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**WEBB**  
ASSOCIATES



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Proposal to Provide Professional Engineering and Landscape Architectural Services for

# COACHELLA ACTIVE TRANSPORTATION AND URBAN GREENING PROJECTS

**February 12, 2026**

Prepared for:  
**City of Coachella**

3788 McCray Street  
Riverside, CA 92506

951.686.1070

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# 1. LETTER OF TRANSMITTAL

February 12, 2026

Brianna Greenwood, Senior Civil Engineer  
City of Coachella  
53990 Enterprise Way  
Coachella, CA 92236



## RE: PROPOSAL FOR COACHELLA ACTIVE TRANSPORTATION AND URBAN GREENING PROJECTS

Dear Ms. Greenwood,

Thoughtfully integrating active transportation, urban greening, and park enhancements across multiple neighborhoods presents an opportunity to deliver visible, community-serving improvements that enhance safety, connectivity, and quality of life in the City of Coachella (City). The Coachella Active Transportation and Urban Greening Projects require coordinated design decisions that balance multimodal circulation, sustainable landscape strategies, and long-term maintenance considerations across diverse corridors and park sites, all within an accelerated delivery timeline. Albert A. Webb Associates (WEBB) brings three strengths that directly support the City's project goals:

### **Integrated, in-house delivery across disciplines**

Civil engineering, traffic and transportation, landscape architecture, and land surveying are coordinated within a single team, reducing handoffs and minimizing design conflicts. This integrated approach supports efficient PS&E delivery across multiple sites and improvement types while maintaining consistency and accountability.

### **Context-sensitive active transportation design**

The project corridors require careful evaluation of bike facility sizing, roadway operations, and pedestrian safety. Our traffic and transportation specialists work to develop safe, effective, and constructable solutions supported by clear exhibits and early decision-making.

### **Desert-smart urban greening and park improvements**

Landscape concepts are developed with a clear understanding of desert conditions, MWELo requirements, existing irrigation systems, and long-term maintenance needs. Planting and shade improvements are designed to be sustainable, resilient, and compatible with existing park infrastructure.

### **Primary Contact and Firm Information**

**Name:** Dilesh Sheth PE, TE

**Title:** Senior Vice President

**Firm:** Albert A. Webb Associates

**Address:** 3788 McCray Street, Riverside, CA 92506

**Email:** dilesh.sheth@webbassociates.com

**Contact Phone:** 951.248.4237

**Firm Phone:** 951.686.1070

**Fax:** 951.788.1256

### **Proposed Subconsultants**

Albert A. Webb Associates proposes the following subconsultants to support specialized elements of the project. Commitment letters from each subconsultant principal, describing their scope of services, are included in the appendix.

#### **Inland Aerial Surveys, Inc.**

**Role:** Aerial Topographic survey services

**Contact:** Derek Hood, PLS 6799 Ca

**Address:** 7117 Arlington Ave, Riverside, CA 92503

**Phone:** 951.687.4252 Ext. 15930

**Fax:** 951.687.4180

**DBE Status:** Not Applicable

#### **Geocon Consultants, Inc.**

**Role:** Geotechnical investigation and reporting

**Contact:** Lisa Battiato, Senior Geologist/Regional Manager

**Address:** 31855 Date Palm Dr, Cathedral City, CA 92234]

**Phone:** 760.579.9926

**Fax:** Not Applicable

**DBE Status:** Not Applicable

#### **Salas O'Brien**

**Role:** Lighting design and coordination, as required

**Contact:** Brian Smith, Principal

**Address:** 4160 Temescal Canyon Road, Suite 20, Corona, CA 92883

**Phone:** 949.329.5945

**Fax:** Not Applicable

**DBE Status:** Not Applicable

*Albert A. Webb Associates acknowledges receipt of all RFP addenda issued to date [insert addenda numbers if applicable]. This proposal shall remain valid for a period of not less than 180 days from the date of submittal. The undersigned certifies that all information submitted with this proposal is true and correct and that the firm is authorized to bind the Offeror to the terms of this proposal.*

Sincerely,



Dilesh Sheth PE, TE

Senior Vice President

dilesh.sheth@webbassociates.com | 951.248.4237

## 2A. QUALIFICATIONS, RELATED EXPERIENCE AND REFERENCES OF OFFEROR

### WEBB Overview

Albert A. Webb Associates (WEBB) has been a trusted provider of civil engineering services to public sector clients across California since 1945. Our longevity reflects a foundation of financial stability and adaptability through decades of evolving economic landscapes. As a mid-sized consulting firm with offices in Riverside and Murrieta, WEBB is strategically positioned to serve the diverse needs of our clients effectively.

We offer comprehensive in-house professional services, bringing decades of experience to public and private sector clients throughout Inland Southern California. Our team specializes in addressing the unique challenges faced by cities, water and special districts, counties, regional agencies, and industry partners. From project development and planning to design, entitlement, funding assistance, permitting, construction management, and inspection, our services span the entire project lifecycle.

WEBB's enduring legacy, financial strength, and dedicated team of experts make us the preferred partner for public sector entities in California. We are committed to delivering excellence, ensuring the success of every project, and fostering lasting professional partnerships.

### Firm's Financial Condition

Albert A. Webb Associates (WEBB) is a financially secure California corporation that demonstrates long-term stability and a strong foundation for growth. Our sound financial management practices ensure we have the resources to execute projects of all sizes and complexities confidently. We maintain healthy liquidity reserves, providing security and the ability to navigate unforeseen challenges without disrupting project timelines or deliverables.

As a privately held company, WEBB is not owned or controlled by any other organization and has no financial interest in other entities. We typically do not provide detailed financial statements. Still, we are willing to offer relevant information upon request to assure our clients of our financial strength and capability to complete the required services successfully.

### Engineering & Planning Excellence Since 1945

WEBB offers the following services:



Construction Management & Inspection



Environmental Services



Land Development Engineering



Land Development Planning & Entitlement



Land Survey & Mapping



Landscape Architecture



Traffic & Transportation



Water Resources

Learn more by visiting [webbassociates.com/services](http://webbassociates.com/services)



#### Corporate Headquarters

3788 McCray Street  
Riverside, CA 92506  
951.686.1070



190+

Associates



40+

Licensed Professionals

# Firm Experience and Key Personnel Participation

Albert A. Webb Associates brings nearly 80 years of specialized experience delivering active transportation, urban greening, and park enhancement projects throughout Southern California. Our firm has successfully completed numerous projects of similar scope and complexity to the Coachella Active Transportation and Urban Greening Projects, demonstrating our capability to deliver comprehensive design services that integrate bicycle facilities, pedestrian improvements, landscaping, and park amenities.

## Active Transportation and Bikeway Projects

WEBB has extensive experience designing bicycle facilities, sidewalk improvements, and complete street enhancements. Our Arts and Music Line Project for the Coachella Valley Association of Governments (CVAG) involved implementing approximately 15 miles of enhanced bikeways, including Class I and IV bicycle facilities with nine miles of protected bike lanes. **Dilesh Sheth, PE, TE**, our proposed Principal in Charge for this project, served as Project Manager for this complex multi-jurisdictional effort, coordinating with La Quinta, Indio, Coachella, Riverside County, and tribal lands, experience directly applicable to the coordination required for this RFP. **Nick Lowe, PE, TE**, our proposed Transportation Lead, provided traffic engineering support for this project, demonstrating the established working relationship of our proposed team.

For the City of Indio, our team prepared the Civic Center Storm Drain (SD2201) and Oasis Street Beautification (ST2303) Projects, which included construction of storm drains, curb extensions, curb ramps, and rain gardens along multiple streets. **Nick Lowe** served as Project Manager for this effort, successfully completing the PS&E on schedule despite the scope doubling during the late design phase, demonstrating his capacity to meet aggressive timelines while maintaining quality standards, a critical capability for this project's 100-calendar-day completion requirement.

**Son Le, PE, TE**, our proposed Traffic Design Engineer, has prepared signing and striping plans for numerous street improvement projects, including the Madison Street Improvements for the City of Indio. His hands-on experience with Class II bicycle lane design, ADA curb ramps, and pedestrian crossing improvements directly supports the Shady Lane and Orchard Avenue bikeway requirements.

## Urban Greening and Park Enhancement Projects

Our landscape architecture team has designed numerous park improvements incorporating native, drought-tolerant plantings, irrigation systems, shade structures, and recreational amenities. **Jeff Hutchins, PLA**, our proposed Landscape Project Manager, brings over 30 years of experience in landscape architecture with particular expertise in green infrastructure and water-efficient design. His commitment to the "One Water" approach aligns perfectly with the MWELC compliance requirements of this project.

Jeff has successfully designed 41 skate parks across the United States, providing him with specialized expertise directly applicable to the Dateland Park skate equipment replacement requirements. His experience includes coordinating with skate park equipment manufacturers, understanding user needs, and integrating skate features into broader park improvement plans.

For the City of Indio, **Jeff Hutchins**, led the landscape architectural design services for the Oasis Street Beautification Project, delivering comprehensive design solutions that balanced aesthetic quality with water conservation requirements. For the City of Coachella, he led the Rancho Las Flores Park Expansion project. **Nicole Volpe, PLA, ASLA**, Senior Landscape Architect, and **Jessie Corea, PLA**, Associate Landscape Architect, both members of our proposed team, worked under Jeff's direction on these projects, developing plant palettes featuring native, drought-tolerant species and designing irrigation systems in coordination with **Guillermo Gonzalez, PLA, ASIC**, ensuring compliance with local water efficiency ordinances, experience directly transferable to this project's urban greening requirements.

**Nicole Volpe** has particular expertise in designing shade structures, gazebos, and park amenities that enhance user comfort while maintaining aesthetic cohesion with surrounding landscapes. Her experience

includes design contributions to the Western Gage Median Park, the Lake Cahuilla Veterans Regional Park Master Plan, a parks feasibility study for Riverside County Regional Parks and Open-Space District, and playground and shade structure design for the Sunburst Park project in San Bernardino County.

**Jessie Corea** specializes in inclusive playground design and ADA-compliant recreational facilities. His experience designing accessible swing sets and playground equipment directly supports the Bagdouma Park inclusive swing requirement, ensuring compliance with accessibility standards while creating engaging recreational opportunities for all users.

**Guillermo Gonzalez** offers specialized expertise in irrigation system design and water efficiency compliance that aligns with the project's urban greening objectives. As a certified member of the American Society of Irrigation Consultants (ASIC) and with extensive experience in developing both potable and recycled water irrigation systems, he is well qualified to design the permanent irrigation systems required for this project while ensuring full compliance with the Model Water Efficient Landscape Ordinance (MWELO). In addition to design, Guillermo regularly performs irrigation system reviews for Eastern Municipal Water District (EMWD), evaluating plans for compliance with agency standards, water efficiency requirements, and long-term operational performance. His coordination of irrigation design with native, drought-tolerant plant palettes for the City of Coachella's Rancho Las Flores Park Expansion and the City of Indio's Oasis Street Beautification Project demonstrates a proven ability to deliver water-efficient solutions that satisfy local ordinance requirements. This expertise is directly applicable to the irrigation needs at Sierra Vista Park, 9th Street Park, Bagdouma Park, Dateland Park, 5th Street Paseo, and the Transit Hub locations identified in this RFP.

## Topographic Survey and Site Documentation

**Jason Ardery, PE, TE, LLS, CPESC, QSD, QSP**, our proposed Survey Lead, brings extensive experience conducting topographic surveys for active transportation and park improvement projects. His work includes field surveys to establish existing elevations, locate utilities, identify right-of-way limits, and document site conditions—all critical elements required in this RFP's scope of work. Jason's experience with construction staking and as-built documentation ensures accurate implementation of design intent throughout construction.

## Integrated Team Performance

Our proposed team has worked together on multiple projects, establishing efficient communication protocols and collaborative workflows. **Dilesh Sheth's** leadership on multidisciplinary projects ensures seamless coordination between **Jeff Hutchins'** landscape architecture team, **Nick Lowe's** traffic engineering group, and **Jason Ardery's** survey operations. This established working relationship eliminates the learning curve typically associated with newly formed teams and positions us to meet the aggressive 100-calendar-day completion schedule.

The team's collective experience with CVAG-funded projects, Transformative Climate Communities Program requirements, and Coachella Valley conditions provides intimate knowledge of local design standards, approval processes, and stakeholder expectations—critical advantages for successful project delivery.

# Government Agency and Private Entity Coordination Experience

WEBB maintains extensive working relationships with the agencies and entities that will have jurisdiction over this project's approval and implementation.

## Coachella Valley Association of Governments

Our ongoing work on the Arts and Music Line Project demonstrates our established relationship with CVAG and understanding of their funding requirements, design standards, and approval processes. This experience positions us to efficiently navigate CVAG's review and approval requirements for this Transformative Climate Communities Program project.

## California Department of Conservation and Strategic Growth Council

WEBB has successfully managed projects funded by state agencies requiring compliance with complex grant requirements, environmental documentation, and reporting obligations. Our team understands the rigorous documentation and compliance standards required for Transformative Climate Communities Program projects.

## Imperial Irrigation District

Our team has coordinated service point locations for electrical supply with Imperial Irrigation District on multiple projects. We understand their design standards, coordination requirements, and approval timelines for electrical service connections required for flashing beacons and other project elements.

## Utility Companies and Private Entities

Our project approach includes comprehensive utility coordination from project initiation. WEBB routinely coordinates with Imperial Irrigation District, gas companies, telecommunications providers, and water/wastewater agencies to identify conflicts and develop relocation strategies. We will provide copies of all utility notifications and responses to the City prior to the first progress payment, ensuring transparent communication throughout the project.

## Specialized Competencies

Our team possesses specialized professional competence in areas critical to this project's success:

**MWELO Compliance:** Our landscape architects have extensive experience designing projects that comply with the Model Water Efficient Landscape Ordinance, incorporating low-water, drought-tolerant plantings and efficient irrigation systems.

**ADA Compliance:** WEBB's civil engineers routinely design ADA-compliant curb ramps, pedestrian crossings, and accessible park facilities in accordance with current accessibility standards.

**Prevailing Wage Requirements:** Our team understands and complies with prevailing wage requirements for public works projects, including proper documentation and reporting of Coachella Active Transportation and Urban Greening Projects.

