



# Landscape Architecture & Design Services for Stewart Park

Home to The Cherry Festival & The Freedom Festival

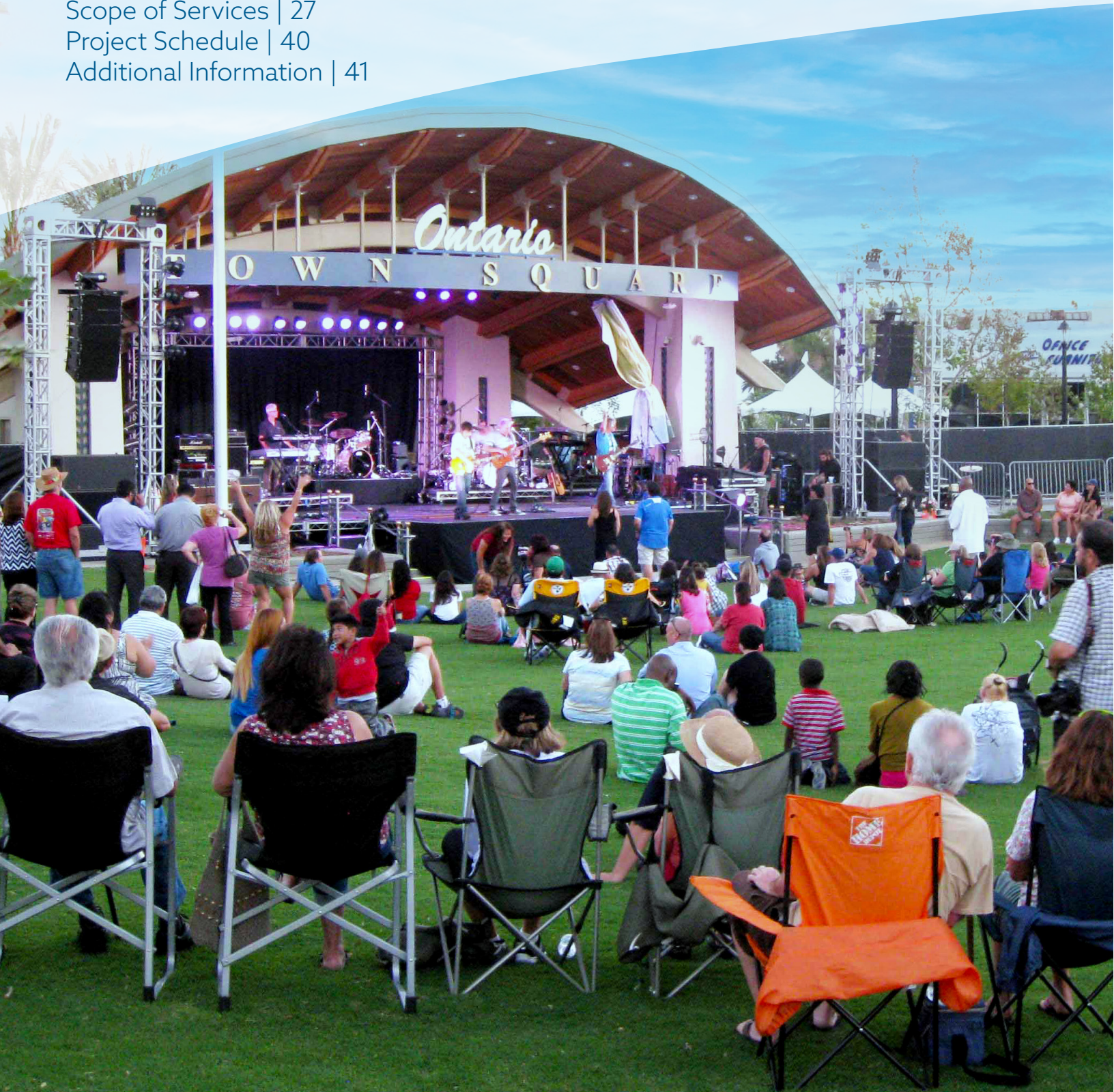


February 23, 2022



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# Cover Letter

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San Juan Capistrano, CA 92675  
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(949) 493-2600 *phone*  
(949) 493-2690 *fax*



February 23, 2022

Mr. Dustin Christensen  
Principal Engineer, Public Works  
City of Beaumont  
550 E. 6th Street  
Beaumont, CA 92223

**RE: Request for Proposals (RFP) for Landscape Architecture & Engineering Design Services and Construction Documents for Stewart Park Improvement Project**

Dear Mr. Christensen:

On behalf of RJM Design Group, Inc., we are pleased to submit this proposal for Landscape Architecture & Engineering Design Services and Construction Documents for the Stewart Park Improvement Project. We are very excited about the impact this park will have across the Beaumont community for decades to come.

With RJM's extensive experience in park planning and design, we believe we have the skills and knowledge necessary to execute this project successfully. Our Scope of Work is based upon the background information provided and defines a timely and efficient approach to addressing the unique elements of the site characteristics. Our goal is to prepare a functional design that will inspire the community and provide unparalleled recreation opportunities for families to celebrate those special moments in their lives.

As home to the annual Cherry Festival and Freedom Festival, we envision this facility to be more than simply a neighborhood park, but a unique experience for all to enjoy. As outlined in our approach hereafter, we plan to design a space that will allow for playgrounds, picnic pavilions, a splash pad, walking trails, a bandshell, skate park, and other amenities to support high-capacity events. Our plan is to preserve and enhance the much-loved features of this park and to ultimately create a space that speaks to the Beaumont community.

Throughout our proposed activities, we anticipate close coordination with you and your staff. This close coordination and review of our work progress on an ongoing basis will ensure project completion in the most professional and expeditious manner. **This cover letter constitutes certification by RJM Design Group, under the penalty of perjury, that we comply with nondiscrimination requirements of the State and Federal Government.**

Thank you for this exciting opportunity, we would be honored to help the City of Beaumont bring this project to life. If you have any questions or comments after reviewing this proposal, please do not hesitate to contact us.

Sincerely,  
**RJM Design Group**

A handwritten signature in blue ink, appearing to read "Zachary M. Mueting", is written over a horizontal line.

Zachary M. Mueting, LLA  
Principal  
zach@rjmdesigngroup.com

# Introduction & Project Approach

## PROJECT UNDERSTANDING

It is our understanding that the City of Beaumont would like to develop a modern park with multiple community support facilities. Building on the RFP requirements, our team in concert with City Staff will refine the provided conceptual plan to include modern design elements that have proven successful in community park designs. Design elements including a new splash pad, passive concrete walk trail system, picnic pavilions, new accessible playgrounds, a bandshell, upgraded skate park and gaga ball court, new parking facilities, will be designed to create a contiguous park experience by closing 9th and 10th streets as well as incorporating the existing drainage requirements.

With such a proximity to residential areas our team has the capability to graphically illustrate what the real-world conditions will look like to neighbors. RJM has a proven track record of park facility development adjacent to residential areas specific to the amenities desired at Stewart Park. We understand the sensitivity and careful consideration the perimeter of the park will require.

Our design team has the proven skills to deliver a project that will:

- Provide a design that addresses potential residential impacts of adjacent park development
- Evaluate grading options (balanced site vs. export)
- Event space layouts and various parking configurations, capacity, and staging overlap
- Provide restroom / mobile concessions support amenities for large festivals
- Incorporate playground, splash pad, gaga ball and skate park facilities
- Develop a modern 14-acre community park that will serve the City of Beaumont for decades to come.



## COMMUNICATIONS APPROACH

The assigned Project Manager, Zachary Muetting, LLA, from RJM Design Group will be the main point of contact with the City of Beaumont for the Stewart Park Improvement Project. RJM Design Group will act as the project lead and main coordinator for all project deliverables. All communications from subconsultants will be conducted through RJM Design Group.

Consultants shall participate in meetings to be held at regular intervals during the early phases of the project and then on an as-needed basis thereafter (via video conferencing, email, and telephonic communications) as required to assess progress and provide direction throughout the performance of the services and preparation of the project deliverables.

RJM will prepare all meeting agendas for identified scheduled meetings with the City of Beaumont and provide a summary of key issues with action items (meeting notes) discussed at each meeting. The Principal-In-Charge will be ultimately responsible for all work produced under his direction. A constant review process is implemented in all phases of the work. RJM Design Group will communicate effectively with City Staff and officials, other jurisdictional stakeholders, and the public to facilitate a successful delivery of assigned tasks.

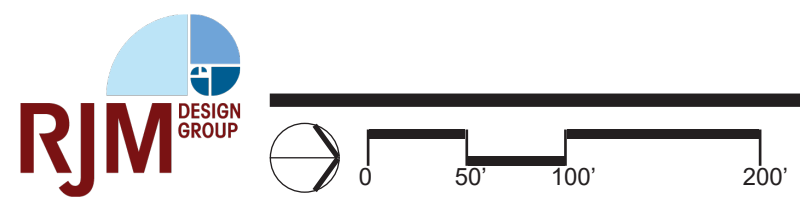
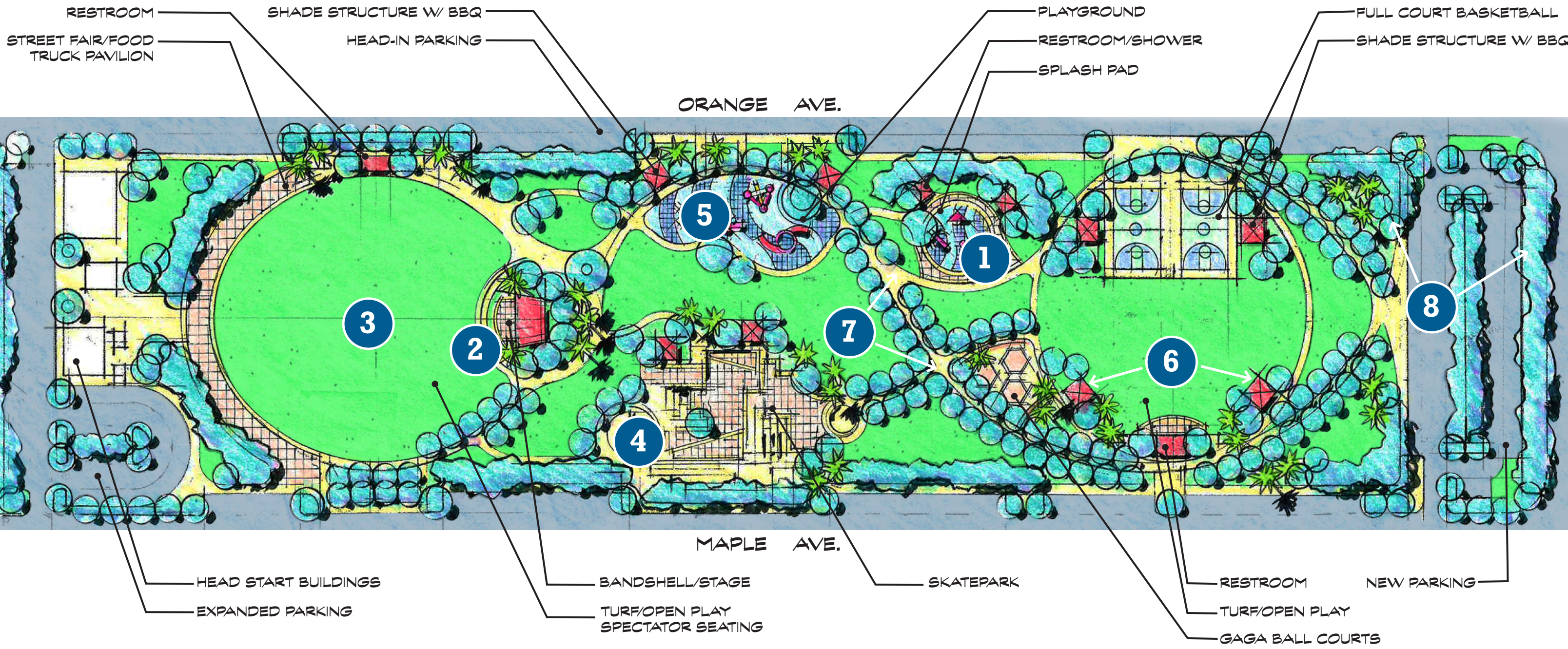
At RJM Design Group, we understand the importance of community outreach and engagement. We offer various services to get your community involved including a dedicated project website, community surveying with feedback capabilities, and 360° virtual reality project renderings.

