

Alan L. Stump

*Licensed Architect
State of California (C17396) Issued July 15, 1986
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Work History

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|--|---|
| Architect / Sr. Engineer July 2019 – Present | City of Santa Clarita 23920 Valencia Blvd. Santa Clarita, CA 91355 |
| President December 2014 – July 2019 | Alan L. Stump Architect, Inc. 13 Bergenia Rancho Santa Margarita, CA 92688 |
| Associate – Project Architect July 1997 – December 2014 | Bastien and Associates, Inc. 15661 Red Hill Avenue, Suite 150 Tustin, CA 92780 |
| Associate – Project Architect February 1994 – July 1997 | James Gartner and Associates, Inc. 2036 N. Broadway Santa Ana, CA 92706 |
| Independent Consultant October 1992 – February 1994 | Archeion Irvine, CA |
| Independent Consultant January 1992 – October 1992 | Howard F. Thompson Associates, Inc. Irvine, CA |
| Staff Architect July 1991 – January 1992 | Bowman and Bowman Associates, Inc. Orange, CA |
| Project Architect September 1990 – June 1991 | Van Fossen Architects Newport Beach, CA |
| Project Architect November 1989 – September 1990 | Frank L. Spangler Associates, Inc. Newport Beach, CA |
| Project Architect March 1983 – October 1989 | Howard F. Thompson Associates, Inc. Irvine, CA |

Education

California Polytechnic State University
San Luis Obispo, CA
B. Arch. 1982

AutoCAD proficient

Project Summary

Alan L. Stump

Alan L. Stump Architect, Inc.

Build to Suit for ARRI – Burbank, CA

- New 2-story tilt up building to become the Corporate Headquarters for ARRI.
 - ARRI is a leading designer and manufacturer of camera and lighting systems for the film and broadcast industry, with a worldwide distribution and service network.
- Client: Shubin Nadal Realty Investors
- 37,057 s.f., Type V-B Sprinklered, 24' clear
- Construction completed March 2019
- \$5.8 million construction cost

Rothschild's Restaurant – Corona Del Mar, CA

- Renovation of 2nd story Kitchen Prep area due to water damage to the floor. New walk-in cooler and other new kitchen equipment.
- \$150,000 construction cost

Backlot Burbank – Burbank, CA

- Renovation of 14 existing buildings constructed in the 60's to give them a more current "Creative Office" environment for the nearby film industry tenants.
- Client: Shubin Nadal Realty Investors
- Buildings range from 2,000 s.f. to 100,000 s.f. for a total of about 318,000 s.f.
- New exterior features such as steel canopies, metal façade accents, lighting accents, entry paving, etc.
- Tenant Improvements to date:
 - 4400 Vanowen – 26,000 s.f. TI for Muscle Pharm – Const. Cost \$920,000
 - 2323 N. Valley Street – 24,000 s.f. TI for Extreme Reach - Const. Cost \$230,000
 - 4201 Vanowen St. – 7,200 s.f. TI for Schriver Medical – Const. Cost \$315,000
 - 4200 Vanowen – 11,920 s.f. TI for 3D Systems – Const. Cost - \$900,000
 - 4131 Vanowen – 17,000 s.f. TI for ARRI – Const. Cost - \$850,000
 - 4140 Vanowen – 14,900 s.f. Market Ready TI – Const. Cost - \$550,000
 - Overall Park Landscape renovation with new picnic area, benches, lighting, fencing, etc.

Vermont Avenue – Gardena, CA

- Renovation of 4 existing buildings over two phases, similar in nature to the Backlot Burbank project above.
- Client: Shubin Nadal Realty Investors
- Building areas for each building is approximately 24,000 s.f.,
- New entrance canopies, glazing, wall sconces, paving, landscape and seismic upgrades.
- Construction of Phase 1 completed February 2017
- \$1.2 million construction costs for improving two of the buildings (Phase 1) to get them in "market ready" condition.

- 19100 S. Vermont Ave. – 24,080 s.f. TI for StringKing – Const. Cost - \$510,000
- Phase 2 construction completed in March 2019.

