

Proposal to Provide Professional Landscape  
Architecture and Engineering Design Services and  
Construction Documents for the

# Stewart Park Improvement Project

A L B E R T A .

**WEBB**

A S S O C I A T E S

3788 McCray Street

Riverside, CA 92506

951.686.1070

[www.webbassociates.com](http://www.webbassociates.com)

Prepared For



February 23, 2022

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**THANKS FOR  
CONSIDERING  
US TO BE YOUR  
PARTNER.**

# Section A. Cover Letter

February 23, 2022

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



Corporate Headquarters  
3788 McCray Street  
Riverside, CA 92506  
T: 951.686.1070

## **RE: Request for Proposals to Provide Landscape Architecture and Engineering Design Services and Construction Documents for the Stewart Park Improvement Project**

Dear Mr. Christensen:

Albert A. Webb Associates (WEBB), is excited to respond to the City of Beaumont's (City) Request for Proposals for Landscape Architecture and Engineering Design Services and Construction Documents for the Stewart Park Improvement Project. We are confident we can tailor solutions to meet your needs and continue our solid relationship with the City.

The City will benefit from a team 100% committed to identifying the critical issues, developing quality community resource, and providing exceptional customer service, communication, and quality control for maximum value. Our team is capable of launching straight into this project, will be responsive to your requests, and will provide expedited completion.

**Brief Project Understanding and Approach:** We understand the City desires to give an overall upgrade to its historic Stewart Park to include a new splash pad, concrete trails, picnic pavilions, barbecues, playground, shade structures, band shell, street fair staging area, gaga ball courts, skate park, parking, linkages, lighting, and integration of existing drainage into the park. This is a perfect project to take full advantage of our in-house landscape architecture, environmental, water resources, civil engineering, traffic engineering, survey, and GIS services. The ultimate goal is a meaningful place that generates meaningful memories. In addition, the park has to function in concert to its surroundings by facilitating storm water conveyance, offering biodiversity, opening revenue opportunities, and generating educational wonders.

On behalf of our entire project team, I would like to thank the City for this opportunity to submit our proposal for this very important project. We look forward to discussing our team, our scope, and ideas with you in greater detail.

Our team members will remain available throughout the duration of the project. As a result, you can be confident the Stewart Park Improvement Project will be successfully completed in a timely and professional manner. We look forward to the opportunity to continue working together. If you have any questions regarding our proposal, please contact me directly at 951.830.3389, or by email at [brian.knoll@webbassociates.com](mailto:brian.knoll@webbassociates.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Knoll", is written over a horizontal line.

**Brian Knoll, PE**

Chief Operations Officer  
Albert A. Webb Associates  
3788 McCray Street, Riverside, CA 92506  
T: 951.248.4281 / F: 951.788.1256  
[brian.knoll@webbassociates.com](mailto:brian.knoll@webbassociates.com)  
[www.webbassociates.com](http://www.webbassociates.com)

# Section B. Introduction/Information

**Legal Name:** Albert A. Webb Associates

**Legal Form of Company:** Corporation

**Representative:** Brian Knoll, PE, Chief Operations Officer  
3788 McCray Street /Riverside, CA 92506  
951.248.4279

The City requires a responsive professional consulting firm who possesses the experience and resources needed to achieve the goals and objectives of the City. WEBB has provided engineering services to public clients for more than 75 years, specifically in Southern California, and recognizes the importance of being close to our clients. Our WEBB Team includes [Salas O'Brien](#), our [Electrical Subconsultant](#). WEBB's proposal details the firm's qualifications, the experience of the firm and project team, and our plan to complete a successful project for the City with highlights noted as follows:

## Introduction

- Long-standing financially stable civil engineering firm since 1945 primarily serving Inland Southern California
- Extensive experience in landscape architecture, civil engineering, planning, design, survey, and construction
- Multiple disciplinary firm capable of providing all primary services "in house"
- Professionally licensed professionals in the State of California
- Local Inland Southern California references on recent and current projects of similar scope

## Project Management

- Assigned Project Manager, **Jeff Hutchins, PLA, ASLA**, has led many park refurbishment projects, many of which have educational value by providing storm water, restoration, biodiversity, and other environmental components
- The WEBB Team has extensive experience providing similar services to public agencies and are ready to assist the City with this project
- In-house resources to meet the City's services needs with multiple project teams available
- Multiple disciplinary firm of over 165 associates capable of providing all primary services
- Tested standardized approach to project management
- Quality control embedded in every stage of project development

## Experience and Technical Competence

- Recent and current projects of similar scope to the City's project
- Superior quality work, integrity, and long-standing client relationships
- Understanding of the project, deliverables, and required scope of services
- Tested approach to project management and processing
- WEBB has extensive experience working with cities and public agencies and utilizes best practices
- Strive to reach client goals for each project and responsive to client requests and needs

## Differentiators

The WEBB Team is the absolute right choice for this project based on our experience and past performance. With the collaboration of our team and the City, the City's project will benefit from:

- A highly experienced team in landscape architecture who understand the types of services requested in the City's RFP
- Firm resources with the capabilities to meet all the City's project needs
- Consistent presence and involvement of task leaders through all stages of the project
- Implementing lessons learned on public agency services to improve design
- Identifying and addressing critical issues

# Section C. Approach

## **Statement of Understanding**

Stewart Park is a historic gem in essentially the geographic center of the City of Beaumont. The long-standing history in the community, including The Plunge's birth in 1960, gives way to measurable community pride and ownership. Our interest in this project is fed by that community pride. We thrive on providing the best opportunity for community input and collaboration during the design process. The ultimate goal is a meaningful place that generates meaningful memories. In addition, the park has to function in concert to its surroundings by facilitating storm water conveyance, offering biodiversity, opening revenue opportunities, and generating educational wonders.

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## **Approach**

In order to achieve transparency and inclusion in the design process with the community, we will offer three public meetings to introduce the residents to the project, evaluate schematic concepts, and refine the concept to a single alternative. Once an alternative is agreed upon by the community, City Council, other stakeholder groups, and City Staff, we will begin the Design Development Phase. In this phase, the design will be broken down into sections and developed. Materials will be selected and presented for approvals. When all components are approved, the construction documentation process begins to provide a set of drawings and specifications acceptable for bidding.

Communication will begin at the kick-off meeting with the introduction of our team and project manager. Jeff Hutchins will be identified as the point person for all communications. Bi weekly updates can be provided on progress through meetings and meeting minutes if required, or general informational emails. Clear instructions will be essential during the data gathering so as not to duplicate work or miss any important issues. Thorough investigations through survey, geotechnical, hydrological, and environmental assessments round out a solid foundation for quality design. Once all the data has been gathered, preliminary design will commence with clear, rational motives why certain design decisions were made. Construction documentation will only begin after the community and other stakeholders have bought into the design and are excited to see its fruition.

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# Section D. Firm Profile

Albert A. Webb Associates (WEBB), a **Corporation**, has consistently provided civil engineering services to public sector clients throughout California since 1945. This means our clients receive the benefit of a financially stable firm that has withstood many diverse economic times. WEBB is a mid-size consulting firm with offices in Riverside and Murrieta to best meet the needs of all of our clients. WEBB has over 165 associates and the in-house expertise to address the needs of cities, water and special districts, counties, regional agencies, and our partner firms within the industry. WEBB offers a broad range of services to meet the objectives of our clients which include project development, planning, design, entitlement, funding, permitting, construction management, and inspection.

## Service Departments

- Water Resources
- Construction Management and Inspection
- Land Development Engineering
- Traffic and Transportation Engineering
- Planning and Environmental
- Land Survey and Mapping Services
- Landscape Architecture
- Geographic Information Systems

## Owner and Principal Parties

- Matthew Webb, PE, TE, LS - President/CEO
- Scott Webb - Senior Vice President
- Steve Webb - Director of Risk Management
- Brian Knoll, PE - Chief Operations Officer
- Kevin W.M. Ferguson - Chief Development Officer
- Todd Smith - Chief Financial Officer
- Sam Gershon, RCE - Senior Vice President
- Scott Hildebrandt, PE - Senior Vice President
- Bruce Davis, PE - Senior Vice President
- Dillesh Sheth, PE, TE - Senior Vice President
- Stephanie Standerfer - Vice President
- Jason Arderly, PE, TE, LLS, CPESC, QSD - Vice President
- Joseph Caldwell, PE, CPESC, CPSWQ, QSD, QSP, CFM - Director
- Emily Webb, J.D. - Senior Land Use and Entitlement Specialist



### Corporate Headquarters:

3788 McCray Street  
Riverside, CA 92506  
951.686.1070

*\*All work will be performed at our  
Corporate Headquarters*



### Murrieta:

41870 Kalmia Street #160  
Murrieta, CA 92562  
951.686.1070

**1945**  
Founding Year

**165**  
Number of Employees

**53**  
Professional Licenses

# Section E. Location

The location of the principal office that will be responsible for the implementation of this contract is:

**Albert A. Webb Associates**

3788 McCray Street  
Riverside, CA 92506  
951.686.1070  
FAX 951.788.1256

# Section F. Organization, Key Personnel, and Resumes



**Brian Knoll, PE**  
Principal-in-Charge



**Jeff Hutchins, PLA, ASLA**  
Project Manager



**Guillermo Gonzalez, PLA**  
Senior Landscape Architect



**Jessie Corea**  
Landscape Design

***We want to introduce some of our professional staff to you. They will be responsible for your customized solutions - working smart and always oriented on your goals.***

**Knowledge, experience, and responsiveness are key elements of a strong team needed to exceed the District's goals and expectations for this project. WEBB has a team of professionals that will deliver these key elements to your project. The assembled team has a long history of working together, which increases communication and efficiency when managing this project for the District.**

**Brian Knoll, PE**, will serve as Principal-in-Charge. **Jeff Hutchins, PLA, ASLA**, will serve as Project Manager. Jeff will be responsible for ensuring customer service needs are met including on time performance, response to inquiries, adequate staffing, etc. **Guillermo Gonzalez, PLA**, will manage all project tasks with City Staff. Both Jeff and Guillermo have a combined over 45 years of landscape architectural design experience working on multiple public agency projects throughout Southern California.

This WEBB Team has strong technical experience on complex projects requiring multiple services. The benefit of this WEBB Team is that the majority of the core services needed are in-house and the team has access to additional resources making communication on success factors an added benefit for the City's project.