Scan the QR code here to learn more!



Cherry Festival | Beaumont, CA  
Credit: Eric Reed, The Press Enterprise

# Project Approach — Stewart Park Revised Conceptual Plan



PRELIMINARY CONCEPTUAL PLAN  
**BEAUMONT STEWART PARK**  
 CITY OF BEAUMONT, CALIFORNIA

## Project Approach (continued)

1



### SPLASH PAD

The Cove Waterpark | Riverside County, CA

RJM has extensive experience in various aquatic features, including splash pads. Splash pads provide fun play areas for kids of all ages and are a perfect way to beat the summertime heat.

2



### BANDSHELL / STAGE

Ontario Town Square | Ontario, CA

Unique to RJM's designs is the integration of bandshells and/or stages within parks and town squares. RJM coordinates directly with electrical engineers to provide premium audio and visual setup. Proper bandshell design and placement can optimize space, while ensuring all park visitors can enjoy the entertainment.

3



### MULTI-PURPOSE FIELD / PARK EVENT DESIGN

Norman P. Murray Community Center | Mission Viejo

RJM has experience in designing multi-purpose fields that can be used for open play and seating or standing areas during community events. By incorporating these large, open spaces into park design, it allows for accommodation for both recreation and entertainment.

4



### SKATE PARK

Santa Clarita Skate Park | Santa Clarita, CA

Updating the skate park at Stewart Park will be an invaluable asset to the City of Beaumont. RJM has experience in a variety of skateboarding facilities with features including ramps, bowls, snake-runs, and street skate features like rails and curbs.

## Project Approach (continued)

5



### PLAYGROUND AREAS

Portola Park | Lake Forest, CA

Integrating playground areas adjacent to the restrooms, skatepark, and splash pad area allows families with multiple kids to play within proximity of the family. Playgrounds are a welcomed feature to any park and are great for families with children in varying age groups.

6

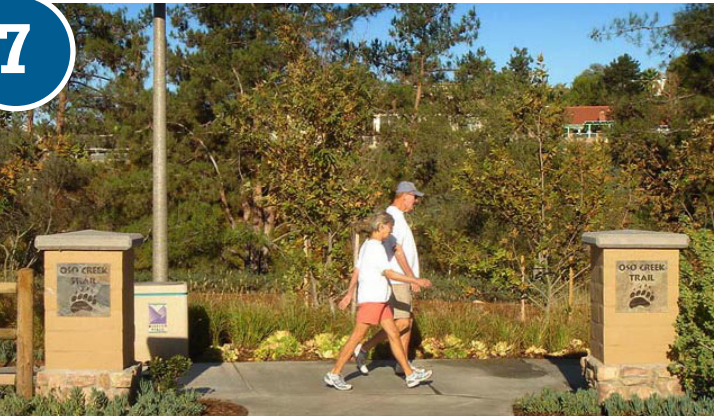


### PICNIC PAVILIONS / SHADE STRUCTURES

Lake Forest Sports Park | Lake Forest, CA

Shaded gathering spaces provide for all sorts of community events. RJM can provide prefabricated and custom covered areas integrating both picnic capabilities as well as open play areas.

7



### WALKING / JOGGING PATHS

Oso Creek Trail | Mission Viejo, CA

Many of our park designs incorporate walking paths in a park wide loop. This model allows for walking and jogging exercise through the park. Integrating exercise stations can also be a source of enjoyment for park visitors of all ages to promote health and wellbeing.

8



### LANDSCAPING / LIGHTING IMPROVEMENTS

Lake Forest Sports Park | Lake Forest, CA

RJM has extensive experience in providing adequate lighting and landscaping throughout our facility designs. Proper lighting is crucial for nighttime community events and is equally important for children at play. Additionally, low maintenance, sustainable landscaping improvements will be implemented throughout the park to enhance appeal while remaining cost-effective.



# Firm Profile & Location



Established in 1987, RJM Design Group has evolved into a multi-disciplinary landscape architectural, planning, and design firm committed to serving the needs of cities, public agencies, and organizations throughout California. RJM is comprised of talented individuals with varied backgrounds and interests. Among these dynamic professionals are licensed landscape architects, designers, and planners, most of whom are LEED Accredited Professionals. Each person brings a unique, yet complementary experience and passion to the firm, who will be dedicated to the duration of the project as needed.

<b>Firm Legal Name</b>	<b>RJM Design Group, Inc.</b>
<b>Type of Business</b>	<b>California Corporation, SBE</b>
<b>Number of Years in Business</b>	<b>35 Years (Since 1987)</b>
<b>CA Business License Number</b>	<b>12483</b>
<b>Contact Information</b>	<b>(949) 493-2600</b>
<b>List of Owners</b>	<b>Larry P. Ryan — President, <a href="mailto:larryr@rjmdesigngroup.com">larryr@rjmdesigngroup.com</a> Zachary Mueting — Secretary, <a href="mailto:zach@rjmdesigngroup.com">zach@rjmdesigngroup.com</a></b>
<b>Principal Contact</b>	<b>Zachary Mueting / <a href="mailto:zach@rjmdesigngroup.com">zach@rjmdesigngroup.com</a></b>
<b>Office Location</b>	<b>31591 Camino Capistrano, San Juan Capistrano, CA 92675</b>
<b>Firm Size</b>	<b>16 Personnel</b>
<b>Personnel</b>	<b>(10) Licensed Landscape Architects, Project Managers (5) Technical Support (4) Administrative Support (3) LEED Accredited Professionals (2) Certified Arborists (2) FAA Part 107 Licensed Pilots</b>

Santa Clarita Skate Park | Santa Clarita, CA (RJM Project)



# Organization, Key Personnel, & Resumes

## City of Beaumont

### RJM Design Group, Inc.

#### Will Provide:

Project Management, Professional Landscape  
Architectural Services,  
Overall Project Coordination, & Administration

#### Principal In Charge:

Zachary Mueting

#### Principal Landscape Architect / Project Manager:

Craig Sensenbach

#### Project Landscape Architect:

Erik Curran

#### Civil Engineering

civTEC

Tom Carcelli

#### Irrigation Design

Glasis Design

Chris Curry

#### Structural

Shimaji & Lascola

Jim Lascola

#### Electrical

FBA Engineers

Bill Zavrnick

#### Skate Park Design

Newline Skateparks

Kanten Russell

#### Architecture

Rubio Medina

#### Utilities Consultant

Moran Utilities

John Pyles

#### Environmental

Montrose

John Gifford

#### Geotechnical /

Structural

Engineering

GMU

Greg Silver

#### Aquatic Design

Jones & Madhavan

Nachi Madhavan

#### Selected Project Manager:

Zachary Mueting, LLA 5731

Phone: (949) 493-2600

Email: zach@rjmdesigngroup.com

Zachary will be the primary point of contact for the project and was selected based on his experience on similar scale park design and related projects that involved a multidisciplinary design team. Most of the projects he has been involved with are municipal related and vary in size. His role has been to manage the projects through all design phases from design to implementation and to coordinate and bring together team members on a shared common goal of the approach for each project, to include the management of the project schedule, project budget, and management of Quality Assurance and Quality Control.

## Organization, Key Personnel, & Resumes (continued)



### Zachary Mueting, LLA, LEED AP (BD+C)

Principal-in-Charge

RJM Design Group, Inc.

Zachary has been with RJM Design Group since 2005. Zachary is a licensed landscape architect, a strong background in recreation planning and design. His experience is unique having developed proficiency in all areas of RJM's business capacity including construction documentation, construction observation, facility design, as well as community outreach and facilitation. This experience, along with his education, professional accreditation, and publication of community consensus building techniques enables him to fulfill his role in leading many different types of project development.

