

EXHIBIT "A"

CONSULTANT'S SCOPE OF SERVICES

PROPOSAL

To Provide Professional Landscape Architectural Design Services for

CITY OF ESCONDIDO

**MOUNTAIN VIEW PARK PICKLEBALL
COURTS DESIGN**



FEBRUARY 1, 2024

Designing landscapes that create community





Designing landscapes that create
community...

Leveraging location-based
technologies to create a smarter world

February 1, 2024
Revised March 19, 2024

Nicholas Josten
City of Escondido
201 N. Broadway
Escondido, CA 92025

**RE: PROPOSAL TO PROVIDE PROFESSIONAL LANDSCAPE ARCHITECTURE DESIGN SERVICES
FOR MOUNTAIN VIEW PARK PICKLEBALL COURTS DESIGN (RFP NO. 24-20)**

Dear Mr. Josten,

New pickleball courts at Mountain View Park will be an awesome recreational opportunity for the residents of Escondido. The next step in this planning process is selecting a firm to work hand in hand with City staff to deliver design and construction documents for the project. David Volz Design team has a long resume of award-winning sports facility projects like this. We are currently working with the cities of Pasadena and Irvine on a similar facility, both of which are set to go out to bid next month. In addition, we are working with Lake Forest, Glendale, Yorba Linda, Huntington Beach, Riverside, and Buena Park to provide new pickleball courts in their cities.

The design and environmental services DVD will provide include an 8-court layout with fencing and benches, sidewalk access, noise mitigation identified in the environmental document, landscaping and irrigation improvements, among other amenities. Our project civil engineer, West Coast, will provide survey, geotechnical, grading, and stormwater facilities. CEQA documents will also be included.

As part of DVD's focused community outreach, we will engage the community residents and present a concept plan to showcase the design options and gather feedback, something DVD regularly provides. After the conceptual design is approved, we will prepare final drawings, including construction documents, technical specifications, and probable construction costs. Our final work will be bid support, construction support services, and delivering as-builts.

Thank you for allowing the DVD team to prepare this proposal for the design of the Mountain View Park Pickleball courts. Our team is enthusiastic about the project and is looking forward to the opportunity to work with you and your staff. Should you have any questions about our proposed scope of services, please do not hesitate to call.

This proposal is valid for ninety (90) days.

Very truly yours,

DAVID VOLZ DESIGN

A handwritten signature in black ink, appearing to read 'David J. Volz', with a stylized flourish at the end.

David J. Volz, R.L.A. # 2375
LEED Accredited Professional, QSD/QSP



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Fee Proposal
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FIRM QUALIFICATIONS

FIRM PROFILE

David Volz Design (DVD) is committed to the creative design of outstanding public spaces. We develop landscapes, parks, sports fields, and streetscapes to meet the specific needs of their communities. DVD designs special environments for those who seek recreation in a beautiful setting: wonderful natural environments for those who are simply looking for respite, and for those who pursue recreation and competitive athletic endeavors on the playing field. Our firm capitalizes on what the site and nature has to offer. For all of our commissions, we work to enhance the site's use, working within environmentally sound parameters while taking full advantage of the site and its surroundings to best service the community's needs.



We provides a wide range of services to our public agency clients: site planning, budgeting and preparation of construction documents are the mainstays of the services we provide. Public facilities and landscape improvements we have designed are evident in communities throughout Southern California. We have successfully delivered award-winning public landscape important projects in all over California

We strive to stay on top of the constantly changing world of the construction industry and its pricing. We regularly analyze what is happening with projects during estimating and bidding process to ensure that we are as close as possible to our clients' budget. We have been very successful in tracking costs.

Our company understands the importance of protecting the environment, protecting our resources and the health of future generations. **DVD is proud to be a LEED Accredited and a Qualified Stormwater Designer QSD company.** We understand the commitment we have to the public to deliver quality projects that offer a high return for the public funds invested; projects that can be maintained and deliver a lifetime of service to the communities they are built for.

Our team will be easy to work with, creative, and responsive. We live by our mission statement to "create community" through our designs. Together our firm will be a pro-active knowledgeable resource for your city staff.

PLANNING & DESIGNING

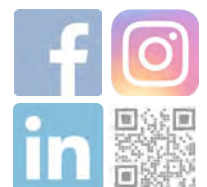
- Demonstration gardens, mitigation & restoration
- Nature parks, interpretive gardens & wilderness camps
- Streetscape development & redevelopment
- Community, Neighborhood & mini-parks
- Facility master plans & feasibility studies
- School fields & campus planning
- Irrigation renovation & redesign
- Design guidelines & standards
- Sports parks & stadiums
- Grant applications & GIS

Founded in 1997
 25 years in business
 S-Corporation-CA
 Never filed for bankruptcy
 Wholly-owned Business
 16 employees
 David Volz RLA#2375
 Gary Vasquez RLA #3883
 Eric Sterling RLA#5463
 Luis Pedraza RLA#6782
 Shaun Johnson RLA#6413
 LEED Accredited
 SBE

"DVD continues to build its reputation on creativity and service in the design of outstanding public spaces. We create high quality public spaces for our clients' communities and neighborhoods. We work with public agencies and the people they serve to develop innovative landscapes of outstanding beauty."

Contact Person:
 David Volz, President, RLA,
 LEED AP, QSD/QSP
 714-641-1300
 dvolz@dvolzdesign.com

Like us on Facebook!
 Follow us on Instagram!
 @davidvolzdesign



www.dvolzdesign.com



UNDERSTANDING & APPROACH

David Volz Design proposes to provide professional Landscape Architectural Services for the Pickleball courts at Mountain View Park in Escondido. This facility upgrade will provide a great recreational opportunity for the community in this area of the city. The project will include timely coordination, inventory, survey and analysis, and a public presentation to engage with the community to develop a final design. Once the concept plan is approved, we will prepare Construction Documents, including plans and specifications, cost and estimates, bid support, support during construction, and final as-builts. Our team goal will be deliver a functional, accessible, and easily maintainable facility.

The site as it exists today is an underutilized lot with existing trees situated between the tennis courts and a nearby historic building. Trees will be removed as a part of this project, pending direction from the city, may need to be replaced elsewhere. As a part of this project, landscape and irrigation modifications will be necessary to accommodate the new design. The park utilizes water for irrigation purposes and all new plantings will be low water use and climate appropriate. Species will be selected in conjunction with the city for durability and ease maintenance. As part of the DVD scope, we will prepare an environmental review, noise study, cultural/historic property study, biological study, assist with tribal consultation, a topographic survey, a geotechnical report, and perform a utility investigation. Working in conjunction with the city, the DVD team will conduct public outreach and engagement with nearby residents to receive design input. This includes attending a meeting, preparing and presenting a concept plan, answering questions, and gathering input. Once the concept design is approved, our team will produce engineering drawings showing the design of the pickleball courts and associated improvements at 30%, 60%, 90%, and final plans. After receiving and addressing city plan check comments, final plans and technical specifications will be provided. We will work with our civil engineer to prepare budget estimates for construction costs. Throughout the project and during the bidding process and construction phase, the assigned DVD professionals will coordinate with the City and Contractors, promptly responding to RFIs and answering questions.

We understand the current budget does not include court lighting or shade structures, which are the most requested amenities upgrades for pickleball facilities. We would work with your staff to put forth a design that would easily accommodate these features so they could be easily added in the future. We could provided conduit, pull boxes, and block-out locations at very little cost now that would allow for this future flexibility.



The David Volz Design team is well-experienced in the design and delivery of new park amenities for public parks and recreational facilities. Our team is perfectly matched to your projects needs with similar successfully delivered facilities. Our team of experienced designers have visited Mountain View Park and is excited about the prospect of delivering eight courts for the residents of Escondido.

For Mountain View Park, the David Volz Design team will bring our park planning expertise to the table to work with you and your staff to program, develop, and refine a concept plan. This plan will be presented to nearby residents to garner input. Then, in collaboration with the City, we will develop construction documents, see the project through construction, and deliver as-builts.

Throughout the design phases, DVD will refine and update the project budget estimate, better informing City staff on the project scope as it develops.

INITIAL PROPOSED DESIGN PROGRAM

1. New fencing with screening and gates
2. Pickleball courts surfacing, nets, and striping (USA Pickleball Association-design guidelines)
3. New benches for resting between matches
4. ADA-compliant access
5. Landscaping and Irrigation
6. Storm Water Treatment



SUSTAINABILITY & LOW IMPACT DESIGN

David Volz Design is committed to delivering public landscapes that are sustainable and beautiful. We embrace the principles of design that encourage stewardship of our resources, respect for the environment and creative sustainable practices. Through our affiliation with LEED's, we identify and quantify the sustainability of our designs. Our team has extensive experience with Public Works Agencies delivering storm water management practices that mimic natural hydrological cycles. We implement integrated management practices into every project.

Low Impact Design development (LID) is an alternative site design strategy that uses natural and engineered infiltration and storage to control storm water where it is generated. Projects under LIDs design are uniquely site specific in their effort to reduce runoff and volume, reduce pollutants and fertilizers, and maintain pre-development surface temperatures. All of which are problematic for conventional storm water management. Key goals include reducing downstream flooding, erosion, and scour from natural waterways. Benefits of LID practices include cost saving over expensive infrastructure. Utilizing bio-swales and sunken lawns allow for the discernment and infiltration of runoff. Bio-swales offer opportunities for biodiversity utilizing native plant material that can remedy the degradation of native habitats. Additionally, LID aesthetics can enhance and beautify the built environment and landscapes by use of pervious pavers and alternative natural paving materials.

A beautiful and sustainable landscape starts with a clear understanding of the client's requirements, the site and environs and a creative approach to the design process. Water efficiencies, energy use reductions, waste reduction, recycled content and localized material's sourcing can all be quantified and are an integral part of our design. Resource conservation through the use and specification of recycled and reused materials and identification of locally sourced goods are important sustainability issues. Water resources are conserved through our thoughtful low water use planting schemes, precise irrigation layout and control systems, as well as, stormwater capture, cleaning and reuse. For pollution prevention, stormwater recycling plans are embraced and integral to our designs. On-site water detention, bio filtration, permeable pavement, and many other measures are creatively incorporated into the landscapes we design.

David Volz Design is dedicated to the opportunity and challenge of creating unique spaces and special places that draw inspiration from the environs and the community. David Volz Design believes the very definition of sustainability speaks of environments that are well used and enjoyed, and maintainable over time. We at DVD believe that the ultimate measure of sustainability of any public space has to be high use and enjoyment over the long term.

Low Impact Design Benefits

- Reduce runoff/reduce flooding
- Reduce pollutants & fertilizer
- Reduce sediment runoff & scour
- Improved infiltration ground water recharge
- Cost savings over conventional design
- Biodiversity in the urban habitat
- Streamlined design functionality
- Aesthetics

Low Impact Design IMPs Non-Structural:

- Reduced impervious areas
- Disconnect from conventional storm water systems
- Reduce disturbed areas of development
- Minimize grading/reduce construction impacts
- Preserve natural drainage and vegetation

Structural:

- Bioretention including vegetated swales and bio-swales
- Permeable pavements
- Green roofs
- Cisterns / Recycling



COMMUNITY OUTREACH

For any community inspired design program, DVD envisions a robust community engagement process. Our initial community meeting will be a participatory community brainstorming session focused on gathering ideas for developing a park plan. Our preparation for this input will include site reviews and analysis of the plans and documents related to this park site. We will gather “seed” ideas from city staff and from our own site reviews. Our team will assist in the preparation of notices and graphics to get the word out - to invite the community to help design their park.

We will begin the initial workshop with an on site tour of the park to clearly identify the setting. To foster the “brainstorming” session, our team will introduce “seed” ideas that will encourage thoughtful responses and open the discussion for brainstorming and continued idea generation. We will look to the community for ideas about possible improvements, including ideas for enhancement, family recreation and complimentary opportunities to develop the design of an outstanding park plan.

The DVD team will take the ideas and inspirations received from the community at the initial design charrette meeting and refine the ideas and proposed elements into initial concept plans. These conceptual layouts will be presented to city staff in an idea consolidation meeting. The best ideas and themes will then be refined into conceptual plans for the community to consider. The second community workshop will be a bit more formal. The refined initial concept plans will be presented, and the ideas reviewed. We will look for agreement from the participants on the elements which will become a part of the draft plan. Comments and input will be received to refine the park’s vision and program and to obtain consensus for the improvement elements for the park. Following, a draft master plan and draft design report will be prepared. This plan will then be presented to the public and the Commission or Council for review and comment. Upon the city leader’s direction a final plan will be prepared.

The plan, which will be the focus of our planning efforts, will be the culmination of the community’s ideas being honed into a final graphic representation of the best development strategy for this park. A report will also be prepared outlining the input process and describing the program and development elements. Also, a preliminary construction budget will be a part of this project report.

The community workshops that we facilitate are the best medium for finding out what the citizenry desires. Allowing the community to stand in a place of ownership aids in a smooth planning process. In the long term, this ownership translates into projects that are sustained by the community.



