

ENGINEUITY
CONSULTING

PASSION

IN ENGINEERING

Email —

zubin@enginuityconsulting.com

Website —

www.enginuityconsulting.com

Telephone —

858 605 0056



ENGINEUITY
CONSULTING

We are a boutique consulting Civil Engineering design firm based in San Diego. We are a multidisciplinary studio working in permitting, site design, grading, utilities, storm water management, and other aspects of Civil Engineering.

The studio was founded in 2008 by passionate and clear-eyed engineers looking to change the world of development.

If you'd like to discuss opportunities or work with us, please contact us directly

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Zubin Patrawala currently heads up our design team after founding the company in 2008.

"Start with a sketch, but make it quick. There's real work to be done."
-STEFAN HARTWIG



Enginuity Consulting

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We take on a range of projects from residential and industrial to commercial and institutional.



ABOUT US

WELCOME to a new kind of civil engineering firm, where expertise, quality, and efficiency are never compromised. We offer comprehensive civil design and engineering consulting services for construction and rehabilitation projects, delivering service with vigor and determination that gets the job done.

At Enginuity, the success of your project is our passion. We take immense pride in our work, and are committed to developing long-term relationships with our clients. We take a straight forward and practical approach to engineering and design, and inject a blend of ingenuity and creativity to ensure smooth and successful outcomes.

Our company was in its conception, and still is, an experiment in traits that I think that have been lost in our industry for some time. Integrity, teamwork, honesty, and art are our defining qualities. We are adamant about incorporating these qualities in our everyday lives.

We are also passionate about our process. It is tried and true. There are checks, and methods for evaluation, means for prompting collaboration, and an uncompromising drive for building and designing a project with the utmost efficiency, and one that works within the design aesthetic. Our drawings, graphics and presentation are second to none in the industry. We carefully present the right amount of information on each plan, and no more. This keeps the plans legible, clear, and accurate.

Mostly anyone with a civil engineering degree can draw straight lines on a paper, and even more people can draw straight lines in AutoCAD. My passion is

using technology to it's fullest extent, without letting it bog us down. We are early adopters without being lemmings. How does this help our clients? We offer the best of both worlds with cutting-edge, proven technologies. It almost sounds like an oxymoron, but it's true. You get to have your cake and eat it, too.

Our company provides value like no other. You will have an experienced principal of the company, one who has a vested interest in the success of your project, intimately involved and working with you directly. "Involved" does not mean someone is merely cc'd on emails floating back and forth about the project. By involved we mean, in the trenches, making the design decisions based on 13+ years of engineering experience, and using judgment and communication skills. Larger firms handle this by turfing the non portfolio projects onto the junior that is fresh out of school. We do not operate that way.

Across all industries and successful businesses, it always comes down to one thing: The people. Who is passionate about their work? Who is honest? Who is knowledgeable and resourceful? Who do I like working with? These are the questions that we ask ourselves constantly and strive to be the answer to. We care about our projects, and it shows. I look forward to showing you what this company is all about.

Welcome to Enginuity.

Zubin Patrawala

Zubin Patrawala
President
Enginuity Consulting

ABOUT OUR DESIGN STUDIO

Company Name: Enginuity, Inc.

Year Incorporated: 2008



01

Creative Strategy & Due Diligence Investigating Possibilities, Employing Foresight.

We offer thorough survey, research and analysis services for any given site, before the concepting and design processes begin. This is a critical step to planning any development project. We provide the possibilities and restrictions of a site that can mitigate potential problems down the line. The result? A full report of expert analysis, and consultation you need to make sound decisions, and move forward with your project.

02

Design Development Envisioning the Possibilities, Drawing Out the Future.

This is where we sharpen our pencils and light up our creativity. Once the due diligence process is complete, and you make the decision to move forward with your project, the work begins. In the concepting phase, we begin to draw out the possibilities, collaborate with team professionals and begin to see what the future of a site can be. Our balanced technical expertise and artistic creativity can uncover the full potential of what a site can be.

03

Entitlement & Design The Art of Details and Approvals.

In this phase, we get down to the details and move forward with fully designing the site. We specialize in intricately detailed studies, finessed drawings, and easy-to-understand construction documents, all rendered with our customized tools, and layered with concise details and accurate visualizations. We cap off the design process with intelligent reports and 3D models that make the approval process seamless.