WEBB prides itself on delivering strong quality services. Jeff maintains a production level that delivers projects on time. As new technologies and processes are introduced to the work flow, Jeff has integrated them while

maintaining a standard of efficiency in project delivery.

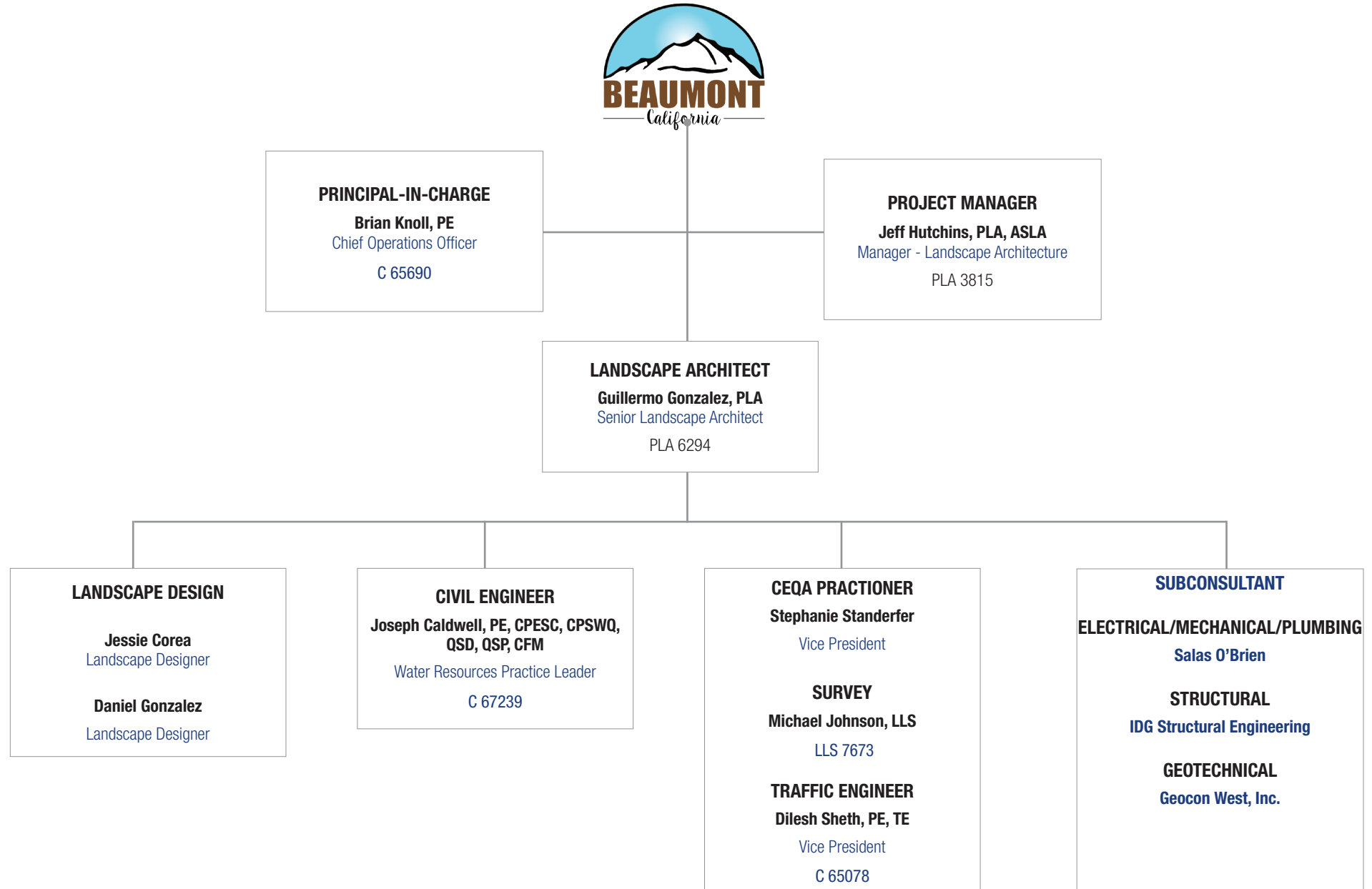
Our assigned project team consists of senior level professionals who will perform the required tasks for the City. By taking this approach, an experienced professional always has in-depth and intimate knowledge of each project task. This improves overall project management, reduces the opportunity for costly mistakes and delays, and allows our staff to provide very effective and efficient service to you.

Coordination is critical for your project. Our team has the experience needed to handle multiple tasks at the same time and the capability to target our skill sets to each task. This translates into a quick turn-around, efficient execution, and better time management. In the event additional resources are needed, WEBB has the capability and access to ten professional planning and engineering services in-house and will meet all demands of the City.



# Organizational Chart

We have assembled a project team of technical experts with extensive experience designing and providing landscape architecture services for similar projects. **Jeff Hutchins, PLA, ASLA**, will be Project Manager, and **Guillermo Gonzalez, PLA**, will be Landscape Architect for the City's project and will be supported by a highly qualified team outlined below.





## Jeff Hutchins, PLA, ASLA - Manager, Landscape Architect

Jeff Hutchins has three decades of experience as a landscape architect. Jeff’s aspirations are exemplified in his development of green infrastructure on every project that comes in the door. By emphasizing “One Water,” the comprehensive approach of managing water in an environmentally, economically and socially beneficial manner, he strives to create self-sustaining landscapes. Jeff oversaw the construction of some of the most visible projects, including Vista Hermosa Park, Los Angeles River Greenway Trail, w Park, and several storm water projects funded by local ballot measures, including the LA Zoo parking lot, Westside Rainwater Park, and South LA Wetlands.

The City of Los Angeles Bureau of Sanitation, the AIA-LA, ASLA-SCC, and APACA recognized Jeff for his leadership in storm water design at PALAPA, an annual assembly of storm water professionals. Additionally, Jeff has worked extensively with the Los Angeles and San Jacinto School Districts to provide students of all ages with access to nature to support learning as well as social, mental, and physical health. At a technical level, Jeff has established a project production method that has proven itself many times over. As new technologies and processes are introduced to the work flow, Jeff has integrated them while maintaining a standard of efficiency in project delivery. Jeff’s processes have proven themselves if an individual attempts to deviate from the production standard.

### REGISTRATIONS:

Registered Landscape Architect  
PLA 3815 (CA)

### YEARS OF EXPERIENCE:

34 Years

### EDUCATION:

BS Landscape Architecture,  
California State Polytechnic University, Pomona

### AFFILIATIONS:

American Society of Landscape Architects  
(ASLA)  
*Vice President of Programs 2013,*  
*Southern California Chapter*  
*Treasurer 2004-2009,*  
*Southern California Chapter*  
California State Polytechnic University,  
Pomona Landscape Architecture,  
*Member & Past Advisory Board*  
UCLA Landscape Architecture Extension,  
*Past Advisory Board*



### Vista Hermosa Park, Mountains Recreation and Conservation Authority

Jeff served as the Principal Landscape Architect for the 10.5-acre, urban natural park project located in Downtown Los Angeles. A project goal was to return the serenity and diversity of nature to the Los Angeles urban core. The park features walking trails, streams, meadows, and a nature-themed playground amidst native Mediterranean vegetation. The park’s sculpted topography retains, treats, and captures 95% of rainwater that falls on the site in a system that includes permeable paving, a grassy meadow, vegetated swales, and a 30,000-gallon cistern that supplies irrigation for the park.

## Jeff Hutchins, PLA, ASLA - Manager, Landscape Architect



**WRD Albert Robles Center for Water Recycling and Environmental Learning, City of Pico Rivera** - Jeff served as Landscape Architect for the WRD's project. The project design featured included demonstration gardens and demonstration miniature water way with working baffles. The Albert Robles Center will purify approximately 10,000 acre feet (3.25 billion gallons) of tertiary treated (recycled) water annually to near-distilled levels through an advanced water treatment facility. Together, with another 11,000 acre feet (3.6 billion gallons) of recycled water, WRD will deliver 21,000 acre feet of water to the San Gabriel Coastal Spreading Grounds where it will percolate into the Central Basin. The Albert Robles Center is a 5.2 acre facility in the City of Pico Rivera, adjacent to the San Gabriel River, allowing for direct delivery of purified recycled water to an existing pipeline leading into the spreading grounds. Funding was provided through Prop 1 for \$95 million, \$4.3 million from Bureau of Reclamation, and \$1 million from the Rivers and Mountains Conservancy.



**La Verne Fire House, City of La Verne** - Jeff served as the Principal Landscape Architect for La Verne Fire House. The project was born out of the drought years of 2011 through 2017. There was also a need to educate the public about stormwater harvesting and attractive water friendly plants. This particular fire house was in the middle of a residential area, had lots of lawn, and a high soil percolation rate. The site was a perfect candidate for the city's agenda. The turf and spray irrigation were removed and replaced with low water use plants with drip irrigation. Water was captured off the roof down spouts and diverted to cobble retention basins. The City historically was known for the citrus packing industry, so a row of citrus trees were also installed to encourage neighborhood food production. Other recycled materials such as broken concrete and decomposed granite were installed to create paths and seating areas. As a finishing touch, interpretive signs were added to inform the reader about the plant material.

## Jeff Hutchins, PLA, ASLA - Manager, Landscape Architect



### **Franklin Ivar Park, Mountains Recreation and Conservation Authority**

Jeff served as the Principal Landscape Architect for the Franklin Ivar Park Project which transformed a vacant and deteriorated site into a multiple-benefit natural park with an amphitheater, nature trails, adventure play area, interpretive elements to educate users about natural resources, picnic area, and art plaza for community gathering and interaction. The park features all California-native drought-tolerant plants which provide habitat for local wildlife, shade, and oxygen and remove pollutants from the air to reduce the adverse impacts of global warming.