#### Licenses

- Landscape Architect / CA 5731
- Legacy LEED AP Building Design + Construction
- FAA 107 Licensed Remote Drone Pilot

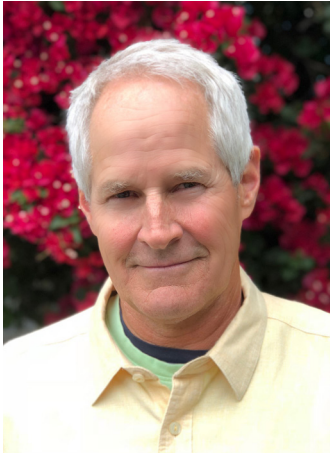
#### Education

- Masters Degree, Landscape Architecture, California Polytechnic State University, Pomona
- Bachelor of Science, Information Technology, Colorado Technical University
- Bachelor of Science, Information Systems Management, Colorado Technical University

#### Parks

- Bartlett Park, Huntington Beach, CA
- Central Park Playground, Huntington Beach, CA
- Cherry Park, Lake Forest, CA
- Cordova Park Renovation, Mission Viejo, CA
- Evans Park & Lyle Marsh Park, Menifee, CA
- Grant Howald Park, Newport Beach, CA
- Heroes Park, Lake Forest, CA
- Irby Park, Huntington Beach, CA
- Murdy Park, Huntington Beach, CA
- North Park, Inglewood, CA
- O'Neill Regional Park Amphitheater Replacement, Trabuco Canyon, CA
- Pavion Park, Mission Viejo, CA
- Peace Park Playground, Long Beach, CA
- Pinehurst Park, Chino Hills, CA
- Portola Park, Lake Forest, CA
- RC Central Park Pier, Rancho Cucamonga, CA
- San Carlo & Valencia Parks Playground Rehabilitation, Irvine, CA
- Seaside Park, Long Beach, CA
- Sea Terrace Park, Dana Point, CA
- Serrano Creek Park, Lake Forest, CA
- Tewinkle Park, Costa Mesa, CA
- Whispering Hills Park, Lake Forest, CA

## Organization, Key Personnel, & Resumes (continued)



### Craig Sensenbach PLA, LEED AP (BD+C), ISA

Principal Project Manager

RJM Design Group, Inc.

Craig Sensenbach joined RJM Design Group, Inc. as a Project Manager in the Fall of 1993. As Project Landscape Architect, his responsibilities include both planning and landscape architecture ranging from conceptual planning studies through schematic design, preliminary graphics, design development, production scheduling, preparation of construction documents, client/consultant coordination and on-site observation.

#### Licenses

- Landscape Architect / CA 2547
- LEED Accredited Professional
- International Society of Arboriculture (ISA) Certified Arborist / WE-11716A

#### Education

- Bachelor of Science, Landscape Architecture, California Polytechnic State University, San Luis Obispo, CA
- Graphic Design, Laguna College of Art & Design, Laguna Beach, CA
- Light Construction & Development Management, University of California, Irvine Extension Program, Irvine, CA

#### Professional Affiliations

- California Parks and Recreation Society

#### Parks

- Bonita Creek Park Renovation, Newport Beach, CA
- Chino Hills Community Park, Chino Hills, CA
- College Park, Oxnard, CA
- Colonel Bill Barber Marine Corps Memorial Park, Irvine, CA
- Grant Howald Park, Newport Beach, CA
- Mariners Park Renovation, Newport Beach, CA
- Orange Coast College Baseball Field Renovation, Costa Mesa, CA

#### Sports Facilities

- Santa Monica Civic Multi-Purpose Sports Field, Santa Monica, CA
- Chino Hills Community Park, Chino Hills, CA
- Col. Bill Barber Marine Corps Memorial Park, Irvine, CA
- College Park, Oxnard, CA
- Esencia Sports Park, Rancho Mission Viejo, CA
- LA Chargers Practice Facility, Costa Mesa, CA
- Lake Forest Sports Park, Lake Forest, CA
- Ontario Soccer complex, Ontario, CA
- Orange Coast College Baseball Field Renovation, Costa Mesa, CA
- Pamplico Park, Santa Clarita, CA
- Patricia H. Birdsall Sports Park, Temecula, CA
- Santa Clarita Sports Park, Santa Clarita, CA

# Organization, Key Personnel, & Resumes (continued)

Tom Carcelli

Principal-in-Charge

civTEC, Civil Engineering



Tom Carcelli has over 25 years of experience in the civil engineering field with particular emphasis on parks and recreation, commercial/industrial, education and public works projects. His extensive design and management experience in all phases of civil engineering for land development projects throughout Southern California includes grading, water quality, hydrology, hydraulics, storm drain, water/sewer, survey/mapping and street design. Tom has been in charge as a project manager on over 100 projects from master planning to construction with RJM Design Group over the past 20 years.

## Education

- BS, Civil Engineering, University of California, Irvine, 1988
- Masters in Architecture, California State Polytechnic University, Pomona, 1994

## Licenses

- Registered Civil Engineer/CA #81640
- Qualified SWPPP Developer (QSD) — C-81640

## Relevant Project Experience

- Anthony Munoz Community Center, Ontario, CA
- Bommer Canyon Community Park, Irvine, CA
- Cherry Park, Lake Forest, CA
- Cordova Park, Mission Viejo, CA
- Dali Dog Park, Rowland Heights, CA
- Esencia Sports Park, Rancho Mission Viejo, CA
- Grant Howald Park, Newport Beach, CA
- JAPRD Community Recreation Center, Riverside, CA
- Joe Balderrama Park, Oceanside, CA
- Lake Mission Viejo Improvements, Mission Viejo, CA
- Los Serranos Park, Chino Hills, CA
- Marguerite Aquatics Complex, Mission Viejo, CA
- Murdy Park, Huntington Beach, CA
- Orange Coast College Baseball Field Renovation, Costa Mesa, CA
- Peace Park Playground, Long Beach, CA
- Portola Park, Lake Forest, CA
- Rancho Cucamonga Central Park Master Plan Update, Rancho Cucamonga, CA
- Santa Ana Civic Center Plaza Improvements, Santa Ana, CA
- Santa Monica Civic Multi-Purpose Sports Field, Santa Monica, CA
- Yorba Linda Adventure Play, Yorba Linda, CA

Rubio Medina

Owner, Architect



RM Architecture is a sole proprietor, full service architectural, planning, and construction management firm established in 2010. They devote principal level leadership to each and every project. With this approach RM Architecture is able to provide quality services which results in successfully implemented projects, lasting relationships and repeat clients. With a diverse background RM Architecture is able to quickly establish and identify programmatic obstacles, establish consensus among multiple stakeholders, and develop design solutions that are relevant, have character, and are engaging. They are a certified small business enterprise (SBE) located in the City of Irvine providing services to the surrounding counties of Riverside, Los Angeles, San Diego, and Orange County. All projects are lead and involve firm principal and owner Rubio Medina who has over twenty years experience providing project management and guidance to both public and private clients.

## Registrations

- CA Architect c. 30059

## Relevant Project Experience

- Balboa Island Fire Station Remodel, Newport Beach, CA
- Big Canyon Reservoir Auxiliary Facility Maintenance Yard, Newport Beach, CA
- Corona Fire Department Facility Assessment and Planning, Corona, CA
- Costa Mesa City Hall Restroom Accessibility Renovation, Costa Mesa, CA
- Costa Mesa City Hall Remodel, Costa Mesa, CA
- El Segundo Beach Lifeguard Station, El Segundo, CA
- Glendale Fire Facility Assessment, Glendale, CA
- Inland Empire Utilities Agency Operations Building Assessment and Space Planning, Ontario, CA
- Irvine On-Call Architectural Services, Irvine, CA
- Laguna Beach Main Beach Restroom Replacement, Laguna Beach, CA
- Laguna Beach On-Call Architectural Services, Laguna Beach, CA
- Main Branch Library Remodel, Newport Beach, CA
- Montebello Land and Water Reservoir Façade, Montebello, CA
- Nature Center ADA Upgrades, Irvine, CA
- Newport Beach Lifeguard Remodel, Newport Beach, CA
- Orange County Water District Annex Facility Locker Room Remodel, Fountain Valley, CA
- Rodgers Senior Center Upgrades, Huntington Beach, CA
- Santa Monica Fire Facility Assessment and Programming, Santa Monica, CA
- Santa Monica On-Call Architectural Services, Santa Monica, CA
- South Coast Water District Lift Station 2 Façade, Laguna Beach, CA
- Turtle Rock Community Center ADA Upgrades, Irvine, CA

# Organization, Key Personnel, & Resumes (continued)

Chris Curry

Irrigation Design

Glisir Design

Chris Curry is an irrigation sub-consultant who understands the Model Water Efficiency Landscape Ordinance to determine the water use for a project and in-turn design the irrigation system to meet the requirements of the Ordinance. He is familiar with new water savings technology to meet the allowable water use requirements. Glisir Design will ensure the project shows the planting hydro zones to be compatible with the irrigation design. For the past 10 years Chris has prepared irrigation plans for RJM park projects. Chris has over 19 years' experience in irrigation design, landscape architecture, and landscape construction. His focus is on the efficient use of water in the landscape. He has been rewarded for his efforts by being chosen by the United States Environmental Protection Agency as the WaterSense Irrigation Partner of the year for 2011.

## Education

- B.S. Landscape Irrigation Science / California Polytechnic University, Pomona, CA

## Relevant Project Experience

- Admiral Kidd and Seaside Park Field Renovations, Long Beach, CA
- Bonita Creek Field Renovation, Newport Beach, CA
- Central Park Master Plan Revision, Rancho Cucamonga, CA
- Central Park Tennis Complex, Santa Clarita, CA
- Drake Soccer Field, Long Beach, CA
- Fillmore Aquatics & Tennis Complex, Fillmore, CA
- Ford Park Aquatic Center, Bell Gardens, CA
- Grand Avenue Park, Chino Hills, CA
- Grant Howald Park, Newport Beach, CA
- Lake Forest Sports Park, Lake Forest, CA
- Los Amigos Park, Rancho Cucamonga, CA
- North Beach Improvements, Lake Mission Viejo Association, CA
- Portola Park & Dog Park, Lake Forest, CA
- Redhawk (Dog) Park Improvements, Temecula, CA
- Santa Clarita Sports Complex & Aquatic Center, Santa Clarita, CA
- Santa Monica Civic Center Sports Fields, Santa Monica, CA
- Worthy Park Renovation, Huntington Beach, CA
- Yorba Linda Adventure Play, Yorba Linda, CA

**GLASIR DESIGN**

William Zavrnsnick  
LEED APLLA, ASLA

Electrical Engineer

FBA Engineering

William Zavrnsnick has 30 years of experience and has been active in the electrical engineering field since joining FBA in 1985. His experience includes the electrical design of Public Works, Parks and Recreation Facilities. He is particularly experienced in the design and development of electrical power distribution, general, specialized and event power systems, outdoor, security and sports field lighting systems, lighting photometric studies, phased construction projects and familiar with public bid type projects and construction.