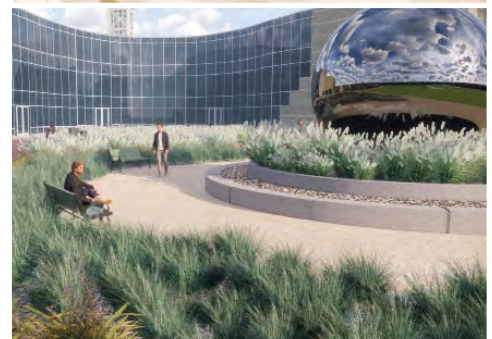
GRAPHICS & RENDERINGS

WHAT IF A VISUALIZATION OF AN IDEA COULD BRING CLARITY TO THE DESIGN INTENT? COULD ALLOW FOR ENLIGHTENED CONSIDERATION AND UNDERSTANDING?

The David Volz Design studio has a robust graphic design component, and skilled professionals adept at delivering graphics and images, including immersive 3-dimensional fly throughs that communicate our design ideas before moving ahead with the project's engineering.

Communication is the key to understanding. The photo-realistic renderings, computer-generated 3D models, and images of the project style, detailing, form, and function provide a clear understanding of the project concepts. Our creative and innovative designs are beautifully rendered for review and consideration of civic leaders, our collaborative partners, and the general public. Our visualizations have resulted in great feedback and design considerations, great "Now I Get It" moments, and enthusiastic approvals of concepts, ideas, and projects.

The DVD team has proven capabilities for the graphic presentation of the ideas and the layout for review of the park's conceptual layout. We will prepare artist renderings, 3D fly through videos and photo realistic pictures to describe the many elements we plan to include in this development. We will ready all our renderings for social media posting and for use in city communications.



SCOPE OF SERVICES

TASK 1 - PROJECT INITIALIZATION AND MANAGEMENT

- 1.01 Initial kickoff meeting with city project staff
 - a. Review project criteria and program objectives
 - b. Review procedures and design schedule
 - c. Assign calendar dates to each milestone with completion by October 1, 2024
- 1.02 Background Research
 - a. Collect available data, maps, as-builts
 - b. Review site plans and documents
 - c. Review initial opportunities
 - Identify opportunities and constraints
 - Identify surrounding uses and connections
- 1.03 Preliminary Engineering Studies Coordination
 - a. Geotechnical soils report
 - b. Site topographic survey
 - c. Initial SWPPP/SWQMP plans
 - d. Environmental studies

TASK 2 – PRELIMINARY CONCEPT PLANS/ COMMUNITY WORKSHOP

- 2.01 Prepare preliminary concept plans and alternatives
 - a. Develop designs for park improvements
 - b. Develop concepts and alternatives
 - c. Refine and consolidate ideas
 - d. Color-rendered plan view graphics
 - e. Character style pictures depicting ideas for improvements including court color options
 - f. Plant palette
- 2.02 Review preliminary concept with city staff
- 2.03 Community review and workshop
 - a. Present preliminary concept plans
 - Program elements review

- Idea and vision consolidation
- Review options and alternatives
- Concept discussion
- Define community consensus
- b. Document input received
 - Prepare summary of input from community
 - Annotate maps with community insights

- 2.04 Review input received from previous community outreach with city project team
 - a. Identify opportunities and program for potential park facilities

MEETINGS & DELIVERABLES

Review meeting with staff
Community outreach meeting
Community outreach exhibits

TASK 3 – FINAL CONCEPT PLANS (30%)

- 3.02 Construction cost budget estimates
 - a. Prepare analysis of construction cost for each plan options
- 3.03 Prepare final concept plan
 - a. Review schematic layouts with city staff, obtain direction to prepare final concept plan
 - b. Refine/revise preliminary concept plan per comments
 - c. Construction cost budget estimates
- 3.04 Presentation to City staff

MEETINGS & DELIVERABLES

Review meeting with staff (1)
Final concept plans
Construction cost budget
Presentation to City staff



TASK 4 - CONSTRUCTION DOCUMENTS (60% & 90% SUBMITTALS)

- 4.01 Prepare construction drawings
 - a. Site construction plan and details
 - b. Irrigation plan and details
 - c. Final landscape plan and details
 - d. Civil plan and details
- 4.02 Prepare technical specifications
- 4.03 Prepare construction cost budgets
- 4.04 Internal quality control review
- 4.05 Submittal/review at 60% and 90%

MEETINGS & DELIVERABLES

Construction plans (60% & 90% submittals)
Construction technical specifications
Construction budget estimate
Identify and finalize details repairing structural engineering
City staff meetings (bi-weekly)
Meeting summaries

TASK 5 - FINAL CONSTRUCTION DOCUMENTS

- 5.01 City project team review of work-to-date
- 5.02 Update construction drawings per city comments
 - a. Site construction plan and details
 - b. Irrigation plan and details
 - c. Final landscape plan and details
 - d. Civil plan and details
 - e. Technical specifications
 - f. Construction cost budget estimates
 - g. Provide structural details and calculations
- 5.03 Internal quality control review

MEETINGS & DELIVERABLES

Construction plans (100% submittal)
Construction technical specifications
Construction budget estimate
City staff meetings (bi-weekly)
Meeting summaries

TASK 6 - CONSTRUCTION PERIOD SERVICES

- 6.01 Bidding Assistance
 - a. Provide answers to pertinent pre-bid questions
 - b. Assist the city in evaluation of bids
- 6.02 Construction Assistance
 - a. Attend pre-construction meeting
 - b. Respond to project Requests for Information (RFI's) and Submittals
 - c. Participate in construction progress meetings and prepare meeting summary notes
- 6.03 As-built plan preparation (contractor annotation)

MEETINGS & DELIVERABLES

Bidding assistance
RFI responses, instructions
Meeting summaries
City staff support services
As-builts

OPTIONAL TASK

TASK 7 – CONSTRUCTION MANAGEMENT SERVICES

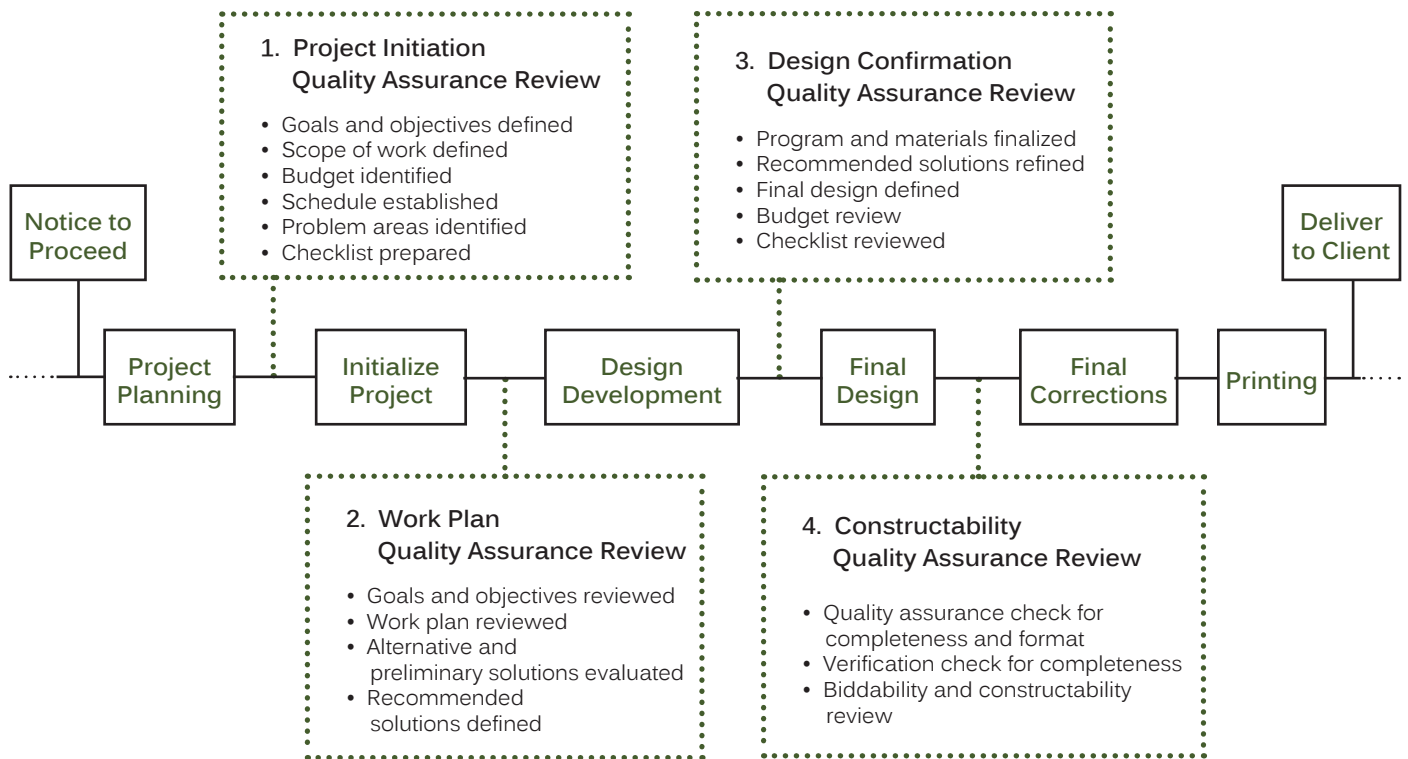
- 7.01 See MKN hourly rates



QUALITY CONTROL

DVD has an established quality control and assurance program that we undertake for all our design services, and for this project. The Principal-in-Charge will be responsible for implementation of these Quality Control measures. The primary elements include:

- Verification that required deliverables and documents noted in the Scope of Work are provided.
- A Peer Review will be conducted by our senior professional staff to solicit critical comments and verify correctness.
- Retention of documents with highlighted markings and red-line comments, and verification that required revisions are incorporated into the updated documents.
- Continual assessment and tracking of project schedule and budget against baseline data.
- A complete construction review for constructability and biddability of the complete PS&E package will be assigned to experienced professionals on staff prior to final submittal to our client.



WHY CHOOSE DAVID VOLZ DESIGN?

Creative Designers of Public Spaces

Cost Controls and Quality of Design with Rich Detailing

Online Public Outreach Expertise
 Community Inspired Park Design

Award Winning Park and Sports Field Design

Experience in Delivery of Projects

ORGANIZATIONAL CHART

Our creative designers have the background and expertise to deliver outstanding landscape architecture services for your city's project. The DVD key team members are experienced and talented professionals and they will be supported by a team of licensed landscape architects, several very capable designers, sub consultants, and support staff.

Our design approach, from design development through construction document development, includes strong quality control techniques as well as several quality control measures. For example, our team will have a senior staff landscape architect assigned to specifically provide quality control oversight. This experience landscape architect will be involved in regular in-house design review of project drawings, specifications and budget estimate. He will provide input, and advice to the project administrator. This effort, together with our other quality control measures, will focus on providing the city with a design which is accurate and constructable.

Delivering projects within our client's expectations, budgets and time frame is our top priority. We will establish milestones for deliverables and set precise schedules for meetings and reviews. Our senior management will review all submittals prior to issuance. We will provide recommendations based upon experience and expertise for the betterment of any project assigned to DVD. These same senior DVD professionals will remain the primary contact for the City throughout the project.

PROJECT MANAGER - **Eric Sterling** will provide design oversight of this project and be the design professional-of-record for the construction documents. Coordination of our large team of professionals will be the responsibility of DVD's project manager, **Kevin Volz**. Kevin has extensive team leadership experience, he will be an active and engaged manager for this project. He will coordinate and lead design development meetings. Keeping in regular touch with the city project team, updating schedules and filing project progress reports, with action items, as the design is developed.

