

ADF

PEACE STUDIES LIBRARY AND RESEARCH CENTER



Submitted by

NCD/Icon Planning & Design Studio, Inc.

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Firm History

NCD/Icon Planning & Design Studio, Inc. (NCD/IPDS), is a multi-disciplinary architectural, planning, urban design & construction management firm. NCD/IPDS has over 55 years of combined experience, with local governmental agencies as well as numerous corporate clients. The firm has a highly dedicated and qualified architects, planners, urban designers, managers, and technical personnel to provide a wide and complete range of services

NCD/IPDS is a Minority-Owned and operated corporation that has built a reputation of professionalism and excellence. NCD/IPDS pride is in completing project assignment to the highest quality standards in the industry, while satisfying the budgetary constraints of its clients.

The principal staffs of NCD/IPDS brings over 80 years of combined professional architecture, planning, urban design, landscaping, construction management experience to bear on each of the projects we undertake. NCD/IPDS has successfully completed major projects as both prime and sub-consultant in California.

Our principal has construction contracting experience and license (i.e. general building), to provide clientele with a well-rounded and in-depth understanding of the full spectrum of issues arising in the design and construction process.

NCD/IPDS augments its design with computer graphics, 3D modeling, Animation walk through, video imaging, and digital image manipulation for better communication with users, financiers, public agencies or clients.



NCD/IPDS resources include architects, planners, urban designers, space planners, program managers, construction managers and technicians who have successfully executed the following types of projects and services:

- *Homes / Apartments*
- *Educational / Schools*
- *Institutional / Hospitals*
- *Public & Theme Parks*
- *Program Management*
- *Planning & Scheduling*
- *Hotels / Casino / Resorts*
- *Monuments / Land Marks*
- *Music Recording Studios*
- *Regional & Urban Design*
- *Construction Management*
- *Architecture & Space Design*
- *Community Redevelopment*
- *Urban Space and Public Plazas*
- *One-Stop Career Center (EDD)*





Corporate Principles

- *To develop a multi-disciplinary consortium that is capable of undertaking the planning, design, engineering, programming, and management of all projects.*
- *To provide the best in quality services and value to all clients*
- *To maintain a competitive edge in multi-media design and creativity in our entire specialty.*

Corporate Values

NCD/IPDS, distinguish itself by the level of services that we provide to our clients, with particular emphasis on:

- *Commitment to Excellence.*
- *Innovative & Design Creativity*
- *Hands-on Management*
- *Technical Competence, Strong Project Controls & Dedication to Quality*
- *Public Participation & Sensitivity to the Clients' Strategic Operational / Business.*

Services

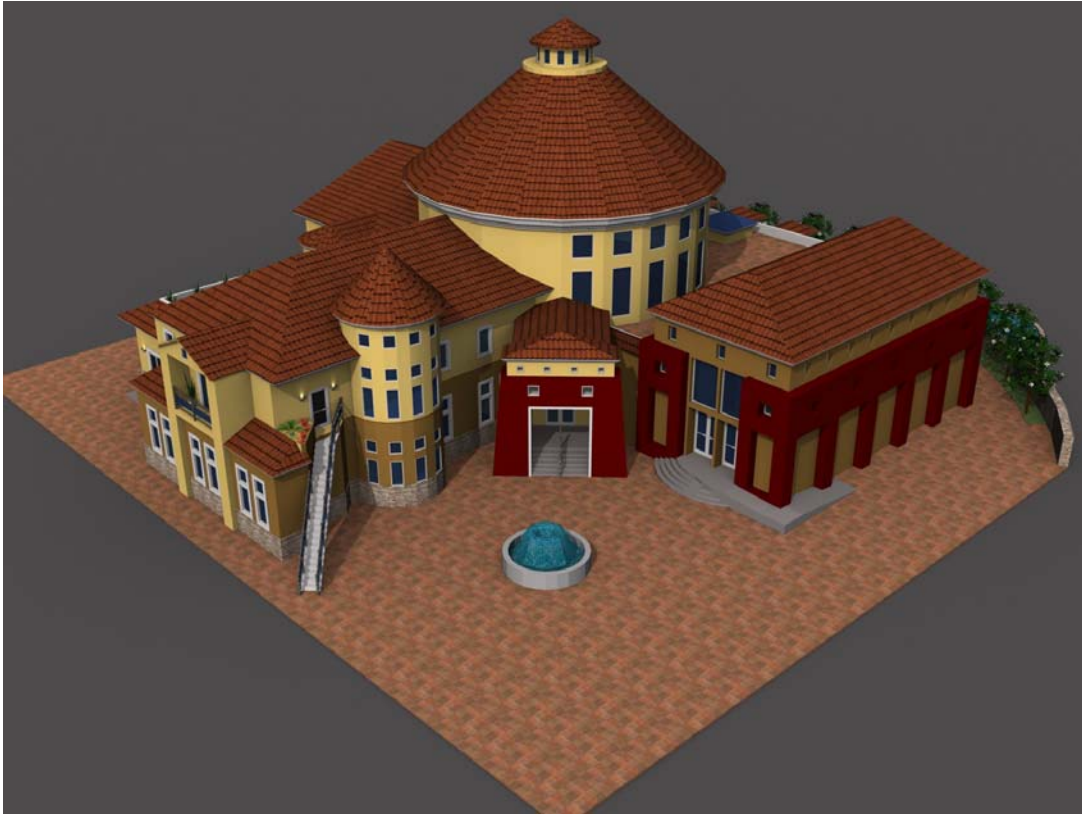
- **Planning**
- **Architecture**
- **Digital Media**
- **Urban Design**
- **Urban & Regional Planning**
- **Construction Management**



