

A L B E R T A .

WEBB

A S S O C I A T E S



Statement of Qualifications for

**CENTRAL PARK
ARCHITECTURAL AND
ENGINEERING DESIGN
SERVICES PROJECT**

May 1, 2023



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Section A

Cover Letter

May 1, 2023

City of Coachella
53462 Enterprise Way
Coachella, CA 92236
ATTN: Maritza Martinez



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

RE: Request for Qualifications for Central Park Architectural and Engineering Design Services Project

Dear Ms. Martinez:

Enclosed is Albert A. Webb Associates' (WEBB) response to the City of Coachella's (City) Request for Qualifications for the Central Park Architectural and Engineering Design Services Project. Our proposal reflects an experienced technical team who is strong in all consulting services required for your revitalization project. WEBB's Team of landscape architects and landscape designers are embedded with the engineering services of our firm which allows us to understand the various technical aspects of what it takes to get projects processed, designed, and constructed. Our landscape architects also have extensive experience with engaging communities in the design process of important projects. While it is no secret that political and stakeholder buy-in is key to the success of a project, beauty is often the expectation of the landscape architect's touch. We bring acceptance, functionality, and longevity as well.

We understand the City is seeking architectural, landscape architectural, and engineering services in the development of Central Park, including landscaping design of the park, design of the buildings and site amenities, irrigation design, park lighting design and support infrastructure to create an interactive, artistic, and appealing environment.

The City requires a responsive professional consulting firm who possesses the experience and resources needed to achieve their goals and objectives. WEBB has provided professional consulting services for public and private sector clients for more than 75 years and recognizes the importance of maintaining a close relationship with our clients. WEBB would like to illustrate to the City what makes us the absolute correct choice for your projects.

- WEBB understands the requirements and scope of the City's project
- Available resources dedicated to meeting all of the City's needs
- All of our team members are invested in providing the City work products to achieve your goals. Our team prides themselves on customer service through effective coordination and communication on all projects
- References who appreciate WEBB's efforts meeting their needs and providing efficient and effective services in a timely manner
- Creative ideas to perform the required services in a cost effective manner, thereby reducing the time and effort required by City Staff

On behalf of our entire project team, I would like to thank the City of Coachella for this opportunity to submit our proposal. **Brian Knoll, PE**, has the ability to contractually bind the firm while **Jeff Hutchins, PLA, ASLA**, Landscape Architecture Manager, will be your contact and is authorized to make representations for WEBB. If you have any questions regarding our proposal, please contact me directly at 951.248.4281, or by email at jeff.hutchins@webbassociates.com.

Sincerely,



Jeff Hutchins, PLA, ASLA
Landscape Architecture Manager
jeff.hutchins@webbassociates.com
3788 McCray Street, Riverside, CA 92506
T: 951.248.4281 / F: 951.788.1256
www.webbassociates.com




Brian Knoll, PE
Chief Operations Officer
brian.knoll@webbassociates.com

WEBB acknowledges Addendum No. 1, dated April 18, 2023, and Addendum No.2, dated April 19, 2023. Signed acknowledgment forms can be found in the following pages.

The Bidder is hereby notified; Addendum No. 1 must be acknowledged as stipulated under Section "INSTRUCTIONS TO BIDDERS", ADDENDA OR BULLETINS, and submitted as part of the Bid. Failure to do so shall result in the City designating said bid as "Non-Responsive".

APPROVED:



Maritza Martinez
Public Works Director

BIDDER ACKNOWLEDGMENT:



Signature acknowledging receipt of Addendum No. 1

Jeff Hutchins, PLA, ASLA May 1, 2023

Printed Name & Date

Albert A. Webb Associates
Company

END OF ADDENDUM No. 1

This addendum No. 1 shall be signed by the Bidder and returned together with the Bidder's sealed Bid Proposal.



City of Coachella
53-462 Enterprise Way, Coachella, California 92236

Phone (760) 501-8100 www.coachella.org

DATE: April 19, 2023

To: All Prospective bidders
Re: Request for Qualifications for Central Park Architectural and Engineering Design Services Project No. P-31

ADDENDUM No. 2

- Proposals Due Date Amended
 - Proposals will be due and must be received no later than 5pm Monday, May 1, 2023 at the office of :
 - City of Coachella
 - 53462 Enterprise Way
 - Coachella, CA 92236
 - Attn: Maritza Martinez

The Bidder is hereby notified; Addendum No. 2 must be acknowledged as stipulated under Section "INSTRUCTIONS TO BIDDERS", ADDENDA OR BULLETINS, and submitted as part of the Bid. Failure to do so shall result in the City designating said bid as "Non-Responsive".

APPROVED:

Maritza Martinez
Public Works Director

BIDDER ACKNOWLEDGMENT:

Signature acknowledging receipt of Addendum No. 2

Jeff Hutchins, PLA, ASLA May 1, 2023
Printed Name & Date

Albert A. Webb Associates
Company

END OF ADDENDUM No. 2

This addendum No. 2 shall be signed by the Bidder and returned together with the Bidder's sealed Bid Proposal.

ADDENDUM No. 2

Section B

Statement of Qualifications

Executive Summary

WEBB is eager to collaborate with the City to provide engineering assessment and design services. WEBB's Team has the technical expertise, resources, knowledge, and most importantly, the commitment to complete your projects on-time and within budget.

Firm Background

- Long-standing financially stable civil engineering and planning firm since 1945
- Over 170 associates and the in-house expertise to address all client needs
- Multiple disciplinary firm capable of providing all required services

Experience and References

- Strive to reach client's goals for each project and responsive to client requests and needs
- Recent and current projects of similar scope to the City's project examples
- Superior quality work, integrity, and long-standing client relationships

Project Team

- Key personnel will be available as proposed for the duration of your project
- Project teams working together on similar projects from our corporate office

Work Plan

- Understanding the overall project and required scope of services
- Quality control embedded in every stage of project development
- Assignment of highly qualified project manager and resources to complete the project

Project Schedules

- Determination of project's critical path and allocating resources to complete project on time
- Creating a summary schedule to evaluate cumulative impact to WEBB and City resources
- Close coordination and communication is a fundamental principle to maintaining the project time frame

Project Management

At project kick-off, **Jeff Hutchins, PLA, ASLA**, our selected Project Manager, and the WEBB Team will meet with the City's project manager to review the proposed project descriptions, budget, and schedule along with lessons learned on similar projects. We will use this information to prepare a draft scope of work and schedule for City review. WEBB understands the need for strong project management requiring little to no oversight. Jeff has extensive experience since

the mid-90's providing complete design services for a variety of projects ranging from 300-acre stadium developments, to neighborhood parks and trails. Working with neighborhood groups to city officials is essential to facilitate the design and construction process.

Schedule Management

WEBB understands the importance meeting delivery dates for the City's project. To increase coordination on this front, a preliminary schedule will be prepared, provided, and discussed. The baseline schedule will be monitored and tracked weekly by our project manager to maintain the project milestones and manage critical path items. A tracking schedule will be provided with monthly updates and all schedule variances identified. Actions required to correct schedule deviations will be developed and implemented by the team. WEBB understands situations may arise within the life of a project that will affect the schedule. Therefore, it is vital to proactively identify these situations and mitigate them before they have a significant impact.

Special Projects

WEBB can help initiate and assess special City project costs by providing alternatives to increase the value of the budget. We have actively provided preliminary concepts for a variety of projects to either apply for grants or obtain initial construction budgets.