David Volz Design looks forward to a long relationship with your city. We are committed to delivering high quality services, designs, reports, documents, and support to the city

City of Escondido
Mountain View Park Pickleball Courts

**DAVID VOLZ DESIGN
LANDSCAPE ARCHITECTS, INC**

David Volz, RLA #2375,
LEED AP, QSD/P
Principal in charge

Gary Vasquez, RLA #3883
Director of design

Eric Sterling, RLA #5463
Senior Landscape Architect

Kevin Volz, GISP
Director of GIS

Luis Pedraza, RLA #6782
Landscape Architect

Paul Cassar
Senior Landscape Designer

Bryant Avolos
Landscape Designer

Bryce Frost
Landscape Designer

Sarah Moon
Landscape Designer

Angela Lee
Landscape Designer

Dana Bull
Landscape Designer

Michelle Maldonado
Project Designer

Xitlali Casarrubias
Project Designer

Jonathan Aguirre
Project Designer

WEST COAST CIVIL
Civil Engineer

Austin Frisby, P.E., QSD
Project Manager

Claire Pfeifer, EIT
Design Engineer III

ECORP
Environmental Consultant

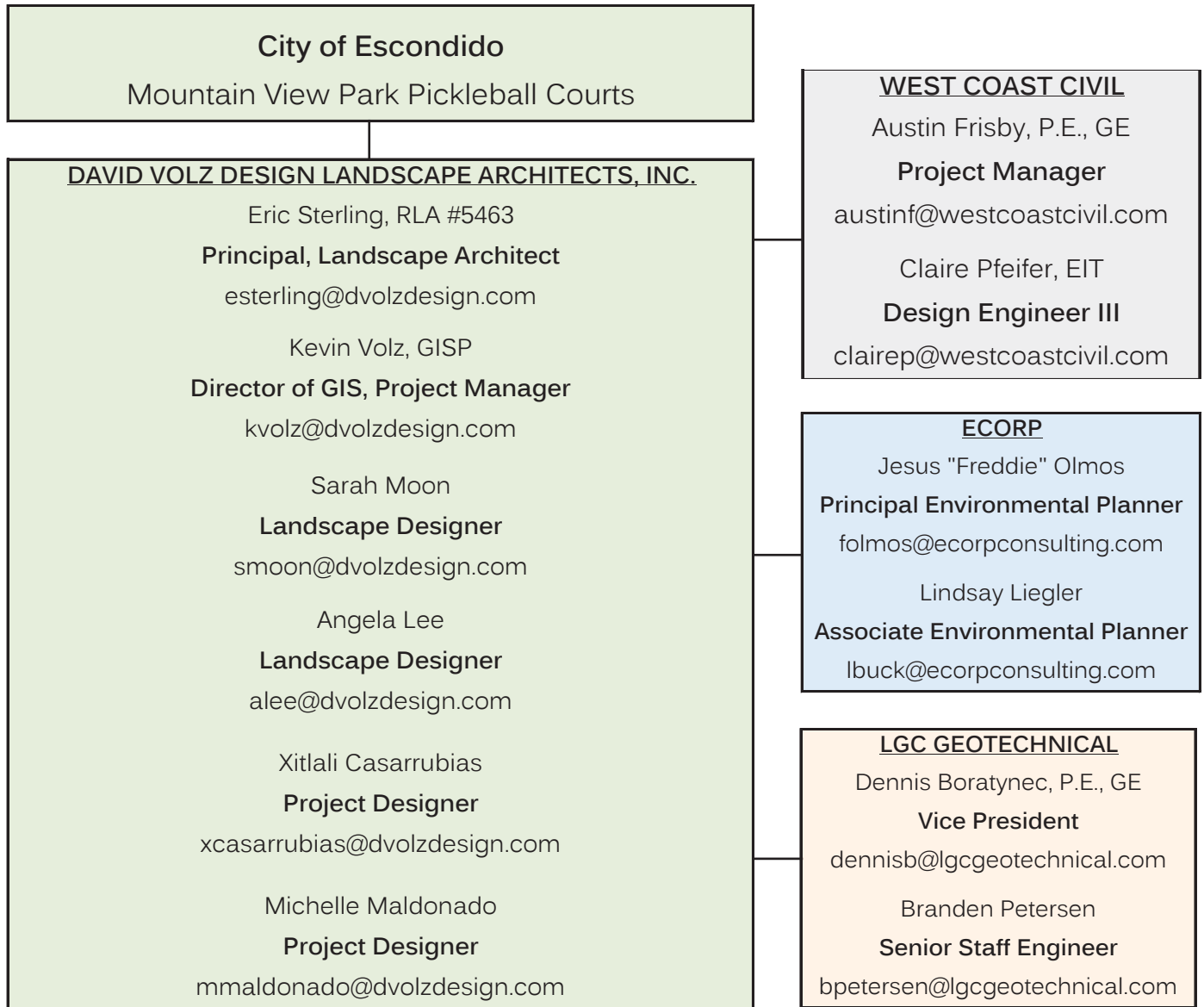
Jesus "Freddie" Olmos
Principal Environmental Planner

Lindsay Liegler
Associate Environmental Planner

LGC GEOTECHNICAL
Geotechnical Consultant

Branden Petersen
Senior Staff Engineer

TEAM PROJECT TABLE



FREMONT PARK

The revitalization of Fremont Park will be a great improvement for the citizens of Glendale. It has a special character and being the oldest park in the city, an important historical context; it provides a wonderful greenspace and needed recreational opportunities for the residents who live just north of downtown Glendale. This community, through several outreach meetings, provided DVD park planners with insights related to the park's use and the current needs for recreation. The slate of improvements we planned will be enjoyed by all: new synthetic turf soccer fields, community center, play spaces, picnic grounds and ball courts. New lighting, easy access, and a full perimeter drive path will ensure better security. New parking, new maintenance facilities and a refurbished home for the model railroad club will improve this community focal point.

This busy facility includes an active tennis community with regularly scheduled lessons, tournaments, and play days. There is also a great contingent of drop-in regulars that frequent these courts. An update of the facility was needed, access, lighting and new fencing, and net stations were installed based upon DVD renovation plans. The courts were sawcut, patched and resurfaced to accommodate this facility-wide makeover. The new courts are beautiful, they have state of the art lighting and a new downloadable lighting control.



Client: City of Glendale
Reference:
 Joseph Gonzalez
 Park Planner
 (818) 550-4415
 jogonzalez@glendaleca.gov

- Key Elements:**
- (8) Tennis courts
 - Large community building
 - Soccer arena, enclosed, synthetic turf & lights
 - Large fully accessible play spaces
 - Spray pad play space
 - Pickle ball & basketball courts
 - Large parking lot
 - Open lawn and picnic pavilions
 - Art all around the park
 - Night lighting throughout
 - Walkways & beautiful gardens

- Services provided:**
- Master Plan & Community Outreach
 - Design Development
 - Construction Documents
 - Bidding Assistance
 - Construction Period Services

Acreage: 8
Start Date: March 2015
Completion Date: Out to Bid Soon
Cost of Design: \$1.1 million
Construction Estimate: \$12.3 mil

DVD Project Manager:
 Gary Vasquez
Staff: David Volz, Paul Cassar, Luis Pedraza, Larry Poindexter
Subconsultants: Civil Works Engineer, Design West Engineering, LGC Geotechnical, SKA Engineers

More Glendale Projects:



“DVD and their team ... have provided leadership for community outreach, have designed creative and fun play spaces and have prepared high quality construction documents.”

George Balteria , Retired City of Glendale
 Letter of Recommendation

VISTA DEL VERDE COURTS

Vista Del Verde Park in Yorba Linda is a picturesque recreational haven, nestled within the vibrant community. Renowned for its lush greenery and diverse amenities, this park has recently undergone a thoughtful upgrade to cater to the evolving interests of its residents. The latest addition is a state-of-the-art two half-court basketball facility, providing enthusiasts with a dynamic space to engage in friendly matches and hone their skills. In response to the surging popularity of pickleball, the park has also integrated four dedicated pickleball overlays, creating an inclusive environment for players of all ages. These enhancements not only promote an active and healthy lifestyle but also foster a sense of community as neighbors come together to enjoy these new recreational offerings. Vista Del Verde Park continues to be a hub for leisure and social interaction, adapting to the changing preferences of its residents while maintaining its natural charm.



Client:
City of Yorba Linda

Reference:
Mike Kudron
Parks & Recreation
Superintendent
714-961-7160
mkudron@yorba-linda.org

Key Elements:

- Half-court basketball
- Pickleball overlay

Services provided:

- Master Plan
- Construction Documents
- Construction Period Services

Acreege: .18 acres
Start Date: June 2021
Completion Date: Under Construction
Design Cost: \$90,453
Construction Cost: TBD

DVD Project Manager:
Paul Cassar
Staff: David Volz, Gary Vasquez

ARLINGTON PARK PICKLEBALL

Arlington Park in Riverside is set to undergo a transformative upgrade with the addition of 12 dedicated pickleball courts, a testament to the city's commitment to fostering a vibrant recreational landscape. The planned pickleball courts at Arlington Park will not only accommodate the growing interest in this social sport but will also feature amenities such as shaded seating areas and support facilities. Collaborating with Urban Habitat and city staff, the project aims to deliver a concept plan that seamlessly integrates the new venue into the park's landscape, providing comfortable environments for players and spectators alike. The construction is anticipated to commence later this year, promising Arlington Park as a hub for pickleball enthusiasts and a shining example of thoughtful park planning.

Client:
 City of Riverside

Jordan Maus, RLA
 Parks, Recreation &
 Community Services Dept.
 (951) 826-2201
 jmaus@riversideca.gov

- Key Elements:**
- Pickleball courts
 - Spectator seating
 - Shade structure
 - Acrylic court surfacing
 - Player benches
 - Electrical upgrades

- Services provided:**
- Schematic Design
 - Design Development
 - Construction Documents
 - Design/Build

Acreage: .59 acre
Start Date: January 2023
Completion Date: Under Design
Design Cost: \$108,680
Construction Cost: TBD

DVD Project Manager:
 Eric Sterling
Staff: Jonathan Aguirre,
 Sarah Moon
Builder: Urban Habitat



MIKE WARD PICKLEBALL COMPLEX

The David Volz Design team provided Planning, Community Outreach, Conceptual Design, and Construction Documents for the Pickleball Improvements at Mike Ward Park in the City of Irvine. This is Irvine's second Pickleball facility and is intended to set the standard for future pickleball facilities in Southern California.

The park will feature eight new courts fully amenitized with shade, seating, drinking fountains, bike racks, lighting, vending machines and more. An information kiosk will link players to the city's reservation site and provide court availability and upcoming events. A central plaza provides direct access to each court and brings spectators closer to the action. The project includes a new restroom building, storage, ADA improvements, and landscape improvements. Slated to open in 2024 this facility will be the premiere facility.

Client:
City of Irvine

Reference:
Farhad Bolourchi
Senior Project Manager
949-724-6689
fbolourchi@cityofirvine.org

Key Elements:

- Pickleball courts
- Shaded seating
- Court lighting
- Concrete bike path
- Information kiosk
- ADA accessibility

Services provided:

- Concept Plan
- Community Outreach
- Design Development
- Construction Documents
- Construction Period Services

Size: 24,265 SF, .56 acres
Start Date: Feb 2023
Cost of Design: \$136,635

Staff: Eric Sterling, Michelle Maldando, Xitlali Casarrubias



VINA VIEJA PARK PICKLEBALL COURTS

The Vina Vieja Pickleball proposed project provides for the installation of the first dedicated Pickleball courts in the City of Pasadena at Vina Vieja Park. The approved concept plan will include 12 lighted courts as well as parking and a restroom on 11 acres. Site amenities will include tables, benches, drinking fountains, bleachers, and shade structures. The environmental documents call for preservation of the many oak trees along the adjacent waterway, noise and lighting mitigation measures, and full access for vehicles and pedestrians across the site.

Community outreach and stakeholder committee meetings were integral to the concept development. Commission and council reviews are reflected in the final layout plans. The project has received EIR approval and is in the hopper for funding this next fiscal year.

Client:
 City of Pasadena

- Key Elements:**
- Parking lot expansion
 - Pickleball Courts (12)
 - Restroom & Storage Building
 - Shaded bench seating

- Services provided:**
- Master Plan
 - Community Outreach
 - Construction Documents

Start Date: August 2019
Completion Date: July 2021
Cost of Design: \$173,105
Construction Estimate: \$3.7 mil

DVD Project Manager:
 David Volz
Staff: Gary Vasquez, Paul Cassar,
 Larry Poindexter, Luis Pedraza,
 Dana Bull
Subconsultants: NV5, Psomas



WORK PLAN

PROJECT SCHEDULE



Scope of Services	February				March				April				May				June			
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11	WK 12	WK 13	WK 14	WK 15	WK 16	WK 17	WK 18	WK 19	WK 20
Project Initialization and Management	Work effort	Work effort																		
Community Workshop			Milestone	City review			Milestone													
Preliminary Concept Plans (30%)				Work effort	Work effort	Work effort	Work effort	City review	City review	Work effort	Work effort	Milestone								
Construction Documents (60% & 90%)										Work effort	Work effort	Work effort	Work effort	Work effort	Work effort	Work effort	Work effort	Work effort	Work effort	City review
Final Construction Documents																				
Bidding and Construction Support																				

Scope of Services	July				August				September				October				November			
	WK 25	WK 26	WK 27	WK 28	WK 29	WK 30	WK 31	WK 32	WK 33	WK 34	WK 35	WK 36	WK 37	WK 38	WK 39	WK 40	WK 41	WK 42	WK 43	WK 44
Project Initialization and Management																				
Community Workshop																				
Preliminary Concept Plans (30%)																				
Construction Documents (60% & 90%)	City review																			
Final Construction Documents	Work effort	Work effort	Work effort	Work effort	Work effort	Milestone	City review	City review	Work effort	Work effort	Work effort	Milestone								
Bidding and Construction Support																				As-Needed





APPENDIX





ERIC STERLING

PRINCIPAL, DIRECTOR OF
OPERATIONS

Mr. Sterling is a highly experienced landscape architect with 25+ years of experience in the field. He is returning to DVD after a 9-year

absence exploring worldly projects. Throughout his career, he has worked on a variety of projects for public agencies, including recreational parks, streetscapes, school sites, and city design guidelines. He has also worked on multiple projects for Disney parks, including many award-winning designs. One of Mr. Sterling's strengths is his attention to detail, which has proven invaluable in his work with playground design, the latest construction practices and materials, and ADA accessibility concerns.

