition of the action sports community and their style preferences ensures that the park we design **keeps the users continuously engaged. We want the park to perfectly complement the unique make-up of the community.**

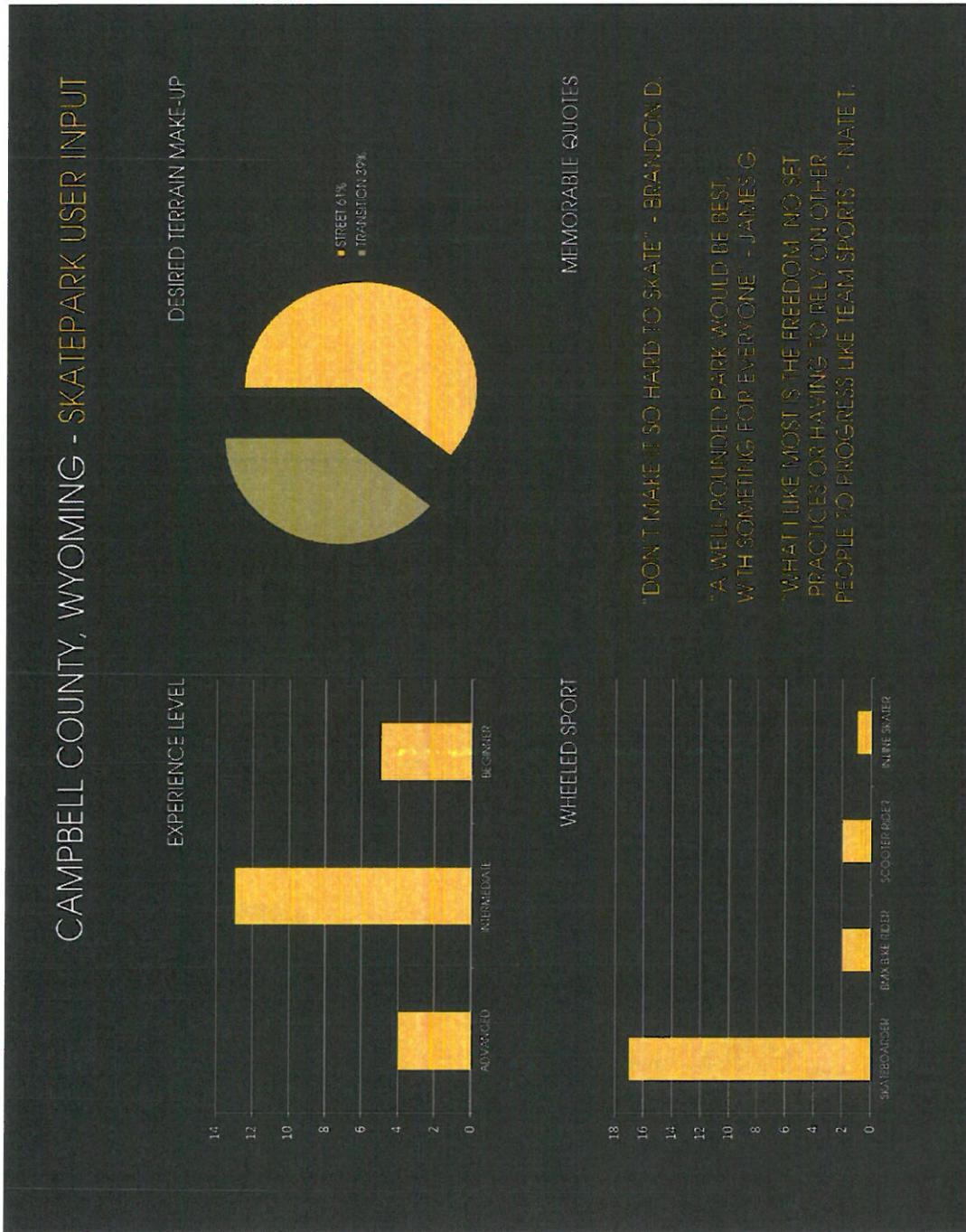
Upon completing the surveys, the workshop attendees will be broken up into small groups and given a 24” x 36” base map drawing of the site where they will sketch out their ideas and arrange 3D printed models. Aaron and Jason will float from group to group, answering questions and lending advice. When the sketches are complete, each group will present their concept, explaining what features they chose to incorporate and why they arranged them in a particular fashion. These sketches will then be taken back to the Spohn Ranch office and referenced throughout our conceptual design process.



Task 1.6 Workshop #1 Report – Aaron and Charlie will review the findings from the site visit and first workshop with the rest of the Spohn Ranch design/build team. The team will discuss opportunities and constraints, identify key next steps and summarize the discussion in a report to be submitted to the City.

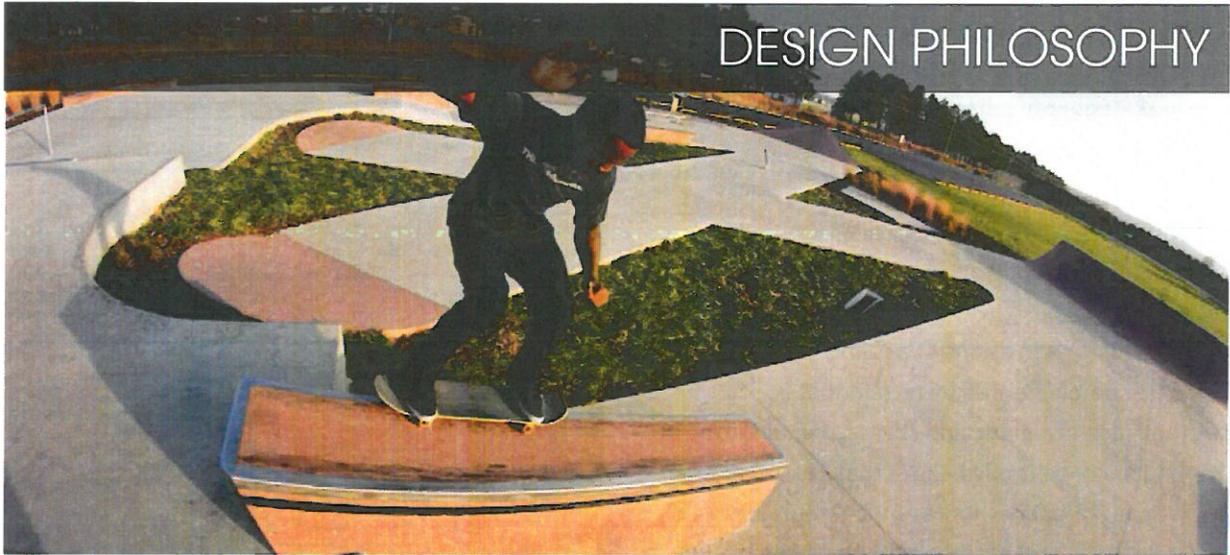
Data from the surveys will be aggregated, graphed and directly injected into our design development.

Below is a summary of a few sample survey questions from a previous project.



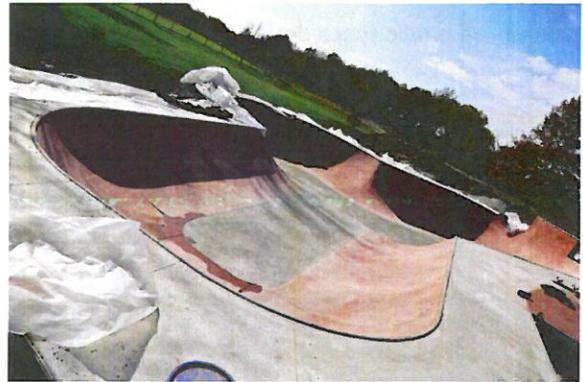
As the site information and user input begin to roll in, we waste no time in looping our lead foreman, Mark Bradford, into design discussions. By tapping into Mark's years of in-the-field expertise early on in the process, we foster a holistic approach and set the stage for a unified and seamless transition from design to construction.





20+ years of skatepark design/build experience has shaped Spohn Ranch's signature design principles and aesthetic style. Every Spohn Ranch project begins with the time-tested design philosophy that has helped us become the world-renowned firm we are today.

Our design philosophy is a synthesis of thorough analysis, economic realism, environmental responsibility, cultural awareness and an unwavering commitment to the skateboarding which made this whole dream possible. We balance the practical needs of the client, the preferences of skaters and strengths of the site to create an ideal, custom park for every client. While many designers see each project as another opportunity to advance their own design experiments or express their personal fantasies, we see ourselves as servants to the client and skaters.



CREATIVITY AND INNOVATION

At Spohn Ranch, we take great pride in being able to continuously redefine the limits of skatepark design. As a testament to the innovative act of skating, we aspire to create one-of-a-kind skatepark solutions that will inspire the most creative forms of skating. At the same time though, we do not design wild concepts just for the sake of being different – we do it with purpose and with a strong focus on safety, functionality and feasibility.

When designing skateparks we aim to create facilities that will become the hub of a thriving action sports community. Action sports enthusiasts of **all styles and backgrounds can feel comfortable** learning new tricks and progressing, while making new friends and gaining a sense that they are a part of a unique collective of individuals. To ensure our skateparks can remain vibrant for generations to come, our design philosophy has a strong emphasis on creating endless possibilities within the park.

SKATEABLE ART SCULPTURES

While skateboarding has gained incredible mainstream appeal in recent years, its roots are urban and the true heart and soul of the sport remain grounded in streetscapes where skaters perfect maneuvers on neglected urban architecture.



These artistic expressions of passion and creativity are best complemented by terrain that is aesthetically-intriguing and challenging to skate. At Spohn Ranch we firmly believe that designing a municipal skatepark should not limit our ability to create visually-striking architecture where the innovation of skaters can truly flourish. In an effort to bring to skateboarding back to its artistic roots, we pioneered the use of "Skateable Art" sculptures in skatepark and mixed-use public space design.

Simply put, Skateable Art features are skating obstacles with an artistic flair. With compelling shapes that rival the work of elite sculptural artists and unique colors, materials and textures, Skateable Art can also appeal to the general public from a community beautification perspective. Our vision also often includes the incorporation of skateable art pieces that are inspired by local culture and double as architectural focal points.