# Jeff Hutchins, PLA, ASLA - Manager, Landscape Architect

## **Additional Project Experience** *(Partial List)*

- Beverly Gardens Park Restoration Plan, Beverly Hills, CA
- BioTech Campus, Thousand Oaks, CA
- Century Boulevard Jordan Downs, Los Angeles, CA
- Compton Creek Master Plan, Compton, CA
- Dodgers Stadium Site Improvement, Los Angeles, CA
- Faith and Hope Park , Los Angeles, CA
- Gerald Demond Bridge Replacement Highway, Long Beach, CA
- Harbor Boulevard and Sampson Way (POLA),
- Hillcrest Park, Fullerton, CA
- Ishihara Buffer Park, Santa Monica, CA
- Lemon Creek Restoration, Walnut, CA
- Los Angeles Mission College (East Campus, Arts), Sylmar, CA
- Los Angeles River Greenway Phase II, Studio City, CA
- Los Angeles Zoo Parking Lot, Los Angeles, CA
- Marsh Park Phase 1, Los Angeles, CA
- Naples Sea Wall Replacement, Long Beach, CA
- Nature Gardens at Natural History Museum, Los Angeles, CA
- NFL Entertainment District, Los Angeles, CA
- Norco Naval Facility, Norco, CA
- Owen's Lake Dust Mitigation Program, Lone Pine, CA
- Patton Park, Los Angeles, CA
- Pitzer College Residential Life Phase II, Claremont, CA
- South Los Angeles Wetland Park, Los Angeles, CA
- Tree People Center, Beverly Hills, CA
- Tri City Park Master Plan, Placentia, CA
- Veterans Administration Seismic Renovations, Los Angeles, CA
- Willow Springs Wetland Restoration, Long Beach, CA
- Water + Life Museums and Campus, Hemet, CA

## **Educational Facility Experience**

- Westminster Elementary School
- Western Elementary School
- Eagle Rock Elementary School
- Victory Boulevard Elementary School
- White Point Elementary School
- Daniel Webster Middle School
- Normandie Elementary School
- Second Street Elementary School
- Jefferson High School

## **Skate Park Experience**

### **Arizona**

- Flagstaff-the Basin BMX Park  
2007 ARPA award winner
- Prescott Valley
- Kingman

### **California**

- Burbank
- Citrus Heights-Rusch
- Desert Hot Springs
- Duarte
- Fontana
- Glendora
- Hermosa Beach
- Jurupa-James Huber
- La Quinta
- La Verne
- Ladera Ranch-Terramor
- Laguna Nuegué
- Needles
- Pico Rivera
- Sacramento-Granite
- Sacramento-Tanzanite
- San Jose-Plata Arroyo
- Santa Clarita
- Santa Monica
- Solvang

### **Hawaii**

- Honolulu-Manana

### **Indiana**

- Fort Wayne-Lawton
- Greencastle-Putman county
- Richmond
- South Bend
- Terre Haute

### **Kansas**

- Derby
- Wichita

### **Maryland**

- Greenbelt
- La Plata-Charles County

### **Michigan**

- Niles

### **Missouri**

- St. Charles
- St. Charles County

### **New Jersey**

- Maple Shade-Heart
- Sayerville-Kennedy

### **North Carolina**

- Washington

### **Oklahoma**

- Edmond

### **Tennessee**

- Nashville



## Brian Knoll, PE

### Chief Operations Officer

Brian Knoll, PE, is WEBB's Chief Operations Officer. Brian has been responsible for the design and direction of capital improvement projects throughout southern California. Brian's expertise lies in planning, design, and construction oversight of water and wastewater facilities. Brian has been involved in numerous large multi-discipline water and wastewater projects including the City of Riverside's 26 MGD expansion of their water quality control plant, the City of Beaumont's advanced water treatment facility and brine line, the 14 MGD expansion of the Western Riverside Wastewater Treatment Plant, and the 6 MGD expansion of the Calipatria Water Treatment Plant. He has worked extensively with the City of Imperial, Western Municipal Water District, Golden State Water Company, the City of Corona, Crestline Lake Arrowhead Water Agency, Eastern Municipal Water District, the City of Riverside, and WRCRWA. Brian has also worked closely with other engineering partners such as CDM Smith, Black & Veatch, and CH2M Hill. His macro style in water resources leadership coupled with a practical approach, enhances Brian's standing within the firm and the industry.

#### REGISTRATIONS

Registered Civil Engineer C 65690 (CA)  
Registered Civil Engineer C 42407 (AZ)

#### EDUCATION

MS, Civil Engineering  
Brigham Young University  
BS, Civil Engineering  
Brigham Young University

#### AFFILIATIONS

American Water Works Association (AWWA)  
American Society of Civil Engineers (ASCE)  
Water Environment Federation (WEF)  
Inland County Water Association (ICWA)

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**"B" Street Lift Station, City of Imperial - Public Works** - Brian served as Principal-in-Charge for this project. The "B" Street Lift Station was originally constructed as a submersible pump lift station with pumps 20-FT below the ground surface. These pumps consistently clogged and required excessive maintenance. The lift station was also a constant odor problem for the City. This project constructed a dry pit adjacent to the existing wet well with new non-clog Gorman-Rupp sewage pumps. In addition, the project included oxygenation equipment to reduce odors, new shade structures, and upgraded electrical systems. WEBB also provided construction management and inspections services for this project.

**Firehouse Sewer Lift Station, Olivenhain Municipal Water District** - Brian served as project manager for the District's project. The existing Firehouse Lift Station was constructed as a below grade packaged lift station within a steel enclosure. The enclosure was failing and also represented a safety hazard for operators due to the small exit. The existing control building was also in disrepair with a leaking roof. This project included the construction of a new dry pit, with improved access, new 750 GPM pumping units, new control building, bridge crane for pump removal, and miscellaneous site improvements. Our work also included preparation of a sewer bypass plan to allow uninterrupted service during construction.

**Claypool Lift Station and Force Main, City of Imperial** - Brian served as a Principal-in-Charge for the replacement of the Claypool Lift Station and new associated force main. The City of Imperial was experiencing reduced pumping capabilities in a damaged portion of force main that required the replacement of an existing pump station and the installation of a new force main. The project included the removal of the existing pump station, installation of two new pumps with controls, and the installation of 3,100 LF of 8-inch diameter PVC force main.

## Brian Knoll, PE - Chief Operations Officer

**Sewer Lift Station #12, Lake Arrowhead Community Services District** - Brian served as a Principal-in-Charge for the Sewer Lift Station #12 project for the District. WEBB provide engineering design services associated with the design of additional emergency storage at Sewer Lift Station #12. peak flow there is approximately fifteen minutes of emergency storage in the existing wet well. WEBB designed a new below grade emergency storage vault immediately adjacent to the existing wetwell to expand that capacity to approximately one hour. The proposed vault will is located within the existing access road for Lift Station #12. The vault has an overflow weir to accept sewage flows when the sewage level in the existing wet well exceeds the high water level, a level sensor and alarm intertied to the existing SCADA system, a bottom outlet with slide gate to drain the vault and a sloped bottom to facilitate cleaning.

**Wastewater Treatment Plant Expansion and Salt Mitigation Project, City of Beaumont (City)** - Brian serves as Principal-in-Charge and Project Manager for the City's project which consists of two major components:

**Waste Water Treatment Plant (WWTP) Expansion and Upgrade - Final Design** The existing WWTP needs to be expanded and upgraded. The WWTP is currently treating over 75% of its permitted capacity and therefore must begin the expansion process. Per the new Regional Water Quality Control Board's updated Basin Plan, the City must begin reducing TDS being discharged from the plant. The City completed a feasibility study to identify the best way to expand and upgrade the plant. The Plant will be converted to an MBR process followed by RO for TDS reduction. The Plant will also add screening, EQ, sludge dewatering, and drying.

**Brine Line - Final Design** - Brine disposal is an integral part of this project and was a key driver in the selection of this project. Without a safe, reliable, and cost effective way to dispose of the brine, this project cannot move forward and compliance with the Basin Plan would be impossible. The brine pipeline connecting to the Inland Empire Brine Line (IEBL) was determined to be the best option during the feasibility study, due to cost and certainty of operation. The brine line has been sized at 12-inches and will be approximately 23-miles long. The pipeline begins at the City's WWTP and ends near the City of San Bernardino's WWTP on Waterman Avenue.



**Guillermo Gonzalez, PLA**  
*Senior Landscape Architect*

**REGISTRATIONS**

Registered Landscape Architect LA6294 CA

**EDUCATION**

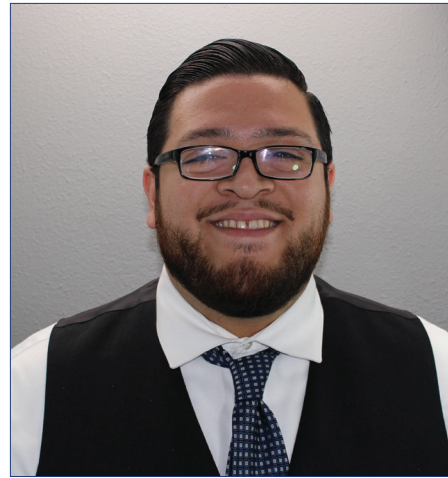
BS, Landscape Architecture  
California Polytechnic University, Pomona  
AS, Architecture  
Riverside Community College

**AFFILIATIONS**

American Society of Landscape Architects (ASLA)

**Guillermo Gonzalez, PLA**, is a Senior Landscape Architect with WEBB’s Landscape Architecture Department. Guillermo has a strong irrigation and planting background. His experience with WEBB includes developing complicated potable and recycled water irrigation systems, planting layouts, and material specifications for public and private projects. Using the latest design software, his high level of computer experience allows him to prepare construction documents, conceptual landscape plans, and planning exhibits with ease. In addition, Guillermo also provides general design development support which includes preparing construction specifications, cost estimates, and schematic detail designs for WEBB’s commercial/industrial, residential development, and traffic and transportation markets.

**Jessie Corea** and **Daniel Gonzalez** are Landscape Designers with WEBB’s Land Development Engineering Department. Collectively, their experience includes developing conceptual landscape plans, graphic representations, and planting designs with both public and private clients. In addition to landscape plans, this team also provides general design development, including trail design, entry monument design, conceptual streetscape design, presentation graphics, construction documents, and schematic detail design for WEBB’s commercial/industrial, residential development, and traffic and transportation markets.



**Jessie Corea**  
*Landscape Designer*

**EDUCATION**

BS, Landscape Architecture  
California Polytechnic University, Pomona  
AA, Liberal Arts, Chaffey Community College



**Daniel Gonzalez**  
*Landscape Designer*

**EDUCATION**

BS, Landscape Architecture  
California Polytechnic University, Pomona





## Joseph Caldwell, PE, CPESC, CPSWQ, QSD, QSP, CFM

### Water Resources Practice Leader

Joseph Caldwell, PE, is the Practice Leader of WEBB's Water Resources Department. Joseph focuses on the development of master drainage plans, the design of backbone drainage infrastructure, and the design of water quality systems for flood control projects throughout the region. A Certified Professional in Erosion and Sediment Control and Storm Water Quality, Joseph is a specialist in water quality and environmental compliance and an expert in hydrology and hydraulics.