He is a key member of the DVD team, responsible for coordinating the design development plans and carrying them through to construction drawings. He is known for his ability to collaborate effectively with a variety of clients, architects, engineers, and designers, and for his successful project management from beginning to end. Mr. Sterling's responsibilities include ensuring adherence to established project schedules and cost agreements, as well as monitoring production to deliver the highest quality products to clients.

He works closely with staff, clients, and agencies to create successful products, and he is especially skilled in working with contractors during construction to ensure that projects are completed successfully. Mr. Sterling is also responsible for plan checking to ensure the successful completion and delivery of projects. Overall, Mr. Sterling brings a wealth of experience and expertise to DVD, and his ability to manage projects effectively from beginning to end, along with his attention to detail, make him an invaluable asset to the team.

EDUCATION

BS, Landscape Architecture, 2001, California State Polytechnic University, Pomona

REGISTRATION: Landscape Architect, California, #5463

SKILLS

Adobe Creative Suite, Sketch up, AutoCAD, Microsoft Office

YEARS WITH DVD: 2005-2012 & March 2021 - present

ROLE: Works extensively on the development process from inception through master plan development, construction document preparation, contract administration, and on-site inspection. He managed the project to ensure adherence to established project budgets, and schedules.

RECENT PROJECT EXPERIENCE

COSTA MESA SANITARY HEADQUARTERS

Client: Costa Mesa Sanitary District
A turf removal/water conservation project to provide a boldly vibrant landscape design which incorporates native landscape. These outreach programs include waste reduction, composting and mulching as well as water saving irrigation practices and landscape material selection.

WOLFSON PARK EXPANSION

Client: City of Rancho Mirage
Working hand-in-hand with the city to deliver a design that meets the communities' expectations, the overall design needed to fit within the parks' existing Victorian style while accommodating new program features.

REFLECTION PARK

Client: City of Desert Hot Springs
The new program includes ADA upgrades, benches, boulders and cobble, new native landscape and irrigation, a reflective monument sign, and a grid of California Fan Palms. The Park will utilize energy efficient night lighting and no turf grass.

WHITAKER ELEMENTARY SCHOOL PARK

Client: City of Buena Park
An initial opportunity to provide some dedicated park facilities at Whitaker School has blossomed into a full of fledged "new" park across three acres of school yard. Through a series of community outreach workshops a plan has emerged with several exciting and unique elements.



KEVIN VOLZ, GISP DIRECTOR OF GIS

Kevin Volz is a certified GIS Professional (GISP) that has been managing teams and leveraging GIS for the past 15 years to creatively analyze spatial data and produce high-quality GIS solutions and products. He recently rejoined DVD to offer GIS services and integrate GIS within current workflows. Since the start of the new year, GIS has been implemented on several key projects and is proving its value by providing key insights, increasing communication and sharing of ideas, and improving project outcomes overall.

With a strong background in strategically leading, building, and marshaling teams and resources to successfully complete complex technical work, Kevin is experienced in all aspects of GIS program development. Kevin is well-versed in analysis and design, development, programming, testing, implementation, and post-implementation phases. He has an extensive background in assessing and managing risk, monitoring and maintaining schedules and resources, quality assurance plans, and communicating timely, critical information to both highly technical and non-technical audiences. He enjoys collaborating with teams and clientele to provide excellent solutions in support of private businesses, governments, and municipal agencies.

EDUCATION

- BS, Geography, GIS, San Diego State University, 2009

REGISTRATION

- Certified GIS Professional (GISP), #160469, 2018
- Certified UAV pilot
- URISA VC member

SKILLS

Fire and EMS - providing GIS and custom software solutions, 7 years, Esri Partner Network, AAG, AWS, Python programming, HTML, Microsoft Office

YEARS WITH DVD: 2009-2010, February 2022 - present

AVAILABILITY: 40%

ROLE: Involved in all aspects of GIS program development from analysis and design to development, testing, implementation, and post-implementation phases including assessing and managing risk, monitoring and maintaining resources and schedules, and quality assurance.

RECENT PROJECT EXPERIENCE

WAYFINDING SIGNAGE

Client: City of Gardena

GIS was leveraged to visualize and analyze traffic patterns (road speeds, intersections, Average Daily Traffic (ADT), bike routes, ADA design standards, etc.) and city boundary/zoning information.

MORRELL LAB

Client: University of Minnesota

Provided researchers with exploratory GIS analysis and has produced several map series for publications on agricultural and genetic projects.

SAN DIEGO VACANT HOUSING STUDY & REPORT

Client: San Diego Housing Commission
Worked with the City of San Diego and SDG&E Utilities on large datasets, researched custom report metrics and parameters, identified long-term housing vacancies, and created map outputs and reports.

CUSTOM DRIVE-TIME AND DEMOGRAPHIC MAPS

Client: Hughes Marino

Created custom reports using peak/off-peak drive-time analyses and various demographic and housing metrics (e.g. population, average housing cost, median housing income) for a commercial real estate firm using GeoEnrichment and census data.



SARAH MOON

LANDSCAPE DESIGNER

As an experienced Landscape Designer with over seven years of expertise in project design, Sarah has delivered innovative and unique solutions in design-

build, urban, park, and recreation design. She has a deep understanding of the complex interplay between natural and built environments and can create designs that are both functional and visually appealing.

Sarah's responsibilities as a Landscape Designer include collaborating with clients and other professionals to gather project requirements and creating detailed designs that consider site analysis, environmental factors, and user needs. Some of her notable accomplishments are completing projects within budget and on schedule and maintaining strong relationships with clients and stakeholders. Over the years, she has developed a diverse portfolio of projects ranging from small urban spaces to large public parks and recreation areas. She also has worked on various design-build projects, where she was responsible for overseeing the construction of my designs and ensuring that they meet the project's specifications.

As an experienced Landscape Designer, she is dedicated to staying up-to-date with the latest trends and technologies in the field and is committed to continually improving her skills and knowledge. She is a collaborative team player who works well with architects, engineers, and contractors to achieve the best outcomes for the project.

EDUCATION

- BS. Landscape Architecture, California State Polytechnic University, Pomona, 201x

SKILLS

AutoCAD, Microsoft Office, Adobe Creative Suite, Sketch up, GIS

YEARS WITH DVD: 2017 - present

ROLE: Responsible for analyzing data from our community input charrette process to help form a common goal of what the community desires, prepares landscape architectural plans, specifications, and cost estimates on a multitude of projects, plan checking to ensure consistent update of plan details from client requests.

RECENT PROJECT EXPERIENCE

WHITAKER ELEMENTARY SCHOOL PARK

Client: City of Buena Park

An initial opportunity to provide some dedicated park facilities at Whitaker School has blossomed into a full of fledged "new" park across three acres of school yard. Through a series of community outreach workshops a plan has emerged with several exciting and unique elements.

BERKSHIRE & GREVELIA PARKS

Client: City of South Pasadena

The Berkshire and Grevelia lots have been purchased and the neighborhood has given initial ideas for the conversion of these properties to pocket parks. DVD designed life back to the exciting park facilities that the neighbors envisioned for their community.

MILES AVENUE TURF REDUCTION

Client: City of La Quinta

The new street median island landscape along Miles Avenue will set a precedent for a new beautiful water thrifty and desert efficient landscape.

CANYON, VILLA PARK & ORANGE HIGH SCHOOLS

Client: Orange Unified School District
DVD provided construction documents for bidding and for the adjacent site improvements of the new turf sports fields and all weather running tracks.



ANGELA LEE

LANDSCAPE DESIGNER

Ms. Lee is returning to DVD from a 5-year absence due to relocation out of state. She has experience in many aspects of the public landscapes design process including conceptual planning, planting design, irrigation design, and community presentation techniques. Angela is extremely knowledgeable in drafting construction documents and understands exactly what information contractors will need. Her abilities include her computer graphic skills, writing and composition, and an aptitude for tackling challenging tasks with timely completion of duties. Not only does she understand and work on the design and construction process but she is excellent at analyzing data from our community input charrette process to help form a common goal of what the community desires.

“Our environments deserve thoughtful and attentive design, since our surroundings can do so much in how we behave and feel. I appreciate the goal of this office to design public spaces where people can enjoy spending their time, connect with nature, and take pride in their communities.”

EDUCATION

- MLA, Landscape Architecture, 2010, University of Michigan, MI
- BS, Cinema-Television Critical Studies, 2003, University of Southern California, CA

SKILLS

AutoCAD, Microsoft Office, Adobe Creative Suite, Sketch up, GIS

ACCOMPLISHMENTS

- Landscape Architecture Faculty Award, University of Michigan

YEARS WITH DVD: 2013 - 2016 & October 2021 - present

AVAILABILITY: 40%

ROLE: Responsible for analyzing data from our community input charrette process to help form a common goal of what the community desires, prepares landscape architectural plans, specifications, and cost estimates on a multitude of projects, plan checking to ensure consistent update of plan details from client requests.

RECENT PROJECT EXPERIENCE

WAYFINDING SIGNAGE

Client: City of Gardena

GIS was leveraged to visualize and analyze traffic patterns (road speeds, intersections, Average Daily Traffic (ADT), bike routes, ADA design standards, etc.) and city boundary/zoning information.

COSTA MESA SANITARY HEADQUARTERS

Client: Costa Mesa Sanitary District

A turf removal/water conservation project to provide a boldly vibrant landscape design which incorporates native landscape. These outreach programs include waste reduction, composting and mulching as well as water saving irrigation practices and landscape material selection.

WHITE OAK RIDGE

Client: City of Orange

The phased landscape renovation of White Oak Ridge will follow a landscape precedent previously established on Trails End Lane. The new landscape will utilize water saving plants and water efficient irrigation.

BERKSHIRE & GREVELIA PARKS

Client: City of South Pasadena

The Berkshire and Grevelia lots have been purchased and the neighborhood has given initial ideas for the conversion of these properties to pocket parks. DVD designed life back to the exciting park facilities that the neighbors envisioned for their community.



MICHELLE MALDONADO
PROJECT DESIGNER

As a recent graduate from the landscape architecture program at Berkeley, Ms. Maldonado brings a strong design background. With her knowledge of AutoCAD and SketchUp, as well as her attention to detail and

ability to work well in a team, she is well-suited to assist with the design and planning of various landscape projects, conduct research and gather data, and prepare cost estimates and project schedules. Her strong communication skills will also be an asset when it comes to client meetings and presentations. She has a great sense of responsibility, and she is eager to learn and grow in the field.

EDUCATION

BS, Landscape Architecture, University of California, Berkley, 2022

SKILLS

AutoCAD, Rhino, Microsoft Office, Adobe Creative Suite, Sketch up, GIS

YEARS WITH DVD: May 2022 - present



XITLALI CASARUBBIAS
PROJECT DESIGNER

Ms. Casarubbias has a strong focus on community engagement and creating designs that are versatile and provide a range of services. By engaging with the community to understand their wants and needs,

she aims to create designs that add meaning and value to the space. Her motivation and team-oriented approach will make her an asset to any team and will ensure the success of any project she works on. Her ability to balance the technical and creative aspects of landscape architecture are valuable skills, and her approach to engaging the community in her designs will bring a unique perspective to the team and projects.

EDUCATION

BS, Landscape Architecture, University of California, Berkley, 2021

SKILLS

AutoCAD, Rhino, Microsoft Office, Adobe Creative Suite, Sketch up, GIS

YEARS WITH DVD: June 2022 - present

ROLE: Assist with the design and planning of landscape projects, including site analysis, conceptual design, and construction documents, Conduct research and gather data on site conditions, materials, and regulations, Participate in client meetings and prepare graphics for presentations.

RECENT PROJECT EXPERIENCE

AROVISTA PARK MODERNIZATION

Client: City of Brea

The goal is to create an all inclusive destination park to improve emotional, social, physical, and mental health and where they can explore, discover, relax, and play in a safe and uniquely fun environment.

COSTA MESA SANITARY HEADQUARTERS

Client: Costa Mesa Sanitary District

A turf removal/water conservation project to provide a boldly vibrant native landscape design.

SANTA ANA SPLASH PADS

Client: City of Santa Ana

The City of Santa Ana has the opportunity to re-imagine a portion of six existing parks and plan for new splash pads.

PICKLEBALL COURTS @ MIKE WARD COMMUNITY PARK

Client: City of Irvine

This facility upgrade will include a 8-court layout, electrical upgrades and lighting, shade, player and spectator seating, and other amenities.