Communication Plan and Management

Communication between all team members and the City is critical to project success. The communication plan will be prepared prior to project initiation to confirm point of contact for the circulation of plan check comments.

Quality Management Plan (QMP)

WEBB established an extensive in-house Quality Assurance/Quality Control (QA/QC) Program that all project managers must conform to for all of our projects. This program is overseen by our vice presidents, who monitor our project manager's compliance.

Qualifications and Experience

Albert A. Webb Associates (WEBB), a **Corporation**, has consistently provided civil engineering services to public sector clients throughout California since 1945. **(78 years)** 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 180 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 Planning & Entitlement
- Land Development Engineering
- Traffic and Transportation Engineering
- Environmental Services
- Biological Resources
- 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
- Scott Hildebrandt, PE - Chief Strategy Officer
- Todd Smith - Chief Financial Officer
- Sam Gershon, RCE - Senior Vice President
- Bruce Davis, PE - Senior Vice President
- Dilesh Sheth, PE, TE - Senior Vice President
- Stephanie Standerfer - Vice President
- Jason Ardery, PE, TE, LLS, CPESC, QSD - Vice President
- Joseph Caldwell, PE, CPESC, CPSWQ - Practice Area Leader
- Emily Webb, J.D. - Senior Land Use and Entitlement Specialist

Firm Specifics

1945

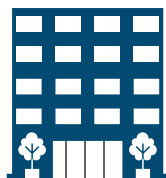
Founding Year

180

Number of Employees

60+

Professional Licenses



Corporate Headquarters:

3788 McCray Street
Riverside, CA 92506
951.686.1070



Murrieta:

41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070

Project Team

WEBB has a variety of sub-consultants to fortify our project team. WEBB will supplement when necessary to create a strong team approach for the City’s project. Key personnel will be available to the extent proposed for the duration of the project, and no person designated as “key” to the contract shall be removed or replaced without the prior written concurrence of the City



Principal-In-Charge and Contract Manager
Brian Knoll, PE
Chief Operations Officer
 C 65690

Program Manager
Jeff Hutchins, PLA, ASLA
Manager, Landscape Architecture
 PLA 3815

Project Manager
Nicole Volpe, PLA, ASLA
Associate Landscape Architect
 PLA 6436

TECHNICAL TEAM

Project Support

Guillermo Gonzalez, PLA
Landscape Architect
 PLA 6294

Daniel Gonzalez
Landscape Designer

Jessie Correa, PLA
Landscape Architect
 PLA 6840

Joseph Chang
Landscape Designer

ADDITIONAL IN-HOUSE RESOURCES

Civil Engineering
Jennifer Gillen, PE
Director, Land Development Engineering
 C71566

Land Survey & Mapping
Michael Johnson, LLS
Land Survey Practice Area Leader
 LLS7673

Transportation Engineering
Dilesh Sheth, PE
Senior Vice President, Traffic and Transportation
 C65078

Construction Support
Reed Chilton, PE, QSD
Director, Construction Management and Inspection
 C83827

SUBCONSULTANTS

Architecture
 IS Architecture

Geotechnical
 Geocor

Structural Engineering
 IDG Structural Engineering

Electrical Engineering
 Salas O'Brien

Project Management Overview



Jeff Hutchins, PLA, ASLA
Manager, Landscape Architecture



Nicole Volpe, PLA, ASLA
Associate Landscape Architect

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 City's goals and expectations for their project. WEBB has a team of professionals that will deliver these key elements to your projects. The assembled team has a long history of working together, which increases communication and efficiency when managing projects for the City.

Jeff Hutchins, PLA, ASLA, will serve as Program Manager and will be the City's primary point-of-contact. **Nicole Volpe, PLA, ASLA**, will be Project Manager for the City's project. The client sponsor is responsible for ensuring customer service needs are met including on time performance, response to inquiries, adequate staffing, etc. Jeff has over 30 years of experience working on multiple public agency projects throughout Southern California. That public agency experience includes design, on-call services, plan check services, design review services, and design guidelines for the County of Los Angeles, and the cities of Los Angeles, San Gabriel, San Dimas, La Verne, and West Covina. Jeff also 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 projects. 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.



Jeff Hutchins, PLA, ASLA

Manager, Landscape Architecture

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. He oversaw the construction of some of the most visible projects, including SoFi Stadium (Lake Park), Dodger Stadium, Hillcrest Park, Vista Hermosa Park, Los Angeles River Greenway Trail, Ishihara Park, and several stormwater 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 stormwater design at PALAPA, an annual assembly of stormwater 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.

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,

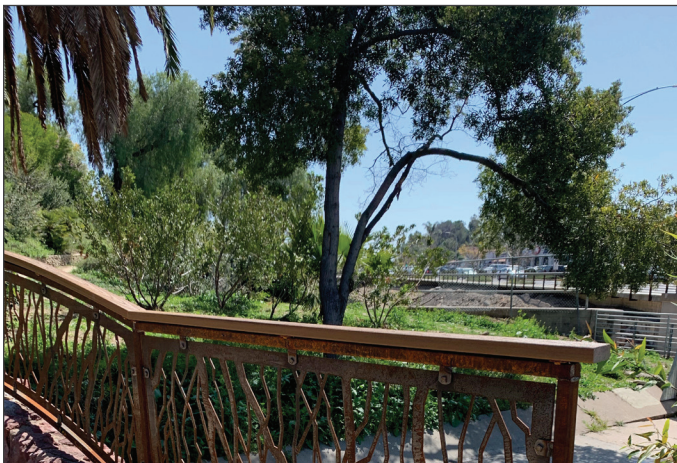
Member & Past Advisory Board

UCLA Landscape Architecture Extension,
Past Advisory Board

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.

Relevant Projects

- Green Valley Park, City of Perris
- Baldwin Hills Greening Study, City of Baldwin Hills
- Western Gage Median Park, Los Angeles Neighborhood Initiative
- Vista Hermosa Park, Mountains Recreation and Conservation Authority
- Hillcrest Park Master Plan, City of Fullerton
- Hillcrest Park Great Lawn, City of Fullerton
- Hillcrest Park Duck Pond, City of Fullerton
- Korean War Memorial-Hillcrest Park Duck Pond, City of Fullerton
- Hillcrest Park Sports Park Stairway, City of Fullerton
- LA River Greenway Sepulveda to Kester, City of Los Angeles



Jeff Hutchins, PLA, ASLA

Manager, Landscape Architecture

Additional Detailed Project Experience



La Verne Fire Station #2, 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.



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 Architecture



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.



Nicole Volpe, PLA, ASLA

Associate Landscape Designer

Nicole Volpe, PLA, ASLA, is an Associate Landscape Designer with WEBB’s Landscape Architecture Department. Nicole has a range of experience that has given her perspective on many aspects of the progression and development process.

REGISTRATIONS

Registered Landscape Architect
PLA 6436(CA)

EDUCATION

BS, Landscape Architecture
University of Guelph,

AFFILIATIONS

American Society of Landscape Architects
(ASLA)

- Western Gage Median Park Project, Los Angeles Neighborhood Initiative
- Demonstration Garden, Coachella Valley Water District
- Rancho Esperanza Cabin Feasibility Study and Preliminary Engineering, County of Riverside Parks Administration
- Green Valley Planning Area 25 Park in City of Perris
Raintree Investment Corporation
- Recycled Water Program Services - Irrigation Plan Check, Eastern Municipal Water District



Guillermo Gonzalez, PLA

Senior Landscape Architect

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.