## Education

- BS Civil Engineering/Mount Hood College, Oregon

## Certifications

- LEED Accredited Professional — LEED AP
- Illuminating Engineering Society — IES
- Institute of Electrical and Electronic Engineers – IEEE American Institute of Architects — AIA
- Electrical Engineering — Los Angeles County

## Relevant Project Experience

- Joe Balderrama Park, Oceanside, CA
- Bommer Canyon Community Park, Irvine, CA
- City Park Improvements, Lake Elsinore, CA
- Civic Lot Multi-Purpose Sports Field, Santa Monica, CA
- El Dorado Park & Nature Center, Long Beach, CA
- Esencia Sports Park, Rancho Mission Viejo, CA
- Hero's Park, Lake Forest, CA
- Kraemer Memorial Park, Placentia, CA
- Laguna Hills City Parks, Laguna Hills, CA
- Los Amigos Park, Santa Monica, CA
- Los Serranos Park, Chino Hills, CA
- Lake Forest Neighborhood Parks, Lake Forest, CA
- La Placita Parkette, Placentia, CA
- Marchant Park, San Dimas, CA
- McFadden Park, Placentia, CA
- Murdy Park, Huntington Beach, CA
- Portola Springs Park, Irvine, CA
- Portola Park, Lake Forest, CA

**FBA ENGINEERING**

# Organization, Key Personnel, & Resumes (continued)

Nachi Madhavan, AIA

Principal

Jones & Madhavan

Jones & Madhavan Architecture Engineering is a multi-disciplinary design firm dedicated to providing the highest quality architecture and engineering services for public aquatic facilities. Since being founded in 1990, JMAE has repeatedly demonstrated its ability to design modern aquatic facilities that meet the ever changing needs of its users. Mr. Madhavan will oversee the design and construction administration.



## Education

- Bachelor of Science 1983, California Polytechnic State University, San Luis Obispo, CA

## Licenses

- California, Architect #C25855

## Relevant Project Experience

- Algin Sutton Recreation Center, Los Angeles, CA  
Replacement of an aged community pool with a new splash pad and 25-yard x 120' pool capable of accommodating competitive swimming diving and water polo as well as instructional swimming and recreational swimming. Responsibilities included design of the aquatic components.
- Crespi Carmelite High School, Encino, CA  
Construction of a new 50-meter by 25-yard deep water pool capable of accommodating national level competitive swimming and water polo. The facility also included a 65-foot plunge pool for recreation. Responsibilities included design of the aquatic components.
- De Mandel Aquatic Center at Occidental College, Los Angeles, CA  
Construction of a new 35-meter by 25-yard pool capable of accommodating competitive swimming, diving and water polo to NCAA national standards. The pool included a circular shallow water area for recreational swimming. Responsibilities included design of the aquatic components.
- Harvard Park Aquatic Center, Los Angeles, CA  
Replacement of an aged community pool with a new 25-yard competition pool and a 2,650SF recreation pool having zero depth entry, interactive features and waterslide. The project also included a 3,900SF bathhouse building. Responsibilities included design of the building and aquatic components.
- Hemingway Aquatic Center, Carson, CA  
Construction of a new facility that included a 25-yard competition pool, 1,800SF activity pool with zero depth entry and a 750SF slide pool with dual flume waterslide. The facility also included a 4,000SF bathhouse building and 1,500SF mechanical building. Responsibilities included design of the building and aquatic components.
- Repplier Aquatic Center, Banning, CA  
Replacement of an aged community pool with a new 25-yard pool having a lap swim area, waterslide landing area and zero depth entry area with interactive water features. The facility also included a 2,400SF restroom building, 2,600SF office/mechanical and concessions building. Responsibilities included design of the building and aquatic components.

Kanten Russell

Project Manager,

Senior Designer

New Line Skateparks

New Line Skateparks (established 2001) is North America's Premier Youth Park/Skatepark Development Firm. With over 350 highly recognized projects around the world, we are proud to serve as one of the Nation's longest running and most experienced concrete youth multi-use park design-build teams. Our staff is comprised of registered landscape architects, engineers, planning experts, and construction professionals who are passionate about the work that we do.



## Education

- Associate Science, Engineering Survey & CAD Design, Cuyamaca College, San Diego, CA

## Relevant Project Experience

- USMC Miramar Outdoor & Adventure Park, San Diego, CA  
Kanten managed design services for the development of a comprehensive outdoor adventure park that includes paintball fields, rock climbing, repelling, skateboarding, BMX racing, park conditioning, shade structures, children playground, concession stands, access roads, parking, solar lighting and drought tolerant landscape concept. The design vision minimizes and controls storm water runoff through the use of porous and natural surfaces and minimal disturbance to the natural terrain and use of composing restroom location.
- Amelia Mayberry Skatepark, Whittier, CA  
The product of public advocacy and planning by the Municipality, this modern, fully integrated and site specific concrete skatepark has already become a celebrated facility for local community and a destination for riders across the region. This skate plaza has a - less is more - open concept with intersecting lanes that address the request from locals to have a variety of ledges and rails. The urban style terrain pays homage to what locals enjoy skating in the streets of Whittier. Completed in 2020, this park is already a destinations for skate-boarding's top professionals and amateurs.
- Alga Norte Community Park Skate Park, Carlsbad CA  
Kanten managed designs for the City of Carlsbad's historical Skate Park. This park required a very inclusive community input program, which drive the design to include elements of the existing urban fabric including, a southwestern color palette reflecting the prevalent Spanish style architecture. Additionally, a transition arch with a doorway was inspired by the shapes of Carlsbad's historic aesthetic.
- Milpitas Skatepark Feasibility Study, Milpitas, CA  
Kanten managed preparation of a feasibility study, working with the City and community in a public facilitation process that drove the planning and concept design for future phases of the project.

# Organization, Key Personnel, & Resumes (continued)

Gregory Silver M.Sc., PE, GE

President/CEO

Geotechnical Engineer

GMU Geotechnical, Inc.

Mr. Silver has over 30 years of progressively responsible engineering and management experience in a wide variety of geotechnical engineering projects. He has worked successfully for and with industrial, residential, and commercial developers, master community planners, and governmental agencies. He has extensive experience in landslide evaluation and remediation design, geotechnical instrumentation, residential and commercial development, public works projects, municipality consultation, mechanically stabilized earth walls, and forensic projects. In addition, he has served as an expert witness in regards to numerous geotechnical issues over the last 25 years. Over the period of 1988 to 1997, Mr. Silver was City Geotechnical Engineer for numerous cities throughout Southern California. Currently, Mr. Silver serves as President and Principal Engineer of GMU. Mr. Silver is a past president of CalGeo – a 100 member firm statewide organization.

## Education

- M.S. Civil Engineering - California State University, Long Beach, CA
- B.A. Geological Sciences - University of California Santa Barbara, CA

## Registrations

- Registered Civil Engineer - State of California
- Registered Geotechnical Engineer - State of California
- Registered Civil Engineer – State of Nevada

## Relevant Project Experience

- Dog Park Feasibility and Concept Plans, Mission Viejo, CA
- Jurupa Valley Aquatic Center, Riverside County, CA
- Santa Clarita Sports Complex & Aquatic Center, Santa Clarita, CA
- Esencia Sports Park, Ranch Mission Viejo, CA
- Sendero Field, Rancho Mission Viejo, CA
- Hilltop Club at Esencia, Rancho Mission Viejo
- Sendero Core Recreation Site, Rancho Mission Viejo, CA
- Pavion Park Restroom Addition, Mission Viejo, CA
- Founders Park, Ladera Ranch, CA
- Park Feasibility Studies, Mission Viejo, CA
- Tierra Grande Park, Talega, San Clemente, CA



John E. Gifford

Planning Director

Montrose Environmental

Mr. John Gifford has more than 30 years of experience in managing environmental studies and compliance programs. His work includes coordination and supervision of complex, controversial programs for local municipalities, county governments and federal agencies. He is the recipient of various awards for excellence from the Department of Defense for his work on critical infrastructure EIR/EIS documents and for strategic environmental planning programs. He has managed programs that were recognized by the General Services Administration (GSA) as #1 in customer service for 7 consecutive years. Mr. Gifford is a current member of the NAEP NEPA Policy and Energy Committees and has served on the SCAQMD Rules TAC Committee, the California TRITAC and Western Association of Governors TAC. He is the author of various articles covering economic trends, community BRAC environmental approaches and legal analysis. Mr. Gifford's executive management experience includes interdisciplinary team leadership; organizational design and development; strategic plan & goals development; operational process analysis and executive management of complex, multiple task-order-related client contracts for a variety of environmental services.



## Education

- LLB Law, Western State University College of Law (ABA), Fullerton, 1990
- AA Economics, Chaffee College, Alta Loma, 1989
- AS Biology, Chaffee College, Alta Loma, 1989

## Relevant Project Experience

- CEQA/NEPA Examples Prado Dam Enhanced Water Conservation Feasibility study and EIS/EIR and Deviation Study with EA/MND, RBF, Orange County Water District (OCWD), Orange County, CA
- Land & Airspace Acquisition Program, Army National Training Center, Fort Irwin, CA
- North Basin Recharge Facility EIR, City of Riverside, Public Utilities Department, RBF, Colton, CA
- NTC Fort Irwin CTC-IS Communications EA, US Army
- Port of Los Angeles, USS Iowa - BB61, Los Angeles, CA
- Riverside County Flood Control & Water Conservation District, Eagle Canyon Dam EA/EIR, Riverside, CA
- USACE, Port of Los Angeles, Pacific L.A. Marine Terminal SEIS/SEIR
- Various Water/Wastewater Projects



# Organization, Key Personnel, & Resumes (continued)

**John Pyles**

**Principal**

**Moran Utilities**



John possesses more than 20 years of cost estimating consultancy experience with a rich history of projects in the Public, Civic, Recreation, Parks, Healthcare, Education (Universities, Colleges, K12) sectors, Jay provides leadership to the team throughout the project's engagements, to ensure project schedules are being met and budgets tracked. Jay prides himself on an integrated approach and his collaboration with the design team and city administrators at an early stage in the design process, with careful evaluation of the program, site character, community needs, sustainability, and budget.

As Principal of HLCM, Jay oversees a premier estimating team that has the fundamentals to drive successful project delivery – experience, teamwork, and communication.