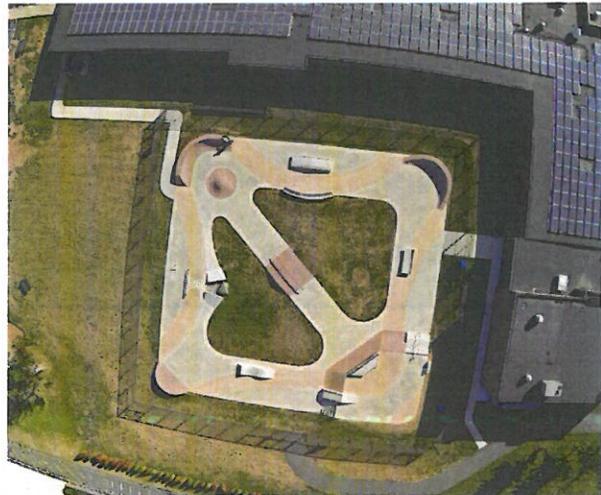


With Skateable Art we strive to create urban skatetopias, defined by awe-inspiring architecture that will serve as the perfect backdrop for skaters to film videos and shoot photographs. By making art that is actually meant for skating, we are decriminalizing skateboarding and allowing it to really flourish. As opposed to art in a museum that is hung on a wall and protected by glass, our skateable sculptures truly engage the participant by encouraging physical interaction with the art. When no skaters are present these sculptures can be appreciated for their artistic value. When skaters are present, spectators are treated with an amazing display of athletes reinterpreting the art in their own unique ways.

COLORED CONCRETE

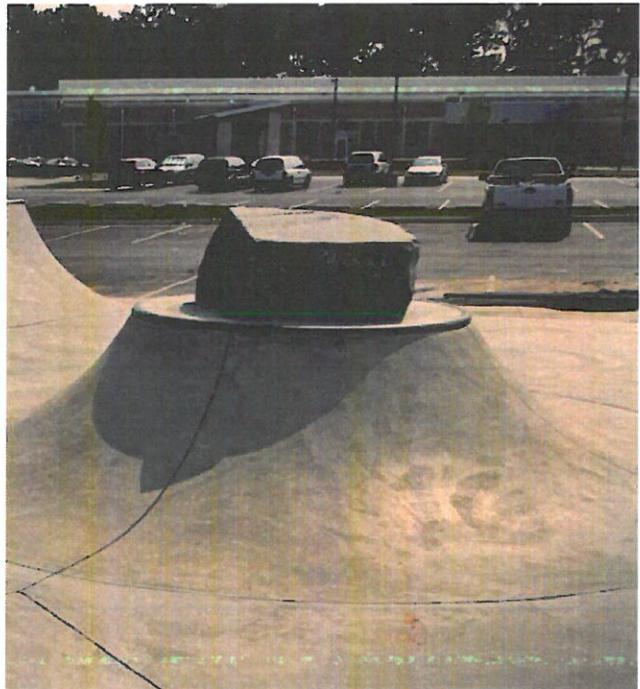
Spohn Ranch has played a pivotal role in transforming skateparks from dull slabs of grey concrete into aesthetically pleasing works of art. Our progressive skateparks always include the incorporation of colored concrete as a vital component of the park's design. In our experience, adding color can transform a skatepark from a plain, minimally-inviting space into a vibrant, eye-catching attraction that truly feels alive.

Our typical vision is to strategically incorporate colored concrete into the heart of the skateable terrain, utilizing it for subtle accents, as well as visual focal points. A color pattern made up of several complementary tones is artfully incorporated into the conceptual design and adjusted as the design moves through the feedback stages. Existing color schemes at the site and throughout the City and neighborhood are used as inspiration.



UNIQUE MATERIAL CHOICES, TEXTURES AND AESTHETIC DETAILS

Enhancing both the skating experience and aesthetic appeal of the park, our vision for a quality skate plaza also includes the use of progressive materials uncommon to conventional skateparks. A diversity of unique textures will keep the park continually fresh and exciting. One of our latest East Coast design/builds in North Laurel, Maryland incorporated native boulders into the heart of the skateable terrain.





A colorful landscaped planter transforms into a skateable masterpiece with the use of butter-smooth marble.



Aesthetics meet skateability with this granite-capped bench at our skatepark in Waynesboro, PA.



Early skateboarders rode the concrete waves of empty backyard swimming pools, making ceramic tiles and pool coping popular aesthetic details.



The "backyard swimming pool" aesthetic is replicated with blue tile and coping blocks at our skatepark in Daytona Beach, Florida.



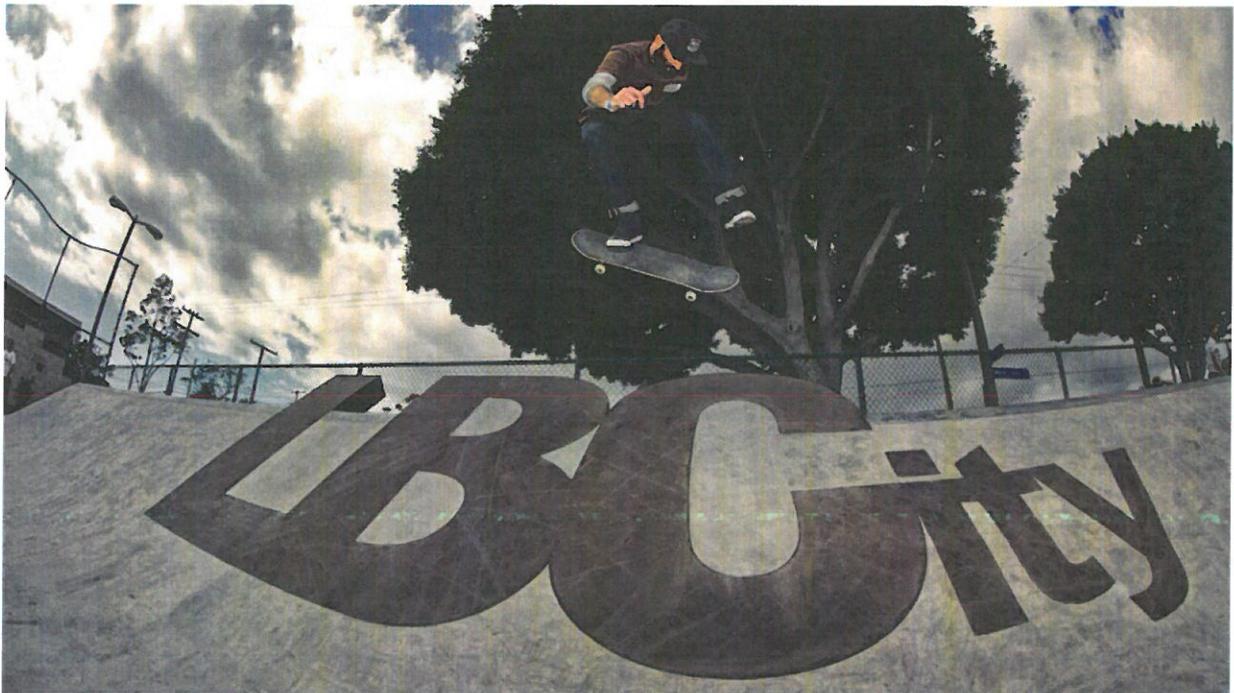
A skater artfully balances as he rides up and across a visually-striking wall. Texture and color appeal to skaters and become the focal point of our future project.



Red bricks give this bank feature an urban feeling that improves both the uniqueness and aesthetic quality of our skatepark in Los Angeles, CA.

We always love to design elements (both skateable and non-skateable) that reflect the character of the area, tie-in aesthetically with existing amenities at the park site and pay tribute to local heritage.

Spohn Ranch has a long history of designing iconic elements that give parks a signature identity and local users a strong sense of pride.

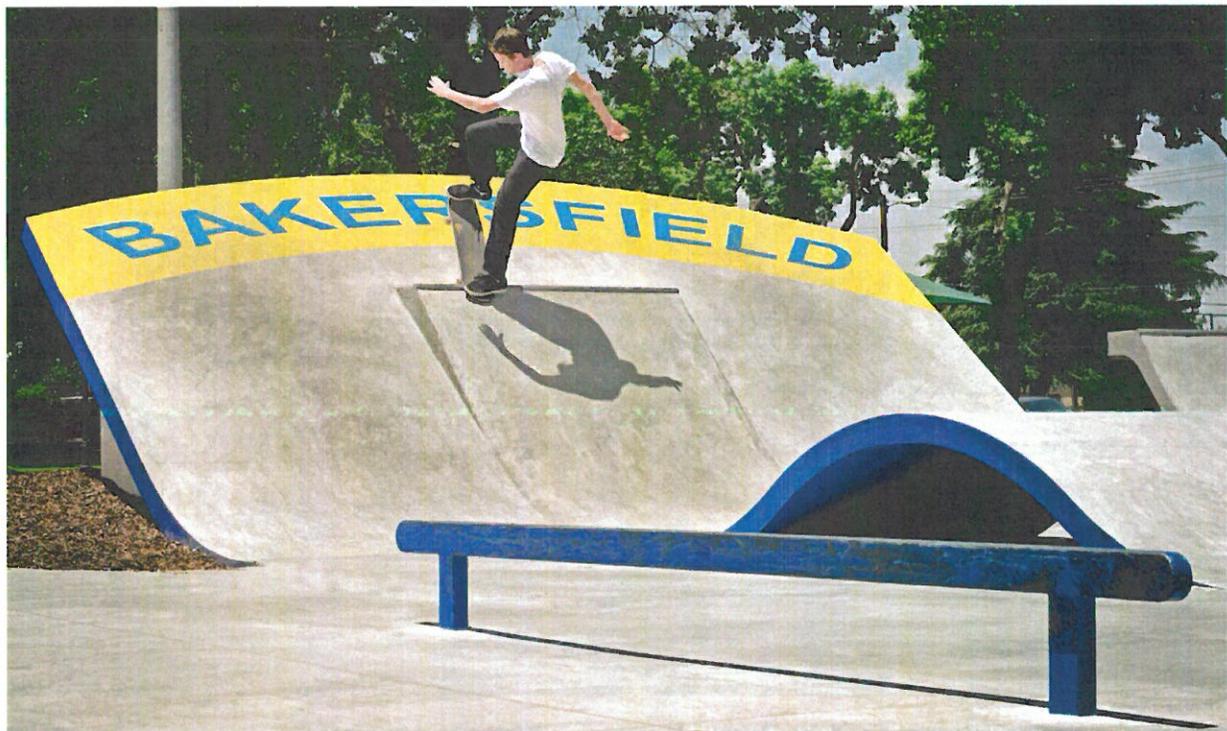


“LBC” bank extension at McBride Skatepark in Long Beach, California.