REGISTRATIONS

Registered Landscape Architect LA6294 CA

EDUCATION

BS, Landscape Architecture
California Polytechnic University, Pomona

AFFILIATIONS

American Society of Landscape Architects
(ASLA)

- Department of Public Social Services, City of Coachella
- Recycled Water Program Services - Irrigation Plan Check, Easting Municipal Water District
- Rancho Esperanza Cabin Feasibility Study and Preliminary Engineering, County of Riverside Parks Administration
- Green Valley Planning Area 25 Park in City of Perris
Raintree Investment Corporation
- Barrington Basin & Recreational Area, City of Jurupa Valley
- Harvest Villages III, City of Jurupa Valley
- Goodman Commerce Center & Bridge, Goodman



Jessie Corea, PLA

Landscape Architect

Jessie Corea is a Landscape Architect with WEBB’s Landscape Architecture Department. Jessie’s experience includes developing conceptual landscape plans, graphic representations, and planting designs with both public and private clients. In addition to landscape plans, Jessie also provides general design development including 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.

REGISTRATIONS:

Registered Landscape Architect
PLA 6840 (CA)

EDUCATION

BS, Landscape Architecture
California Polytechnic University, Pomona

AA, Liberal Arts,
Chaffey Community College

- Recycled Water Program Services - Irrigation Plan Check, Eastern Municipal Water District
- Demonstration Garden, Coachella Valley Water District
- Rancho Esperanza Cabin Feasibility Study and Preliminary Engineering, County of Riverside Parks Administration
- Green Valley Planning Area 25 Park in City of Perris Raintree Investment Corporation
- Barrington Basin & Recreational Area, City of Jurupa Valley
- Harvest Villages III, City of Jurupa Valley



Daniel Gonzalez
Landscape Designer

EDUCATION
BS, Landscape Architecture
California Polytechnic University,
Pomona



Joseph Chang
Landscape Designer

EDUCATION
BS, Landscape Architecture
California Polytechnic University,
Pomona

Daniel Gonzalez and Joseph Chang are additional Landscape Team Members within WEBB’s Landscape Architecture Department. Collectively, their experience includes design for 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.



Jennifer Gillen, PE, QSD, QSP

Director, Land Development Engineering

Jennifer Gillen, PE, QSD, QSP, is the Director, Land Development Engineering and a Project Manager. Jennifer provides project management for both public and private projects including coordination among architects, engineers, biological and environmental consultants, developers, and various public agencies from design through construction. She is responsible for supervision, training, and work load management for engineers, designers, interns, and drafters. Her experience includes the preparation of plans, details, and specifications for grading, street, traffic control, sewer, domestic water, recycled water, and storm drain improvements for education/institutional, public, commercial, and residential developments. She also has knowledge and experience with sewer collection systems and lift stations as well as extensive experience with design and construction detailing of flood control facilities, including surface and underground detention and retention systems, underground storm drain pipe, box culverts, channels, and hydraulic control and dissipation structures.

REGISTRATIONS

Registered Civil Engineer C 71566 (CA)

EDUCATION

BS, Civil Engineering
California State Polytechnic University,
Pomona

CERTIFICATIONS

Qualified SWPPP Developer/Practitioner
(QSD/QSP) 00129

AFFILIATIONS

American Society of Civil Engineers, (ASCE)

School of Medicine - University of California, Riverside - Jennifer served as the Project Manager providing final engineering services for this design-bid-build project for the The University of California, Riverside (UCR) which planned to construct the School of Medicine Education Building II (SOM II), a new facility designed to support the academic and programmatic mission of the UCR School of Medicine. The proposed building is expected to provide up to 55,000 assignable square feet within approximately 85,000 gross square feet, offering adequate space for current needs and future expansion. The project included instruction and instructional support spaces, student support and study facilities, and academic and administrative offices and support spaces.

In addition to the new facility, the project will included substantial site development, landscaping, and infrastructure work, such as the creation of a new plaza to unify the outdoor space between the new SOM Ed II, the existing SOM Ed I, Boyce Hall, and Scotty's Market. The project involved the relocation of an existing generator and its related components, the existing SOM modular building, and the development of a code compliant fire lane and service access. The site development and infrastructure work will also enhance the overall campus experience, creating a unified outdoor space and improving accessibility and safety.

Menifee Medical Plaza, Menifee - Jennifer served as the project manager for the 30,000± square foot, two-story Medical Office Building located within the Menifee Town Center Specific Plan. The project required the preparation of conceptual grading, drainage, and water quality exhibits in conformance with the City of Menifee standards and design requirements as listed in their Application for Land Use and Development.

Fremont Elementary School - Riverside Unified School District - Jennifer served as the Project Manager providing civil engineering services related to the modernization of Fremont Elementary School. The project also included the addition of a new

Jennifer Gillen, PE, QSD, QSP

Director, Land Development Engineering

classroom building and play area. WEBB's scope of work for this project included on-site utility plans, precise grading, erosion control, on-site drainage plans, Water Quality Management Plans, and construction administration services.

Highgrove Elementary School Modernization and Addition Project, Riverside Unified School District (RUSD) - Jennifer served as the Project Manager providing civil engineering services for RUSD. The WEBB Team designed recommendations to comply with applicable codes and submittal to the Division of the State Architect (DSA), calculations, and supported documentation required for DSA approval on the design of a new two-story, 12-room classroom building, and the design of a new kinder play area.

North Park Elementary School, San Bernardino Unified School District (SBCUSD) - Jennifer served as the Project Manager providing civil engineering services to SBCUSD. The WEBB Team designed an administration addition 2,250-SF building, provided modernization of an existing administration 1,290-SF building, and provided miscellaneous upgrades throughout an existing 36,675-SF building.

Mead Valley Library, Riverside County - Jennifer served as the Principal Engineer for site design services related to the development of a 22,000 sq. ft. Library located in the unincorporated community of Mead Valley in Riverside County. The LEED Certified project includes a community room, break room, reading rooms, photovoltaic system, amphitheater, landscaping, parking, and street improvements including curb, gutter, sidewalk and paving. During the design phase there was concern about how to place all of the required amenities within the small site. Thru site design and the use of permeable pavers for the parking lot, the useable space of the site was maximized by putting storm water detention below the parking surface.

Riverside Aquatic Center, Riverside Community College District - Jennifer served as the Principal Engineer for the two-acre, state-of-the-art aquatic center located on the Riverside Community College District Campus in Riverside. The new Olympic sized, 65-meter competition swimming pool was constructed with an adjustable bulkhead allowing multiple uses simultaneously. The project included high-diving platforms, spectator bleachers, a pool equipment and storage building, and ADA accessible parking. The main aquatics building provides a formal entry to the facilities and includes new restrooms, men's and women's locker rooms, and offices for the coaches and staff. The site design included precise grading, storm drainage, parking lot design, and utility design for domestic water, sanitary sewer, and fire main services. A unique feature of the project is the extensive concrete caissons that were required under the pool and buildings due to poor soil conditions.

California State University San Marcos Public Safety Facility – Jennifer served as the Project Engineer providing civil engineering, surveying, and landscape architecture for this 1.5-acre project consisting of a new public safety building, secured parking with custody drop-off area, and public plaza area with seating. The project was designed to achieve LEED Gold certification from the U.S. Green Building Council.