## Affiliations

- LEED Accredited Professional
- American Society of Professional Estimators

## Education

- California State University, Long Beach

## Relevant Projects

- Monroe Street Pool - Aquatic Facilities Renovation, Carlsbad, CA
- Bommer Canyon Community Park Cattle Camp Rehabilitation, Irvine, CA
- Anthony Munoz Community Center Pool, Ontario, CA
- Aquatic Center, Seal Beach, CA
- Los Olivos Community Park, Irvine, CA
- Neighborhood Three Community Park, Irvine, CA
- Woodbury Community Park, Irvine, CA
- Sendero Community Park, Rancho Mission Viejo, CA
- Escencia Planning Area 2.1 Community Center & four Community Parks/Amenity Sites, Rancho Mission Viejo, CA
- Planning Area 2.2 Hilltop Club and two Community Amenity Sites, Rancho Mission Viejo, CA

**James Lascola**

**Structural Engineer**

**Shimaji & Lascola**



## Education

- M.S. Civil Engineering - California State University, Long Beach, CA
- B.S. Civil Engineering - California State University, Long Beach, CA

## Registrations

- Registered Civil Engineer - State of California
- Registered Structural Engineer - State of California

## Relevant Project Experience

- Oak Park Cemetery, Claremont, CA
- Arbors Mini Park, Lake Forest, CA
- Alicia Architectural Walls, Mission Viejo, CA
- Santa Maria Cemetery, Santa Maria, CA
- Colonies at San Antonio, Upland, CA
- Olympiad Road Monument, Mission Viejo, CA
- Mission Viejo Family Village, Mission Viejo, CA
- Rancho Cucamonga Central Park MP Update, Rancho Cucamonga, CA
- Foxfield Park, Westlake Village, CA
- Ladera IV Sterling Glen Models, Ladera Ranch, CA
- Ladera IV Sterling Glen Fence & Wall, Ladera Ranch, CA

# Project Experience



## Ontario Town Square

Ontario, CA

Project Timeline: 2011-2014  
Project Size: 2.17 acres  
Design Cost: \$850,000  
Construction Cost: \$5.3M

Client Reference  
Philip Marino, Planning Department  
City of Ontario  
(909) 395-2036  
PMarino@ontarioca.gov



### Project Summary

RJM Design Group was the Prime Consultant for the Ontario Town Square. The Town Square is a central downtown gathering place and host to a number of community events. Town Square is organized on a diagonal view corridor and pedestrian promenade from the southwest corner of the site at Euclid on axis to the existing library, with pedestrian connections to City Hall. Town Square is designed to be flexible, capable of holding a number of different events and activities throughout the year, while creating a unique retreat for the downtown shopper, worker, and adjacent residences.

Spaces of different scale and atmosphere are developed along the central promenade, spiraling away from the central clock tower focal element. The amphitheater stage with covered shade structure element is located on the east side of the square with large grassy area for amphitheater seating and large open space to provide flexibility for various community events.

### Project Team

Principal: Larry Ryan  
Project Manager: Larry Mouri



## Project Experience



# Norman P. Murray Community & Senior Center

Mission Viejo, CA

Completion Date: 2008  
Project Size: 20 acres  
Design Cost: \$253,400  
Construction Cost: \$7.5 million

**Client Reference**  
Keith Rattay  
Assistant City Manager/Director of Public Services  
City of Mission Viejo  
(949) 470-3014

## Project Summary

The Norman P. Murray Community and Senior Center enjoys a reputation as an active intergenerational center. With its new 13,500 square foot addition, including a cultural and performing arts building, the center is buzzing with activities for all.

Surrounded by beautiful Oso Viejo Park, the facility offers grand terraces, pedestrian bridges and walkways, shade structures, creek overlooks, picnic areas, garden seating areas, tot lot area, Veterans Plaza, and pedestrian trail linkages to Oso Creek Trail.

The Village Green is a dual-purpose area with two soccer fields that can also be used as an area for large community events. The City of Mission Viejo often hosts music or concert events here for the public and the Mission Viejo community to attend. A dry creek bed acts as a bioswale to cleanse run-off water from the parking lot and Village Green.

## Project Team

Principal: Larry Ryan  
Project Manager: Eric Chastain



# Project Experience



## Portola Park

Lake Forest, CA

Completion Date: 2020  
Project Size: 6.34 acres  
Design Cost: \$316,000  
Construction Cost: \$4.9M

### Client Reference

Taylor Abernathy, Principal Civil Engineer  
City of Lake Forest, Public Works Department  
25550 Commercentre Drive, Suite 100  
Lake Forest, CA 92630  
(949) 461-3490  
[tabernathy@lakeforestca.gov](mailto:tabernathy@lakeforestca.gov)

### Project Summary

Portola Park is a new 6.34 acre park located at the intersection of Glenn Ranch Road and Saddleback Ranch Road in Lake Forest. It is located near the new Iron Ridge community. The park provides many passive and active amenities for visitors, as well as fantastic overviews of the nearby open space.

Portola Park contains three (3) pickleball courts, which are the first public pickleball courts in the City. A large playground offers varied play opportunities, with a climbing net, musical play elements, a large shaded play structure, and swings. Other active elements include one (1) outdoor sand volleyball court, several exercise stations, and an open turf area large enough to fit a U12 youth soccer field. The park also contains multiple shaded seating and gathering spaces, a restroom, drinking fountains, and a large picnic shelter. A perimeter walking trail winds throughout the park and connects with existing local trails. This trail system provides access throughout the region and includes hiking trail connections, such as to the nearby Whiting Ranch Wilderness Park.

The park also includes a new dog park accessible by a meandering walkway from the larger Portola Park. The dog park contains separate areas for large and small dogs. A third space is open during maintenance of the other two dog play areas. The dog park includes doggie drinking fountains and dog agility equipment. Shaded seating and DG walkways within and around the perimeter allow easy access for human users.

### Project Team

Principal: Larry P. Ryan  
Project Manager: Craig Sensenbach & Erik Curran



## Project Experience



# Cordova Park Renovation

Mission Viejo, CA

Completion Date: 2018  
Project Size: 4 Acres  
Design Cost: \$44,500  
Construction Cost: \$1.18M

**Client Reference**  
Keith Rattay  
Assistant City Manager  
City of Mission Viejo  
200 Civic Center Drive  
Mission Viejo, CA 92691  
(949) 470-3014 | [krattay@cityofmissionviejo.org](mailto:krattay@cityofmissionviejo.org)

## Project Summary

The Cordova Park renovation encompassed a complete overhaul of the existing play area, as well as the addition of improvements to the trail system through the neighbouring greenbelt. Outdated play equipment and safety surfacing was replaced with the latest in modern play features and rubber surfacing, dubbing the new area as "The Hive." Littered with thematic play elements, interpretive educational signage, color schemes, and even sculptural elements, park visitors are engaged not only physically but intellectually. Hexagonal-shaped conversational seating areas dot the play area like a honeycomb, pulling parents into the acts of play.

Wooden split-rail fences keep children safe by corralling them along the asphalt trails, away from the surrounding residential streets and into the play area. The trails were all re-surfaced and finished with pedestrian lighting to keep the greenbelt safe and visible for residents.

## Project Team

Principal: Larry Ryan  
Project Manager: Eric Chastain



# Project Experience



## Los Serranos Park

Chino Hills, CA

Completion Date: 2019  
Project Size: 6 Acres  
Design Cost: \$ 332,000  
Construction Cost: \$ 3.9 M

**Client Reference**  
Jonathan Marshall  
Community Services Director  
City of Chino Hills  
jmarshall@chinohills.org  
(909) 364-2711

### Project Summary

Los Serranos Park is a six-acre community park and a joint use agreement project between the City of Chino Hills and Chino Valley Unified School District. The project is located on vacant school property adjacent to Chaparral Elementary School. In the center of the historic Los Serranos residential neighborhood, this new park will provide long awaited park space for the community. Because the park will be constructed on school property, the plans will need to be go through the DSA and CGS approval process.

Park amenities include a state of the art play area with contemporary play structures, including a zipline, as well as hopscotch and foursquare for more traditional play elements. Other park amenities include a central activity plaza surrounded with low seat walls with tile artwork drawn by local children, group picnic pads with overhead structures, a restroom building, LED pedestrian lighting, fitness equipment stations around a decomposed granite looped walking path, picnic table pads, bench seating areas, entry monumentation, and low water use trees and shrubs. Meandering rock cobble drainage swales located throughout the park will be planted with wild flowers and low growing shrubs, and a biofiltration basin of native grasses will reinforce the feel of an outdoor natural oasis within the Los Serranos District.

### Project Team

Principal: Larry Ryan  
Project Manager: Pamela Burton



# Project Experience



## Esencia Sports Park

Rancho Mission Viejo, CA

Project Completion: 2020  
Project Size: 30 acres  
Design Cost: \$1,887,600  
Construction Cost: \$24M

### Client Reference

Jennifer Taylor  
Senior Project Manager  
Rancho Mission Viejo Company  
28811 Ortega Highway  
San Juan Capistrano, CA 92693  
(949) 240-3363 | jtaylor@ranchomv.com

### Project Summary

Orange County's newest community, Rancho Mission Viejo, is located off Ortega Highway in South Orange County. It is home to a master planned 30 acre sports park unlike any other. Nestled in a natural rolling southern California landscape setting the environmental design of Esencia Sports Park is modeled after ranch industrialized facilities with board form buildings, steel I-beam shade structures, lighting, and landscape.

This rustic sports park offers both private and public amenities including: two (2) baseball fields, one (1) softball field, custom designed restroom and concessions building, one (1) synthetic multi-use field, one (1) playground, two (2) dedicated tennis and eight (8) dedicated pickle ball courts, and parking. Additional passive support amenities include hiking trails, exercise stations, and picnicing.

The sports park also offers community aquatic facilities overlooking the park complete with restrooms, a splash pad, lap swim lanes, open recreational swimming, as well as BBQ and cabana lounge areas. The site itself was designed to eliminate the need for expensive retaining walls while maximizing the buildable area through terraced pads and elevated concourses. The resulting design created hillside terraced seating, and elevated concessions allowing for maximum spectator viewing opportunities in a cost effective manner. The new Esencia Sports Park is designed to fulfill much of the recreational needs identified for this new community.

### Project Team

Principal: Larry P. Ryan  
Project Manager: Zachary Mueiting



# Project Experience



## Yorba Linda Adventure Playground

Yorba Linda, CA

Completion Date: Under Construction  
Project Size: 2 acres  
Design Cost: \$552,000  
Construction Cost: \$6M

Client Reference  
Jeff Ruth  
Recreation Superintendent  
City of Yorba Linda  
(714) 961-7161  
jruth@yorbalingca.gov

### Project Summary

Built approximately 35 years ago Yorba Linda Adventure Play area was due for an upgrade. A new building and public health codes needed to be addressed as well as the aging infrastructure. The park was just used for summer camps but the City wanted to make most of the park open to the public through out the year. The City was interested in modernizing the facility yet wanted to preserve past elements of the existing park that would be transformed into new features that both the public and summer camps could enjoy. Existing features like fort building, wiffleball play and a waterslide were kept in the new design. New features include a spray play area, elevated tree houses with connecting catwalks, a zipline, and a large shade structure were implemented.

