

# Stephen J. Matley

## Construction Management Land Development Development and Construction Consulting

### Partial Project Experience

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#### Project Name & Description

#### Project Location & Notes

##### Educational and Religious Institutions



#### San Diego State University - Chapultepec Hall

- \$12,000,000 Bio-Hazard Remediation & Reconstruction
- 11-Floor California State University Residence Hall
- 540-Student Resident Capacity

#### San Diego, CA

15,18,20,23,25,26,29,30,31,32  
34,38,39



#### Congregation Beth Israel

- 65,000 SF Religious & Educational Center on 3 Acre Site
- Multiple Award Winning \$17,000,000 Facility
- San Diego County's Largest Synagogue Complex

#### San Diego, CA

6,11,12,13,15,16,19,20,24,27,28,29  
30,31,32,33,34,42

##### Public Sector / Government Agency Projects



#### NAWS China Lake

- Design-Build Fire Alarm & Reporting System Replacement
- 180+ Buildings from 1,000 sf up to 500,000 sf
- Research Laboratories, Hangars, Schools, Offices, Storage, Machine Shops, Communications, etc.

#### Ridgecrest, CA

20, 22, 24, 25, 26, 27, 28, 29  
30, 34, 35, 38



#### MCLB Barstow

- D/B Fire Suppression System Replacement
- D/B Fire Alarm and Reporting System Replacement
- 52,000 sf Warehouse, 15,000 sf Engine Shop and 18,000 sf Dymanometer Test Cell Facility

#### Barstow, CA

20, 22, 24, 25, 26, 27, 28, 29  
30, 34, 35, 38



#### Naval Post Graduate School at NSA Monterey

- Design-Build Fire Alarm & Reporting System Replacement
- Fire Sprinkler Repair/Replacement
- 4 Multi-Story Military Higher Education Buildings
- Laboratories, Test Cells, Auditorium, Offices, Classrooms

#### Monterey, CA

20, 22, 24, 25, 26, 27, 28, 29  
30, 34, 35, 38



#### North Embarcadero Visionary Plan, Phase III

- Management of \$6,600,000 Design Phase for \$54,000,000 Infrastructure Improvement Project
- 3,500,000 SF of Public Infrastructure Improvements
- Multi-Agency (SD City, SD County, Port, CCDC, US Navy)

#### San Diego, CA

11,14,15,16,18,20,27,28,30,31,34,42

# Stephen J. Matley



## Coachella Valley Mosquito & Vector Control

- 19,000 SF Headquarters & Operating Facilities
- \$3,800,000 Design-Build New Construction
- Fleet Facilities, Entomological Lab, Operations, Admin

### Indio, CA

11,20,24,27,28,29,30,31,32,33,36,42



## James R. Mills Building (Trolley Center)

- \$6,000,000 Exterior Reconstruction/Abatement Project
- 12-Floor Government Office Building w/Clock Tower
- 8-Level Parking Structure & Mass Transit Facility

### San Diego, CA

15,20,24,27,28,29,30,31,32,33,36,42



## Bradley Field

- Municipal Little League Park Demolition & Replacement
- Public Agency & Non-Profit Partnership

### Coronado, CA

20,23,24,30,31,32,35

## Redevelopment Agency / Public-Private Partnerships



## 900 F Street

- \$12,000,000 Urban Mixed-Use Apartments & Retail
- 120-Unit, 4-Floor Apartment Building
- Street Level Retail Storefronts & Lofts
- 2-Level Subterranean Parking structure

### San Diego, CA

11,14,15,20,23,24,28,29,30,31,33  
34,42



## Gateway Chula Vista, Phase I

- 100,000 SF Commercial/Retail Redevelopment Project
- Separate 6-Level Parking Structure

### Chula Vista, CA

6,11,13,14,15,20,23,24,26,28,29,30  
31,32,34,42

## Community Associations Reconstruction

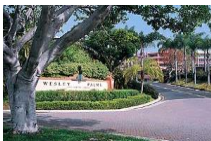


## Lindbrook Town-Homes & Condominiums

- 36 Two-level Town-homes
- 4-Floor Condominium Building with 32-Units
- \$35,000,000 Seismic Retrofit & Reconstruction
- 2-Level Concrete Parking Structure

### Encino, CA

15,20,23,25,26,28,29,30,31,32,34  
37,39



## Wesley Palms

- \$8,000,000 Flood Damage Reconstruction
- 6-Floor Retirement & Convalescence Facility
- 50-Acre Extended Retirement Community

### San Diego, CA

15,20,23,25,26,27,28,29,30,31,32,33  
34,37,39,42



## Palm Desert Resorter

- \$13,000,000 Defect Reconstruction
- 960-Unit, 350-Acre Gated Golf Course Community
- 7.5 Miles of Road, Curb, Gutter Removal /Replacement
- Repairs Included Mechanical, Electrical, Plumbing  
Slab Cracks, Pools, Driveways, Drywells.