We have extensive knowledge and experience working with public and private agencies, to obtain the proper approvals, permits, and entitlement documents so that you can move forward with construction. We employ diligence, follow-through, and perseverance to move this process along, so you can stay on schedule.

04

Construction Administration Putting on the Hard Hat and the Boots.

We offer guidance and advisory service through the construction phase, answering any questions and resolving unexpected issues that may arise. We can be there at the construction site with our hard hats, boots and technology, to ensure that the project is executed correctly and efficiently, and addressing complications in the field, so we can keep your contractor moving, and on schedule.

OUR
DESIGN
PROCESS

The services listed below are some typical tasks offered by Engenuity Consulting

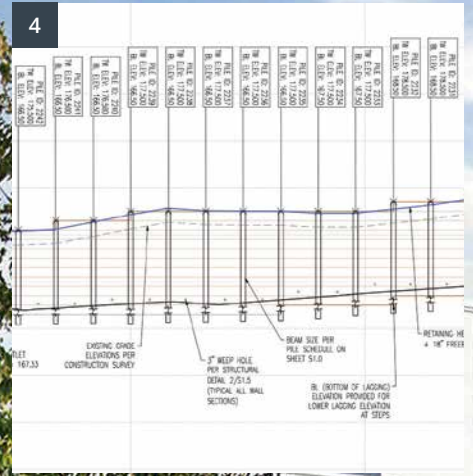
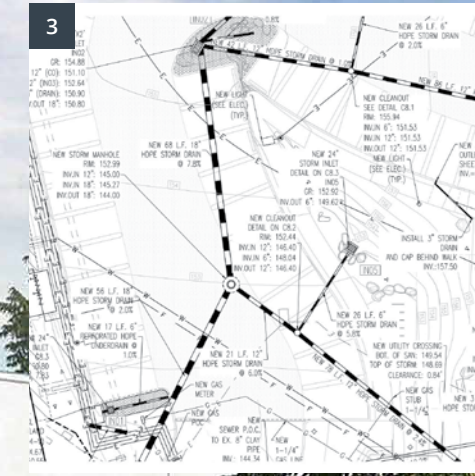
CIVIL ENGINEERING SERVICES			
Conceptual Design	Entitlement Services	Engineering Design	Construction Administration
<ul style="list-style-type: none"> • Subcontracted Survey Services • Site Investigation Reports • Grading Studies • Site Yield Reports • Concept Plans • Opinion of Probable Cost • Three Dimensional Mock ups • Renderings 	<ul style="list-style-type: none"> • Discretionary Permits • Tentative Map • Final Map • Lot Line Adjustments • Water/Sewer Studies 	<ul style="list-style-type: none"> • Site Design • Grading Design • Utility Design • Demolition Planning • Storm water Management BMP Design • Hydrology Analysis • Floodplain Analysis • SWPPP Design • Earthwork Analysis • Demolition Planning 	<ul style="list-style-type: none"> • Construction Management • As-Built Services • Turnover services • Peer Review Services
<p>In our concepting tasks, we work with your team to best determine the feasibility of the project including cost, practicality, and time line point of view.</p>	<p>In entitlement, we work with the reviewing agencies for the required discretionary permits. We have established relationships that we can utilize for reasonable and timely outcomes.</p>	<p>The design phase is where the real details get ironed out. We calculate, iterate, and look for the best customized solution for the given restraints of the project.</p>	<p>Our office provides construction administration services to keep the project moving smoothly, and provide solutions for unforeseen conditions. We work with your contractor to arrive at timely, and budget-conscious answers.</p>