Stagecoach wheel sculpture at Goodview Avenue Skatepark in Wyoming, Minnesota.

Paying tribute to the City of Bakersfield's iconic "Welcome to Bakersfield" arch with this sculptural skate element at Planz Park.

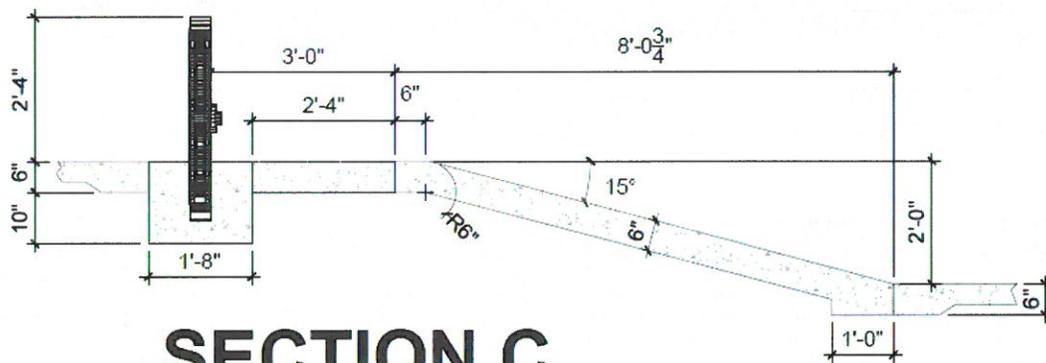
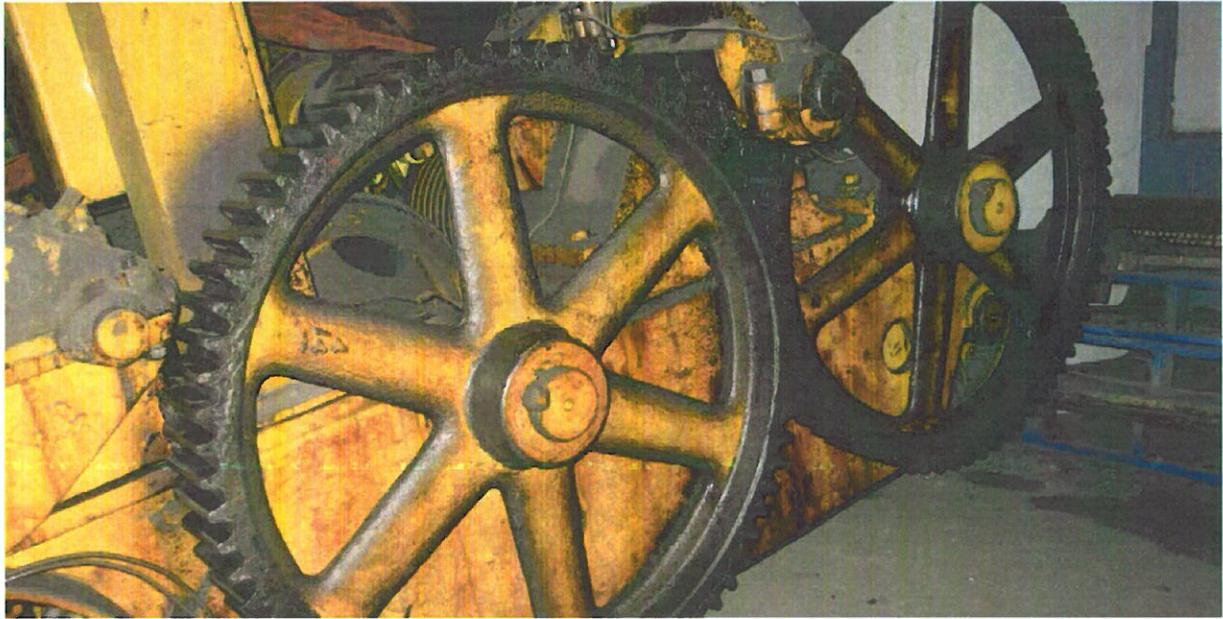




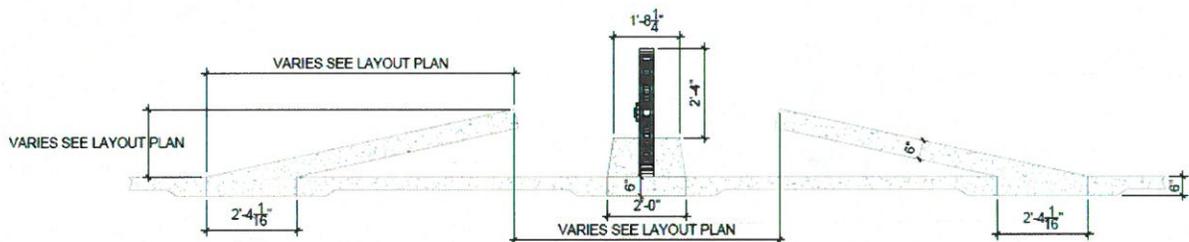
Bump-to-bump gap at the skate plaza in Fort Lewis, Washington – pays tribute to Mount Rainier’s mountain ranges that frame the park’s backdrop. Here, Charlie Wilkins performs a kickflip over the gap.



“Shark Fin” detailing on grind rails and pole jams at Fergusson Park Skatepark in Rialto, California.



SECTION C



SECTION O

For our project in West Allis, Wisconsin, we paid tribute to the City's industrial heritage by salvaging large gears from old industrial equipment and embedding them into the heart of the skateable terrain.



At Spohn Ranch, we design with a keen sense of green planning/building methods and environmental and social responsibility. We aim to create quality places that respect both the daily users and the environment.

Do it right the first time, designing with sustainability in mind

- Proper soils testing & analysis
- Create a compacted base
- Engineered footings
- Thorough use of steel edge protection

Work with the site

- Preserve as much natural topography as possible
- Capitalize on natural elevation changes
- Let the site dictate the design

Incorporate local and recycled materials

- Get creative with fill material
- Repurpose existing site features by weaving them into the skateable terrain
- Specify fly-ash into the concrete mix design
- Integrate native planting & vegetation
 - Low maintenance
 - Less synthetic pesticides & fertilizers
 - Complement the local ecosystem and promote regional identity

Plan for water efficiency

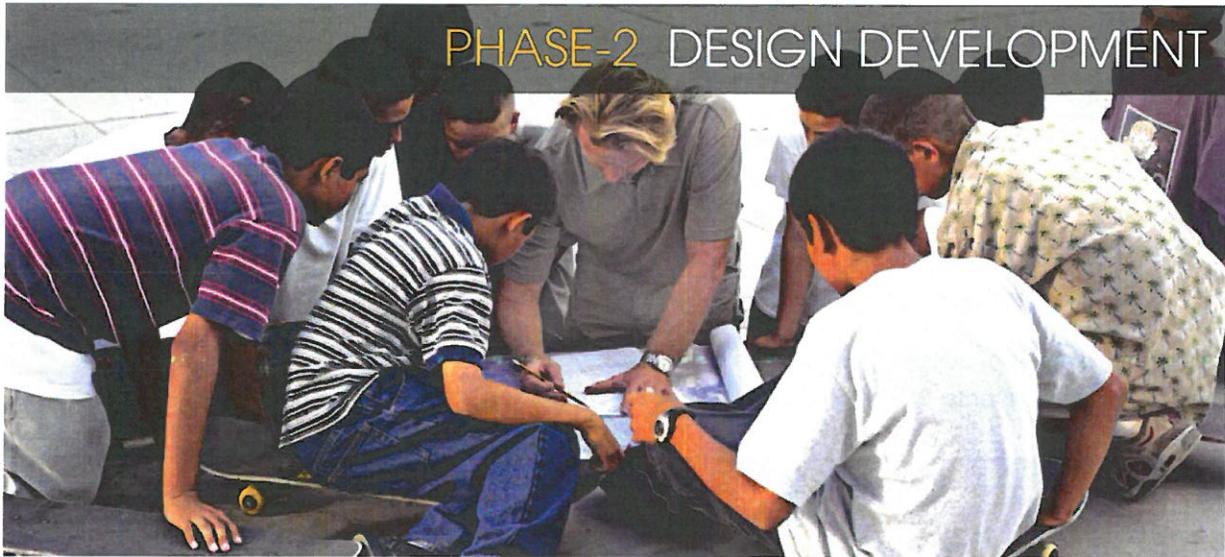
- Design with proper stormwater management
- Incorporate landscaped areas, bioswales and bio-filtration islands into the terrain
- Help remove pollutants from surface runoff water

Create integrated public spaces

- Inviting spaces encourage environmental stewardship
- Complement the surrounding area, instead of fighting against it
- Less concrete hardscape, more permeable surface area and color pigments to reduce heat island effect

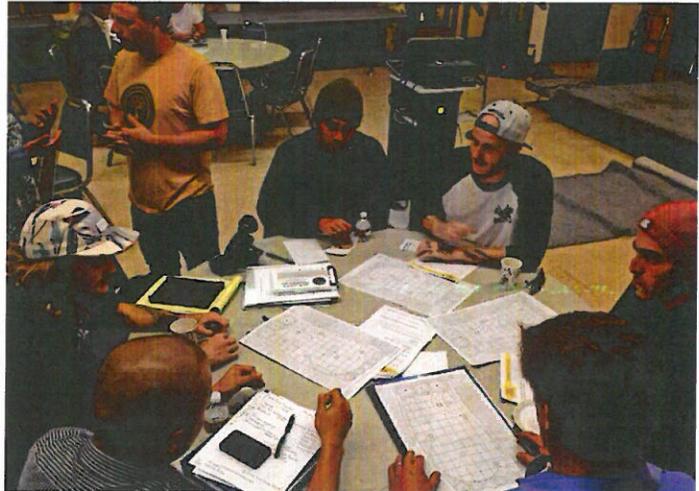
Task 1.7 Schematic Design – Incorporating feedback from the first workshop and Facebook Group, Aaron and Charlie will refine the concept design included in our submittal. The refined design will address sections of terrain, circulation, access and identify rough elevations, but not detail the dimensions of every single obstacle.