JURUPA AVENUE MEDIANS

Client: City of Fontana

We will consider the already developed street medians and the right-of-way along the project corridor to include the aesthetics of the unique neighborhood characteristics.



West Coast Civil is a minority-owned business enterprise (MBE) providing civil engineering services for planning, design, and construction assistance for private and public sector clients. WCC is committed to building long-term relationships by provided dedicated service to our clients and communities.



Austin Frisby, PE, QSD
Project Manager

EDUCATION:

- Bachelors of Science, Civil Engineering, San Diego State University, 2018
- Registered Civil Engineer, State of California, RCE 92311
- Qualified SWPPP Developer, #92311

Austin is a project manager with seven years of civil engineering experience in the public and private sector. His primary role for this project will be to coordinate the civil design with the Design Team. Austin has provided similar roles on projects for: City of Dana Point, City of Santa Monica, University of California, San Diego, and City of Redondo Beach. Austin started his career with the City of La Mesa and understands the needs of local cities.

EXPERIENCE

UCSD Grove Stormwater Improvements, University of California, San Diego

Design Lead. Mr. Frisby led the West Coast Civil team's design efforts for the UCSD Grove Stormwater Improvements. The Project involved coordination with a Landscape Architect to replace an existing asphalt drive aisle and grassy knoll with a biofiltration swale, bus stop wait area, ADA compliant curb ramp, and decomposed granite walking path for UCSD students and faculty. (Construction completed March 2021)

City of Santa Monica Building Renovation at 3200 Airport Avenue, City of Santa Monica

Project Engineer. Mr. Frisby served as a project engineer for the development of civil plans associated with exterior improvements as part of the building renovations at 3200 Airport Ave. West Coast Civil's scope of work included ADA ramp design, parking lot improvements, utility relocations, and design of Low Impact Development BMP's. (2021 - 2023)



Claire Pfeifer, EIT
Design Engineer III

EDUCATION:

- Bachelors of Science, Structural Engineering, University of California, San Diego, 2020
- Engineer in Training, State of California, EIT 172548

Claire is a Design Engineer III with five years of civil engineering experience in the public and private sector. Her primary role for this project will be to lead the civil design improvements. Claire has led design efforts for several site civil projects and is in the process of taking her final exams to become a licensed civil engineer in the state of California.

EXPERIENCE

San Diego International Airport Terminal 1 Expansion, San Diego Regional Airport Authority

Design Engineer. Ms. Pfeifer provided engineering design of the air-side stormwater quality improvements related to the Terminal 1 expansion. The stormwater quality improvements included storm water collection, pumping, and bio-infiltration in the existing in-field ovals. The water quality improvements provide treatment for heavy metals, specifically lead and copper to lower TMDLs to San Diego Bay, which is 303D listed (2020 – Current).

Rolling Hills City Hall Improvements, City of Rolling Hills

Project Engineer. Mr. Frisby led the civil engineering design for renovations to the City of Rolling Hills City Hall and Community Services Building. Civil engineering services included grading, utility relocations, ADA improvements, and hardscape improvements. (Design completed February 2023)



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Jesus "Freddie" Olmos
Principal Environmental Planner

EDUCATION:

- B.A., Environmental Analysis & Design, with a minor in Urban and Regional Planning, University of California, Irvine

Established in 1987, ECORP Consulting, Inc. (ECORP) is a California "S" Corporation that specializes in assisting government agencies and private clients with a wide range of environmental services including technical expertise in land use planning; biological, cultural, and water resources; and regulatory compliance with California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), Clean Water Act, federal and state Endangered Species Acts, National Historic Preservation Act (NHPA), and other laws and regulations. ECORP has well-established working relationships with the resources agencies, including the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and the U.S. Fish and Wildlife Service (USFWS).

Mr. Olmos' 23 years of professional experience involves California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) analysis and document preparation for government agencies and private clients. He has prepared and managed a variety of environmental documents, including Initial Studies/Mitigated Negative Declarations (IS/MNDs), Environmental Impact Reports (EIRs), Environmental Impact Statements (EISs), Environmental Assessments (EAs), and Findings of No Significant Impact (FONSIs), including Addendum CEQA/NEPA documentation.

LINDSAY LIEGLER
Associate Environmental Planner

EDUCATION:

- M.P.P., Concentration in Environmental Policy & Sustainability, UCLA Luskin School of Public Affairs
- B.S., Environmental Science, Minor in Conservation Biology, University of California, Los Angeles

ECORP is a financially sound firm with five offices (Santa Ana, Redlands, Rocklin, San Diego, and Chico) serving clients throughout California. Additionally, ECORP maintains offices in Flagstaff, Arizona and in Santa Fe, New Mexico. ECORP is registered with the Department of Industrial Relations (#1000012875) and is a California Small Business-Public Works (SB-PW).

Ms. Liegler has four years of experience in CEQA document preparation, climate change resilience studies, biological resources and habitat quality assessments. While working with ECORP, she has served as project manager for a variety of environmental documents including Initial Studies, Negative Declarations, Mitigated Negative Declarations, Environmental Impact Reports, Environmental Impact Studies, Categorical Exclusions, and Categorical Exemptions.



LGC Geotechnical, Inc. is a Southern California based geotechnical consulting firm with its office located in San Clemente, California. LGC Geotechnical focuses on providing professional geotechnical services throughout Orange County. We provide quality, full service geotechnical services to clients, which include public agencies, local Cities, residential and commercial developers, architects, insurance companies, utility companies, and homebuilders. The staff at LGC Geotechnical consists of highly educated and licensed professionals including registered geotechnical engineers (GE) and certified engineering geologists (CEG). Together they combine their technical knowledge and wide-ranging field experience to provide effective geotechnical engineering solutions to complex geologic problems.



LETTER OF RECOMMENDATIONS



COMMUNITY SERVICES DEPARTMENT
JIM BOX, DIRECTOR

February 6, 2023

RE: Recommendation in Support of David Volz Design Landscape Architects, Inc.

To Whom It May Concern:

David Volz Design has provided high-quality design and consulting services to the City of Buena Park for many years. They have provided park planning, leadership at public outreach meetings, creative park design, developed construction documents, and construction period services on several park projects.

Two notable projects the City of Buena Park is exceptionally proud of is the Rick Gamez Park and most recently, the Whitaker School Park. The projects include a high level of design and a team of sub-consultants under David Volz Designs' contract. David Volz Design team welcomed community input at outreach gatherings to design creative, interactive play areas and inviting, green spaces.

David Volz Design has always provided the City of Buena Park with high-quality professional service for these projects and many others. I highly recommend David Volz Design to your agency.

Sincerely,

Jim Box
Director of Community Services
City of Buena Park
(714) 562-3850
JBox@BuenaPark.com

"David Volz Design has always provided the City of Buena Park with high-quality professional services for these projects and many others."

10001 Beach Boulevard | P.O. Box 3009 | Buena, CA



CITY of CYPRESS
5275 Orange Avenue, Cypress, California 90630
Phone 714-229-6700 www.cypressca.org

February 7, 2023

RE: Recommendation in Support of David Volz Design Landscape Architects

To Whom It May Concern:

The City of Cypress has collaborated with David Volz Design on several important park development and landscape projects. The recently completed city-wide Median Restoration Project, an APWA award-winning project, restored the landscaped medians and parkways throughout the City with new drought-tolerant landscaping and drip-irrigation systems, providing for a cohesive design aesthetic throughout the city, while also conserving water in light of the recent droughts. DVD and their team provided exceptional service throughout the project and prepared high quality construction documents.

I would highly recommend to any agency the firm of David Volz Design. My contact information is listed below. Please contact me for further comments in support of this firm.

Sincerely,

Nick Mangkalakiri, P.E.
City Engineer
nmangkal@cypressca.org

"DVD and their team provided exceptional service throughout the project and prepared high quality construction documents."



CITY OF GARDEN GROVE

Steve Jones
Mayor
George S. Brietigam
Mayor Pro Tem - District 1
John R. O'Neill
Council Member - District 2
Cindy Ngoc Tran
Council Member - District 3
Joe DeVinh
Council Member - District 4
Stephanie Klopfenstein
Council Member - District 5
Kim Bernice Nguyen
Council Member - District 6

February 2, 2023

RE: Recommendation in Support of David Volz Design Landscape Architects, Inc.

To Whom It May Concern:

David Volz Design has provided high quality design and consulting services to the City of Garden Grove for many years. They have provided park planning, provided leadership at public outreach meetings, provided creative park design, developed construction documents and provided construction period services on several park projects.

One notable project is the Woodbury Park Revitalization Project, which includes a high level of design and a team of sub-consultants under David Volz Designs' contract. This project is a Prop 68 grant award that will allow a complete renovation, of an under used park, to be brought back to life for an underserved community. DVD has done an outstanding job of meshing the needs of the community with the design request of the Parks and Rec Commission and staff.

DVD has always provided the City of Garden Grove with high quality professional service for these projects and many others. I highly recommend David Volz Design to your agency.

Sincerely,

John Montanez
Community Services Director
(714) 741-5214
johnmo@ggcity.org

"... a high level of design and a team of sub-consultants under David Volz Designs' contract."



OFFICE OF THE CITY MANAGER
405 E. El Monte Avenue
Dinuba, CA 93618
B: (559) 590-5900
F: (559) 591-4246
lpatlan@dinuba.ca.gov

August 21, 2019

Re: Recommendation in Support of David Volz Design Landscape Architects, Inc.

To Whom It May Concern,

The City of Dinuba has commissioned David Volz Design to provide services on several park design projects. These services have included community-based design process, presentations to commissions and council and creative solutions that have addressed many community needs. Our recently completed Roosevelt Paseo is an outstanding DVD designed pedestrian pathway. The paseo has received accolades from the community and nearby elementary school served by the pathway.

Should additional information be required, please call me at the city number. I recommend David Volz Design to any agency looking for creative and professional landscape architectural services.

Sincerely,

Luis Patlan
City Manager
lpatlan@dinuba.ca.gov

"I recommend David Volz Design to any agency looking for creative and professional landscape architectural services."



LETTER OF RECOMMENDATIONS



14717 BURIN AVENUE • LAWNDALE, CALIFORNIA 90260 • (310) 973-3200 • FAX (310)

September 4, 2019

RE: Recommendation in Support of David Volz Design Landscape Architects, Inc.

To Whom It May Concern:

The City of Lawndale has collaborated with David Volz Design on two important park development projects in the city, including the recently completed Hogan Park renovation and expansion project, which included expansion of an existing park, street closure, utility relocation and provision of play areas for children aged 5 to 12 years old.

In addition, David Volz Design also collaborated with the City of Lawndale on Charles B. Hopper Park, a new one acre park designed and built on a former California Department of Transportation property within the City of Lawndale.

DVD's team welcomed community input at a number of outreach gatherings to design creative and interactive play areas and inviting green spaces for both projects.

I would highly recommend David Volz Design to any agency. My contact information is listed below. Please contact me for further comments in support of this firm.

Sincerely,

Mike Estes
Director of Community Services
City of Lawndale
(310) 973-3272
mestes@lawndalecity.org

“DVD’s team welcomed community input at a number of outreach gatherings to design creative and interactive play areas and inviting green spaces for both projects.”



Steve Costley
Director of Parks & Recreation

City of South Gate

Parks & Recreation Department

WWW.CITYOFSOUTHGATE.ORG

Parks Make Life Better!

February 1, 2023

RE: Recommendation in Support of David Volz Design Landscape Architects, Inc.

To Whom It May Concern:

David Volz and his team at David Volz Design have provided superior service to the City of South Gate on a variety of projects to improve our parks over the last twelve years. From Master Planning and Community Outreach to whole park renovations, providing creative, sustainable and usable designs that enhance our community and excite our park goers, David Volz Design has consistently met all expectations.

Please feel free to contact me if you have any specific questions or would like additional information. We have had nothing but the best experiences with DVD and would enthusiastically recommend them to anyone looking for a top-quality landscape design firm for you public project.

Sincerely,

Steve Costley,
Director of Parks & Recreation
323-563-5494
scostley@sogate.org

“From Master Planning and Community Outreach to providing creative, sustainable and usable designs that enhance our community and excite our park goers, David Volz Design has consistently met all expectations.”



February 9, 2023

RE: Recommendation in Support of David Volz Design Landscape Architects, Inc.

To Whom It May Concern:

The City of Norwalk has collaborated with David Volz Design on several important park development projects. The recently completed concept design for Hermosillo Park was submitted to the State of California for a Proposition 68 grant, and the City has been awarded \$8.5 million to build a new community center, park amenities, parking lot, lighting and landscaping. DVD and their team were instrumental in the success of securing the grant for this project. The design was creative and utilized the entire park site to provide a variety of areas for sports, leisure and community gatherings.

I would highly recommend to any agency the firm of David Volz Design. My contact information is listed below. Please contact me for further comments in support of this firm.

Sincerely,

Christine Roberto
Public Services Manager
croberto@norwalkca.gov
(562) 929-5708

“DVD and their team were instrumental in the success of securing the grant for this project.”