The City performed two public input workshops as well as a workshop for the summer camp participants to gain design ideas. The City and RJM Design Group then combined all the input gathered at the workshops into the final design which kept the fort building area (for summer camps) separate from the public area of the new park.

### Project Team

Principal: Larry Ryan  
Project Manager: Eric Chastain





# Project Experience



## Los Amigos Park

Rancho Cucamonga, CA

Completion Date: 2017  
Project Size: 3.5 Acres  
Design Cost: \$ 362,000  
Construction Cost: \$ 2.7M

**Client Reference**  
Elisa Cox  
Assistant City Manager  
City of Rancho Cucamonga  
(909) 477-2700  
Elisa.Cox@cityofrc.us

### Project Summary

This 3.5 acre parcel located in the dense residential area of Rancho Cucamonga was in need of a neighborhood park and greenspace. Using State Park Development and Community Revitalization Grants, the City was able to finance the project without limiting park amenities. The new park site includes an outdoor fitness center with dynamic exercise stations to promote healthy living. Other active recreation amenities include a full basketball court, spray play and shaded playground elements, and even a skate spot to appeal to the teens and pre-teens. Picnic pads are dotted throughout the park, while visitors looking for shade can enjoy the overhead picnic shelter.

Maintaining a sustainable design, vegetative swales were designed throughout the site to capture and control stormwater, while the site was landscaped using California native and drought tolerant plantings to minimize water usage. Materials from the site were re-used to construct the site features, while other required materials were locally sourced.

Community involvement was a key component in the process, involving residents in community workshops to decide on the elements incorporated in the park. Local clubs and volunteers assisted in the plant material installation, while local artists participated in the creation of public art to be displayed in the park.

### Project Team

Principal: Robert Mueting  
Project Manager: Larry Mouri



# Project Experience



## Amelia Mayberry Skate Park

Whittier, CA

Project Completion: 2020  
Project Size: 14.44 acres  
Design Cost: \$240,000  
Construction Cost: \$1.2M

### Client Reference

Hope Escario  
Los Angeles Neighborhood Land Trust (LANLT)  
315 W. 9th Street, Suite 950  
Los Angeles, CA 90015  
phone: (213) 797-6555  
email: [hescario@lanlt.org](mailto:hescario@lanlt.org)

### Project Summary

The Amelia Mayberry Park, an existing park in Los Angeles County, had an overwhelming demand for a community skate park. This need was verified when Los Angeles neighborhood land Trust took on the task of developing it using L.A. County funds. LANLT hired RJM Design Group to conduct a series of community workshops for local skaters to produce design and construction drawings. There were 3 well-attended workshops conducted over a 6-month period and a final skatepark design was achieved. The approved design resulted in a 18,000SF skatepark with both street and urban skate features, including a 3,000SF bowl.

The park had several large existing trees that were saved and worked into the skate park design providing many shady spots surrounding the skate park. Cut out corten steel panels provided an art component as well as a border to keep skate traffic off the sidewalk leading to a senior center.

The February 2020 grand opening was well attended with over 800 people in attendance. County Supervisor Janice Hahn led the opening ceremony and once the ribbon was cut the community poured into the much needed skatepark.

### Project Team

Principal: Larry P. Ryan  
Project Manager: Eric Chastain



# References

RJM Design Group, Inc. offers its clients personalized service that is delivered on time and within budget. The principals of RJM maintain personal involvement in all aspects of the project. Our success is based on our ability to perform, meeting the needs of the client and the project. Please feel free to contact all our references as we are sure they will share their success stories of projects we have helped them accomplish.



Eric Lopez  
Public Works Director  
**CITY OF LONG BEACH**  
333 W. Ocean Blvd  
Long Beach, CA 90802  
(562) 570-6256 | Eric.Lopez@longbeach.gov  
Years RJM has worked with contact: 25

**Services Provided:**  
Plan Check, On-Call  
Landscape Architecture  
Services, Conceptual Design,  
Design Development,  
Construction Documents,  
Construction Administration



Keith Rattay  
Assistant City Manager, Director of Public  
Services  
**CITY OF MISSION VIEJO**  
200 Civic Center  
Mission Viejo, CA 92691  
(949) 470-3018 | Krattay@cityofmissionviejo.org  
Years RJM has worked with contact: 28

**Services Provided:**  
Plan Check, On-Call  
Landscape Architecture  
Services, Conceptual Design,  
Design Development,  
Construction Documents,  
Construction Administration



Chris Slama  
Director of Community & Library Services  
**CITY OF HUNTINGTON BEACH**  
2000 Main Street  
Huntington Beach, CA 92648  
(949) 536-5495 | Cslama@surfcity-hb.org  
Years RJM has worked with contact: 12

**Services Provided:**  
Plan Check, On-Call  
Landscape Architecture  
Services, Conceptual Design,  
Design Development,  
Construction Documents,  
Construction Administration



Rozanne Adanto  
Director of Recreation & Community Services  
**CITY OF BELL GARDENS**  
7100 Garfield Avenue  
Bell Gardens, CA 90201  
(562) 806-7650 | RAdanto@bellgardens.org  
Years RJM has worked with contact: 2

**Services Provided:**  
Landscape Architecture  
Services, Conceptual Design,  
Design Development,  
Construction Documents,  
Construction Administration



Jennifer Taylor  
Senior Project Manager  
**RANCHO MISSION VIEJO**  
28811 Ortega Highway  
San Juan Capistrano, CA 92693  
(949) 240-3363 | Jtaylor@ranchomv.com  
Years RJM has worked with contact: 5

**Services Provided:**  
Landscape Architecture  
Services, Conceptual Design,  
Design Development,  
Construction Documents,  
Construction Administration

# Scope of Services

## SCOPE OF WORK

The following approach is intended to communicate how RJM will assist the City of Beaumont in finalizing the preliminary plan identified in the RFP and ultimately prepare complete construction and specification documents for a 14-acre community park. Tasks and methodology below are based upon our experience with similar projects. In preparation for construction documents, we have assembled a team to thoroughly evaluate all the site elements to develop a realistic preliminary plan with current construction costs estimates. The scenario described is flexible and can be modified to better meet the needs of the City of Beaumont based on your review and feedback.

### Task 1 - Project Management

#### A. Kick-Off Meeting with the City

Meet with the City to review and clarify the overall objectives for the development of Stewart Park. Discuss project goals, existing documentation, agency review, budget details and project scheduling. During this review, we shall determine appropriate procedures to promote efficient working relationships and communication among all participants who need to interact with the Consultant Team. The RJM Consultant Team shall prepare meeting notes and action items based on meeting outcomes.

As each stage of the project progresses there will be various meetings held on specific topics. In addition to these meetings, we propose holding regular monthly meetings (assumed 12 months) will be held via zoom or other video conference methods to review and track overall project coordination city updates on the park development progress.

### Task 2 - Data Gathering and Analysis

#### A. Document Review

Review pertinent base information regarding this project including existing plans and documents, mapping, drainage, utility easements, topography, and other relevant information.

Our proposal has assumed the following items will be provided by the City (as available):

1. As Built Information of Existing Facilities, Adjacent Street and Public Facilities.
2. Adjacent Development Plans
3. Title Report
4. Utility infrastructure availability
5. Edison and BCVWD plans

#### B. Field Investigation

In coordination with City Staff our team to photo document existing conditions including visual location and condition of topographic survey elements, circulation, existing trees, vegetation, utilities, drainage, irrigation, topography, easements, physical limitations, external influences, adjacent property relationships, infrastructure, walkways, and adjacent roads.

## Scope of Services

Specifically, our proposal includes the following analysis:

1. **Irrigation Availability:** Irrigation program analysis for anticipated improvements including potable and reclaimed availability.
2. **Electrical Availability:** Review existing electrical utility services and size availability.
3. **Architectural:** Our team will review the existing structures that will be removed for the new park development in preparation for the development of a demolition plan. Emphasis will be on utility infrastructure and placement of new facilities to evaluate cost considerations.
4. **Dry Utility Review:** Our team will focus on identifying the existing dry utility facilities on Orange Ave. and Maple Ave. adjacent to the project site, what impact they have on the schedule and budget. Further assessment will focus on identifying the planned development dry utility requirements that will be required based on the design components.

### C. Site Analysis/Opportunities & Constraints Exhibits

The next task will be to document and map all the existing features of the site including those that will be opportunities and/or constraints to the project. The exhibits will take the form of a photo board, and an illustrative map, that will be used to illustrate the key site issues of the project to community members and City officials.

### D. Update the Preliminary Conceptual Plan

Based upon information garnered from City staff (including any community input the city may have received to date), RJM shall prepare a revised conceptual plan at appropriate scale showing spatial relationships for each potential feature/element. These plans will illustrate the spatial relationships of the site elements, parking considerations, and residential proximity to the park.

1. RJM will meet with City staff to review the revised conceptual plan and incorporate City comments.
2. After City approval of the revised conceptual plan RJM will develop a final conceptual plan. The resulting plans will provide an illustrative for the project site and be the basis for the construction cost estimate. Exhibits highlighting site features will include:
  - i. Preliminary grading and earthwork quantities
  - ii. Schematic layout
  - iii. Parking Analysis
  - iv. Amenity layout
  - v. Project narrative
3. RJM will meet with city staff to review final conceptual plan and incorporate final City comments.
4. Develop Preliminary Statement of Probable Construction Cost Estimate based on approved final conceptual plan per City direction.

5. Submit Construction Cost Estimate to staff and project committee for review and comment.

#### E. Dedicated Project website

Understanding the public visibility of this project and its proximity to residential areas we propose a project website that will identify the improvements and their visual impacts to the community. RJM will build an ESRI story map website that can be used to collect community feedback, develop online surveys, provide prerecorded video updates, illustrate plans, and share 3D visualizations in 360 virtual simulations (Developed in task 6-c). Further during construction this site can be used to illustrate construction progress and continue to provide updates to the community.