Task 2.1 Design Workshop #2 – Aaron and Charlie will return to Tillamook to present the refined schematic design and solicit feedback. The presentation will begin with a video fly-through that navigates through the design and highlights the various features. Aaron and Charlie will narrate the video explaining the terrain and what factors influenced the design.

The designs will also be showcased on 24” x 36” poster boards with high-end 3D renderings and labeled/dimensioned drawings. Prior to the public workshop, the Spohn Ranch design team will attend a



closed meeting with City staff to discuss the designs and present a detailed construction cost estimate.

The second workshop would follow a more organic, free-flowing format, with Aaron and Charlie leading a discussion about the schematic designs and seeking input from the skateboarding community. 2D line drawings of the designs will be available for participants to sketch out suggested revisions.

The refined schematic design will also be posted to the Facebook group following the meeting for review by stakeholders unable to attend the workshop.

Task 2.2 Workshop #2 Report – Aaron and Charlie will review feedback from the second workshop with the rest of the Spohn Ranch design/build team. The team will discuss opportunities for incorporating the community’s input and identify the next steps for finalizing design development while staying on budget and on schedule. The discussion will be summarized in a report to be submitted to the City.

Task 2.3 Finalize Design – Charlie will incorporate feedback from the second design workshop and Facebook group in order to finalize design development.

- We will produce 3D color renderings of the final design in 3D Studio Max
- Design overlays on aerial site photographs captured with a DJI Phantom Quadcopter
- We will produce a labeled and dimensioned 2D site plan
- We will produce a detailed construction cost estimate in Microsoft Excel. We will highlight materials and services that could become in-kind donations from the City and community.

Below are examples of our design renderings produced in 3D Studio Max. Renderings of this quality are valuable for public events, fundraising campaigns and grant applications.





Upon completing the design development phase and finalizing our vision for the full 22,000 square feet, but prior to beginning to the construction document phase, we'll engage in a rigorous fundraising campaign with the City and Bike and Skate Park Committee. Working hand in hand with the Tillamook community, we'll make sure we maximize the phase-1 footprint and come groundbreaking, have the funds and resources to create something truly special.

GRANTS

Our current project in Carlton, Oregon is almost a mirror image of Tillamook's situation – multi-year fundraising campaign, collaborative effort with community-based materials and services and a phased approach to construction. Combining this recent experience in Carlton with previous projects, we are well versed in Oregon's applicable grants and the strategies for capturing the highly sought-after funds.

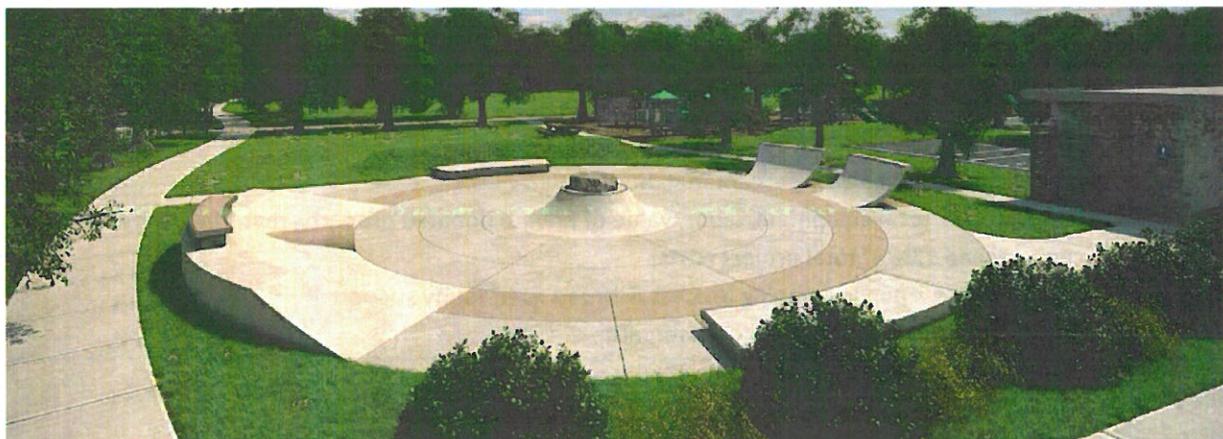
Our back office support staff will act as a mini army – conducting research, writing proposals and doing all of the little things in between that make for a successful campaign.

One grant program in particular we are already quite familiar with is the OPRD – State Parks Grant Program.

- Distributes \$4 million annually
- Local government grant program is best option
- Population under 5,000 – 20% percent match
- Match can include local equipment/labor, value of private donated property, materials, other grants, etc. (can't exceed 15% of total project costs)
- Must demonstrate a public planning process & broad community support
- Must include preliminary design & cost estimate
- Applications due in early April
- Steve Kay (Division Manager) is available for questions & consultation

THE HIGHEST QUALITY RENDERINGS IN THE INDUSTRY

When it comes to skateparks, it's all about perception. To communicate your message in a cohesive and effective manner, you need the right tools for getting people excited about the prospect of donating their time and money. Our full-time, in-house rendering artist will generate the industry's most vivid illustrations and help demonstrate what the skatepark will look like and how it will integrate into the surrounding environment - a must have for a high-quality grant application.



IN-KIND MATERIAL & SERVICE DONATIONS

A highly-effective approach for reaching your budget goal doesn't even involve dollars and cents, it's all about in-kind donations. The cost of your skatepark is based on a number of materials and services that all add up to give you your total construction budget. When you can get these necessary items donated or sold at a discount, it's just as good as cash, and will help either bring your total budget down or allow you to increase the size and complexity of the park.

Many of the services necessary to build a skatepark are common in any general construction project. This is good news for the skatepark project, because the Tillamook community will have countless resources at your disposal to help with construction materials and non-specialty construction work.

During the cost estimating phase of design development, we will break the skatepark down into its sub-components so that you can approach local contractors and businesses in hopes of getting materials and services donated or discounted. As local rates/figures come in, you can make the change in the excel spreadsheet and it will automatically re-calculate your total construction budget - dramatically reducing the actual cash you'll need to raise. A brief list of materials and services that could be donated is shown below.

EQUIPMENT

- Excavator/mini-excavator
- Skid steer
- Roller
- Concrete pump

MATERIALS

- Temporary construction fencing
- Temporary toilet
- Temporary dumpster
- Temporary power & water hook-up
- Structural fill material
- Base course
- Concrete supply
- Rebar
- Framing lumber
- Galvanized steel (edging, coping & grind rails)
- Drains, drain lines & irrigation lines
- Plants & sod
- Site amenities (signage, seating, trash receptacle, water fountain, etc.)

LABOR

- Demo, clearing, grubbing & disposal
- Scarify and re-compact sub-grade (over-excavate if necessary)
- Import & place structural fill material
- Import & place base course
- Rough grading
- Concrete flatwork
- Saw cuts, cold joints & caulking
- Landscaping

PROFESSIONAL SERVICES

- Soil borings & geotechnical report
- Topographic survey & benchmark/control
- Permitting
- Landscape design
- Civil engineering

OTHER

- Crew lodging & accommodation

TAPPING INTO INDUSTRY CONNECTIONS

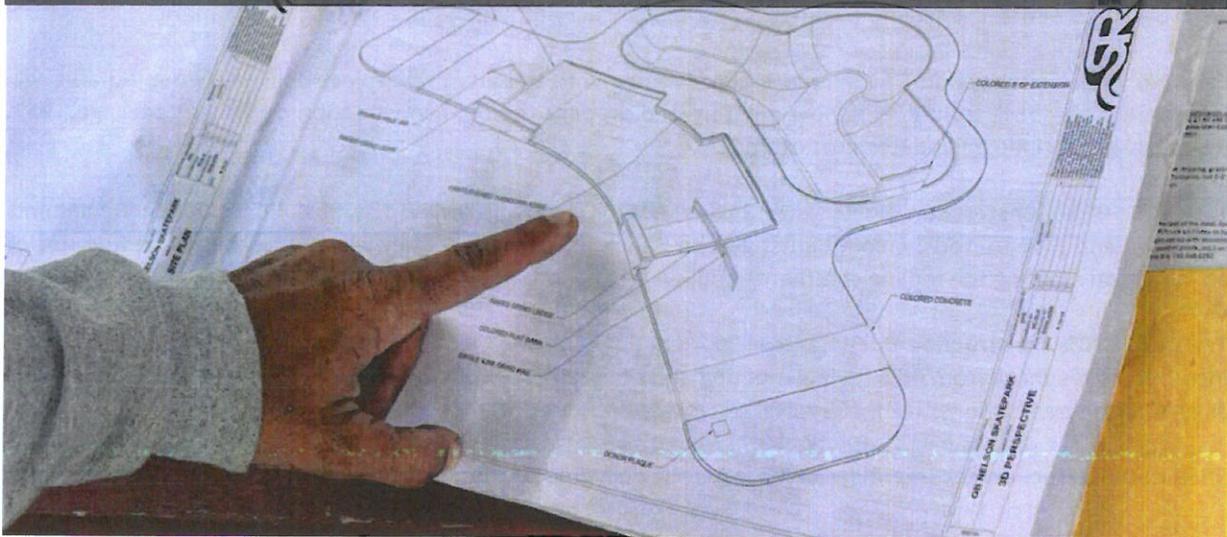
With deep roots in the action sports industry, Spohn Ranch has connections with top professional athletes and corporate sponsors. Many of our clients enjoy the benefits of autographed merchandise we donate to their project to help kick-start a collection of auction/raffle items or giveaways at fundraising events.