# References



## ARTS AND MUSIC LINE

Coachella Valley Association of Governments

WEBB is currently collaborating with CVAG on the Arts and Music Line Project, a project aimed at delivering approximately 15 miles of enhanced bikeways across La Quinta, Indio, Coachella, a portion of unincorporated Riverside County, and tribal lands. This endeavor encompasses creating nine miles of protected Class I and Class IV bicycle facilities, effectively separating bicycles and golf carts from motor vehicle traffic. It incorporates over six miles of traditional Class II bike lanes and Class III shared bikeways. A key aspect of the project is establishing bikeway connections to 11 disadvantaged schools, along with connecting to CV Link via the La Quinta Evacuation Channel from Avenue 48 to the Whitewater Channel, located north of Highway 111 and east of Jefferson Street.

WEBB played a crucial role in securing \$36 million in ATP Grant funds for CVAG. Our team was responsible for preparing preliminary designs, environmental documentation for CEQA, and the development of PS&E Package at 65%, 90-100% Plans on schedule. WEBB worked on NEPA compliance, and has been doing utility coordination, drainage studies, right-of-way management, and final design.

WEBB's innovative proposal introduces cutting-edge elements, such as bicycle signals with comprehensive protection for bicycle movements, raised or recessed bike/pedestrian crossings, bicycle signal indicators to notify cyclists of traffic signal status, as well as artistic lighting and colored concrete. It also features bridge undercrossing bike paths and connections to CV Link and the Coachella Festival grounds. This project is set to be a remarkable effort, not only within the local community, but also on a state and national scale.

CVAG challenged our design team to make the project appealing, creative, and innovative to attract riders. Our response to this challenge involved incorporating visually pleasing elements like patterned pavement coatings, programmable lighting, and sound features throughout the project corridor. Throughout the process, WEBB remains committed to the project schedule and accommodates any additional project requirements and needs.

Furthermore, WEBB has developed the Active Transportation Design Guidelines for the Coachella Valley Cities, ensuring a consistent approach to design and facility standards across various jurisdictions.

### Project Highlights

#### Reference:

Randy Bowman  
Assistant Director of Transportation  
73710 Fred Waring Drive, Suite  
200, Palm Desert, CA 92260  
rbowman@cvag.org  
760.346.1127 Ext. 125

#### Duration:

2020 - 2025

#### WEBB Contract:

\$6 M

#### Project Team:

Jeffrey Hutchins, PLA  
Dilesh Sheth, PE, TE  
Nicholas Lowe, MS, PE, TE  
Jason Ardery, PE, TE, LLS, CPESC,  
QSD, QSP



# THE CIVIC CENTER STORM DRAIN (SD2201) AND OASIS STREET BEAUTIFICATION (ST2303) PROJECTS

City of Indio

WEBB prepared the City of Indio's Master Drainage Plan and identified areas that have consistently experienced flooding problems. WEBB assisted the City with the State of California – Urban Flood Protection Grant for \$4.1 million. In addition, WEBB prepared Plans, Specifications, and Estimates for the project. The project includes the construction of storm drains, curb extensions, curb ramps, and rain gardens along Oasis Street, Requa Avenue, Smurr Street, and Jackson Street. The project will install drainage swale and underground storm drain pipes. In addition, the project will install new trees in Marshall Parkway and throughout the project, with rain gardens along Oasis Street, Smurr Street, and Requa Avenue. As we progressed with the design, the City added a scope of services, which more than doubled the construction cost. According to the project schedule, the project was supposed to go out to bid by the end of August 2023. Even with a doubled scope of work during the late design phase, WEBB was able to complete the PS&E with additional in-house resources and go out to bid in November 2023.

WEBB provided the following scope of services:

- Master Planning
- Grant Assistance
- Survey
- Drainage Study/WQMP
- Civil Engineering for Storm Drain and Street Improvement Plans
- Conceptual and Final Landscape and Irrigation Plans, including renderings
- Utility Coordination
- Potholing
- Waterline reconstruction
- Master Plan Fiberoptics Conduit Plans
- Road Diet and Bicycle Improvements
- Signing & Striping Plans
- Street Light Plans



## Project Highlights

### Reference:

Tim Wassil, PE, PMP, CCM  
Public Works Director  
100 Civic Center Mall, Indio,  
California 92201  
twassil@indio.org  
760.391.4018

### Duration:

2022 - Present

### WEBB Contract:

\$1.7 M

### Project Team:

Dilesh Sheth, PE, TE  
Jeffrey Hutchins, PLA  
Jessie Corea, PLA  
Nicholas Lowe, MS, PE, TE



# RANCHO LAS FLORES PARK EXPANSION

City of Coachella

This 15-acre expansion of an existing sports park in the City of Coachella aims to create a dynamic, interactive, and inclusive recreational space at the heart of the community. From the start, it was evident that the city envisioned a park that would resonate with Coachella's unique identity while addressing the community's diverse needs. WEBB led an extensive community outreach process, engaging with residents to understand their challenges, aspirations, and vision for the park expansion. These insights shaped a comprehensive design framework rooted in three guiding themes: incorporation, connectivity, and expansion. The project represents a thoughtful blend of functionality and cultural celebration by weaving Coachella's history, regional character, and artistic spirit into the design.

WEBB coordinated architectural and engineering services, including the design of buildings, site amenities, irrigation systems, park lighting, and support infrastructure, ensuring the creation of an interactive, artistic, and inviting environment. The project also proposed enhanced bike amenities, improving the connection between CV Link, a nearby multi-purpose trail, and the park.

WEBB facilitated collaboration among stakeholders, City departments, and consultants throughout the project to maintain alignment with community goals and regulatory requirements while keeping the project on schedule and within budget.



## Project Highlights

### Reference:

Andrew Simmons  
City Engineer  
53990 Enterprise Way, Coachella  
CA 92236  
asimmons@coachella.org  
760.307.2396 Ext. 134

### Duration:

2023 - Present

### WEBB Contract:

\$1 M

### Project Team:

Jessie Corea, PLA  
Jeffrey Hutchins, PLA



# NORTH PALM CANYON DRIVE CURB EXTENSION AND LED CROSSWALK

City of Palm Springs

As an on-call traffic engineering consultant, WEBB provided design services for plans, cost estimate, and specifications for the North Palm Canyon Drive at Stevens Road and Via Las Palmas crosswalk installations for the City of Palm Springs. The project also included pedestrian crossing warrants and analyses to determine optimal locations and safety improvements.

- Street Improvements - designed curb extensions (bump-outs, ADA ramps, sidewalk, and driveway improvements)
- Crosswalk Warning System - designed rectangular rapid flashing beacon (RRFB) and in-roadway warning light (IRWL) system
- Street Light - designed street lights to provide enough light in the crosswalk
- Traffic Striping and Signage, and Markings - replaced traffic striping and signage and other markings following pavement installation to sufficiently warn drivers of the pedestrian crossing
- Traffic Signal, Lighting, and Other Electrical Systems - installed necessary electrical systems including meter and conduit

## Project Highlights

### Reference:

Joel Montalvo, MPA, PE  
City Engineer  
joel.montalvo@palmspringsca.gov  
760.832.2252

### Duration:

2016 - 2017

### WEBB Contract:

\$31,130

### Project Team:

Dilesh Sheth, PE, TE  
Nicholas Lowe, MS, PE, TE



## WESTERN GAGE MEDIAN PARK

Los Angeles Neighborhood Initiative

The Western Gage Median Park project consists of transforming a 0.35-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 Highlights

### Reference:

Ana Apostolos  
 Director of Programs  
 800 South Figueroa Street, Suite  
 970 Los Angeles, CA 90017  
 ana@lani.org  
 213.627.1822

### Duration:

2022 - Present

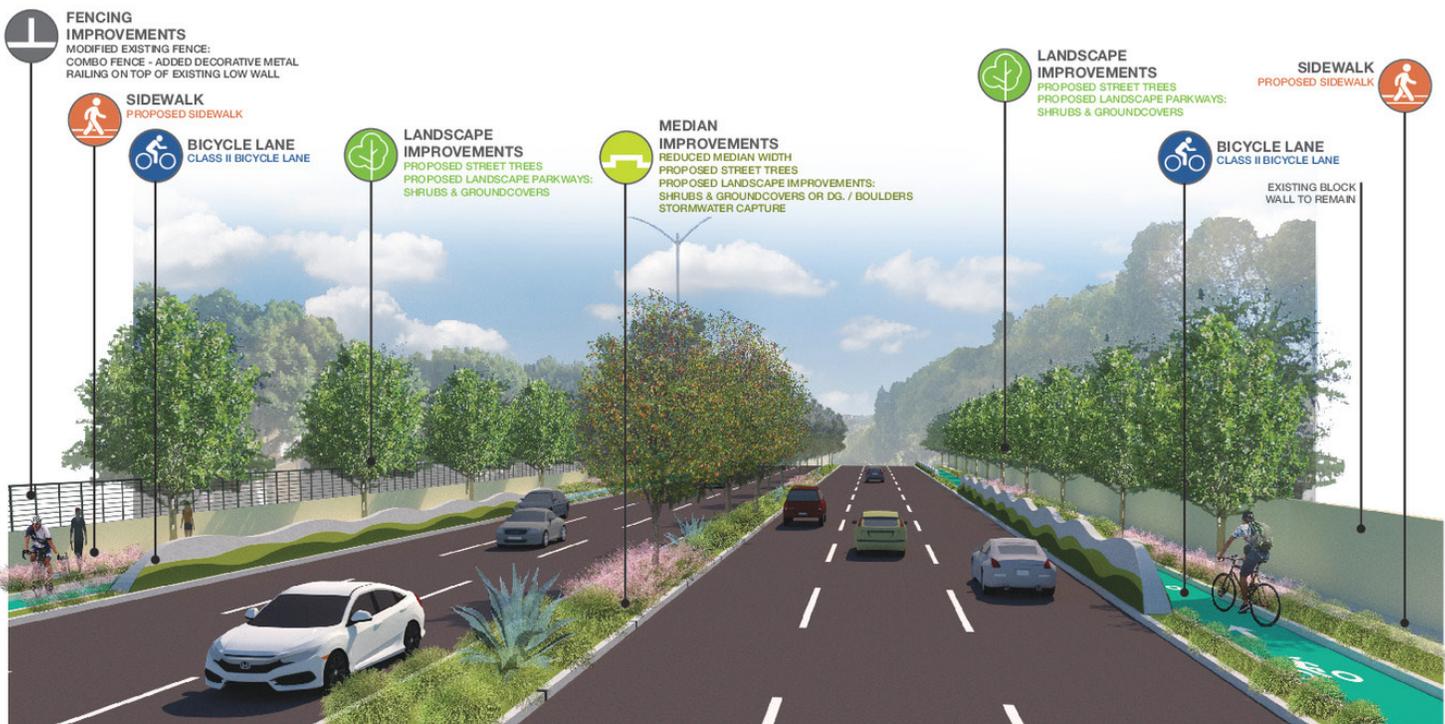
### WEBB Contract:

\$214,821

### Project Team:

Jeffrey Hutchins, PLA  
 Nicole Volpe, PLA, ASLA  
 Jessie Corea, PLA





# BALDWIN HILLS GREENING STUDY

## Los Angeles Neighborhood Initiative

After years of persistent advocacy, the Baldwin Hills community sought meaningful solutions to long-standing issues related to traffic, lack of connectivity, environmental degradation, and public safety. In response, their Council District recommended the development of a Greening Study to document concerns and propose actionable improvements. WEBB was brought in by the Los Angeles Neighborhood Initiative (LANI) to help define the scope of the study and ultimately selected to lead the effort.

WEBB worked closely with community members to identify key problem areas and develop targeted, environmentally focused design proposals. The result was a comprehensive Greening Study featuring seven strategic recommendations. Proposed improvements included a pedestrian bridge over La Brea Avenue to connect neighborhoods to Kenneth Hahn Park, new bike lanes with protective barriers, and an elevated sidewalk along a steep slope to enhance walkability and connectivity.

Additional strategies addressed environmental and aesthetic concerns, such as planted medians to support stormwater management and traffic calming, and redesigned retaining walls with materials less susceptible to graffiti. Through an inclusive and collaborative process, WEBB helped translate community input into realistic, green infrastructure solutions that promote safety, access, and long-term neighborhood resilience.

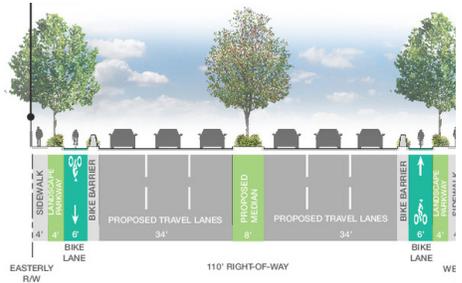
### Project Highlights

**Reference:**  
 Ana Apostolos  
 Senior Program Manager  
 800 S Figueroa Street Suite 670  
 Los Angeles CA 90017  
 anna@lani.org  
 213.627.1822