Joseph's experience includes the design of regional flood control basins, a flood control levee, master drainage plans, and the design and construction of several miles of backbone drainage infrastructure. He has also hydrologically and hydraulically modeled the San Jacinto River from Railroad Canyon to the existing Army Corps levee in the City of San Jacinto. Joseph's extensive knowledge of local agencies' design standards and procedures, and effective working relationships with agency staff, enable him to expedite projects through completion.

#### REGISTRATIONS

Registered Civil Engineer C 67239 (CA)  
Certified Professional in Erosion and  
Sediment Control (CPESC) 5311  
Certified Professional in Stormwater  
Quality (CPSWQ) 544

#### EDUCATION

MS, Civil Engineering  
Brigham Young University  
BS, Civil Engineering  
Brigham Young University

#### CERTIFICATIONS

Qualified SWPPP Developer  
(QSD) 00076  
Qualified SWPPP Practitioner  
(QSP) 00076  
Association of State Floodplain Manager,  
Inc. (ASFPM)  
Certified Floodplain Manager (CFM)

#### AFFILIATIONS

American Society of Civil Engineers (ASCE)  
American Public Works Association (APWA)  
California Storm Water Quality Association  
(CASQA)  
Floodplain Management Association (FMA)

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**Heacock Channel Design Project, March Joint Powers Authority** - Joseph served as the Project Manager for Phase 3 of the Heacock Channel Design Project for the March Joint Powers Authority. The project included the preparation of final improvement plans, traffic control plans, and a hydrology and hydraulic report for approximately 3,600 LF of the channel. The project extends from Lateral A of the Perris Valley Storm Drain north along Heacock Avenue to the southern end of an existing land fill. WEBB's services also included project management and coordination throughout the duration of the project including attendance at project design team meetings, quality control services, and all other processing of improvement for necessary project approvals.

**Hemet MDP Line C, Stage 4, County of Riverside Flood Control and Water Conservation District** - Joseph was the Project Manager for the Hemet MDP Line C, Stage 4 Project. The extension of the Hemet MDP Line C was an important component to provide surface flooding relief and flood protection of a predominately developed portion of the City of Hemet. The extension of the Hemet MDP Line C was an important component to provide surface flooding relief and flood protection of a predominately developed portion of the City of Hemet. This segment of the Master Plan Facility represents the middle one third of the entire Line C System. The critical component of this project was implementing a master planned facility in a highly urbanized area of the City extremely constrained by multiple utilities. WEBB completed a Preliminary Design Report that outlined the most feasible alignment for this facility. WEBB is currently preparing final design plans and specifications for this backbone drainage facility.

**Wildwood Creek Basin, City of Yucaipa (City)** - Joseph served as the Project Manager for design of a multi-purpose watershed basin in Wildwood Creek in the City of Yucaipa. WEBB provided engineering services that accommodated the critical needs of the City. This project is located in the middle of a major watercourse. The watershed tributary to the project is over 4,000 acres and the creek is designated on the Flood Insurance Rate Map by FEMA. The City's goal was to reduce

# Joseph Caldwell, PE, CPESC, CPSWQ, QSD, QSP, CFM

## Water Resources Practice Leader

the peak flow utilizing a series of detention basins that in turn will reduce peak flow rates downstream and reduce the burden on those downstream facilities. This reduction in peak flow rates was accomplished through the removal of sediment/debris load and the attenuation of peak flooding through the use of the proposed basins. In addition to providing flood control benefits, this project also provided certain environmental and water quality benefits. To do this, the flood control facilities were developed in such a manner so the construction preserves riparian vegetation, where possible, and implements other measures for environmental and water quality impacts. In order to accomplish this, WEBB reviewed the conceptual design and provided a more precise analysis of the level of flood control protection the basins will provide. WEBB also prepared detailed hydrologic, hydraulic, and sediment transport models to determine the peak runoff rates, flood volume, and debris load.

**North Indio Regional Flood Control Channel Project, Coachella Valley Water District (CVWD)** - Joseph is the Technical Lead for the North Indio Regional Flood Control Channel Project which is a key component of the CVWD flood protection mission in the Coachella Valley. The project will complete the link between existing flood control facilities in the north Indio area, providing increased flood protection for the region. The project consists of over three miles of concrete lined trapezoidal and rectangular channels, including numerous culvert crossings of existing and future streets. To date, WEBB has prepared the hydraulic analysis, preliminary design, and environmental documentation for the project. WEBB is currently in the process of preparing the final design plans, specifications, and estimates. WEBB is also responsible for preparing the CLOMR and providing public outreach and right-of-way acquisition services.

**University Wash Channel, Riverside County Flood Control & Water Conservation District** - Joseph was Technical Lead for the University Wash Storm Drain Project including the planning, analysis, and design of a large diameter master plan storm drain that connects existing upstream and downstream facilities together. This project was unique in that the 2,450 LF - 90-inch RCP required for this project had to be designed to maneuver its way through a developed industrial corridor of the City. Key to this project was the coordination with local businesses to ensure construction of the storm drain minimized impacts to business operations.

**San Jacinto River Stage 3 Master Drainage Plan, Riverside County Flood Control & Water Conservation District (District)** - Joseph served as Project Manager for the WEBB Team responsible for reviewing the current hydrological model, analyzing potential alternative models, and working with the District to decide the best option based for the current Master Drainage Plan. This project consisted of preparation of conceptual drawings for the Master Plan addressing all key elements such as floodplain management, flood control features, environmental preservation, development opportunities, effects on regional infrastructure, right-of-way requirements, and order of magnitude cost. WEBB worked directly with the District to prepare the planning study, coordinated with all stakeholders, and presented all findings to the Advisory Board with recommendations for the next steps (i.e., MSHCP compliance, CEQA strategy, land development constraints, and floodplain management). WEBB is currently working on the final MDP and EIR for the District.



## Stephanie Standerfer

### Vice President

Stephanie Standerfer is a Vice President and Director of WEBB's Planning and Environmental Department. Stephanie has worked as an environmental planning project manager, focusing on California Environmental Quality Act (CEQA) matters for small, medium, and large public and private projects. Stephanie has managed all levels of CEQA documents for healthcare clients, community college districts, water districts, cities, counties, and private developers. Her varied project experience allows her to foresee and navigate challenges that arise during CEQA compliance. As an expert in CEQA implementation throughout Inland Southern California, she also provides local agencies training in CEQA processing. She regularly oversees and coordinates with large teams of environmental planners, engineers, and architects and actively assists her clients through the environmental compliance gauntlet.

#### EDUCATION

MS, Environmental Sciences,  
Washington State University, Pullman, WA  
BS, Environmental Sciences,  
University of California, Riverside

#### AFFILIATIONS

American Planning Association (APA)  
Association of Environmental Professionals  
(AEP)  
City of Riverside Cultural Heritage Board,  
Chair (2003–2011)

Stephanie served as contract staff to the Western Riverside County Regional Conservation Authority (RCA), the agency responsible for implementing the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). In this role, she provided processing, review, and consultation on MSHCP implementation procedures and policies. She provided training and policy guidance documents to not only the RCA but all permittees which included all 17 cities in western Riverside County. In this capacity she regularly interfaced with regulatory agencies working toward solutions to MSHCP compliance issues. Stephanie's experience with the RCA has resulted in a solid amicable working relationship with the regulatory agencies which allows her to anticipate issues on projects before they arise and advise clients accordingly.

Clients benefit from Stephanie's interdisciplinary environmental planning background which includes experience on general plan updates, specific plans, planning studies, environmental constraints analyses, air quality impact studies, health risk assessments, noise studies, biological resource surveys, and cultural resource studies. She has managed small and large teams of subconsultants, engineers, and architects on a variety of controversial public works and private development projects over the years and often spearheads making public presentations on her projects.

Because of her reputation as a CEQA authority, clients seek out Stephanie's assistance in peer reviewing CEQA documents and guidance on CEQA and MSHCP processing strategies. She enjoys working closely with her clients and establishing long-standing professional relationships with her clients.

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- General Plan Update EIR (Beaumont 2040 Plan), City of Beaumont
  - Wastewater Treatment Plant Upgrade and Brineline, IS/MND, CEQA-Plus & CEQA, City of Beaumont
  - Banning Water Canyon Pipeline Replacement Project Mitigated Negative Declaration, City of Banning
  - Duke Warehouse at Patterson Avenue and Markham Street EIR, City of Perris
  - Haun Road and Holland Road Mixed-Use 37-Acre Site IS/MND, City of Menifee
  - Lions Park Expansion, Mitigated Negative Declaration, City of Banning
  - Perris Valley Storm Drain Trail and Street Improvement, IS/MND, City of Perris
  - Goodman Commerce Center EIR, City of Eastvale
  - Indian and Ramona Warehouse Project MND, City of Perris
  - Villages of Lakeview Specific Plan EIR, County of Riverside
  - San Jacinto River Stage III Program EIR, County of Riverside Flood Control & Water Conservation District
  - San Jacinto River Stage IV Levee, Environmental Impact Report, City of San Jacinto



## Michael E. Johnson, LLS

Land Survey Practice Area Leader

Michael Johnson, LLS, is the Land Survey Practice Leader of WEBB's Land Survey & Mapping Department. Michael has years of experience in all aspects of surveying from initial project coordination and research, performing survey data adjustments and analysis, to overseeing and providing construction staking through final as-built and ALTA surveys.

Michael trained and supervised several field crews including technical office and support staff. From entitlement to field survey and construction to delivery of a completed product, Michael has the knowledge and experience to provide the entire range of services any municipal, private development, or construction company has come to expect. As part of the private and public sector of development, Michael gained experience with subdivisions, retail centers, commercial distribution centers, pipelines, tank site & reservoir projects, mass grading and hillside slope projects, hospitals, schools, training facilities for fire & police, highways, channels, parking structures, and many others.

Michael is responsible for providing technical support, survey analysis, overseeing field work and management for specific projects, and field data processing and adjustments, among many other duties. He provides his expertise and broad range of skills for solutions to complex and large scale projects.