### Palm Desert, CA

20,23,25,27,28,29,30,31,32,33,34,38  
39,41,42

# Stephen J. Matley



## Palm Desert Greens

- 400-Acre Golf Course Community of 500+ Homes
- Flood Control/Storm Drain System Reconstruction

## Palm Desert, CA

23,24,27,28,29,31,32,34,39



## Ocean Towers

- \$55,000,000 Seismic Retrofit & Reconstruction
- Twin 19-Floor Towers, 317 Luxury Residential Units
- 3-Level Subterranean Parking Structure

## Santa Monica, CA

15,20,23,25,26,28,29,30,31,32,33,34

37,38,39,42

## Single Family Residential / Production Homes



## Morningridge

- 28 High-End Single Family Homes
- Community Association
- Environmental Mitigation & Monitoring

## Carlsbad, CA

15,20,21,40



## Wildflower

- 36 Move-Up Single Family Homes
- Semi-Rural Low Density
- State Water Quality Mitigation Program

## Wildomar, CA

15,17,20,21,40



## Marigold

- 38 Move-Up Single Family Homes
- Community Association
- Community Park

## Menifee, CA

17,20,21,28,42



## Bridgewalk

- 68 High-End Single Family Homes
- Gated Community Association
- Rural Low-Density Equestrian Estates
- On-Site & Off-Site Sewer & Lift Station Design

## Woodcrest, CA

5,7,15,20,21,28,29,31,34,42



## La Mesa Hilltop

- 36 High-End Single Family Homes
- Community Association
- Suburban In-Fill Project

## La Mesa, CA

20,21



## Big Tree

- 55 High-End Single Family Executive Homes
- Community Association
- Suburban In-Fill Project
- Sensitive Habitat Preservation

## Murrieta, CA

7,8,11,15,17,20,21,22,27,28,31,34,40

# Stephen J. Matley

## Development, Land Acquisition & Entitlement



### Kirby Partners

- 22-Acres, 69-Lot R-1 Subdivision
- Entry-Level Home Sites

### Orangewood Investment Partners

- 15-Acres, 13-Lot A-1/C-1 Subdivision
- Equestrian Custom Home Sites



### Sanderson Ranch

- 38-Acres, 211-Lot R-1 Subdivision
- Gated Community for Entry-Level Homes

### 15-North Valley View Partners

- 20-Acres, 51-Lot Low-Density Subdivision
- Executive Home Sites

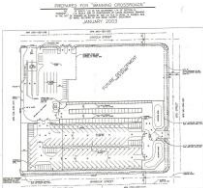


### Ramona Meadows

- 79-Acres, 250-Lot R-1 Subdivision
- Entry Level Home Sites

### The Centre at San Jacinto

- 68-Acres, 300-Lot R-1 Lot Subdivision
- Entry-Level Home Sites in City RDA Area



### Banning Crossroads

- 9.25-Acres, 2 C-3 Zoned Parcels
- 2.5-Acre Hard Corner - Retail
- 6.75 Acre Office / Light Industrial

### Lincoln Street-3 Partners

- 3.23-Acres, C-3 Zoned Parcel
- Commercial / Retail Freeway Frontage



### San Jacinto Mountain View Properties

- 17-Acres, 106-Lot PUD Subdivision
- Entry-Level Home Sites in Gated Community



### 7th Street-13 Partners

- 13-Lot Recorded Subdivision
- Entry-Level Home Sites



### East Coast Inland Partners I

- 42-Acres, 330 Lot Plat Map
- Entry-Level, Single-Family Home Sites
- Designed as Part of Multi-parcel Assemblage
- Sold to Multi-national Development Partnership

### San Jacinto, CA

2,3,11,19,31,35

### Hemet, CA

2,3,5,6,7,11,15,19,20,31,35

### San Jacinto, CA

### Oakley, CA

2,3,6,15,17,19,22,27,28,30,31,35

### San Jacinto, CA

2,3,4,9,10,19,20,31,35,42

### San Jacinto, CA

2,3,9,19,20,31,35,42

### Banning, CA

1,2,4,5,11,12,19,20,22,27,28,30  
31,35,38

### Banning, CA

1,2,11,15,19,22,27,28,30,31,35

### San Jacinto, CA

2,3,8,9,10,11,17,19,31,35

### San Jacinto, CA

2,5,11,19,20,31,35

### Marion County, FL

2,3 6,11,19,20,22,27,31,35

# Stephen J. Matley

## Index & Description of Notes for Project History:

### Note # & Description

#### Land Development

- 1 Purchased
- 2 Optioned / Assignment
- 3 Tentative Tract Map / Plat Map
- 4 Tentative Parcel Map
- 5 Final Map Recordation
- 6 Multi-Parcel Assembly
- 7 Final Engineering
- 8 Planned Unit Development
- 9 Re-Zone Application
- 10 General Plan Amendment
- 11 Site Plan / Lot Study
- 12 Conditional Use Permit
- 13 Lot Consolidation / Lot Line Adjustment
- 14 Development Agreement
- 15 Environmental Assessment / Monitoring
- 16 Mutual Easement Agreement
- 17 CFD Processing
- 18 FEMA Map Revision
- 19 Feasibility Study / Due Diligence Investigation
- 20 Permit Assistance/ Agency Coordination
- 21 DRE Processing / HOA Formation & Management
- 22 NEPA/CEQA Review & Approval

### Note # & Description

#### Design & Construction

- 22 Site Selection
- 23 Demolition
- 24 Construction
- 25 Re-Construction
- 26 Hazardous Material Abatement
- 27 Design Consultant Selection
- 28 Design Process Management
- 29 Bid Document Preparation/Coordination
- 30 Estimating / Value Engineering
- 31 Project Budgeting / Financial Management
- 32 Bid/Selection Process Management
- 33 Contract Negotiations / Buy-Out
- 34 Project Manager / Managing Consultant
- 35 Managing Member/Partner
- 36 Turnkey Project Management
- 37 Disaster Remediation
- 38 Existing Site Condition Assessment
- 39 Scope of Work/ Repair Recommendations
- 40 Bond Exoneration
- 41 Litigation Support
- 42 Utility Coordination
- 43 Design-Build