Conceptual Peace Institute









Specialty Areas



NCD/IPDS designs with style and value, because, our design compliments the aesthetic with function and efficiency. We design for economy and flexibility. Every project is executed for clients with a careful integration of aesthetic considerations, efficiency, and economy. NCD/IPDS knows the four values of architecture, form, function, aesthetic and budgetary requirements.

- Programming
- Residential Buildings
- Industrial Buildings
- Commercial Buildings
- Institutional Buildings
- Tenant Improvements
- Facilities Planning & Design
- Concrete Tilt-up Buildings
- Landscaping & Irrigation

NCD/IPDS buildings "work"; they do what they were intended to do by their owner, or developer because each is designed for its own unique location, function and budget. In our design, we work to bring life back and nostalgia whenever we can, as in the Pine Square Plaza, Long Beach, "South Bay Daily Breeze Newspaper" "Red Car to Move? Old Torrance Trolley may go Long Beach"

Partial Project List

- Martin Luther King Renaissance Monument -City of Compton
- Entry Gateway Monument - City of Compton
- Mass Transit Bus Pad & Shelter - City of Compton
- Pine / First Square Redevelopment Project - City of Long Beach
- 37,000 s. f. Compton Career & Human Services Department, One-Stop Center, 700 N. Bullis Road - City of Compton
- Proposed Gonzalez Park Multi-Purpose Hall, 1001 Cressey St. - City of Compton
- 25,000 s. f. Champion Transportation Service
- HDQ Building - City of Hawthorne
- 22,000 s. f. Harold Johnson Optical Laboratory - City of Gardena
- 60,000 s. f. Home Savings of America Loan and Computer Center Building, City of

Statement of Qualification

Pasadena

- 5,000 s. f. Surgi-lite Medical Clinic Building - City of Hawthorne
- Rosecrans Blvd. Facade Improvement Plans - City of Compton.
- Compton High School / Compton Civic Auditorium Improvement - City of Compton/CUSD
- Proposed Boys & Girls Club Complex, Theaters, Office buildings and Recreational facilities - City of Compton.
- Proposed Crystal Plaza Entertainment and Commercial Center Complex - City of Compton

Architectural Services

If selected for any of upcoming projects, NCD/IPDS project team will make personal contact with your client's staff and all interested parties to explore their needs and expectations. Particular care will be taken to ensure that design integrity and coordination is maintained throughout the construction document development and construction phases of the project.

NCD/IPDS achieves design continuity, by involving the project architect and technical staff from conception to construction completion.

DESIGN MANAGEMENT

The essence of design management is determining exactly what the program objectives are and developing programming criteria for conformance with the requirements. Timeliness, cost effectiveness and quality of the design process are critical to the schedule, cost and quality of construction.