### REGISTRATIONS

Licensed Land Surveyor 7673 (CA)

### EDUCATION

AS, Mathematics,  
Riverside Community College

### AFFILIATIONS

California Land Surveyors Association  
(CLSA)

**ALTA Services for the Lincoln School Site, Riverside Unified School District (RUSD)** - Mike served as Land Survey and Mapping Task Lead for the WEBB Team. WEBB provided land survey and mapping services for RUSD's Lincoln School Site which included, but not limited to a *Boundary Survey & Topographic Survey*, Preliminary title report, research and compile all appropriate reference materials pertaining to the property, including reference Record Maps, Corner Records, Tie Sheets, Vesting Deeds, Right-of-Way Deeds and Easement Documents, field survey to locate and verify existing boundary and control monuments, and development of boundary based on preliminary title report. In addition, WEBB provided *ALTA Survey & Mapping Services* with the Development of an ALTA/ACSM Land Title Survey map.

**Eastvale Civic Center, City of Eastvale** - Mike served as Land Survey and Mapping Task Lead for the WEBB Team. WEBB utilized the research and investigation data provided by the utility companies and public agencies during the entitlement of the Polopolus site to identify, locate, and accurately layout all underground improvements, easements, centerline, right-of-way and private property lines. This research included utility maps and as-built plans, as provided by the utility companies and public agencies. WEBB performed a field survey of the existing improvements to supplement the aerial topography obtained by Lewis for the project site. The survey conducted included the necessary information for the concept drawings and the design of the project. Topography included, but was not be limited to all features within the existing and proposed right-of-way. Survey information also included ground surface contours, all planmetric features within and around the project area, and the existing roadway profile and pavement limits. WEBB performed detailed surveying work, including the tie-out of any and all existing survey centerlines and property corner monuments that could be disturbed and affected by the proposed work.



## **Dilesh Sheth, PE, TE**

### Senior Vice President

Dilesh Sheth, PE, TE, is a Senior Vice President with WEBB and is Director of the Traffic & Transportation Department. Dilesh assists public and private clients with sophisticated civil works projects. Clients benefit from his expertise in presenting project findings and recommendations to elected officials, municipal commissions, community groups, and the general public.

Dilesh has coordinated projects with Caltrans and numerous counties, cities, flood control districts, utility companies, residential, and business owners throughout Inland Southern California. This experience enables him to help clients realize a wide range of project goals and comply with varied requirements. He balances the needs of the community with the needs of local jurisdictions to bring positive solutions to difficult situations and projects. Dilesh's technical experience includes highway design, intersection and interchange improvements, street widening, alignment studies, and geometrics' drawings. His recent projects include a diverse range of roadway design, freeway ramp improvements, residential development street design, traffic signal design, traffic control plans, signing & striping plans, and pedestrian and bike facilities. He has also handled site access evaluation, intersection capacity analysis, traffic forecasting, circulation planning, traffic impact studies, parking studies, parking demand analysis, transportation demand management plans, focused site specific traffic studies, and area-wide circulation studies.

Dilesh is currently serving as the Program Manager for the on-call traffic engineering services for the cities of Palm Springs, Cathedral City, Lake Elsinore, and Grand Terrace, and the County of Riverside. Through his efforts, Dilesh has been able to raise over \$24.3 million in funds from HISP and CVAG for these cities and their numerous projects. A large majority of these projects were completed without any matching funds needed from the City.

#### **REGISTRATIONS**

Registered Civil Engineer C 65078 (CA)  
Registered Civil Engineer C14934 (NM)  
Registered Traffic Engineer TE 2112 (CA)

#### **EDUCATION**

BS, Civil Engineering  
University of Saurashtra Rajkot,  
India

#### **AFFILIATIONS**

American Public Works Association (APWA),  
Coachella Valley

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**On-Call Civil Traffic Engineering Services, City of Palm Springs** - Dilesh serves as Project Manager for the City of Palm Springs' On-Call Traffic Engineering Services Contract. WEBB is currently providing civil and traffic engineering services to assist in completing City projects, grant funding, and resolving traffic and transportation issues throughout the City. WEBB provided traffic and transportation engineering services for the following projects:

- Indian Canyon Two-way Conversion Project
- Palm Canyon Pedestrian and Bicycle Safety Improvement Project
- East Palm Canyon Pedestrian and Bicycle Safety Improvement Project
- Palm Canyon/Via Escuela and Vista Chino/Mira Leste Traffic Signal Improvement Project

# Dilesh Sheth, PE, TE

## Senior Vice President

**On-Call Traffic Engineering Services, County of Riverside** - Dilesh serves as Project Manager for this on-call. WEBB has been providing on-call traffic and transportation engineering services to assist the County in collaborating with Caltrans and Riverside County Transportation Commission (RCTC) to resolve traffic and transportation issues and improve the County's network since 2003. We have been issued approximately 20 task orders. Our depth of technical staff and understanding of transportation department needs has led to our success in providing services on time and within budget. Principle responsibilities include: Prepare traffic signal, signing & striping, and traffic control plans, prepare street improvement and storm drain plans, prepare traffic impact analysis, prepare specifications, designs, cost estimates, bid proposals, and legal descriptions, serve as a Project Manager for the Capital Improvement Projects, represent the County in meetings with contractors, developers, consultants, utilities, and others, provide coordination with Caltrans, RCTC, Flood Control Districts, and other agencies, and prepare collision and safety analysis.

**Highway Safety Improvement Program Application, City of Cathedral City** - Dilesh serves as the Project Manager for the City of Cathedral City's Highway Safety Improvement Program Application Project. WEBB is currently providing on-call traffic engineering services to assist the City of Cathedral City in support of various city projects including federally funded initiatives. In collaboration with the City, Caltrans, and other agencies, WEBB has improved the City's transportation network. Recent services include:

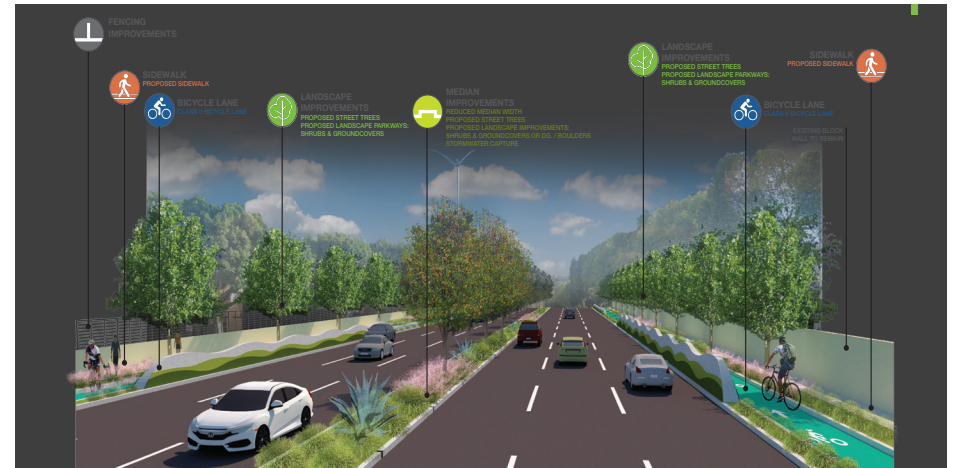
- **Highway Safety Improvement Program Grant Application (Cycle 8):** WEBB successfully applied for federal funding through Caltrans' HSIP in 2016 for Cathedral City. The City was awarded \$1,674,000 to install advanced dilemma zone detection and countdown pedestrian signal heads at 20 signalized intersections. The upgrades will be done without the need for any matching funds from the City. WEBB sorted through city-wide SWITRS collision data and took inventory of existing traffic signal equipment to decide on appropriate countermeasures for high-occurrence locations. The application resulted in a very high 11.93 benefit/cost ratio
- **Highway Safety Improvement Program Grant Application (Cycle 9):** WEBB successfully applied for federal funding through Caltrans' HISP in 2018 for Cathedral City. The City was awarded \$1,302,500 to install advanced dilemma zone detection and pedestrian signaling at 10 intersections, and \$1,089,700 to install centerline and edge line rumble strips, flashing stop sign, and guardrails. The upgrades will be done without the need for any matching funds from the City. WEBB sorted through city-wide SWITRS collision data and took inventory of existing traffic signal equipment to decide on appropriate countermeasures for high-occurrence locations

# Section G. Experience



## VISTA HERMOSA PARK MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

Jeff served as Landscape Architect for MRCA's project. This project was a 10.5-acre, urban natural park project located in Downtown Los Angeles. A project goal was to return the serenity and diversity of nature to the Los Angeles urban core. The park features walking trails, streams, meadows, and a nature-themed playground amidst native Mediterranean vegetation. The park's sculpted topography retains, treats, and captures 95% of rainwater that falls on the site in a system that includes permeable paving, a grassy meadow, vegetated swales, and a turf area that is a retention basin and a synthetic soccer field with a drainage system that collects to a 30,000-gallon cistern supplying irrigation for the park.



## BALDWIN HILLS GREENING STUDY CITY OF BALDWIN HILLS

The Baldwin Hills community endured many months of writing to their council district to help resolve some of the issues they had with traffic, dysconnectivity, graffiti, vandalism, speeding, and other environmental concerns. The council district instructed the community to develop a Greening Study to outline the issues that needed attention. They initiated the help of the Los Angeles Neighborhood Initiative (LANI) to find a consultant that could write a Greening Study. LANI called us to help them write the definition of a Greening Study in order to put out an RFP asking for those services. We ended up winning the project and provided about 7 proposals in the Greening Study that was presented to the Council District. We had numerous meetings with the neighborhood groups to pinpoint their issues of concern. Once the issues were identified, we looked at Green solutions (as they were defined at the time) to solve the issues. Connectivity problems were addressed by suggesting a bridge over La Brea to Kenneth Hahn park similar to the one over La Cienega. Bike lanes along La Brea were introduced with protective barriers for safety and an elevated sidewalk along the slope on the east side to connect the north and south neighborhoods. Planted medians provide some shade and an opportunity for storm water capture. Retaining walls that were commonly hit with graffiti are planned for rebuilding with material that is usually not tagged such as keystone systems, gabions, or green walls.