**Duration:**  
 2021 - 2021

**WEBB Contract:**  
 \$65,000

**Project Team:**  
 Jeffrey Hutchins, PLA  
 Dilesh Sheth, PE, TE



## 2B. PROPOSED STAFFING AND PROJECT ORGANIZATION

### Proposed Project Team

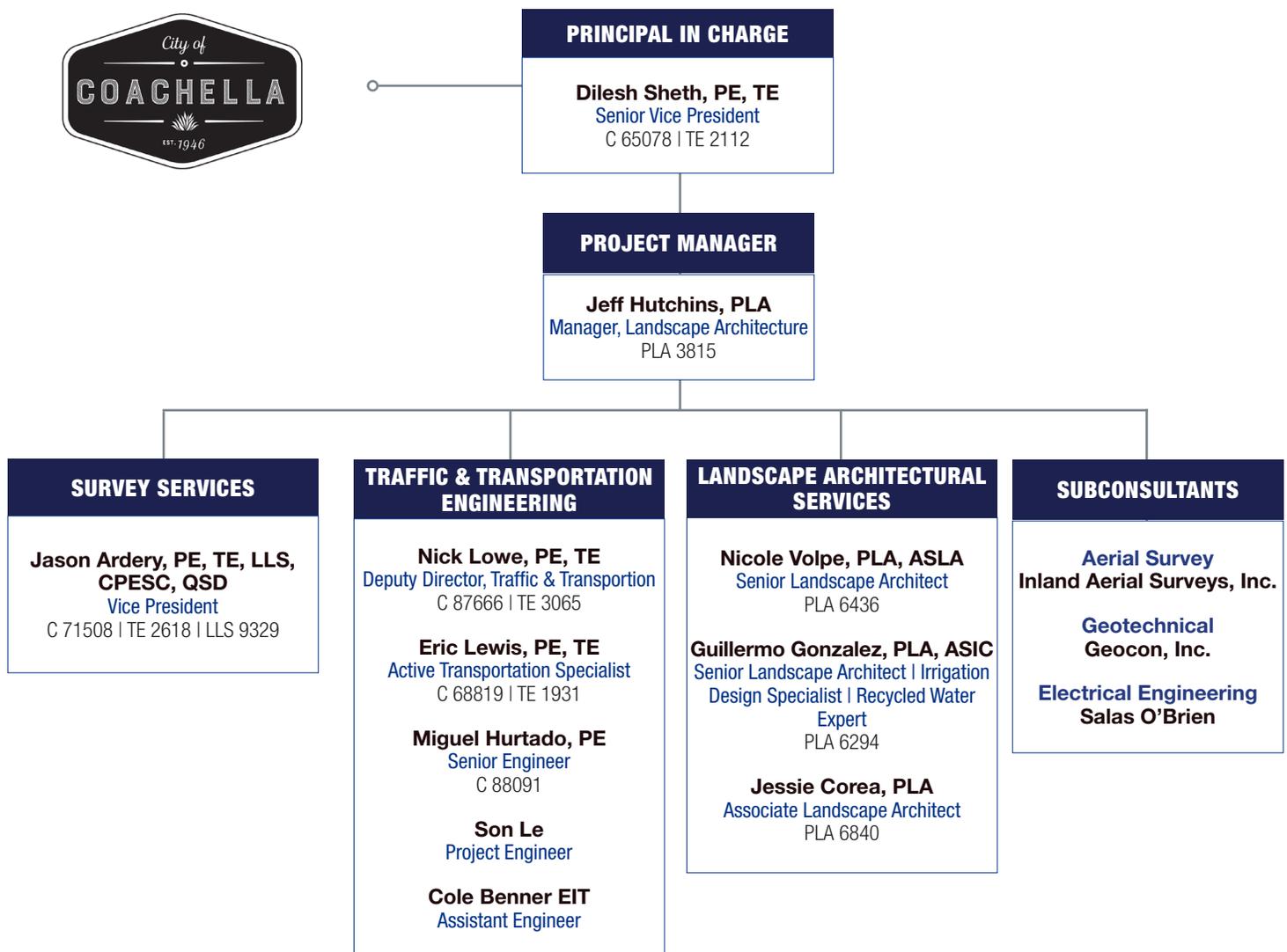
Name	Current Location	Proposed Position for Project	Current Assignment	Level of Commitment to Current Assignments	Availability for this Assignment	Time with WEBB
Dillesh Sheth, PE, TE	Riverside, CA	Principal in Charge	Various	95%	5%	25 years
Nicholas Lowe, PE, TE	Riverside, CA	Traffic and Transportation Manager	Various	85%	15%	13 years
Eric Lewis, PE, TE	Riverside, CA	Traffic Engineer	Various	80%	20%	5 years
Miguel Hurtado PE	Riverside, CA	Traffic Engineer	Various	60%	40%	1 month
Son Le	Riverside, CA	Traffic Engineer	Various	80%	20%	7 years
Cole Benner EIT	Riverside, CA	Assistant Engineer	Various	70%	30%	8 months
Jeffrey Hutchins PLA	Riverside, CA	Landscape Architecture Manager	Various	85%	15%	5 years
Nicole Volpe, PLA, ASLA	Riverside, CA	Landscape Architect	Various	70%	30%	4 years
Guillermo Gonzalez PLA, ASIC	Riverside, CA	Landscape Architect	Various	50%	50%	13 years
Jessie Corea, PLA	Riverside, CA	Landscape Architect	Various	70%	30%	7 years
Jason Ardery, PE, TE, LLS, CPESC, QSD, QSP	Riverside, CA	Land Survey Manager	Various	95%	5%	21 years

# Project Organization Chart

The organizational chart below illustrates WEBB’s proposed team structure for the Coachella Active Transportation and Urban Greening Projects, designed to ensure clear communication, efficient decision-making, and seamless coordination between landscape architecture, traffic engineering, and surveying disciplines.

This organizational structure has proven effective on similar multidisciplinary projects, including our ongoing Arts and Music Line Project for CVAG. The team’s established working relationships position us to meet the aggressive 100-calendar-day completion schedule.

All key personnel identified above will remain assigned to this project for its duration. Per Section 3.2.4 of the Professional Services Agreement, no key personnel will be removed or replaced without prior written consent of the City. Our team members are currently available and committed to meeting the project schedule required by this RFP.



## Subconsultants

### Inland Aerial Surveys, Inc. (IAS)

#### *Aerial Topographic Survey*

7117 Arlington Ave. Suite A, Riverside CA 92503



Inland Aerial Surveys, Inc. has been providing photogrammetry, aerial mapping, and geo-spatial services to a continually expanding number of clients in both the private and public sector since 1969. IAS offers all photogrammetric services while specializing in the compilation of aerial topographic digital data. Through the use of technologically advanced, precision equipment and capabilities, IAS has established a prominent reputation in the industry by providing an unequalled level of quality. An excellent reputation has been established by very close quality control of all phases. WEBB has worked with IAS for more than 45 years.

### Geocon, Inc. (Geocon)

#### *Geotechnical Analysis*

24711 Redlands Blvd Unit A, Loma Linda, CA 92354



Geocon has provided geologic services in California for over 48 years, including seismic hazard analyses, subsurface fault, landslide, liquefaction, geotechnical investigations and assessments, geologic mapping, and geotechnical evaluation of levee stability. Geocon has determined methods and designs necessary for slope stabilization, seepage, mitigation of collapsible soils, induced soil settlement, expansive soils, subsurface dewatering, and drainage. WEBB has worked with Geocon for over 30 years.

### Salas O'Brien

#### *Electrical Engineering*

4160 Temescal Canyon Road, Suite 201, Corona, CA 92883



Salas O'Brien is an engineering and facilities planning firm that specializes in providing comprehensive solutions for complex architectural and engineering challenges. With its headquarters in San Jose, California, Salas O'Brien has established itself as a leading player in the industry, delivering innovative and sustainable designs across various sectors such as healthcare, education, commercial, industrial, and critical facilities. The company offers a wide range of services including mechanical, electrical, plumbing, and fire protection engineering, architectural design, energy modeling, commissioning, and construction management. Salas O'Brien's commitment to excellence, client collaboration, and environmental responsibility sets them apart as a trusted partner in delivering high-quality engineering and architectural solutions.

## 2C. WORK PLAN

### Project Understanding

The City of Coachella (City) is soliciting proposals for professional engineering and landscape architecture services to prepare Plans, Specifications, Estimates (PS&E), and project support services for the **Coachella Active Transportation and Urban Greening Projects (Project)**. The Project is funded by the California Strategic Growth Council's Transformative Climate Communities Program, which aims to enhance the City's active transportation network and green infrastructure to promote sustainability and community well-being.

Our main objective for these park and planting designs is to create spaces that are unique to the neighborhoods they occupy. It is important currently to design as assets rather than liabilities. Parks should not only look appealing but also be functional and easily maintained. The City's list of elements includes outdoor furniture, shade structures, play equipment, skate facilities, drinking fountains, and a restroom. These elements can be the beginnings of a creative destination waiting to be discovered. We will work with the City to understand their goals and parameters for the amenities identified in the RFP, in particular the skate park element(s), to ensure that the goals are accomplished with the funding that is currently available. Similarly, we will assess the areas delineated by the City for additional planting to ensure that the quantities and qualities of plants identified in the RFP can fulfill the concepts shown in the inspiration images selected by the City.

A secondary objective for this Project is to enhance multimodal connectivity near the City's downtown area. A primary goal of the Coachella Prospera community initiative is to provide new bicycle lanes to close gaps in the City's bicycle network to encourage bicycling, reduce vehicle trips, and improve air quality. These new bicycle lanes in the downtown area will also support the City's budding bicycle network. The City prepared cross sections of the proposed Class II bicycle lanes, but there are opportunities for improvements to further enhance the bicycling experience. We will work closely with the City to provide our recommendations for the best possible Project outcomes.

The Project encompasses improvements at multiple locations, primarily focusing on active transportation corridors and neighborhood parks:

- **Active Transportation:**
  - » **Shady Lane and Orchard Street:** Installation of approximately 5,100 linear feet of Class II bicycle lanes on Shady Lane (between 9th Street and Avenue 52) and Orchard Avenue (between 9th Street and Shady Lane). Construct pavement improvements, including slurry seal or grind and overlay.
  - » **Grapefruit Boulevard:** Construction of missing sidewalk sections on the west side of Grapefruit Boulevard between 9th Street and Hill Drive.
- **Urban Greening & Park Enhancements:**
  - » **Sierra Vista Park:** Installation of a prefabricated restroom, drinking fountain, and bicycle repair kiosk. Planting of trees, shrubs, and 1,600 square feet of desert landscaping and irrigation.
  - » **Dateland Park:** Replacement of skatepark equipment with a new skate bowl, fun box, and little launcher.
  - » **9th Street Park:** Installation of four bench shade structures and one gazebo.
  - » **Bagdouma Park:** Installation of a new inclusive swing set.
  - » **Coachella Transit Hub and 5th Street Paseo:** Planting of trees, shrubs, and 1,000 square feet of desert landscaping and irrigation.

It is assumed that the City will assist in providing CAD files of completed parks and Transit Hub for reference. The project must comply with the Model Water Efficient Landscape Ordinance (MWELo) and be completed within a strict 100 calendar-day timeline from the Notice to Proceed. We have assembled a highly experienced team to accomplish this goal. Our scope reflects the items in the RFP and provides conceptual plans.

# Project Approach

WEBB's approach focuses on delivering a constructible, cost-effective, and community-centered design package that meets the City's expedited 100-day schedule. We will prioritize the following strategies:

- **Integrated Engineering & Landscape Design:** We will coordinate closely between our in-house transportation engineering and landscape architecture disciplines to ensure seamless integration of hardscape (curb bulb-outs, sidewalks) and softscape (striping, trees, irrigation) elements. The same design base files are used by both design disciplines, which ensures plans are consistent and accurate.
- **Accelerated Data Collection:** Immediately upon Notice to Proceed, we will deploy survey crews and initiate utility research to identify conflicts early, particularly regarding electrical service points for flashing beacons and existing underground utilities.
- **Sustainability & Compliance:** All landscape designs will strictly adhere to California MWELo and the City's specific requirements for low-water, native plantings, and carbon sequestration. Tree selection will be limited to 15-gallon sizes to ensure healthy establishment and compliance with funding constraints. Sidewalks and curb ramps to be ADA-compliant, while bicycle lanes and crossings to be per the latest California MUTCD requirements.
- **Stakeholder & Utility Coordination:** We will proactively coordinate with the Imperial Irrigation District (IID) for electrical service points as needed and manage all necessary utility notifications to prevent delays during construction. We will also recommend potential solutions to avoid the lengthy and complicated IID process.
- **Quality Control (QA/QC):** A rigorous QA/QC process will be implemented at the 60% and 100% milestones to minimize comments and ensure the final bid documents are accurate and bid-ready.

# Key Issues

WEBB has identified four key issues and potential solutions for each for this Project.

## 1. 100 CALENDAR DAY SCHEDULE

The City has a very tight 100 calendar day schedule that results in approximately 70 working days to get the Project from conceptual design to final plans. This constrained schedule includes time for field survey, design iterations, quality control reviews, IID coordination, and City reviews and approvals, among other necessary tasks.

### ► Solution

The initial Project kickoff meeting with the City will be key to ensure all stakeholders are aware of the schedule and deadlines. A main goal of the kickoff meeting is to discuss direction on important design considerations. This will cut down on redesign and allow the WEBB team to expedite plans and tasks. WEBB also proposes to hold regular Project Development Team (PDT) meetings throughout the design process to ensure deadlines are met, and the Project remains on track. Open lines of communication between the City and WEBB are essential for Project success. WEBB is always available to discuss design issues and is eager to work with the City to produce an expedited, but successful, Project to improve the community.

## 2. CLASS II BICYCLE LANE GEOMETRICS

Coachella Prospera prepared three cross sections for the three main areas of work for the proposed Class II bicycle lane portion of the Project. These sections include segments of Shady Lane between 9th Street and Bagdad Avenue, Shady Lane between Bagdad Avenue and Avenue 52, and Orchard Avenue between 9th Street and Shady Lane. The first Shady Lane segment and the Orchard Avenue segment propose 5' bicycle lanes with 8' parking and 11.5' vehicle travel lanes. WEBB's experience in designing active transportation projects leads us to believe that these cross sections undersize their active transportation element, which leads to low rider comfort and potential conflicts with parked vehicles. 5' bicycle lanes adjacent to the curb and on-street parking are the bare minimum widths proposed in the Caltrans Highway Design Manual. A

bicycle lane adjacent to the curb is narrowed by the width of the gutter, and a bicycle lane adjacent to on-street parking is at risk of dooring and crossing incidents. These constrained bicycle lanes can make it uncomfortable for less-experienced riders, which can reduce bicycle lane utilization and diminish the purpose of the Project.

In addition, the segment of Shady Lane between Bagdad Avenue and Avenue 52 is being proposed to maintain four through lanes of vehicular traffic and provide 5' bicycle lanes adjacent to the curb and on-street parking. Similar to the previously mentioned segments, this can have a negative effect on rider comfort and discourage new and existing riders. The four travel lanes over only a quarter mile do not appear to be of much help with regard to traffic capacity and may be unnecessary. The four lanes also force the bicycle lanes to be narrow and unattractive, which deprioritizes the vision of Coachella Prospera.

► **Solution**

WEBB has a vast amount of active transportation design experience in Southern California and with most agencies within the Coachella Valley. Our priorities are to make the active transportation facilities safe and functional. Our experience provides us with a large toolbox of traffic solutions that can be utilized for each project to meet those priorities. The Project's and City's goal for bicycle lanes is to expand the network and increase ridership within the community. In our experience, we have found that providing the minimum amount of facilities will result in a minimum amount of users. The Project must provide safe and comfortable bicycle lanes that appeal to bicyclists of all skill levels in order to be successful.