Programming is the first level of any design and construction project. This step looks at the site requirements, clients working physical environment, personnel, and needs; then, using these information to layout detailed design information on the constructibility of the project. This process requires significant client input.

The program statement will include; budget, defined needs anticipated project components, and project schedule. The schedule will be quite detailed for the design phase and associated activities since it serves as a working schedule for the team. The budget is normally generated on a "parameter" basis. This means that costs are generally calculated by square footage allowances. This program statement becomes the blueprint, by which the designer develops conceptual, design development and construction documents for the project.



DESIGN REVIEW.

NCD/IPDS has a layer system of checks and counter-checks in the Design Development and Working Drawing phases, through its personnel. Our team addresses issues like; services and quality, schedule, budget, compensation, project team, and general management of the project. The Specification Writer and production team exchange information and crosscheck systems to ensure accurate and uniform call-outs and notations.

Formal design reviews will be held by NCD/IPDS at the schematic design, design development and contract document phases. In addition, periodic reviews will be made, especially as systems choices or layout alternatives, are being considered by the design team. Review steps are as follows:

- Review program requirements and assure understanding by design team
- Measure compliance with program directives and design progress.
- Analyze project for operations and security systems.
- Review system choices for compatibility with mission statement, (i.e. electrical, mechanical, systems, material choices etc.).
- Review plans and specifications for completeness, clarity, errors and omissions.
- Review the design for cost-effectiveness, and identify areas for improving through value engineering.
- Review contract documents for adequate control language in the areas of production procedures, submittal processing, change-order pricing and scheduling.
- Interfacing with our Consultants is quick and adds another layer of review monitoring employed by this firm.

Design review prevents the design from drifting away from specific project goals or requirements and budget.

COMPUTER CAPABILITIES

NCD/IPDS has had Computer Aided Drafting & Design (CADD) operations for more than a decade.

With CADD we are able to deliver services with greater speed and accuracy than previously with manual techniques. Our CADD area of specialization includes; solid modeling, rendering, interior and exterior perspectives, layouts and animations.

NCD/IPDS uses graphic computers as an extension of the capabilities of its professional staff, rather than, merely as a device to increase the speed of a small group of technical draftspersons.

Our firm has full production capabilities in both **AutoCAD and manual drawing.**



COST CONTAINMENT MEASURES.

NCD/IPDS Architects is committed to quality control and cost containment of the project to bring it in, on schedule and on budget. The following are some of the issues that will need attention throughout this project to ensure cost containment.

Survey of Site.

A complete assessment of existing conditions is imperative to establish existing opportunities and constraints. We will begin with accurate survey of the site and comparing it to information that will be provided by the client and the existing building plans available.

Meetings with Agencies

NCD/IPDS Architects will embark on vigorous pre-document meetings with City and client to ensure that available documents and goals of the project and Agencies are the same and current with code. Our objective will also be to share ideas on ways the project could be enhanced or specifications updated to allow the project to meet schedule and be on budget.

Field Experience

Our experience in construction techniques and methods will serve this project well, and help contain cost in all phases of the project. This will also be an asset to the General Contractor in charge of the project.

Analysis of the Budget.

We have had great success in putting budgets and buildings together, we implement a very successful formula; we rely on the experts. We utilize professional cost estimators, consultants and specification writers as needed to assist in budget control.

UNIFORM FEDERAL ACCESSIBILITY STANDARDS.

Our office has been deeply involved and active in the implementation of the Uniform Federal & State Accessibility Standard requirements in existing industrial, commercial and residential projects in Los Angeles County Area. Our staffs, are not only familiar with the text, but have also successfully designed and supervised some projects in the cities of Gardena, Hawthorne, Los Angeles and Inglewood, for compliance with both State and Federal mandates with regards to;

- General Requirements of Accessibility Applicable to all Buildings.
- Elevators, Dumbwaiters, Escalators, and Moving Walks.
- Site Development Requirements for Handicapped Accessibility
- Electrical Requirements for the Handicapped
- Plumbing Requirements for Accommodation of the Physically Handicapped Persons
- General Requirements for all Occupancies.





