

President's Message:

Infill Increases Demand for Civil Engineering

Soaring land prices affect the landscapes of our communities. Vacant fields, small plots of land and oddly shaped properties that previous generations ignored have become prime sites for building. It's called "infill" because builders are "filling in" spaces between developed sites. As a result, more homes, school buildings and government facilities now occupy each square mile. Infill also increases the need for creative civil engineering and surveying solutions.

Today many more children attend each local school than when it was originally built. Therefore, more and more schools are relying on U&R's nationally recognized "9-Step School Traffic Safety Solution." It improves student safety in drop-off zones and improves the surrounding traffic flow. Due to land costs, school districts typically add facilities to existing

schools rather than build new ones. To raise funds, some districts even sell portions of their school sites to private developers. Demand rises for U&R's creative solutions to address these issues.

Increasing population density through infill also places greater demand on city services. U&R played a key role in creating the City of Fremont's new state-of-the-art Maintenance Center.

Construction of new homes on infill often involves building up—not out. Examples include apartments, condominiums, townhouses and higher-density single-family homes. Creativity is frequently needed to meet the needs of residents, builders and building permit offices.

Visit www.UandR.com to see how we have "infilled" our Web site with exciting information.

Frank Rosenblum, PE, PLS
Principal Engineer/President

High-rise Requires Close Coordination

When planning a new 181-unit residential facility in Walnut Creek with retail space on the ground level, Prometheus Development wanted to keep options open. Each residential unit can be designated as either an apartment or condominium, depending on the market at the time of completion. For the $\pm 20,000$ square feet of retail space, the builder plans to subdivide it into single square-foot areas. Future buyers will be able to select any retail layout they want. All of this required unusually close coordination between U&R's civil engineering and surveying teams.

U&R prepared detailed condo plans for each floor. We mapped the underground parking garage that spans the entire 2.94-acre site, assigning each space to one of the residential units.

At larger firms, civil engineers and surveyors tend to operate independently. In contrast, U&R engineers and surveyors work side by side. Typically, our projects begin with a survey and continue with engineering design, followed by surveyors staking the construction site. At U&R, working together just seems like the natural way to do business.



Spotlight on Technology:

New Importance of Internet for Our Field

Today, the Internet provides moviegoers the convenience of online ticket sales. With services such as Fandango, you can locate nearby theaters, find out what's playing and check movie schedules. With this thorough and quick online service, you won't miss your favorite film.

Recent developments on the Internet also boost performance in the civil engineering and surveying field. The extent of our professional services remains unchanged. However, U&R can now meet the needs of our clients more thoroughly and quickly than ever before:

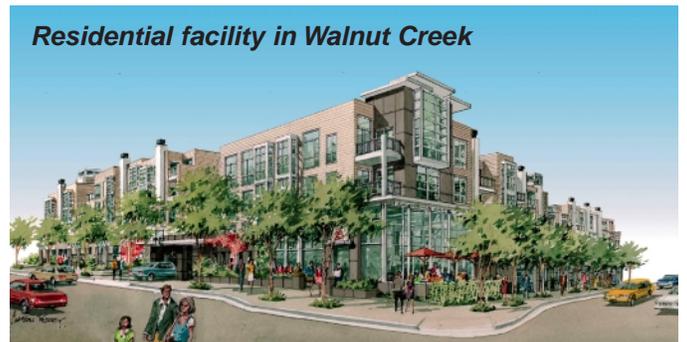
Digital Maps — Satellite photos of neighborhoods help us when preparing project proposals.

PDF Files — Today, we can create and e-mail PDF files of drawings and other documents. This eliminates time lost to printing, mailing and delivery.

Permit Applications — Thanks to the Internet, we often can download electronically the design standards and applications we need, instead of driving to City Hall.

Records and Reports — We subscribe to online services for locating property records.

Two tickets for the latest blockbuster? Yes, please do order them online!



Residential facility in Walnut Creek

U&R Helped Create City of Fremont's New 14-Acre Maintenance Center

As the largest city-funded completed construction project in Fremont's history, the new Leon J. Mezzetti Maintenance Center covers 14 acres. This state-of-the-art government facility cost \$32.3 million to complete. It centralizes maintenance and operations services once spread citywide. U&R is proud to have served as the primary civil engineering and surveying firm on the project.

Specifically, the maintenance center includes a 17,000-square-foot administrative building, metal shop, wood shop

and site for addressing hazardous materials. For city vehicles, it offers a fueling station, a car wash and a 150-car parking lot. A garden supply center provides plants and rocks for the city's parks.

U&R also addressed environmental issues. To minimize pollution, storm water is diverted through grassy swales (ditches) before it enters a centrifugal grease and trash separator. A unique traffic circle saves the lone pepper tree on the property. At one point an official expressed concerns about visitors who might accidentally drive around the

circle in the wrong direction. During football season, U&R's President Frank Rosenblum creatively solved the problem by redesigning the circle in the shape of a regulation NFL football.

To celebrate the facility's grand opening, large crowds attended a ribbon-cutting ceremony. The local paper covered the story.

Recent U&R Projects

U&R's many recent projects include the following highlights, pictured here:

- City of Fremont Maintenance Center, Fremont. Project Architect—Hardison, Komatsu, Ivelich & Tucker.
- Gates Hotel, San Francisco. Renovation of hotel and restaurant. Project Architect—K2A Architects.
- St. Francis High School, Mountain View. Baseball and football stadium bleachers and locker room. Design/Builder—Vance Brown Builders.



Gates Hotel



St. Francis H.S. Bleachers



City of Fremont Maintenance Center



Maintenance Center Pepper Tree

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