Placentia-Yorba Linda Unified School District – Jennifer served as the Project Engineer providing civil engineering and landscape architecture services for the Esperanza High School Practice Gym, Esperanza High School Administration Building and Building 7 additions and remodel, El Dorado High School Practice Gym and adjacent Performing Arts Center, and Travis Ranch Middle School Food Services Building projects. Project tasks included conceptual studies and design, placement of proposed building, layout of proposed hardscape, landscaping, and utility infrastructure, ADA path of travel review and exhibit, Fire Authority access exhibit, preparation of construction documents for site and utility improvements, and processing with DSA for project approval.



Michael E. Johnson, LLS

Land Survey Practice Area Leader

Michael Johnson, LLS, is a Land Survey Practice Area Leader in 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.

SCE TRTP Segment 8, Chino Hills - Michael served as the land survey lead of the TRTP SEG 8 Chino Hills Project. WEBB's scope of work for this project was to provide the civil engineering work associated with undergrounding of the TRTP segment 8 transmission lines. The project was very complex and involved grading in hilly terrain, between houses, through parks, golf course and across many public roads. The project included many environmental constraints which WEBB incorporated into project plans and specifications by working closely with SCE environmental team and consultant.

The work included designing construction access roads along the 3.5 mile duct banks between two proposed transition stations generally located from just east of Pipeline Avenue to just west of Canon Lane in the City of Chino Hills. The purpose of the construction access road (width varied between 11.5- to 33.5-FT) was to facilitate excavation of duct banks trenches and installation of conduits. WEBB designed erosion control plans and measures associated with construction access roads to ensure no erosion or sediment flow into the natural drainages and streams. WEBB also designed the restoration and the permanent access road plans to be implemented right after the completion of duct banks construction to restore the ground surface as close to the pre-construction condition as possible.

REGISTRATIONS

Licensed Land Surveyor 7673 (CA)

EDUCATION

AS, Mathematics,
Riverside Community College

AFFILIATIONS

California Land Surveyors Association
(CLSA)

Michael E. Johnson, LLS

Land Survey Practice Area Leader

Archibald Avenue and Schleisman Road Ultimate Intersection Improvements, Eastvale – Michael served as the land survey lead for the Archibald Avenue and Schleisman Road Intersection Improvements to the ultimate design configuration per the General Plan. Archibald Avenue and Schleisman Road are both Urban Arterial roads with 152 FT ultimate right-of-way width typical sections. The design included expanded intersection widths to allow for right-turn pockets, dual left turn lanes in all directions, and raised medians. A new traffic signal and signing and striping was also designed and installed per Riverside County Standards. Existing SCE Poles along the west side of Archibald Avenue also had to be relocated to allow for the widening of Archibald Avenue. This was done through a Joint Use Agreement (JUA) between the County of Riverside and SCE since SCE had prior rights along this section of Archibald Avenue. Michael was responsible for the coordination of plans between three developers (Lewis, Richland, & Capital Pacific Homes), processing of Plans through the County of Riverside, and obtaining approvals for construction.

Case Road Sewer, Eastern Municipal Water District - Michael served as Land Surveyor on the WEBB Team that prepared the project feasibility study, which analyzed two different options. The first was the Beaumont option which expands and upgrades treatment at the City's WWTP. For this option three different WWTP configurations were evaluated. In addition, options were explored to dispose of waste brine from the advanced treatment system. The second option was to consolidate treatment with YVWD and deliver all wastewater flow there. For each option detailed cost estimates were developed taking into account capital cost and O&M costs. In the end the City Council selected the Beaumont option. The preliminary design includes the preparation of 20%-30% plans for both the WWTP expansion as well as a 23-mile brine disposal pipeline connecting to the IEBL in San Bernardino.

Dillon Road Water Main Replacement, Coachella Valley Water District - Michael provided Land Survey and Mapping Services for the WEBB Team responsible for designing a domestic water transmission main system providing a reliable water supply to District's service area located northeast of Sun City Palm Desert in Riverside County near the community of Indio Hills. Currently, this County service area, Improvement District 18, is an isolated pressure zone located near the end of the Sky Valley Domestic Water System, which has limited supply capacity between BS 04701 and R 4711. The approximately 4.2 mile alignment travels from BS 04701 located near the intersection of Dillon Road and Western Avenue to R 4711 which is 800-FT north of the intersection of 30th Avenue and Sunny Rock Road. Construction of the pipeline occurred on the north shoulder of Dillon Road to match the Phase 1 project.

Enchanted Heights Sewer System, Eastern Municipal Water District - Michael provided Land Survey and Mapping Services for the Enchanted Heights Sewer System Infrastructures Project. In order to provide a sewer collection system for 542 dwelling units located within the 170 acre Enchanted Heights area of Riverside County and City of Perris, WEBB prepared final engineering plans and specifications for a gravity collection system. This system included approximately 23,000-LF of 8-inch gravity pipe, 3,000-LF of 6-inch force main, and a new sanitary sewer lift station (Luckens). As part of this project, WEBB also upgraded the District's existing Diana Lift Station by installing a new emergency generator, upgrade MCC site access improvements, asphalt paving, and security fencing. WEBB completed an evaluation of three potential site locations to provide the District flexibility in handling affected property owners and acquiring the right-of-way for the proposed lift station.



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 C 14934 (NM)
Registered Traffic Engineer TE 2112 (CA)

EDUCATION

BS, Civil Engineering
University of Saurashtra Rajkot,
India

AFFILIATIONS

American Public Works Association (APWA),
Coachella Valley



Reed Chilton, PE, QSD

Director - Construction Management and Inspection

Reed Chilton, PE, QSD, is Director of WEBB's Construction Management and Inspection Department. Reed has worked on a variety of private and public projects and has established a strong foundation in the engineering and construction management profession. His project experience includes sewer lines, drainage facilities, water lines, recycled water lines, wastewater treatment facilities, dry utilities, street improvements, street lighting, traffic signals, and landscaping. Specifically, his involvement with these projects includes preparation of specifications and bid documents, contract management and administration, permitting, submittal and RFI review and coordination, leading meetings, field investigations, project documentation, review and approval of change orders and pay estimates, project close-out, and managing day-to-day needs for owners and contractors. Reed manages and schedules WEBB's Inspection Team.

REGISTRATIONS

Registered Civil Engineer C 83827 (CA)

EDUCATION

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

CERTIFICATIONS/TRAINING

Qualified SWPPP Developer (QSD) C83827

Construction Manager for the \$5.7M Rider Distribution Center 3. This project consisted of offsite Improvements project for IDI Logistics in the City of Perris. The project was led by the developer of multiple nearby distribution warehouses. The improvements included in the contract were reimbursable by RBBB funds through the City of Perris. The purpose of the project was to widen Rider Street to ultimate width, construct Redlands Avenue including storm drain improvements, and curb and gutter, sidewalk, parkway landscaping, medians, median landscaping, street lighting, and traffic signals. Construction coordination included the on-site builder, off-site underground utilities including EMWD recycled and domestic water, dry utility installation, and SCE transmission pole relocation. Scheduling work between all trades and contractors was critical to meeting aggressive deadlines.