In NCD/IPDS, planning for a more environmentally habitable city for posterity and maintaining the present and past history of an urban and virgin development have been a major area of concern with us, since our early beginning. We plan and design to improve the very basic elements of physical existence and co-existence of all people.

The ability to interface with local governmental agencies as well as numerous corporate clients in resolving issues in design and public relation has made us an NCD/IPDS in permit processing.

NCD/IPDS experienced staff is working to maintain and improve our competitive edge in planning and governmental relations.

- General Plans
- Specific Plans
- Land Use Planning
- Feasibility Studies
- Regional Master Plans
- Development Guidelines
- Community Master Plans
- Site Planning and Analysis
- Planned Unit Developments
- Recreational Park Master Plans
- Zoning and Development Codes
- Project Planning/Permit Processing
- Land Use Studies and Processing
- Variance Application and Processing
- Zone Change Application and Processing.
- Conditional or Special Use Permit Application





Partial Project List

- Compton Avenue Corridor Improvement Plan - City of Compton
- Rosecrans Avenue Corridor Improvement Plan - City of Compton
- Long Beach Boulevard Corridor Improvement Plan - City of Compton
- Alameda Corridor Improvement Plan - City of Compton
- City of Compton Design Guideline Manual
- Rosecrans Blvd. Facade Improvement Plans - City of Compton.
- LAX World Trade & Commerce Center, a 65 mixed-used commercial, housing, sports center development, Hawthorne
- Pine / First Square Redevelopment Project - Long Beach
- Proposed "Aviation Place" a 17 acre mixed-use residential/commercial development project, Hawthorne
- Proposed Tarkwa Bay Resort Center, Tarkwa Bay, Lagos Nigeria.
- Proposed 20 acre St. Martin Island Hotel and Casino, Saint Martin Island
- Proposed 500 acre Granada Island Resort, Hotel and Casino, Granada.



Statement of Qualification





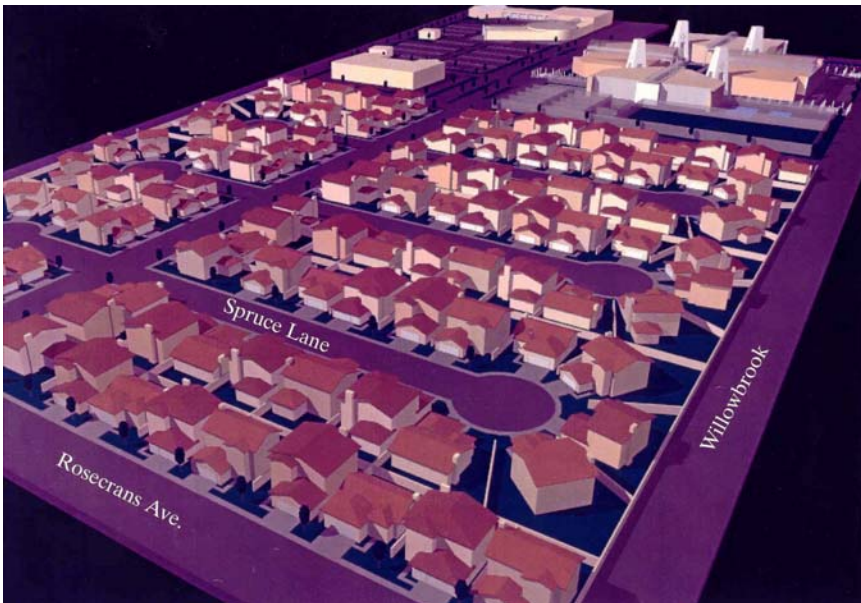
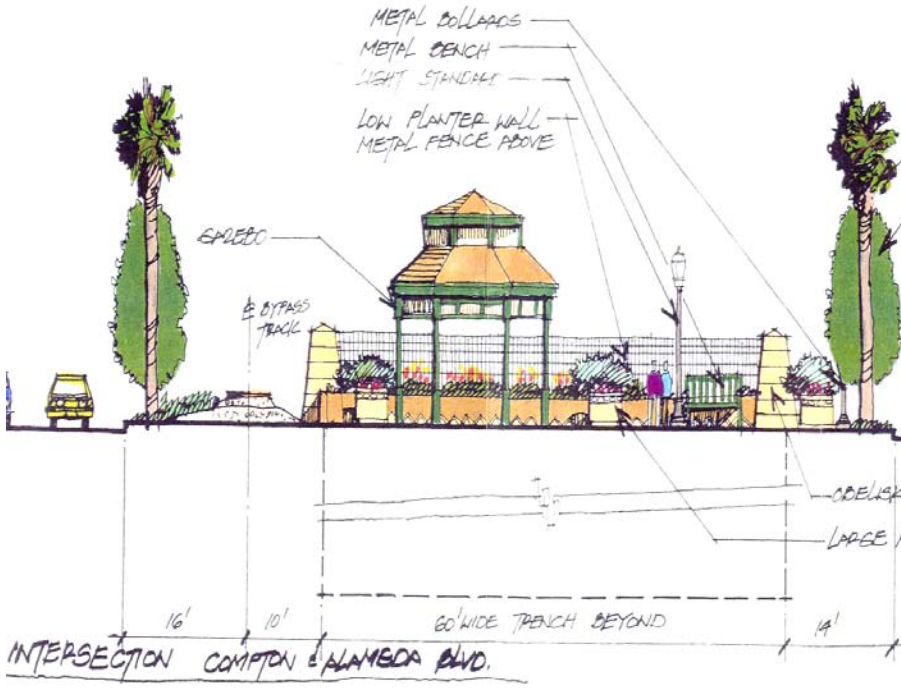
Over the years NCD/IPDS staffs has authored, designed and managed several Urban Design projects, notably-