If the project is truly state-of-the-art and has marketing potential, we can also approach our contacts at these corporate sponsors for larger financial contributions.



PHASE-4 CONSTRUCTION DOCUMENTS



Task 4.1 Review Design – Spohn Ranch and City staff will review the design development drawings to insure all design criteria have been met and confirm any revisions prior to beginning the construction documents.

Task 4.2 80% Construction Documents – Coordinating with the City and Project Delivery Group, Charlie Wilkins will prepare a professional construction document package detailing the complete build out of the skatepark – including all engineering and stormwater management solutions.

At the 80% level the construction document package will contain enough detail to convey design intent for all improvements, but some information may be omitted to allow further design refinement.

Spohn Ranch will provide one 11" X 17" review set and digital .pdf files of the following sheets (typical, though additional plans/details may be added as necessary to further clarify design intent):

- Title Sheet
- Existing Conditions Plan
- Erosion & Sediment Control Plan
- Demolition Plan
- Skatepark 3D Perspective
- Skatepark Materials Plan
- Skatepark Color Plan
- Skatepark Layout Plan
- Skatepark Steel Plan
- Skatepark Grading & Drainage Plan
- Stormwater Management Plan
- Skatepark Jointing Plan
- Landscaping Plan
- Irrigation Plan
- Skatepark Sections
- Skatepark Construction Details
- Skatepark Technical Specifications – written specifications in standard CSI format

Task 4.3 80% Construction Documents Review – City staff will review the 80% Construction Documents submittal and prepare redline comments. Spohn Ranch, PDG and City staff will discuss via teleconference or an in-person meeting the redline comments and identify actions needed to address the comments.

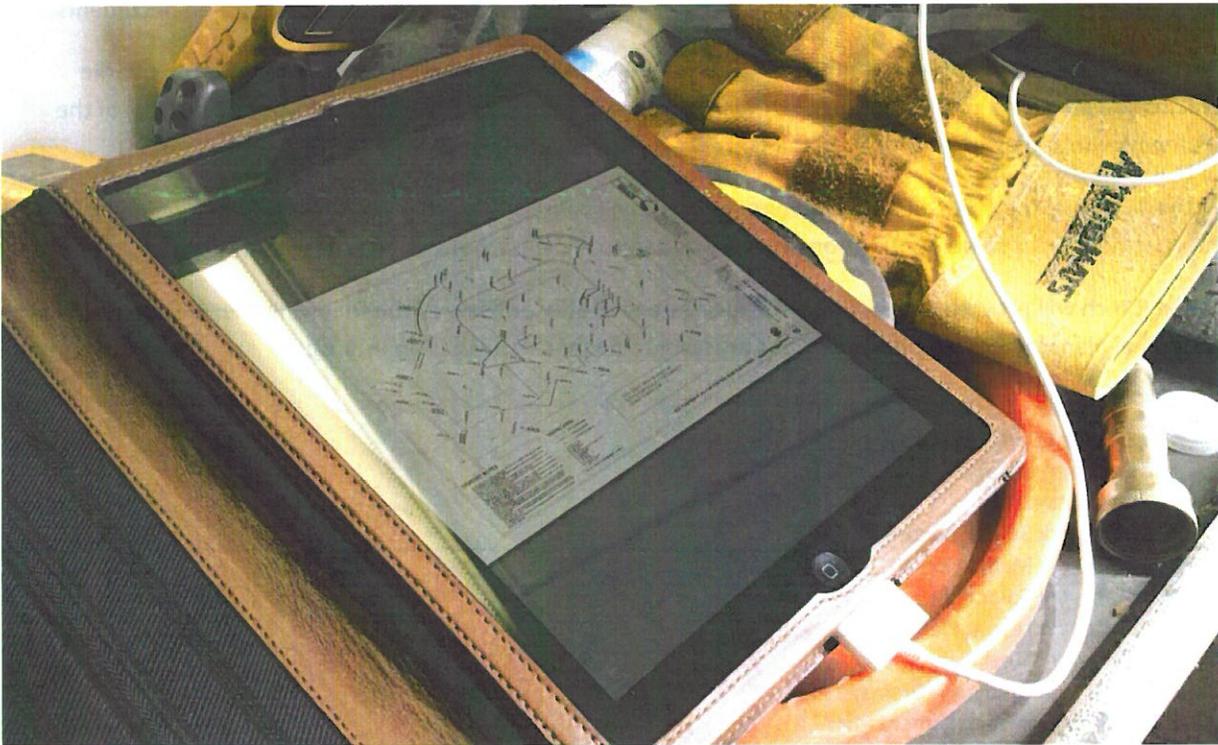
Task 4.4 95% Construction Documents – Coordinating with the City and Project Delivery Group, Charlie will incorporate feedback from 80% review meeting and prepare the 95% construction document package. 95% submittal will include an updated cost estimate.

Task 4.5 95% Construction Documents Review – City staff will review the 95% Construction Documents submittal and prepare redline comments. Spohn Ranch, PDG and City staff will discuss via teleconference or an in-person meeting the redline comments and identify actions needed to address the comments.

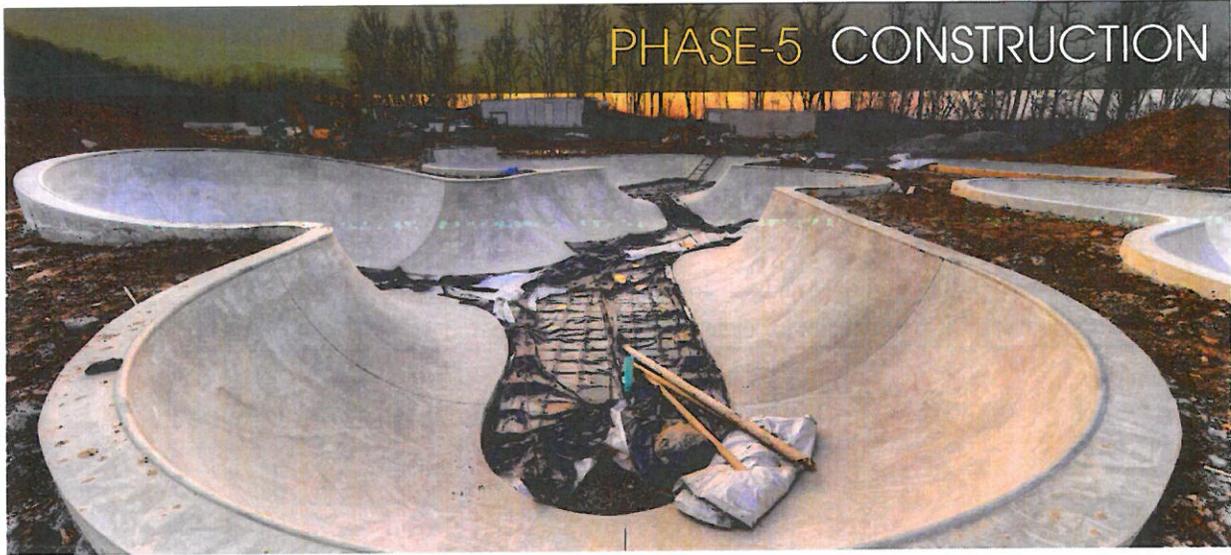
Task 4.6 100% Construction Documents – Coordinating with the City and Project Delivery Group, Charlie will incorporate feedback from 95% review meeting and finalize the 100% construction document package, as well as any permit applications. 100% submittal will include required stamps and signatures.

The final construction document package is typically delivered to the client in the following formats:

- Bound copies – 24" x 36" and 11" x 17"
- Compact disc with digital PDF files
- 2D AutoCAD base file



Spohn Ranch field crews are equipped with one 24" x 36" construction document set, as well as an iPad with a digital version of the drawings. Utilizing state-of-the-art applications created for construction professionals, our construction admin team oversees the build out of the skatepark with strict adherence to the drawings.



Task 5.1 Permits/Licenses – Spohn Ranch will finalize the required registrations, licenses and building permits prior to beginning work on site.

Task 5.2 Pre-Construction Kick Off Meeting

Spohn Ranch co-owner and lead foreman, Mark Bradford, will meet with City staff on-site to provide an overview of the process and discuss any outstanding opportunities/constraints prior to starting construction. He will also review any site prep work performed by local volunteers.

At least one week prior to beginning construction, we will submit a detailed construction schedule, as well as our proposed Quality Control (QC) Master Plan for all testing of materials and compaction during the build. We will also notify utility companies of on-site work getting underway.

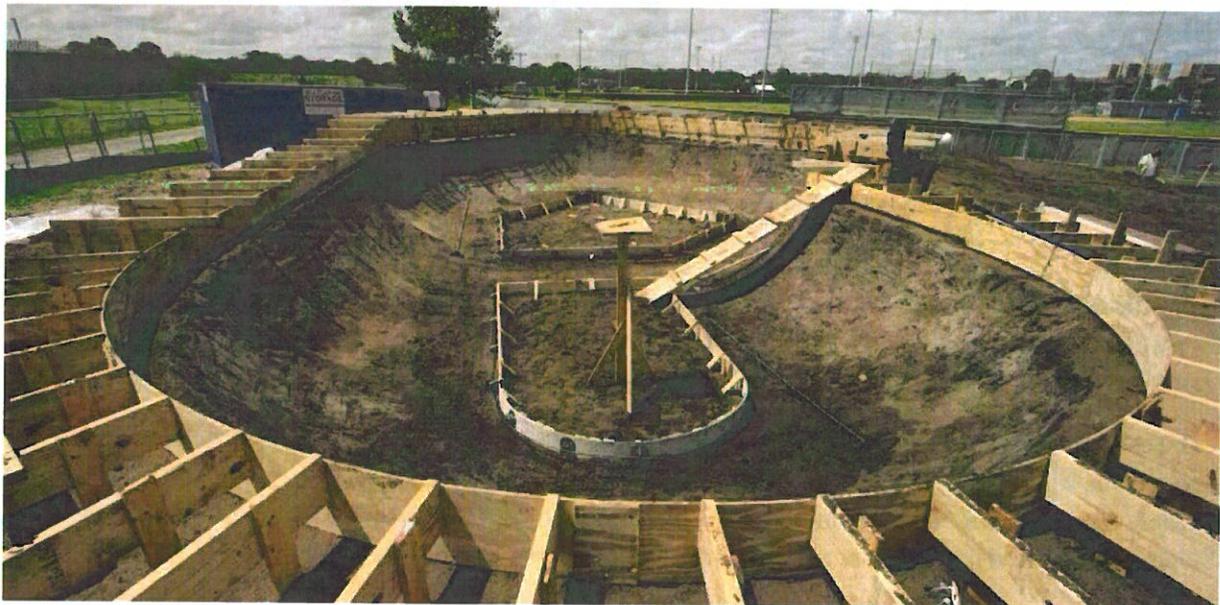


During the build, there will be daily communication between Mark and the project manager, Aaron Spohn. They will resolve any problem areas and review the project schedule and budget. Mark will also lead weekly on-site meetings with City staff to provide an update on construction progress.