Shady Lane between 9th Street and Bagdad Avenue, and Orchard Avenue between 9th Street and Shady Lane have similar proposed cross sections. The first issue of a curb-adjacent 5' bicycle lane can be partially resolved by widening it to 6', which provides bicyclists more room to navigate the roads without interfering with the gutter. The second issue of a parking-adjacent 5' bicycle lane can be improved by also widening it to 6', which helps with spacing and comfort while riding next to parked vehicles. To achieve these bicycle lane widths, the vehicle travel lanes should be reduced to 11', and the parking lane

should be reduced to 7'. Making this change also helps with vehicle traffic calming.

Shady Lane between Bagdad Avenue and Avenue 52 can be vastly improved with the design of a road diet to three vehicle travel lanes. Similar to the previous two segments discussed, vehicle travel lanes can be reduced to 11' to provide more room for bicycle lanes. In addition, the removal of two vehicle travel lanes allows for the addition of buffered Class II bicycle lanes, a two-way left-turn lane, a painted median, and curb bulb-outs. Buffered Class II bicycle lanes will provide additional space and comfort to riders while curb bulb-outs shorten pedestrian crossings and enhance visibility for safety. The reduction to two 11' vehicle travel lanes provides traffic calming to reduce speeds and improve safety. Please see Attachment 1 for an exhibit of the potential solution. WEBB has designed similar projects in the Coachella Valley with great success and positive community feedback.



*Recently Completed Bulb-Outs at Indio Sports Park*

**3. DATELAND PARK SKATE PARK IMPROVEMENTS**

The most intense park improvement for the Project is at Dateland Park. The improvements include the replacement of the skate bowl, fun box, and little launcher. The key challenges in replacing these items include the proposed materials and design, along with the available budget. For example, concrete skate bowls and other features are more durable and higher quality, but can cost more and may require additional excavation costs. Prefabricated skate bowls, if available, are limited in shape and skill levels.



Existing Skate Bowl

► **Solution**

The goal is to provide a higher-end and modernized skate park for the community to enjoy. WEBB will work closely with the City to determine how much funding can be made available for the skate park upgrades and then provide potential design and material recommendations. We highly prefer the use of long-term and durable solutions, but are willing to research and determine areas of cost savings while still providing an improved experience for users of all ages.

**4. IID COORDINATION AND ELECTRICAL SERVICE**

Flashing beacons are a useful tool for enhancing safety for pedestrians. The bright flashing lights, especially in a rectangular rapid flashing beacon (RRFB) format, immediately gain driver attention and are easily understood. However, these units require electrical service, which can be cumbersome to attain. WEBB has worked with and is currently coordinating with IID on multiple projects and understands the challenges of obtaining electrical service. The process can take six months or

longer, which could delay the Project. In addition, a hardwired electrical flashing beacon system requires underground conduit to be run between the beacons which adds significant cost and complexity.

► **Solution**

Solar-powered and fully wireless flashing beacon systems are used throughout the country and are commonly used in the Coachella Valley. WEBB has worked with multiple manufacturers on other projects to properly size, design, and locate solar-powered RRFB systems. These systems have solar panels and batteries at each beacon location, along with pedestrian push buttons that communicate wirelessly. These features eliminate the need for dedicated service pedestals, underground conduit, and even specialized poles, as most units can be installed on common telespar or 3” to 4” diameter poles. Coachella is also an ideal location for solar-powered beacons due to the lengthy sun exposure. Finally, most RRFB systems are readily available for purchase and installation which significantly cuts down on construction time.



Solar-Powered RRFB

# Scope of Work

## TASK 1 – PROJECT MANAGEMENT / ADMINISTRATION

### ▶ 1.1 – Meetings and Schedule

We will schedule and attend meetings in the planning phase as follows:

- a. Kick-off meeting including subconsultants and City
- b. Project Development Team (PDT) meetings – 3 Meetings (60%, 100%, Pre-Construction)

We will schedule, chair, and prepare meeting agendas and minutes for all meetings. The agendas will be submitted to the City for review at least one working day before the meeting. The minutes will be distributed within five working days after the meeting to all attendees, all invited individuals, and the City's Project Manager. The minutes shall include, but not be limited to, a list of attendees, a summary of discussion items, a decision log, action items, and follow-up to action items.

We will prepare project schedules for the major phases (PS&E, Utility Coordination, and Construction Support) utilizing Microsoft Project. The project schedules will be divided into tasks and subtasks in full detail, including, but not limited to, City review timelines, critical path activities, and outside dependencies such as permits, utilities, and third-party agencies.

### ▶ 1.2 – Project Management

We will plan, organize, direct, and monitor project work activities and resources in accordance with the Project's contract scope, schedule, and budget. This task involves ongoing general project management with the City, subconsultants, and stakeholders, including preparing contract documents, memos, letters, emails, and making phone calls, as well as maintaining project files. This activity commences upon receipt of the Notice-to-Proceed, continues through the submittal of key final project deliverables, and concludes upon completion of construction and closeout. For this scope of work, we assume a project duration of 12 months.

#### Deliverables

- Project Management

- Kickoff and PDT Meetings (assumption of 4 meetings)
- Meeting Agendas and Minutes (electronic)
- Project Schedules (three)
- Monthly Invoices
- Quality Control documentation.

## TASK 2 – UTILITY RESEARCH AND COORDINATION

### ▶ 2.1 – Site Visit

- WEBB will conduct a site visit to review all locations of the Project. We will take photos, video, and measurements of the Project sites and make note of outstanding items or conditions that need to be incorporated into the design.

### ▶ 2.2 – Utility Research and Coordination

- WEBB will consult with Dig Alert to verify the utility companies and agencies within the Project area. WEBB will then reach out to all identified utility purveyors to obtain as-built plans and maps. A copy of utility notifications and responses will be provided to the City.
- WEBB will utilize the received plans and maps to prepare a utility base file in CAD for use in design. Mapping of existing utilities will go through WEBB's QAQC process to ensure accuracy in the base file.
- WEBB will submit proposed improvement plans to utility companies and will provide coordination with them regarding potential relocations and removals.
- WEBB will coordinate with IID for electrical service(s) for proposed flashing beacons, if necessary.

#### Deliverables

- Field photos and notes
- utility notifications and responses
- IID work order

## TASK 3 – FIELD SURVEY

### ▶ Aerial Topographic Survey

- Field locate and recover an existing benchmark and establish survey datum for the project. Vertical datum shall be based on

the North American Vertical Datum of 1988 (NAVD88), and Horizontal control will be North American Datum of 1983 (NAD83) State Plan Coordinates, Zone VI, unless otherwise requested.

- Set ground control and aerial targets for aerial topographic mapping of the project limits as depicted in red in Figures 1, 2, & 3.
- Obtain existing ground surface elevations and identify surface features within the project limits, including curb, gutter, pavement areas, sidewalk, utility appurtenances, structures, fence lines, and other existing visible features.
- Provide a 1" = 40' scale digital aerial topographic survey of property with one-foot contour, for the project limits (vertical accuracy = 0.5'±, horizontal accuracy = 0.8'±, per USGS Map Accuracy Standards).
- Prepare electronic CAD files for the existing planimetric (XP file) and existing ground surface (TO file).

#### Deliverables

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- Digital color orthorectified photo (1" =40' scale) from Aerial subconsultant
- Electronic PDF & CAD of Aerial Topographic Survey from Aerial subconsultant
- TO CAD (Topo) file with Civil 3D surface for design.
- XP CAD (Existing Plan) file with existing planimetric linework from aerial topo and field data for design.

### **TASK 4 – GEOTECHNICAL ANALYSIS**

Our geotechnical subconsultant, Geocon, will perform the following tasks as part of their geotechnical analysis for the Coachella Active Transportation & Urban Greening project:

- Perform a site reconnaissance to mark the planned excavation locations and notify Underground Surface Alert of Southern California to mark any subsurface utility locations in the vicinity of the marked locations. Additionally, WEBB will provide plans depicting the locations of all utilities in the project area.
- Excavate, sample, and perform geotechnical borings at four structural improvement locations and for the sidewalk on Grapefruit Avenue. The table below details the number

and depth of borings expected at each location. The borings will be excavated by hand, and samples will be collected for laboratory testing. Excavations will be backfilled with native soil upon completion. We have budgeted 1 day for the borings.

- Perform laboratory testing, which is anticipated to include R-value, maximum dry density/optimum moisture content, in-situ moisture and density, expansion index, corrosion screening, consolidation, and direct shear. The final laboratory test program will be determined based on subsurface conditions relevant to the proposed improvements.
- Prepare a geotechnical investigation report which will include a discussion of the current site conditions, geologic hazards, boring logs, a map depicting the boring locations, laboratory test results, seismic design parameters per 2025 CBC, geotechnical parameters for design of caissons, spread footing foundations and strip footing foundations, and concrete flatwork.

#### Deliverables

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- Geotechnical Report with test results, recommendations for foundations, earthwork recommendations, and settlement estimates

### **TASK 5 – FINAL PLANS, SPECIFICATIONS, AND ESTIMATE (PS&E)**

We will prepare a complete package of plans, specifications, and an estimate for the proposed Coachella Active Transportation & Urban Greening project. The City will review plans at 60%, and 100% (or as otherwise directed). Final plans shall be submitted on "D" size (24" x 36") mylar. Electronic submittals in CAD and PDF format can be provided upon request. We will prepare the project technical specifications for the City's review with the PS&E submittals. Specifications shall be prepared in a City-approved format and include the bid schedule. The City will provide the front-end bid documents, contract, and general provisions.

We will provide an Engineer's Estimate of probable construction costs with the PS&E submittals. The estimates will be prepared in Microsoft Excel and include sufficient bid items, approved by the City, for contractors to properly bid on the intended scope of work. The scope of work for this task includes the following:

### ► 5.1 – Landscaping, Irrigation, and Amenity Plans

WEBB will prepare design plans for landscaping, irrigation, and park amenity improvements. The process will include conceptual designs, 60% plans, and 100% plans.

#### Conceptual Designs

WEBB will provide amenity options and alternatives within the parks and the Transit Hub. This will allow the City to remain flexible and help us tailor the park design to the client's needs, scaling up or down as needed to fit the budget. Conceptual designs to include:

- Inspiration Imagery of materials
- Site plan renderings
- Preliminary construction cost estimates
- Selection of Final Concept Design

#### 60% and 100% Design Plans

- A layout plan of each park location to show the location of existing and proposed amenities. Construction notes for the proposed amenities will be included to guide the contractor in completing the work. Amenities include benches and shade structures, a swing set, a skate bowl, a fun box, a little launcher, a drinking fountain, a bicycle repair kiosk, and a prefabricated restroom. It is assumed that all amenities are prefabricated, except for the skate bowl.
- A materials plan will include details and descriptions of specific materials and colors to be used for park amenities and landscape features.
- A planting plan will include approximately 26 native, drought-tolerant, and low-water trees, 15-gallon or less, and approximately 81 native drought-tolerant and low-water plantings split between the Transit Center, 5th Street Paseo, and Sierra Vista Park. The planting plan will also include the design of approximately 2,600 square feet of desert landscaping, which may include additional trees and plantings at three additional locations.
- An irrigation plan will include the design of a permanent irrigation system that connects to an existing system or creates a new point of connection and a new system. The irrigation plan will include details on the irrigation lines, sprinklers, drip lines, and all other necessary irrigation appurtenances.

- The plans will include details necessary for the construction of the improvements. Details may include key locations, vertical elevations, cross sections, and material cut sheets, among others.
- Electrical connection coordination and plans to provide power to the proposed restroom and the surrounding area.
- A plant palette for all plants within the project footprint will be submitted with the final designs and reflect appropriate plantings for the area, with consideration given to carbon sequestration and plant origin (native/non-invasive). Trees, regardless of the funding source, may not exceed 15 gallons in initial planting size.

### ► 5.2 – Street Improvement Plans

WEBB will prepare street improvement plans for Grapefruit Boulevard that focus on sidewalk gaps between 9th Street and Hill Drive. The sidewalk is expected to be curb-adjacent. This scope of work also includes the design of up to two ADA-compliant curb ramps at the Grapefruit Boulevard/Bagdad Avenue intersection, as one curb return does not have a curb ramp and one curb return appears to be non-compliant. The field survey and the site visit will verify grades and conditions. Existing sidewalks and driveways are to be protected in place.

This project also includes bicycle lane improvements on Shady Lane and Orchard Street. The street improvement plans will include grind & overlay or slurry seal, with limits for these roadway segments. Finally, the plans will include designs for curb bulb-outs at multiple locations along Shady Lane. These curb bulb-outs will include individual details showing proposed elevations and flowlines to ensure ADA compliance and proper drainage.

The street improvement plans will include:

- Existing surface improvements, including driveway approaches, edge of pavement, gutter flowlines, utility manholes and lids, curb ramps, fences, and other details that could be impacted by new construction.
- New improvements, including sidewalks, curb ramps, and curb bulb-outs. New improvements to comply with the latest ADA requirements.
- Separate details for each curb ramp and curb bulb-out.

- Relocation call-outs, as needed, for existing features and details on who is to perform the relocation work and to where the relocation is to occur.
- Limits of roadway rehabilitation in a special hatch with limits called out.

The street improvement plan will typically consist of:

- Title Sheet
- Construction Notes
- Standard Project Notes
- Typical Cross Sections
- Demolition Plans 1" = 40'
- Street Improvement Plans and Profiles 1" = 40'
- Curb Return / Ramp / Curb Bulb-Out Details 1" = 10'
- Construction Details 1" = 10'

### ► 5.3 – Signing & Striping Plans

Signing and striping plans will cover Shady Lane between 9th Street and Avenue 52, along with Orchard Street between 9th Street and Shady Lane. The plans will show all improvements necessary for the intended bicycle lanes and traffic safety measures. The plans will also show the location(s) of flashing beacons along with details and specifications of the flashing beacon system. The signing and striping plans will conform with Caltrans Standard Plans and Specifications, CA MUTCD standards, and the City of Coachella's most current design standards.

The signing & striping plans will include:

- Existing conditions include curb and gutter, sidewalks, driveways, signs, striping, pavement markings, and streetlights.
- Proposed improvements include bicycle lane striping, shoulder striping, centerline and median striping, crosswalks, limit lines, pavement markings, regulatory and warning signage, and flashing beacon systems.
- Flashing beacons will be shown in plain view for location and have a vertical elevation detail showing the location and orientation of signs, buttons, and other required appurtenances. Construction notes for flashing beacons, including further details on sign and beacon requirements.
- Plan sheets to be in 1" = 40' scale format and clearly show all improvements necessary for the implementation of the Project's goals.