Construction Manager for the \$8.5M Madison Street Improvement Project, City of Indio. This project consisted of widening Madison Street from Avenue 50 to Avenue 52 from a two-lane road to a four-lane road. This project included grading, over-excavation, asphalt paving, concrete construction, drainage installations, drywells, traffic signal installations, landscaping and irrigation, water relocations and upgrades, traffic control, surveying, conduit installation, pot-holing, and related work to widen to a four-lane road. Transmission power poles were required to be relocated during the project along with underground improvements for fiberoptic facilities. This project was located along the frontage of the Coachella Festival and Stagecoach concerts. WEBB coordinated with property owners, City of Indio, City of La Quinta, and concert schedules to provide safe access throughout the project.

Ione R. Stiegler, FAIA, NCARB
Principal Architect



Areas of Expertise

- Architecture
- Planning
- Built Environment Surveys
- Adobe and Earthen Architecture
- Secretary of Interior Professional Qualification Standards for History, Architectural History, Architecture, and Historic Architecture (36 CFR Part 61)

Years of Experience

- With IS Architecture: 34
- With Other Firms: 6

Education

- M. Architecture II, Tulane University, 1986
- M. Architecture I, Tulane University, 1983
- B. Architecture, Tulane University, 1983

Agency Experience

- UCSD
- City of San Diego
- Vista Water District
- City of Escondido
- City of San Juan Capistrano
- County of San Diego
- California Department of Parks and Recreation
- City and County of Riverside
- Caltrans District 11
- California High Speed Rail Authority
- Caltrain
- SANDAG
- SANBAG
- San Dieguito River Park / Joint Powers Authority
- University of Nevada, Reno
- National Park Service
- Federal Emergency Management Agency
- US Navy, NAVFAQ Region Southwest
- U.S. General Services Administration

Ione R. Stiegler, FAIA, NCARB, is the founder and Principal Architect for IS Architecture since 1989. Her practice includes working for a variety of clients including governmental, institutional, educational, and residential. The firm has completed projects for local, state, and federal agencies and park departments. Over the last 30-plus years, together with her studio, Ms. Stiegler has provided award-winning architectural services for her clients. The firm has garnered **over 80 national, state and local awards**.

In 2012, she was elevated to the **AIA College of Fellows**. AIA Fellows are recognized with AIA’s highest membership honor for their exceptional work and contributions to architecture and society. Architects who have made significant contributions to the profession and society and who exemplify architectural excellence can become a member of the College of Fellows. Only 3% of AIA members have this distinction.

Two years later, Ms. Stiegler’s firm was awarded the **2014 Distinguished Practice Award by the American Institute of Architects California Council**. This award started in 2008 and is only given to a single firm each year. The award recognizes significant contributions and accomplishments toward a specific building type or practice area. The award is given in recognition of a career of dedicated commitment to the built environment.

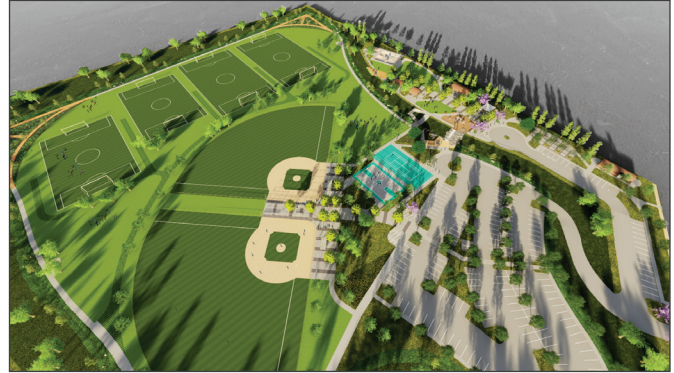
In addition, Ms. Stiegler is one of 130 worldwide expert members of the International Scientific Committee on Earthen Architecture, a committee of UNESCO/ICOMOS. She is one of a handful of members from the United States and has been honored with presenting her Earthen Architecture expertise nationally and internationally. She served as a UN Expert in consultation with a national park redevelopment in Saudi Arabia.

Park Experience

- Torrey Pines Lodge, Torrey Pines State Natural Reserve, San Diego
- Old Town San Diego State Historic Park, - Six Projects
- Los Peñasquitos Preserve, San Diego County Park – Three Projects
- Olin Bailey Earthen Structure, Anza-Borrego Desert State Park
- Guy and Margaret Fleming House, Torrey Pines State Natural Reserve, San Diego
- Rancho Guajome, San Diego County Park

Project Experience

GREEN VALLEY PARK CITY OF PERRIS



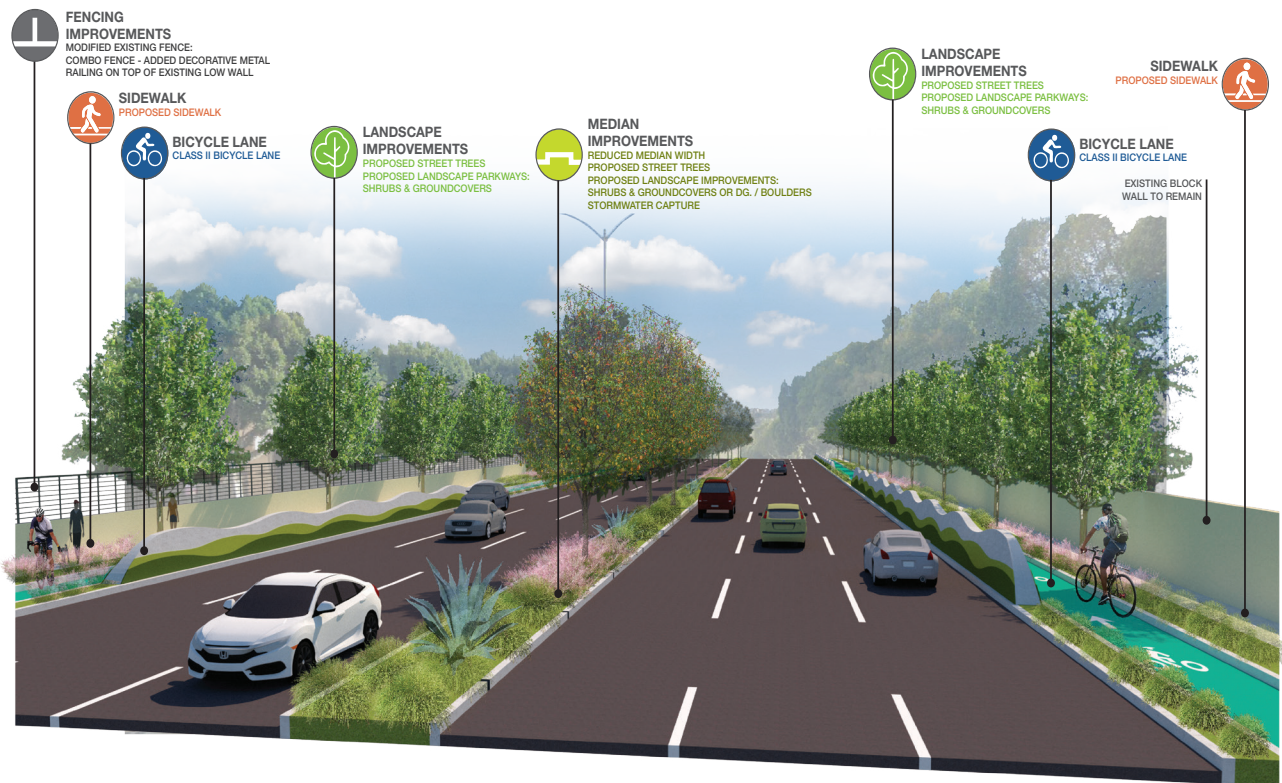
PROJECT DETAILS

- » **Firm's Role** Landscape Design and Planning Services
- » **Project Team** Jeff Hutchins, Guillermo Gonzalez
- » **Date Finished** April 2023
- » **Site Address** Green Valley Parkway
- » **Budget** \$1,037,600 (Contract Amount)
- » **Client/Owner** Rain Tree Investment Corporation, Matt Villalobos
- » **Client Contact** mvillalobos@raintree.us.com 858.500.6782

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.