Task 5.3 Site Preparation – Mark and Spohn Ranch’s veteran construction team will prepare the site for construction, with the first step being the establishment of a safe and organized job site. This includes installing construction fencing, sediment control fencing, establishing an entrance for vehicles and heavy equipment and coordinating temporary amenities like restrooms, dumpster, etc.

With the construction footprint established, Mark will lead the team in grading the site per the construction documents. This typically includes the following:

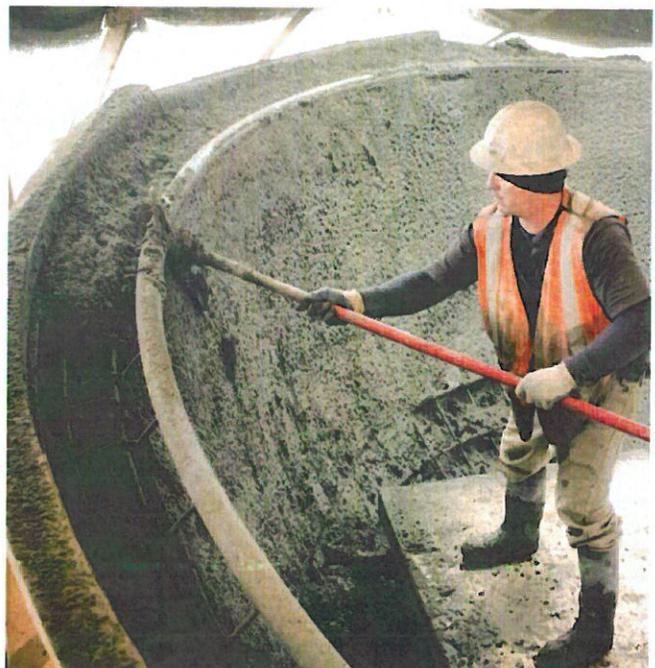
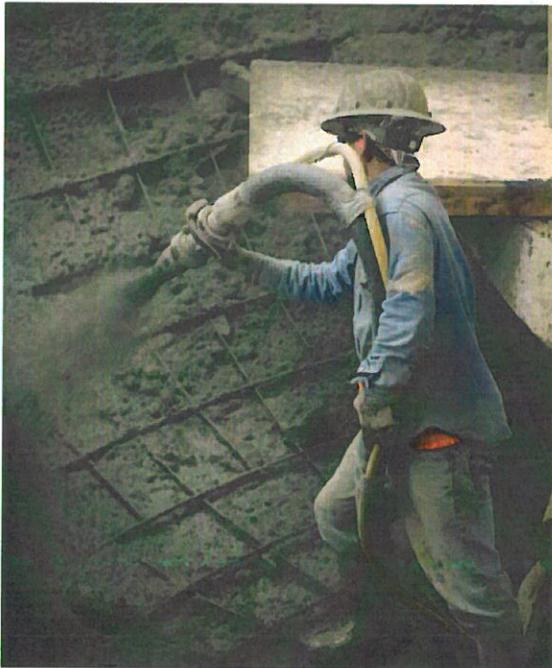
- Site layout and staking
- Clearing and grubbing
- Rough and fine grading
- Install drainage
- Import/export of fill material and base course
- Scarify, water and compact soil (or over-excavate if determined necessary by geotechnical report)



Task 5.4 Forming, Rebar & Steel Edging/Coping – With the earthwork substantially complete, Mark will lead the team in preparing the skateable terrain and elements for concrete. Spohn Ranch is the only skatepark builder that uses state-of-the-art CNC technology to cut all screeds and framing lumber, ensuring the exact radii, angles and dimensions as specified in the construction drawings.

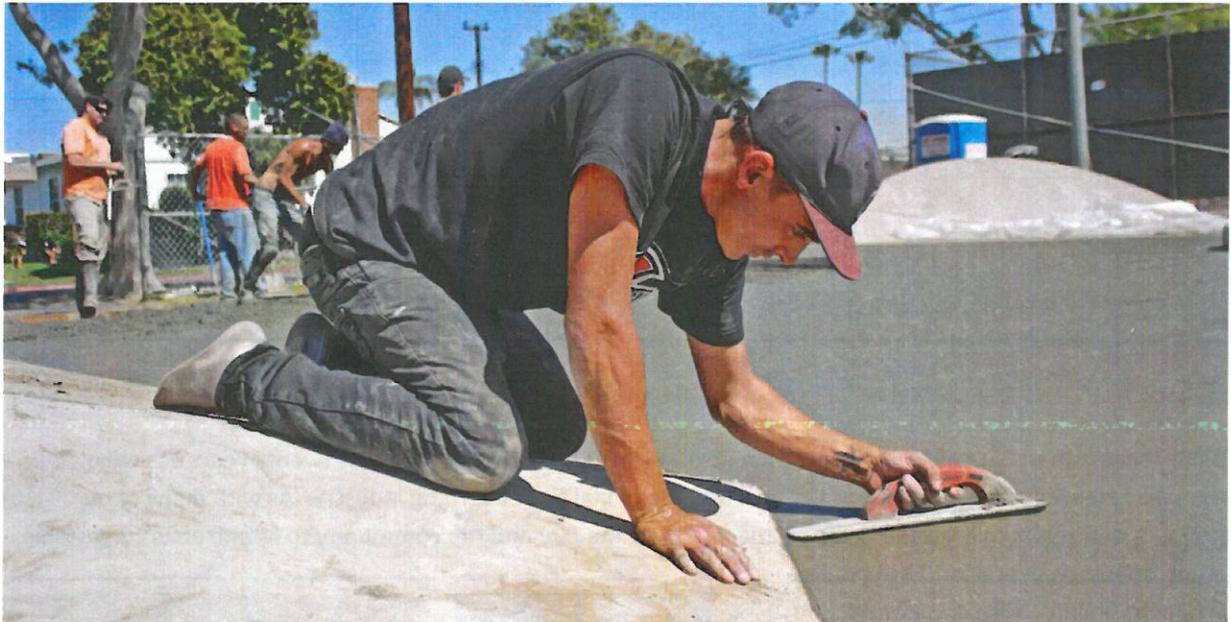


Task 5.5 Place Shotcrete & Concrete for Skate Elements/Terrain – Mark Bradford, an ACI-certified shotcrete nozzleman, will lead our team in shooting and placing concrete to bring the various sections of terrain to life. Our specialty concrete mix design will be refined as we develop a better understanding of the site’s soil conditions and collaborate with a local plant.



Task 5.6 Form, Reinforce & Place Concrete Flatwork – In an effort to prevent users from riding the skatepark before it is complete and while the site is still an active construction site, we strategically schedule the concrete flatwork as the final pours. Mark will lead the team in framing, rebar installation and the placing and finishing of concrete.

Special care is given at this stage, as there is a delicate balance between the riding surface being too gritty or too slick. 20+ years of skatepark construction experience has helped us perfect that balance.



Task 5.7 Detail Work & Punch-List -

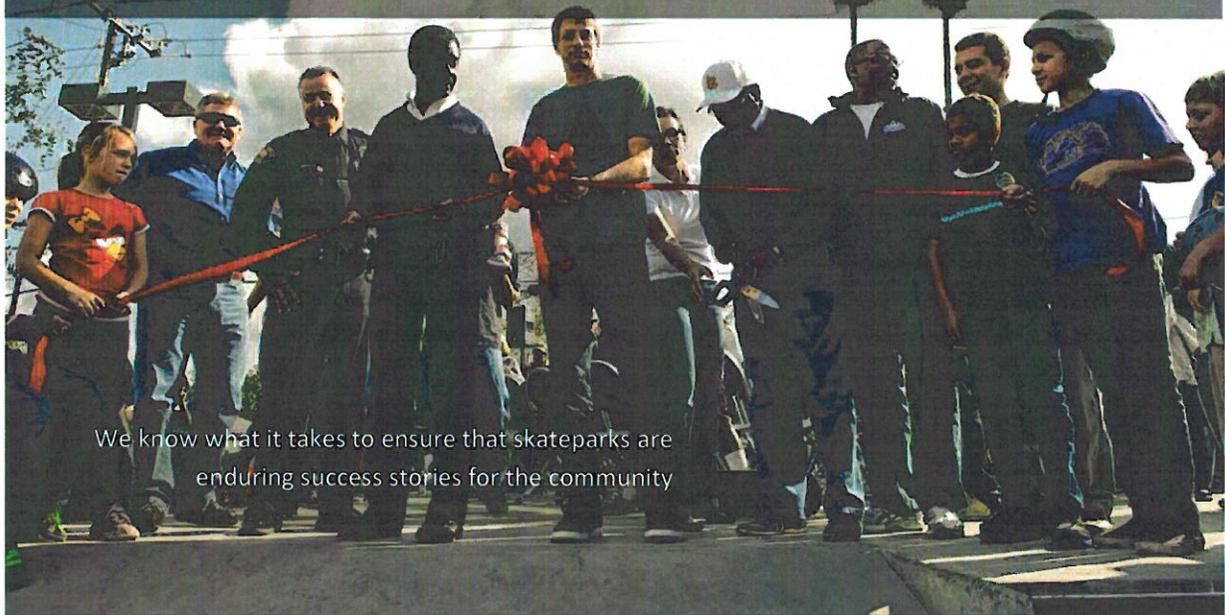
After a methodical concrete curing process, Mark will lead the team in performing the final detail work including jointing, saw cuts, welding, etc. He will also lead the team in performing any necessary landscaping and clean-up work, ensuring the areas surrounding the skatepark return to their original state prior to construction.