September 17, 2019

RE: Recommendation in Support of David Volz Design, Landscape Architects, Inc.

To Whom It May Concern:

The City of Paramount collaborated with David Volz Design on several important park development projects, including recently completed conceptual park design documents for three of our parks, as well as a conceptual design for proposed park amenities utilizing Southern California Edison (SCE)'s right of way land.

The DVD's team welcomed community input at outreach gatherings to design creative, interactive play areas, and inviting green spaces.

DVD has always provided the City of Paramount with high quality professional service and I would highly recommend David Volz Design to any agency. My contact information is listed below. Please contact me for further comments in support of this firm at 562-220-2100.

CITY OF PARAMOUNT

Adriana Figueroa
Public Works Director

“DVD has always provided the City of Paramount with high quality professional service and I would highly recommend David Volz Design to any agency.”

- TOM HANSEN
Mayor
- DARYL HOFMEYER
Vice Mayor
- LAURIE GUILLEN
Councilmember
- PEGGY LEMONS
Councilmember
- BRENDA OLMS
Councilmember



LETTER OF RECOMMENDATIONS



August 26, 2019

- David J. Shawyer
Mayor
- Rigoberto A. Ramirez
Mayor Pro Tem
- Carol Warren
Council Member
- Gary Taylor
Council Member
- Hong Alyce Vau
Council Member
- Jared Hildenbrand
City Manager

RE: Recommendation in Support of David Volz Design Landscape Architects, Inc.

To Whom It May Concern:

The City of Stanton has commissioned David Volz Design to provide services on several park design projects. These services have included community-based design process, presentations to commissions and council and creative solutions that have addressed many community needs. Stanton Central Park is an outstanding DVD designed park. The park has received accolades from the community and design awards from APWA and California Park and Recreation Society. DVD also designed Harry M. Dotson Park which also received design awards from APWA.

Should additional information be required, please call me at the city number. I recommend David Volz Design to any agency looking for creative and professional landscape architectural services.

Sincerely,

Allan Rigg
Director of Public Works
(714) 379-9222 ext. 203

“Stanton Central park is an outstanding DVD designed park. The park has received accolades from the community and design awards from APWA and California Park and Recreation Society. DVD also designed Harry M. Dotson Park which also received awards from APWA.”

- MAYOR
Vicente Sarmiento
- MAYOR PRO TEM
Phil Bacerra
- COUNCILMEMBERS
Johnathan Ryan Hernandez
Jessica Lopez
Nelida Mendoza
David Penaloza
Thai Viet Phan



- CITY MANAGER
Kristine Ridge
- CITY ATTORNEY
Sonia R. Carvalho
- CLERK OF THE COUNCIL

CITY OF SANTA ANA

PUBLIC WORKS AGENCY
20 Civic Center Plaza • P.O. Box 1588
Santa Ana, California 92702
www.santa-ana.org

February 3, 2023

RE: Recommendation of David Volz Design Landscape Architects, Inc.

To Whom It May Concern:

David Volz Design has provided high quality design and consulting services to the City of Santa Ana for many years. They have provided park planning, provided leadership at public outreach meetings, provided creative park design, developed construction documents and provided construction period services on several park projects.

Most notably is the recent Santiago Park Gas House Area Development project, of which David and his team have been a part of from the very beginning. They provided concept design, led community outreach efforts, developed contract documents and are now providing construction support. The project will be completed this spring and is an award winner. We are very excited and are appreciative of the great working relationship we had together, and the expertise they brought to the table.

DVD has always provided the City of Santa Ana with high quality professional service for these projects and many others. I highly recommend David Volz Design to your agency.

Sincerely,

Suzi Furjanic
Associate Park Planner
sfurjanic@santa-ana.org

CITY OF SAN MATEO
Parks and Recreation Department



330 WEST 20TH AVENUE
SAN MATEO, CALIFORNIA 94403-1388
TELEPHONE: (650) 522-7400
FAX: (650) 522-7401

“We selected David Volz Design because they have created many award winning unique park designs for other public agencies.”

August 2, 2017

To whom it may Concern,

The City of San Mateo is currently working with David Volz Design to provide preliminary design documents for our Borel Park site. They have developed two very creative and innovative design concepts for our newest neighborhood park. We selected David Volz Design because they have created many award winning unique park designs for other public agencies. Most of their park and public agency projects are very well thought out and incorporate history, culture, and art to support a strong theme. All of the components of the design such as site furnishings, paving materials, and the plant selection all work together to support the design concept. David Volz Design does a great job creating attractive and functional public spaces with high recreation value.

Having worked with David Volz Design on several projects at different agencies, I have always found them easy to work with professional and the public appreciates the skills and commitment. I strongly recommend David Volz Design to any public agency seeking creative and professional landscape architectural services.

Greg Meek
Park Planning Administrator
(650) 522-7544
gmeek@cityofsanmateo.org

SANTA ANA CITY COUNCIL

- 14 Edgemoor
MAYOR
- 15 Guillermo
MAYOR PRO TEM
- 16 The Val Flores
COUNCILMEMBER
- 17 Helen Amador
COUNCILMEMBER
- 18 David J. Velez
COUNCILMEMBER
- 19 David E. ...
COUNCILMEMBER
- 20 ...
COUNCILMEMBER
- 21 ...
COUNCILMEMBER
- 22 ...
COUNCILMEMBER

“DVD has always provided the City of Santa Ana with high quality professional services for these project and many others.”





February 1, 2024
Revised March 19, 2024

Nicholas Josten
City of Escondido
201 N. Broadway
Escondido, CA 92025

RE: PROPOSAL TO PROVIDE PROFESSIONAL LANDSCAPE ARCHITECTURE DESIGN SERVICES FOR MOUNTAIN VIEW PARK PICKLEBALL COURTS DESIGN (RFP NO. 24-20)

Dear Mr. Josten,

We are looking forward to working with the City of Escondido. Our team of professionals has what it takes—expertise, enthusiasm, and exceptional service—to plan, design, and see to the successful completion of your projects.

Thank you for your consideration.

Very truly yours,

DAVID VOLZ DESIGN

A handwritten signature in black ink, appearing to read 'David J. Volz', followed by a period.

David J. Volz, R.L.A. # 2375
LEED Accredited Professional, QSD/QSP

FEE PROPOSAL

We have the knowledge and expertise to creatively take this project from start to finish, from design development through final, construction engineering and construction. We have provided similar services on hundreds of communities defining projects for cities throughout Southern California. We have a very creative team and our desire to be your City's design partner will be evidenced in our energy and enthusiasm every step of the way.

Scope of Services	ORIGINAL CONTRACT							REDUCED SCOPE						
	DD	SLD	LD	PD	AD	Total	Fee	DD	SLD	LD	PD	AD	Total	Fee
	\$200	\$155	\$140	\$120	\$110	Hrs		\$200	\$155	\$140	\$120	\$110	Hrs	
Task 1 - Project Initialization and Management	4	16		4	4	28	\$ 4,200	4	16		4	4	28	\$ 4,200
Task 2 - Community Workshop	4	16		8	1	29	\$ 4,350	4	4		4	1	13	\$ 2,010
Task 3 - Preliminary Concept Plans (30%)	40	16	8	16	3	83	\$ 13,850	40	16	8	16	3	83	\$ 13,850
Task 4 - Construction Documents (60% & 90%)	40	120	80	160	20	420	\$ 59,200	40	120	80	160	20	420	\$ 59,200
Task 5 - Final Construction Documents	16	40	8	40	3	107	\$ 15,650	16	40	8	40	3	107	\$ 15,650
Task 6 - Bidding and Construction Support	20	80	8	16	16	140	\$ 21,200	20	80	8	16	16	140	\$ 21,200
	124	288	104	244	47	807	\$ 118,450	124	276	104	240	47	791	\$ 116,110
Civil Engineering Services by West Coast Civil							\$ 100,591							\$ 87,780
Environmental Services by Ecorp							\$ 78,948							\$ 21,344
Geotechnical Services by LGC							\$ 7,475							\$ 7,475
Structural Engineering by Waddell							\$ 2,300							\$ 2,300
Reimbursable expenses, printing, copying, postage, etc.							\$ 5,000							
	TOTAL PROPOSED DESIGN FEE \$ 312,763							TOTAL REDUCED FEE \$ 235,009						

3/14/2024



ASSUMPTIONS

1. See the subconsultant proposals attached for proposed services and additional excluded services.
2. Addition to the above the services and fees will be required if construction exceeds the **twelve consecutive calendar months**. Construction period service will require more fees if construction exceed the length of construction previously mentioned.
3. The following project expenses will be billed at cost plus 15% administrative fee in addition to the professional fees listed above:
 - Printing, copying, scanning, graphic, photography and reproduction services
 - Delivery, shipping and courier charges
 - Subconsultant fees and expenses
 - Agency fees, permits, plan check and inspection fees
4. The reimbursable allowance will only be billed as-needed.
5. Payments are due within **30 days** from invoice date.
6. The rates shown are subject to periodic increases, including January 1st of each year, in accordance with any increase in the Consumer Price Index or other equal to cost index.

HOURLY RATES SCHEDULE

Principals	\$230/hr
Director of Design	\$200/hr
Senior Landscape Architects	\$175/hr
Director of GIS	\$165/hr
Landscape Architect	\$160/hr
Plan Check	\$160/hr
Senior Landscape Designer	\$155/hr
Senior GIS Analyst	\$155/hr
Landscape Designer	\$140/hr
GIS Analyst	\$140/hr
Project Designer/CADD Technicians I, II, III	\$110, 120, 130/hr
GIS Technicians I, II, III	\$110, 120, 130/hr
Administration	\$110/hr





March 12, 2024

Allie Stafford
David Volz Design Landscape Architects, Inc.
151 Kalmus Drive, Suite M8
Costa Mesa, CA 92626

Subject: Proposal for Civil Engineering Services for the City of Escondido Mountain View Park Pickleball Courts Design (Rev 1)

Ms. Stafford

In response to your request, West Coast Civil, Inc. (WCC) is pleased to submit this Proposal to provide civil engineering services for the Mountain View Park (MVP) Pickleball Courts Design (Project) for the City of Escondido (City). Provided below is our scope of services in accordance with the City's posted Request for Proposals (RFP).

I. SCOPE OF SERVICES

1. PROJECT MANAGEMENT

Project Meetings

WCC will attend up to six (6) project meetings. A project meeting is anticipated after the City's review of each design deliverable along with three (3) meetings during the course of the Project.

2. Environmental Evaluation and Utility Coordination

SWQMP Preparation

WCC will prepare a Storm Water Quality Management Plan (SWQMP), for a Priority level project, that will identify low impact design measures that the Project will incorporate. It is anticipated that coordination between WCC, City, and Landscape Architect will be required. It is assumed that up to two (2) submittals may be required. WCC will attend up to one (1) meeting with the City to discuss comments.

SWPPP Preparation

WCC will prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the Regional Water Quality Control Board (RWQCB) to meet the requirements of the Construction General Permit. The SWPPP will include temporary and permanent storm water Best Management Practices (BMP)s designed to treat the "first flush" storm event and prevent erosion.



Erosion Control Plan

WCC will prepare an Erosion Control Plan with up to two (2) sheets. It is anticipated that this plan will have the required Best Management Practices (BMP) notes and a layout of the site and anticipated location of erosion control measures for the Contractor.

Utility Coordination

WCC will coordinate with the Landscape Architect and the City regarding existing utilities and required connections/abandonments as a part of this Project. Utility improvements, if required, will be shown on the plans as plan view only.

3. GEOTECHNICAL EVALUATION

No WCC scope is anticipated for this Task.

4. PUBLIC OUTREACH AND ENGAGEMENT

No WCC scope is anticipated for this Task.

5. PLANS, SPECIFICATIONS, SCHEDULE ESTIMATE, AND COST ESTIMATE

Topographic Survey

WCC will subcontract with Paradigm Geospatial (PG), a licensed surveyor in the State of California, to perform a topographic survey for the Project. PG will collect surface elevations and measure pipe inverts for storm drain facilities within the Project area. Basis of Bearings and Benchmarks shall conform to the City's standard requirements. A deliverable will be provided in AutoCAD Civil 3D.

Construction Plans (30/60/90/100-Percent)

WCC will provide civil engineering drawings showing the design of the pickleball courts in conjunction with the Landscape Architect's plans. Anticipated civil plans include one (1) Notes sheet, one (1) Demolition plan, one (1) Site and Horizontal Control plan, one (1) Precise Grading plan, one (1) Utility and BMP plan, and one (1) Detail sheet. Plan views are anticipated to be at a scale no greater than 1"=20'.

Specifications (60/90/100-Percent)

WCC will provide specifications related to the civil improvements. Specifications are anticipated to be based on the City's Standard General Conditions and Greenbook. Where information is not available in the two listed references, WCC will generate supplemental special provisions (SSP's) to incorporate the entire civil scope of work.