### ► 5.4 – Technical Specifications

The City of Coachella will provide its boilerplate Specifications and Technical Provisions in Microsoft Word format. We will compile the project specifications, including the project-specific scope of work in the Technical Specifications, and provide Special Technical Provisions beyond the City's standard Technical Provisions, as needed. With each submittal, WEBB will provide a bid schedule, special provisions, and technical specifications. The specifications shall be signed by a civil engineer registered in the State of California, certifying that the specifications are complete and ready for bidding and the award of a construction contract for the improvements. The latest edition of the Greenbook (Standard Specifications for Public Works Construction and subsequent amendments) will be used on the project, except for signing/striping project elements, for which the City of Coachella and Caltrans Standard Specifications will be used.

### ► 5.5 – Construction Cost Estimate

We will provide a construction quantity and cost estimate with each submittal of plans. The unit costs shall be based on the most recent cost information for similar projects in the area, compiled by us and approved by the City. The estimated items of work with quantities shall include, but not be limited to, itemizing all removals, clearing and grubbing, relocations, sidewalk, curb ramps, asphalt concrete (AC), utility relocations, application/painting of pavement legends and striping, signs, traffic control, raised pavement markers, and project identification and completion signs.

### □ Deliverables

- ☑ Conceptual landscape designs, 60% design plans, 100% design plans, final design plans, signed mylar plans, plant palette, technical specifications, and construction cost estimates.

## TASK 6 – BIDDING SUPPORT

WEBB will respond to pre-bid RFI's received by the City from potential contractors. It is assumed that 10 pre-bid RFI's will require responses. We will receive, review, and respond to RFI's within two business days.

### Deliverables

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- Pre-bid RFI responses

## TASK 7 – CONSTRUCTION SUPPORT

### ▶ 7.1 – Pre-Construction Meeting

WEBB will attend a pre-construction meeting with the appropriate technical personnel.

### ▶ 7.2 – Construction RFI's and Submittals

We will respond to up to 10 construction RFIs during the course of construction to address technical design clarifications. We will also review material and equipment submittals. We will receive, review, and respond to RFI's and submittals within two business days.

### ▶ 7.3 – Construction Staking Services (T&E)

Construction staking services will be provided by WEBB on a Time & Expense basis and billed in accordance with the rates provided in the Cost Proposal.

Each construction task provided by WEBB will include the following:

- Provide coordination with the city/contractor and scheduling of field survey crews based on staking requests received from the client. WEBB kindly requests that a 48-hour advance notice be provided for all staking requests.
- Provide office support to the field surveyors, consisting of task setup, calculating, plotting, and preparation of grade sheets for items to be staked as requested by the client.
- Provide review and cataloging of all field staking and distribute digital grade sheets to the client, for their use and distribution to agencies and/or contractors.

**All mobilizations will be billed on a Time and Expense (T&E) basis in accordance with the rates**

**shown the Cost Proposal. It is acknowledged that the city/contractor's representatives will give Albert A. Webb Associates a minimum of 48-hour advance notice, together with a minimum of 4 (four) hours of construction staking work per day for all construction staking requests.**

### ▶ 7.4 – Mylar Record Drawings and Digital Drawings

Revisions from the plans will be provided by the Contractor and City for WEBB's review and incorporation into the as-built plans. WEBB will prepare a set of mylar "record drawings" that reflect the Project's as-built conditions. We will submit the drawings to the City for review and approval.

WEBB will provide the City with digital copies (.dwg and .pdf) of the Project plans.

### Deliverables

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- Pre-construction meeting attendance, construction RFI responses, equipment and material submittal review responses, construction staking services, mylar record drawings, and digital copies of the plans.

# Project Schedule

## Coachella Active Transportation and Urban Greening Project

ID	Task Name	Duration	Start	Finish	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2027 Jan
1	Contract Award	0 days	Wed 4/1/26	Wed 4/1/26	4/1									
2	Project Kick-Off Meeting	0 days	Wed 4/8/26	Wed 4/8/26	4/8									
3	<b>Task 1 - Project Management / Administration</b>	<b>205 days</b>	<b>Thu 4/9/26</b>	<b>Wed 1/20/27</b>	[Task Summary Bar]									
4	<b>Task 2 - Utility Research and Coordination</b>	<b>67 days</b>	<b>Thu 4/9/26</b>	<b>Fri 7/10/26</b>	[Task Summary Bar]									
5	2.1 Site Visit	1 day	Thu 4/9/26	Thu 4/9/26	[Task Summary Bar]									
6	2.2 Utility research and Coordination	67 days	Thu 4/9/26	Fri 7/10/26	[Task Summary Bar]									
7	<b>Task 3 - Field Surveys</b>	<b>15 days</b>	<b>Thu 4/9/26</b>	<b>Wed 4/29/26</b>	[Task Summary Bar]									
8	Aerial Topographic Survey	15 days	Thu 4/9/26	Wed 4/29/26	[Task Summary Bar]									
9	<b>Task 4 - Geotechnical Analysis</b>	<b>25 days</b>	<b>Thu 4/9/26</b>	<b>Wed 5/13/26</b>	[Task Summary Bar]									
10	Geotechnical borings	10 days	Thu 4/9/26	Wed 4/22/26	[Task Summary Bar]									
11	Prepare Geotechnical Investigation report	10 days	Thu 4/23/26	Wed 5/6/26	[Task Summary Bar]									
12	City Staff to Review	5 days	Thu 5/7/26	Wed 5/13/26	[Task Summary Bar]									
13	<b>Task 5 - Final Plans, Specifications, &amp; Estimate (PS&amp;E)</b>	<b>50 days</b>	<b>Thu 4/30/26</b>	<b>Wed 7/8/26</b>	[Task Summary Bar]									
14	5.1 Prepare Landscaping, Irrigation, and Amenity Plans	15 days	Thu 4/30/26	Wed 5/20/26	[Task Summary Bar]									
15	5.2 Prepare Street Improvement Plans	15 days	Thu 4/30/26	Wed 5/20/26	[Task Summary Bar]									
16	5.3 Prepare Signing & Striping Plans	10 days	Thu 4/30/26	Wed 5/13/26	[Task Summary Bar]									
17	5.4 Technical Specifications	10 days	Thu 4/30/26	Wed 5/13/26	[Task Summary Bar]									
18	5.5 Construction Cost Estimate	5 days	Thu 4/30/26	Wed 5/6/26	[Task Summary Bar]									
19	City Staff to Review 60% Plans	5 days	Thu 5/21/26	Wed 5/27/26	[Task Summary Bar]									
20	Revise Plans Pre City Comments	10 days	Thu 5/28/26	Wed 6/10/26	[Task Summary Bar]									
21	City Staff to Review 90% Plans, Specifications, and Cost Estimate	5 days	Thu 6/11/26	Wed 6/17/26	[Task Summary Bar]									
22	Revise Plans, Specifications, & Cost Estimate	10 days	Thu 6/18/26	Wed 7/1/26	[Task Summary Bar]									
23	City Staff to Review 100% Plans, Specifications & Cost Estimate	5 days	Thu 7/2/26	Wed 7/8/26	[Task Summary Bar]									
24	Task 6 - Bidding Support	50 days	Thu 7/9/26	Wed 9/16/26	[Task Summary Bar]									
25	<b>Task 7 - Construction Support</b>	<b>91 days</b>	<b>Wed 9/16/26</b>	<b>Wed 1/20/27</b>	[Task Summary Bar]									
26	7.1 Pre-Construction Meeting	1 day	Thu 9/17/26	Thu 9/17/26	[Task Summary Bar]									
27	7.2 Construction RFI's and Submittals	90 days	Thu 9/17/26	Wed 1/20/27	[Task Summary Bar]									
28	7.3 Construction Staking Services	90 days	Thu 9/17/26	Wed 1/20/27	[Task Summary Bar]									

Project: Avenue 50 Jackson Sched Date: Wed 2/11/26

Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline	
Split		External Tasks		Inactive Summary		Manual Summary		Progress	
Milestone		External Milestone		Manual Task		Start-only		Manual Progress	
Summary		Inactive Task		Duration-only		Finish-only			

### 3. EXCEPTIONS/DEVIATIONS

Albert A. Webb Associates has thoroughly reviewed the Request for Proposals for Professional Engineering and Landscape Architectural Services for the Coachella Active Transportation and Urban Greening Projects in its entirety, including all terms, conditions, requirements, specifications, and the proposed Professional Services Agreement set forth in Section IV.

**WEBB takes no exceptions or deviations to this RFP.**

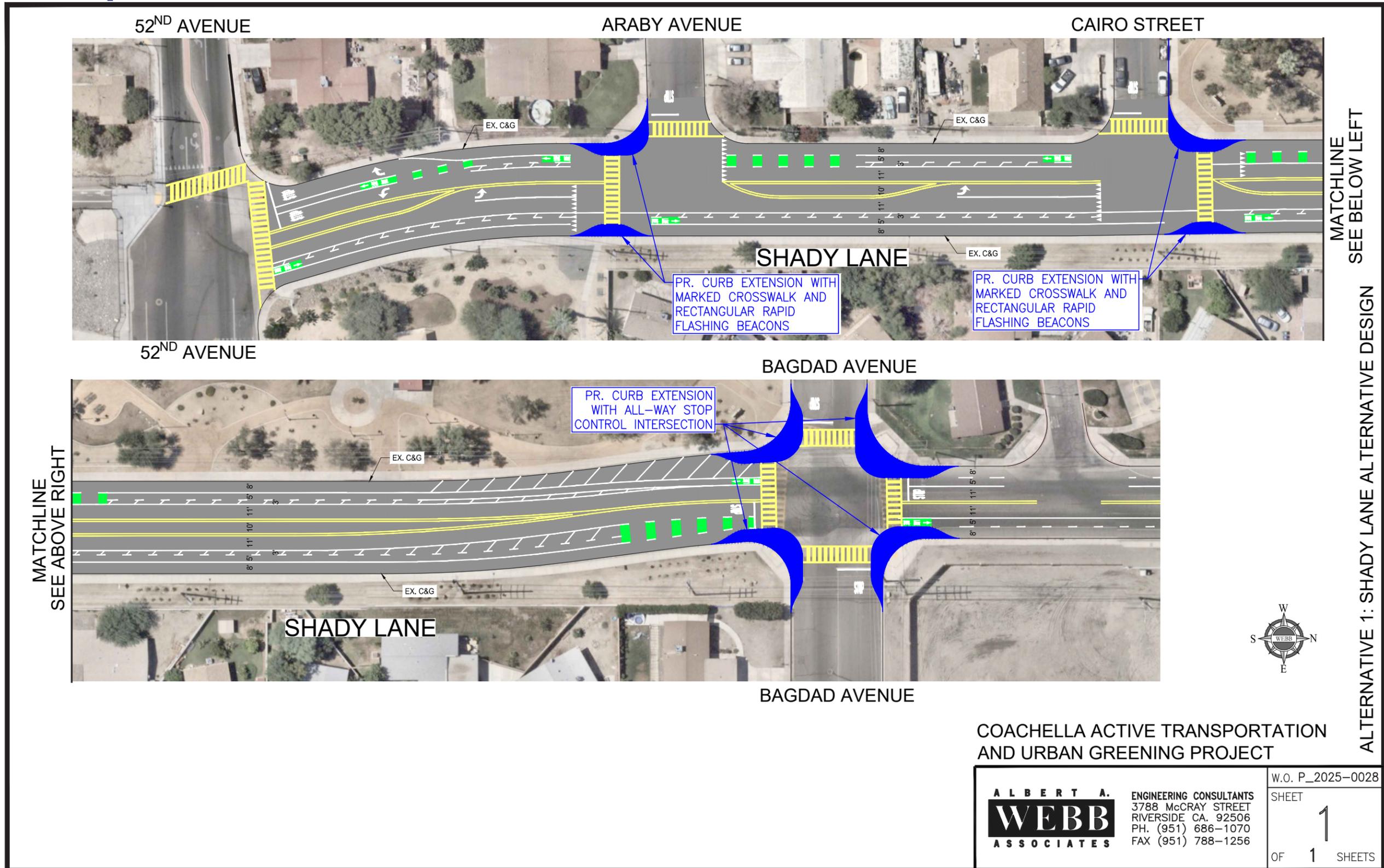
We acknowledge and accept all technical requirements, contractual provisions, scope of work elements, insurance requirements, prevailing wage obligations, project schedule expectations, and deliverable specifications as outlined in the solicitation documents. Our firm agrees to be bound by all terms and conditions of the RFP and the Professional Services Agreement without modification.

WEBB has carefully examined all provisions, including the 100-calendar-day completion requirement, liquidated damages provisions, indemnification clauses, and all applicable federal, state, and local regulatory requirements. We confirm our full understanding of the City's needs and our capability to deliver quality professional services that meet or exceed all stated objectives.

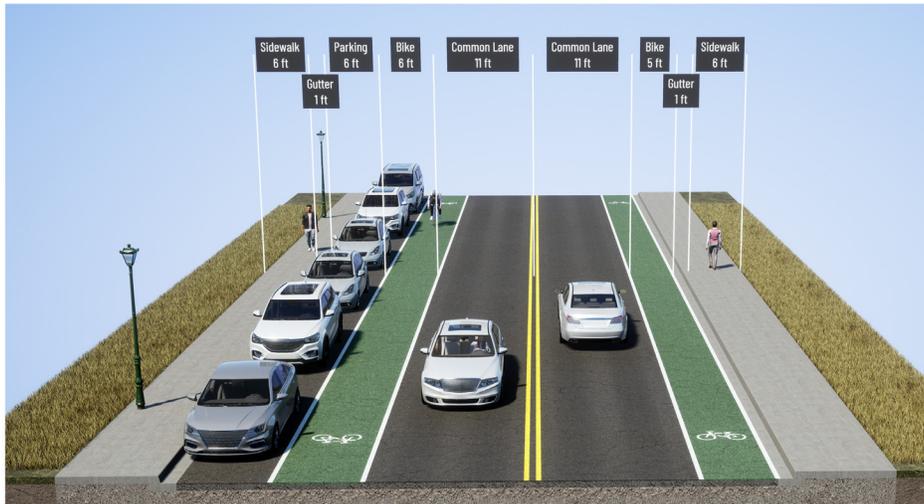
This proposal is submitted with the full intention to adhere to all provisions without modification and represents our firm commitment to successful project delivery.