##### *Meetings:*

- (1) Meeting with City to review Preliminary Conceptual Plan*
- (1) Meeting with City to review Revised Conceptual Plan*

##### *Deliverables:*

*Preliminary Schedule; Meeting Agenda/Minutes; Photo Boards of Site Photos /Character Imagery; Site Analysis and Opportunities/Constraints Exhibit, Refined Preliminary Conceptual Plan including Schematic Layout, Preliminary Grading, Preliminary Cost Estimate, Website development.*

### Task 3 - Investigations

#### A. Aerial Topographic Survey:

Our team will prepare a topographic survey to include one-foot contour intervals to be utilized for the base plan development and ultimately construction documents. The survey information will encompass development of a digital topographic CAD file, field survey verifications, property limits retrieved from city and county records, and a base plan with vertical and horizontal control.

- B. Geotechnical:** Investigations including surface reconnaissance, subsurface exploration, obtaining representative soil samples, laboratory testing, review of relevant geotechnical literature, and preparation of a geotechnical report documenting the findings. We will perform a site reconnaissance to observe the existing site conditions and to mark the locations of our proposed subsurface investigation. Dig Alert will be contacted to identify potential conflicts with known underground utilities prior to drilling.

We have assumed that no encroachment permits will be required other than a no-fee permit from City of Beaumont.

The field exploration will consist of the advancement of (8) hand-excavated within the project site reaching depths of 3 to 4 feet below existing grade (or practical refusal); 2 full days of exploration at prevailing wage rates has been assumed. We will log all field exploration work and obtain bulk and/or relatively undisturbed soil samples for geotechnical laboratory testing. This will provide soil data for laboratory testing and design of necessary foundation types and

## Scope of Services

pavement sections. The test pits will be backfilled with the excavated soils. Infiltration testing has been included in this scope, which would be performed the day following the explorations.

Laboratory testing will be performed to establish relevant engineering properties of the in-situ soil materials. Laboratory testing may include in-situ moisture and density, expansion potential, Atterberg Limits, soil corrosivity, and determination of consolidation and shear strength characteristics. The exact quantities and types of tests are based on subsurface conditions encountered during our subsurface exploration.

Geotechnical engineering analysis will be performed on all information obtained from the field exploration, and laboratory testing. A geotechnical investigation report will be prepared summarizing the data collected and presenting our findings, conclusions, and geotechnical recommendations for design and construction. Our geotechnical report will address:

**Site Conditions:** We will review and summarize the surface, subsurface, and ground water conditions and the engineering properties of the subsurface material encountered during the site investigation and obtained from the existing data review.

**Seismicity and Geologic Hazards:** We will discuss site-specific seismicity and geologic hazards, including seismic design parameters and detailed description of the location and characteristic of known faults near the site and the potential for fault rupture through the site, liquefaction, seismic-induced land sliding, and earthquake-induced ground subsidence and/or flooding.

**Foundations and Slabs:** Utilizing the data collected during our investigation, we will discuss suitable foundation types and slabs for the proposed improvements, including the splash pad, bandshell, ball courts and auxiliary structures.

**Earthwork:** We will present earthwork criteria, including recommendations for clearing and site preparation, grading considerations, subgrade preparation, compaction, materials for fill, temporary cut and fill slopes, utility trench backfill, surface drainage and landscaping considerations, and recommendations for wet soil conditions, as necessary.

**Asphalt Pavement/Hardscape:** Utilizing the data collected during our investigation, we provide both pavement sections and recommendations for hardscape/paver design.

**Corrosion:** On-site soil samples will be tested for soil sulfate and chloride content, pH, and resistivity to address corrosion issues at the site.

**Infiltration:** Results of the infiltration testing performed during the field exploration will be presented for use in infiltration design.

### C. Hydrological Assessment:

Our Team shall perform a hydrological assessment of the existing park and tributary area in order to quantify the potential impact of floodwater within the project boundary. This shall include a risk assessment of the current flood capacity of the park, as well as an assessment of how proposed additions to the park will alter or increase surface flows.

*Deliverables:*

*CAD Topographic Base Plan; geotechnical report*

#### **Task 4 - Environmental Services**

RJM team member Montrose will prepare reports and documents pursuant to the requirements of the California Environmental Quality Act (CEQA) and the city's adopted CEQA procedures. Deliverable products will be developed for the Project upon completion of environmental review and evaluation. These deliverables will be produced in cooperation with City personnel and associated state and federal agencies. Specific tasks will include the following:

##### **A. Data Gathering**

Upon notification and notice to proceed, our team will participate an environmental kick-off meeting with City staff to discuss the project specifics.

Our team member Montrose will review additional data for the project area from the City, local, state, and federal agencies, and other sources that may be affected by or have relevance to the project. This information forms a key part of the foundation of the CEQA documents and will be reviewed and incorporated into the analysis.

##### **B. Initial Study**

Based upon early consultation with the City, RJM team member Montrose will prepare an Initial Study (IS) in conformance with CEQA Guidelines Section 15063(c) for the Project. Montrose will evaluate potential significant impact areas in conformance with an approved City environmental checklist; incorporating relevant data from records searches and subsequent technical studies. The IS will contain:

- project description
- environmental setting
- potential environmental impacts and brief explanations to support findings
- mitigation measures for any significant effects
- consistency with plans and policies
- names of parties responsible for preparation

The data and conclusion derived from the IS will be reviewed by the City and interested stakeholders to determine the extent and scope of any additional CEQA documentation needed for the project.

#### **Notice of Preparation**

RJM Team member Montrose will prepare a Notice of Preparation (NOP) for review and approval by the City. Once approved, Montrose will send the NOP to the Office of Planning and Research and distribute the document to other interested/relevant agencies and individuals. Distribution will be based on a City-approved distribution list to be prepared and maintained by Montrose. This task includes certified mailing of up to 25 notices to affected agencies and interested parties. Montrose assumes that posting in the local newspaper and any radius mailing will be provided by the City.



# Scope of Services

## Scoping

The IS and NOP will be circulated for a 30-day public review. Montrose will work with the City in arranging and conducting a scoping meeting for the public and responsible agencies. Montrose will attend the public scoping meeting, to be facilitated by the City, prepare a PowerPoint presentation about the topics that will be addressed in the Supplemental EIR, and will prepare a summary of issues identified at the scoping meeting.

### C. Coordination with Selected Resource Agencies

Montrose, in consultation with the City, will engage the resource and regulatory agencies and stakeholders early in the process to educate them on issues, solicit input and scoping, and develop an ongoing dialogue. We will solicit their thoughts of the key issues, their expectations and requirements, and a schedule for interactions with the Montrose team. We will offer to draft their staff reports to expedite the schedule. As directed by the City, we will meet individually with these entities to develop trust and to minimize surprises or misunderstandings.

### D. Technical Studies

Given the foregoing we conclude that an Initial Study and Mitigated Negative Declaration (IS/MND) is the likely level of review required under CEQA. We anticipate that the following technical studies will need to be prepared as part of the IS/MND process:

#### 1. Air Quality

The project is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Baseline meteorological and air quality data developed through the California Air Resources Board (CARB) will be utilized for the description of existing ambient air quality. Based on data provided by the project applicant, emissions generated during demolition and construction activities will be quantified. A general description of the major phases of each phase and their timing will be required. The air pollutant emissions generated during demolition and construction will be compared to the SCAQMD Regional Thresholds of Significance.

#### 2. Greenhouse Gas Analysis

Our Team will prepare an inventory of the greenhouse emissions (GHG) from both direct and indirect sources. The emissions inventory will be quantified with the CalEEMod model. The GHG reduction associated with the project's design features will be quantified utilizing the California Air Pollution Control Officers Association (CAPCOA) methodology (Quantifying Greenhouse Gas Mitigation Measures - A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures [September 2010]).

#### 3. Traffic Impact Analysis

We will prepare a traffic impact analysis to support environmental documentation of the proposed Project. The analysis will provide data to evaluate potential short-term traffic impacts related to the project. Montrose, in consultation with the City, will engage the resource and regulatory agencies and stakeholders

#### 4. Biology

Our team will review applicable existing data and conduct desk-top review of the project area. We will prepare a biological memorandum for the Project including review of existing nesting birds and associated terrestrial and aquatic wildlife in accordance with Federal, State and local regulations.

## 5. Noise Analysis

Construction would occur during implementation of the proposed project. Noise impacts from construction sources will be analyzed based on the anticipated equipment to be used, length of a specific construction task, equipment power type (gasoline or diesel engine), horsepower, load factor, and percentage of time in use. The construction noise impacts will be evaluated in terms of maximum levels (L<sub>max</sub>) and hourly equivalent continuous noise levels (L<sub>eq</sub>) and the frequency of occurrence at adjacent sensitive locations.

Ultimately our team will prepare the Administrative Draft IS/MND, using a City-approved CEQA checklist. This document will reflect new site plans, new/revised technical studies, and any additional information gathered during the Research/Investigation. The Administrative Draft IS/MND will be submitted to the City for review and approval.

### *Meetings:*

(1) *Environmental Kick off Meeting*

(3) *Attendance at Public Meetings to review status, preparation, and initial study review*

### *Deliverables:*

*Field Survey and technical reports, Administrative Draft and Final Initial Study, NOP, Scoping Meeting Response to Comments*

## Task 5 - Preliminary Design / Design Development

Prepare Design Development Plans based upon the approved Preliminary Conceptual Design Plans in order to fix and describe the scope and character of the entire Project, including landscape architectural, architectural, civil, and electrical systems, materials and such other elements as may be appropriate. During this phase our team will build off the final conceptual plan and further refine elements to clearly identify the textures, materials, and architecture vocabulary of the various site elements. These refined elements will be utilized in developing subsequent 3D visualizations.

### A. Design Development Plans

Prepare digital design development base plans relative to the final conceptual; plan developed in Task 2. The Base Plan for the proposed improvements will be prepared digitally (20-scale) and will be utilized as the project's Base Plan for Construction Documents. Specific alignment and orientation of all the project's proposed 'ground plane' elements will be indicated. Upon completion cost estimates will be updated to include the latest information available.

The anticipated enhancements include:

- Natural Turf Multi-use field
- Bandshell
- New Splash Pad
- Picnic Pavilion
- New playground
- Gaga ball courts
- Upgraded skate park
- Parking layout
- Walking / jogging paths

## Scope of Services

- Site Furnishings
- Pedestrian Lighting
- Landscape
- Irrigation

### B. Pre-Construction Documentation Coordination Meeting

Upon completion of the design development plans the design team working with City staff will coordinate with the following agencies for review:

- Riverside County Fire Authority (RCFA)
- City of Beaumont Building and Safety, Planning, Fire, Public Works

### C. 3D Visualizations

Following the approval of the design development plans, the design team will produce a 3D model of the conceptual layout which will provide an isometric site plan, pedestrian views, and complete with a 3D animation video. Benefits of the 3D modeling is different view points can be generated to illustrate the various relationships of the surrounding residential areas and the park itself. The final video animation will include a birds eye overview of the park as well as ground level experiences.