Mark will create his own initial punch-list for our team prior to conducting a walkthrough of the completed park with City staff. Mark will then lead the team in completing any final punch-list items required by the City.

Spohn Ranch plays an ongoing role in defining proper construction and engineering standards for skateparks in our position as a founding member of the ASTM Committee developing the Standards Guide for Public Use Skatepark Facilities. We'll leverage this knowledge to also conduct a thorough safety inspection, ensuring that the park is compliant with all ASTM standards.

PHASE-6 GRAND OPENING & BEYOND

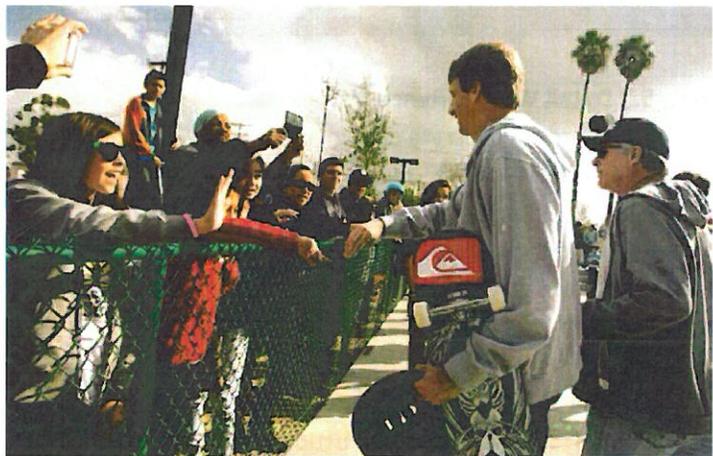


We know what it takes to ensure that skateparks are enduring success stories for the community

Being located in Los Angeles, California, the mecca of skateboarding, for the past twenty years has enabled us to make some valuable connections within the professional skateboarding industry. As with many of our projects, our goal is to leverage these relationships for the City and the community to create an unforgettable grand opening celebration. The park's designer, Charlie Wilkins, is always excited to see his work come to life and will be joined in the festivities by professional and amateur-level skateboarders sponsored by industry brands.

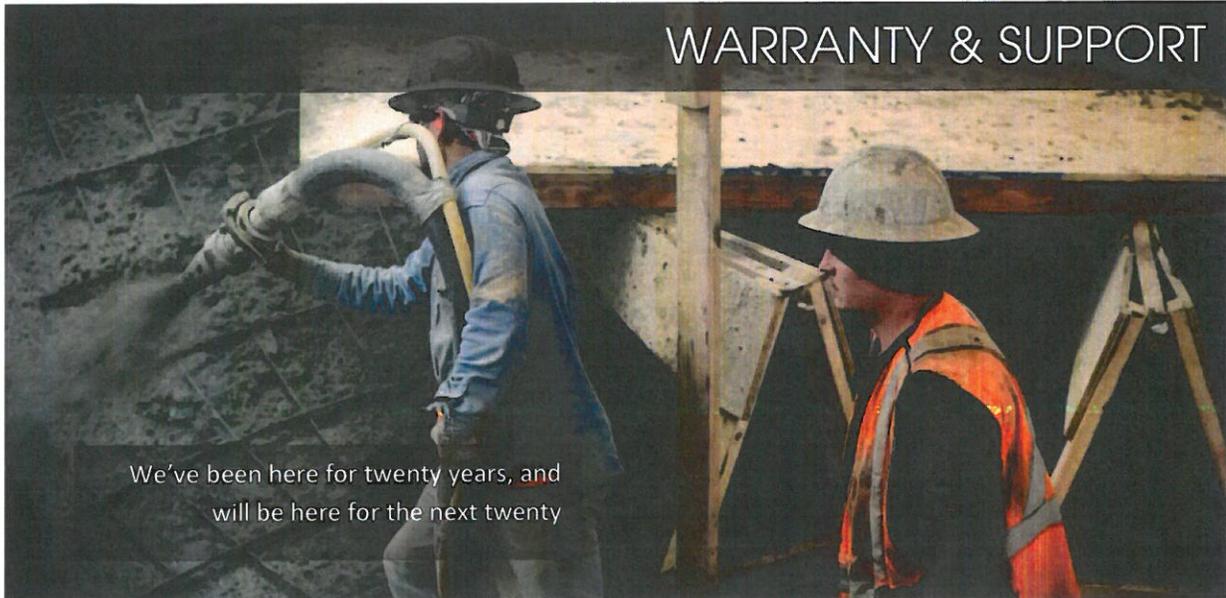
In coordination with the City (and their own goals for the celebration), our plans include:

- 30-60 minute skatepark demonstration by professional skateboarders. The demo will be narrated over a PA system by a seasoned skateboarder.
- Autograph signing and photo session
- Skateboarding instruction and tips for beginner skateboarders
- "Product Toss" – giveaway of skateboarding equipment and apparel for the community such as helmets, decks, trucks, wheels, shirts, hats, etc.



Professional skateboarder, Tony Hawk at the grand opening of our skatepark in Long Beach, California

WARRANTY & SUPPORT



We've been here for twenty years, and
will be here for the next twenty

During construction we will keep a set of working plans on hand to record as-built items. Those plans will be reproduced digitally to include the changes/edits and delivered to the City upon completion of the build as part of the acceptance/closeout process. Upon substantial completion, we will also deliver an Owner's Manual, Warranty documentation and a Certificate of Completion.

Our 20+ years of skatepark construction guarantee high-quality construction and we are proud to back up that claim with a **1-YEAR WARRANTY** for materials and workmanship for cast-in-place concrete and shotcrete.

- If any defects arise in the first year after acceptance, Spohn Ranch will remedy the problem at no cost.
- Objects which are vandalized or suffer damage due to "Acts of God" are exempt from any claims under this warranty guarantee.
- Issues should be photographed and documented and sent to Spohn Ranch for analysis. Documentation with 48 hours of occurrence is ideal.

Any pre-cast concrete elements designed into the park will be backed by a **15-YEAR WARRANTY**.

Given Charlie's close proximity to Tillamook, we are also happy to offer the City five years of complementary inspections in addition to our standard warranty.

As we all know, skateboarding is a high-impact activity. Frequent and thorough check-ups will help minimize any potential safety or maintenance issues. Charlie will schedule site visits with City staff once every year for the next five years.

Site visits will include a thorough walkthrough with photography, inspecting the skatepark for any potential safety or wear and tear issues. We'll also be there to support the City with maintenance tips for any vandalism, trash build-up, graffiti, etc. Upon completion of the inspections, Spohn Ranch will submit a detailed report to the City summarizing the findings.

THE SPOHN

DIFFERENCE

We are not the gnarly/hardcore company. We are not the rockstar company.

We are a thoughtful, professional company. Our well-rounded and dedicated staff takes pride in going above and beyond to meet the unique needs of a project and always make a personal investment in the project's long-term success.

We have a larger, over-arching objective to continue legitimizing skateboarding and allowing our industry to thrive. The best way to do this is to hold our projects to a high standard in three regards.

COMMUNITY

It's easy to say you'll run your design concepts by the community to "see what they think". Years of experience strengthened our belief in going beyond a lip service-level approach and developing a real respect for the people who will be impacted by the facility on a daily basis. Beyond input from local skateboarders on features, we want to collaborate closely with the entire community to understand the space from a holistic perspective – learning how people circulate through the space, what the site lines are like, where people congregate and where entrances, walkways and seating areas make sense.