# 4. APPENDICES

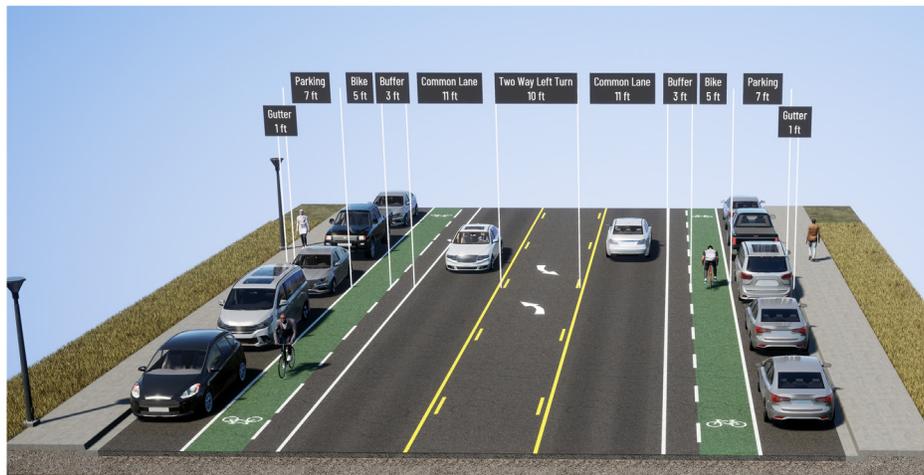
## Exhibits and Inspiration



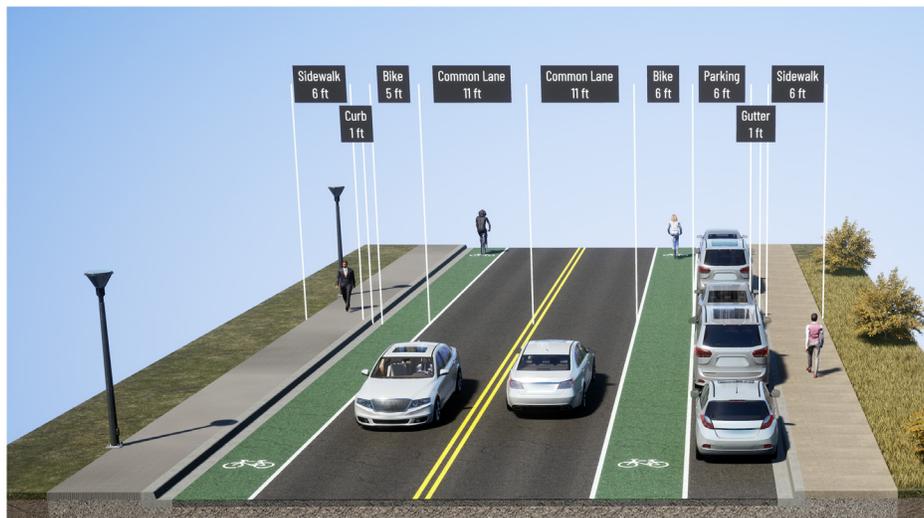
## PROPOSED ROADWAY CROSS SECTIONS



**Proposed Cross Section - Shady Lane between 9th St and Bagdad Ave**  
 - Narrower travel lanes and wider bicycle lanes increase rider comfort



**Proposed Cross Section - Shady Lane between Bagdad Ave and 52nd Ave**  
 - Road diet to three lanes provides room for buffered bicycle lanes



**Proposed Cross Section - Orchard Ave between 9th St and Shady Lane**  
 - Narrower travel lanes and wider bicycle lanes increase rider comfort

# PLAYGROUND AND RECREATIONAL ELEMENTS



*Individual Swings*



*Natural Play Elements*



*Skate Park Bowl*

# AMENITIES AND STRUCTURES



*Shade Structure*



*Drinking Fountain*



*Bicycle Repair*



*Gazebo*

# PLANTING PALETTE

ACACIA ANEURA



QUERCUS ILEX



RHUS LANCEA



GEIJERA PARVIFLORA



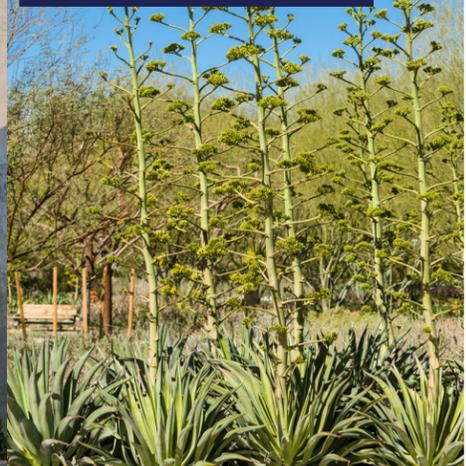
JUNCUS PATENS



CACTI



AGAVE DESERTII



CHILOPSIS LINEARIS



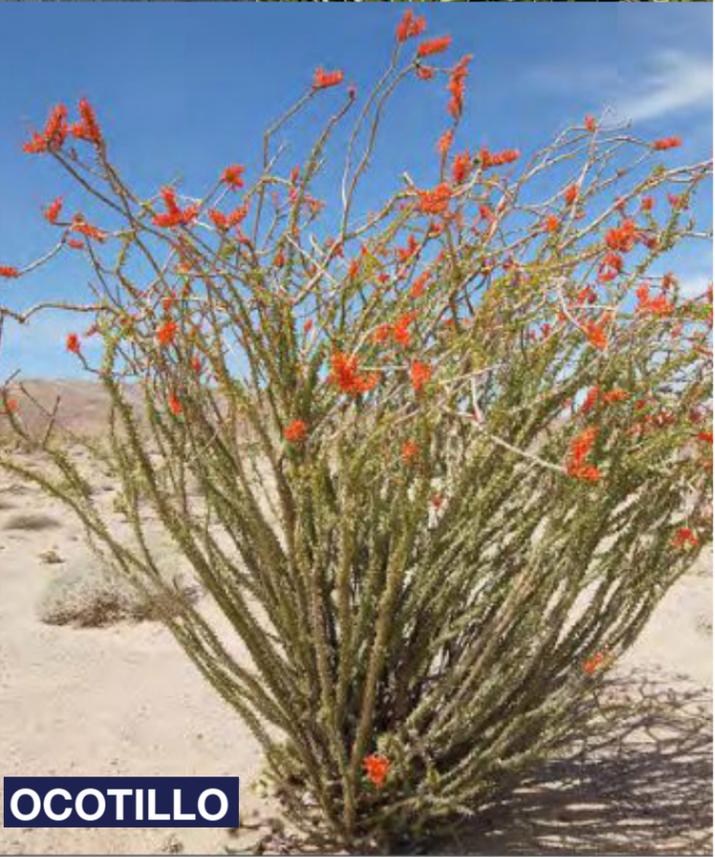
PROSOPIS X 'PHOENIX'



YUCCA



ALOE X 'BLUE ELF'



OCOTILLO



BACCHARIS PILULARIS 'PIGEON POINT'



DALEA GREGGI



ACACIA REDOLENS

## DESERT PLANTING

# Resumes

## DILESH SHETH, PE, TE

### SENIOR VICE PRESIDENT | TRAFFIC & TRANSPORTATION



Dilesh Sheth, PE, TE, is the Senior Vice President and Director of WEBB's Traffic and Transportation Department, where he oversees a diverse portfolio of multimodal transportation, mobility, and infrastructure projects. With more than 31 years of professional experience, Dilesh provides strategic direction and technical oversight for the planning, design, and delivery of complex transportation systems that enhance safety, accessibility, and quality of life throughout Southern California. His leadership reflects a deep commitment to creating context-sensitive, community-oriented infrastructure that integrates engineering excellence with long-term sustainability.

Over the past three decades, Dilesh has guided multidisciplinary teams of engineers, planners, and designers in delivering transformative Complete Streets, Active Transportation, and Safety Improvement projects for cities, counties, and regional agencies. His experience spans the full spectrum of transportation design—roadways, bridges, roundabouts, drainage systems, traffic signals, utilities, lighting, signing and striping, bikeways, pedestrian corridors, and benefit district programs—ensuring projects are both technically sound and operationally efficient.

Beyond design, Dilesh is recognized for his strategic funding expertise, helping agencies navigate and secure competitive federal and state programs, including the Active Transportation Program (ATP), Highway Safety Improvement Program (HSIP), and Safe Streets and Roads for All (SS4A) initiatives. Under his direction, WEBB has successfully obtained over \$120 million in ATP funding and \$24 million in HSIP and CVAG grants, enabling partner agencies to advance their multimodal and safety priorities from planning through construction. Dilesh's leadership combines technical precision, funding strategy, and community collaboration, empowering agencies to deliver transportation networks that are safer, more inclusive, and better connected.

#### EXPERIENCE:

Industry: 32 Years  
WEBB: 26 Years

#### REGISTRATIONS:

Civil Engineer C 65078 CA  
Traffic Engineer TE 2112 CA

#### EDUCATION:

BS, Civil Engineering  
University of Saurashtra Rajkot, India

#### AFFILIATIONS:

American Public Works Association,  
Coachella Valley  
Institute of Transportation  
Engineering Riverside and San  
Bernardino Counties

### PROJECT EXPERIENCE:

#### Arts and Music Line

##### Coachella Valley Association of Governments | Principal in Charge

Dilesh provides leadership for planning, environmental, and design of 15 miles of enhanced bikeways and pedestrian corridors linking multiple cities in the Coachella Valley. He directed design of 9 miles of Class IV protected facilities and oversaw integration of innovative safety features, including lighting, raised crossings, and bicycle signals. Dilesh also guided ATP grant applications that secured \$36 million in funding, positioning the project as a regional model for creative and sustainable mobility infrastructure.

#### Indian Canyon Two-Way Conversion, Pedestrian, & Bicycle Safety Enhancements

##### City of Palm Springs - Public Works | Principal in Charge

Dilesh provided executive oversight and technical guidance for safety and multimodal enhancements along Indian Canyon Drive. He directed the implementation of pedestrian countdown heads, accessible signals, protected turn phasing, and ADA curb ramp improvements across nine intersections. Under his leadership, the project integrated safety, accessibility, and streetscape improvements to support downtown mobility goals.

# DILESH SHETH, PE, TE

SENIOR VICE PRESIDENT | TRAFFIC & TRANSPORTATION

## **Highway Safety Improvement Program Application and Highway Safety Improvement Program Traffic Signal Improvements**

### **City of Cathedral City | Project Manager**

Dilesh managed design and environmental documentation for the HSIP-funded Traffic Signal Improvement Project, which included 20 signalized intersections citywide. He coordinated preparation of environmental documentation, secured Caltrans approvals, and directed design in accordance with Caltrans and City standards. His leadership facilitated expedited approvals and successful project delivery under federal-aid requirements.

## **North Palm Canyon Drive Curb Extension and LED Crosswalk**

### **City of Palm Springs | Principal in Charge**

Dilesh oversaw intersection improvement design and funding coordination for downtown Palm Springs. He led studies and CVAG grant applications, supervised design of traffic signal and street improvements, and managed utility coordination to enhance pedestrian visibility and safety along ten signalized intersections.

## **Madison Street Improvements from Avenue 50 to 52**

### **City of Indio | Principal in Charge**

As Principal in Charge/Project Manager, Dilesh led the one-mile Madison Street Improvement Project, overseeing the coordination of roadway, drainage, environmental, utility, and right-of-way elements. He oversaw alignment studies, geometric refinements, and feasibility analyses to meet General Plan Circulation Element requirements for Indio and La Quinta. He resolved complex right-of-way and shared-corridor conflicts, including negotiating with Imperial Irrigation District to avoid costly relocation of 92KV transmission lines. Dilesh delivered a multi-agency-approved, constructible design while maintaining access for major community events.

# JEFFREY HUTCHINS, PLA

## MANAGER | LANDSCAPE ARCHITECTURE

Jeff Hutchins, PLA, is the Manager of WEBB's Landscape Architecture department with over 35 years of experience designing resilient, community-focused open spaces across Southern California. A licensed Landscape Architect, he brings a balanced approach that blends creative vision with technical precision to deliver sustainable, maintainable, and impactful projects. Jeff brings specialized expertise in skatepark design and construction oversight, directly supporting the Dateland Park skatepark equipment replacement required in this project. With experience on 41 skateparks across the United States, he has developed the technical knowledge necessary to coordinate with specialized skatepark installers and ensure seamless integration of equipment with site infrastructure. His early and continuous coordination with civil engineers throughout the design process ensures proper surface elevations, shapes, and drainage to prevent future maintenance and cracking issues. During construction administration, Jeff can identify workmanship flaws immediately and implement quick design adjustments without delays or cost implications, ensuring the new skate bowl, fun box, and little launcher at Dateland Park are installed correctly and built to last.

Jeff manages projects from concept through construction, overseeing client coordination, environmental review, site analysis, material selection, cost estimating, and QA/QC. He excels in integrating site-specific solutions with long-term functionality, ensuring that design, budget, and constructability align from the outset. His leadership supports seamless collaboration across WEBB's interdisciplinary teams and leverages advanced design tools to achieve cohesive, high-quality outcomes.

His portfolio includes iconic civic spaces such as SoFi Stadium, Dodger Stadium, the LA Zoo, and the George Lucas Museum of Narrative Art, as well as parks, greenways, and educational campuses. Jeff is known for transforming infrastructure into public assets, turning roadways into trails, linking public works with park systems, and designing parks that incorporate sustainable funding and programming models.

He has extensive experience with both K-12 and higher education institutions, including work with the LA Community College District, and regularly partners with public agencies and nonprofits to create outdoor environments that support student health and academic success.

As a department leader, Jeff mentors staff, elevates design standards, and advances WEBB's landscape practice. His commitment to sustainability and real-world solutions ensures every project is not only visionary but buildable and enduring.



