



**ALISON WARNER**  
PE, LEED AP

#### Specialization

Alison specializes in retail development, redevelopment, and construction oversight to help achieve stakeholder goals and objectives.

#### Education, Licenses & Certifications

- Master of Real Estate Development (MRED), University of Southern California
- BS in Civil Engineering, University of California, Los Angeles
- Registered Professional Engineer (PE), California
- LEED Accredited Professional

#### Professional Associations

- Urban Land Institute (ULI)
- U.S. Green Building Council (USGBC)
- International Council of Shopping Centers (ICSC)
  - ICSC P3 Retail Co-chair, Northern CA, Private Sector

#### Background

Alison is Sr. Vice President at Balboa Retail Partners, responsible for all development and redevelopment activities throughout a portfolio of 30 properties. She is a civil engineer and LEED Accredited Professional with extensive knowledge and experience in land development, project design, and construction advisory. Prior to joining the Balboa Retail Partners, she ran the Regency Centers development and construction team in Northern California. She previously worked at KPMG advising clients with major capital expenditure programs across a variety of industries. Alison began her career as a civil engineer, coordinating the design and approval of land development projects including single-family, multi-family, and commercial development. She holds a Master of Real Estate Development (MRED), a B.S. in Civil Engineering, and is a registered professional engineer in the state of California.

As Sr. Vice President at Balboa, Alison oversees all design, entitlement, and development projects, spanning the west coast from Los Angeles to Seattle. She specializes in identifying value creation opportunities through alternative business plans and creative approaches to redeveloping obsolete retail.

#### Professional and Industry Experience

Alison's unique experience with both public and private sector owners across industries including healthcare, education, transportation and infrastructure, residential and commercial development, provides a well-rounded understanding of the communities within which we work.

- Design, Development & Entitlements
- Construction Oversight & Monitoring
- Internal Corporate & Project Controls
- Capital Construction Program & Project Evaluation
- Construction Contract Compliance & Cost Assessment

## PROJECT EXPERIENCE

### Design, Development & Entitlement Work



#### Streets of Tanasbourne, Hillsboro, OR

300,000 SF lifestyle shopping center redevelopment.

- Active redevelopment and remodel of a 20-year-old regional outdoor lifestyle center, formerly anchored by Macy's.
- Developed the scope and budget for retail redevelopment, rebranding, and remerchandising.
- Executed an RFP process to identify the most qualified residential partner for redeveloping the former Macy's into a 308-unit mixed-use project; negotiated Joint Venture and General Contractor agreements with residential developer.



### **Serramonte Shopping Center, Daly City, CA**

1,076,333 SF regional shopping center redevelopment.

- Redevelopment and remodel of a 50-year-old regional mall anchored by Macy's, Target, and Dick's Sporting Goods.
- Managed the scope and budget development, underwriting, entitlement process, and construction for ~175,000 sf of future development and an interior mall remodel.
- Negotiated anchor tenant approvals, tenant relocations, and development partnerships.



### **Potrero Center, San Francisco, CA**

226,642 SF community shopping center redevelopment.

- Managed conceptual design and due diligence process for the potential redevelopment of an existing urban shopping center into a 1M square foot urban mixed-use project.
- Directed the RFP process to select a residential and office development partner.
- Developed the scope and budget development for an interim capital program and leasing plan.



### **Fallon Village, Dublin, CA**

1,135-acre master-planned community.

- 3,108 residential units; 2.5M SF commercial; 2 schools, 5 parks, and community facilities
- Designed infrastructure including roads; storm, sewer, and water lines; storm-water quality basins.
- Prepared master grading plans, drainage plans, and hydrology studies.

## **Capital Construction Program & Project Evaluations**



### **Treasure Island, San Francisco County, CA**

Proposed sustainable redevelopment of former naval base.

- 8,000 residential units; 140,000 SF commercial; 100,000 SF office; 500 key hotel; 300 acres of parks and public open space.
- Collaborated with a Valuation Services team to complete a retrospective valuation of Treasure Island for use by the City and County of San Francisco.



### **Commercial Real Estate Developer/Owner/Operator, Los Angeles, CA**

13.5 million square feet commercial office portfolio.

- Collaborated with the Internal Audit Services team to complete an assessment of the developer's internal controls over construction development projects.
- Reviewed corporate policies and procedures, and analyzed processes in-place on six office development projects across three major West Coast markets.



**Southern California Retirement Community, Laguna Woods, CA**

\$8 million. Annual capital expenditure program.

- 13,000 residential units; 7 clubhouses; 36-hole golf course & amenities.
- Managed an assessment of operational procedures including procurement, planning, design, and construction; assessed adequacy of processes relative to industry better practices.



**Clean Technology Energy Company, Oakland, CA**

\$80 million. Solar-thermal technology project.

- Completed a post-project assessment of a solar-thermal plant project to facilitate lessons learned; utilized by the client to develop and refine a business plan and global strategy related to construction, operations, and maintenance of solar thermal plants.

**Construction Contract Compliance & Cost Assessment**



**Community College Bond Program, Los Angeles, CA**

\$5.7 billion. Voter-approved Bond program. Nine campus renovation.

- Provided performance audit services to assess program compliance with Bond requirements
- Compliance assessment of selected projects for compliance with contracts and program policies and procedures.



**University Hospital Facilities, San Francisco, CA**

\$1.37 billion. 289-bed hospital complex.

- Assisted client with development of financial oversight and internal audit functions including policies and procedures.
- Conducted contract cost compliance assessments of costs incurred through the pre-construction phase; assessed GMP invoices submitted by the General Contractor for contract compliance.



**Government Employee Retirement System Manager, Sacramento, CA**

\$275 million. LEED Gold corporate headquarters.

- Contract compliance assessments of the Prime Contractor and Furniture Installation Consultant for the new headquarters construction project.