THE SERVICES WE SPECIALIZE IN

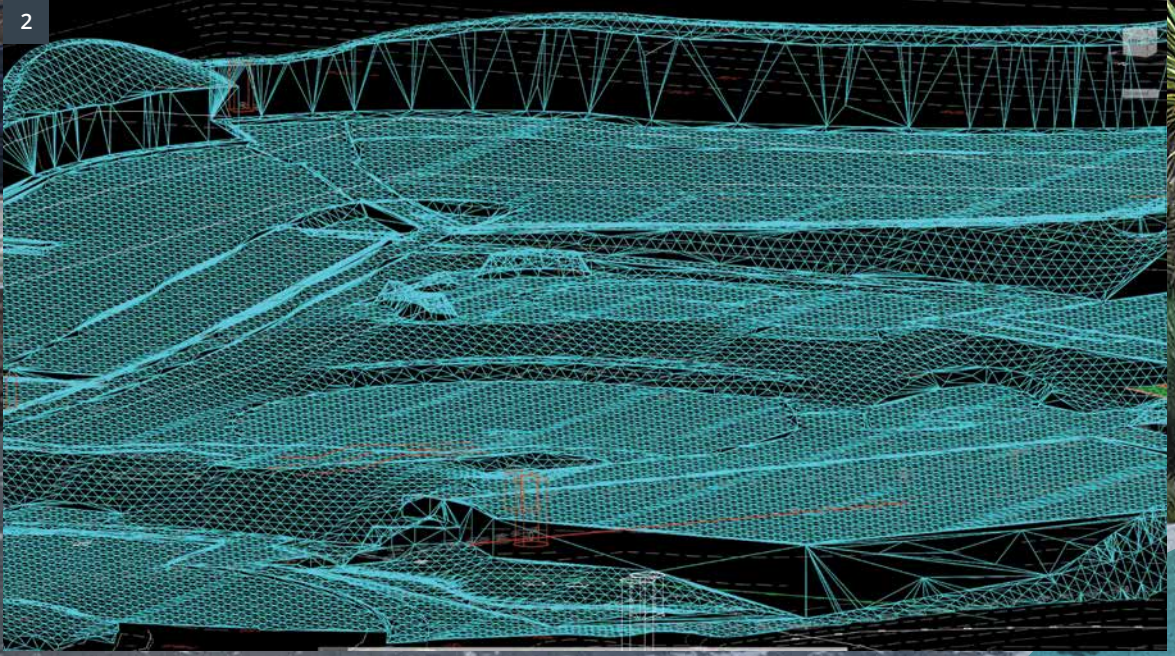
We take our fee and budget on a project seriously. We do not decrease scope to artificially make the project appear to be cost effective. Our methods of cost savings

really are passed on to our clients. We are honest and fair about pricing. We do not employ bean counters that will unnecessarily nickel and dime the project. We dislike change orders, we understand that project budgets are extremely important, and every effort should be exhausted to keep the agreed upon budget. We know we are a great value, and we want you to see it first hand.

- 1. Gloria Dei Lutheran Church
domusstudio
Rendering
- 2. BIM Surface Triangulation
- 3. BIM Generated Labels,
Line types, Utility Plan
- 4. BIM generated profile,
labels, surface profiles



BIM PARADIGM SHIFT



There has been a large shift in our industry over the last five years. That shift has been the practical application of Building Information Modeling (BIM) in software.

BIM is simply using a model to generate our technical drawings as opposed to representations of the physical systems. Some of these systems include, grading, utilities, and site features. In the past, we would draw contours, or lines to represent utilities. We would use the drawings

as a means to help design and convey the information to the contractor.

With BIM, we build a 1:1 representation of the project in three-dimensional space in the CAD environment. This enables several things. It creates relationships between systems. For example, the model will know if there are conflicts within utilities, and will show them graphically. The model will quickly rebuild when changing a certain design aspect eliminating the need to redraw contours.

The model also forces the designer to build the site completely, thereby

helping to eliminate omissions from the plans. Our office is not only proficient at using BIM, we are masters of it.

It used to be that there was a massive initial investment in creating the model for use withing BIM. Our staff is so proficient, we reduce or even eliminate the additional time needed to take advantage of BIM on your project. This combined with BIM models from the architectural team will create a site build out with less surprises, and a successful design and construction phase.

BMP'S MANAGING WATER QUALITY

BMPs are here and constantly evolving as agencies hone in on keeping water clean. Our office is on the cutting edge of new technologies and methods that are not only effective but cost efficient.

There has been an evolution with Best Management Practices (BMPs). It first started first with the thought that muddy water should not leave a construction site. This then expanded to having the site

act as a water filter in itself. These permanent level BMP's were first addressed by providing all in one solutions that could be purchased off the shelf. While some of these solutions are effective, government agencies want to see more design-oriented solutions that promote infiltration, and filtering throughout the site.