## HILLCREST DUCK POND

CITY OF FULLERTON

The Duck Pond was Phase III of the Hillcrest Improvements. The original pond was a concrete lined basin that was filled with both storm water runoff and domestic water. It had fallen into disrepair due to cracking concrete and low use volume. It was kind of a shoulder of the park that was forgotten. Too much domestic water was being used to fill it up so it was stopped. A moderate trickle of water continued to flow through it due to the golf course and residences up stream of the pond. The purpose of the improvements was to first restore the pond to a more natural state. Most of the concrete was removed and flood gates were designed to hold back some of the storm drain run off. Native plants that attract duck habitat were installed along with water loving plants in the stream to help clean the water. Seating, trees, and improvements to the historic bridge were made to help bring people back into this area.

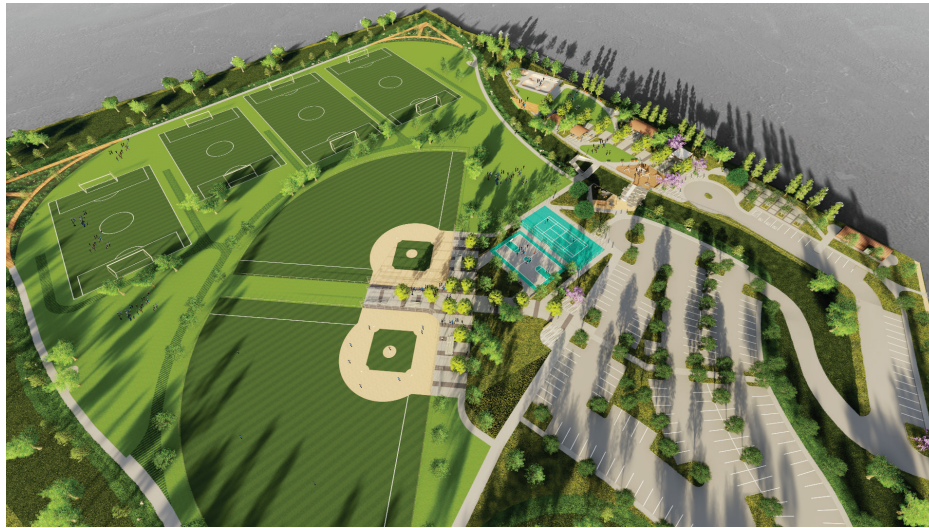


## HILLCREST GREAT LAWN

CITY OF FULLERTON

The Great Lawn was Phase II of the Hillcrest Master plan to be implemented. The existing great lawn of this WPA era park was used as a maneuvering field for the military during Veteran's day events. It is the main visible feature of the entire 31 acre park off Harbor Blvd. While it is highly visible, access is difficult. There were only about 3 parking stalls next to the lawn. The fountain had fallen into disrepair and filled with dirt. Seating was limited for the events and the over-all aesthetics were diminished. The purpose of focusing on this section of the park first was to gain public support of continual funding to complete all of the phases in the master plan. We coordinated with the city parks department, community park advocates, veteran's groups, and city council to come up with a comprehensive plan. A bridge over the existing creek was proposed to connect Harbor Blvd. and the shopping center to the park both visually and physically. It was designed wide enough to provide enough room for food carts or other pop-ups for events held at the park. Stone work was designed to match existing WPA era stone. It is very difficult to see where the existing stone work stops and the new begins. The historic fountain was also brought back to life with new internals that produced the same water effects as seen from photos of the 30's and 40's. Colored lighting was included in the fountain per historic photos. Lighting was also added to the pathways and trees.





## GREEN VALLEY PARK

### CITY OF PERRIS

Green Valley Park will be the largest park to date in the City of Perris. At 30 acres, this park will serve the southern half of the city. It will be successful by not only being used efficiently and being a popular destination, but by being a functioning park that gives back. We are proposing some green infrastructure that will help with storm water management. The park's location to the San Jacinto River lends itself to local flooding during a large event. While it has been rough graded to maintain a 100-year flood event, the challenge was to design without the park looking like a detention basin. The perimeter of the field is designed to divert flow away from the play area, reducing the amount of sediment while increasing percolation. We also want to increase biodiversity to attract uncommon visitors to sports parks such as birds and bugs, and the people that study them, such as students and nature observers. Park sites with more biodiversity produce healthier plants requiring less water and maintenance.

Establishing a culture, or a sense of place for the park is important for continued visitation. Drawing from the local airport and San Jacinto River as inspiration gave way to flowing lines to start detailing the park elements. This inspiration is realized in the walkway layout, restroom/snack bar, maintenance building, shade structures, discovery playground, skate park, and ultimately, an overlook observation deck. The deck cantilevers out from the upper level over the playing fields revealing an optimum location to spectate the games. The deck is also adjacent to an event lawn space for smaller concerts or large group gatherings. The lower baseball fields were designed with plenty of space between the fields for teams to gather waiting for their games, or for small events where push carts or booths could set up for festival events. Lighting throughout the park enables extending festivities into the evening. Trail connections are also provided to connect the exercise circuit in the park to the regional systems along the drainage channels that eventually lead to the San Jacinto River.

Currently, the park has an \$11 million budget, and we are assisting the City of Perris to acquire another \$5 million in grant funding for new park land.

# Section H. References

WEBB has the required expertise and provides services requested in the RFP, plus the additional in-house resources to meet all the City's needs, including traffic and transportation, stormwater engineering, municipal engineering, water resources, land development engineering, planning and environmental, geographic information system, construction management/inspection, entitlement processing, special assessment/tax consulting, and land survey and mapping. Our diverse resources will aid the City in achieving its goals and meeting the needs of the council, commissions, and citizens.

The City will reap the benefits of our team's approach to client service. Client service is our number one goal. WEBB's reputation for superior quality work, integrity, and long-standing client relationships is a direct result of our industry proven capabilities and experience. We are proud of the name WEBB as it has become synonymous with experience and customer service. We encourage the City to contact our references to discuss any questions you may have regarding the continuity of our team, responsiveness to our client needs, efficiency of our team, and quality of our work.

Title/Agency*	Contact Person	Phone Number	Project Size/Description
Los Angeles Neighborhood Initiative 800 Figueroa Street, Suite 970 Los Angeles, CA 90017	Anna Apostolos Director of Neighborhood Improvement	213.627.1822 x 14 anna@lani.org	Greening Study Various Projects Landscape Architecture
Mountains Recreation Conservation Authority (MRCA) 900 S. Fremont Avenue Alhambra, CA 91803	Brian Baldauf Chief of Watershed Planning	323.221.9944 brian.baldauf@mrca.ca.gov	Vista Hermosa Park Landscape Architecture
Los Angeles Unified School District 333 South Beaudry Avenue Los Angeles, CA 90017	Ruben Valenzuela Landscape Architect	213.241.7705 ruben.valenzuela@lausd.net	Various School Projects Landscape Architecture
City of La Verne 3660 D Street La Verne, CA 91737	Anthony Ciotti City Engineer	909.596.8741 aciotti@ci.la-verne.ca.us	La Verne Firehouse Landscape Architecture
Los Angeles County Public Works 900 South Fremont Avenue Alhambra, CA 91803	Richard Shieh Landscape Architect	626.300.3215 rshieh@dpw.lacounty.gov	Various Projects Landscape Architecture
City of Fullerton 303 W. Commonwealth Ave. Fullerton, CA 92832	Hugo Curiel Project Manager Facility Planning (formerly w/the City)	949.584.4846	Various Projects Landscape Architecture

\* References pertain to Jeff Hutchins, PLA, previous experience working with Studio-MLA ([www.studio-mla.com](http://www.studio-mla.com))

# Section I. Scope of Services

The Consultant shall proceed with the work of each phase only upon authorization by the City. The Consultant's work will include:

## Task 1 - Project Management

- Prepare and lead the project kick-off meeting with the City to discuss and review the following:
  - » Project background, goals, constraints, and approach
  - » Project reporting/communication protocols/coordination
  - » Project schedule
  - » Critical/high priority scope
- Provide electronic project design schedule (baseline and monthly progress updates) in searchable pdf format. At a minimum, schedule shall include all submittals, meetings, and milestones. Schedule should incorporate a minimum three-week period for each City submittal review.
- Schedule and lead 32 weekly coordination and progress meetings with the City. Consultant shall prepare agenda, meeting minutes, and PowerPoint presentations (as necessary) for all meetings for the duration of the project.
- Coordination meetings with other agencies and developers as necessary.
- Conduct and demonstrate effective quality assurance and quality control procedures.
- Review of all notes and design calculations, along with design drawings and specifications, by an appropriate reviewer independent of the project design team prior to each design submittal.
- Constructability and operational review of the design submittals.
- Consultant shall notify the City of any out-of-scope work items and obtain City approval prior to proceeding, no exceptions. Consultant will not be compensated for at risk work.

**Deliverables:** Consultant shall submit all meeting agendas and presentations to the City a minimum of one week prior to meetings, and all meeting minutes shall be submitted within three working days following each meeting. City comments shall be incorporated, and final minutes published for distribution and record.

## Task 2 - Data Gathering and Analysis

- Gather, review, and understand information on the City's previous planning and design efforts for the project, including the detailed review of all associated reference documents.
- Conduct field visits, inquiries, and investigations to acquire and review all relevant records of existing and proposed utilities, including review of record drawings, property boundaries and right-of-way, environmental and geologic information, as well as to document physical conditions, features, and constraints within the project area.



*Grand Terrace Fitness Park*

- Acquire mapping, record drawings, and relevant information (aerial, utility, topographic, geologic, environmental, etc.) from the City, the County, USGS, and other agency sources.
- Compile base mapping and identify jurisdictional limits (e.g., city/county agencies, community districts, etc.) and requirements.
- Review the conditions of the existing park space and the best options and ways to integrate the proposed new facilities.
- Review Edison and BCVWD service needs (water and electrical capacity requirements). Coordinate with Edison and BCVWD to verify number of new services required for all new park facilities.
- Collect citizen input through online surveys to provide public engagement with the project. Ensure public creditability of the proposed amenities and alignment with the proposed park design.
- Complete an independent review of all provided reference documents to either confirm the design recommendations or suggest alternatives. Alternative recommendations shall be identified and discussed early in the design. At a minimum, consultant review shall include the following:
  - » Potential environmental concerns
  - » Potential jurisdictional requirements and permits
  - » Potential utility conflicts and concerns
  - » Hydrology concerns
  - » Preliminary design recommendations and architectural renderings
- Meet with City Staff and discuss standards, expectations, project approach, and results of data gathering and analysis.

**Deliverables:** Consultant shall summarize the results of this task into a Technical Memorandum (TM) and submit three hard copies and one electronic copy (searchable pdf), for City review. City comments shall be incorporated into the final technical memorandum.