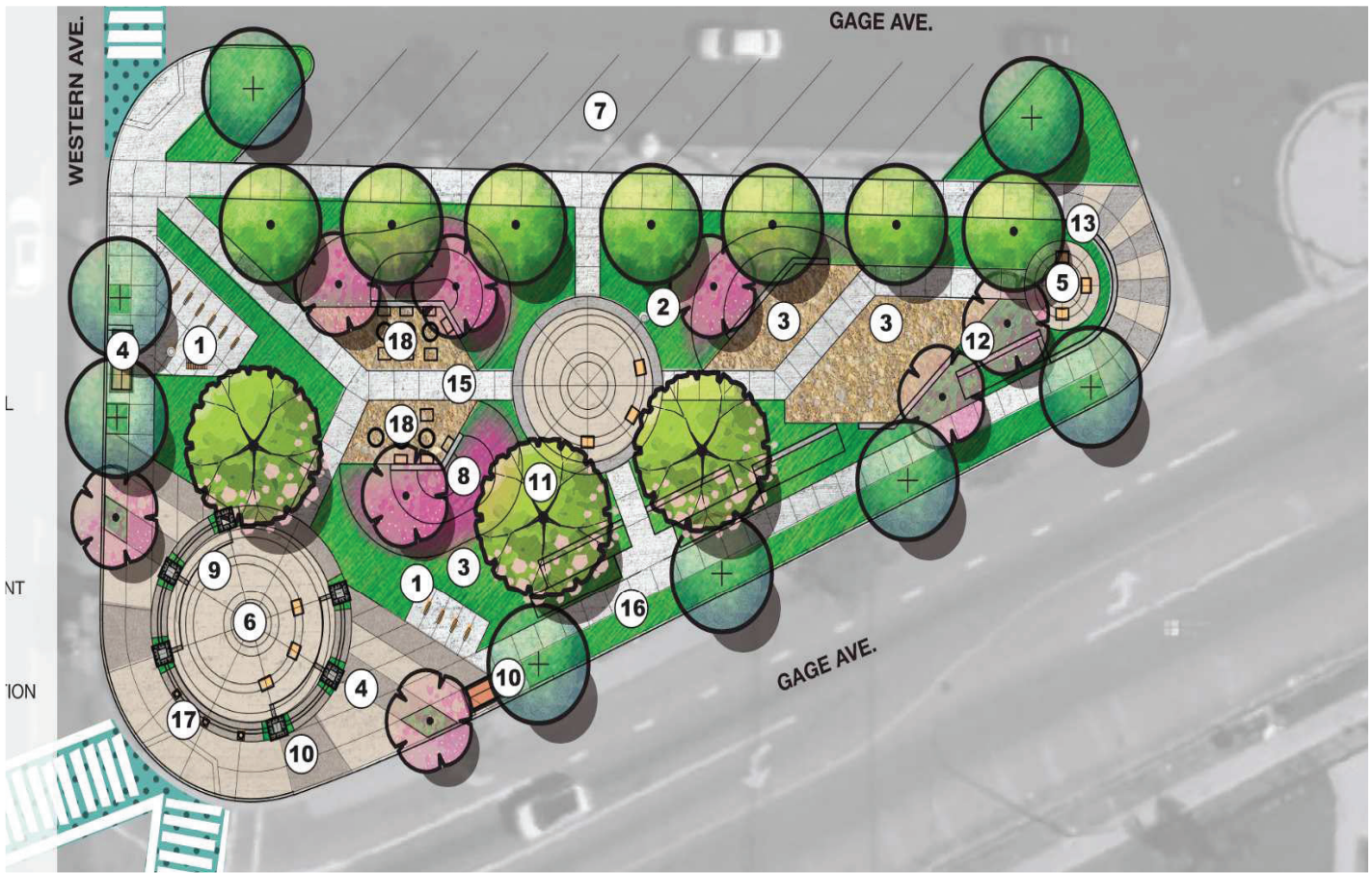
BALDWIN HILLS GREENING STUDY

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 seven 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 stormwater 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.

PROJECT DETAILS

- » **Firm's Role** Master Planning, Greening Study
- » **Project Team** Albert A. Webb Associates
- » **Date Finished** November 2021
- » **Site Address** Baldwin Hills from Stoddard to Obama
- » **Budget** \$33,000,000.00 (created projects)
- » **Client/Owner** LANI, Neighborhood of Baldwin Hills,
- Client Contact** Anna Apostolos
- » anna@lani.org
- » 213.627.1822



WESTERN GAGE MEDIAN PARK

CITY OF LOS ANGELES

The Western Gage Median Park project consists of transforming a 0.14-acre median lot into a re-imagined, vibrant neighborhood park. The median lot is located at the intersection of Western and Gage in the Canterbury Knolls area of South Los Angeles. The WEBB Team is working with the Los Angeles Neighborhood Initiative (LANI) to bring additional, accessible green space into a park-poor, densely populated urban community.

Requirements for the project have included:

- » Developing a working relationship with community stakeholders, specifically the Western Gage Median Park Project Steering Committee (PSC), a Project Team composed of city department representatives involved in the project, and LANI staff.
- » Leading a Walking Tour of the Project Site with the Western Gage Median Park PSC, Project Team, and LANI Staff.
- » Participating in PSC meetings and public community meetings to obtain input on project development.
- » Obtaining approval of plan check from the City of Los Angeles' appropriate departments, including Recreation and Parks, for construction documents.

PROJECT DETAILS

- » **Firm's Role** Landscape Design
- » **Project Team** Albert A. Webb Associates
- » **Date Finished** Currently under design
- » **Site Address** South Los Angeles
- » **Budget** \$1,592,066
- »

- » **Client/Owner** Los Angeles Neighborhood Initiative
- » **Client Contact** Anna Apostolos
anna@lani.org
213.627.1822

Evidence of Licensing



HUTCHINS, JEFFREY P

LICENSE NUMBER: [3815](#) **LICENSE TYPE:** LANDSCAPE ARCHITECT
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** SEPTEMBER 30, 2023
SECONDARY STATUS: N/A
CITY: SAN DIMAS **STATE:** CALIFORNIA **COUNTY:** LOS ANGELES **ZIP:** 91773



VOLPE, NICOLE CLARE

LICENSE NUMBER: [6436](#) **LICENSE TYPE:** LANDSCAPE ARCHITECT
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** MAY 31, 2024
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92506



GONZALEZ, GUILLERMO

LICENSE NUMBER: [6294](#) **LICENSE TYPE:** LANDSCAPE ARCHITECT
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** JUNE 30, 2024
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92508



COREA, JESSIE

LICENSE NUMBER: [6840](#) **LICENSE TYPE:** LANDSCAPE ARCHITECT
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** NOVEMBER 30, 2024
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92504



GILLEN, JENNIFER RENEE

LICENSE NUMBER: [71566](#) **LICENSE TYPE:** CIVIL ENGINEER
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** DECEMBER 31, 2023
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92506