Long gone are the regulations that allow just a point source way of treating the storm water runoff. BMP regulations have morphed into a need for a holistic design that requires it to be integrated at the conceptual level. Judgment

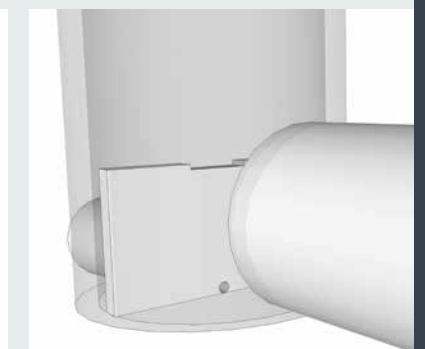
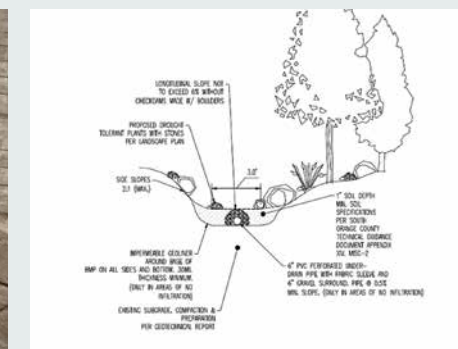


needs to be used in sizing these properly, as they can affect a site yield and bottom-line cost.

We have kept apprised of these changes, and offer customized solutions for each site. We balance, approvability, maintenance, cost, and constructibility.

We employ staff that is integral in writing the regulations. We have experience in working with the strictest of guidelines, and designing practical solutions.

“BMP regulations have morphed into a need for a holistic design that requires it to be integrated at the conceptual level.”



“EXTREMELY REPUTABLE AND RELIABLE CIVIL ENGINEERING FIRM. HONEST, EXPEDITIOUS CLIENT-ORIENTED, AND RESPONSIVE SERVICE AT A FAIR PRICE.”



“GETS THE JOB DONE WITH MINIMAL HASSLE AND ACTUALLY UNDERSTANDS AND PRACTICES A POSITIVE WORK ETHIC.”

AGU

“WE HAVE WORKED WITH ENGINUITY ON SEVERAL PROJECTS, AND THEY HAVE SURPASSED OUR EXPECTATIONS FOR SERVICE.”

David Keitel
domusstudio



CLIENTS

UNIVERSITY OF CALIFORNIA, SAN DIEGO
FACILITIES DESIGN & CONSTRUCTION,
SCRIPPS INSTITUTION OF OCEANOGRAPHY

WESTIN

DOMUSSTUDIO

NADEL ARCHITECTS

ARCHITECTS BUNDY & THOMPSON

DONAHUE SCHRIBER

POWAY PLAZA

RE:VIVE SALON & SPA

EW CORPORATION

Our studio space is central to the way in which we work.

Our design production environment is based on top of the line Apple iMac 27" desktops running Parallels desktop, for PC related tasks. We have redundant backups both online and offline for the safety of your data.

One of the worst things that can happen to a project in our highly digital age is data loss. Our systems are protected against data loss from a

rigorous backup system which includes online and offline backup. We can be up and running within minutes of a loss.

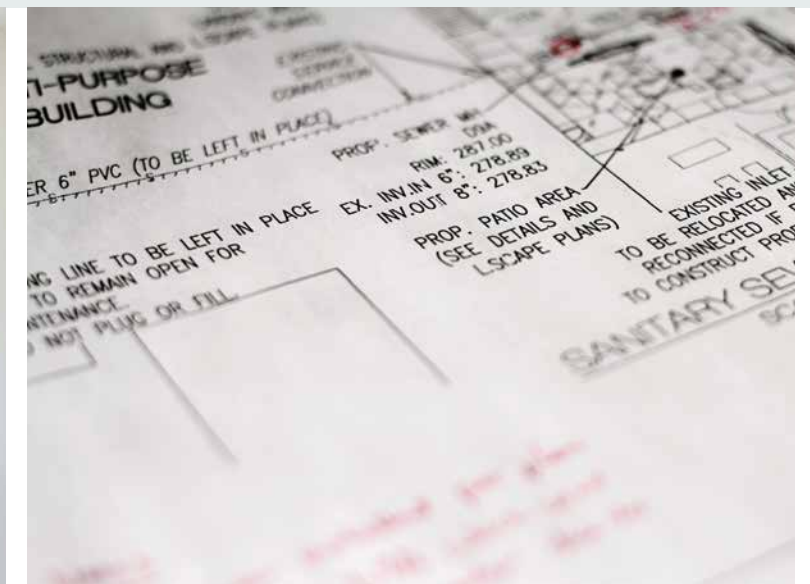
We also utilize cloud connected tablets that enable us to have all your digital files available to us at a meeting, on site, anywhere. Our engineers are empowered to have the design files in the field, be able to make assessments based on

field conditions, and make changes if needed. Updated files can then be reviewed and sent to the contractor immediately to keep the job moving.