Construction Schedule

WCC will assist the Landscape Architect with the development of an anticipated construction schedule. WCC input will be limited to civil driven aspects and general construction sequences.



Construction Estimate (30/60/90/100-Percent)

WCC will provide an Opinion of Probable Construction Cost (OPCC) for civil and general bid items with each identified submittal to the City. The cost estimate will be based on American Advancement of Cost Engineering (AACE) standards.

6. BIDDING AND CONSTRUCTION SUPPORT

Bidding and Construction Support

WCC will provide miscellaneous support services to answer questions and/or requests for information (RFI). This task includes reviewing construction documents/submittals for conformance to plans and aiding the Contractor if minor adjustments are required to support construction. A maximum of sixteen (16) RFI's and ten (10) submittals are provided as part of WCC's scope. Record drawings from the Contractor's redlines are not included as part of WCC's scope.

7. OPTIONAL SERVICE ONE

No WCC scope is anticipated for this Task.

II. ADDITIONAL SERVICES

If requested by the CLIENT, WCC will provide the following additional services, beyond the services included in Section I, Scope of Services, on a time and materials basis according to WCC's current standard rate schedule or at a negotiated lump sum price. These services have been identified as potentially necessary or desirable for further construction:

- A. Any additional project related services not specifically included in Section I, Scope of Services.

III. EXCLUSIONS

The following are specifically excluded from this proposal:

- Agency Permit Processing
- Geotechnical Engineering Services including Geotechnical Reports.
- Structural Engineering Services including design and calculations.
- Landscape Design.
- Agency Fees, Deposits, or Taxes.
- Services of dry utilities consultant and coordination with dry utility companies such as SDG&E, COX, AT&T.
- Utility potholing.
- Utility mark out
- Traffic control plans.
- Architectural plans.



- As-Built Drawings.

IV. CLIENT FURNISHED SERVICES

The CLIENT will provide the following services or information:

- Assign one person to serve as the CLIENT's project manager who has the authority to represent the CLIENT and will serve as the point of interface for all project issues and communications.

V. FEES AND CONDITIONS

The services described in Section I, Scope of Services, will be provided on a time and material basis, with the estimated total cost amounting to **\$76,330** in accordance with our fee schedule (Attachment A).

We appreciate the opportunity to offer this proposal. If you have any questions, please contact me.

Sincerely,

Austin Frisby, P.E., Q.S.D.
Project Manager, West Coast Civil, Inc.
(951) 529-5247 | austinf@westcoastcivil.com

Anthony Gonzalez, P.E., ENV SP
President, West Coast Civil, Inc.
(858) 869-1332 | anthony@westcoastcivil.com

Attachment A

WEST COAST CIVIL						12-Mar-24
Fee Proposal for MVP Pickleball Courts Design						
WCC - City of Escondido	WCC Classifications					
	Project Manager (Austin)	Design Engineer III (Claire)	CAD Tech III (Michel)	Sub-Consultant	Total Hours	Fee Subtotal
Hourly Rates	\$ 195	\$ 155	\$ 125			
Task 1. Project Management						
Project Meetings (6)	10	10			20	\$ 3,500
Task Sub-Total	10	10	0		20	\$ 3,500
Task 2. Environmental Evaluation and Utility Coordination						
SWQMP Preparation (1 Review/1 Resubmittal)	4	12	28		44	\$ 6,140
SWPPP Preparation Assistance	4	8	16		28	\$ 4,020
Erosion Control Plan (2 Sheets)	2	8	16		26	\$ 3,630
Task Sub-Total	10	28	60		98	\$ 13,790
Task 3. Geotechnical Evaluation						
Soils Investigation						\$ -
Task Sub-Total	0	0	0		0	\$ -
Task 4. Public Outreach and Engagement						
Public Outreach and Engagement						\$ -
Task Sub-Total	0	0	0		0	\$ -
Task 5. Plans, Specifications, Schedule Estimate, and Cost Estimate						
Topographic Survey				\$8,140.00		\$ 8,140
Civil Plan Sheets (6) - 30% 60% 90% 100%	20	56	144		220	\$ 30,580
Specifications - 60% 90% 100%	8	16	32		56	\$ 8,040
Construction Schedule Assistance	4	4			8	\$ 1,400
OPCC - 30% 60% 90% 100%	8	8			16	\$ 2,800
Task Sub-Total	40	84	176		300	\$ 50,960
Task 6. Bidding and Construction Support						
RFI's (16)	8	16			24	\$ 4,040
Submittals (10)	8	16			24	\$ 4,040
Task Sub-Total	16	32	0		48	\$ 8,080
Sub-Total	76	154	236		466	
Total for Professional Services						\$ 76,330





March 14, 2024
(P24-027)

David Volz
Landscape Architect
David Volz Design Landscape Architects, Inc.
151 Kalmus Drive, Suite M8
Costa Mesa, CA 92626
Via email: dvolz@dvolzdesign.com

Subject: CEQA Services for the Mountain View Park Pickleball Courts Design Project, City of Escondido, California

Dear Mr. Volz:

ECORP Consulting, Inc. (ECORP) is pleased to provide this proposal for environmental services for the Proposed Project referenced above. This proposal presents ECORP's proposed technical approach and cost estimate to complete these services.

PROJECT UNDERSTANDING

The City of Escondido proposes to construct eight new pickleball courts at the existing Mountain View Park in the City of Escondido, San Diego County. The park was originally an avocado and orange grove before the City purchased the land in 1985 and converted it to a recreational park for City residents to enjoy. The existing park is approximately 11 acres and contains lighted little league fields, a soccer field, tennis courts, picnic tables, a tot lot/playground, restrooms and an open turf area. The new pickleball courts would be constructed on a 1-acre site within the park boundary. An additional Project goal is that the Project be designed to avoid any impacts to the historic Mountain House located to the west of the Project location. This house is listed in the City's Historic Resources Inventory.

The Project is subject to review under the California Environmental Quality Act (CEQA) and the Lead Agency would be the City of Escondido. Along with the Request for Proposals, the City of Escondido provided the Mountain View Park Site Master Plan prepared in 1988. The City also provided the 1992 Programmatic Environmental Impact Report (PEIR) for the City's Master Plan for Parks, Trails and Open Space. The mitigation plan requirements from the 1992 PEIR must be followed in the environmental documentation and proposed park design. ECORP has proposed an analysis of impacts to the Mountain House dwelling, located adjacent to the proposed pickleball courts, to ensure that the requirements of the PEIR to avoid impacts to sensitive cultural resources are accomplished. After an initial review, it appears that the Project may be exempt from CEQA, in which case a Categorical Exemption would be appropriate (Task 4).

Mr. David Volz
March 14, 2024
Page 2 of 7

SCOPE OF WORK

Task 1 – Historic Resources Impacts Assessment

An ECORP Architectural Historian will conduct a field visit of the project area to capture photographs of the study area, setting, and nearby historical resources to assist with the impacts assessment. ECORP will prepare an impacts assessment to determine if the Proposed Project would significantly impact the character-defining features of the Mountain House dwelling located at 1160 South Citrus Avenue, APN 231-220-43-00. The Proposed Project activities will be compared to the Level of Significance areas and character-defining features identified in documentation provided by the City of Escondido. This analysis will specifically assess adherence to the Secretary of the Interior's Standards for Rehabilitation, addressing potential impacts. The significance of impacts will be determined based on CEQA guidelines, with proposed mitigation measures, exploration of alternatives, and thorough documentation for compliance.

Task 2 - Noise Impact Assessment

The evaluation of noise impacts associated with the Project will be completed by staff members who are noise experts. The City of Escondido promulgates specific noise standards for both Project construction and operational activities. The applicable noise and land use compatibility criteria for the Project Area regulating noise impacts will be discussed for land uses adjacent to, and nearby, the Project Site as they will be the basis for the Project impact determination and whether mitigation is necessary.

The Project Site is surrounded mainly by residential land uses. In order to establish the existing ambient noise levels currently experienced in the Project Area ECORP will conduct up to four (4) short-term (15 minutes) measurements in the Project vicinity. The short-term measurements will focus specifically on the residential land uses that could be impacted from the noise generated at the proposed pickleball courts.

Construction would occur during implementation of the Proposed Project. Noise levels from construction sources will be analyzed using the Federal Highway Administration Roadway Construction Noise Model and based on the anticipated equipment to be used. In order to evaluate the potential health-related effects (physical damage to the ear) from construction noise, construction noise will be evaluated in terms of hourly equivalent continuous noise levels (Leq) and the frequency of occurrence at nearby land uses. In addition to construction noise, an analysis of vibration impacts will be prepared based on the California Department of Transportation's vibration analysis guidance.

The evaluation of the Project's contribution to noise increases over existing conditions will be addressed. According to the 2020 Caltrans Technical Noise Supplement to the Traffic Noise Analysis Protocol, doubling of traffic on a roadway is required in order to increase noise to a perceptible level

Mr. David Volz
March 14, 2024
Page 3 of 7

for humans. In the case that traffic is predicted to double the amount of existing traffic on vicinity roadways, offsite mobile source noise impacts from vehicular traffic will be assessed using the U.S. Federal Highway Traffic Noise Prediction Model (FHWA-RD-77-108). Otherwise, off-site traffic noise will be addressed qualitatively.

The Project will also generate noise from onsite activities, primarily the proposed pickleball courts. Project onsite noise will be calculated with the SoundPLAN 3D noise model. The SoundPLAN 3D noise model predicts noise levels based on the location, noise level, and frequency spectra of the noise sources as well as the geometry and reflective properties of the local terrain, buildings and barriers. A noise contour graphic will be prepared to depict the noise levels at the surrounding receptors. The modeling results and noise contour graphics will be discussed and summarized in the analysis.

ECORP proposes to evaluate noise impacts in a technical report. Where appropriate, the analysis would be supported by modeling documentation, which would be included as an appendix to the technical report.

Task 3 – Native American Consultation Assistance

ECORP will assist the City in consulting with Native American tribes as requested by the City for the Project. At the direction and discretion of the City, ECORP may use this budget to assist in completing a Native American Heritage Commission (NAHC) Sacred Lands File Search, drafting contact or consultation letters to Native American tribes, coordinate tribal meetings, maintain an administrative record of Native American outreach and consultation, and provide technical support to the agency in determining whether or not Tribal Cultural Resources will be significantly impacted by the Project.

This cost estimate is provided on a time and materials, "best efforts" basis as requested by the City. If the consultation requests from the tribes or services requested from the City require more effort that will exceed the budget provided herein, then a contract change order would be required to complete the scope.

Task 4 – CEQA Categorical Exemption

After completing the technical studies described above, ECORP will determine whether the Project qualifies for a CEQA Categorical Exemption. The Project may be exempt from CEQA under Class 3: New Construction or Conversion of Small Structures (CEQA Guidelines Section 15303). Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Mr. David Volz
 March 14, 2024
 Page 4 of 7

ECORP will prepare the Notice of Exemption (NOE) Form from Appendix E of the CEQA Guidelines. This form will be filed at the San Diego County Clerk’s office and electronically with the State Clearinghouse. A receipt of filing will be obtained from both entities. The form will also be provided to the City for posting on the City’s website.

COST ESTIMATE

This scope of work will be performed on a time-and-materials basis as detailed in Table 1.

Table 1 – Cost Breakdown

Activity	Cost (\$)
Task 1 – Historic Resource Impact Assessment	\$7,000
Task 2 – Noise Impact Assessment	\$4,900
Task 3 – Native American Consultation Assistance	\$5,000
Task 4 – CEQA Categorical Exemption	\$1,750
TOTAL COST	\$18,650

Costing Assumptions

- ◆ ECORP Consulting, Inc. assumes that the Project description will not change during the Project. Changes to the Project description may affect cost and schedule.
- ◆ Schedule estimates are based on our best judgment of the requirements known at the time of the proposal and can be influenced favorably or adversely by Client’s needs and other circumstances. ECORP will perform the services and accomplish the objectives within the presented costs and schedule. However, if the scope of work or schedule changes, ECORP will offer separate proposals for any out-of-scope work.
- ◆ ECORP Consulting, Inc. assumes that, by receipt of notice to proceed, full access to the property will be provided by the Client, including keys to locked gates and advance notice to existing property tenants of our right of entry.
- ◆ ECORP assumes that the City of Escondido will provide ECORP documentation related to the Mountain House’s listing on Escondido’s Local Register of Historic Properties that explains the resource’s character-defining features, aspects of integrity, or applicable eligibility criteria needed for the impacts assessment. If the City cannot provide documentation on the Mountain House’s listing, ECORP can conduct a records search with the California Historical Resources Information System (CHRIS) to acquire necessary evaluation documentation to complete the impacts assessment for an additional fee. If the records search fails to provide sufficient information, ECORP may be required to complete an updated evaluation and integrity assessment for the Mountain House, through contract amendment, which may be determined through project implementation.