JOHNSON, MICHAEL ERIC

LICENSE NUMBER: [7673](#) **LICENSE TYPE:** LAND SURVEYOR
LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** DECEMBER 31, 2024
SECONDARY STATUS: N/A
CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92506



SHETH, DILESH R

LICENSE NUMBER: [2112](#) **LICENSE TYPE:** TRAFFIC ENGINEERS

LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** JUNE 30, 2023

SECONDARY STATUS: N/A

CITY: RIVERSIDE **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92506



CHILTON, REED EARL

LICENSE NUMBER: [83827](#) **LICENSE TYPE:** CIVIL ENGINEER

LICENSE STATUS: CLEAR ⓘ **EXPIRATION DATE:** MARCH 31, 2025

SECONDARY STATUS: N/A

CITY: WINCHESTER **STATE:** CALIFORNIA **COUNTY:** RIVERSIDE **ZIP:** 92596



STIEGLER, IONE RUBENSTEIN

LICENSE NUMBER: [C 19425](#) **LICENSE TYPE:** ARCHITECT

LICENSE STATUS: CURRENT ⓘ **EXPIRATION DATE:** OCTOBER 31, 2023

SECONDARY STATUS: N/A

CITY: LA JOLLA **STATE:** CALIFORNIA **COUNTY:** SAN DIEGO **ZIP:** 92037

References

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.

<i>Title/Agency*</i>	<i>Contact Person</i>	<i>Phone Number</i>	<i>Project Size/Description</i>
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
Riverside County Regional Park and Open-Space District 4600 Crestmore Road Jurupa Valley, CA 92509 951-255-9513	Antone Pierucci, M.A. Bureau Chief- Planning, Development, and Interpretation	951.255.9513 apierucci@rivco.org	Esperanza Cabins Feasibility Study and Bridging Documents Landscape Architecture
Mountains Recreation Conservation Authority (MRCA) 900 S. Fremont Avenue Alhambra, CA 91803	Brian Baldauf Chief of Watershed Planning	323.221.9944 Ext. 190 brian.baldauf@mrca.ca.gov	Vista Hermosa Park Landscape Architecture
Raintree Investment Corporation 2753 Camino Capistrano A201 San Clemente, CA, 92672	Nick Johnson Project Manager	808.606.3560 nickjohnson@johnson-aviation.com	Green Valley Park Landscape Architecture
D.R. Horton 2280 Wardlow Circle Suite 100 Corona, CA 92880	Ryan LaVigne Project Manager	951.739.5413 rlavigne@drhorton.com	North Sky Park and developer common areas

Subconsultants

IS Architecture

Architects

IS Architecture is a nationally recognized, award-winning firm dedicated to the preservation and renewal of our built environment. Over the past 34 years, the firm has successfully guided hundreds of clients through complex highly technical and uniquely challenging projects. The firm's practice includes working for a variety of clients including governmental, institutional, educational, and residential. IS Architecture has extensive park experience. They have completed projects for local, state, and federal agencies and park departments. Over the last 30-plus years the firm has garnered over 80 national, state and local awards. IS Architecture park experience includes:

- Torrey Pines Lodge, Torrey Pines State Natural Reserve, San Diego
- Old Town San Diego State Historic Park, - Six Projects
- Los Peñasquitos Preserve, San Diego County Park – Three Projects
- Olin Bailey Earthen Structure, Anza-Borrego Desert State Park
- Guy and Margaret Fleming House, Torrey Pines State Natural Reserve, San Diego
- Rancho Guajome, San Diego County Park

Geocon

Geotechnical Analysis

Geocon has been providing geologic services throughout California for more than 48 years. Their services include seismic hazard analyses, subsurface fault, landslide, liquefaction, geotechnical investigations and assessments, geologic mapping, and geotechnical evaluation of levee stability. Geocon has been actively involved in determining methods and design necessary for slope stabilization, seepage, mitigation of collapsible soils, induced soil settlement, expansive soils, subsurface dewatering, and drainage. Geocon has experience with mining projects and will be able to provide expert opinions on the project's geotechnical reports.

IDG Structural Engineering

Structural Engineering

IDG Structural Engineering (IDG) brings a multidisciplinary sensibility to the task of engineering structures. Over the years, IDG has gained expertise in the design of manufacturing and testing facilities serving tech, aerospace and military clients. The firm as a whole, however, is built around serving multiple sectors including commercial, entertainment, healthcare, and multifamily. Additionally, IDG has performed seismic evaluations and retrofit designs of large-scale existing buildings and structures. IDG, since its inception, has relied on three-dimensional modeling using Autodesk Revit to produce construction documents. Revit allows them to work effectively within the BIM delivery system on design-build construction projects and to integrate with Navisworks and fabrication platforms.

Salas O'Brien

Electrical Engineering

Salas O'Brien (Salas) will provide electrical engineering services for the project. Salas helps clients in a variety of industries by providing mechanical and electrical engineering as well as consulting for district utilities, site planning, technology, fire protection, industrial process engineering, architecture, and more. Their specialized experience includes design for data centers, healthcare, science and technology, high-rise buildings, clean energy, education, and other building types.

Section C

Proposed Method to Accomplish the Work

Project Understanding

This is a 4.7 acre project in a residential neighborhood with excellent connection potential to the CV link. The CV Link is a multi-purpose trail on the west side of White-Water River, located approximately 700 feet from the easterly project boundary. The park is proposing a bike repair stand with a pump station, bike racks with shelter, and a touchless water-filling station. Providing a great connection between CV Link and the park is important.

We are proposing a Class I bike path on the north side of Avenue 52 between the street slope and the tire shop. We are also proposing a bend-out at Hernandez Street per CVAG's design guidelines.

It is the City's desire to create a park environment that is sensitive to the local ecosystem, appealing, interactive and artistic. We have put together a team that will accomplish these goals. Our main objective in park design is to create a space that is unique to the neighborhood it occupies. It is important in this day and age to design as assets rather than liabilities. We look into **opportunities for concessionaires** to provide a reason for the park to be a destination, such as a mom-and-pop café. The park should not only look appealing but be functional. The functionality starts with environmental applications such as **storm water management and wild life support**. Human elements that are not normally found in a park setting can be introduced to increase the park's value and rentability. The City's list of elements including furniture, decorative floor patterns, botanical community garden, pavilion event space, walking paths, splash pad, and ever so important shade structures, are the beginnings of a creative destination waiting to be discovered. The following will outline our method to reach the common goal.

“Our main objective in park design is to create a space that is unique to the neighborhood it occupies.”

Task 1 - Conduct Geotechnical Investigation and Prepare Report

- a) Conduct a preliminary site visit and prepare site documentation of observations.
- b) Attend project kick-off with Owner, Client, and other consultants to review project schedule, goals, and expectations.
- c) Prepare schematic sketch of design elements for Geotech basis for exploration.
- d) Perform geotechnical investigation.
- e) Preparation of final report.

Meetings:

- Site Visit
- Kick-Off Meeting
- Bi-Weekly Consultant Coordination Meetings via Teleconference (Up to two total)

Deliverables:

- Geotech Report

Task 2 - Design Phase

Task 2.1 Concept Design

- a) Review of site information including previous planning studies, site drawings, specific plans, Environmental

- Impact Report documents, etc.
- b) Utility Research and Coordination

We will obtain as-built plans from utility companies. We will add existing utilities to the base map. All utilities that may impact the Project will be plotted and noted on the plans.