For collaboration with team members, we often use screen sharing conferencing. This enables the design team to quickly and visually be able to make assessments from the original design files, and decisions based on

the what the can see. Its saves meeting, exhibit, and travel time, and increases efficiency.

What does this mean for you and your team? Your data is safe and available whenever and where ever we need it.



OUR STUDIO SPACE





QUALITY

QUALITY CONTROL NOT BY ACCIDENT

Our Quality Control process is rigorous in its application, and does not just happen at one point within the project timeline, or at milestones. It's baked into our process.

Our QA/QC system is simple. We have strict engineering standards that are continuously updated based on our expanding knowledge base.

Our drawing standards are a modified version of national CAD standards that take layering, and presentation further than any other engineering firm. Our layering system that we have developed and honed in throughout the years act as a quality control in the way that the layers are named and work. Not only does this help in keeping our drawings clear, but it also helps keep them accurate and concise.

Our office has also developed checklists that we use as a tool to ensure that a consistent, accurate product is leaving our office. These checklists are based on our experience and common engineering practice that checks for major,

minor, and presentation issues for our drawings.

Finally, we have a third party construction review that occurs at milestones where an engineer who is not intimately involved in the project reviews the plans, this review seeks out constructibility issues, accuracy, and designs within standard engineering practice.

We also have an ADA specialist available for the ever-evolving in policy and interpretation based on federal and state, ADA codes. We can employ these professionals early on in the design process so that there are no major changes to the plans at the eleventh hour.



ENGINUITY CONSULTING



CERTIFICATIONS



Our office has certification classifications recognized by federal and state authorities that satisfy minimum quotas on certain projects.