Mr. David Volz
March 14, 2024
Page 5 of 7

- ◆ In accordance with Stipulation 6 E of the California Historical Resources Information System Information Access and Use Agreement (hereafter, Agreement) between ECORP and the California Office of Historic Preservation, one copy of any written report, historical resource record, or digital data based in part or entirely on the use of California Historical Resources Information System data acquired under the Agreement shall be submitted to the Information Center that provided such data within 60 calendar days following the creation of said product.
- ◆ The fee for records search information at the California Historical Resources Information Center has been estimated herein; however, the actual cost of the information will not be known until after the Information Center provides the information. Client agrees to pay the full fee from the Information Center in accordance with the Rate Schedule.
- ◆ This scope does not include costs for test excavations or formal evaluations of archaeological sites or historic architectural resources. If these services are required, a separate scope and cost will be provided.
- ◆ Cultural resources location information is exempt from the California Public Records Act and Freedom of Information Act, and therefore, reports that include site location information are considered confidential and are not intended for public distribution.
- ◆ ECORP shall not be held responsible for work delays or cancellations caused by strikes, accidents, acts of God, delays imposed by the Client, or other delays beyond the control of ECORP, including the Covid 19 pandemic.
- ◆ It is assumed that ECORP can use and rely on the data and information contained in the project related documents provided by the Client. ECORP will not perform a technical review of these documents and will not be responsible for the content or accuracy of these studies.
- ◆ Change orders will be issued and signed by the Client and ECORP Consulting, Inc., before starting additional work not provided for in the original proposal. If the Client's authorized representative is not available for signature, the additional out-of-scope work will not commence until the change order is signed.
- ◆ Attendance at meetings not listed in the scope of work is not included in the costs.
- ◆ This cost is valid for a period of 90 days from the date of this the proposal. Beyond 90 days, ECORP reserves the right to reevaluate the cost.

Mr. David Volz
March 14, 2024
Page 6 of 7

Thank you for the opportunity to submit this proposal. If you have any questions regarding this proposal, please contact me at (949) 584-8066 or via email at lbuck@ecorpconsulting.com.

Sincerely,

ECORP Consulting, Inc.

A handwritten signature in blue ink that reads "Lindsay Buck". The signature is written in a cursive, flowing style.

Lindsay Buck (Lieglar)
Staff Environmental Planner

Attachment: 2024 Rate Sheet

Mr. David Volz
March 14, 2024
Page 7 of 7

FEE SCHEDULE FOR PROFESSIONAL SERVICES¹

ECORP Consulting, Inc. – 2024 Rates

Principal I-IV	\$225-\$375
Senior I-IV	\$160-\$210
Staff I-III.....	\$135-\$150
Associate I-III.....	\$105-\$125
Assistant I-III.....	\$85-\$100
Technician I-III.....	\$65-\$85
GIS Specialist I-III.....	\$120-\$165
GIS Technician.....	\$100
Technical Editor.....	\$155
Publications Specialist I-II.....	\$100-\$120
Accountant I-III	\$115-\$160
Clerical.....	\$90

¹Technical classification includes biologists, regulatory permitting specialists, archaeologists, architectural historians, paleontologists, air quality/greenhouse gas specialists, noise specialists, planners, CEQA/NEPA specialists, UAS pilots, and other technical professionals.

Expense Reimbursement/Other:

1. Computers, facsimile, and telephone are included in the billing rates, and there is no additional charge.
2. Reproduction, equipment and other direct expenses are reimbursed at cost plus a 14% administrative handling charge (excluding mileage).
3. The hourly rates for Subconsultants will be billed at the hourly rate indicated, plus a 12% administrative handling charge.
4. Mileage will be billed at the current IRS rate, adjusted annually.
5. Per Diem, depending upon location, may be charged where overnight stays are required.
6. Expert Witness Testimony, including Depositions, is billed at time and a half.
7. Non-standard invoicing will be billed at the hourly rates for support personnel.
8. ECORP will review our hourly rates annually and may choose to escalate our rate sheet depending on changes to the cost-of-living index and other factors.

¹ Rates effective January 2024 and are subject to change. Depending on the project requirements, titles may vary from this general list.



January 31, 2024

Project No. 24018-01

Ms. Allie Stafford
David Volz Design Landscape Architects
151 Kalmus Drive, Suite M8
Costa Mesa, CA 92626

Subject: Proposal to Provide a Limited Subsurface Geotechnical Evaluation and Recommendations for Proposed Mountain View Park Pickleball Courts, 1160 South Citrus Avenue in the City of Escondido, California

Introduction

In accordance with your request, LGC Geotechnical, Inc. has prepared this proposal and cost estimate to perform a limited subsurface geotechnical evaluation, provide recommendations, and construction services for the proposed Mountain View Park pickleball courts located at 1160 South Citrus Avenue in the City of Escondido, California. This proposal is based on information provided by you and our previous experience with similar projects.

Geotechnical Evaluation

We recommend performing a limited subsurface geotechnical evaluation and provide preliminary geotechnical recommendations pertaining to the proposed improvements (pickleball courts and associated improvements). The evaluation would consist of advancing hand auger borings and performing laboratory testing.

Note: Our evaluation and report will only address the geotechnical issues associated with the site and will not address any environmental issues.

Scope

- Excavate, sample, and log one to two hand-augured borings to depths of up to approximately 5 feet below the ground surface in the approximate location of the proposed improvements.
- Observe the current site condition and periodically probe the near surface soils with a hand probe for relative density determination.
- Collect, submit, and assign samples for laboratory testing (as appropriate) to our geotechnical laboratory for characterization of the engineering properties of the selected onsite materials.

- Perform limited laboratory testing of representative samples of the site soils to determine their expansion potential and sulfate content. Geotechnical interpretation and analysis of field and laboratory results.
- Preparation of one preliminary geotechnical evaluation report for the planned pickleball courts.

Cost

We propose to perform the above-mentioned geotechnical services on a *time-and-material* basis in accordance with our attached 2022 Professional Fee Schedule for an estimated amount of Six Thousand Five Hundred Dollars (\$6,500.00) for the geotechnical evaluation. If this proposal meets with your requirements, please provide us with the appropriate authorization from your firm.

Assumptions

Please note that the following assumptions have been made:

1. No permits will be required.
2. We assumed that right of entry will be addressed by your office prior to the start of our fieldwork.
3. We are not aware of any environmental or biological constraints in the immediate vicinity of the subject project. We assume you will make us aware of any constraints and the particulars regarding them before we begin our evaluation. If our proposed scope of services is found to conflict with environmental or biological constraints, it will be adjusted accordingly, as will our cost estimate.
4. No field infiltration testing will be required for the WQMP.
5. This cost estimate does not include responses to agency review sheets (if any).

If any of these assumptions are invalid, our fees shall be adjusted accordingly.

Schedule

Once we receive the notice to proceed, we will begin the field evaluation when equipment is available. The field portion of our evaluation is expected to take one full day. Laboratory testing will be completed approximately two weeks following our field work and preparation/distribution of the geotechnical report will require an additional one week.

Closure

If this proposal meets with your approval, please provide us with the necessary work authorization. We will start work immediately upon signing a mutually agreeable contract.

Our proposed services will be performed to the general standard of care of geotechnical consulting in Southern California; no other warranty is expressed or implied.

The opportunity of submitting this proposal is sincerely appreciated. Should you have any questions, please do not hesitate to contact our office.

Sincerely,

LGC Geotechnical, Inc.



Branden Petersen, EIT
Senior Staff Engineer

DJB/BPP

Attachment: 2022 Professional Fee Schedule

Distribution: (1) Addressee (electronic copy)



**2022 PROFESSIONAL FEE SCHEDULE
GEOTECHNICAL SERVICES**

Professional Billing Rate (per hour)

Word Processing.....	\$ 70.00
CAD Operator	95.00
Junior Field Technician	95.00
Senior Field Technician.....	110.00
Field Technician/Prevailing Wage.....	150.00
Staff Engineer/Geologist	135.00
Senior Staff Engineer/Geologist	145.00
Field Supervisor/Operations Manager.....	110.00
Project Engineer/Geologist.....	170.00
Senior Project Engineer/Geologist.....	185.00
Associate Engineer/Geologist.....	195.00
Principal Engineer/Geologist.....	250.00

Engineering Equipment

Field Vehicle Usage	\$ 10.00/per hour
Vehicle Mileage.....	included in vehicle usage
Nuclear Soil Gauge and Inclinometer.....	included in hourly rate
Other Monitoring Equipment.....	<i>Upon Request</i>

Laboratory Tests

Moisture Content	\$ 24.00
Moisture and Density (ring samples).....	35.00
Maximum Dry Density (optimum moisture content)	294.00
Maximum Density Checkpoint.....	100.00
Sieve Analysis.....	165.00
Hydrometer Analysis.....	135.00
Sieve and Hydrometer Analysis.....	220.00
Percent Passing No. 200 Sieve.....	85.00
Liquid Limit and Plastic Limit	180.00
Liquid Limit – Non-Plastic (1pt).....	100.00
Sand Equivalent.....	125.00
Expansion Index.....	155.00
Direct Shear (shear rate of 0.05 in./min.)	345.00
Direct Shear (shear rate of lower than 0.05 in./min.).....	415.00
Single Point Shear.....	135.00
Unconsolidated Undrained Triaxial Shear	205.00
Consolidation (w/o time rate)	235.00
w/time rate, add (per increment)	55.00
w/extra load, add (per load).....	50.00
Collapse Test (ASTM D4546-B)	125.00
R-Value (untreated).....	375.00
R-Value (treated)	410.00
Sulfate Content.....	95.00
Chloride Content	85.00
Corrosive Suite (minimum resistivity, pH, sulfate and chloride).....	320.00
Organic Matter Content	85.00
Caltrans 216 Compaction.....	300.00



Stipulations

- ◆ All professional rates are accrued from portal to portal.
- ◆ Expert witness testimony, depositions, or mediation conferences, will be billed at 2.0 times the professional billing rate.
- ◆ All geologists, engineers, and technicians will be billed at time-and-a-half for overtime. Overtime is defined as more than 8 hours in one day and any time worked on weekends, state holidays or night shifts. Double time will be billed when more than 12 hours are worked in one day or more than 8 hours on weekends, state holidays or night shifts. Scheduling Field Technicians less than 48 hours in advance may result in their hours being billed at overtime rates.
- ◆ Invoices are rendered monthly, payable upon receipt.
- ◆ Proposals are valid for 30 days, unless otherwise stated.
- ◆ Heavy equipment, subcontractor fees and expenses, supplemental insurance, travel, shipping, outside reproduction, and other reimbursable expenses will be invoiced at cost, plus 20 percent.
- ◆ Prior to initiating our field work, client agrees to provide all information in client's possession about actual or possible presence of underground utilities and/or hazardous materials on the site. Client agrees to reimburse LGC Geotechnical for all costs related to unanticipated discovery of utilities and/or hazardous materials.
- ◆ Prior to initiating our field work, client agrees to provide all information in client's possession with regard to restricted entry and/or exploration areas, such as areas of environmental contamination, hazardous soils, sensitive habitat areas, etc. Client agrees to reimburse LGC Geotechnical for all costs related to environmental contamination, hazardous soils, sensitive habitat areas, etc.
- ◆ Client is responsible for providing safe and legal access to the site at all times.
- ◆ LGC Geotechnical will not be liable for any loss, damage or liability to persons or property arising out of performance of our service that is not covered and paid for by our insurance. For any other loss, damage or liability which is not covered by insurance, our liability will be limited to the lessor of either \$10,000 or the total amount paid by client to LGC Geotechnical on the project in question.
- ◆ These rates are based on standard insurance coverage. If higher insurance limits are required client should discuss these limits, and the associated cost, with LGC Geotechnical prior to the initiation of our services.
- ◆ LGC Geotechnical's services will be performed in accordance with generally accepted standards of care and diligence normally practiced by geotechnical consulting firms performing services of a similar nature in Southern California. No other warranty, either expressed or implied, is included or intended in LGC Geotechnical's proposals, contracts, reports, etc.
- ◆ Quoted laboratory test rates assume samples are free of hazardous materials. Handling and testing of samples containing hazardous materials may include additional costs.



MKN CPM LLC
23942 Lyons Ave. Ste. 215
Newhall, CA 91321
661 425 6363

2024 FEE SCHEDULE
FOR PROFESSIONAL CM SERVICES
MKN CPM, LLC

ENGINEERS AND TECHNICAL SUPPORT STAFF

Principal Construction Manager	\$264/HR
Construction Manager	\$224/HR
Resident Engineer	\$205/HR
Assistant Resident Engineer	\$185/HR
Construction Inspector	\$178/HR
Administrative Assistant	\$70/HR

Routine office expenses such as computer usage, software licenses and fees, telephone charges, office equipment and supplies, incidental postage, copying, and faxes are included as a 3% fee on labor cost.

DIRECT PROJECT EXPENSES

Outside Reproduction	Cost + 10%
Subcontracted or Subconsultant Services	Cost + 10%
Travel & Subsistence (other than mileage)	Cost
Auto Mileage	Current IRS Rate