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- Compton Avenue Corridor Improvement Plan - City of Compton
- Rosecrans Avenue Corridor Improvement Plan - City of Compton
- Long Beach Boulevard Corridor Improvement Plan - City of Compton
- Alameda Corridor Improvement Plan - City of Compton
- Alameda Freight Rail Transportation Corridor
- City of Compton Design Guideline Manual
- Rosecrans Blvd. Facade Improvement Plans - City of Compton.
- Compton High School / Compton Civic Auditorium Improvement
- City of Compton Sports Parks Master Plan
- Proposed Boys & Girls Club Complex, Theaters, Office buildings and Recreational facilities, Compton.
- Proposed Crystal Plaza Entertainment and Commercial Center Complex, Compton
- Proposed Tamarind Center Recreational, Entertainment & Residential Master Plan.
- Proposed Imperial International Center, a 105 mixed-used commercial, housing, sports center development, Hawthorne
- Proposed 400 Unit Condominium Project & Commercial Center, Las Vegas
- Proposed Tarkwa Bay Resort Center, Tarkwa Bay, Lagos Nigeria.
- Crystal Park Casino & Hotel Feasibility Study & Recommendations Report
- Martin Luther King Renaissance Monument -City of Compton
- City of Compton Entry Gateway Monument
- City of Compton Mass Transit Bus Pad & Shelter
- Proposed LAX World Trade & Commerce Center, a 65 mixed-used commercial, housing, sports center development, Hawthorne
- Pine / First Square Redevelopment Project - Long Beach
- Proposed "Aviation Place" a 17 acre mixed-use residential/commercial development project, Hawthorne]
- Proposed Traffic Management Operation Center (TMOC) Complex, Compton

"Design Team Tabbed for City Improvement Project" said Compton Daily Breeze Newspaper, confirming that we have truly come to stay in this field.





CONSTRUCTION **MA**NAGEMENT

Our diversified experience makes NCD/IPDS uniquely qualified to manage complex large and small scale projects. We have demonstrated our ability to work with local agencies, such as the City of Hawthorne, City of Compton, Alameda Corridor Transportation Authority (ACTA), Los Angeles County Transportation Authority. Currently, NCD/IPDS staffs, represents the City of Compton, as part of the project team for the Alameda Corridor. Our experience encompasses the full spectrum of construction management including the following services areas:

- *Scheduling*
- *Bid Alternatives*
- *Cost Estimating*
- *Document Control*
- *Progress Reporting*
- *Permit Processing*
- *Close-out Reporting*
- *Design Team Management*
- *Contractor Payment Review*
- *Government Agencies liaison*
- *General Conditions of Construction*
- *Punch List Inspections & Coordination*
- *Contracting & Bid Procurement Strategy*

NCD/IPDS approach to project management is based on the project team concept. Each project is assigned to a project team under a project manager with expertise and experience in that specialty. It is the responsibility of the assigned project manager to ensure that each project is completed within schedule and budgetary constraints. We see our assigned project team as an extension of the client's organization. Our team for each project has the capability to undertake projects from concept to completion.

Partial Project List

- Alameda Corridor Freight Train Project, segment 6 & 7, Compton
- Martin Luther King Renaissance Monument Compton
- Compton Old City Hall, 600 N Alameda Street
- Rosecrans Bus Shelter Improvement -Compton
- Rosecrans/Long Beach and Compton Avenue Landscaping Improvement - City of Compton
- Alameda Street Tree Planting Program- Compton
- Proposed Compton Career & Human Services Department, One-Stop Center, Bullis Road

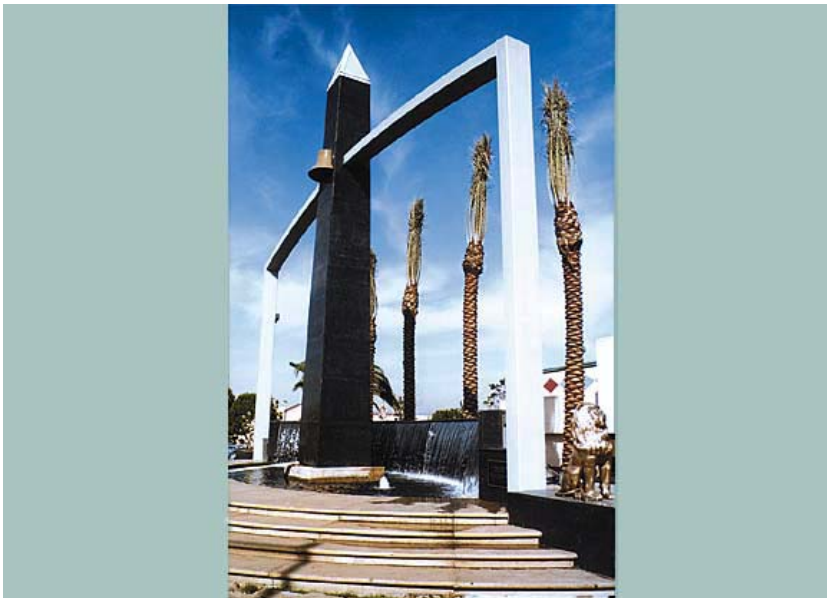




NCD/IPDS has become over the years one of the leading architectural and engineering firms noted for the design of unique and versatile fixtures in urban environments.

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- Proposed Gonzalez Park Multi-Purpose Hall, 1001 Cressey St. - City of Compton



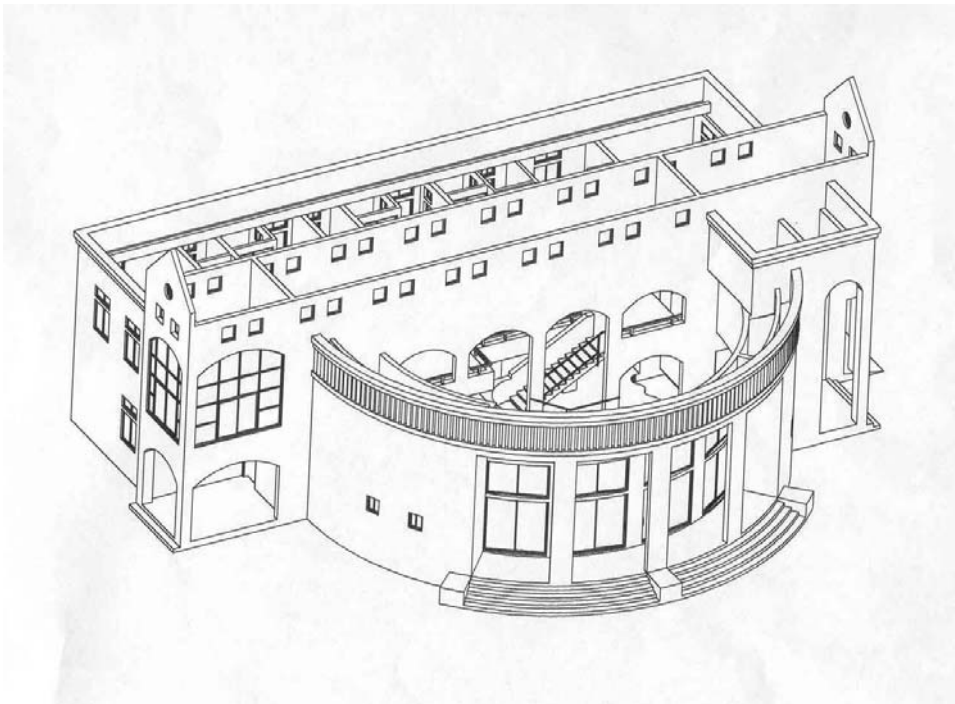
Statement of Qualification





In our modern civilization there is the necessity to build, to replace obsolete and unsafe structures with new ones. It has never been an easy task, in any era, but today it is becoming harder and harder to get a building up or a road down - to get the land, the permits, and the financing. Problems of conservation, protection of the environment, public opinion, and economic escalation confront today's builders. We are proud of our record in contributing to the successful solutions to such problems.

To meet these challenges, NCD/IPDS is strengthening its organizational team, expanding its capabilities, and reinforcing its tradition of professional excellence. We are making investments for the future with the conviction that man's environment will be improved and that there are great growth opportunities ahead for us all.



Partial Client List

GOVERNMENTAL AGENCIES

*City of Compton
California, USA*

*Community Redevelopment Agency (CRA)
Public Works Department
Capital Improvement Programs
General Services Department
Grants and Management Services
Planning / Building and Safety Dept
Career & Human Resources Dept*

*City of Hawthorne
California, USA*

*Community Redevelopment Agency (CRA)
Public Works Department
Planning / Building and Safety Dept
Traffic Engineering Department*

*City of Inglewood
California, USA*

Inglewood Neighborhood Housing Service, Inc.

*Seaview Development, Nigerian Ports Authority, Nigeria
Island of Granada Resort & Casino Development Corp.
Alameda Corridor Transportation Authority (ACTA)
Saint Martin Casino Development Corp.
Compton Unified School District
Habitat for Humana*



CORPORATE CLIENTS

*Kargaw Inc.
Vine Theater
Pacific 17 Group
VIP Luggage, Inc
S. G. Construction.
Korean Airlines Inc
Burris Construction
The Planning Center
Fombe' Ndiforchu, Inc.
Valencia Town Center
Phess Development Inc
Gospo Centric Studio Inc.
The Katherman Company
The Nadel Partnership Inc.
Ericson Shipping Line, Inc.
Willdan Associates, California
Wallframe of Southern California
Comstock Grosser & Associates
Rancho Sierra Development Corp.
Harold Johnson Optical Laboratory
Hollywood Park Operating Company
Imperial International Partnership Inc
Radisson Hotel & Crystal Plaza Casino
East Los Angeles Total Medical Center
Persons, Brinckerhoff, Quade and Douglas (PBQ&D)*



Executive Profiles



MACAULAY E-NUNU

Mr. E-Nunu is a Principal Partner, President and Director of Corporate Development for New City Development (NCD) Group, Inc. Mac has over 25 years in urban design, capital projects management, governmental and community relations. Prior to his current position as member of Board of Directors, Mr. E-Nunu served as Senior Capital Projects Manager for the County of Los Angeles, Public Works Department. In that capacity, he successfully managed capital projects estimated at over \$3.8 billion dollars.

Mr. E-Nunu served as Project Manager for the Los Angeles County/University of Southern California (LAC/USC) Medical Center Earthquake Rehabilitation and Replacement project, estimated at \$1.2 billion.

As a successful government and community relations specialist, Mr. E-Nunu successfully interfaced with the Federal Emergency Management Agency for the 1994 Northridge Earthquake damages and interim restoration projects on behalf of the County of Los Angeles in partnership with California State Office of Emergency Services.

Mr. E-Nunu is an experienced project administrator, and was responsible for coordinating claims, including the oversight of demolition of unsafe structures, building of new utility systems and plans and specifications for new constructions.

Also, Mr. E-Nunu coordinated various programs and technical teams; the design teams, value engineering, geotechnical consultants and liaison with various interest groups.

Mac E-Nunu has traveled internationally, and has been appointed on the Board of various Not-For-Profit organizations.

Mr. E-Nunu has a Bachelor of Architecture Degree and additional Graduate work in Urban and Regional Planning from California State Polytechnic University, Pomona, California.



IKECHUKWU MBELU AIA, APA, CSI.



Mr. Mbelu is a Principal Partner and Vice-President for Planning, Urban Design and Architecture for New City Development (NCD) group, Inc.

He has over 25 years of local and international experience on numerous planning, urban design and architectural services. Prior to his current position as member of Board of Directors, he served as president/CEO of Icon Planning and Design Studios, an Architectural, Planning and Urban design firm.

He served seven years as a Planning Commissioner, three years of which were as Chairman of the Planning Commission in the City of Hawthorne, during which period the Planning commission reviewed and approved over \$0.5 billion in development and redevelopment projects. He served years as Vice President and President of Hawthorne Chamber of Commerce. He was a member of the South Bay Livable Communities Advisory Board. Mr. Mbelu also served eleven years as Chairman of the Architectural Review Board City of Compton, California, during which period he reviewed and approved over \$0.7 billion of development projects. He served as Urban Design Architect for the City of Compton in the Mid-Corridor section of the \$2.5 billion Alameda Corridor Consolidated Freight rail corridor, for which he received a Design Award.

Recipient of numerous awards and accolades, the Alameda Freight Rail Transportation Corridor Design Award, Martin Luther King Memorial Monument Design Award, William L. Pereira Award, Presidential Scholarship Award, Los Angeles Chapter of Architectural Women's Award and has received numerous newspaper publications and accolades in Los Angeles Time, Compton & Hawthorne Bulletin, Compton Journal, Daily Breeze, and Nigerian Punch.

He is a member of National Organization for Minority Architects, Member American Institute of Architects, Member American Planning Association, and Chairman of the Economic Development Committee Nnewi USA. Mr. Mbelu is listed in the 1996-97 edition of *Who's Who in Executives and Professionals*.

Mr. Mbelu has Master of Architecture Degree and a Bachelor of Science in Urban & Regional Planning from California Polytechnic State University, Pomona, California. He is a licensed architect by the State of California and National Council of Architectural Registration Board NCARB. Also, a licensed General Contractor by the California Contractor's State Licensing Board.



FELIX OLUFEMI ODUYEMI



Felix Olufemi Oduyemi is a Principal Partner and Vice President for Public/Government Affairs and the Secretary General of the Board of Directors for New City Development (NCD) Group Inc.

He has been a professional City and Regional Planner for over 25 years, working for both private and public sectors in the State of California, United States.

He has served as a Senior Manager of Public Affairs for Edison Company, the second largest electric utility company in the United States where his responsibilities included the management of all land use and environmental issues in the 50,000-square-mile area served by Edison company.

He served as a Senior Planner for San Bernardino County, where he directed the development of the county's general plan and development guidelines. He also served as a Senior Regional Planner for Southern California Association of Governments where he managed the development of Southern California's regional growth management and transportation plans which covers over 58,000 square miles with a population over 15 million and the 6th largest economy in the world.

As Project Director for Planning Network, Mr. Oduyemi managed numerous large land use planning and development projects for both public agencies, private developers including cities of Diamond Bar, Hemet, Moreno Valley, Lancaster, Montclair, Chino, Ontario and Fontana, and Lewis Group, California Commerce Development Company and King Homes.

Mr. Oduyemi sits on the Board of Directors of Coalition for Clean Air and on various policy committees of the League of California Cities, California State Association of Counties and Southern California Association of Governments.

He is a member of the American Institute of Certified Planners and has served as Director of Professional Development for American Planning Association.

He holds a Bachelor of Science in Urban and Regional Planning and Masters in Public Administration from California Polytechnic State University, Pomona, and a candidate of Doctor of Public Administration at the University of La Verne.