SBE - Small Business Administration

DBE - State of California

SLBE - City of San Diego

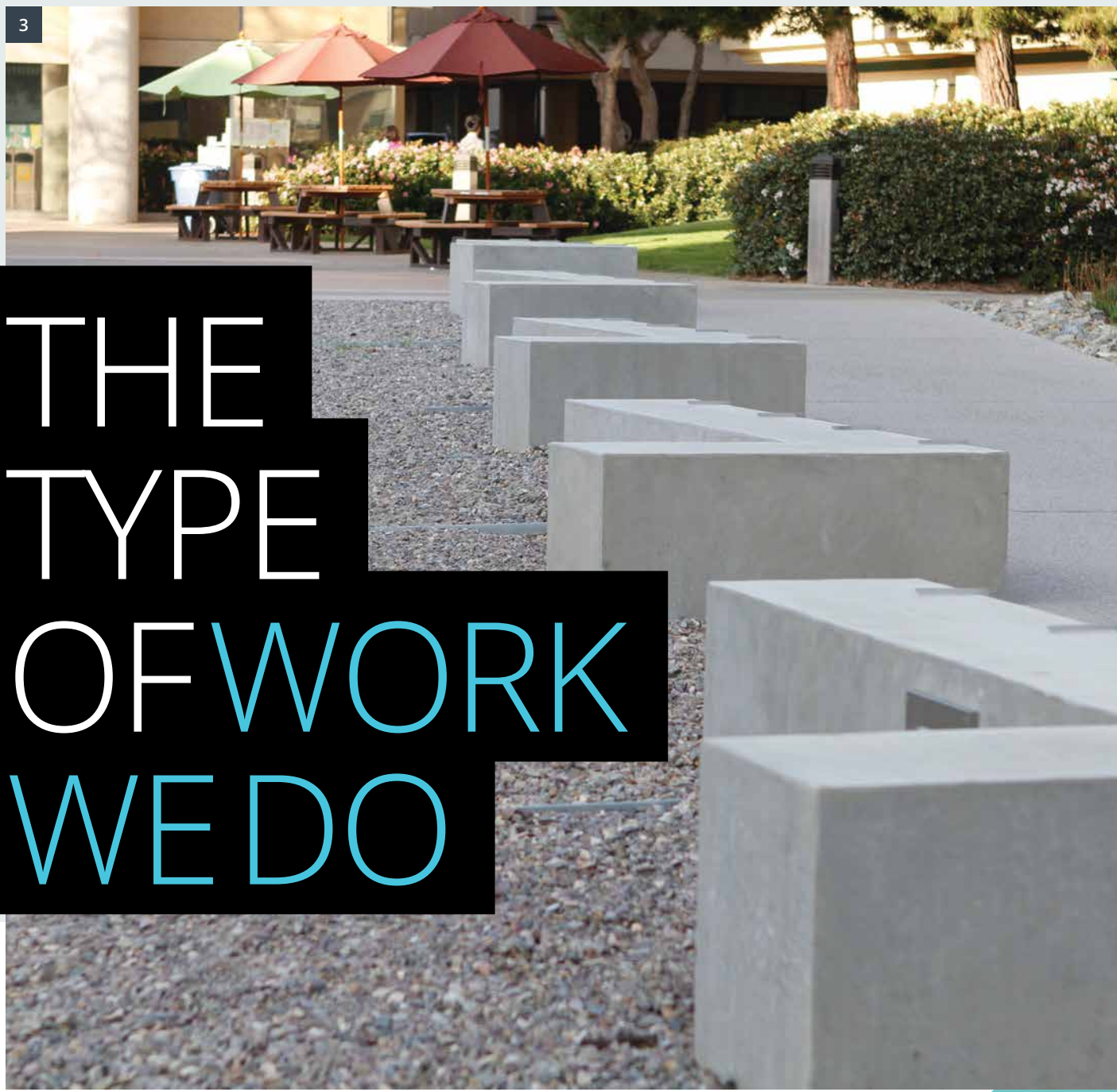




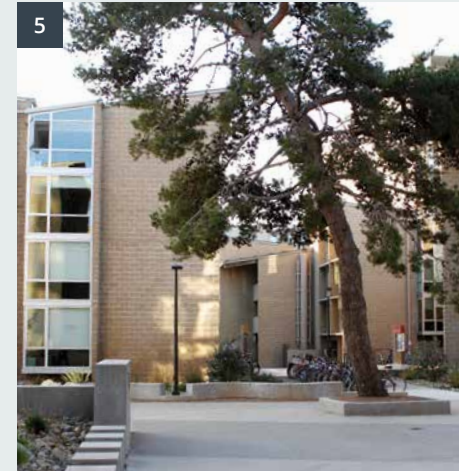
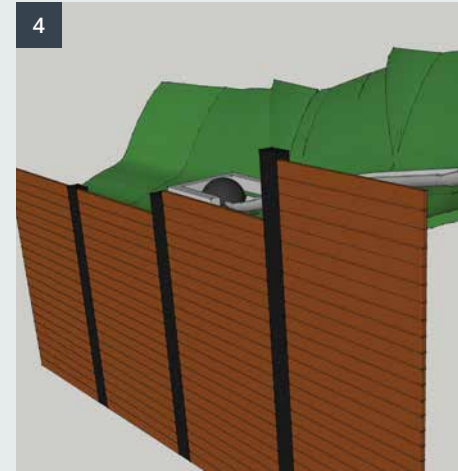
1. Bonita Centre Repositioning
Nadel Architects
Donahue Schriber
Bonita, California

2. Poway Plaza
Nadel Architects
Poway Plaza, LLC
Poway, California

3. Revelle Apartments
Architects Bundy & Thompson
University of California, SD
La Jolla, California



THE TYPE OF WORK WE DO



4. Case Study
Gloria Dei Lutheran Church
Dana Point, California

5. Revelle Apartments
Architects Bundy & Thompson
La Jolla, California

6. 638 Marsolan Avenue
Hauck Architecture
Solana Beach, California

7. Gloria Dei Lutheran Church
domusstudio
Dana Point, California

8. Re:vive Salon & Spa
Tenant Improvement
Carmel Valley, California

WE HAVE BREADTH OF KNOWLEDGE & SAWY.



As engineers, we are trained to see the big picture, envision the project as a whole, and anticipate potential issues. As designers, we seek elegant solutions to complex problems. We balance our technical left brains with our creative right, to innovate processes and invent tools that enable us to execute your vision with efficiency, effectiveness and artistry.

While we use the latest computer hardware and software to draft and design, we have also developed our own customized tools and CAD processes that offer reduced iterations in the design process, cutting down on time and cost while offering documents of the highest standards in quality.

What are the benefits of a principal leading your project from initiation to delivery? Expertise, leadership, and responsiveness throughout the process. And that's just the beginning.

At Enginuity, we take service to the next level by providing transparency throughout the project's duration. We believe that progress reports and status sheets are just as important as entitlement and design documents. We believe in open communication, never leaving clients or team members wondering or guessing on the status of a given project. We are responsive, diligent communicators and believe that the best collaborations come from honest and open dialogue.

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