## **Task 3 - Investigations**

### **Task 3.1 - Surveying and Utility Potholing**

- Consultant shall perform a topographical survey of the project area including the full width of the adjacent rights-of-way with 1-FT contours. The survey shall identify all existing easements, assessor parcel numbers, and existing utilities on or adjacent to the proposed project area. The surveying consultant or sub-consultant shall be a Registered Professional Land Surveyor in the State of California.
- Define the quantity and location of utility potholing efforts required for final design, including potholing the existing utilities in 9th Street and 10th Street, and other utilities in the immediate vicinity of the park as needed. Upon the City's review and acceptance of Consultant's proposed utility potholing plan, all utility potholing efforts shall be coordinated with field surveying and final base mapping efforts.

**Deliverables:** Results of all surveying activities shall be incorporated into the final contract documents. Results of all potholing activities shall be summarized in a report or technical memorandum submitted to the City. Submit three hard copies and one electronic copy (searchable pdf) for City review. City comments shall be incorporated into the final report or technical memorandum.

### **Task 3.2 - Geotechnical Investigation**

- Perform a geotechnical investigation of the proposed project area to include regional seismicity, seismic parameters, fault line evaluation, liquefaction, site preparation and earthwork, trench stability, suitability of on-site materials for backfill, trench excavation, shoring, dewatering, pipeline bedding and backfill recommendations, structural sections for concrete and asphalt, and all other necessary information required for a complete design.
- Consultant shall secure the services from a qualified sub consultant. As an option, the Consultant may utilize in-house resources for geotechnical services provided they can demonstrate sufficient experience/qualifications.

**Deliverables:** Consultant shall summarize results and recommendations into a report. Three hard copies and one electronic copy of the draft geotechnical report shall be submitted for review. City comments shall be incorporated. Three hard copies and one electronic copy of the final geotechnical report shall be submitted. Results of the geotechnical investigation shall be incorporated into the final contract documents.

### **Task 3.3 – Hydrological Assessment**

- The northern most section of park between 10th Street and 11th Street is a flood control basin originally constructed by the Riverside County Flood Control and Water Conservation District (RCFC&WCD). The City owns the property and maintains the basin according to the agreement established when it was constructed (agreement provided for reference). During significant rain events, this basin fills with water and overflows to the south through the 18-inch drainpipe to the park between 9th Street and 10th Street. Water flows from there to the corner of 9th Street and Maple Avenue, and then down Maple Avenue and into the flood control basin south of 8th Street.
- The consultant 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 from this project will not alter or increase surface flows. Varying storm events should be modeled, including the 100 year storm event. All proposed park improvements shall be mitigated to prevent inundation and flooding.
- If the hydrological assessment or any proposed improvements to the park result in recommendations to alter the existing grades of the storm water basin between 10th Street and 11th Street, these changes shall be coordinated, reviewed, and approved by RCFC&WCD.

**Deliverable:** Consultant shall summarize the results of this task into a Hydrology Report and submit three hard copies and one electronic copy (searchable pdf) for City review. The consultant shall present the results of the report in a focused meeting with City Staff. City comments on the Draft Report shall be incorporated into a Final Hydrology Report. Recommendations and mitigations from the report shall be incorporated into the final drawings and contract documents.

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

- Consultant shall perform all work necessary to meet the requirements of the California Environmental Quality Act (CEQA). Work shall include determination of the necessary level of environmental documentation, surveying, studies, and mitigation based on the project area and scope. The consultant shall prepare the required negative declaration public review and comment. The consultant will assist the City in responding to any public comments received.
- The Consultant will prepare the final documentation, including all required mitigation measures. The consultant will assist the City in preparation and documentation of the final Notice of Determination (NOD).

**Deliverables:** Three hard copies and one electronic copy of the draft environmental documents for City review. City comments shall be incorporated prior to public notification period. Three hard copies and one electronic copy of the final approved environmental documents. All mitigation measures shall be incorporated into the final contract documents.

## Task 5 - Preliminary Design

### Task 5.1 - Schematic Design

- The Consultant shall work with the design team to prepare a schematic design for the site showing the overall design intent, major design features, preliminary selection of materials, and to achieve preliminary coordination with the design team. Major design elements include:
  - » Demolition of vacated streets and sidewalks
  - » New splash pad design
  - » Concrete walking trail design and locations
  - » Picnic pavilion and BBQ design and locations
  - » New playground equipment design with shade structures
  - » New band shell and vendor/street fair design and location
  - » Gaga ball court design and location
  - » Upgraded skate park design
  - » New parking facilities design
  - » Connection of the park across 9th and 10th Streets
  - » Landscape planting and irrigation design
  - » Lighting improvement plan design throughout the park
  - » Incorporate Existing Drainage into the Park Layout
- Work shall include:
  - » Attendance at meetings/presentations with the Client, community organizations, and/or the design team to refine the design, technical issues, and material choices
  - » Preparation of three schematic design drawings for the project areas showing the layout of site elements. The drawings will include illustrative plans and sections or details as required to convey the design intent and describe the proposed materials
  - » Preparation of inspiration images to help convey the intent of the design
  - » Preparation of digital montages to help convey the intent of the design
  - » Preparation of site lighting concepts
  - » Prepare report of existing plant material health and proposed new plant material



*Apple Valley North Early Education Center - Landscape Architectural Services*

- » Preparation of site grading concepts to be incorporated into other consultants' documents
- » Provide preliminary opinion of probable costs
- » Coordination with the architect and other consultants

**Meetings:**

- Draft Schematic Design Plan Design Presentation (1)
- Revised Schematic Design Plan Design Presentation (1)
- Final Schematic Design Plan Design Presentation

**Deliverables:**

- Three Draft Schematic Design Plan Illustratives
- Sections/Elevation Drawings (6)
- 3D Renderings/Digital Montages (4)
- Inspiration Imagery of Materials
- One Revised Schematic Design Plan Illustrative
- Final Schematic Design Plan Illustrative
- Preliminary opinion of probable costs



*Barrington Place Recreation Center*

**Task 5.2 - Design Development**

Following approval of the schematic design plan by the City, the Consultant shall proceed to refine the design with particular attention to the interface between the site work and the buildings. Certain elements of the site design may be incorporated in other consultant's documents. The Consultant's work will include:

- Development of a preliminary materials and layout plan, plan enlargements, preliminary details, sections and elevations for site features.
- Materials presentations for site features. Preliminary selection of site furniture.
- General layout of planting by plant character, growth characteristics and size, and research on the availability of the proposed plant species and sizes.
- Attendance at meetings with the City, community organizations, and the consultants to coordinate the design and technical issues related to the site work.
- Preparation of outline specifications for landscape sections.
- Preparation of a preliminary irrigation diagram.

**Meetings:** City Council Design Development Plan Presentations (1)

**Deliverables:**

- 50% Design Development Drawing Package
- 100% Design Development Drawing Package
- Opinion of probable cost

## **Task 6 - Property, Easement, and Right-of-Way Support**

- Consultant shall pull preliminary title reports on all project parcels. Consultant shall make certain all permanent facilities and construction activities are to be located within City property, City easements, temporary construction easements, or within City street right-of-way.
- The public street ROW on 9th Street and 10th Street between Orange Avenue and Maple Avenue has been vacated. The consultant shall work with the City to verify all necessary documentation and recording of these Street ROW vacations has been complete, and assist the City as needed with any remaining items.
- Various utilities remain in place and active within the vacated streets, including 8-inch and 10-inch water lines, gas, cable, and other dry utilities. The consultant shall coordinate with existing utilities to provide permanent easements for continued access and maintenance of existing utilities. The consultant will be responsible for the preparation of legal descriptions, plats, and the dedication of all required easements.
- The park strip is currently divided into three separate City parcels and two separate vacated streets. The consultant shall prepare necessary documentation for merging all 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:** Consultant shall prepare legal descriptions and plats for all required easements. Legal descriptions and plats shall be prepared in accordance with City guidelines. All additional documentation necessary for vacation of public ROW and merging of city parcels shall be provided.

## **Task 7 - Jurisdictional Coordination**

- The Consultant 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.
- The Consultant 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.
- The northern most section of park between 10th Street and 11th Street is a flood control basin originally constructed by the Riverside County Flood Control and Water Conservation District (RCFC&WCD). The City owns the property and maintains the basin according to the agreement established when it was constructed (agreement provided for reference). Coordination with RCFC&WCD will be required for any changes within the basin. The consultant will shall include the submittal of plans to RCFC&WCD for review and approval in their scope, as well as addressing any review comments. The application and approval of any required RCFC&WCD permits shall be included.
- Various utilities remain in place and active within the vacated streets, including 8-inch and 10-inch water lines, gas, cable, and other dry utilities. The consultant shall coordinate with existing utilities to provide permanent easements for continued access and maintenance of existing utilities. The consultant will shall include in their scope the submittal of plans to the Water District and other utilities for review, as well as addressing any review comments.

**Deliverables:** Consultant shall prepare all permit plans for submittal, incorporate comments from all jurisdictional Agencies, and revise the Contract Documents as necessary.



## Task 8 - SCE Electrical Plan of Service

- New electrical services at multiple locations will be required for the splash pad pumps, pavilion lights, lighting improvements, new band shell, hookups for vendor/street fair locations, and other proposed improvements. Consultant shall coordinate all activities with Southern California Edison (SCE) to obtain an electrical plan of service for all new park facilities. The consultant shall include the application for all required SCE permits, preparation and submittal of plans to SCE, and addressing all SCE comments in their scope of work. The Contract Documents shall include the final approved electrical plan of service. The SCE permit application shall be submitted in the early stages of preliminary design to allow sufficient time for SCE to prepare the plan of service.

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

- New water services at multiple locations will be required for the splash pad pumps, drinking fountains, irrigation, hookups for vendor/street fair locations, and other proposed improvements. Consultant shall coordinate all activities with BCVWD to obtain a water service plan for all required park facilities. The consultant shall include the application for all BCVWD service plans, preparation and submittal of plans to BCVWD, and addressing all BCVWD comments in their scope of work. The Contract Documents shall include the final approved plan of service.