ENVIRONMENTAL RESPONSIBILITY

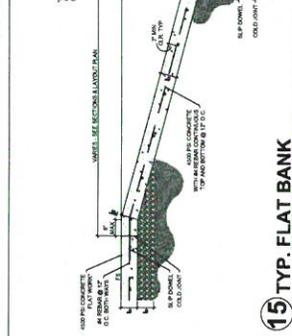
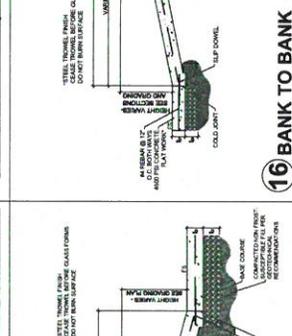
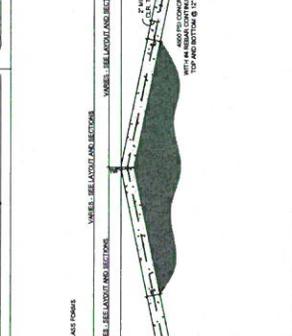
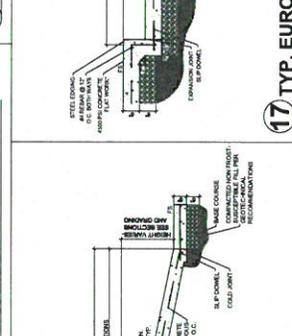
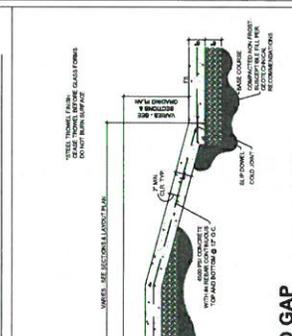
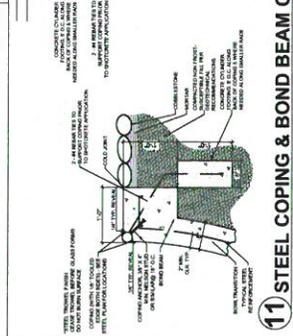
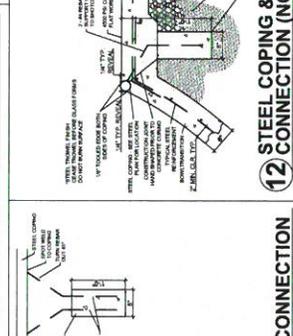
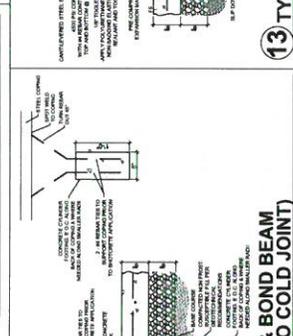
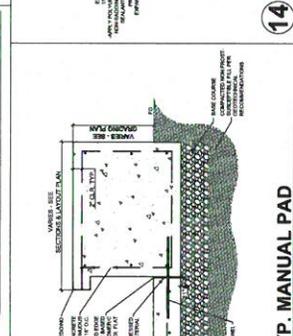
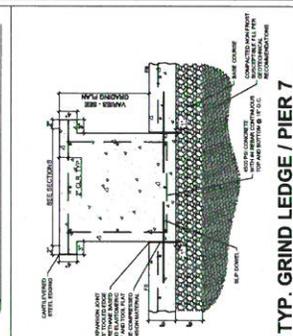
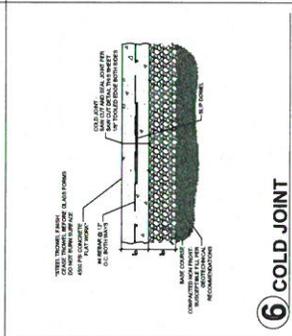
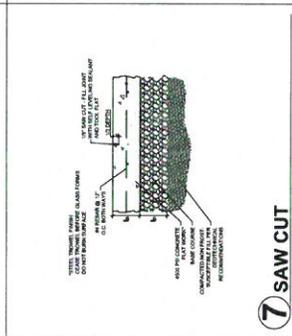
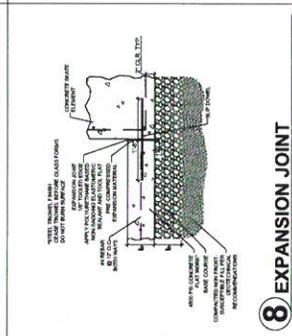
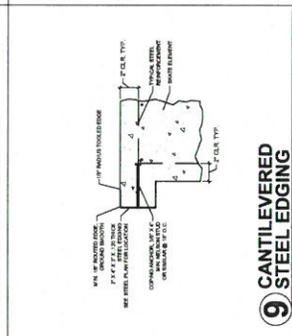
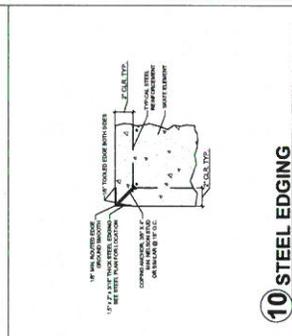
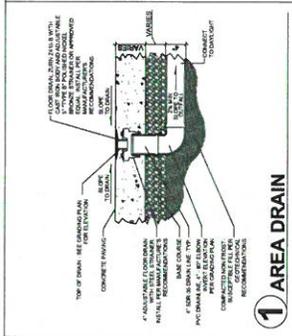
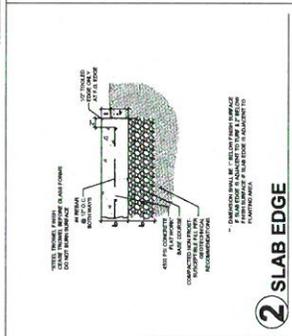
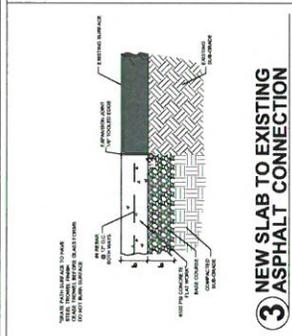
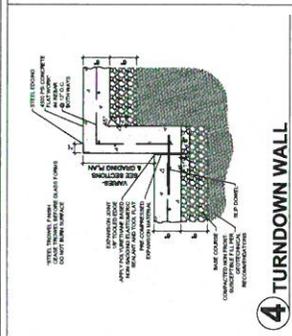
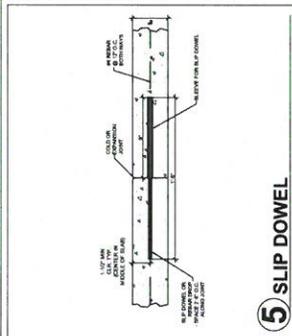
Our goal is to create spaces where people can enjoy the outdoors. We know that if we don't treat our planet right in the present, we won't have one to enjoy in the future. Whether it's devising solutions to manage all storm water within the site boundary, using sustainable building materials during construction or even thinking creatively to repurpose materials from within the community – the bigger picture of sustaining planet earth will always be a top priority.

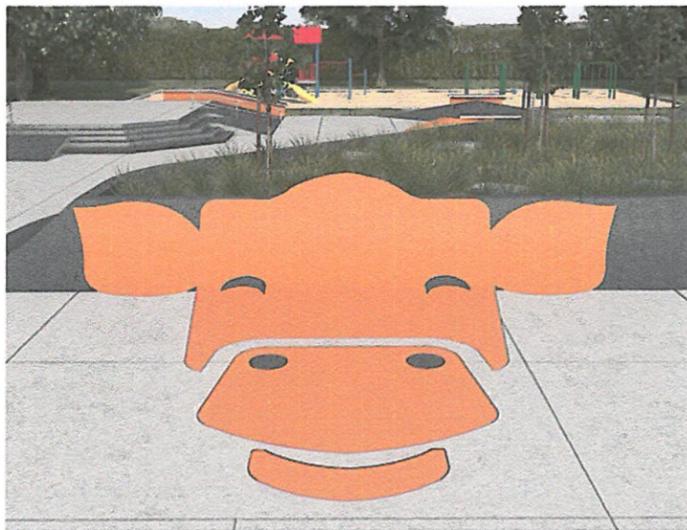
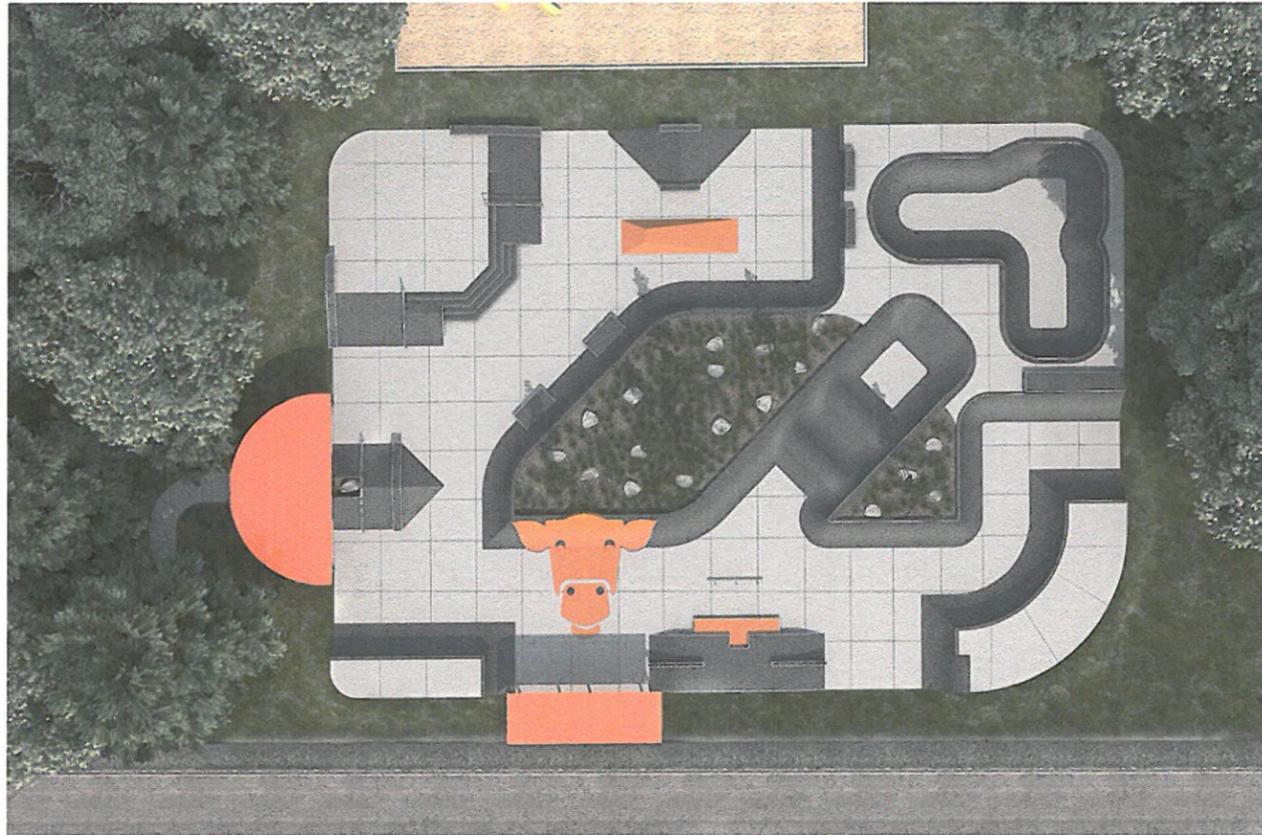
STATE-OF-THE-ART DESIGN & BUILD

Years of experience reinforced our belief that if you're going to do something, do it right. And going one step beyond that, do it great – give the community something they can be proud of and take a sense of ownership in. Our design process will result in a one-of-a-kind space that reflects the character of the community through sculptural elements and modern aesthetic details. During the build, whether it's extra-thorough compaction and treatment of soils, rigorous rebar schedules or meticulous use of the strongest steel edge protection – we go above and beyond to ensure the park can withstand the daily abuse it's guaranteed to endure.

*COLORED SKATEPARK FLATWORK TO BE MESA BUFF #5447 AVAILABLE FROM DAVIS COLORS 1-800-356-4848

DATE	4-1-14
PLANNING	DNRS/BS
DESIGN	BS
DOCUMENTS BY	DNRS
REVISIONS	





GOODSPEED PARK SKATEPARK CONCEPT - TILLAMOOK, OREGON