### D. 30% level engineering design drawings and cost estimate

1. RJM will meet with city staff to review final design development plan and incorporate final City comments.
2. Develop Preliminary Statement of Probable Construction Cost Estimate based on approved final design development plan per City direction.
3. Submit Construction Cost Estimate to staff and project committee for review and comment.

#### *Meetings:*

- (2) Meetings with staff to review design development plans
- (1) Pre-Construction Document Coordination Meeting with City Staff
- (1) Coordination Meeting with RCFA
- (1) Joint Meeting with Building and Safety, Planning, Fire, and Public Works
- (1) Meeting to review 3D visualizations and rendering walkthrough

#### *Deliverables:*

- 20 Scale Base Plan, Refined Schematic layout plans, schematic restroom plan, Design development boards illustrating site furnishings, layouts, colors textures and materials for all ground plane elements, 3D visualizations and walkthrough rendering

## Task 6 - Property, Easement & Right-of-way Support

Our Team shall pull preliminary title reports on all project parcels and review all permanent facilities and construction activities to be located within City property, City easements, temporary construction easements, or within city street right-of-way.

Understanding public street ROW on 9th Street and 10th Street between Orange Avenue and Maple Avenue will be vacated RJM shall work with the City to verify that all necessary documentation and recording of these Street ROW vacations has been complete.

Remaining utilities within the vacated streets, including 8-inch and 10-inch water lines, gas, cable will be coordinated to provide permanent easements for continued access and maintenance. For the purposes of this proposal, we have allotted two easement definitions. Each individual easement thereafter will be identified as additional services.

Our Team shall prepare necessary documentation for merging the three city parcels into one continuous City parcel and assist the City in recording these changes. A final boundary survey shall be conducted, and documentation and recording of the boundary survey shall be provided to the City.

***Deliverables:***

*Preliminary Title Report, Street Vacations, Two Utility Easements, Parcel Merger with Boundary Survey*

**Task 7 - Jurisdictional Coordination**

RJM shall coordinate with Southern California Edison for service needs and electrical capacity requirements. Coordinate with Edison to verify circuit capacity and number of new services required for all new park facilities.

Our Team shall coordinate with Beaumont Cherry Valley Water District (BCVWD) for water service needs and capacity requirements. Coordinate with BCVWD to verify available water pressures and volumes required for proposed facilities.

RJM and our Team will coordinate with RCF&WCD for changes within the existing basin on site. RJM will submit plans to RCF&WCD for review and approval, as well as addressing 2 rounds of comments made by RCF&WCD during the application and approval process.

RJM shall coordinate with existing utilities to provide permanent easements for continued access and maintenance of existing utilities.

***Meetings:***

- (1) Kick-Off with RCF&WCD*
- (1) Kick-Off with Southern California Edison*
- (1) Kick-Off with BCVWD*
- (2) Conceptual Plan Review Meetings with RCF&WCD*
- (2) Conceptual Plan Review Meetings with Southern California Edison (SCE)*
- (2) Conceptual Plan Review Meetings with BCVWD*

## Scope of Services

### Task 8 - SCE Electrical Plan of Service

New electrical services will be planned for the splash pad pumps, pavilion lights, lighting improvements, new band shell, hookups for vendor/street fair locations, and other proposed improvements. Our Team shall coordinate all activities with Southern California Edison (SCE) to obtain an electrical plan of service for all new park facilities.

RJM shall coordinate application for required SCE permits, preparation, and submittal of plans to SCE, and provide two rounds of plan revisions based on SCE comments.

***Deliverables:***

*Electrical power requirement calculations, Preliminary Utility composite plan update*

### Task 9 - Beaumont Cherry Valley Water District Plan of Service

New water services will be designed for the splash pad pumps, drinking fountains, irrigation, and hookups for vendor/street fair locations. RJM shall coordinate with BCVWD to obtain a water service plan for the identified park facilities.

***Deliverables:***

*Water Service calculations and analysis, Utility composite plan update*

### Task 10 - Final Design and Contract Documents

This phase of the project consists of the preparation of the construction documents to include final drawings, specifications, and structural calculations. Our proposal includes complete landscape, civil engineering, architectural, electrical, and structural engineering for site elements, for the 14-acre site required to construct the project. Construction drawings will be submitted at 30%, 60%, 90% review by the city's selected Construction Management firm. 100% complete construction drawings will be submitted to the city for submittal plan check review and approval. Upon approval the design team shall also provide the city with digital PDF files for all construction sheets. Specifically, we have outlined the following tasks:

**A. Construction Kick-off meeting**

RJM will hold regular meetings monthly during the construction phase (anticipated eight-month schedule) with City Staff and the city's selected construction management firm.

**B. Site Design/ Documentation**

Services during the Construction Documents Phase consist of preparation of drawings and specifications based on approved Design Development Documents, setting forth in detail the landscape requirements for the project including:

1. Site Demolition Plans
2. Site Construction/Layout Plans
3. Construction Enlargement Plans
4. Landscape Construction Details
5. Planting Plans
6. Irrigation Plans

7. Dry Utility Composite Plan
8. Utility modification coordination (for removal or relocation of services)
9. Structural Details, Plans and Calculations

### C. Civil Design/Documentation

Services during the Construction Document Phase consist of preparation of final civil engineering calculations, Drawings and Specifications based on approved Design Development Documents, setting forth in detail the civil construction requirements for the Project.

1. Title Sheet
2. Notes/Details
3. Demolition Plan
4. Precise Grading Plan
5. LID/Hydromod. Design
6. Water/Sewer Plan
7. Horizontal Control Plan
8. Erosion Control Plan
9. Hydrology Report
10. WQMP
11. NPDES/SWPPP/NOI
12. Earthwork Calculations
13. Cost Estimate
14. Specifications

### D. Architectural Design / Documentation

Services during the Construction Document Phase consist of preparation of final architecture, Drawings and Specifications based on approved Design Development Documents, setting forth in detail the architectural requirements for the Project. The project will be designed using the 2019 CBC as amended by the City of Beaumont, and other applicable and current local codes including the CalGreen Checklist for Sustainable Design.

Our proposal is limited to delivering architectural services for the design of the proposed new prefabricated public restroom facility and potential refurbishment of the existing restroom including finishes, fixtures, and exterior façade. The new restroom facility is estimated to be between 600SF and 800SF, have passive ventilation, vandal resistant fixtures, and be of masonry construction.

**Note:** Fire sprinkler and fire alarm drawings and calculations (to be design-build by general contractor)

### E. Electrical Design / Documentation

1. Electrical load calculations
2. Electrical drawings and specifications including the following:
  - a) Single line diagram and load calculations.
  - b) New Single SCE Service
  - c) Complete lighting plans for walkways, parking lots, picnic pavilion, bandshell splash pad area, monument signage and required security lighting.
  - d) Complete lighting and power plans for prefabricated restroom facility.

## Scope of Services

- e) Complete power plans with all required general and specialized power connections for event staging.
  - f) Power connection to EV chargers.
  - g) Calculation of electrical loads, short circuit calculations and voltage drop calculations
  - h) Schedules, legends and details as required.
3. Title 24 lighting calculations.
  4. Photometric Plan and calculation for proposed project lighting.

### F. Technical Specifications

Technical specifications for each of the above disciplines will be incorporated into the project manual. Site work construction specification will be prepared utilizing the Standard Specifications for Public Works Construction (Greenbook) format.

#### *Meetings:*

*(8) Monthly review Meetings*

*(1) Project 100% completion meeting*

#### *Deliverables:*

*30%, 60%, 90%, and 100% Plans and specifications, updated cost estimates at each plan submittal.*

### Task 11 – Bidding Procedures

RJM shall assist the City with the Bidding Phase of the project. Questions, clarifications, or conflicts arising out of the bidding process will be resolved by addenda prepared by the Consultant. Addenda to the contract for construction shall be prepared in writing to document any clarification or modification made to the contract documents. In addition, the consultant shall attend a pre-bid conference and assist the City in reviewing the bid submittals.

### Task 12 – Construction Observation/Administration

(FINAL SCOPE TO BE NEGOTIATED BASED ON CITY'S INVOLVEMENT / COORDINATION WITH A CONSTRUCTION MANAGER)

During the Construction Phase of the project, the following services shall be furnished:

#### A. Pre-construction Conference

A pre-construction conference shall be organized and conducted to brief all parties concerned with general and special requirements of the contract for construction. Procedural matters, routing of information, and project representatives shall be defined. Attendees shall include representatives from the City staff, the Consultant, the Contractor, and all major subcontractors.

#### B. Job Site Meetings

Job site meetings (anticipate twenty-four (24) meetings) shall be scheduled and conducted by the Consultant for the same day and time through the duration of the project. Scheduling, coordination, requests for information, and changes to the contract for construction are routinely monitored. The consultant shall publish and distribute a field report for each job site meeting,

## Scope of Services

documenting the progress of construction and specifically noting current and delinquent action items.

### C. Submittal and Shop Drawing Review

The Consultant shall review all required shop drawings and related submittals as required by the contract documents.

### D. Project Close-Out

At the completion of the Construction Phase a final job site meeting and review of the entire facility shall be conducted. A final punch list will be published and distributed by the Consultant to all parties concerned, specifically noting required corrections, non-conforming work, and work remaining to be completed. A second walk-through shall be conducted when all punch list items have been corrected, at which time a Final Notice of Completion shall be filed by the City. Conduct a final walk through approximately 12 months after completion of construction to conduct a warranty review site walk with Owner.

### E. Record Drawings

Consultant will review contractor submitted Record Drawings for contract conformance and completeness based upon field observations made during the construction observation/administration task and the original contract documents. Consultant shall not be held responsible for inaccuracies of the contractor provided record drawings. Any site visits required to verify information contained on the contractor's as-built drawings will be provided on an hourly basis.









At RJM Design Group, we believe in consistency. All projects, no matter what scale, are met with the same degree of precision and artistry by our team. RJM's effective communication, seasoned staff, community involvement, and project execution expertise are what set us apart from other design firms. Simply put, our clients and our communities, matter. We add a level of detail and character to our designs that you will not find elsewhere. At RJM Design Group, we have found a way to fuse functional designs with what our clients want - and that, is the RJM difference.



*Community Inspired Spaces*

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