### EXPERIENCE:

Industry: 38 Years  
WEBB: 5 Years

### REGISTRATIONS:

Landscape Architect PLA 3815 CA

### EDUCATION:

BS, Landscape Architecture  
California State Polytechnic  
University, Pomona

### AFFILIATIONS:

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

## PROJECT EXPERIENCE:

### Skate Parks in California Cities

- Desert Hot Springs, La Quinta, Needles, Fontana, Glendora, Duarte, Pico Rivera, Hermosa Beach, Santa Monica, Santa Clarita, Burbank, Citrus Heights, Jurupa, La Verne, Ladera Ranch, Laguna Niguel, Sacramento (Granite and Tanzanite), San Jose, and Solvang

**Additional Experience**

- Coachella Central Park, City of Coachella
- Hillcrest Park Master Plan, City of Fullerton
- Western Gage Median Park, City of Los Angeles
- Sharp, Telfair, Haddon, and O'Melveny Elementary Schools, City of Los Angeles
- The Great Park, City of Irvine (beginning stages design)
- George Lucas Museum of Narrative Art, City of Los Angeles
- Green Valley Park, City of Perris
- Beverly Gardens Park Restoration Plan, City of Beverly Hills
- Franklin Ivar Park, Mountains Recreation and Conservation Authority
- Vista Hermosa Park, Mountains Recreation and Conservation Authority
- Faith and Hope Park, City of Los Angeles
- Hillcrest Park, City of Fullerton
- Ishihara Buffer Park, City of Santa Monica
- Lemon Creek Restoration, City of Walnut
- Marsh Park Phase 1, City of Los Angeles
- Los Angeles Community College District, Pierce College Parking Lot
- Los Angeles Mission College Culinary Arts Institute
- Los Angeles Mission College Arts, Media, and Performance Center
- Los Angeles Mission College Athletics Complex
- Los Angeles Mission College East Campus Center for Math and Science
- Pitzer College Student Housing Phase II
- Claremont College Robert Redford Conservancy for Southern California Sustainability
- Caltech Keck Institute for Space Studies
- UCLA Mildred Mathais Botanical Garden Revitalization
- Jefferson High School Seismic Upgrades



**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.



**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

## SENIOR LANDSCAPE ARCHITECT | LANDSCAPE ARCHITECTURE

Nicole Volpe, PLA, ASLA, is a Senior Landscape Architect with WEBB's Landscape Architecture Department. She has extensive experience in landscape architecture, design, and project management. Her professional experience includes commercial, residential, and civic landscape projects, design for master-planned communities, and recreational facilities. She has worked in the public sector, reviewing site plans and subdivision applications, community design plan reviews, and coordinating multidisciplinary teams, commenting agencies, and stakeholders. In April 2023, Nicole and her team, led by Alison Terry, ASLA, and Lisa Gimmy, FASLA, received an award from The California Preservation Foundation for their work on the Virginia Robinson Gardens. Nicole is committed to design excellence and the highest level of client service. Her experience in project management keeps projects focused and aligned with the project vision and direction.



### EXPERIENCE:

Industry: 31 Years  
WEBB: 4 Years

### REGISTRATIONS:

Landscape Architect PLA 6436 CA

### EDUCATION:

BS, Landscape Architecture  
University of Guelph, Ontario,  
Canada

### AFFILIATIONS:

American Society of Landscape  
Architects (ASLA), Full Member  
ASLA Vice President, Membership  
(2019-2021)  
UCLA Landscape Architecture,  
Instructor

### PROJECT EXPERIENCE:

#### Lake Cahuilla Veterans Regional Park Master Plan

##### Riverside County Regional Parks and Open-Space District | Project Lead

Nicole is the lead Project Manager for the Lake Cahuilla Veterans Regional Park Master Plan, overseeing WEBB's efforts to establish a long-term vision for this 710-acre regional park in La Quinta, CA. Led by Riverside County's Regional Park and Open-Space District (RivCoParks), the project aims to enhance and preserve recreational amenities, including camping, fishing, equestrian use, and event space, while improving infrastructure and visitor access. Nicole guides all aspects of the master planning process, including amenity and infrastructure analysis, trail circulation, economic feasibility, and community outreach. Because the park is on land leased from the Bureau of Reclamation, she also manages interagency coordination with RivCoParks, the Bureau, and the Coachella Valley Water District to ensure a collaborative and compliant planning process.

#### Joshua Tree Sunburst and Community Park

##### San Bernardino County Department of Public Works Special Districts | Design Lead

As project design lead for the Joshua Tree Sunburst and Community Parks Master Plan, Nicole developed a concept inspired by regional natural elements such as the desert tortoise, sunburst, and spiral, integrating them into the park's layout and amenities. She helped prepare a master plan to guide future improvements, including ADA-compliant pathways, play areas, signage, lighting, paving, and low-maintenance planting. Nicole also managed coordination with the client and subconsultants, ensuring the design met project goals and reflected the community's needs.

#### Riverside County Office of Education Conference Center

##### City of Riverside | Design Lead

Nicole served as the lead designer and primary client liaison for WEBB's Landscape Architecture team on the Riverside County Office of Education Conference Center project in Riverside. Collaborating closely with DLR Architects, she guided the design of the landscape to complement the building's architecture while thoughtfully responding to the Sonoran Desert climate through careful selection of drought-tolerant plantings. Nicole developed a cohesive planting and hardscape concept that enhanced the site's aesthetic and prioritized functionality, creating a connected, circuitous pathway that encourages movement and provides shaded seating areas for both staff and visitors.

# GUILLERMO GONZALEZ, PLA, ASIC

**SENIOR LANDSCAPE ARCHITECT | IRRIGATION DESIGN SPECIALIST |  
RECYCLED WATER EXPERT | LANDSCAPE ARCHITECTURE**



Guillermo Gonzalez is a licensed Senior Landscape Architect with WEBB's Landscape Architecture Department. He has over a decade of experience designing and managing diverse projects across parks and open spaces, as well as commercial, industrial, institutional, and residential developments. Guillermo thrives in multidisciplinary environments and brings a unique blend of engineering precision and landscape architecture principles, balancing stability, efficiency, and functionality with sustainability, aesthetics, and community impact.

A recognized expert in irrigation planning and design, Guillermo specializes in recycled water systems, guiding projects from conceptual design through construction. He holds a Recycled Water Site Supervisor Certification and serves as a consulting plan checker for Eastern Municipal Water District, where he provides technical guidance across all phases of recycled water planning and contributes to developing district standards and guidelines.

With in-depth knowledge of Southern California flora and a strong command of local and state irrigation regulations, Guillermo ensures regulatory compliance, design integrity, and ecological sensitivity throughout every project phase. He remains actively involved in professional development through the American Society of Irrigation Consultants, where he has served as a panelist speaker, and the Irrigation Association, contributing to advocacy committees and staying at the forefront of emerging technologies and best practices in sustainable irrigation.

## EXPERIENCE:

Industry: 13 Years  
WEBB: 12 Years

## REGISTRATIONS:

Landscape Architect PLA 6294 CA

## EDUCATION:

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

## AFFILIATIONS:

American Society of Irrigation  
Consultants  
Irrigation Association

## PROJECT EXPERIENCE:

- EMWD Recycled Water Development Services Plan Check, Eastern Municipal Water District
- Goodman Commerce Center Backbone, Parking Expansion and Bridge Plaza, Goodman Birtcher
- Turnleaf Neighborhood Park, JARPD
- Highway 111 & Oasis Medians, City of Indio
- Green Valley Park City of Perris, Raintree Investment Corporation
- Green Valley Residential Tracts (Various) City of Perris, Raintree Investment Corporation
- Barrington Place Recreation Center, WQ Basin, Streetscape & Model Complex, Frontier Homes
- Stratford Ranch Trail, City of Perris
- Department of Public Social Services, Coachella, County of Riverside
- Riverside Medical Clinic, Dos Lagos, Riverside Medical Clinic
- Harvest Villages III Mountain Vista Basin Park, Lennar Homes
- Harvest Villages III Streetscape, Lennar Homes
- Lake Elsinore Cultural Center, Lake Elsinore
- Talavera Paseos/Streetscape, KB Home
- Indian & Ramona Industrial, IDI Logistics
- Crossroads North Commercial, Regent Properties
- Valley Wide Prairie Park Lot 169, Lennar Homes
- Valley Wide Tracts 31141 & 31142 Streetscape and Basins, Lennar Homes

# JESSIE COREA, PLA

ASSOCIATE LANDSCAPE ARCHITECT | LANDSCAPE ARCHITECTURE



Jessie Corea is a landscape architect with over ten years of experience delivering commercial, industrial, land development, and public park projects. His expertise spans all phases of project delivery, from schematic design and design development through construction documentation, ensuring cohesive, well-managed, and site-responsive outcomes.

Jessie's approach is rooted in collaboration. He works closely with clients, multidisciplinary teams, and community stakeholders to create landscapes that are functional, resilient, and reflective of the communities they serve. His designs are informed by a strong understanding of site-sensitive planning, construction methodologies, and budget-conscious strategies, allowing him to craft thoughtful solutions that balance aesthetics with technical feasibility.

Jessie's project management style emphasizes clear communication and teamwork throughout the entire project lifecycle, ensuring that all aspects such as programming, budget, environmental compliance, and schedule are aligned and executed efficiently. His ability to manage complex stakeholder input and deliver high-quality outcomes makes him a valuable asset to any public space or conservation-focused project.

## EXPERIENCE:

Industry: 13 Years  
WEBB: 8 Years

## REGISTRATIONS:

Landscape Architect 6840 CA

## EDUCATION:

BS, Landscape Architecture  
California State Polytechnic  
University, Pomona  
AA, Liberal Arts  
Chaffey Community College  
AA, Math/Sciences  
Chaffey Community College

## AFFILIATIONS:

International Council of Shopping  
Centers  
American Society of Landscape  
Architects

## PROJECT EXPERIENCE:

### Western Gage Median Park

#### Los Angeles Neighborhood Initiative | Lead Project Designer

As Lead Project Designer, Jessie helped manage and guide the landscape architecture team through the design of the Western & Gage Pocket Park in South Los Angeles. The project addressed long-standing issues of pedestrian disconnection, safety, and lack of accessible green space at the intersection of Western and Gage Avenues. Grounded in extensive community engagement, Jessie helped capture residents' concerns about traffic safety, inadequate public amenities, and the need for welcoming and equitable spaces. LADOT and LAPD traffic studies confirmed the intersection's hazards caused by traffic congestion, freeway spillover, and poor pedestrian infrastructure, which were strongly echoed by local stakeholders. Jessie's project management approach ensured effective coordination among community members, city departments, and technical consultants. The final design reflects both the functional requirements and the lived experiences and aspirations of the South LA community it serves.

### Rancho Las Flores Park Expansion

#### City of Coachella | Project Manager

As Project Manager, Jessie led WEBB's Landscape Architecture team in the design and delivery of a 15-acre expansion to Rancho Las Flores Park, creating a vibrant, inclusive, and culturally reflective public space for the City of Coachella. Jessie directed a robust community outreach process to engage residents and stakeholders, resulting in a concept grounded in three guiding principles: inclusion, connectivity, and expansion. The design integrates Coachella's local history, regional identity, and artistic character while addressing the community's diverse recreational needs. Throughout all project phases, from schematic design through construction documentation, Jessie ensured seamless coordination among interdisciplinary teams, including civil, structural, and MEP consultants and city representatives. His leadership kept the project on schedule and aligned with city objectives and community expectations.

# NICHOLAS LOWE, MS, PE, TE

DEPUTY DIRECTOR, TRAFFIC & TRANSPORTATION | TRAFFIC & TRANSPORTATION



Nick Lowe, MS, PE, TE, is a Deputy Director with WEBB's Traffic and Transportation Department. Nick assists clients with street improvements, traffic signal upgrades, and signing and striping modifications. He also develops temporary traffic control plans for construction while working closely with public agencies, contractors, and construction managers to safely expedite projects, thus minimizing impacts to traffic and businesses. Nick and his team also currently work with multiple public agencies as on-call engineers to help agencies keep projects moving forward.

In addition, Nick assists other engineers on street light installations, sewer and water plans, and expert witness testimony. He is also well-versed in the AutoTURN vehicle simulation program which assists in transportation improvements for constrained travel areas such as intersection curb returns and driveways. With increasing traffic pressure amid booming growth throughout Southern California, Nick's work on regional transportation solutions provides a tangible benefit to the public through improvements in safety, mobility, and quality of life. Nick is active in several industry associations.

Nick also provides grant funding assistance to cities including Carson, Los Angeles, Lake Elsinore, Palm Springs, and Cathedral City and has helped these cities secure nearly \$100 million in funding to install bicycle and pedestrian infrastructure, advanced dilemma zone detection, flashing beacons, and left turn phasing at over 50 signalized intersections.

## EXPERIENCE:

Industry: 15 Years  
WEBB: 14 Years

## REGISTRATIONS:

Civil Engineer C 87666 CA  
Traffic Engineer TE 3065 CA

## EDUCATION:

MS, Civil Engineering  
University of Southern California  
BS, Civil Engineering  
Stevens Institute of Technology

## AFFILIATIONS:

Institute of Transportation Engineers  
American Society of Civil Engineers  
Intelligent Transportation Society of California

## PROJECT EXPERIENCE:

### Arts and Music Line

#### Coachella Valley Association of Governments | Project Engineer

Nick served as Project Engineer for the CVAG Art and Music Line, a transformative 15-mile bikeway corridor connecting multiple cities and regional destinations. His contributions included development of protected bicycle facilities, raised crossings, and bicycle signal design to improve user safety and comfort. He also supported grant coordination and innovative design features integrating lighting, sound, and accessibility enhancements. The project successfully secured \$36 million in ATP funding, advancing regional multimodal connectivity.

### Washington Street Connector to Arts and Music Line

#### City of La Quinta | Civil Plans Lead Engineer

Nick leads the civil design for this multi-use trail project along Washington Street from Eisenhower Drive to Avenue 48, integrating pedestrian, bicycle, and streetscape improvements. The work includes a 14-foot-wide concrete trail, retaining walls, trail-level lighting, and signal modifications with dedicated bicycle phasing. Nick coordinates closely with City staff and local HOAs to balance design aesthetics, safety, and long-term maintenance needs while enhancing connectivity to CVAG's Art and Music Line.

# NICHOLAS LOWE, MS, PE, TE

DEPUTY DIRECTOR, TRAFFIC & TRANSPORTATION | TRAFFIC & TRANSPORTATION

## **Indian Canyon Bicycle and Pedestrian Improvements**

### **City of Palm Springs | Project Engineer**

As lead Project Engineer, Nick managed design efforts for a major bicycle and pedestrian improvement project in downtown Palm Springs. The work included modifications to more than 20 traffic signals, a one-way to two-way conversion, and design of the City's first signalized scramble crosswalk. Nick directed field reviews, custom curb ramp design for constrained intersections, and stakeholder coordination with City staff and local businesses to ensure safe, context-sensitive mobility improvements.

## **Palm Canyon Pedestrian Safety Improvements**

### **City of Palm Springs - Public Works | Project Engineer**

Nick led the design for this complex downtown mobility project, which included over 20 signal modifications, pedestrian and bicycle enhancements, and conversion of one-way streets to two-way operation. His work focused on signal coordination, ADA ramp design for constrained conditions, and implementation of the City's first scramble crosswalk. Through extensive collaboration with City staff and stakeholders, Nick helped deliver a safer and more accessible transportation network in the heart of Palm Springs.

## **Avenue 50 Widening and Avenue 52 Street Improvements**

### **City of Indio | Project Manager**

Nick manages the design of roadway widening and bicycle trail improvements for Avenue 50 and Avenue 52 in the Cities of Indio and La Quinta. He oversees coordination among multiple agencies and utility companies to facilitate undergrounding, drainage, and multi-use path construction along this two-mile corridor adjacent to the Coachella Festival fairgrounds. The project will enhance event traffic flow, regional mobility, and multimodal connectivity for future travel demand.

# ERIC LEWIS, PE, TE

## ACTIVE TRANSPORTATION SPECIALIST | TRAFFIC & TRANSPORTATION

Eric Lewis, PE, TE, is an Active Transportation Specialist with WEBB's Traffic and Transportation Department. He previously served as City Traffic Engineer for the Cities of Fontana and Moreno Valley for a combined 18 years, where he led the design and delivery of numerous traffic engineering projects, managed day-to-day traffic operations and programs, and contributed to multidisciplinary teams advancing Capital Improvement Plan projects. He has extensive expertise in developing transportation-related grant applications, including HSIP, ATP, CMAQ, SB821, MSRC, and Caltrans Sustainable Transportation Planning grants.

Eric's technical capabilities include safety and mobility analysis in rural and urban environments, active transportation and safety planning, traffic signal design and modifications, signing and striping plans, corridor planning and alignment studies, traffic calming, engineering and traffic surveys, and traffic operations. He has also served as an Expert Witness, preparing comprehensive reports and technical documentation for public agency cases throughout Riverside, San Bernardino, Los Angeles, and San Diego counties.



### EXPERIENCE:

Industry: 37 Years  
WEBB: 6 Years

### REGISTRATIONS:

Civil Engineer 68819 CA  
Traffic Engineer 1931 CA

### CERTIFICATIONS:

Bicycle Facility Design, National  
Highway Institute

### EDUCATION:

BS, Civil Engineering/Transportation  
Engineering  
California State University, Long  
Beach

### AFFILIATIONS:

Institute of Transportation Engineers  
American Public Works Association  
American Society of Civil Engineers  
Inland Empire Biking Alliance,  
President  
Riverside Bicycle Club, Public  
Relations Board Member

### PROJECT EXPERIENCE:

#### Arts and Music Line

##### Coachella Valley Association of Governments | Technical Advisor

Serving as a technical advisor from project initiation, Eric supported the development of multimodal design concepts for the 15-mile Arts & Music Line corridor. He provided technical review and recommendations on bikeway facility types, safety features, and corridor operations to ensure the project's active transportation components aligned with CVAG's goals and design standards. Additionally, Eric served as the primary author for the Active Transportation Guidelines used in the Coachella Valley prepared for CVAG.

#### Avenue 50 Widening and Avenue 52 Street Improvements

##### City of Indio | Technical Advisor

As a technical advisor, Eric provided targeted active transportation input to support the design of roadway widening and multimodal improvements along the Avenue 50 and Avenue 52 corridors. His involvement included offering recommendations to ensure safe and efficient accommodations for people walking and biking. Eric collaborated with the broader project team and coordinating agencies to confirm that active transportation considerations were appropriately incorporated into this complex, multi-jurisdictional corridor.

#### On-Call Traffic Engineering Services

##### City of Carson | Project Engineer

Eric provided on-call traffic engineering support to the City of Carson, assisting with the resolution of traffic safety related complaints from the general public, staff, and elected officials, as well as safety-related operational issues. His technical input helped the City address day-to-day traffic concerns efficiently and in compliance with agency standards.

# MIGUEL HURTADO, PE

## SENIOR ENGINEER | TRAFFIC & TRANSPORTATION



Miguel Hurtado is a Senior Project Engineer with WEBB's Traffic and Transportation Department. He has over 15 years of experience delivering roadway, streetscape, and multimodal transportation improvements for public agency clients throughout Southern and Northern California, with project construction values exceeding \$35 million.

Miguel's experience includes urban and rural roadway design, arterial widening, pedestrian and active transportation improvements, intersection and safety enhancements, storm drain infrastructure, ADA compliance, and bridge replacement support. He has prepared PS&E packages, performed geometric roadway and hydrology design, coordinated with utilities and multidisciplinary design teams, managed budgets and schedules, performed QA/QC reviews, and worked directly with clients and stakeholders.

Miguel works closely with WEBB's in-house planning, surveying, traffic, drainage, and construction management teams to deliver coordinated, high-quality transportation solutions that meet agency standards, schedules, and budgets.

### EXPERIENCE:

Industry: 17 Years  
WEBB: <1 Year

### REGISTRATIONS:

Civil Engineer 88091 California

### EDUCATION:

BS, Civil Engineering  
California State Polytechnic  
University, Pomona  
MA, Public Administration  
California State University, Fullerton

## PROJECT EXPERIENCE (WITH PREVIOUS COMPANY):

### Market Street Pedestrian and Streetscape Enhancements

#### City of Long Beach | Project Engineer

As Project Engineer, Miguel was responsible for a corridor-wide street narrowing and pedestrian enhancement project that included storm drain upgrades and ADA improvements. His role included coordinating with the City and subconsultants and managing design hours and budget tracking in support of the Project Manager.

### Pedestrian Safety Corridor Improvements

#### City of Long Beach | Project Manager

In his role as Project Manager, Miguel led a three-mile corridor improvement project incorporating raised crosswalks, lane reconfigurations, and multimodal safety enhancements. His responsibilities included schedule and budget management, invoice review, and QA/QC oversight.

### Roadway Rehabilitation and Streetscape Improvements (Multiple Projects)

#### City of Long Beach | Project Engineer

Miguel provided design engineering support for more than \$25 million in roadway, storm drain, parking lot, traffic, lighting, and landscape improvements on major City corridors. His work included preparation of PS&E documents and coordination with multidisciplinary design teams.

### Regional Sports Park and Ballpark Improvements

#### City of Ontario | Project Engineer

For this fast-tracked project, Miguel supported arterial widening, reconstruction of major roadways, and the design of new interior roads serving a regional sports complex and adjacent commercial development. He coordinated closely with City staff, utility designers, grading teams, and storm drain engineers throughout design.

# SON LE

## PROJECT ENGINEER | TRAFFIC & TRANSPORTATION

Son Le is a Project Engineer with WEBB's Traffic and Transportation Department. He specializes in designing temporary traffic control, new and modified traffic signals, street lighting, and roadway signing and striping. He is highly knowledgeable about industry design standards, and he is often asked to support projects that are on a tight deadline or require creative solutions. Son is a dedicated engineer with a superb work ethic and customer satisfaction record. His roles have included working on projects independently to completion or as a member of a team. Son's background, knowledge, and experience is weighted toward relevant safety standards pertaining to civil engineering, particularly with respect to transportation safety.



### EXPERIENCE:

Industry: 16 Years  
WEBB: 8 Years

### EDUCATION:

BS, Civil Engineering  
California State University, Long Beach

## PROJECT EXPERIENCE:

### Landau Boulevard at McCallum Way Traffic Signal Intersection Improvements

#### City of Cathedral City | Project Engineer

Son supported the design of intersection improvements and a new traffic signal at Landau Boulevard and McCallum Way, enhancing safety near a local school. He assisted with geometric design, signal components, lighting, and signing and striping plans in accordance with City standards. His technical accuracy and responsiveness contributed to a smooth and efficient design process.

### Antonio Parkway Recycled Water Traffic Control Plans

#### Santa Margarita Water District | Designer

Son was responsible for designing the traffic control and detour plans for the Antonio Parkway Recycled Waterline project. He collaborated with the client to revise plans as needed during construction and developed solutions to protect work zones on a high-speed roadway. Son's designs maintained safe traffic flow and ensured continuous access to surrounding residential areas and schools during the limited summer construction window.

### Highway Safety Improvement Program Application and Highway Safety Improvement Program Traffic Signal Improvements

#### City of Cathedral City | Project Engineer

As Project Engineer, Son contributed to the HSIP-funded Traffic Signal Improvement Project by preparing key signal design elements and ensuring they met Caltrans and City requirements. He assisted with environmental documentation and coordinated technical inputs for federal-aid submittals. His attention to detail and ability to work efficiently under tight timelines supported the project's successful progression

# COLE BENNER, EIT

## ASSISTANT ENGINEER | TRAFFIC & TRANSPORTATION

Cole Benner, EIT, is an Assistant Engineer with WEBB's Traffic and Transportation Department, where he supports the design and development of civil engineering projects. Cole assists project managers and teams produce detailed plans, specifications, and estimates, ensuring all deliverables align with agency standards and project goals.

His work includes analyzing design alternatives, developing cost-effective solutions, and reviewing design details to enhance constructability and project quality. Cole brings strong problem-solving and communication skills to each assignment and is committed to continuous learning and collaboration within interdisciplinary teams.



### EXPERIENCE:

Industry: 5 Years  
WEBB: < 1 Year

### REGISTRATIONS:

Engineer in Training EIT 184108 CA

### EDUCATION:

MS, Civil and Environmental  
Engineering  
University of California, Berkeley  
BS, Civil Engineering  
University of California, Berkeley

# JASON ARDERY, PE, TE, LLS, CPESC, QSD, QSP

## VICE PRESIDENT | LAND SURVEY & MAPPING



Jason Ardery is a licensed Civil Engineer, Traffic Engineer, and Land Surveyor with over 20 years of experience delivering public and private infrastructure projects across Southern California. As Vice President at WEBB, Jason brings a unique blend of technical precision and leadership, with a strong emphasis on land surveying and its critical role in planning, entitlement, and construction.

Throughout his career, Jason has led multidisciplinary teams of engineers, surveyors, and planners in successfully executing municipal infrastructure, residential subdivisions, commercial centers, and industrial developments. His deep understanding of boundary and topographic surveys, ALTA/NSPS Land Title Surveys, construction staking, and legal mapping has been instrumental in ensuring project accuracy, regulatory compliance, and timely delivery.

Jason's surveying expertise is complemented by his leadership in entitlement processes, including General Plan Amendments, Specific Plans, Tentative Maps, and Williamson Act cancellations. He played a pivotal role on the City of Eastvale's General Plan Advisory Committee, helping shape the city's first General Plan—a testament to his commitment to public service and community development.

In addition to his technical credentials, Jason holds CPESC, QSD, and QSP certifications and is a certified sUAS Remote Pilot, enabling him to integrate drone-based surveying into modern workflows. He is a graduate of Cal Poly Pomona with a BS in Civil Engineering and remains active in professional organizations such as ASCE and CLSA. Jason also serves as President of his homeowners' association, further demonstrating his dedication to civic engagement.

### EXPERIENCE:

Industry: 24 Years  
WEBB: 22 Years

### REGISTRATIONS:

Civil Engineer C 71508 CA  
Traffic Engineer 2618 CA  
Licensed Land Surveyor 9329 CA

### CERTIFICATIONS:

Certified Professional in Erosion and Sediment Control 6561  
Qualified SWPPP Developer/  
Practitioner 20935  
FAA Part 107 Certified Drone Operator

### EDUCATION:

BS, Civil Engineering  
California State Polytechnic University, Pomona

### AFFILIATIONS:

American Society of Civil Engineers  
California Land Surveyors Association

## PROJECT EXPERIENCE:

### Arts and Music Line

#### Coachella Valley Association of Governments | Technical Advisor

Jason served as Technical Advisor, providing quality review of utility information incorporated into design drawings and advising on right-of-way and easement requirements. He led the research and evaluation of existing land rights, coordinated the preparation and review of legal descriptions and plats, and worked closely with Land Survey and Mapping and design team staff to align survey data with project needs. His coordination supported accurate right-of-way acquisition, reduced risk during final design, and ensured legally defensible mapping for project delivery.

### Eastvale Civic Center

#### City of Eastvale | Project Manager

Jason served as Project Manager, leading the WEBB team in delivering civil engineering and surveying services for the Eastvale Civic Center. The team identified underground utilities, easements, and property boundaries using entitlement-phase data and field surveys to support design efforts. WEBB prepared street,

# JASON ARDERY, PE, TE, LLS, CPESC, QSD, QSP

VICE PRESIDENT | LAND SURVEY & MAPPING

storm drain, waterline, signing and striping, and street lighting plans for the extension of Schleisman Road, including a roundabout and intersection improvements at Hamner Avenue. Jason also coordinated with the adjacent Hamner Place development and managed a team of subconsultants to provide a complete and coordinated design package. WEBB continues to support the City through construction.

## **Goodman Commerce Center**

### **City of Eastvale | Project Manager and Principal Engineer**

Jason served as Project Manager for the Goodman Commerce Center, a major commercial and industrial business park in northern Eastvale. The project featured extensive site enhancements, including water quality basins, a pedestrian walking trail, benches, LED light bollards, low-water-use landscaping, buffer planting zones, and decorative rock features. Jason oversaw WEBB's delivery of landscape architecture, entitlement processing, final engineering, and mapping services for Business Park Parcels 3 and 4. The project also involved a General Plan Amendment to change the land use designation from High Density Residential to Light Industrial, Business Park, and Commercial Retail, supporting the City's long-term vision for economic growth and development.

## **Vernola Marketplace Apartment Community**

### **Bridge Investment Group | Project Manager and Principal Engineer**

Jason served as Project Manager for the Vernola Marketplace Apartment Community, a 17-acre multi-phase residential development in the City of Jurupa Valley. He led WEBB's civil engineering scope, managing entitlement approvals and all site engineering tasks. Jason oversaw the preparation of phased Rough Grading Plans to accommodate a Riverside County Flood Control easement, and a Precise Grading Plan in compliance with City standards. He directed the design of On-Site Water and Sewer Plans and coordinated separate Off-Site Utility Plans to connect with Jurupa Community Services District infrastructure, ensuring the project met all requirements for domestic water, sanitary sewer, and fire protection.