TI for Setpoint Medical TI – Southern California Innovation Park (formerly Mann Biomedical Park) Valencia, CA

- 14,292 s.f. of office and lab interior improvements
- Client: Intertex Properties
- Construction completed September 2016
- \$350,000 construction costs

Guard House and Park Entrance - Southern California Innovation Park (formerly Mann Biomedical Park) Valencia, CA

- 119 s.f. stand-alone structure with restroom to serve as the gateway to the industrial park.
- Client: Intertex Properties
- Construction completed May 2017

Building 1 and 2 Exterior Alterations – Southern California Innovation Park (formerly Mann Biomedical Park) Valencia, CA

- Exterior renovations of existing office buildings to match earlier renovations of Buildings 3 and 4
- 28,400 s.f. total
- Client: Intertex Properties
- Construction completed January 2016
- \$1.1 million construction cost

Building 2 and 3 Exterior Renovation – Sylmar Biomedical Park, Sylmar, CA

- Exterior renovations of two existing buildings
- Client: Intertex Properties
- Building 2 – 38,600 s.f. and Building 3 – 118,700 s.f.
- Building 2 work involved redesign of the exterior entry and other façade treatments. Another architectural firm did the CD's. Building 3 work was similar with new entry and façade treatments, along with interior lobby improvements. The client elected to not do the work on Building 3 at this time.
- Building 2 Construction completed June 2016

Site Planning – Southern California Innovation Park (formerly Mann Biomedical Park) – Valencia, CA

- 167 acre business park serving many biomedical companies
- Prepared site plans for potential new buildings
- Overview video - <https://vimeo.com/218173993>
- Plans included:
 - Bldg. C - New 100,000 s.f. - 3 story tilt up Medical Office Building near the Park Entrance
 - Bldg. A & B - New 90,000 s.f. ea. - 3 story tilt up Office Buildings on upper pad
 - Bldg. E - New 84,000 s.f. – 3 story tilt up Office Building
 - Bldg. G, H, J - New 150,000 s.f. total for new studio buildings on north east side of Park
 - Bldg. L - New 10,000 s.f. Day Care Center near the Leasing Offices

Bastien and Associates, Inc.

March Business Center – Moreno Valley, CA

- Two new tilt up buildings of a four building masterplan
- Building 1 – 1,103,003 s.f., Type III-B Sprinklered, 36' clear
- Building 2 – 277,243 s.f., Type III-B Sprinklered, 32' clear
- Construction planned to begin in first quarter of 2015.
- \$27.6 million construction cost estimate.
- Oversaw the CD's through plan check, before leaving Bastien and Associates 12-2-14.

Santa Clarita City Hall Seismic Retrofit – Santa Clarita, CA

- Prepared CD's to incorporate new seismic bracing utilizing dampers
- Bracing added around the perimeter of existing 3 story steel framed City Hall
- All construction work done in the evenings allowing staff to continue use of the building.
- Construction completed in July 2014.
- \$1.13 million construction cost.

TI for Henry Mayo Newhall Memorial Hospital – Santa Clarita, CA

- 1st floor – 11,110 s.f. and 3rd Floor 25,096 s.f. TI
- New Administrative Offices for the hospital, including Board Room and new Reception/Lobby on 3rd Floor.
- New Training Rooms and Simulation Room for nurse training on 1st Floor.
- Worked closely with Department Directors to provide extensive programming and space requirements, and followed through on Design Development through CD's and Construction.
- Construction completed in April 2014.
- \$1.1 million construction cost.

Saturn Orbiter Business Park – Brea, CA

- Prepared CD's for new 82,987 s.f. industrial tilt-up
- 6,375 s.f. TI (3,325 s.f. 1st floor, 3,050 s.f. 2nd floor) 30' clear height, ESFR
- Handled project through Construction Administration.
- Construction completed in April 2013.
- \$3.44 million construction cost.

KOCE-TV / PBS SoCal Studio TI – Costa Mesa, CA

- Prepared Design, CD's and Construction Administration for new TV Station Studio and support facilities.
- 6,372 total s.f. which included a 2,700 s.f. sound stage and 2,500 s.f. of support offices.
- Construction completed in November 2011.

KOCE-TV / PBS SoCal 4th Floor Newsroom TI – Costa Mesa, CA

- 3,750 s.f. TI
- Newsroom, Edit Suites, Voice Over Room, Server Room and Offices
- Construction completed in December 2011.

The following is an outline of the “Life Science” type projects that I have had major involvement in from 2004 to 2014. This includes programming, preliminary design, construction documents, agency submittals and construction administration. A major portion of those listed here are projects that are within Southern California Innovation Park (formerly Mann Biomedical Park) in Santa Clarita. The Park is 167 acres, consisting of former aircraft manufacturing buildings as well as open space that I have been involved in masterplanning for new buildings as well.

Advanced Bionics - Phase 2 Summit Oaks Building, Valencia, CA

(See attached letter of recommendation from Jim Eby)

- New corporate headquarters to merge existing locations from Sylmar and Valencia.
- 70,122 s.f. total improved area. (Floors 1, 2 and 3 of 5 story office building. Site alterations.)
- \$7 million
- Construction complete 2/2011 – Snyder Langston
- Developer of cochlear implant devices.
- Tenant Improvements: 27,000 s.f. new offices, 23,000 s.f. R&D labs, and 10,000 s.f. warehouse. Included surgical lab with x-ray shielding.
- 10,000 s.f. of Class 7 Clean Rooms on second floor with public tour corridor.
- New 71,000 cfm air handler on second floor
- Site improvements include new mechanical yard, tank farm and chemical storage sheds.
- Provided direct oversight of all preliminary planning through construction document preparation, agency submittals, coordination between consultants, and construction administration.

Advanced Bionics – Phase 1 Summit Oaks Building, Valencia, CA

- 56,578 s.f. total improved area. (Floors 4 and 5 of new 5 story shell office building.)
- \$3.5 million
- Construction complete 11/2010 – Intertex
- Tenant Improvements: Executive offices, open office administration areas, Call Center, 1,600 s.f. Training Room, 2,300 s.f. Lunch/Break Area, Showers and Lockers.

Infusion Systems - Valencia Commerce Center, Valencia, CA

- 39,732 s.f.
- Construction complete 2/2010 – Oltmans Construction
- Developers of an infusion pump which allows control of medication delivery within the patient’s body.
- Tenant Improvements: Offices, Labs, Packaging and Warehouse.
- 6,772 s.f. of Class 7 and 3,360 s.f. of Class 8 Clean Rooms and Gowning Area.

Boston Scientific - Mann Biomedical Park, Building 4, Santa Clarita, CA

- 21,482 s.f.
- \$4.1 million
- Constructed 2008 – Vision Builders
- Developers of medical devices.
- Remodel/alteration of existing warehouse building. Added new second floor, reskinned building by removing large areas of non-structural concrete panels, leaving the existing steel frame and concrete retaining walls in place. Site alterations and ADA upgrades.
- Tenant Improvements: Offices, Lobby, Conference Rooms, Call Center, Kitchen/Break Area, Restroom Core

Boston Scientific - Mann Biomedical Park, **Building 55**, Santa Clarita, CA

- Constructed 2008 – Kerry Contractors
- Tenant Improvements to alter/increase the existing Finished Goods Warehouse.

Bioness - Mann Biomedical Park, **Building 3**, Santa Clarita, CA

- 29,041 s.f.
- \$5.5 million
- Construction complete 2007 – Vision Builders
- Developers of medical devices designed to provide electrical stimulation, helping patients regain mobility after a stroke, and those with Multiple Sclerosis, Cerebral Palsy and spinal chord injuries.
- Remodel/alteration of existing warehouse building. Added new second floor, reskinned building by removing concrete panels from steel frame and replacing with new steel stud and stucco walls. Seismic and site alterations with ADA upgrades.
- Tenant Improvements: Offices, Lobby, Restroom Core, Conference Rooms, Call Center, Portable Clean Rooms and Lab areas.

NeuroSystec - Mann Biomedical Park, **Building 34**, Santa Clarita, CA

- Tenant Improvements: Office remodeling and new 500 s.f. R&D Lab
- \$60,000 construction costs
- Constructed 2008 – Vision Builders
- Developers of drug delivery systems that are combined with neurologically active therapeutics to treat diseases of the nervous system, starting with hearing-related disorders.

Dermaport / Implanted Acoustics - Mann Biomedical Park, **Building 2**, Santa Clarita, CA

- Tenant Improvements: Office remodeling and new 1,000 s.f. of labs and 2,300 s.f. of Class 7 Clean Room.
- \$500,000 construction costs
- Constructed 2008 – Vision Builders
- Creators of percutaneous access devices for the body.

Rye Canyon Pointe – Rye Canyon Business Park, **Lot 23** - 28212 Kelly Johnson Pkwy., Santa Clarita, CA

- 82,420 s.f. New 2-story office building, tilt-up. Constructed 2006 – Intertex (also bldg. owner)
- \$7.9 million (shell construction with lobby and restroom core)
- Tenant Improvements for various medical and dental office suites ranging from 1,000 to 5,000 s.f. each. (ongoing)

New Medical Office Building - Mann Biomedical Park, **Building 35**, Santa Clarita, CA

- 51,284 s.f., New 3-story steel framed office building set into existing slope.
- Permitted in 2005, but not constructed.

Shield Healthcare – Mann Biomedical Park, **Lot 55**, Santa Clarita, CA

- 112,212 s.f., New Headquarters tilt-up building.
- Permitted in 2004, but not constructed.

2008

Building 2 TI for Bioness – Mann Biomedical Park, Santa Clarita, CA
RREEF / Lomita Medical Offices – Torrance, CA
Bioness TI (as-built drawings)
Boston Scientific TI / Building 55 / Mann
Mann Research Center TI / Port St. Lucie
Boston Scientific TI - Bldg. 4 / Mann Biomedical

2007

Building 4 Remodel / Mann Biomedical Park, Santa Clarita, CA
Load Factor Calculations – Intertex
Stellar Microelectronics / Mann Biomedical
Guardhouse Relocation / Mann Biomedical (permitted but not constructed)
ADA Site Improvements / Mann Biomedical
Building 3 TI for Bioness / Mann Biomedical

2006

World Bridge TI / Building 3 / Mann Biomedical
Qlogic / Aliso Viejo – New tilt-up (permitted but not constructed)
Building 3 Remodel / Mann Biomedical
Central City Studios / Chicago (Through Design Development but not constructed)
The Greens Retail/Office / Intertex / Santa Clarita
St. Margaret's Performing Arts Center / Middle School / San Juan Capistrano
Tenant improvements / Rye Canyon Pointe / Lot 23 – Intertex (Doctor and Dentist offices)
Building 41 TI / Leasing Office Building / Mann Biomedical
TI for Hirsch / Lot 11
Building 34 Bridge / Mann Biomedical

2005

Shield Site Studies / Mann Biomedical
New Office Building 35 / Mann Biomedical (permitted but not constructed)

2004

Building 2 TI / Mann Biomedical
Tilt-up for Rye Canyon Pointe / Office Bldg. / Intertex
Tilt-up for Sheild Healthcare / Mann Biomedical (permitted but not constructed)
TI for Newhall Coffee / Mann Biomedical
TI for NeuroSystec / Bldg. 34 / Mann Biomedical
Masterplanning for Mann Research Center / Port St. Lucie
Masterplanning for Mann Studios

2003

Tilt-up for Star Waggons / Rye Canyon Business Park

2002

Multi-tenant Tilt-ups (7 buildings) RREEF / Rye Canyon Business Park / Lots 10, 11, 24 & 25

- \$11.3 million construction costs

Pit for Stage 1 / LA Center Studios

2001

**Demising Wall for Home Shopping Network / Commerce Center / Fontana
Central City Studios / Chicago**

2000

TI for Enterprise Rent-A-Car / Building 35 / Mann Biomedical

Industrial Tilt-up / Bloomfield / Santa Fe Springs / Western Realco

TI for Macdonald Computers / Building 35 / Mann Biomedical

TI for Homelife / Jarupa Business Park / Western Realco

TI for Pulaski Furniture / Jarupa Business Park / Western Realco

TI for Menlo Logistics / Jarupa Business Park / Western Realco

TI for Innovative Design Technology / Building 31 / North Campus for Legacy Partners

TI for Leggett & Platt / Jarupa Business Park / Western Realco

TI for Home Shopping Network / Commerce Way / Fontana

1999

Multi-tenant Industrial Buildings for Koll/Valley View / Phase III / Las Vegas

Tilt-up for Commerce Way / Fontana / 900,000 s.f. tilt-up spec.

Industrial Tilt-ups / 3 buildings / Rye Canyon Phase 1 / Legacy Partners

1998

Multiple Tenant Improvements and Building upgrades for Legacy Partners / North Campus

1997

Puente Hill Food Court

TI for Stage 29 / Paramount

Masterplanning for Rye Canyon / Legacy Partners (367 Acres – 167 ac. No. Campus, 210 ac. South Campus)