 - We will prepare and submit the IID customer service application for the electrical services.
 - We will coordinate and monitor IID's design progress.
 - We will coordinate with the Gas Company for gas service to the park.
 - We will coordinate with Spectrum regarding communication service to the park.
- c) Preparation of four schematic design drawings for the project areas showing the layout of site elements. The drawings will include one illustrative plan for each concept and sections as required to convey the design intent and describe the proposed materials.
- d) Preparation of inspiration images to help convey the intent of the design.
- e) Preparation of digital montages to help convey the intent of the design.
- f) Meet with staff to refine four concepts into two concepts for public outreach.
- g) Prepare workshop public workshop flyer.
- h) Prepare fact sheet.
- i) Attend and present at public workshop to gain community input.
- j) Refine two concepts into one concept plan and present to City Staff for approval.
- k) Coordination with the architect and other consultants.

Task 2.2 Construction Document Phase

- a) Prepare concept grading plan.
- b) Prepare construction document set including demolition plan, fine grading plan, utility plan, street improvement plan, layout plan, construction materials plan, irrigation plan, lighting plan, planting plan and all associated details with each discipline.
- c) Submit 60% construction plan set, specifications, and engineer's cost estimate for review.
- d) Revise drawings per City review comments to 60% submittal.
- e) Submit 90% construction plan set, specifications, and engineer's cost estimate for review.
- f) Revise drawings per City review comments to 90% submittal.
- g) Submit final 100% construction plan set for bid.

Meetings:

- Bi-Weekly Consultant Coordination Meetings via Teleconference (Up to five total)
- Four Concept Presentation
- Two Concept Presentation to Workshop Participants
- Construction Document Kick-off Meeting

Deliverables:

- Four Concept Design Plan Illustratives
- Sections/Elevation Drawings (Up to eight total)
- 3D Renderings/Digital Montages (Up to two total)
- Inspiration Imagery of Materials
- Two Concept Design Plan Illustratives
- Final Concept Design Plan Illustrative
- 3D Renderings of Final Design (up to two total)
- 60%, 90%, and 100% Construction Documents including Specifications

Task 3 - Bidding and Negotiations

During bidding the Consultant will assist the Client in attempting to obtain bids and assure compliance with the Construction Documents. As a part of this work the Consultant may:

1. Review subcontractor's bids for general conformance with the scope of work. It remains the responsibility of the contractor to prepare a full and complete bid for the work.
2. Respond to Requests for Information (RFI's) during the bidding process.
3. Issue Addenda drawings as required.
4. Attendance at one meeting with proposed bidders.

Task 4 - Construction Administration

During construction the Consultant will assist the Architect in attempting to assure compliance with the construction documents and address problems that may emerge during construction. As a part of this work the Consultant may:

1. Attend a preconstruction meeting with the selected contractor or sub-contractors.
2. Review and respond to product and material submittals and shop drawings.
3. Respond to Requests For Information (RFI's).
4. Review applications for change orders and contractor's progress payments.
5. Approve the plant material through photos for conformance to the specifications.
6. Conduct one tree nursery visit. Trees selected by Consultant are based on form, size, species, and character and not inspected for overall health.
7. Provide a maximum of 15 site visits during the landscape construction phase to determine whether the construction of site elements and installation of the planting and irrigation are proceeding in accordance with the Consultant's design intent and the contract documents.
8. Prepare site visit report of Consultant's observations of the progress of the landscape construction. On the basis of observations at the site the Consultant may recommend rejection of work for failure to conform to the contract documents.
9. Provide project walk through following construction and develop a punch list for project completion.
10. Transfer as-built redlines to final record drawings.
11. Submit signed mylars as record drawings.

Task 5 - Project Management

Project management will be billed on a time and materials basis. This Task includes any unforeseen meetings, and project coordination.

Task 6 - OPTIONAL SERVICES - Survey & Mapping

The field topography will cover the limits shown in red in Exhibit 1, and boundary survey will be for APNs 763-412-001, -040, &-041. Cost for obtaining title reports is not included, and the boundary survey will be for identifying and locating property lines only for APNs 763-412-001, -040, &-041. Plotting of any easements is not included.



Exhibit 1

Task 6.1 Field Topographic Survey

- a) Field locate and survey existing benchmarks and establish survey datum for the project. Vertical datum shall be based on the North America Vertical Datum of 1988.
- b) Conduct a field topographic survey of the existing ground surface data and features, perimeter of the property, bottom of fence/wall elevations, along with a 50-FT x 50-FT grid of the project site including, grade breaks, flowlines, concrete ditches, existing utility features (poles, fire hydrants, etc.), driveways, fences, gates, and other above-ground visible appurtenances within the limits of work depicted in red in Exhibit 1 above.
- c) Process and draft field topography data and prepare electronic CAD files for the existing ground surface (FT file) and Civil 3D existing surface (TO) file for design teams use.

Task 6.2 Boundary Survey

- a) Utilizing existing grant deeds for APNs 763-412-001, -040, &-041, research and compile available reference materials pertaining to the property, including reference Record Maps, Corner Records, and Tie Sheets available from public records research.
- b) Perform field survey to locate and recover existing survey monuments and establish survey control for the project. Horizontal control datum and basis of bearings shall be based on the California State Plane Coordinate System, NAD83, Zone 6.
- c) Prepare a boundary survey to establish the existing property lines based on existing grant deeds for

Section D

Certification of Proposal

The undersigned hereby submits its proposal and, by doing so, agrees to furnish services to the City in accordance with the Request for Qualifications (RFQ), and to be bound by the terms and conditions of the RFQ.

Section E

Cost Proposal

The fees listed below reflect a fully custom park with full architectural and structural engineering services. Should the City decide to move towards prefabricated buildings or structures, the fees will be negotiated downwards

Item	Description	Jeff Hutchins	Jessie Corea	Daniel Gonzalez	Guillermo Gonzalez	Deborah Saulina	Jennifer Gillen	Roberto Huizar	Dilesh Sheth	Eric Lewis	Myung Choo	Nezar Ayoub	Total Hours	Subtotal - Labor	Sub-consultant budget	Expenses	Total/task ¹
	Billout Rate	\$ 250	\$ 142	\$ 142	\$ 189	\$ 157	\$ 302	\$ 189	\$ 302	\$ 287	\$ 287	\$ 189					
	Task 1 - Geotech investigation and report	12	28			57	1		20			12	130	\$ 24,535	\$ 31,677	\$ -	\$ 56,212
	Task 2 - Design Phase	213	290	490	17	14	234	798	14	19	24	98	2211	\$ 426,002	\$ 205,816	\$ -	\$ 631,818
	Task 3 - Bid Phase	9	8										17	\$ 3,386	\$ -	\$ -	\$ 3,386
	Task 4 - Construction Phase Support T&M	66	96	28		2	10	10					212	\$ 39,332	\$ 70,932	\$ 3,000	\$ 113,264
	Task 5 - Project Management T&M	40	24										64	\$ 13,408	\$ -	\$ -	\$ 13,408
	Task 6 - OPTIONAL: Survey													\$ 15,700	\$ -	\$ -	\$ 15,700
	Task 7 - Expenses													\$ -	\$ -	\$ 5,100	\$ 5,100
	Total	340	446	518	17	73	245	808	34	19	24	110	2634	\$ 522,363	\$ 308,424	\$ 8,100	\$ 838,888

1. Rounded to the nearest \$1.