## Task 10 - Final Design and Contract Documents

### Task 10.1 - Construction Documents

- Following the approval of the design development drawings by the City, the Consultant shall prepare construction documents to be used as the basis for soliciting bids from contractors for the actual construction of the project. Consultant shall prepare Contract Bid Documents in a single bid package consisting of detailed design plans and specifications. The plans shall include (at a minimum):
  - » General Plans
  - » Grading Plans
  - » Drainage & Storm Drain Plans
  - » Erosion Control Plans
  - » Demolition Plans
  - » Architectural Plans
  - » Landscape Planting and Irrigation Plans
  - » Plumbing Plans
  - » Mechanical Plans
  - » Structural Plans
  - » Lighting and Electrical Plans



*Harvest III Basin Park*

- Preparation of working drawings showing the following information:
  - » Demolition plan showing existing elements to be removed, relocated, or preserved in place
  - » Layout showing dimensions for landscape elements not included in other consultant's drawings
  - » Materials plan showing location of elements with callouts describing model and manufacturer. The plan will also include detail references of each element for construction purposes
  - » Construction details, enlarged plans, sections, and elevations for hardscape elements
  - » Irrigation Plan utilizing existing equipment as possible, downstream from the point of connection, including the location of main lines, laterals, heads, valves, and controller. Irrigation details for the system from the point of connection
  - » Planting Plan to include the number, location, species and size of all plants. Development of planting details
  - » Preparation of landscape specifications for construction drawings described above in 1A-F
- Preparation of planting, irrigation plans and water calculations for review by appropriate local agencies for approval. Revisions to these documents to obtain approvals.
- Review and comment on the fine grading plan for consistency with design intent.
- Review of the Structural Engineer's documents for consistency with design intent.
- Review of the Lighting Designer's fixture cuts and details for coordination with landscape improvements.
- Review of the Mechanical/Electrical/Plumbing Engineer's documents for consistency with design intent.
- Review and coordination of project Water Feature Consultant on site water feature concepts. WEBB is not responsible for any waterproofing design or material.
- Preparation of materials, planting and irrigation plans for plan check submittal. One revision to the documents for approvals.
- The Consultant shall prepare complete specifications, including General Provisions (provided by the City), Special Conditions, Supplemental Special Conditions, Technical Specifications, and detailed Bidding Sheets including estimated costs.
- Specifications shall include a detailed anticipated sequence of work. Sequence of work shall include sequencing for all demolitions and abandonments of City facilities. Sequence of work shall include all construction phasing requirements as necessary for the proper construction of all proposed park facilities.
- Contract Documents, including detailed design plans and specifications, shall be prepared in accordance with the City of Beaumont Standards, Riverside County Transportation Department (RCTD) Road Improvement Standards & Specification, Riverside County Flood Control Standards, and the Standard Specifications for Public Works Construction, current edition.
- Plans shall be prepared consistent with NAD83 and NAVD88 survey standards.
- Coordinate with all local utilities and agencies including SCE, Beaumont Cherry Valley Water District, Riverside County Flood Control, gas, telephone, cable TV, etc., for utility locations. All existing and proposed utilities shall be identified on the plans. Locate, identify and show City facilities and appurtenances on the drawings, including storm drains, sewer lines, force mains, vaults, manholes, and other appurtenances. Final contract documents shall include a final electrical utility plan of service approved for construction.

- Provide all final detailed design calculations including hydrology calculations, structural calculations, calculations for equipment sizing and selection, etc.
- Prepare a detailed and itemized opinion of probable construction cost. Each design level submittal shall include an appropriate engineer's cost estimate.
- Prior to the 60% design submittal, the project team shall conduct a field review with plans in hand to review the proposed site improvements to determine the conditions of the surrounding environment, discuss pertinent project information, and develop a final opinion of possible impacts, mitigation measures, and alternatives. The Consultant's Project Manager and other appropriate members of the project team, accompanied by City Staff, shall participate in this effort. This field walk/review shall be repeated again prior to the 90% design submittal to confirm if any changes occurred during the design process and to ensure any changes are reflected on the final drawings.
- Conduct a focus meeting with City Staff at the 60% design level to review all architectural design details. The consultant should anticipate a minimum of eight to ten detailed renderings (photorealistic quality) to be provided to supplement the 60% architectural design review. The renderings will consist of bird's eye views and street views of the park and the various proposed facilities, including representative landscaping. Comments from the 60% architectural design review will be incorporated into the final design.

**Meetings:** Client Construction Drawing Coordination Presentations (1)

**Deliverables:**

- 60% Construction Document Drawing Package
- 90% Construction Document Drawing Package
- 100% Construction Document Drawing Package for Permitting Plan Check

# Section J. Project Schedule

Task Name	Duration	Start	Finish
<b>Stewart Park</b>	<b>190 days</b>	<b>Mon 3/21/22</b>	<b>Fri 12/9/22</b>
<b>Task 1 - Project Management</b>	<b>190 days</b>	<b>Mon 3/21/22</b>	<b>Fri 12/9/22</b>
Kick off meeting	1 day		
Project Schedule	1 day		
weekly meetings (32) and minutes	128 days		
agency coordination	128 days		
design review	128 days		
Constructibility review	2 days		
other management items	128 days		
<b>Task 2 - Data Gathering and Analysis</b>	<b>30 days</b>	<b>Mon 3/21/22</b>	<b>Fri 4/29/22</b>
Gather info on previous planning efforts	5 days		
Field visits/inquiries-utilities, geologic, environmental, constraints	2 days		
Aquire mapping, record drawings	30 days		
Compile base mapping and jurisdictional limits	30 days		
Review conditions and best ways to integrate new facilities	30 days		
Review/coordinate Edison and BCVWD service needs	30 days		
Collect citizen input through online surveys	15 days		
Complete independent review (see RFP)	10 days		
Meet with City staff with results	0.25 days		
<b>Task 3 - Investigations</b>	<b>30 days</b>	<b>Mon 3/21/22</b>	<b>Fri 4/29/22</b>
Topo Survey	30 days		
Define potholing	2 days		
Geotech investigation	30 days		
Hydrological assessment	30 days		
<b>Task 4 - Environmental Services</b>	<b>30 days</b>	<b>Mon 3/21/22</b>	<b>Fri 4/29/22</b>
work to meet CEQA requirements (see RFP)	30 days		
<b>Task 5 - Preliminary Design</b>	<b>126 days</b>	<b>Mon 4/25/22</b>	<b>Mon 10/17/22</b>
Preparation of 3 design alternatives	40 days		
Preparation of inspirational image board	5 days		
Preparation of digital montages	5 days		
Preparation of site lighting concepts	3 days		
Prepare report of existing plant material	1 day		
Preparation of site grading concepts	20 days		

Task Name	Duration	Start	Finish
Preliminary opinion of probable costs	1 day		
Revise Schematic design	15 days		
Final Schematic design	10 days		
Develop preliminary materials/construction plan	20 days		
Material presentation of site features	2 days		
DD planting plan	20 days		
DD irrigation plan	20 days		
DD Layout plan	10 days		
Preliminary Grading plan	20 days		
<b>Task 6 - Property, Easement and Right-of-way Support</b>	<b>30 days</b>	<b>Mon 3/21/22</b>	<b>Fri 4/29/22</b>
pull preliminary title reports	2 days		
Verify 9th and 10th street vacation	2 days		
provide utility easements	4 days		
Merge 3 parcels into one.	4 days		
final boundary survey	1 day		
<b>Task 7 - Jurisdictional Coordination</b>	<b>30 days</b>	<b>Mon 4/25/22</b>	<b>Fri 6/3/22</b>
Coordination with SCE	30 days		
Coordination with BCVWD	30 days		
<b>Task 8 - SCE Electrical Plan of Service</b>	<b>10 days</b>	<b>Mon 4/25/22</b>	<b>Fri 5/6/22</b>
Obtain electrical plan of service	10 days		
<b>Task 9 - Beaumont Cherry Valley Water District (BCVWD) Plan of Service</b>	<b>10 days</b>	<b>Mon 4/25/22</b>	<b>Fri 5/6/22</b>
obtain water service plan	10 days		
<b>Task 10 - Final Design and Contract Documents</b>	<b>40 days</b>	<b>Mon 10/17/22</b>	<b>Fri 12/9/22</b>
Demolition plan	3 days		
Layout plan	3 days		
Construction plan	15 days		
Construction details	20 days		
Irrigation plan	8 days		
Planting plan	10 days		
Specifications	2 days		
Submittal and revisions 60% including field review	10 days		
Submittal and revisions 90%	8 days		
Structural plans and calcs	1 day		
Final Submittal	1 day		



# Section K. Cost Proposal

Per the RFP requirements, the Cost Proposal has been submitted in a separate sealed envelope.

# Section L. Additional Information

WEBB has no additional information to add to this submittal.



# Section M. Insurances

Below is a sample COI, upon project award, WEBB will provide a completed COI with all required coverages for the project.

ALBEAWE-01 KLAUTERJUNG

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0757776 HUB International Insurance Services Inc. PO Box 5345 Riverside, CA 92517	CONTACT NAME: <b>Kristie Koehrer</b> PHONE (A/C, No, Ext): <b>(951) 779-8558</b> FAX (A/C, No): E-MAIL ADDRESS: <b>Kristie.Koehrer@hubinternational.com</b>
INSURED  <b>Albert A. Webb Associates</b> 3788 McCray Street Riverside, CA 92506	INSURER(S) AFFORDING COVERAGE INSURER A : <b>Travelers Property Casualty Company of America</b> <b>25674</b> INSURER B : <b>Lexington Insurance Company</b> <b>19437</b> INSURER C : INSURER D : INSURER E : INSURER F :

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$0 Deductible	X	6305456P929TIL18	02/01/2018	02/01/2021	EACH OCCURRENCE \$ <b>1,000,000</b>
						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b>
						MED EXP (Any one person) \$ <b>5,000</b>
						PERSONAL & ADV INJURY \$ <b>1,000,000</b>
						GENERAL AGGREGATE \$ <b>2,000,000</b>
						PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	BA5456P92918CAG	02/01/2018	02/01/2021	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b>
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ <b>0</b>		CUP9H48683618	02/01/2018	02/01/2021	EACH OCCURRENCE \$ <b>1,000,000</b>
						AGGREGATE \$ <b>1,000,000</b>
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	X UB4J64817818	09/01/2018	09/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
						E.L. EACH ACCIDENT \$ <b>1,000,000</b>
						E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b>
						E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>
B	Professional Liab.		031711122	08/08/2018	08/08/2020	Ded \$150k/EaClaim 1M <b>2,000,000</b>

**CERTIFICATE HOLDER**

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**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE