

# City Park Revitalization Project



**RIOS**



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Section One

# Cover Letter



# RIOS

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Los Angeles, CA 90018

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Austin, TX 78702

68-80 Hanbury St.  
London E1 5JL, UK

1 Keong Saik Rd.  
The Working Capitol,  
Singapore 089109

300 West Jiang Chang Road  
Building B – 3G  
JingAn District, Shanghai, China

## Scott Briggs

City of Corona | Administrative Services Department  
400 S. Vicentia Ave, Suite 320  
Corona, CA 92882

## Architectural and Engineering Design Services for the City Park Revitalization Project (RFP) NO. 24-006SB

September 14, 2023

Dear Scott and Team,

The RIOS team is excited to present our proposal for the Corona City Park Revitalization Project. Over the past year we have gotten to know and love the community that this park and buildings will serve. We have learned about their hopes and dreams, as well as their fears and struggles, and collaboratively worked to make a responsive, inclusive, and uplifting program that captures the spirit of Corona. Together, we will shape a road map and vision for the future success of not only the design of the facility but also the rich partnerships, organizations, and program that will help sustain it from opening day. If selected, we would be honored to carry that mission forward and build upon the successes of the master plan phase through the design phases.

### What's Special About RIOS

We are a 250-person, multi-disciplinary design firm with expertise in architecture, landscape architecture, master planning, interior design, urban design, experiential graphics and signage, branding, furniture, and product design. This breadth of inter-disciplinary thinking means that we are comprehensively thinking about all facets of planning and development at all times. We have deep expertise in creating cherished gathering places for community and culture to flourish. Centered in our design approach is a celebration of the whole self and whole community – places that spark joy, invite participation, provide respite, and bring people together. We believe this approach connects strongly with the mission of the City Park.

### Our Team

Our team will be led by myself, as designated principal-in-charge, Haoran Liu as Landscape Lead, Sabina Cheng as Architecture lead, and along with Brett Miller as designated project lead. Our resumes are included in the Proposed Staffing and Project Organization section. This is a very experienced team that has seen the completion of numerous community parks and facilities projects. Together we have selected a tight team of consultants to further bolster our efforts with required engineering and specialty discipline consulting. Our team brings an incredible depth of planning, programming, landscape, and architectural design experience. Our dedication to interdisciplinary collaboration allows us to create design solutions that integrate thinking across disciplines resulting in uniquely comprehensive, economically effective, and flexible solutions.

Below is a list of sub-consultants:

Consultant	Firm	DIR Registration	Contact Information
Landscape	Rios, Inc.	PW-LR-1000435086	Haoran Liu 3101 W. Exposition Place, Los Angeles, CA 90018   (323) 785-1800
Architecture, Interior, & Signage	Rios, Inc	PW-LR-1000435086	Sabina Cheng 3101 W. Exposition Place, Los Angeles, CA 90018   (323) 785-1800
Civil & Traffic	Albert A. Webb Associates	1000006209	Danielle Logsdon 3788 McCray St, Riverside, CA 92506 (951) 320-6063
CEQA & NEPA	Placeworks, Inc	1000015355	Alan Loomis 2850 Inland Empire Blvd b, Ontario, CA 91764   (213) 623-1443 x 2101
MEP, Telecommunication, Lighting	ME Engineers, Inc.	1000029245	Gary Mayeda 600 Wilshire Blvd., Suite 1200, Los Angeles, CA 90017   (213) 878-9307
Structural & Waterproofing	Walter P Moore	1000039298	Ashley Gitlin 707 Wilshire Boulevard, Suite 2100, Los Angeles, CA 90017   (310) 254-1919
Aquatic	Aquatic Design Group	1000054878	Scott Palmer 2226 Faraday Avenue, Carlsbad, CA 92008   (760) 331-8539
Historical	Historic Resources Group	1000044826	Leah Solomon Rolf 12 S. Fair Oaks Ave., Suite 200, Pasadena, CA 91105-3816   (626) 793-2400
Irrigation	Sweeney & Associates, Inc.	PW-LR-1000802680	Daniel ZumMallen 38730 Sky Canyon Drive, Suite C, Murrieta, CA 92563   (951) 461-6830
Skate Park & Play Ground Consultant	Spohn Ranch Skateparks	1000005197	Jason Baldessari 6824 S. Centinela, Los Angeles, CA 90230   (626) 330-5803 x 305
Fire & Accessibility	Jensen Hughes	1000029777	Kelly Hang 3610 Commerce Drive, Suite 817 Baltimore, MD 21227   (213) 338-8661
Cost Estimate	Cumming Group	1000038377	Fiona Lyons 523 W 6th Street Suite 1001, Los Angeles, CA 90014   (213) 542-3461

**Our Collaborative Approach**

Our belief in the power of collaboration extends to the inclusion of our clients very directly in the creative process. We believe in working together to define the project, its requirements, and the best approach and process for success. We find our clients offer integral feedback; by encouraging them and other relevant stakeholders to participate in the creation of their project, we can deliver solutions that uniquely address their specific issues. RIOS has developed long-term relationships with many of our clients, and we understand how to incorporate your team into our design and project development process to ensure a successful outcome.

**Acknowledgment & Statement**

RIOS is located at 3101 W. Exposition Place, Los Angeles, CA 90018, and you can reach us at (323) 785 1800. For direct inquiries during the evaluation process, please contact Bella Gonzalez at (323) 785-1873 or via email at bella@rios.com.

RIOS has diligently reviewed all RFP addenda. Our proposal will remain valid for a minimum of 90 days from the date of submission. Additionally, please note that RIOS acknowledges that the expenses related to printing, mileage, telephone, mailing, and other incidentals in the execution of the main elements of this RFP are already factored into our hourly rate schedule. There will be no additional charges beyond this.

We sincerely appreciate the opportunity to participate in this RFP and be partners to realize your goals so the park can continue to serve its neighborhood as it had many years ago. We look forward to further discussing with you and your team this unique opportunity, our qualifications, and our approach to making this a successful project. Please do not hesitate to contact us with any questions or thoughts about our proposal.

Best,



Bob Hale, FAIA  
Creative Director & Partner  
RIOS, 3101 W. Exposition Place,  
Los Angeles, CA 90018  
(D) 323. 785. 1811  
Bob@rios.com



Section Two

# Qualifications, Related Experience, & References

Left 1 Hotel, West Hollywood, CA



About Us

**RIOS is an international design collective working beyond boundaries to inventively combine disciplines and amplify the impact of design.**

Within our practice, the built environment and landscape architecture are interconnected to harness the positive impacts of wellness and define design as a continuum.

RIOS, a **California corporation**, was **founded in 1985** as a multi-disciplinary design firm. Today the firm has **offices in Los Angeles, Austin, Boulder, London, Singapore, Shanghai, and over 250 people** working around the world from locations across the US and internationally in Portugal and Korea.

Our practice is a sincere expression of our belief that design is a dynamic exercise influenced by a collection of people representing diverse perspectives. Our culture is expressive of our values, and we prioritize originality, joy, inclusivity, diversity, and an attuned vision for creative problem-solving.

While we operate across multiple time zones, we are intentional about why we come together to maintain the human connection while allowing space for culture to evolve. Our firm structure acknowledges that innovation is key to transformative design. We hold space for exploration outside of traditional project delivery with experts dedicated to uncovering the potential in prototyping, data analysis, horticultural expression, video, and experience design. There is broad understanding that our most important project is designing ourselves, refining our culture, and evolving our ways of understanding the world around us.

We are known for our bold solutions while looking at the wider context. In this way, we're constantly redefining industry paradigms and gaining the trust of our clients to explore significant design challenges. We are ever mindful that an interdisciplinary approach to design brings about inclusive, resilient, and original solutions that ensure diversity and resilience.

Our services include Architecture, Landscape Architecture, Interior Architecture & Design, Urban Design, Planning, Experience Design, Wayfinding, and Product Design

**RIOS does not have any legal issues or constraints that could conceivably affect our relationship with the City of Corona or performance on the Project.**



Left to Right Grand Park, Los Angeles, CA; Palm Springs Downtown Park, Palm Springs, CA; Yoga and Movie Night at Grand Park, Los Angeles, CA

### A Park for Everyone

To bring together a broad constituency for Grand Park, a 12-acre park in the Civic District of Downtown Los Angeles, RIOS conceived a rich tapestry of spaces and amenities woven together with gracious pathways through a botanical garden reflecting the diverse homelands of the people of Los Angeles.

The park hosts community cultural and civic gatherings, such as New Year's Eve fireworks and summer music festivals. As the city's premiere democratic assembly space in front of City Hall, it also hosts civic demonstrations, such as the Women's March and recent protests for racial justice.

### A Shared Backyard

RIOS recently completed South Park Commons, a pocket park tucked between high-rises in Downtown Los Angeles, to serve as a shared backyard for the community. Increasingly, urban residents have limited personal outdoor space and rely on public open space to socialize, relax, and connect with nature. South Park Commons intersperses "social eddies" for small groups to gather among lush gardens and artwork.

No matter the scale, we approach all of our public space projects with a passion for creating meaningful, inclusive, flexible, verdant spaces that will be heartily used and cherished by all.

### Firm's Experience

## Public Park Planning & Design

Defining places where people and nature can thrive in the urban environment is part of our core mission.

RIOS seeks to create a more effective, shared city through our work, by designing richly layered parks, plazas, and streets with dynamic programming and activation that respond to diverse constituencies and create engaging opportunities for people to gather, play, relax, and interact with nature. We have a particular passion for designing innovative and welcoming green spaces in park-poor and dense neighborhoods.

Like landscape detectives, we keenly observe our project sites to discover essential truths about their public life and ecological performance, and then leverage this curiosity to reveal new design possibilities.





## Spaces that Support Communities

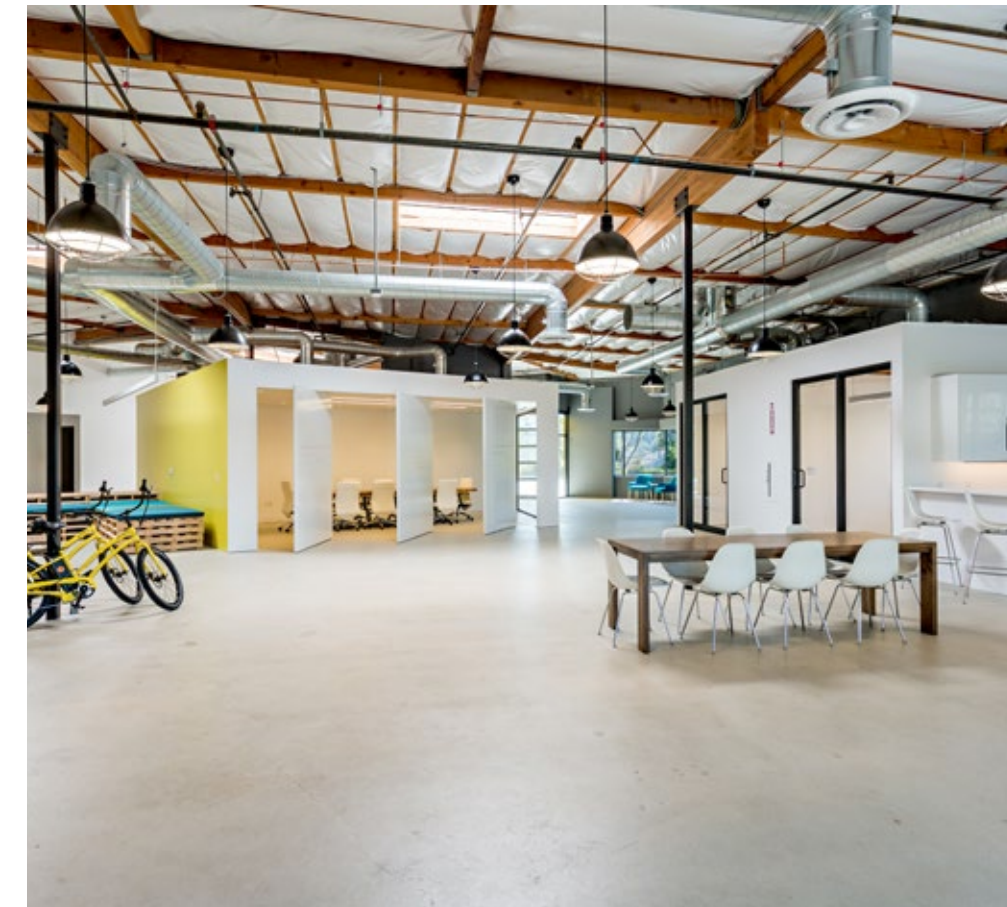
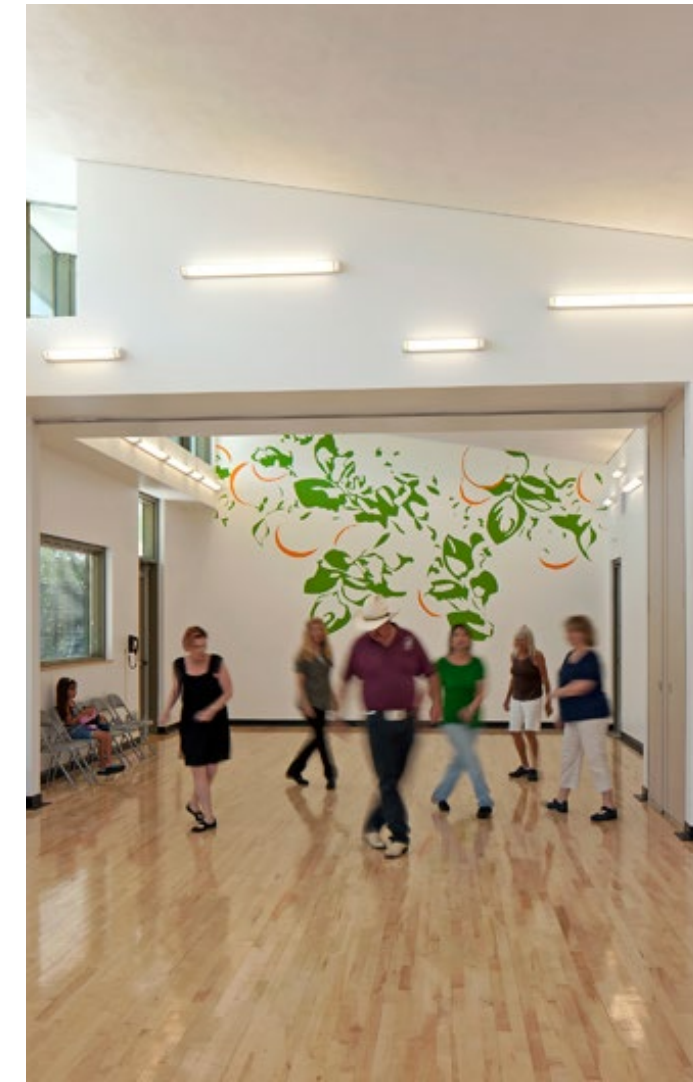
At the center of great communities are equally rich spaces that support their needs, express their diversity and culture, and provide a chance for spontaneous interactions.

Being community-centric in designing spaces emphasizes inclusivity, sense of belonging, and collective ownership. RIOS strives to breathe life into spaces that focus on the people who will use them—supporting their shared passions, actions, spirit, and kinship.

The City Park Revitalization Project starts with the people of Corona, then focuses on the park itself, and ultimately grows to encompass the entire neighborhood. We are always thinking about these nested spheres of influence. We will support and follow the community's lead, as we co-imagine creative ways to enjoy outdoor experiences in an integrated and equitable environment which serves the needs of the neighborhood. We are eager to work with you to make a place of pride for the Corona community.

### Program-Driven Design

At RIOS, design is a process of imagining and developing space based on research and a deep dive into the needs and aspirations of our clients and stakeholders. We lend our expertise in combining and distilling these diverse needs, as well as in understanding spatial needs, adjacencies, and proposed uses. The result is placemaking—focusing energy on desired experience and use, and integrating physical constraints and opportunities of space planning with adjacency, accessibility, and siting.





Above Playground at Grand Park, Los Angeles, CA

We prompt the exploration of new ways of describing play and play spaces as systems that incorporate natural qualities and are inclusive of more possibilities. This line of thinking is not new; various theories of play have been well documented and researched.

For example, adventure playgrounds, nature playgrounds, "loose parts play," and "free play" are all existing alternatives to the historic playground model. We see both a need and opportunity for contemporary forms of play in cities, allowing for more possibilities and a deeper connection to living systems.

**Towards a Playful City**

A playscape can be envisioned as a system of spaces and features that exist to support exploration of and movement within the urban environment. Children need a setting that offers discovery, interaction, and

safe risk-taking in a context that allows parents to mingle and relax, while being able to casually surveil their little adventurers.

**Get Outside, Get Moving**

People of all ages need playful encouragement to integrate outdoor activity into a healthy lifestyle. The RIOS design for Santa Monica Airport Park builds on the site's rich history, reinterpreting aircraft activity and motion into a place for human fitness and sports. The design connects two phases of park development via a pedestrian "runway" that invites the surrounding neighborhoods into and through the park. At Grand Park, RIOS designed an inviting playscape to attract families to experience the park.

Below Towards a Playful City Research Presentation and Model

# Playscapes

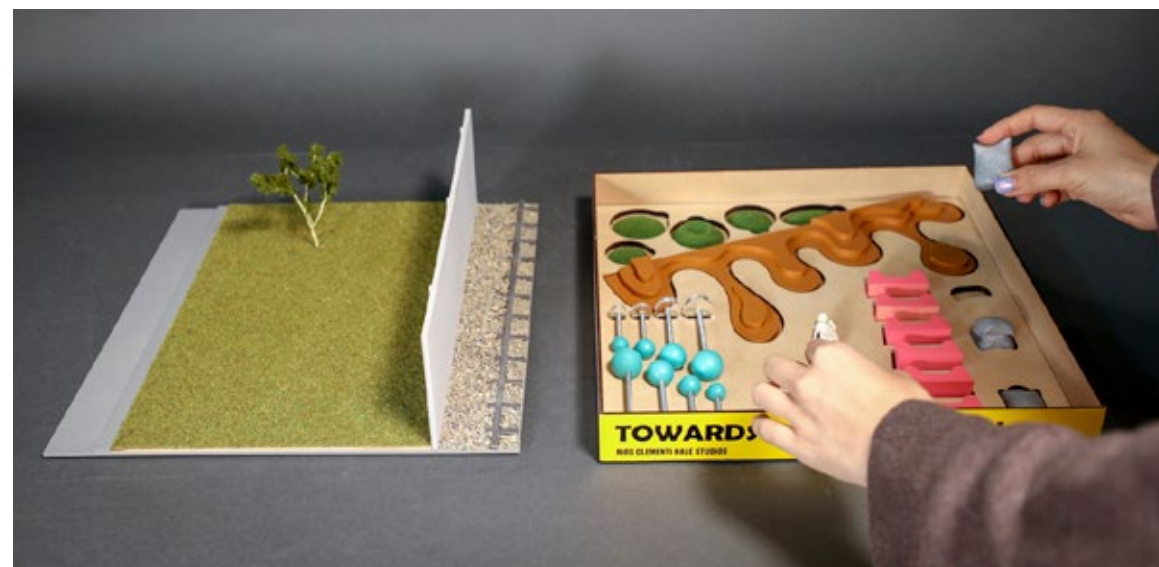
Play is vital to human development and is a necessary fixture of daily life for people of all ages. Play can occur almost anywhere and in any form, given an imagination and space for it to exist.

From pre-historic times, play has been a ubiquitous and diverse activity, specific to time and place, societal values, and technology.

Play continues to evolve with new contexts—material consistencies; time; whether rural, urban, or somewhere in-between; natural vs. synthetic; physical vs. virtual—to include everything from climbing a tree to virtual reality gaming.

**Play Research at RIOS**

Typical play spaces, defined as playgrounds, originating from post WWII, are often made of synthetic materials and are fixed in the built environment. These playgrounds include prefabricated play structures with fall zones and are commonly located in public parks. Though necessary to have, they can sometimes limit the scope and imagination of what play can be.





## Meeting Spaces That Bring People Together

We believe at the center of great communities are great spaces that support their needs, express their diversity and culture, and provide a chance for interactions.

Being community-centric in designing spaces emphasizes inclusivity, sense of belonging and collective ownership. We strive to make impactful places where the focus is on the people it represents and how they use the space.

Key to the design of conference centers is the idea of flexibility. Spaces need to be multivalent in the way they can accommodate a wide range of event sizes and capacities, and to evolving programming tailored to the needs of a community over time. Additionally, given that the demographics of a community evolve and age over time, the spaces should facilitate a range of mobilities and be able to reflect the identity of that change. Building this level of resiliency within these spaces allows for the building to maintain relevance and connectivity to the communities they serve.

RIOS has extensive experience working closely with communities to integrate their specific needs and culture into projects. We have held a myriad of community outreach events and activities, all with the goal of active listening and engagement which then, in combination with other performative issues (structure, sustainability, and building systems) shape the organization to create a holistic integration of issues and priorities.

Additionally, we believe that is in the formation of these organizations, to facilitate interaction and communication, that then take priority in the development of the project – allocating funds to performance, and the relation of spaces to each other, rather than expensive materials. This process and way of working achieves more authenticity, individuality, and efficiency with less money.



# Grand Park Cultural Corridor

The Grand Park Cultural Corridor—made up of Grand Avenue, Grand Park, and the Jerry Moss Plaza at the Music Center Plaza—is a transformative public space for Los Angeles, one that challenges a city that loves cars, to embrace pedestrian-first experiences at a dramatic and impactful scale.

<b>Location</b>	<b>Services Provided</b>
Los Angeles, CA	Landscape Architecture Architecture
<b>Size</b>	Master Planning Urban Design Furniture Design
12 acres   4 hectares	Water Feature Design
<b>Team Members</b>	
Bob Hale & Haoran Liu	

Grand Park turned a neglected 12-acre parcel in the heart of the LA's civic and arts center into an adaptable community gathering space that redefines downtown. The park positioned LA as a 21st-century global city that values public space and catalyzed and anchored the area's redevelopment as a cultural hub.

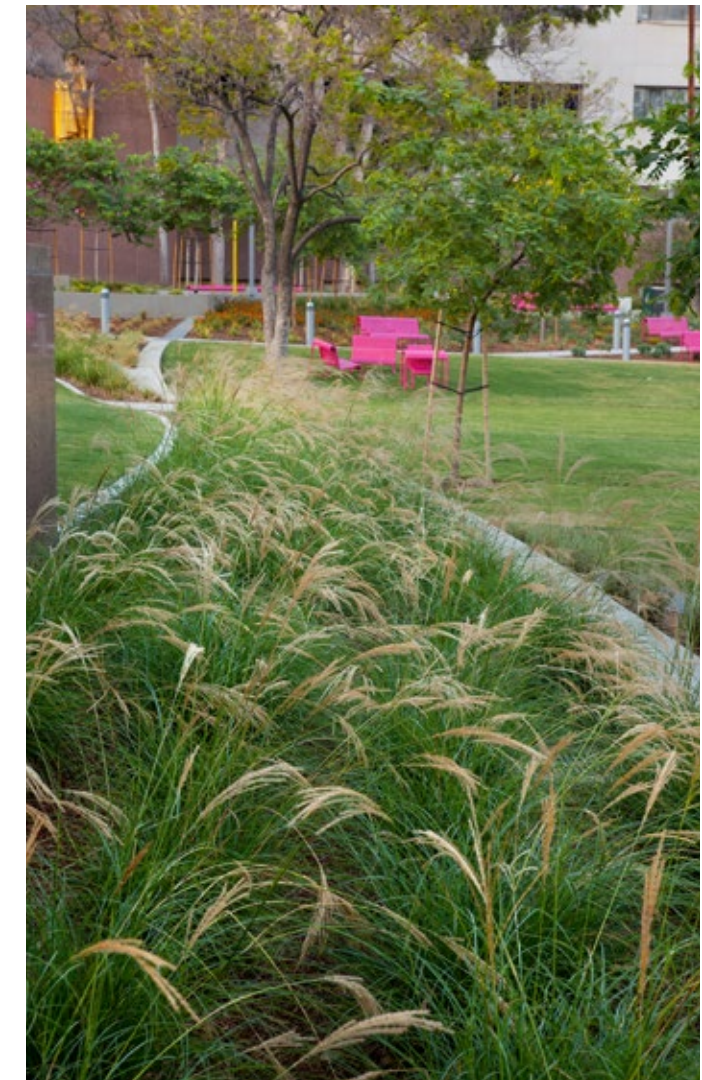
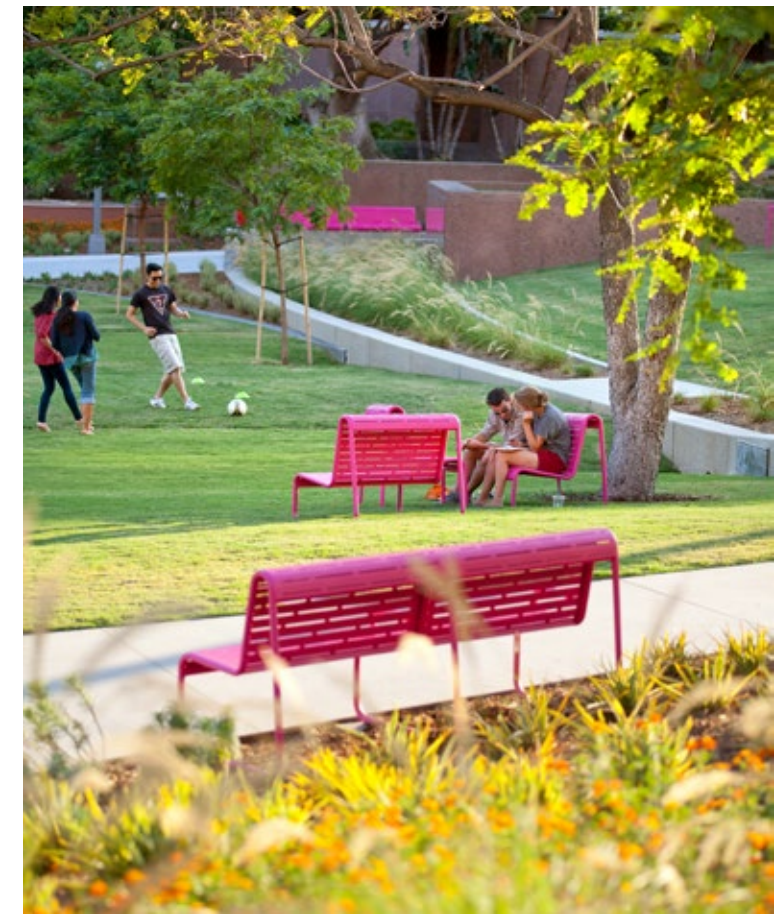
The success of Grand Park hinged on the realignment and redesign of Grand Avenue, which reimagined the streetscape as an urban garden linking significant cultural institutions such as The Music Center, Walt Disney Concert Hall, The Broad, MOCA, and the Cathedral of Our Lady of the Angels to the park itself.

The recent renovation of The Music Center Plaza is a grand finale in this civic planning evolution. The new design enhances the plaza's connection to the community and corridor with one primary goal—accessibility. In creating a “plaza for all” the design turns the plaza into a “fifth venue,” bookending Grand Park and completing a continuum of spaces to enjoy LA's climate and unmatched culture.

An essential element of great public space design is consideration of the way people will use it and the cycle of events that will occur there to bring the public to experience it. The Grand Park Cultural Corridor is a highly programmed, multi-use set of venues, designed to be used almost around the clock, with either multiple simultaneous activations or singular large, public events that take over this civic core.

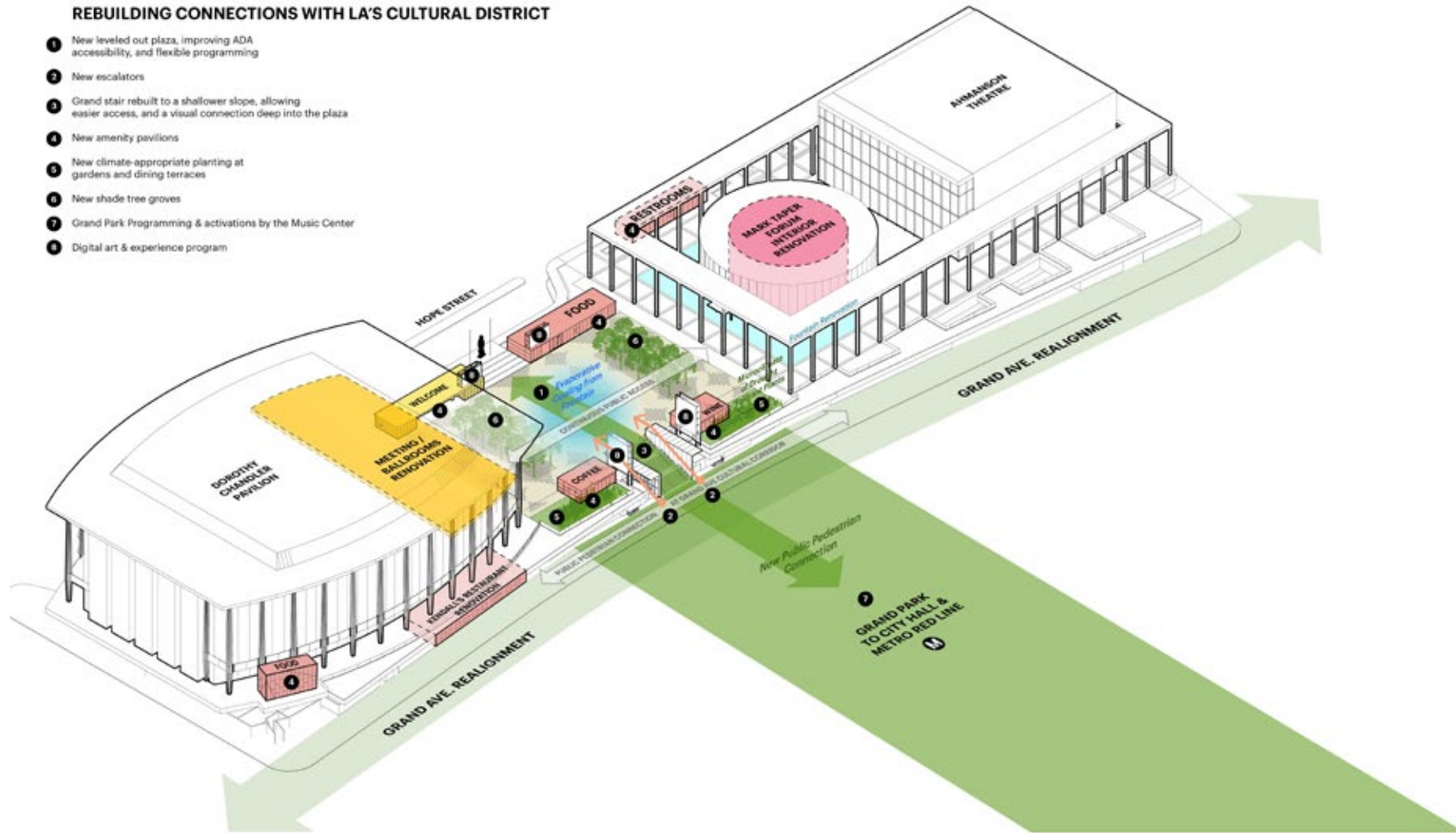
The historic Arthur J. Will Memorial Fountain has been restored and expanded to increase its sustainability as well as its viability as a dynamic water feature for park users.





**REBUILDING CONNECTIONS WITH LA'S CULTURAL DISTRICT**

- 1 New leveled out plaza, improving ADA accessibility, and flexible programming
- 2 New escalators
- 3 Grand stair rebuilt to a shallower slope, allowing easier access, and a visual connection deep into the plaza
- 4 New amenity pavilions
- 5 New climate-appropriate planting at gardens and dining terraces
- 6 New shade tree groves
- 7 Grand Park Programming & activations by the Music Center
- 8 Digital art & experience program



# Lynn Wyatt Square for the Performing Arts

The seamless integration of site and structure keeps the attention on the park experience while attracting visitors for dining or drinks in the District.

**Location**

Houston, TX

**Size**

2 acres | 8,093 sq. m.

**Team Members**

Bob Hale

**Services Provided**

- Landscape Architecture
- Urban Design
- Architecture
- Environmental Graphics
- Water Feature Design

Set between Discovery Green, a powerful anchor on the east edge of Downtown, and Buffalo Bayou, a complementary force on the west edge, Wyatt Square bridges its surrounding institutions and channels them into programming the Plaza for a new generation. RIOS' design also considers how Wyatt Square can gesture back out to the larger Theater District context in terms of visual, physical and programmatic relationships.

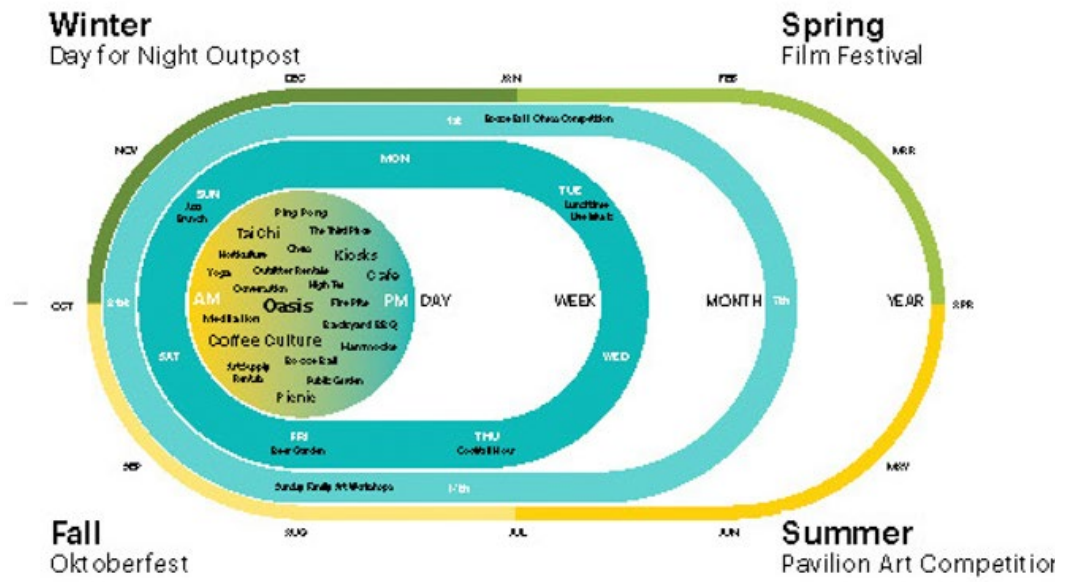
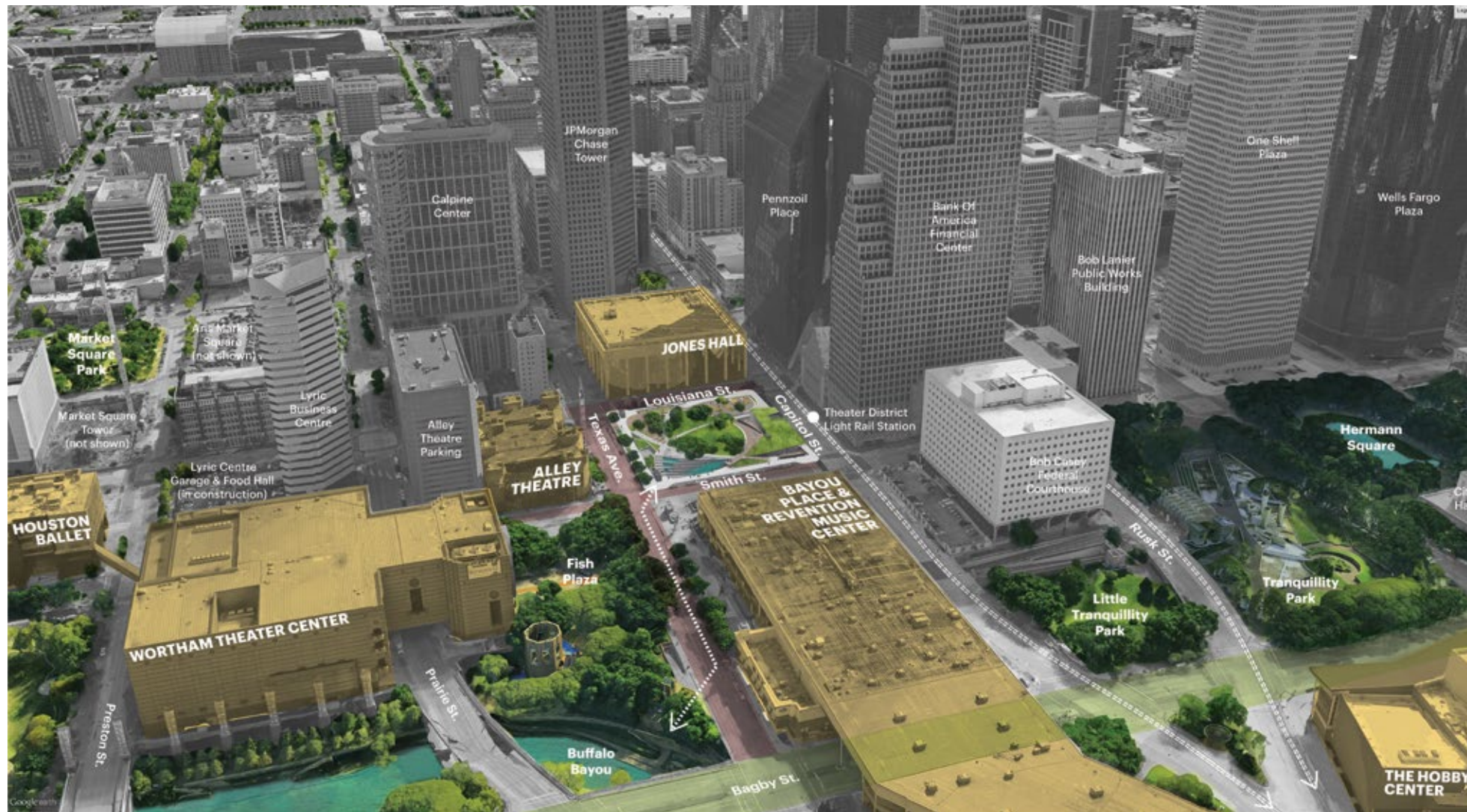
The Center Green allows large gatherings and events such as simulcast performances from nearby theaters. These could be ticketed and secured or open to all. A graceful ring of trees, sculptural lighting and outside dining frame this flexible open space.

A proscenium walk, with multifunctional media towers, frames the Center Green of Wyatt Square, and allows for diverse types of uses, performances, and activities to utilize the space at a variety of scales. Approaching from the west side, visitors will encounter the Spring Stage, with water cascading toward the street in the direction of the bayou. Texas Avenue can be used as a festival street linking Wyatt Square, Fish Plaza, and the Bayou.

The water feature design creates the same immersive experience for all users, whether living with a disability or not. The path switchbacks within and through the cascades, allowing people of all sizes and abilities to touch and interact with the falls in close proximity.

200 indoor and 80 outdoor seats are provided on two levels with a grand stair and elevator connecting the park through the restaurant to Capitol Street. The flexible dining areas can easily be divided and rented. Accommodation is made for different types of service all day, every day: coffee, grab and go, cafe lunch, dining, pre-theater dining and post-theater cocktails.

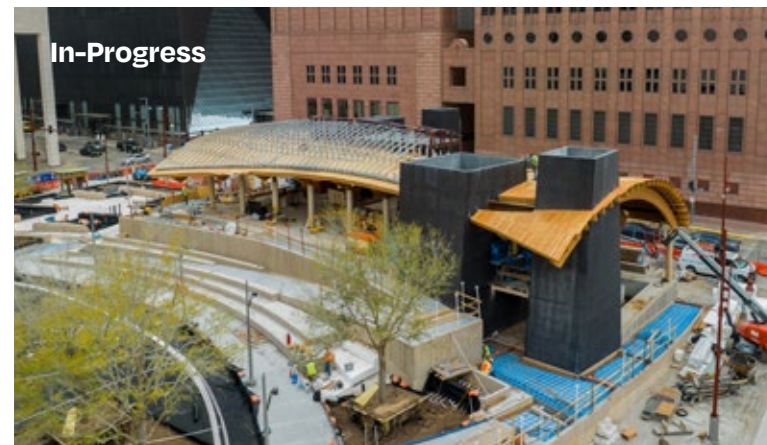




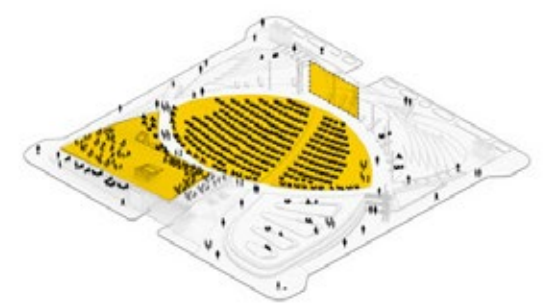
Weekday Lunch Hour



Saturday in the Plaza



Pre-Show Cocktail Hour



Simulcast Performances

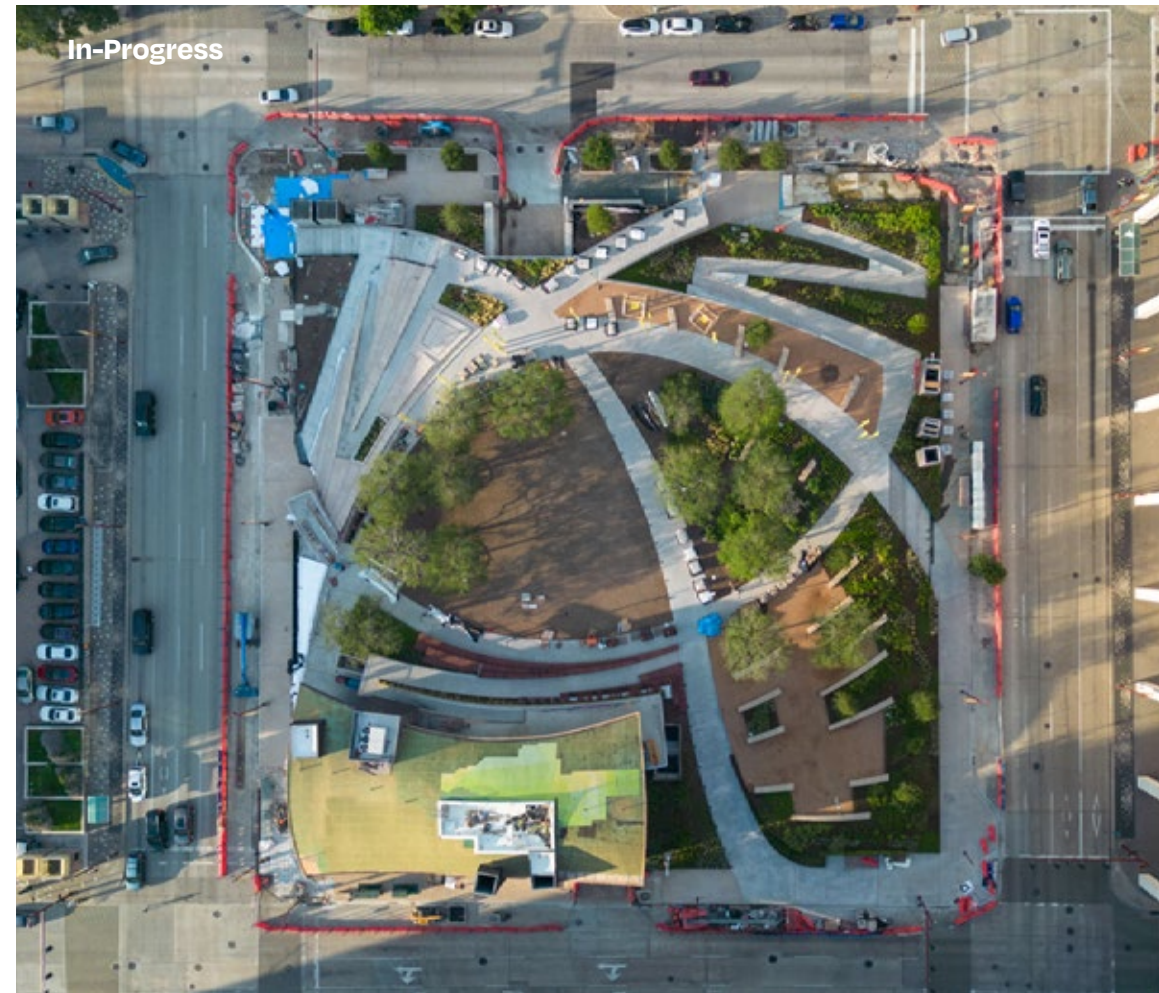


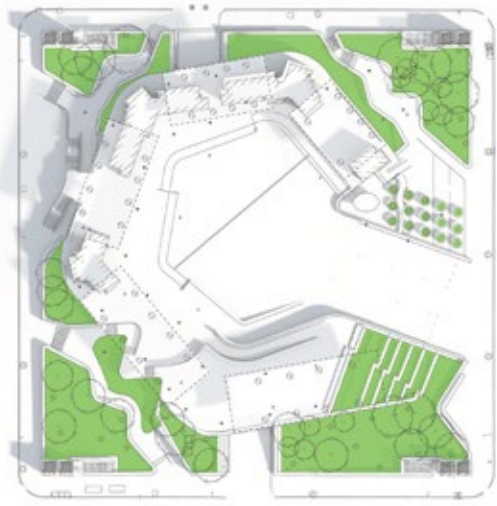
Festivals & Markets



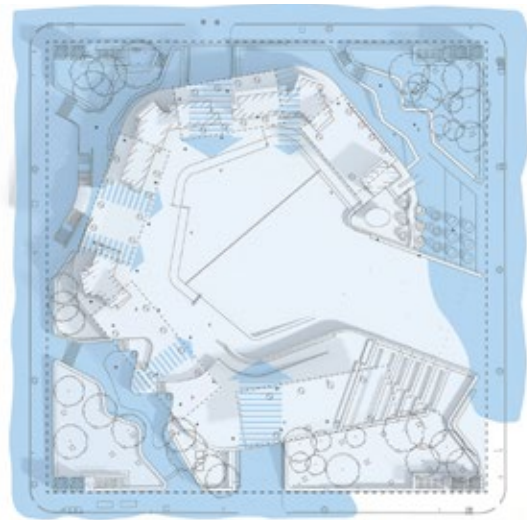
Seasonal Art Installation



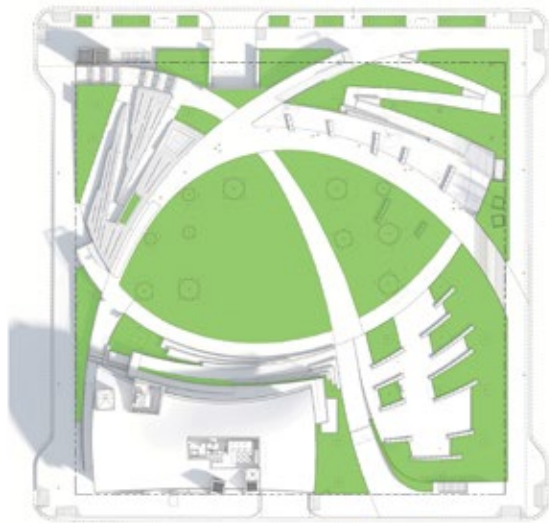




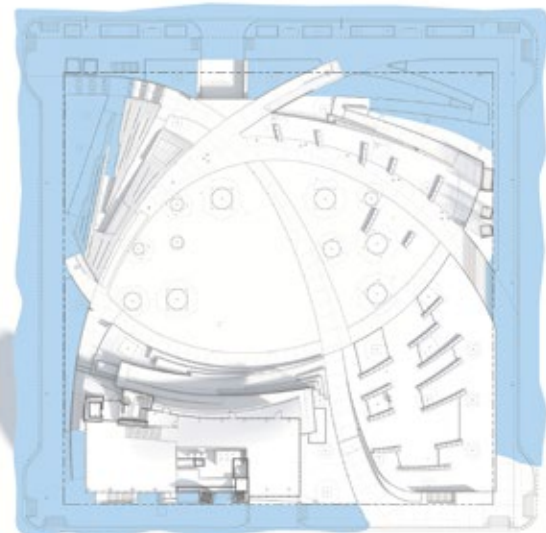
Planted Area - Existing Site



Flooding - Existing Site



Planted Area - Our Approach



Flooding - Our Approach



In-Progress

# Resort at Playa Vista

The Resort consists of a private fitness facility and pool deck for residents of the Playa Vista condominium development.

<b>Location</b> Los Angeles, CA	<b>Services Provided</b> Master Planning Interior Architecture Workplace Strategy Architecture Landscape Architecture Experiential Graphic Design
<b>Size</b> 25,000 sq. ft.   2,322 sq. m.	
<b>Team Members</b> Bob Hale	

This community center sits amid a network of green spaces, on a site originally zoned as a park. That inspired us to design the building itself as a kind of park, giving its users the feeling of gathering, meeting, and exercising outdoors. Two internal courtyards bring both greenery and daylight deep into the interior gathering and public spaces; green walls at each end of the facility blur the line between structure and landscape. A green roof filters rainwater for irrigation, and also insulates the building, reducing heat gain and cooling requirements.

The Resort consists of a private fitness facility and pool deck for residents of the Playa Vista condominium development, as well as a park, classrooms, meeting rooms, and a demonstration kitchen that are open to the public. A central diagonal corridor divides the public spaces from the private areas. In addition to forming the building's spine, it becomes a major artery for the entire Playa Vista community, linking the residential buildings to the new Runway development to the east.

A raft of sustainability initiatives contributed to the Resort's LEED Platinum status. Passive cooling systems harness coastal breezes to ventilate 75% of the building. Glass walls allow the low winter sun to enter the building in cooler months, reducing heating and lighting costs. In summer, sliding glass doors throughout the property open to create cross breezes, and to allow fitness activities and community events to spill out into the courtyards. Photovoltaic panels line roof areas not covered by the green roof.





**Two internal courtyards bring both greenery and daylight deep into the interior gathering and public spaces; green walls at each end of the facility blur the line between structure and landscape.**



# Watts Community Center

Working closely with the community, the new Watts Community Center is situated on a 6-acre landscaped site and designed as a place that reflects the local culture and provides multiple opportunities for people of all ages and interests.

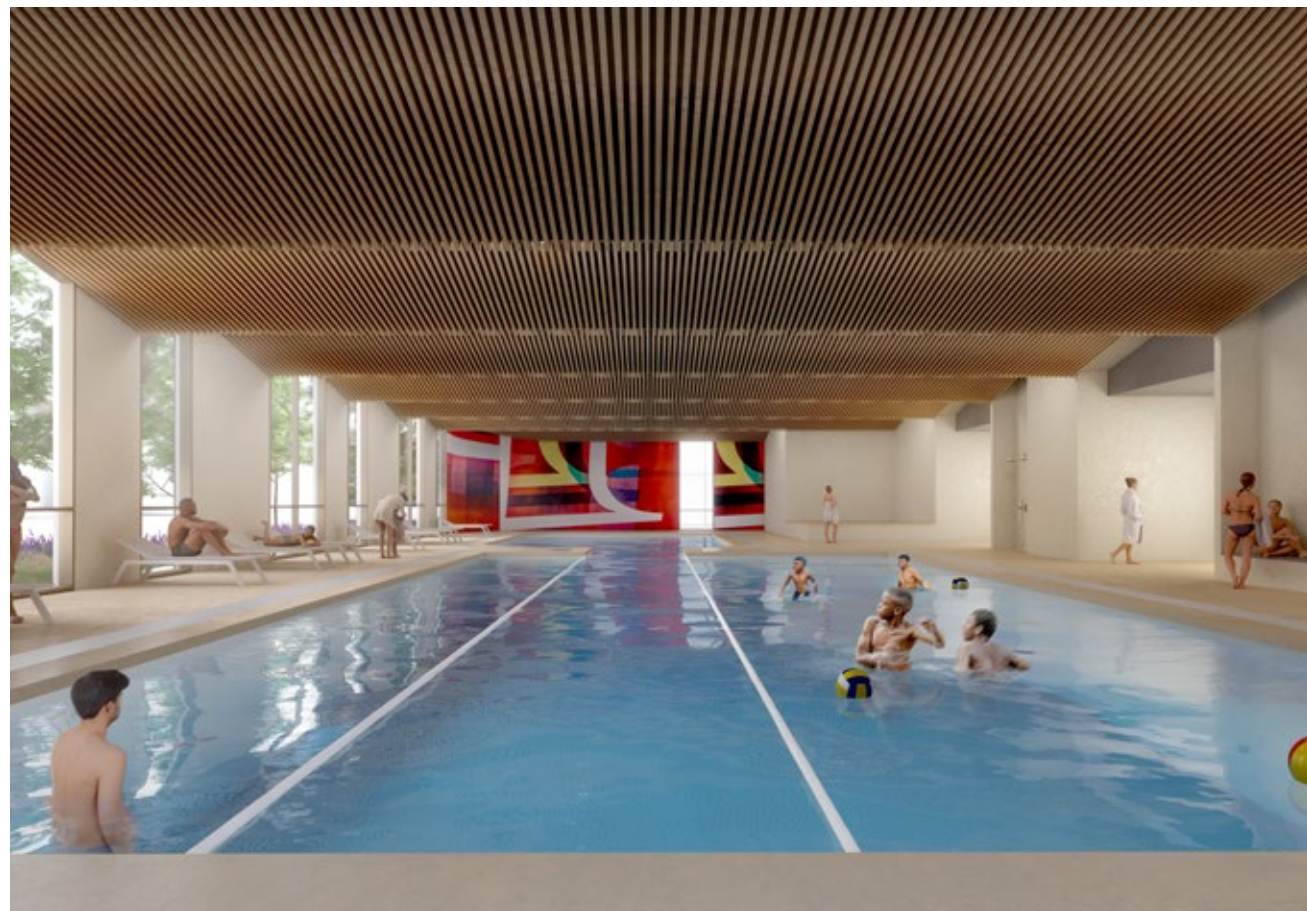
<b>Location</b> Watts, CA	<b>Services Provided</b> Community Engagement Programming Architecture Landscape Architecture
<b>Size</b> 90,000 sq. ft.   8,361 sq. m.	
<b>Team Members</b> Sabina Cheng, Elizabeth Wendell	

RIOS led a consulting team to develop a building and site program for the new Watts Community Center. At approximately 90,000 square-feet, the space is envisioned as a place with multiple hubs of opportunity. A Learning and Opportunity Center offers classrooms, mentorship programs, a makerspace, co-working spaces, and a small business incubator. A Cultural Center with a recording studio provides spaces for homegrown podcasts and music, art studios and performance venues support creativity. A Wellness Center houses a fitness and training center, dance and yoga studios, a track and basketball court and a pool, and a Community Center with youth and teen programs, child daycare, parent support, and activities and services for older adults.

A series of contemplative gardens, shaded spaces, and outdoor rooms can connect through large openings to interior spaces. Beyond the building, open hardscape Gathering Spaces with an amphitheater, family areas with picnic tables, playgrounds, and splash pads, and recreation areas with basketball courts and a multi-sport field comprise the community visions for the 6-acres of landscaped and shaded park space.

During the programming phase, the team worked to create a community engagement process rooted in the existing social infrastructure and connections of Watts ensuring visibility and transparency through the process. With an emphasis on community — the people that occupy and imbue a space with a sense of purpose, place, and culture — the team committed to listening and distilling what the community mentioned were the most important needs. Due to the COVID-19 pandemic, the team held a total of six virtual community meetings and four core coalition meetings. The Community Kickoff event was implemented as a virtual fair where the design team presented several space and program possibilities, as well as three community listening and presentation sessions. At the culmination, the team held an in-person open house event.







**A series of contemplative gardens, shaded spaces, and outdoor rooms can connect through large openings to interior spaces.**



# Lulu's Place

Lulu's Place is a transformational nonprofit youth center that offers athletic, academic, and community programming. Their mission is to provide underserved students with a safe and encouraging environment that opens doors to a lifetime of opportunities.

<b>Project Location</b> Los Angeles, CA	<b>Scope Performed</b> Planning Architecture Landscape Architecture
<b>Project Size</b> 30+ acres	
<b>Team Members</b> Bob Hale, Sabina Cheng, & Elizabeth Wendell	



The dynamic campus, spanning over 30 acres of land just north of the Los Angeles International Airport, encompasses learning, sports, and recreation facilities along with open plazas. The site will feature a learning lab providing STEM education, top-tier sports facilities, and a variety of recreation spaces, such as multiuse fields, flexible lawns for picnicking and gathering, and running paths. The campus will feature zones containing 24 tennis courts for players of all levels, as well as 8 pickleball courts, serving as a major center of social activities for both youth sports programming and public use.

Inspired by the mission of Lulu's Place to open doors to the community, the design explores the concept of a porch, providing inviting open spaces that foster interaction, discovery, and joy. The campus is centered around a plaza that functions as a community hub, bringing together the youth and staff of Lulu's Place and its visitors through useful amenities and shared experiences.

The design takes cues from the existing site context, establishing a unified sense of place across the vast campus and its various programming. Viewing platforms create a strong formal language that is carried throughout the main buildings to emphasize the central hub. The landscape design incorporates a palette of native, drought-tolerant, and carbon-intelligent plantings, building upon the vision established in the LAX Northside Design Guidelines. The landscape will play an integral role in enhancing the overall campus experience across its publicly accessible parks, plazas, and trails.





# Palm Springs Downtown Park

RIOS worked with the City of Palm Springs, the Palm Springs Art Museum, and community stakeholders imagine a new 2-acre central park where residents and visitors can come together, inspired by local ecosystems and geologic features.

<b>Location</b>	<b>Services Provided</b>
Palm Springs, CA	Landscape Architecture Architecture
<b>Size</b>	Experiential Graphic Design Urban Design Master Planning
2 acres   8,093 sq. m.	
<b>Team Members</b>	
N/A	

Rather than riff off the abundant and compelling mid-century modern cues in the surrounding architecture, the design team sought to capture the deeper identity of Palm Springs and provide a glimpse into the timeless appeal of this destination in the Colorado Desert.

An important objective of the park was to make it a year-round destination. With temperatures exceeding 120 degrees Fahrenheit in the summer, an obvious challenge was mitigating the extreme heat. Our team spent time hiking in the surrounding landscapes to understand this challenge and appreciate the unique native palm ecosystem in the foothill canyons. The team translated field measurements of the palms' tight spacing and irregular trunk forms into the park's native palm grove.

Field trips in the surrounding mountains also offered up-close experience of the colorful banded rock formations which had offered such striking views from the valley floor. The team abstracted this geology into a custom "sedimentary" finish for vertical walls and modular seat blocks that retain planted outcrops and form gathering spaces in the park. Working with Fluidity, the team invented a powerful cascade and misting water feature for the heart of the park that brings the magic of the surrounding mountains to the urban core.

The park has also been shaped to host to an array of cultural events with live performances, film nights, and festivals taking place on an outcrop stage. The stage is framed by a palm frond-inspired shade canopy and has a dramatic backdrop of the Palm Springs Art Museum and the San Jacinto Mountains.

Palm Springs Downtown Park was awarded the ASLA Award of Excellence, Landscape Architecture's highest honor, in 2022.



# Universal Plaza and Community Room

Located in the heart of a revitalizing downtown district, Universal Pavilion will provide the community with a much needed gathering space that is accessible and welcoming for all.

<b>Location</b> Tigard, OR	<b>Services Provided</b> Landscape Architecture Experiential Graphic Design Urban Design Environmental Graphic Design
<b>Size</b> 1.2 acres   4,856 sq. m.	
<b>Team Members</b> N/A	



Universal Pavilion is a 1.2-acre open space intended to be the cultural and recreational center for the Tigard community, designed to be an inclusive downtown plaza that can provide amenities for everyday use and serves as a regional attraction capable of supporting local events.

RIOS worked with a city officials, community members, and local artists to create a set of branding/logos to unearth the varied experiences that could amplify Tigard's identity. Informed by the success of Universal Pavilion's current activation phase, the final design will be completed in 2022.

Universal Pavilion introduces a dynamic canopy that enhances both physical and visual connection to the existing Fanno Creek Trail. On the southeast side, the community rooms provide shaded shelter to support daily use and events. An entry art piece and a set of porch swings act as a social frontage for all visitors.

At the heart of the park is an interactive water feature designed in collaboration with Fluidity. Water jets and mists emerge from the ground during the summer to create a one-of-kind splash pad experience.

The planting approach adapts to the Pacific Northwest ecology, which allows the landscape buffers on two sides of the plaza to bloom in a changing spectrum of colors throughout the seasons. The landscaped lawns with a warm boulder field also accommodate family-friendly programs all year long.



# Our Subconsultants

RIOS has assembled a highly skilled team of experts, all of whom we have effectively collaborated with in the past, to help make the City Park Revitalization project a success.

Consultant	Firm & Contact Information	DIR Reg.	
Civil & Traffic	Albert A. Webb Associates Danielle Logsdon 3788 McCray St, Riverside, CA 92506 (951) 320-6063	1000006209	Brett Miller, RIOS' Senior Project Director, has worked with Albert A. Webb on multiple Projects in the inland empire area.
CEQA & NEPA	Placeworks, Inc Alan Loomis 2850 Inland Empire Blvd b, Ontario, CA 91764   (213) 623-1443 x 2101	1000015355	RIOS has collaborated with Placeworks, inc. on past pursuits and projects of similar scope.
MEP, Telecom, & Lighting	ME Engineers, Inc. Gary Mayeda 600 Wilshire Blvd., Suite 1200, Los Angeles, CA 90017   (213) 878-9307	1000029245	RIOS has a long history with working with ME Engineers working on the Music Center Plaza and more recently Lulu's Place.
Structural & Waterproofing	Walter P Moore Ashley Gitlin 707 Wilshire Boulevard, Suite 2100, Los Angeles, CA 90017   (310) 254-1919	1000039298	RIOS has completed one Project with Walter P. more and are currently collaborating on seven.
Aquatic	Aquatic Design Group Scott Palmer 2226 Faraday Avenue, Carlsbad, CA 92008   (760) 331-8539	1000054878	RIOS is currently working with Aquatic Design Group on the Watts Community Center in Watts, CA.
Historical	Historic Resources Group Leah Solomon Rolf 12 S. Fair Oaks Ave., Suite 200, Pasadena, CA 91105-3816   (626) 793-2400	1000044826	RIOS has worked with HRG on three projects and excited to continue working with them.
Irrigation	Sweeney & Associates, Inc. Daniel ZumMallen 38730 Sky Canyon Drive, Suite C, Murrieta, CA 92563   (951) 461-6830	PW-LR-1000802680	RIOS has a long history with working with Sweeney & Associates having worked on over 75 projects together.
Skate Park & Play Ground Consultant	Spohn Ranch Skateparks Jason Baldessari 6824 S. Centinela, Los Angeles, CA 90230   (626) 330-5803 x 305	1000005197	RIOS is excited about building a relationship with Spohn Ranch Skateparks on the City Park Project.
Fire & Accessibility	Jensen Hughes Kelly Hang 3610 Commerce Drive, Suite 817 Baltimore, MD 21227 (213) 338-8661	1000029777	RIOS has completed on three projects with Jensen Hughes and currently collaborating on eight projects.
Cost Estimate	Cumming Group Fiona Lyons 523 W 6th Street Suite 1001, Los Angeles, CA 90014   (213) 542-3461	1000038377	RIOS has completed four projects with Cumming Group and currently collaborating on two projects.





# Albert A. Webb Associates | Civil & Traffic Engineers

Albert A. Webb Associates (WEBB), a Corporation, has consistently provided civil engineering services to public sector clients throughout California since 1945. This means our clients receive the benefit of a financially stable firm that has withstood many diverse economic times.

WEBB is a mid-size consulting firm with offices in Riverside and Murrieta to best meet the needs of all of our clients. WEBB has 180 associates and the in-house expertise to address the needs of cities, water and special districts, counties, regional agencies, and our partner firms within the industry. WEBB offers a broad range of services to meet the objectives of our clients which include project development, planning, design, entitlement, funding, permitting, construction management, and inspection.

WEBB's reputation for superior quality work, integrity, and long-standing client relationships is a direct result of our industry proven capabilities and experience. We are proud of the name WEBB as it has become synonymous with experience and customer service.

Location	Firm Size	Point of Contact
Riverside, CA	180	Danielle Logsdon, PE, PMP, Senior Engineer 3788 McCray Street, Riverside, CA 92506 951.686.1070 danielle.logsdon@webbassociates.com



Left Hamner Place, Eastvale, CA

## Qualifications and Experience

WEBB's Land Development Engineering Team provides a broad range of services for residential, commercial, and industrial projects ranging from traditional single-family lots and apartments to shopping centers, business parks, and "big-box" warehouses.

Our team has also been involved in the development of institutional projects including schools/ universities, park and recreation facilities, medical, municipal, and community facilities.

### Selected Experience:

- Green Valley Park, Perris, CA
- Menifee Town Center Park, Menifee, CA
- Parcel Map 36299-1 Recreation Center, Menifee, CA
- Enclave Recreation Center, Eastvale, CA
- Western Gage Park, Los Angeles, CA
- Indio Sports Park, Indio, CA
- Talavera Park, Menifee, CA
- Belle Terre PA 5 Park, Riverside County, CA
- Belle Terre PA 10 Park, Riverside County, CA
- Tract 31632 Park, Riverside County, CA



Enclave Recreation Center, Eastvale, CA



Tract 31632 Park, Riverside County, CA

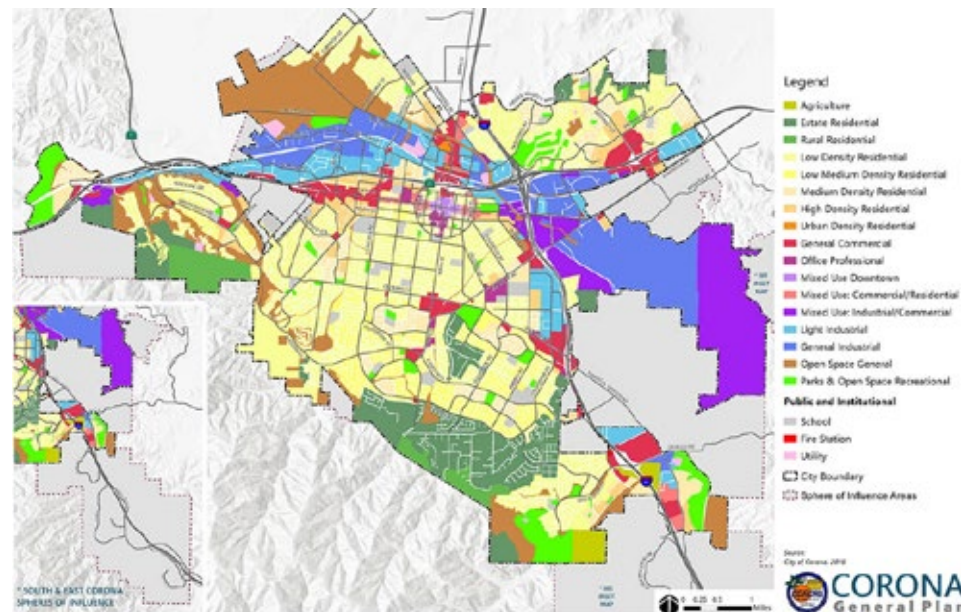
# PlaceWorks | Environmental Review

PlaceWorks is one of the West’s most eminent planning and design firms, established in 1975. As our name suggests, we’re all about places and how they work—geographically, environmentally, functionally, aesthetically, and culturally.

We work collaboratively with our clients, celebrating personal passion and ownership. We bring people together from diverse practice areas, offering best-of-all-worlds capability and connectivity and encouraging integrity, creativity, and innovative thinking. Each place we work on is distinctly different, and so is our thinking about it.

We start with a vision to design a great community—with a thoughtful, holistic approach to creating healthier and more sustainable environments, neighborhoods, workplaces, and schools. We emphasize processes, relationships, and communications and synthesize dimensions, details, and constraints into actionable plans.

Location	Firm Size	Point of Contact
Santa Ana, CA	140+	Mark Teague, AICP, Managing Principal, ES 3 MacArthur Place, Suite 1100, Santa Ana CA 92707 714.966.9220 x2730 mteague@placeworks.com



Left Corona General Plan Update and EIR, Corona, CA

## Qualifications and Experience

Compliance with state and federal environmental regulations can be one of the most complex parts of any development project.

At PlaceWorks, we provide clarity and solutions to facilitate the process. PlaceWorks has completed many hundreds of environmental documents and risk analyses for new and expanding schools. Our work ranges from CEQA/NEPA documentation, environmental site investigations and remediation, and Title 5 risk assessments to landscape architecture and transportation and bicycle plans. Our dedicated in-house team is composed of project managers, environmental planners, scientists, licensed engineers, environmental assessors, registered geologists, designers, economists, and air quality/GHG and noise modeling experts. PlaceWorks’ experience and commitment to staying current with ever-changing state requirements, amendments to these requirements, and court interpretations have made us adept at navigating the inherent complexities of environmental planning. This allows us to avoid pitfalls and expedite approvals more cost-efficiently.

### Selected Experience:

- Corona General Plan Update EIR, Corona, CA
- Stewart Park, Beaumont, CA
- Fiesta Island-Mission Bay Park, San Diego, CA
- Orange County Great Park Phase 2 EIR, Irvine, CA
- Oak Creek Community Park, Irvine CA
- Heritage Community Parks, Irvine, CA
- McFadden-Orange Park, Santa Ana, CA
- Centennial Park/Santa Ana College Park Replacement, Santa Ana, CA
- Iris Chang Park, San Jose, CA
- Tidewater Use Area, MLK Jr. Regional Shoreline Greenspace and Nature Play, Oakland, CA



Fiesta Island-Mission Bay Park EIR San Diego, CA



Corona General Plan EIR Corona, CA



McFadden Park Santa Ana, CA



Iris Chang Park San Jose, CA



Tidewater Use Area Oakland, CA

## ME Engineers | MEPT Engineering

ME Engineers provides coordinated energy-efficient, comprehensive mechanical, electrical, plumbing, and technology system design with a focus on the added value we bring to the design team and the project.

With 15 offices around the world and a staff of over 350, ME Engineers is one of the largest independent consulting practices focused on mechanical, electrical and technology engineering. We are wholly owned by our staff, which results in a long-term commitment to our firm and provides continuity of key personnel in our projects.

For over 40 years we have delivered some of the world's most recognized buildings. Our clients include end users, developers, project managers, architects, facility managers, and government agencies. Our projects range from new construction to renovations and energy retrofits.

Our commitment to sustainability is embedded across the business and ensures an outcome that satisfies local and regional codes combined with best practices.

It's not about doing what's been done before—it's about creating a new possible.

Location	Firm Size	Point of Contact
Los Angeles, CA	350+	Gary Mayeda, Senior Associate 310.842.8700 gary.mayeda@me-engineers.com



Left Vista Hermosa Natural Park, Los Angeles, CA

## Qualifications and Experience

Parks and recreation centers serve as the cornerstone of a community.

ME Engineers provides a combination of sure-footed experience and the ability to implement new ideas and techniques that keep community pride at the heart of its design. Our portfolio of parks and community centers span public aquatics and rec centers to collegiate student wellness and aquatics facilities.

### Selected Experience:

- Vista Hermosa Park, Los Angeles, CA
- Pan Pacific Park, Los Angeles, CA
- Heritage Park Sports Complex, Irvine, CA
- Nobel Athletic Fields and Recreation Center, San Diego, CA
- San Bruno Recreation Center, San Bruno, CA
- Millbrae Recreation Center, Millbrae, CA
- Civic Center Natatorium, Commerce, CA
- Painted Turtle Camp, Lake Hughes, CA
- LuLu's Place, Los Angeles, CA
- The Mountain Project, Pepperdine University
- Bakersfield Aquatic and Ice Center, Bakersfield, CA
- Apex Centre, McKinney, TX
- Heights Recreation & Aquatic Center, Richardson, TX
- Farmers Branch Aquatic, Farmers Branch, TX
- Deer Park Recreation and Community Center, Deer Park, TX
- Shepherds Glen Park, Frisco, TX
- South Suburban Recreation Complex, Highlands Ranch, CO
- Forest Hills Pools + Recreation Center, London, UK



Vista Hermosa Natural Park Los Angeles, CA



Civic Center Natatorium Commerce, CA



Heritage Sports Complex Irvine, CA



South Suburban Recreation Complex Highlands Ranch, CO



Forest Hills Pools + Recreation Center London, UK



# Walter P Moore | Structural Engineering and Waterproofing

Walter P Moore is an international company of engineers, architects, innovators, and creative people who solve some of the world's most complex structural, technological, and infrastructure challenges.

Providing structural, diagnostics, civil, traffic, parking, transportation, enclosure, technology consulting, and construction engineering services, we design solutions that are cost- and resource-efficient, forward-thinking, and help support and shape communities worldwide. Founded in 1931, our 800+ professionals work across 24 U.S. offices and seven international locations.

Our offering has expanded services beyond structural engineering to include building enclosure, construction engineering, secure design, building waterproofing, parking, and diagnostics/forensics consultancy services. We believe this discipline overlap adds meaningful value when performed by the same firm. Communication and coordination between these disciplines can be a major challenge on projects, as planning and design coordination frequently goes wrong. Our multidisciplinary project teams transcend discipline silos and deliver value-add integrated design solutions essential for the delivery of complex projects.

Location	Firm Size	Point of Contact
Los Angeles, CA +30 additional locations	800+	Jeff Nixon, PE, SE, Principal 707 Wilshire Blvd Ste 2100, Los Angeles, CA 90017 213.292.6583 jnixon@walterpmoore.com



Left City of Houston Bethel Park Restoration, Houston, TX

## Qualifications and Experience

Our projects include playgrounds, athletic fields, trails, splash pads, recreation centers, maintenance facilities, and other park amenities.

We have provided renovations, expansions, new construction, erosion control, and drainage improvements for various facilities. We are leaders in innovative design. We work closely with landscape architects and community planners to ensure the project meets the needs of the client, as well as the public. Through our work with park and recreation facilities, we help make communities more livable and aesthetically pleasing.

### Selected Experience:

- Rodney Cook Sr. Park at Historic Vine City, Atlanta, GA
- Kinder Land Bridge at Memorial Park, Houston, TX
- Midtown Superblock Park and Garage, Houston, TX
- Robin Sweeney Park, Sausalito, CA
- City of Roseville Town Square Civic Park, Roseville, CA
- Hayward Plunge Structural and Seismic Assessment, Hayward, CA
- Orlando World Center Marriott Pool Deck, Orlando, FL
- The Leaf at Assiniboine Park Conservancy - Canada's Diversity Gardens, Winnipeg, Canada
- Lulu's Place Roofing and Waterproofing Consultation, El Segundo, CA
- City of Los Angeles, Donald C. Tillman Water Reclamation Plant Roofing and Waterproofing Consultation, Van Nuys, CA
- 3223 Wilshire Roofing and Waterproofing Consultation, Santa Monica, CA



Mims Park Atlanta, GA



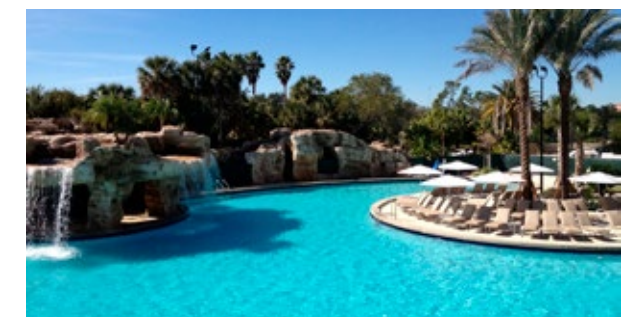
Kinder Land Bridge at Memorial Park Houston, TX



Midtown Superblock Park and Garage Houston, TX



The Leaf at Assiniboine Park Conservancy - Canada's Diversity Gardens Winnipeg, Canada



Orlando World Center Marriott Pool Deck Orlando, FL



# Aquatic Design Group | Aquatics

Envision. Design. Experience.

Since 1984, Aquatic Design Group has worked with clients from around the globe to help bring their dreams to reality. This experience results in quality, efficient design solutions that lead to projects delivered on time and on budget. We have worked on projects of all shapes and sizes in 46 states and 27 countries around the world.

For more than 39 years, Aquatic Design Group has set the standard for quality design and consulting services within the aquatics industry. Our goal is to provide this service with dedication and commitment to the highest possible level of customer satisfaction, delivered in a professional manner by a team of talented individuals who love what they do.

Aquatic Design Group is focused on swimming pool and water feature architectural, structural, mechanical and electrical design services within the following market segments: parks and recreation, higher education, high schools, hospitality, health care, and anything else that might call for an aquatics specialist. We specialize in all types of water including: competition, recreation, leisure, therapy, and ornamental and natural water features.

Location	Firm Size	Point of Contact
Carlsbad, CA	18	Justin Caron, MBA   CEO / Principal 2226 Faraday Avenue, Carlsbad, CA 92008 760.438.8400 jcaron@aquaticdesigngroup.com



Left Perris Valley Aquatic Center "Drop Zone", Perris, CA

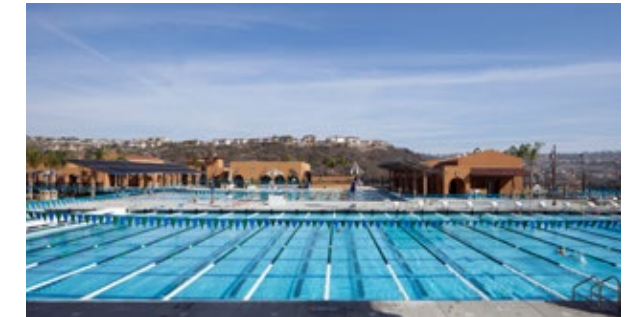
## Qualifications and Experience

We Design Fun Water.

Aquatic Design Group has worked with municipalities, including the City of Corona, throughout the State of California to help bring their aquatic facilities to life. With more than 500 aquatic facility projects completed throughout the State since 1984, Aquatic Design Group understands all the various swimming pool codes and new State building codes as they relate to Green Initiatives. There is no learning curve with Aquatic Design Group for the City Park Revitalization Project having worked on the needs assessment study and master plan for the facility. Combine all these elements and Aquatic Design Group is poised to help with the successful completion of the City Park Revitalization Project.

### Selected Experience:

- City Park Aquatic Center Needs Assessment Study, Corona, CA
- City Park Aquatic Center Master Plan, Corona, CA
- Centennial High School Competition Pool, Corona, CA
- Corona High School Aquatic Center, Corona, CA
- Adventure Park Wet Play Addition, Visalia, CA
- Alga Norte Community Park, Carlsbad, CA
- DryTown Waterpark Renovation, Palmdale, CA
- Granada Hills Pool and Bathhouse, Los Angeles, CA
- Grape Day Park Aquatic Center, Escondido, CA
- Memorial Park Pool, San Diego, CA
- Pawley Pool, Indio, CA
- Perris Valley Aquatic Center "DropZone", Perris, CA
- Yucca Valley Aquatics and Recreation Center, Yucca Valley, CA



Alga Norte Community Park Carlsbad, CA



El Centro Aquatic Center El Centro, CA



Jurupa Valley Aquatic Center "The Cove" Riverside, CA



Elk Grove Aquatic Center Elk Grove, CA



Marguerite Aquatics Complex Mission Viejo, CA



## Historic Resources Group | Preservation Consultant

Historic Resources Group (HRG) was established in 1989 and is a leading firm devoted solely to historic preservation planning, historic architecture consulting, and development services for historic resources in California.

HRG's staff includes historic architects, architectural historians, historians, and planners, all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards in Architecture, Historic Architecture, Architectural History, Historic Preservation, History and/ or Historic Preservation Planning. Our clients include developers, real estate professionals, architects, non-profit organizations, community groups, and municipal, county, regional, state, and federal government agencies. Our services include conducting historic resources surveys; environmental review of cultural resources; advising clients during all phases of rehabilitation projects on compliance with the Secretary of the Interior's Standards; identifying, evaluating, and nominating historic resources at the local, state, and national levels; and supporting planning efforts for municipalities and other public agencies. HRG is a certified Women-Owned Business Enterprise, Small Business Enterprise, and Local Small Business Enterprise.

HRG is a certified Women-Owned Business Enterprise, Small Business Enterprise, and Local Small Business Enterprise.

Location	Firm Size	Point of Contact
Pasadena, CA	12	Leah Solomon Rolf, Development Manager 12 S. Fair Oaks Ave, Ste 200 626.793.2400 leah@historicresourcesgroup.com



**Left** LA County Arboretum & Botanic Garden Arcadia, CA

## Qualifications and Experience

HRG has worked on similar projects at various scales throughout Southern California.

Historic Resources Group has decades of experience providing architectural consulting, compliance consultation, and environmental review for both large- and small-scale development projects involving historic resources. These include adaptive reuse of historic buildings, landscapes, and compatibility issues for municipal agencies.

The firm has extensive experience advising clients during all phases of rehabilitation projects on compliance with the Secretary of the Interior's Standards and the California Historical Building Code (CHBC); and maintains an excellent working relationship with the State Office of Historic Preservation, as well as local planning departments and commissions.

### Selected Experience:

- LA County Arboretum & Botanic Garden Cultural Landscape Report & Treatment Plan, Arcadia, CA
- University of Southern California Preservation Plan and Rehabilitation, Los Angeles, CA
- Los Angeles International Airport Various Projects, Los Angeles, CA
- Herald-Examiner Building Rehabilitation, Los Angeles, CA
- Academy of Motion Picture Arts & Sciences Environmental Review, Los Angeles, CA
- City of Fresno Fulton Corridor and Downtown Neighborhood Specific Plan, Fresno, CA
- CBS Columbia Square Environmental Review, Los Angeles, CA
- NBC Universal Evolution Plan, Los Angeles, CA
- Loyola Marymount University Campus Master Plan, Los Angeles, CA



**Los Angeles International Airport** Los Angeles, CA



**Herald-Examiner Building** Los Angeles, CA



**Fulton Corridor and Neighborhood Specific Plan** Fresno, CA



**CBS Columbia Square** Los Angeles, CA



**Loyola Marymount University** Los Angeles, CA

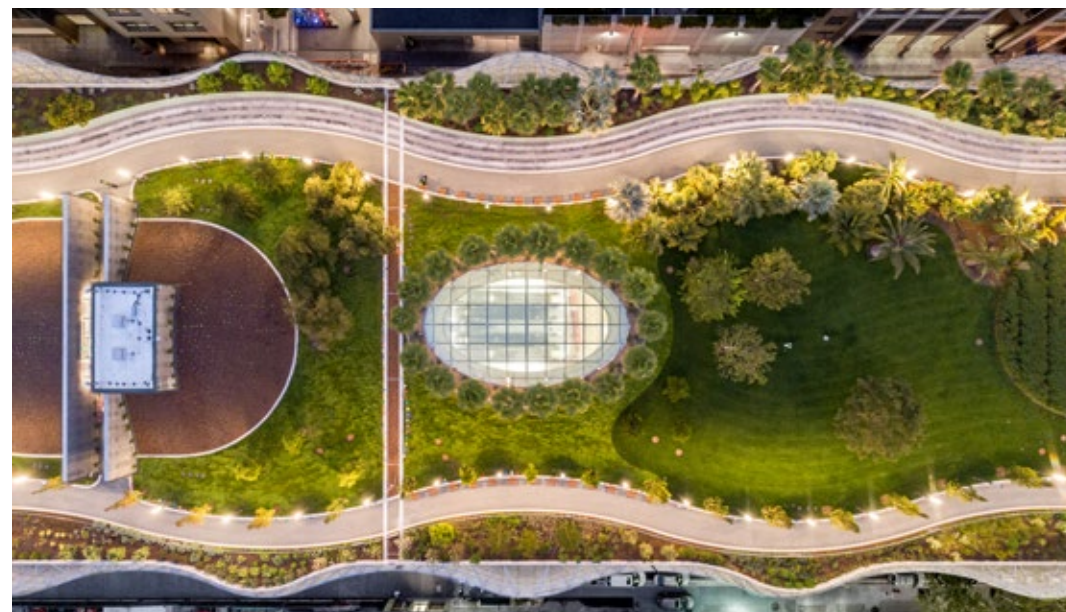
## Sweeney & Associates | Irrigation

Sweeney & Associates, Inc. is an irrigation consulting firm specializing in irrigation system design, Vision Planning, and water management.

Founded in 1990, in San Diego, California, the company has evolved into an internationally recognized leader in the irrigation industry. With four United States offices, an overseas production facility, and the effective use of the latest electronic data transfer techniques the firm offers excellence in irrigation design to customers around the world. Often brought into the project in the early stages of design, Sweeney & Associates are experts at the use of alternative water sources, water conservation strategies, and large-scale irrigation network design. The firm prides itself as an early adopter of the latest water conserving principles, products, and methods.

Sweeney & Associates, Inc. provides irrigation design services to a wide variety of clientele including landscape architects, engineering firms, and municipalities. The company is recognized as a leader in the drip and subsurface irrigation design field. Other services include project Vision Planning, construction site observations, the development of irrigation standard design guidelines, and GPS based irrigation as-built drawing preparation.

Location	Firm Size	Point of Contact
Orange, CA	>50	Daniel ZumMallen, VP 321 N Rampart St, Orange, CA 92868 951.461.6830 dzummallen@sweeneyassoc.com



Left Salesforce Park  
San Francisco, CA

## Qualifications and Experience

During the past thirty two years, Sweeney & Associates, Inc. has completed irrigation designs across the United States and internationally. Projects include commercial and residential developments, golf course communities, multiple family housing, resorts and hotels, public parks, professional and amateur athletic facilities, schools, colleges, slope stabilization and re-vegetation projects.

### Selected Experience:

- Magic Johnson Park, Los Angeles, CA
- Pan Pacific Park, Los Angeles, CA
- Lions Park, Costa Mesa, CA
- Los Angeles State Historic Park, Los Angeles, CA
- Robertson Recreation Center, Los Angeles, CA
- Sacramento Downtown Commons, Sacramento, CA
- South Grand Park, Los Angeles, CA
- Palm Springs Park, Palm Springs, CA
- Martin Expo Town Center, Los Angeles, CA
- Lincoln Neighborhood Corridor Streetscape, Santa Monica, CA
- Myriad Botanical Gardens, Oklahoma City, OK



Robertson Recreation Center,  
Los Angeles, CA



Palm Springs Park Palm Springs, CA



Magic Johnson Park Los Angeles, CA



Los Angeles State Historic Park Los Angeles, CA



South Grand Park Los Angeles, CA



## Spohn Ranch | Skatepark Design

Spohn Ranch began as a community, anchored by Aaron Spohn's backyard half-pipe, and grew into an award-winning skatepark design-build firm.

A cornerstone of wheel sports progression for over 30 years, Spohn Ranch's Los Angeles backyard roots have spread globally, culminating in hundreds of cutting-edge creations.

Via three decades of municipal skatepark projects, spanning 40+ states, 15+ countries and a variety of corporate clients including Red Bull and Vans, Spohn Ranch has mastered a broad range of techniques specific to creating the highest-quality wheel-focused terrain possible.

With a firsthand passion for skateboarding and wheel sports, the Spohn Ranch family of highly-skilled craftsmen, including landscape architects, iron workers, grading wizards and ACI-certified shotcrete nozzle men, pride themselves on designing and building skateparks with the relentless dedication to detail and architectural finesse that Spohn Ranch is known for.

Location	Firm Size	Point of Contact
Los Angeles, CA	>50	Jason Baldessari 6824 S. Centinela, Los Angeles, CA 90230 (626) 330-5803 x 305 jason@spohnranch.com



Left Salesforce Park  
San Francisco, CA

## Qualifications and Experience

Some of our most challenging work has been in the private sector, designing and building for wheel sports industry companies and the world's top professional skateboarders. After a rigorous vetting process, these clients consistently choose Spohn Ranch because of our unique ability to deliver quality terrain under any condition imaginable – including complex sites, logistical hurdles and extreme time constraints.

Our corporate clients and the athletes they host demand perfection when the skatepark is the stage for a live television event. The spacing between every obstacle has to be precise, the height and angle of every feature has to be perfect and the quality of the construction has to be flawless. With over 25 years of experience in this segment, we've really been able to hone our design and construction skill sets - injecting that attention to detail into all of our municipal projects.

### Selected Experience:

- Tustin Legacy Skatepark, Tustin, CA
- Marine Park Skatepark, Manhattan Beach, CA
- Gibson Mariposa Skatepark, El Monte, CA
- Castaic Skatepark, Castaic, CA
- North Beardsley Skatepark, Bakersfield, CA
- Jane Reynolds Skatepark, Lancaster, CA
- Ian Calderon Skatepark, La Puente, CA
- Kimball Skatepark, National City, CA
- Stanton Skatepark, Stanton, CA
- Fontana Skateparks, Fontana, CA
- Manzanita Skatepark, Anaheim, CA
- Chautauqua Park Skatepark, Owensboro, KY
- Holland Park Skate Plaza, Elizabeth, NJ
- Maplewood Skatepark, Maplewood, NJ
- Dealy Field Skatepark, Sea Isle City, NJ



Castaic Skatepark Castaic, CA



Tustin Legacy Skatepark Tustin, CA



Gibson Mariposa Skatepark El Monte, CA



North Beardsley Skatepark Bakersfield, CA



Jane Reynolds Skatepark Lancaster, CA

# Jensen Hughes | Fire Life Safety

Jensen Hughes is the global leader in engineering, consulting and technology services, dedicated to protecting what matters most through technical excellence.

With 1,500+ engineers, consultants, analysts and strategists working from more than 90 offices globally, we support clients across various markets — from government, healthcare, science and technology to energy, mission-critical infrastructure and transportation.

Although we're recognized most widely for our leadership in fire protection engineering, our other areas of expertise related to advancing safety, security and resiliency include accessibility consulting, risk and hazard analysis, process safety, forensic investigations, security risk, emergency management and digital innovation across many of our services.

Location	Firm Size	Point of Contact
Anaheim, CA	1500+	Jacob Ludeman, PE 2099 South State College Blvd, Suite 540, Anaheim, CA 92806 714-450-1700



Left West Hollywood Park, West Hollywood, CA

## Qualifications and Experience

We have an extensive portfolio of providing fire/life safety and accessibility consulting services for parks and recreation facilities. Our work ranges from accessibility consulting for park improvement projects to comprehensive site-wide fire/life safety and accessibility condition assessments.

Recent experience in Southern California includes Greystone Mansion and Park, Pio Pico Library Pocket Park, and San Diego Bayside Performance Park. Additionally, for almost 20 years, under various contracts, we have supported the National Park Services (NPS) on hundreds of projects, including parks, monuments, memorials and recreation areas.

- Van Ness Pool Bathhouse, Los Angeles, CA
- UCLA Bruin Fitness Center, Los Angeles, CA
- Roberts Pavilion, Claremont Mckenna College, Claremont, CA
- Long Beach Civic Center, Long Beach, CA
- Staples Center (Crypto.com Arena), Los Angeles, CA



Bresee Foundation and Community Center, Los Angeles, CA



El Corazon Aquatic Center, Oceanside, CA



Pio Pico Library Pocket Park + Underground Parking Structure, Los Angeles, CA



Van Ness Pool Bathhouse, Los Angeles, CA



San Diego Convention Center, San Diego, CA

# Cumming Management Group, Inc. | Cost Estimating

Cumming Management Group, Inc. (Cumming) is a privately held corporation founded in California in 1996. Throughout its history, the company has remained focused on one goal: to assist its clients in managing the critical issues of time and cost from conception through closeout. With an understanding of program goals and expectations, a suite of solution-oriented services is provided to meet the project needs.

Cumming is a leader in providing project consulting services to the A/E/C industry, including cost and project management, planning and scheduling, and construction dispute resolution. Now in its 27th year of business, Cumming has more than 2,000 team members within 50+ office locations, which provide services to clients around the world.

For this project, Cumming will serve as cost consultant. Cumming's cost group is one of the largest providers of cost estimating and management services in the U.S., including a skilled team of in-house MEP cost specialists. Cumming works on more than 400 estimates each month, delivering unparalleled experience in this discipline. Core cost management services include budgeting, milestone cost estimating, value analysis, cost validation, peer review, and change order evaluation.

Location	Firm Size	Point of Contact
Orange County, CA	2000+	Alan Campbell, MRICS, Managing Director acampbell@cumming-group.com O: +1 (949) 334-8868 120 Vantis, Suite 510, Aliso Viejo, CA 92656



Left East Village Green Park, San Diego, CA

## Qualifications and Experience

Cumming's project experience includes the completion of assignments in support of architects, engineers, owners, and others.

Specifically, Cumming has completed more than 2,100 projects for city- and county-operated facilities. These projects have involved parks, public spaces, city halls, civic centers, police/fire facilities, libraries, offices, community centers, animal shelters, transit centers, operations and maintenance facilities, and public works, among others.

Specifically, Cumming's experience with park facilities has involved all sorts of site amenities including open green spaces, gathering spots, passive recreation areas, sports fields, hard courts, children's playgrounds, picnic areas, pavilions/shade structures, water features, community/recreation centers, restrooms, concessions, maintenance buildings, pathways/trails, parking lots, and landscaping.

### Selected Experience:

- City of Anaheim, Center Greens Improvements & New Park Amenities, Anaheim, CA
- City of Chula Vista, New 1.6-Acre Millenia Montage Park, Chula Vista, CA
- City of Chula Vista, New Patty Davis Park, Chula Vista, CA
- City of Citrus Heights, Amphitheater Rusch Park, Citrus Heights, CA
- City of Irvine, Heritage Park Improvements Master Plan, Irvine, CA
- County of San Bernardino, New Softball Field at Kessler Park, Bloomington, CAEI Dorado Hills, CA
- Lakeland Village Sports Park, Lakeland Ballfields, Lake Elsinore, CA
- Media Park Revitalization, Culver City, CA
- New Open Space Parks at Chollas Triangle Park, San Diego, CA



Big League Dreams Sports Park, Manteca, CA



Brea Sports Park, Brea, CA



Lake Forest Sports Park, Lake Forest, CA



Lynwood Linear Park, Lynwood, CA



Descano Gardens, Los Angeles, CA



**The Music Center Plaza,  
Los Angeles, CA**

The Music Center is located at the heart of the Civic Center in Los Angeles, along the Grand Avenue Cultural Corridor. RIOS led the Music Center Plaza Renovation for over a decade, beginning with the entitlements process that allowed for the realignment of Grand Avenue to create a pedestrian-friendly thoroughfare.

## References

**“With the Creative Leadership of RIOS Studios, this \$41 million, 20-month project transformed the Plaza in its first renovation since The Music Center opened in 1964. The urban design addresses critical infrastructure needs, but also makes the space more accessible to all guests including a significant public square for Los Angeles County and the “plaza for all.”**

**— Howard Sherman**  
Executive Vice President and Chief  
Operating Officer, The Music Center

**GRAND PARK**

Howard Sherman, Executive VP, COO  
The Music Center

135 N. Grand Avenue  
Los Angeles, CA 90012  
213. 972. 7668  
hsherman@musiccenter.org

**WATTS COMMUNITY CENTER**

David Abasta, Director of Development  
Primestor

9950 Jefferson Blvd Building 2,  
Culver City, CA 90232  
310. 652. 1177  
dabasta@primestor.com

**PALM SPRINGS DOWNTOWN PARK**

Joel Montalvo, M.P.A., P.E. City Engineer  
City of Palm Springs

3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262  
760. 322. 8339  
joel.montalvo@palmspringsca.gov

**WATTS COMMUNITY CENTER**

Jenny Scanlin, Chief Development Officer  
Housing Authority of the City of Los Angeles

2600 Wilshire Blvd.  
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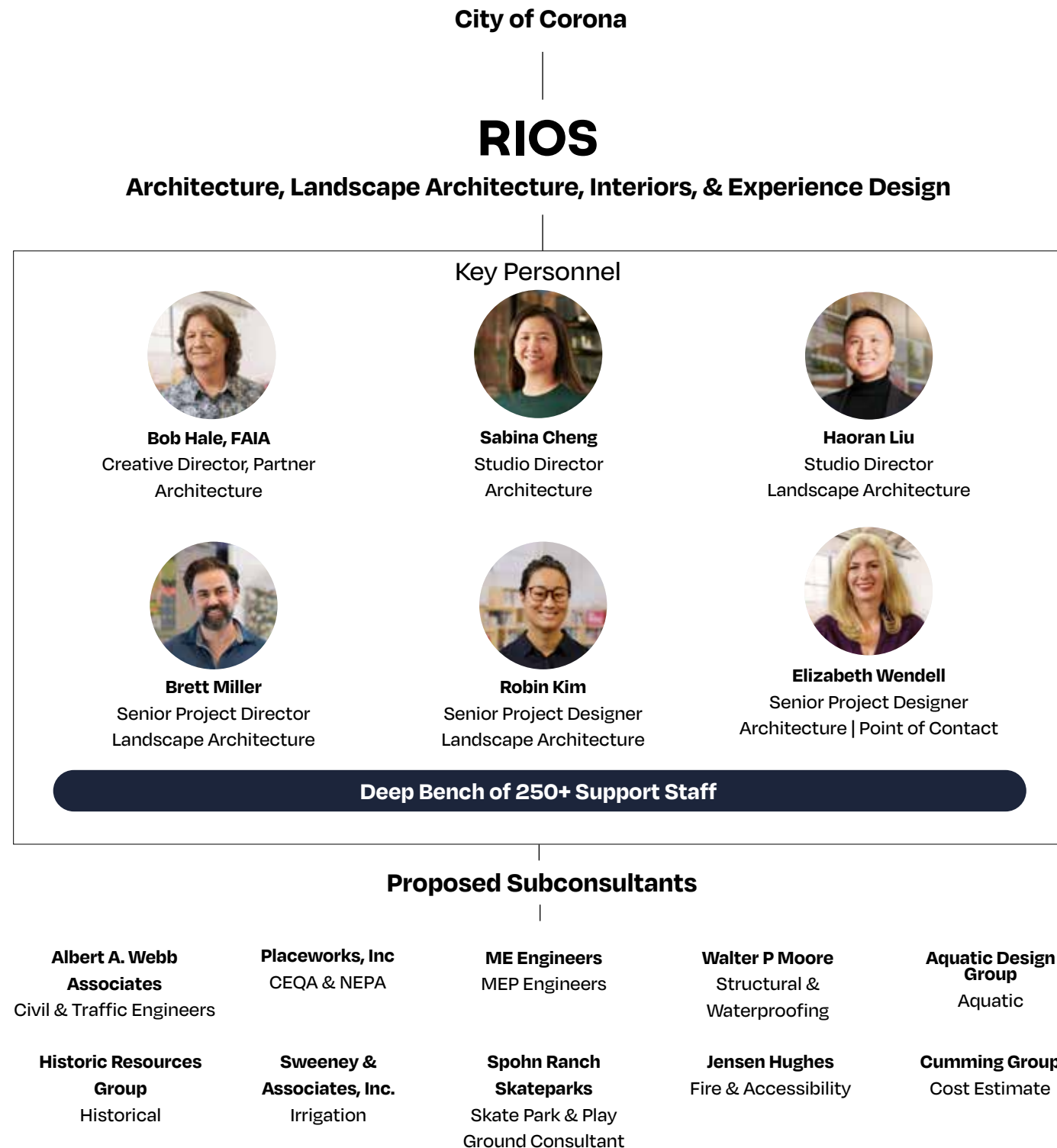
Section Three

# Proposed Staffing and Project Organization

Left West Hollywood Park,  
West Hollywood, CA

# Organizational Chart

RIOS has assembled a highly skilled team of experts, all of whom we can count on their performance and coordination. Each team member brings a unique and complementary set of skills and experiences that will come together into a thoughtful, cohesive, and comprehensive vision for Project. Key personnel listed will be available to the extent proposed for the duration of the project



## Bob Hale FAIA

Creative Director, Partner | Key Personnel

**Bob brings over 40 years of experience designing, planning, and managing highly visible and critically acclaimed architecture and places.**

### Selected Project Experience

- Lulu's Place** Los Angeles, CA
- The Resort at Playa Vista** Los Angeles, CA
- Grand Avenue and The Music Center Plaza Renovation** Los Angeles, CA
- Descanso Gardens Master Plan** La Cañada Flintridge, CA
- Arroyo Seco Trail Vision Plan** Pasadena, CA
- The Greening of Century City** Los Angeles, CA
- Baldwin Hills Crenshaw Plaza Masterplan** Los Angeles, CA
- The California Endowment** Los Angeles, CA
- Peacock Place** Los Angeles, CA
- Mark Taper Forum** Los Angeles, CA
- Universal Cineplex Plaza** Universal City, CA
- The Hollywood Bowl** Los Angeles, CA
- Paramount Technicolor Building** Los Angeles, CA
- Columbia Square** Hollywood, CA
- Sacramento Downtown Commons** Sacramento, CA
- San Francisco Flower Mart** San Francisco, CA

### References

**Howard Sherman, Executive VP, COO**  
The Music Center  
213. 972. 7668  
hsherman@musiccenter.org

**Kirk Solomon, EVP Studio Services**  
Paramount Pictures  
323. 956.4558  
kirk\_solomon@paramount.com

**David Simon, Founder**  
Bardas investment Group  
323. 461. 8815  
dsimon@bardasig.com

Bob joined the practice as a principal in 2001 after over a decade of collaboration with the firm. In 2003, the firm changed its name to Rios Clementi Hale Studios in recognition of Bob's leadership contributions.

Bob's expertise extends to all facets of the design process, strategic project planning and programming, and overall project leadership and client relations. He has extensive experience in urban planning, architectural, landscape, interior design, and master planning.

Over his distinguished career, Bob has led creative collaborations for corporate, entertainment, retail, cultural, commercial, and residential clients. For 7 years he worked for Universal Studios as Creative Director and as Vice President of Design and Planning. For 12 years prior, he worked for Frank O. Gehry Associates, where as a Principal, he oversaw many of Frank Gehry's award-winning projects like the Temporary Contemporary for MOCA, Loyola Law School, The Retail + Entertainment Center for Euro Disney, The Vitra Design Museum, The American Center in Paris, and the Guggenheim Museum in Bilbao, Spain.

### Education

- Master of Architecture** University of California, Los Angeles
- Bachelor of Architecture** Tulane University

### Affiliations & Awards

- Registered Architect** California No. 11663, Texas No. 26172, Illinois No. 1023930, Nevada No. 8639, Utah No. 13208851-0301
- Fellow** American Institute of Architects
- Associate Member** Urban Land Institute
- Dean's Advisory Council** Tulane University
- Favrot Chair Award** Tulane University
- The Dean's Award** University of California, Los Angeles
- Presidential Citation** AIA California Council

### Proposed Staffing Information

- Location** Los Angeles
- Anticipated Level of Participation** Supportive, 10% participation Tasks 3-5, 7





## Sabina Cheng

Studio Director, Architecture | Key Personnel

**Sabina is adept at designing high-performance places centered around culture and history to create lively public destinations. Her brilliant vision is mindful of sustainability and integrates placemaking to amplify connections between people and the environment.**

Sabina's leadership is deeply rooted in collaboration and empowers others to do their best work through engagement, trust building and empathy. She brings over two decades of architecture experience with a passion of creating human-centered designs that bring diverse groups together and support social interactions. Her approach responds to clients' interests and user experience, while addressing efficiency and playfulness to enhance everyday life.

Sabina has always been fascinated with historic structures and their stories. She created the first self-guided Landmarks Tour for City of Santa Monica with accompanying historic preservation pamphlet. She was a volunteer docent for a number of events hosted by the Los Angeles Conservancy and the Santa Monica Conservancy. Her interest in hyperlocalism is evident in her work which takes cues from the site's surrounding environment and history to create places that are site-specific, active and interconnected yet distinct.

Sabina excels at solving issues and organizing chaos combining systems into strategic and environmentally impactful designs that help people connect and enhance experience. She has contributed to entertainment, commercial, educational and retail projects of all scopes and sizes around the globe, from Azerbaijan to United States.

### Selected Project Experience

- Lulu's Place** Los Angeles, CA
- Watts Community Center** Los Angeles, CA
- North Central Animal Services Center** Los Angeles, CA\*
- Citywalk Universal Studio Store** Los Angeles, CA\*
- Renaissance Koroglu Park** Baku, Azerbaijan\*
- The Exchange on 16th** San Francisco, CA
- San Francisco Flower Mart** San Francisco, CA
- Hayden Place** Culver City, CA
- LAWA LAX Northside Development 2** Los Angeles, CA
- Chinese American Museum** Los Angeles, CA\*
- Historic School House** Thermal, CA\*
- USC University Village** Los Angeles, CA\*
- Marlborough School Master Plan** Los Angeles, CA\*
- The John Thomas Dye School** Los Angeles, CA\*

\*Completed at prior firms

### References

**David Simon, Founder**  
Bardas investment Group  
323. 461. 8815  
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**Matt Howell, Principal**  
Bayspring Real Estate Partners  
310. 413.6052  
matt@bayspringre.com

**Abbey Ehman, Vice President, LA Office**  
LPC West, Inc.  
213. 538. 0900  
aehman@lpc.com

### Education

**Bachelor of Architecture** University of Southern California

### Affiliations

**Registered Architect** California No. 33201  
**Member** Urban Land Institute, Los Angeles Innovation Council

### Proposed Staffing Information

**Location** Los Angeles  
**Anticipated Level of Participation** Supportive, 20% participation Tasks 3-5, 7



## Haoran Liu LEED AP BD+C

Studio Director, Landscape Architecture | Key Personnel

**As Studio Director, Haoran brings a creative direction to landscape architecture to heal, inspire, and connect. He creates distinct and bold environments that spark emotions to deeply resonate with visitors' past experiences and bring about a new wave of lifestyles.**

Inspired by the unifying qualities of nature and the colorful cultures of the world, Haoran's extensive background and international perspective have contributed to his project footprint in the U.S. and beyond. From his contributions to the life sciences to commercial districts and production studios, Haoran's leadership in landscape design influences how people understand the built environment.

He led the landscape design of a world-class cancer research and treatment institute that brings nature inside to provide a calm and peaceful habitat for patients and researchers at the Lawrence J. Ellison Institute for Transformative Medicine. He also worked to create a post-industrial-inspired open space and landscape at ROW DTLA, an iconic historic district that resonates with the heartbeat of Los Angeles' Arts District. Furthermore, he guided design decisions that curtail global warming, protect cultural diversity and biodiversity, and achieve social equity for the Television City 2050 master plan.

Haoran actively engages in academia by teaching and lecturing for the landscape program at the University of Southern California. He has also been a visiting critic for various studio design reviews.

### Selected Project Experience

- The Resort at Playa Vista** Los Angeles, CA
- Music Center Plaza** Los Angeles, CA
- The Park San Diego** San Diego, CA
- LAX Northside Plan Update** Los Angeles, CA
- LA Zoo Event Space** Los Angeles, CA
- Pop Zoo** Chengdu, China
- ROW DTLA** Los Angeles, CA
- Drake Bridge Commons** Austin, TX
- Christ Cathedral** Garden Grove, CA
- The Exchange on 16th** San Francisco, CA
- The Burbank Collective** Burbank, CA
- Shoemaker Bridge Landscape** Long Beach, CA
- Project 8** Los Angeles, CA
- Lawrence J. Ellison Institute for Transformative Medicine** Los Angeles, CA
- Echelon Studios at TVC** Los Angeles, CA
- Television City 2050** Los Angeles, CA
- 8th & Alameda Studios** Los Angeles, CA
- Sierra Madre Villa Apartments** Pasadena, CA

### References

**Brian Glodney, Executive Vice President, Planning + Development**  
Hackman Capital  
310. 943. 8750  
bglodney@hackmancapital.com

**Christina Kaneva, Director – Construction & Development**  
Atlas Capital Group, LLC  
213. 212. 4263

**David Simon, Founder**  
Bardas investment Group  
323. 461. 8815  
dsimon@bardasig.com

### Education

**Master of Landscape Architecture** University of Southern California  
**Bachelor of Landscape Architecture** South China University of Technology

### Affiliations

**Registered Landscape Architect** California No. 6345  
**Registered LEED Accredited Professional** U.S. Green Building Council

### Proposed Staffing Information

**Location** Los Angeles  
**Anticipated Level of Participation** Supportive, 5% participation Tasks 2-5



## Brett Miller PLA

Senior Project Director, Landscape Architecture | Key Personnel

**Brett is a passionate public transit passenger, urbanism advocate, and fierce defender of landscape architecture.**

Brett's work encompasses the concept of a hopeful future for our communities, our planet, and ourselves. He believes that developing and maintaining trusted relationships with clients, consultants, and coworkers is the backbone of a successful project. With over 12 years in the field of landscape architecture - and nearly 15 years in construction - Brett has acquired a comprehensive understanding of the industry, processes, and pitfalls. This breadth of experience has provided him with insight into every phase of a project allowing opportunities to develop and implement innovative solutions. His ability to cultivate an adaptable, mindful, and positive work ethic toward challenges and constraints has resulted in successful projects and resilient teams. Brett is excited to bring his experience and knowledge to a diverse and creative studio and continue advancing the profession of landscape architecture.

### Selected Project Experience

- Ridgeline Park** Corona, CA\*
- Griffin Park** Corona, CA\*
- Citrus Park** Corona, CA\*
- 959 Seward** Los Angeles, CA
- 668 S Alameda** Los Angeles, CA
- Bridger Brewing** Three Forks, MT
- Wagon Wheel Development Various PA's** Oxnard, CA\*
- Menifee Town Center** Menifee, CA\*
- Cortana Community Center** Menifee, CA\*
- Arbor Vista Community** Temecula, CA\*
- Audie Murphy PA5 Park** Menifee, CA\*
- Hidden Valley Development - Shae Homes** Escondido, CA\*
- Port of Long Beach** Long Beach, CA\*
- Citrus Commons/Sunkist Renovation** Sherman Oaks, CA\*
- Villas at Park La Brea** Los Angeles, CA\*

\*Completed at prior firms

### References

**Adam Thomas, VP of Construction**  
IMT Residential  
adam.thomas@imtresidential.com

**Andrew Parker, Senior VP**  
Trammell Crow  
aparker@trammellcrow.com

**Yanet Martinez**  
**MGAC**  
yanet.martinez@mgac.com

### Education

**Bachelor of Landscape Architecture** Louisiana State University

### Affiliations

**Registered Landscape Architect** California No.6339

### Proposed Staffing Information

**Location** Los Angeles  
**Anticipated Level of Participation** Primary, participation: 30% Task 3, 20% Task 4, 10% Task 5, 30% Task 7, 10% Task 8



## Robin Kim ASLA, PLA

Senior Project Designer, Landscape Architecture | Key Personnel

**Robin's passion for studying how people and physical space interact has led her to create memorable spaces that influence and inspire those in the community.**

Robin's excellence in urban planning, design, and place-making has supported several of our studios' mixed-use work. Her experience working on various projects scales with clients and multi-disciplinary teams has included work in educational landscapes, public plazas, commercial campuses, master plans, multi-family residential, streetscapes, regional transportation analysis, and station area plans.

Formerly, Robin instructed a prestigious cultural exchange program, the Fulbright Fellowship in South Korea, and has developed design concepts as an associate with RHAA Landscape Architects and AECOM as a Landscape Architecture Intern in San Francisco, CA. She has been recognized by ASLA with a Certificate of Honor, as well as a Student Honor Award in Communications.

Robin received her Bachelor of Arts in Sociology, and subsequently obtained a Master of Landscape Architecture and Master of City and Regional Planning from the University of California, Berkley. .

### Education

- Master of Landscape Architecture** University of California at Berkeley
- Master of City and Regional Planning** University of California at Berkeley
- Bachelor of Arts** Sociology, Williams College

### Affiliations

- Registered Landscape Architect** California No. 6283
- Certified** Playground Safety Inspector

### Proposed Staffing Information

**Location** Los Angeles  
**Anticipated Level of Participation** Supportive

### Selected Project Experience

- West Hollywood Park** West Hollywood, CA
- Center for Early Education** West Hollywood, CA
- Panhandle Playground** San Francisco, CA\*
- LA Zoo Event Space** Los Angeles, CA
- Playa District** Playa Del Rey, CA
- Stafford Lake Park Master Plan** Novato, CA\*
- Sister City Gardens** San Francisco, CA\*
- Marin County Civic Center Drive** San Rafael, CA\*
- Mercy Retirement Care Center** Oakland, CA\*
- Crosswinds Church and Campus** Pleasanton, CA\*
- Horton Plaza** San Diego, CA
- West Edge** Los Angeles, CA
- 520 Mateo** Los Angeles, CA
- FLIGHT** Tustin, CA
- Bradley Green Alley** Los Angeles, CA
- 2 Henry Adams** San Francisco, CA\*
- Embarcadero Square** San Francisco, CA\*
- Freedom Circle** Santa Clara, CA\*
- Sonoma Academy** San Rafael, CA\*
- Los Medanos College, Brentwood Campus,** Brentwood, CA\*

\*Completed at prior firms

### References

**Greg Williams, Managing Director, Construction & Development**  
Stockdale Capital Partners  
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gwilliams@stockdalecapital.com

**Steve Campbell, Director of Public Works**  
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323. 848. 6850  
scampbell@weho.org

**Erika Johnson, Assistant Head for Operations**  
Center for Early Education  
323. 651. 0707  
erika.johnson@cee-school.org



## Elizabeth Wendell **AIA, LEED AP BD+C**

Senior Project Designer, Architecture | Key Personnel  
Primary Point of Contact

**Elizabeth Wendell is committed to creating uplifting and powerful places that are deeply interconnected with their surrounding community.**

### Selected Project Experience

- Community Space for Watts** Los Angeles, CA
  - Emerson Los Angeles Center** Hollywood, CA\*
  - Academy Museum of Motion Pictures** Los Angeles, CA\*
  - Perot Museum of Nature and Science** Dallas, TX\*
  - Horton Plaza Mixed-Use** San Diego, CA
  - Crossroads Performing Arts Center** Santa Monica, CA\*
  - Echelon Studios** Los Angeles, CA
  - Violet Street Offices** Los Angeles, CA
  - Pasadena Brewery** Pasadena, CA
  - Cliffwood Sunset** Los Angeles, CA
  - La Sierra University Master Plan** Los Angeles, CA
  - UCLA Anderson School of Management Addition** Los Angeles, CA\*
  - Echelon Movie Studios** Los Angeles, CA
  - Creative Office Tower** Los Angeles, CA
  - Winery + Resort Master Plan** Confidential, CA\*
  - Netflix Animation Hub** Los Angeles, CA\*
  - Street of the Future LADOT** Los Angeles, CA\*
  - Seoul Performing Arts Center** Seoul, South Korea\*
- \*Completed at prior firms

### References

**David Simon, Founder**  
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**Jenny Scanlin, Chief Development Officer**  
Housing Authority of the City of Los Angeles  
213. 252. 2680  
jenny.scanlin@hacla.org

She seeks design innovation at the nexus of the city, technology, and culture, deriving architectural solutions that engage and adapt to our rapidly changing urban environments and economies. As a Senior Project Designer and Architect at RIOS, she leads a collaborative design process within her teams that centers the design on the community it serves. Equal parts artist and pragmatist, she builds consensus among clients, stakeholders, and the project team around meaningful architectural concepts while skillfully executing project delivery on time and on budget.

Elizabeth's work at RIOS and at prior firms Gensler, Morphosis, Graft, and JFAK include notable award-winning urban, institutional, and civic buildings such as the Academy Museum of Motion Pictures (Los Angeles), the Denver International Airport Extension, the Emerson Los Angeles Center, the Perot Museum of Nature and Science (Dallas), and celebrated architectural proposals including the US Embassy in London, Seoul Performing Arts Center in Korea, and King Abdullah Energy Research Center in Saudi Arabia.

She is a founding member of the national Urban Land Institute's Technology and Real Estate Council, and is a member of the ULI Advisory Board for the LA District Council.

### Education

- Master of Architecture** University of California, Los Angeles
- Bachelor of Arts** Visual Arts & Computer Science, Bowdoin College

### Affiliations

- Registered Architect** California No. C33570
- Registered LEED Accredited Professional** U.S. Green Building Council
- Board Member** Urban Land Institute Advisory Board for LA District Council
- Founding Member** National Urban Land Institute's Technology & Real Estate Council

### Proposed Staffing Information

- Location** Los Angeles
- Anticipated Level of Participation** Primary, 95% participation Tasks 2-5, 7-8





## Danielle Logsdon PE, PMP

Senior Engineer, Project Manager

**Danielle Logsdon, PE, is a Senior Engineer with WEBB's Land Development Engineering Department. Danielle has design experience in grading, hydrology, drainage, water quality, street and utility design.**

### Selected Project Experience

- Green Valley Park, Perris, CA
- Menifee Town Center Park, Menifee, CA
- Western Gage Median Park, Los Angeles, CA
- Parcel Map 3G299-1 Recreation Center, Menifee, CA
- Indio Sports Park, Indio, CA
- PFAS Water Treatment Plant Parking Lot Expansion Yorba Linda, CA
- Goodman Commerce Center Eastvale, CA
- Jurupa Business Park Fontana, CA

Danielle oversees several residential, commercial, and industrial projects as a Project Manager. Danielle has experience in due diligence, entitlement, and final design, through construction. Danielle has worked on numerous projects throughout southern California and collaborated with numerous agencies. Those agencies include the County of Riverside, City of Riverside, City of Moreno Valley, City of Fontana, City of Perris, City of Ontario, City of Lake Elsinore, City of Eastvale, City of Menifee, City of Wildomar, City of Fontana, Southern California Edison, Caltrans, Riverside County Flood Control, Elsinore Valley Municipal Water District, Eastern Municipal Water District, Jurupa Community Services District, Coachella Valley Water District, and Rubidoux Community Services District.

### Education

**Bachelor of Science, Civil Engineering** California State Polytechnic University, Pomona

### Affiliations

**Member** Project Management Institute

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



## Jennifer Gillen PE, QSD, QSP

Director - Land Development Engineering,  
Principal-In-Charge

**Jennifer Gillen, PE, QSD/QSP, is Director of WEBB's Land Development Engineering Department. Jennifer provides project management for both public and private projects including coordination among architects, engineers, biological and environmental consultants, developers, and various public agencies from design through construction.**

### Selected Project Experience

- Green Valley Park, Perris, CA
- Menifee Town Center Park, Menifee, CA
- Parcel Map 3G299-1 Recreation Center, Menifee, CA
- Indio Sports Park, Indio, CA
- Belle Terre PA 5 Park, Riverside County, CA
- Belle Terre PA 10 Park, Riverside County, CA
- Fremont Elementary School Riverside, CA
- Highgrove Elementary School Modernization and Addition Project Riverside, CA
- North Park Elementary School San Bernardino, CA
- Belle Terre Specific Plan Project Perris, CA
- Goodman Commerce Center Eastvale, CA

Jennifer is responsible for supervision, training, and work load management for engineers, designers, interns, and drafters. Her experience includes the preparation of plans, details, and specifications for grading, street, traffic control, sewer, domestic water, recycled water, and storm drain improvements for education/institutional, public, commercial, and residential developments. She also has knowledge and experience with sewer collection systems and lift stations as well as extensive experience with design and construction detailing of flood control facilities, including surface and underground detention and retention systems, underground storm drain pipe, box culverts, channels, and hydraulic control and dissipation structures.

### Education

**Bachelor of Science, Civil Engineering** California State Polytechnic University, Pomona

### Affiliations

**American Society of Civil Engineers**

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



## Erica Plasencia EIT

Assistant Engineer, Land Development Engineering

**Erica Plasencia is an Assistant Engineer with WEBB's Land Development Engineering Department. Erica is detail-oriented with a strong technical background. She is equipped with solid knowledge in engineering principles and hands-on experience in supporting project teams.**

Erica possesses excellent organizational skills and the ability to effectively communicate complex concepts to both technical and non-technical stakeholders. Erica has worked on a variety of land development projects including commercial, industrial, residential, and institutional. She is a well rounded engineer with a focus in ADA accessibility, drainage, and water quality design.

### Education

**Bachelor of Science, Civil Engineering** California State University, Chico

### Affiliations

**American Society of Civil Engineers**

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.

### Selected Project Experience

**Green Valley Park, Perris, CA**  
**Western Gage Median Park, Los Angeles, CA**



## Dilesh Sheth PE, TE

Senior Vice President, Traffic & Transportation

**Dilesh Sheth, PE, TE, is a Senior Vice President with WEBB and is Director of the Traffic & Transportation Department. Dilesh assists public and private clients with sophisticated civil works projects.**

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

### Education

**Bachelor of Science, Civil Engineering, University of Saurashtra Rajkot, India**

### Affiliations

**American Public Works Association (APWA), Coachella Valley**

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



**Nick Lowe PE**  
Deputy Director, Traffic & Transportation

**Nick Lowe, PE, is a Deputy Director with WEBB's Traffic and Transportation Department. Nick assists clients with traffic signal upgrades, signing and striping modifications, and pavement improvements.**

**Selected Project Experience**

North Palm Canyon Curb Extension and LED Crosswalk Flasher Project, Palm Springs, CA  
Madison Street Improvements, Indio, CA  
Calhoun Street Improvements, Indio, CA  
On-Call Civil Traffic Engineering Services, Palm Springs, CA

Nick develops temporary traffic control plans for construction while working closely with public agencies, contractors, and construction managers to safely expedite projects, thus minimizing impacts to traffic and businesses.

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

Nick provides grant funding assistance to the cities of Lake Elsinore, Palm Springs, and Cathedral City and has helped these cities secure over \$20.9 million in funding, with little matched funds needed from the City, to install advanced dilemma zone detection, flashing beacons, and left turn phasing at over 50 signalized intersections.

**Education**

**Bachelor of Science, Civil Engineering, Stevens Institute of Technology**  
**Masters of Science, Civil Engineering, University of Southern California**

**Affiliations**

**Institute of Transportation Engineers (ITE)**  
**American Society of Civil Engineers (ASCE)**  
**Intelligent Transportation Society of California (ITS)**

**Proposed Staffing Information**

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



**Son Le**  
Associate Engineer, Traffic & Transportation

**Son Le is an Associate Engineer with WEBB's Traffic and Transportation Department. Son is a dedicated engineer with a superb work ethic and customer satisfaction record.**

**Selected Project Experience**

Jackson Street and Avenue 50, Indio, CA  
Palm Springs Corridor & Traffic Signal Improvements, Palm Springs, CA

Son's roles have included working on projects independently to completion or as a member of a professional engineering team. Son's background knowledge and experience is weighted toward relevant safety standards pertaining to civil engineering, particularly with respect to transportation safety. He also has experience in designing temporary traffic control, signals, street lighting modifications, and re-striping of streets.

**Education**

**Bachelor of Science, Civil Engineering, California Sate University Long Beach**

**Proposed Staffing Information**

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



**Kawai Mang EIT**  
Project Engineer, Traffic & Transportation

**Kawai Mang, EIT, is a Project Engineer with WEBB's Traffic and Transportation Department. Kawai assists clients with traffic impact studies, systemic safety analysis, traffic operations analysis, and traffic signal timing.**

**Selected Project Experience**

- On-Call Civil Traffic Engineering, Palm Springs, CA
- On-Call Traffic Engineering Services, Lake Elsinore, CA
- HSIP Cycle 10 Grant Application, City of Indio

Kawai has a proven track record in project development and project management. In addition, Kawai has experience in public agency coordination and presentations to commissions and councils. With increasing traffic pressure amid booming growth in Inland Southern California cities, Kawai's work on regional transportation solutions provides a tangible benefit to the public through improvements in safety, mobility, and quality of life.

Kawai is currently pursuing her Professional Traffic Engineer's License and is active in several industry associations.

**Education**

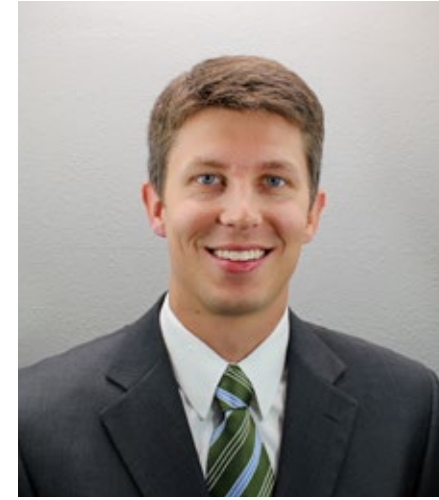
**Bachelor of Science, Civil and Environmental Engineering, University of California Berkeley**

**Affiliations**

- Institute of Transportation Engineers (ITE)**
- American Society of Civil Engineers (ASCE)**
- Engineers without Borders**
- Young Professionals in Transportation**
- Orange County Traffic Engineers Council**

**Proposed Staffing Information**

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



**Reed Chilton PE, QSD**  
Director, Construction Management and Inspection

**Reed Chilton, PE, QSD, is Director of WEBB's Construction Management and Inspection Department. Reed has worked on a variety of private and public projects and has established a strong foundation in the engineering and construction management profession.**

**Selected Project Experience**

- \$25M Wastewater Treatment Plant, City of Imperial**
- Sludge Storage Water Reclamation Facility #1, Corona, Ca**
- Benedict Reservoir 7, Jurupa Valley, CA
- Rider Distribution Center, Perris, CA
- Madison Street Improvement, Indio, CA
- Gold Community Street Improvement Project (Phases 1, 2, and 3), Indio, CA

Reed's project experience includes sewer lines, drainage facilities, water lines, recycled water lines, wastewater treatment facilities, dry utilities, street improvements, street lighting, traffic signals, and landscaping. Specifically, his involvement with these projects includes preparation of specifications and bid documents, contract management and administration, permitting, submittal and RFI review and coordination, leading meetings, field investigations, project documentation, review and approval of change orders and pay estimates, project close-out, and managing day-to-day needs for owners and contractors. Reed manages and schedules WEBB's Inspection Team.

**Education**

- Bachelor of Science, Civil Engineering, Brigham Young University**
- Masters of Science, Civil Engineering, Brigham Young University**

**Proposed Staffing Information**

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



## Edward Nylund QSP

Construction Inspector

**Ed Nylund, QSP, is a Construction Inspector with WEBB's Construction Management and Inspection Department. Ed has years of experience in all aspects of public works inspection.**

### Selected Project Experience

- 15-inch Sanitary Sewer Bypass System, Jurupa Valley, CA
- Madison Street Improvement Project, Indio, CA
- Saris Regis Industrial Land Development, Chino, CA
- El Prado Road Street Rehabilitation, Chino, CA
- Central Avenue Street Rehabilitation, Chino, CA

Ed is responsible for management and inspection of public works projects such as traffic signals, water and sewer improvements, storm drain improvements, dry utility construction and street improvements including grading, paving, sidewalk construction, street lighting, stormwater pollution prevention, and landscaping to ensure compliance with specifications and approved plans.

Ed is responsible for documenting construction progress, reviewing contractor change order requests, tabulating quantities, and coordination with utility agencies on site. He has extensive experience in coordinating work and resolving complaints on public projects with citizens, business managers, neighboring cities, counties, Caltrans, school districts, transit agency, waste collection, postal service, and outside utility agencies. Ed has had direct experience in administering maintenance contracts for traffic signals, street lighting, landscaping, building maintenance, and laboratory sampling/analysis. Ed is also experienced in the Right-of-Way Encroachment Permit issuance process.

### Education

- Maintenance Superintendents Association Basic Supervision in Public Works -Certificate
- University of Southern California Backflow Assembly Testing - Certificate
- San Bernardino Valley College Water Supply Engineering

### Affiliations

- American Public Works Association (APWA), Coachella Valley

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



## Mark Teague AICP

Managing Principal, Environmental Services

**In over 35 years of public- and private-sector experience, Mark has worked throughout California in agencies large and small and is considered an innovative problem solver. His projects include planned communities, shopping center EIRs, general plan and zoning code updates, impact fees, and public outreach for projects highly scrutinized by the public.**

### Selected Project Experience

- Fiesta Island/Mission Bay Park Master Plan and EIR San Diego, CA
- De Anza Revitalization Plan EIR San Diego, CA
- Coronado Gateway Parkway Plan IS/ MND Coronado, CA
- Coronado Public Restroom EIR Coronado, CA
- WRCOG Member Jurisdiction Development Agreement Reconciliation Riverside, CA
- County of Riverside 5th Cycle Housing Element and EIR Riverside, CA
- On-Call Environmental Staff Services Eastvale, CA
- On-Call Contract Planning & CEQA Staff Augmentation Services Wildomar, CA
- City of Wildomar / Ronald Reagan Park Project Wildomar, CA
- Wildomar 2021 General Plan Update and EIR Wildomar, CA
- North School Reconstruction EIR Hermosa Beach, CA
- Oak Creek Canyon EIR Eastvale, CA\*
- General Plan Update and EIR Eastvale, CA\*
- Goodman Commerce Center EIR Eastvale, CA\*
- \*Completed at prior firms

Mark is often able to offer a unique approach to meeting a critical goal of a project. His experience as a planning director and ability to see the whole of the project ensure that every environmental document meets the need of the client. He has served as on-call extension of staff for numerous cities throughout California, including Wildomar and Eastvale.

Mark is also an excellent public speaker and regularly presents at the League of California Cities Planning Commissioner's Academy on topics such as design guidelines, CEQA compliance, and how to read an EIR. He also teaches CEQA to staff with a focus on how new legal decisions affect compliance. Because of his public outreach skills, Mark has helped with projects ranging from Walmart to water-bottling plants and conducted town hall meetings about development services department efficiencies and increases in utility fees.

### Education

- Bachelor of Arts, Political Science, California State University, Stanislaus

### Affiliations

- Member American Planning Association
- Member Association of Environmental Professionals
- Certification American Institute of Certified Planners #019631

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.





## Emma Haines

Associate, CEQA Associate Planner

**Emma Haines came to PlaceWorks after graduating from Cal Poly San Luis Obispo, where she studied several aspects of environmental management, including environmental analysis for the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).**

Emma is a highly versatile and valued member of PlaceWorks' environmental services team. She works with project teams to provide solid research, analysis, and section writing for all types of CEQA documents and for a wide variety of project types. As a CEQA generalist, Emma covers topical sections such as mineral resources, public services, recreation, population and housing, and more for initial studies and environmental impact reports. Emma is a board member of the LA chapter of the Association of Environmental Professionals

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### Selected Project Experience

**Irvine Animal Care Center and Operations Support Facility Expansion and Renovation MND, Irvine, CA**

**Oak Creek Community Park Expansion and Improvements MND, Irvine, CA**

**Orange County Great Park Phase 2 EIR, Irvine, CA**

**Tapia Ranch Project EIR, Los Angeles County CA**

**Norwalk Entertainment District-Civic Center Specific Plan Project, Norwalk, CA**

**Del Amo Circle Residential Apartments Project SCEA, Torrance, CA**

**Santa Monica - Malibu MS and HS Campus Master Plan EIR, Malibu, CA**

**The Mercury Project MND, Pico Rivera, CA**

**Quail Hills Residential Project MND, Menifee CA**

**Las Tunas Medical Office Building Project MND Addendum, San Gabriel CA**

**Brodin Residential Project IS/ND, Los Angeles CA**

**808 Alameda De Las Pulgas Townhome Development EIR, San Carlos CA**

**Black Mountain Townhome Development EIR, San Carlos CA**

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### Education

**Bachelor of Science, Environmental Management and Protection, California Polytechnic State University, San Luis Obispo**

### Affiliations

**Member** Association of Environmental Professionals

**Board Member** Los Angeles Chapter, Association of Environmental Professionals

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### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



## Laura Marchand PE, LEED AP

Principal, Principal in Charge - Electrical Engineer

**Laura Marchand is a principal at ME Engineers with more than 13 years of experience.**

She is responsible for the electrical system design and project coordination, from schematic design through construction administration. Her project experience spans healthcare facilities, sports and entertainment venues, higher education facilities, and large-scale commercial developments.

Laura excels at facilitating complex coordination among multiple trades to resolve issues quickly and meet project schedules. She brings an open, collaborative approach to each project.

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### Education

**Bachelor of Science, Physics** University of California Los Angeles, CA

### Affiliations

**Registered Professional Engineer** California

**Member** USGBC: U.S. Green Building Council

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### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.

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### Selected Project Experience

**LuLu's Place** Los Angeles, CA

**Heritage Park Sports Complex** Irvine, CA

**Confidential HS Athletics Project** Studio City, CA

**The Mountain Project, Pepperdine University** Malibu, CA

**Core Performance Center, Santa Monica College** Santa Monica, CA

**Physical Education Complex, Fullerton College** Fullerton, CA

**Spartan Complex Seismic Upgrade & Expansion, San Jose State University** San Jose, CA

**Dodgers Stadium** Los Angeles, CA

**BMO Stadium** Los Angeles, CA

**Central Bank Center Expansion and Rupp Arena Renovation** Lexington, KY

**BMO Field Renovation and Expansion** Toronto, ON



## Gary Mayeda

Senior Associate, Mechanical Engineer

**Gary Mayeda is a senior associate at ME Engineers with nearly 40 years of experience.**

His knowledge and experience in design, design/build, construction project management, and construction field work gives him a global understanding of what makes a project successful from start to finish.

With a robust portfolio of work that includes office and mixed-use, high-end retail, high-rise residential, hospitality, tenant improvements, healthcare facilities and sports and entertainment, his construction experience supports well-planned systems that are both functional and fully constructible. Gary's ability to fully grasp project goals related to design, budget, and schedule makes him an invaluable asset to every project he manages.

### Education

**Bachelor of Science, Mechanical Engineering, Thermo Fluids Concentration**  
California State University, Northridge

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.

### Selected Project Experience

**LuLu's Place** Los Angeles, CA Los Angeles, CA

**Confidential HS Athletics Project**  
Studio City, CA

**Orange Coast College Fitness Complex**  
Costa Mesa, CA

**West Covina Sportsplex** West Covina, CA

**VA Long Beach, Community Living Center**  
Long Beach, CA

**Big League Dreams Sports Park\***  
West Covina, CA

**Dodger Stadium Renovations \*** Los Angeles, CA

**Equinox Gyms\*** Beverly Hills, Culver City, and Encino

**Central Bank Center Expansion and Rupp Arena Renovation** Lexington, KY

\*Completed at prior firms



## David Landau PE

Senior Associate, Plumbing + Mechanical Engineer

**David Landau is a senior associate at ME Engineers with 13 years in the industry.**

His experience includes a wide variety of projects, including commercial developments, healthcare facilities, and higher education buildings. David is known for his effective communication skills that propel collaboration with the project team and contractors and result in solutions that meet the owner's budget and intent.

### Education

**Bachelor of Science, Engineering Management** University of Arizona, Tucson, AZ  
**Minor, Chemical Engineering** University of Arizona, Tucson, AZ

### Affiliations

**Registered Professional Engineer** California  
**Member** ASPE: American Society of Plumbing Engineers

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.

### Selected Project Experience

**LuLu's Place** Los Angeles, CA - EOR

**Confidential HS Athletics Project**  
Studio City, CA - EOR

**Live Oak Library\*** Arcadia, CA

**Palomar South Education Center\***  
San Diego, CA

**Mt. San Antonio College School of Continuing Education Central Plaza** Walnut, CA

**Heldman Learning Resource Center**  
Los Angeles, CA

**Levi Stadium Improvements** Santa Clara, CA

**La Jolla Commons III Office Tower** San Diego, CA



## Jeff Nixon PE, SE (Georgia)

Principal, Principal in Charge

**Jeff Nixon is the Managing Director of the Los Angeles office at Walter P Moore. Jeff joined the firm in 2006 and throughout his career has delivered several high-profile projects across various market sectors including civic, sports, aviation, healthcare, hospitality, and education.**

Jeff understands the unique requirements of each venue type, and he understands how to support design teams in delivering an exceptional fan experience whether it is a new ground up venue, an expansion or renovation

Jeff takes pride in drawing on his vast experience with contractors to find ways to realize architectural and owner's vision in ways that are buildable and affordable. He makes it his job to head off value engineering before it's necessary. Jeff ensures that all projects start off on the correct path and that they remain on track through construction.

### Selected Project Experience

**Name of Project** City, ST

**Orlando World Center Marriott Pool Deck** Orlando, FL

**Confidential Stadium Assessment** Anaheim, CA

**SoFi Stadium** Inglewood, CA

**Los Angeles Chargers Corporate Headquarters and Training Facility** El Segundo, CA

**Intuit Dome** Inglewood, CA

**SoFi FIFA Modifications** Inglewood, CA

**Rose Bowl Master Opportunity Plan** Pasadena, CA

**Dodgers Stadium 2020 Improvements** Los Angeles, CA

**Acrisure Arena** Palm Springs, CA

**Empower Field at Mile High Structural Modifications** Denver, CO

**Austin Football Club St. David's Performance Center** Austin, TX

**Q2 Stadium** Austin, TX

**Drive Shack Lake Nona** Orlando, FL

**GEODIS Park** Nashville, TN

**University of Southern Mississippi Reed Green Coliseum Renovation Feasibility Study** Hattiesburg, MS

**Truist Park** Atlanta, GA

**Roanoke College Cregger Center** Salem, VA

**University of Virginia George Welsh Indoor Practice Facility** Charlottesville, VA

**Georgia Institute of Technology John and Mary Brock Football Practice Facility** Atlanta, GA

**Georgia State University Arena Modifications** Atlanta, GA

**Georgia Tech University Bobby Dodd Stadium Suite Renovation** Atlanta, GA

**Shell Energy Stadium** Houston, TX

**New York Red Bulls Training Complex** Morris Township, NJ

**Florida Atlantic University FAU Stadium** Boca Raton, FL

**Amway Center** Orlando, FL

**Target Field** Minneapolis, MN

**Auburn University Jordan-Hare Stadium Expansion** Auburn, AL

**loanDepot Park Retractable Roof** Miami, FL



## Samuel Bass PE

Senior Associate, Project Manager for Structural Engineering

**Sam is a Project Engineer who is focused on providing engineering solutions for sports venues**

Sam joined the Walter P Moore Los Angeles office in 2013, and during his time at the firm he has served as Lead Project Engineer for Intuit Arena in Los Angeles, CA; Q2 Stadium in Austin, TX; and Acrisure Arena in Palm Springs, CA. Sam was also the Lead Project Engineer for the Rose Bowl Stadium Modifications and SoFi Stadium Modifications in Los Angeles, CA.

Sam enjoys working collaboratively with clients and architects to help make their vision a reality. Sam's creative approach to engineering coupled with his collaborative nature has makes him a preferred consultant for clients. Sam remains actively involved with his projects from concept to completion, and he thrives in coming up with creative solutions for issues that may arise in the field during construction, ensuring that design intent is not compromised during project delivery.

### Selected Project Experience

**Intuit Dome** Inglewood, CA

**SoFi Stadium** Inglewood, CA

**SoFi FIFA Modifications** Inglewood, CA

**Rose Bowl Master Opportunity Plan** Pasadena, CA

**SoFi Stadium NFL Honors** Inglewood, CA

**LA Clippers Ancillary Structures** Inglewood, CA

**Acrisure Arena** Palm Springs, CA

**Q2 Stadium** Austin, TX

**Drive Shack Lake Nona** Orlando, FL

**International Speedway Grandstand Inspections** Daytona, FL

**Fort Irwin National Training Center Renovations** Fort Irwin, CA\*

\*Completed at prior firms

### Education

**Master of Science, Civil Engineering** California State University- Northridge

**Bachelor of Science, Microbiology and Immunology** University of California, Los Angeles

### Affiliations

**Member** Structural Engineers Association of Southern California

**Member** American Society of Civil Engineers

**Professional Engineer** California No. C83587

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.





## Cesar Carrillo OE

Senior Associate / Project Manager for Waterproofing

**Cesar leverages his experience from evaluating deteriorated building's to develop long-term waterproofing and roofing design on renovation and new construction projects.**

### Selected Project Experience

- Lulu's Place Roofing and Waterproofing Consultation** El Segunda, CA
- City of Los Angeles, Donald C. Tillman Water Reclamation Plant Roofing and Waterproofing Consultation** Van Nuys, CA
- 3223 Wilshire Roofing and Waterproofing Consultation** Santa Monica, CA
- Chapman University Killefer Hall Roofing and Waterproofing Consultation** Orange, CA
- Scripps Ranch Roofing and Waterproofing Consultation** San Diego, CA
- 3333 Casitas Roofing and Waterproofing Consultation** Los Angeles, CA
- Westside Pavilion One Roofing and Enclosure Waterproofing Consulting** Los Angeles, CA
- MU-4 Office Building and Amenity Deck, Roofing and Enclosure Waterproofing Consultation** Los Angeles, CA
- California Market Center Roofing and Enclosure Waterproofing Consulting** Los Angeles, CA
- San Regis Apartments, Waterproofing and Cement Plaster Repair Consultation** Van Nuys, CA
- Westcreek Apartments, Waterproofing Assessment** Thousand Oaks, CA
- U.S. Veterans West Los Angeles Building Enclosure Peer Review** Los Angeles, CA
- South Orange County Community College District (SOCCCD) Irvine Valley College Fine Arts Roofing and Waterproofing Peer Review** Irvine, CA
- South Orange County Community College District (SOCCCD) Irvine Valley College Performing Arts Center Roofing and Waterproofing Assessment** Irvine, CA
- South Orange County Community College District (SOCCCD) Saddleback College (SC) Technology and Applied Sciences Roofing and Waterproofing Assessment** Mission Viejo, CA

Cesar is a Project Manager in our Diagnostics group, which focuses on solving issues with existing structures. His expertise includes assessing and designing repairs for distress related to concrete, steel, masonry and wood construction. Cesar has conducted many comprehensive condition assessments for private and public clients.

The comprehensive condition assessments may include visual, non-destructive testing, and exploratory openings to observe structural elements, roofing systems, waterproofing membranes, enhancements, and seismic resisting systems. Cesar has prepared technical reports to assist clients with budgeting and prioritizing repairs for their structures.

His work often includes nondestructive testing and materials testing to understand the condition of the existing construction. Cesar has received internal ASCE 41 training for seismic evaluations and retrofits of existing buildings. Cesar has also prepared numerous construction documents and technical specifications, as well as conducting Construction Administration.

### Education

- Master of Science**, Structural Engineering, The University of Texas, Austin, 2016
- Bachelor of Science**, Civil Engineering, Cum Laude, University of California, Irvine, 2015

### Affiliations

- Licensed Professional Engineer** California 90176
- Level 1 Rope Access Technician** SPRAT
- Field Installation** PTI Level 1 Unbonded PT
- Member** International Concrete Repair Institute, Board Member
- Member** Structural Engineers Association of Southern California
- Member** Association of Preservation Technology, Western Chapter

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



## Justin Caron MBA

CEO, Aquatics Principal-in-Charge

**Having worked on the City Park Aquatic Center Needs Assessment and Master Plan Projects, Justin brings a wealth of City Park Revitalization Project understanding to the RIOS Team.**

### Selected Project Experience

- City Park Aquatic Center Needs Assessment Study** Corona, CA
- City Park Aquatic Center Master Plan** Corona, CA
- Centennial High School Competition Pool** Corona, CA
- Corona High School Aquatic Center** Corona, CA
- Adventure Park Wet Play Addition** Visalia, CA
- Alga Norte Community Park** Carlsbad, CA
- Begg Pool Renovation** Manhattan Beach, CA
- City Heights Pool Renovation** San Diego, CA
- Club One Multi-sport** San Jose, CA
- DryTown Waterpark Renovation** Palmdale, CA
- East Oakland Sports Center** Oakland, CA
- El Cariso Pool Renovation** Los Angeles, CA
- Eucalyptus Park Interactive Water Feature / Splash Pad** Chula Vista, CA
- Granada Hills Pool and Bathhouse** Los Angeles, CA
- Grape Day Park Aquatic Center** Escondido, CA
- Jurupa Valley Aquatic Center "The Cove"** Riverside, CA
- Marguerite Aquatics Complex** Mission Viejo, CA
- Memorial Park Master Plan and New Aquatic Center** Santa Ana, CA
- Memorial Park Pool** San Diego, CA
- Moffett Place Recreation Center** Sunnyvale, CA
- Monroe Pool Expansion** Carlsbad, CA
- Obregon Park Pool** Los Angeles, CA
- Pawley Pool** Indio, CA
- Perris Valley Aquatic Center "DropZone"** Perris, CA
- San Gabriel Valley Aquatic Center** West Puente Valley, CA
- Temecula Community Recreation Center Pool Renovation** Temecula, CA
- Walnut Ranch Aquatics Center Study** Walnut, CA
- Waterfront Park** San Diego, CA
- William Wagner Aquatic Center at El Corazon** Oceanside, CA
- Yucca Valley Aquatics and Recreation Center** Yucca Valley, CA

Justin has spent his entire life around aquatics. Son of an ASCA level 4 coach, Justin developed a passion for water early and translated that passion to success as a swimmer at the club, High School, NCAA, and USA Swimming levels. Following graduation Justin coached at elite swim camps around the country while working full time.

In 2005, Justin transitioned into the world of aquatics consulting working his way up from business development to being named CEO of Aquatic Design Group, a globally recognized expert in aquatic design, in 2019. Since 2005, he has personally managed over 800 projects, spoken at over 100 industry events, and written or been featured in over 75 publications and podcasts. Justin is a member of several industry committees and boards and strives to improve lives through equitable access to water for people of all generations and abilities.

### Education

- Masters of Business Administration**, Capella University
- Bachelor of Arts, Communications**, Psychology, Auburn University

### Affiliations

- Member and Committee Member** California Parks & Recreation Society
- Certified** Aquatic Facility Operator (AFO)
- Member** College Swimming Coaches Association
- Member** National Recreation & Park Association
- Member** USA Swimming
- Member and Committee Member** World Waterpark Association

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



## Dennis Berkshire

President, Aquatics Project Principal

**Dennis has over 40 years of experience in the aquatics industry, with field experience in swimming pool design, construction, operation, and training.**

He has a strong background in water chemistry and has been involved in the design of automated filtration, chemical feed, and water chemistry control equipment. As an expert on swimming pool operation, he has worked with several states on swimming pool environmental health codes. Dennis was named as part of the "Power 25" by Aquatics International Magazine for his work as a technical committee chairperson for the Model Aquatic Health Code. Dennis is a member of the National Sanitation Foundation Standards 50 board and is currently service as the commercial council chairperson for the Pool and Hot Tub Alliance. He has been a certified instructor for the Certified Pool Operator and Aquatics Facility Operator courses since 1996 training over 1,000 students nationally.

He has authored dozens of technical articles for national trade magazines and is the chairperson of the PHTA/ICC writing committee for the new commercial pool and spa operations and maintenance standards. He was a technical author for the National Recreation and Park Association's Aquatic Facility Operator Handbook. Dennis has presented numerous technical white papers and education seminars to various trade associations including the World Aquatic Health Conference, National Environmental Health Association, National Recreation and Park Association, World Water Park, Athletic Business, and many others. As the President of Aquatic Design Group, Dennis has been responsible for project management of over 1,000 projects nation and worldwide.

### Education

**Business Administration** San Jose State University  
**General Studies** Delta State University

### Affiliations

**Certified Instructor (CPO)** National Swimming Pool Foundation  
**Certified Instructor (AFO)** National Recreation and Park Association  
**Member** California Parks & Recreation Society  
**Chairperson** PHTA/ICC Writing Committee  
**Board Member** National Sanitation Foundation Standards 50

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.

### Selected Project Experience

**City Park Aquatic Center Needs Assessment Study** Corona, CA  
**Centennial High School Competition Pool** Corona, CA  
**Alga Norte Community Park** Carlsbad, CA  
**Antelope Aquatics Complex** Antelope, CA  
**Arcadia Park Pool** Arcadia, CA  
**Balboa Park Pool Renovation** San Francisco, CA  
**Bay Meadows** San Mateo, CA  
**Belvedere Community Park Pool** Los Angeles, CA  
**Central Park Aquatic Center** Roseville, CA  
**Charter Swim Complex Olympic Time Trial Pool** Long Beach, CA  
**Diamond Valley Lake Aquatic Facility** Hemet, CA  
**East Oakland Sports Center** Oakland, CA  
**Elk Grove Aquatics Center** Elk Grove, CA  
**Fontana Park Aquatic Center** Fontana, CA  
**Garvey Park Splash Zone Replacement** Rosemead, CA  
**Hamilton Pool Renovation** Novato, CA  
**Hart Park Pool Renovation** Orange, CA  
**International Swim Center** Santa Clara, CA  
**Jurupa Valley Aquatic Center "The Cove"** Riverside, CA  
**Lincoln Village Pool Replaster** Rancho Cordova, CA  
**Marguerite Aquatics Complex** Mission Viejo, CA  
**Memorial Park Pool** San Diego, CA  
**Mike Shellito Indoor Pool Splashpad** Roseville, CA  
**Perris Valley Aquatic Center "DropZone"** Perris, CA  
**Rancho Cordova Community Pools Improvements** Rancho Cordova, CA  
**Richmond Swim Center Renovation** Richmond, CA  
**Roseville Aquatic Facility** Roseville, CA  
**South Lake Tahoe Recreation Swim Complex** South Lake Tahoe, CA  
**The Wave @ Emerald Glen** Dublin, CA  
**West Sacramento Recreation Center** West Sacramento, CA



## Jacob Ludeman PE

Fire Protection Engineer, Project Manager

Jacob works on technical projects, including fire/life safety plans, fire modeling for smoke control systems, and code consulting to design fire alarms, fire detection, fire suppression and smoke control systems. He has worked on many facilities, including high-pile storage, colleges, hospitals, residential, and prisons. He also assists in building inspections and testing for various projects such as assembly facilities, high-rise office buildings and warehouse storage facilities.

### Selected Project Experience

**YMCA Westlake Village** Westlake Village, CA  
**Santa Anita Racetrack**, Santa Anita, CA  
**Santa Monica Pier Fire Protection Upgrade**, Santa Monica, CA  
**Universal Studio Hollywood City Walk** Anaheim, CA  
**5757 Wilshire Smoke Control** Los Angeles, CA  
**California State University, Fullerton (CSUF) - Titan Student Union Expansion** Fullerton, CA  
**Confidential World Renound Theme Park Fire Protection** Anaheim, CA  
**Grant Brimhall Library** Thousandd Oaks, CA

### Education

**MS, Fire Protection Engineering, California Polytechnic State University, 2018**  
**BS, Architectural Engineering, California Polytechnic State University, 2016**

### Registrations

**Professional Engineer, CA, No. FP 2050**

### Affiliations

**Member**, Society of Fire Protection Engineers (SFPE)

### Proposed Staffing Information

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



**Kelly Hang** **CASP, ICC, ASSOC. AIA**  
**SENIOR ACCESSIBILITY CONSULTANT**

Kelly has nearly two decades of experience in design and ADA consulting services provided to private and public entities. Her responsibilities include comprehensive project management of ADA projects of all scales, such as civic, commercial, institutional, mixed-use and multi-family residential. As an accessibility consultant, she applies federal regulations, such as ADA, ABA, Fair Housing Act, and state and local accessibility standards, including Title 24 of the California Code of Regulations, to new construction and existing or renovated facilities.

**Selected Project Experience**

- Colonel Leon H. Washington Park**  
Los Angeles, CA
- City of Los Angeles** Los Angeles, CA
- City of Beverly Hills** Beverly Hills, CA
- City of Pico Rivera ADA** Pico Rivera, CA
- City of Monterey ADA** Monterey, CA
- 755 Figueroa Street**, Los Angeles, CA
- Canoga Park High School Gym** Canoga Park, CA
- 11010 Santa Monica Boulevard**  
Santa Monica, CA

**Education**

- Master of Architecture** Harvard University Graduate School Of Design
- Bachelor of Architecture** University of California, Los Angeles

**Certifications.** CA Certified Access Specialist, 2018, No. CASp-817

**Accessibility Inspector / Plans Examiner**, No. 8388787, International Code Council (ICC)

**Member** American Institute of Architects

**Proposed Staffing Information**

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



**Alan Campbell** **MRICS, NEBOSH**  
**Managing Director, Cost Estimating**

**Alan has worked in the construction industry since 1994. He is an experienced professional who has focused his career on providing cost management consulting services. Alan also possesses experience in construction planning and has held roles in commercial and residential development and management. His accomplishments in the construction industry in the U. S. and UK contribute a unique proficiency and perspective to each of his project assignments. Alan has collaborated on a broad range of project types throughout his career, including healthcare, transportation, education, public works, and industrial remediation.**

As Managing Director, Alan utilizes his vast knowledge of all aspects of the cost estimating process. He performs services which support pre-construction, construction, and post-construction phases, including but not limited to, cost planning, milestone estimating, quantity take-offs, site walks, bid reconciliation, preparation of valuations, pricing validation, and change order claim review. Alan also possesses a strong background in arbitration and dispute resolution.

**Education**

**Bachelor of Science, Quantity Surveying, Abertay University, Dundee, Scotland, UK**

**Affiliations**

- Chartered Member, Royal Institution of Chartered Surveyors, No. 0856490, 2001**
- NEBOSH General Certificate, National Examination Board in Occupational Safety and Health, 2004**

**Proposed Staffing Information**

Please Refer to Labor Hour Estimate and Fee Proposal in Section eight.



Section Four

# Work Plan

Left The Park at San Diego Tech Center,  
San Diego, CA



## Project Understanding

Our process starts with bold curiosity. We will spend the first phase of our process exploring, researching, and understanding the context of the site with respect to the past, present, and future of the City Park of Corona.

Research and analysis at the initiation of the project will be crucial in creating a plan that prioritizes setting the park for long term success in the future.

Understanding these parameters will inform our development of the outlined program provided and help identify additional opportunities to enhance our design options. A refined schedule with clear goals and pragmatic deadlines will provide a healthy environment for collaboration with the City and its stakeholders, as

well as our consultants. Leaning on our experience we will proactively prevent problems as our design's solutions begin to take on form. We will bring bold and exciting new ideas to the table to inspire the city – showcasing opportunities throughout the process. Staying on schedule and organized to continually develop the design off each previous milestone will contribute to collaboration with consultants and keep the construction costs estimates accurate throughout the design and documentation phases.

The construction process will share similar notes to our design process in establishing a plan and routine check-ins with the contractor and the city. Identifying and understanding where construction issues can be addressed proactively, and maintaining and lines of communication between all parties will set the process up for success from start to finish. Having someone from the team routinely on site during the construction process to observe, document, and track developments to the site. From project kickoff to close out we will maintain the highest standard of quality in care to guarantee the success of this key building block of your community.



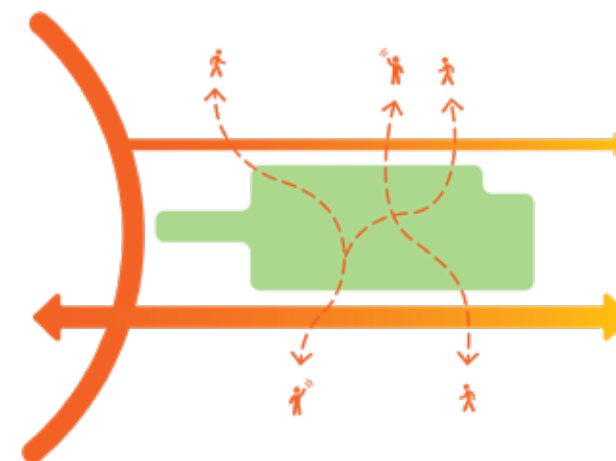
## A New Green Anchor

As a green heart that will draw people in with its unique sense of place and identity, this place will be performative in and of itself, and be fertile ground for rich traditions and programming opportunities to take root. The park will engender a sense of possibility and expansion and over time the place will be responsive and adaptable to new ideas and activities.



## Future Forward Design

The new City Park will be a venue for both the everyday and the extraordinary. Whether for daily picnics and small gatherings or for large events, this landscape will be a sound and responsive platform for “staging the urban landscape.”

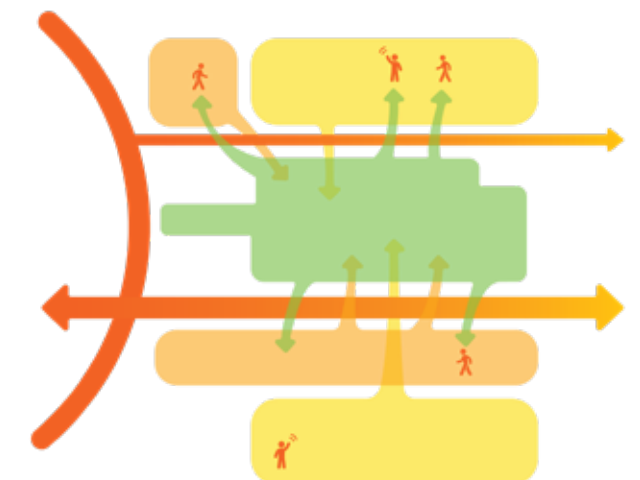


## A Welcome and Inclusive Place

Circulation and flow through the site will visibly increase with overall accessibility when the parks boundary is blurred. Existing barriers will be overcome by emphasizing openness and porosity and engaging the buildings, retails, and amenities on all four site edges.

## A Platform for Economic Sustainability

Success of the City Park will mean not only generating revenue from events to maintain, operate, and program the space, but also creating an economic development engine for the downtown and the City at large. This is achieved with rigorous and thoughtful programming, working in depth with community partners, and creating strong connections between these efforts and the space itself.





# Project Management

Our team will employ a variety of digital tools and platforms to maintain consistent contact with City staff, contract project manager, stakeholders, advisory committees, and subconsultants between workshops, outreach, and reviews. Through consistent, clear communication and regularly scheduled team meetings, RIOS will be able to deliver a project that addresses the entire scope that is on time and on budget.

# Project Management & PM Tools

Our project experience demonstrates our commitment to design excellence while delivering projects within established budgets and timelines.

From the outset of the process as the goals and vision for the project are established, the budget is an integral part of design innovation as it reflects a clear understanding of client priorities. We will work with you to identify the design, engineering, and outreach activities of the project that will provide for the greatest impact on the project.

Our collaborative process ensures all members of the team are made aware of the full scope and intent of the project to collectively make decisions within the agreed upon budget and schedule parameters. Internally, we use Deltek Vision to monitor burn rates and adjust resource utilization on a weekly basis. Our project management team observes actual billing to the project in Deltek in real time versus planned billing and make any adjustments, as necessary.



# On-Time and On-Budget Delivery

RIOS deeply understands the demands of tight schedules and fast-paced projects. We pride ourselves on our ability to think creatively both about design as well as project delivery.

For each unique project, we seek to work collaboratively with our clients to strategically develop schedules that can meet their tight deadlines without sacrificing quality. One key to staying on track is our robust Quality Assurance / Quality Control (QA/QC) process. Our QA/QC reviews cover the design and regulatory conformance of the project. These reviews are designed to ensure a coordinated design proposal is being produced and any minor deviations can be corrected before they become larger issues. At major project milestones, the project is reviewed by senior level staff not related to the project, to bring in a fresh perspective. This helps provide an unbiased review of the project that allows us to see the project with "new eyes." For a deeply interdisciplinary project like the Boulder Civic Area, these reviews will also encompass external consultants. By reviewing the consultants' work early in the process, we can alleviate any potential conflicts or missing scope sooner, allowing for a more comprehensive design proposal and Framework Plan.



Below RIOS' QA/QC Form and Peer Review Form  
Lynn Wyatt Square Construction Progress

QA | QC  
Project Number: \_\_\_\_\_  
Creative Director / Studio Director: \_\_\_\_\_  
Senior Project D / Project D: \_\_\_\_\_

Please schedule an appropriate window of time for review that is suitable for the scale of the project.

	DESIGN REVIEW	CODE REVIEW
50% SD		
100% SD		
50% DD		
100% DD		
Transition to Exec Arch		Verify that exec. will provide code review
50% CD		
100% CD / IFC		

Filling in the blanks:

- 50% SD - Both boxes can be signed off by top level technical oversight.
- 100% SD - The DR can be signed by the CD, SD or SPD on the project team (Now would be a good time to share the project in a design open forum). The CR should be signed off by a CD, SD or SPD not on the project team or by the person responsible for top level technical oversight.
- 50% DD - Both boxes can be signed off by the CD, SD or SPD on the project team who is overseeing the project.
- 100% DD - The DR should be signed by a CD, SD or SPD not on the project team (Now would be a good time to share the project in a design open forum). The CR should be signed off by a CD, SD or SPD not on the project team.
- 50% CD - Both boxes can be signed off by the CD, SD or SPD on the project team who is overseeing the project.
- 100% CD - The DR can be signed by a CD, SD or SPD on the project team. The CR should be signed off by a CD, SD or SPD not on the project team or by the person responsible for top level technical oversight.
- All boxes are to be signed and dated. Any open boxes or boxes marked N/A are to be verified by the final CR signer. The final CR should be performed by someone with an appropriate level of experience for the type of project being reviewed.

Goals:

- A comprehensive project review from both project team members and non-project team members.
- To ensure that projects achieve a drawing standard of consistency.
- To review the project throughout the design and delivery process for design quality and code compliance.
- To provide a coordinated set.

**QA/QC Peer Review Form**

**Goals:**  
A comprehensive project review from both project team members and non-project team members. To ensure that projects achieve a drawing standard of consistency. To review the project throughout the design and delivery process for design quality and code compliance. To provide a coordinated set.

**Filling in the Blanks:**  
50% SD - Both boxes can be signed off by top level technical oversight.  
100% SD - The DR can be signed by the CD, SD or SPD on the project team (Now would be a good time to share the project in a design open forum). The CR should be signed off by a CD, SD or SPD not on the project team or by the person responsible for top level technical oversight.  
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50% CD - Both boxes can be signed off by the CD, SD or SPD on the project team who is overseeing the project.  
100% CD - The DR can be signed by a CD, SD or SPD on the project team. The CR should be signed off by a CD, SD or SPD not on the project team or by the person responsible for top level technical oversight.  
All boxes are to be signed and dated. Any open boxes or boxes marked N/A are to be verified by the final CR signer. The final CR should be performed by someone with an appropriate level of experience for the type of project being reviewed.

**Project Info**  
Project Number: \_\_\_\_\_ Project Name: \_\_\_\_\_  
Creative Director: \_\_\_\_\_ Studio Director: \_\_\_\_\_  
As Project Director: \_\_\_\_\_ Project Director: \_\_\_\_\_

Project Team \_\_\_\_\_ Phone: \_\_\_\_\_

Headquarters: 1000 Wilshire Blvd, Suite 1000, Los Angeles, CA 90017

**RIOS**



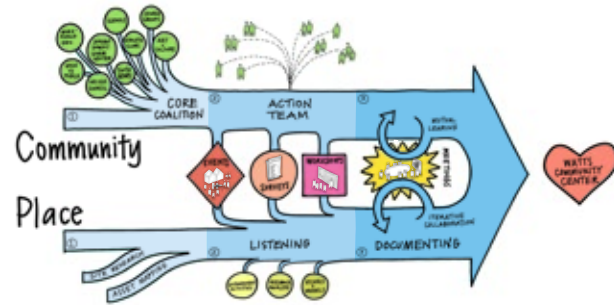
## Lessons Learned

# A Community Space for Watts

Our design for the Community Space for Watts grew out of a phase of open listening to the community, and it was as much about designing the process as the facility and park itself.

Not only was it important for us to identify the specific programmatic needs of the people and groups who would be served by the space, but it was also essential to support and grow the human connections and aspirations – the heart of the community – through engagement and participation and open and transparent collaboration.

What resulted was a richer, more flexible, and vibrant program and an uplifting experiential design that expresses the collective spirit of the community. It weaves together efficient multipurpose spaces that have been calibrated to a myriad of diverse needs and that can expand for both anticipated and



unanticipated uses with open breezy connections to outdoor rooms, gathering spaces, and intimate nooks & gardens. We see sustainability and resiliency of the building systems through human terms and a layer of environmental justice, achieving a net zero design while prioritizing human comfort, a healthy adapted landscape ecosystem, and dappled shade throughout park and building courtyards.

## Our Work Plan

### TASK 1: PROJECT MANAGEMENT

**11/27/2023-**

- Provide overall project management and coordination with City staff to ensure project remains on-tiem and within budget
- Prepare project schedule and establish regular status updates
- Establish communication channels and file-sharing protocols
- Prepare and attend project coordination meetings with City staff and other permitting or project team members as necessary
- Prepare meeting agenda and minutes
- Perform QA/QC
- **Deliverables:**
  - Meeting minutes
  - Project schedule

### TASK 2: PROJECT KICK-OFF - 1 WEEK

**11/27/2023 - 12/1/2024**

- Project kickoff meeting
- Site visit
- Identify stakeholders and roles
- Confirm project mission and goals
- Establish stakeholder matrix
- Establish work plan and schedule
- Discuss tentative project schedule
- Identify and assign preliminary information requests and tasks
- **Deliverables:**
  - Meeting minutes
  - Information Request
  - Roles and responsibilities

### TASKS 3: PRE-DESIGN SITE INVESTIGATION & RESEARCH - 7 WEEKS (+1 WK HOLIDAY BREAK)

**12/4/2023 - 1/26/2024**

- Gather and review information provided by the City
- Outreach to local historic preservation groups
- Additional site investigations as necessary
- Establish guiding principles, project statement, brand development

- Establish technical goals
- Set up meetings with stakeholders
- Review existing topographic survey
- Initiate surveys as required (building, utility, geotechnical survey, etc.)
- Initiate historical survey
- Initiate and establish CEQA requirements
- Conduct documentaiton research and analysis
- Synthesize data from research, inventory, analysis
- Meeting with City staff, representatives and committees as necessary
- Perform traffic study
- Develop assessment of generated trip demand
- Traffic and circulation analysis of the site and proposed improvements
- Identify parking needs and potential locations
- Consultant coordination
- Project administration and coordination
- **Deliverables:**
  - Traffic Study
  - Updated Base Map

### TASK 4: SITE LAYOUT - 10 WEEKS

**1/29/2024 - 4/5/2024**

- Kickoff concept design phase
- Space program confirmation
- Develop three (3) conceptual site plan options, including ingress and egress pathways
- Schedule check in meetings with stakeholders
- Presentation to City stakeholders at 50% milestone
- Develop final site plan layout based on feedback
- Presentations to City stakeholders at 100% milestone
- Develop schedule with estimated timelines for environmental process, design and construction of all park improvement and critical path items
- **Deliverables:**
  - Space program summary
  - Finalized site layout
  - Planned construction phasing schedule

**TASK 5: FINAL CONCEPTUAL DESIGN – 12 WEEKS**

**4/8/2024 - 6/28/2024**

- Identify preliminary utility points of connection
- Determine demolition extents
- Develop possible sustainability strategies
- Two (2) conceptual design options
- Present conceptual design options to the City's project team
- Develop conceptual basis of design
- Prepare preliminary construction cost estimate
- Attend a Parks & Recreation Commission, a Planning Commission meeting and City Council Study Session/ Meeting
- Consultant coordination – identify all areas of coordination to develop through next deliverable
- Project administration and coordination
- **Deliverables:**
  - Final conceptual design plan and details
  - Preliminary engineering cost estimate

**TASK 6: ENVIRONMENTAL ANALYSIS – 8 WEEKS**

**7/1/2024 - 8/23/2024**

- Prepare focused, project-specific Initial study per CEQA
- Prepare environmental analysis and any technical studies as required
- Review City's General Plan EIR and EIR Technical Appendices
- Public Outreach as required
- **Deliverables:**
  - Initial Study
  - Subsequent environmental analysis
  - Notifications to Native American Tribes on the preparation of the environmental analysis

**TASK 7: CONSTRUCTION DOCUMENTS – 36 WEEKS**

**7/1/2024 – 3/14/2025**

**Milestone 7.1 - 30% CD (wk 9, 8/30/24)**

- Refinement of final concept design into working drawing package
- Review stakeholder feedback & comments
- Finalize design- geometry and materiality
- Preliminary budget estimate
- Consultant coordination

- Weekly client and consultant meeting
- Project administration and coordination
- **Deliverables:**
  - Site Plan
  - Building Floor plans
  - Exterior building elevations
  - Building Sections
  - Preliminary hardscape palette
  - Preliminary planting palette
  - Preliminary site lighting design layout
  - Look & feel board
  - Project Design Narrative
  - Five (5) perspective illustrations
  - Garding strategy
  - Schematic consultant drawings

**Milestone 7.2 - 60% CD (wk 18, 11/1/24)**

- Review high level budget exercise
- Engage potential value engineering ideas
- Develop 30% CD set into 60% CD set
- Further develop coordinated set with consultants
- Prepare outline of specifications
- 11/5/2024 – 90% CD (Permit/pricing set) While set is under Plan Check – 8 Weeks
- Develop 60% CD set into pricing/permit set while previous set under Plan Check Review
- Further develop coordinated set with consultants
- Consultant coordination
- Weekly client and consultant meeting
- Project administration and coordination

**Deliverables:**

- Site Plan
- Building Floor plans
- Exterior building elevations
- Building sections
- Wall sections
- Exterior design details (design intent)
- Interior elevations and enlarged plans
- Hardscape plans
- Preliminary hardscape details
- Planting plans and schedules
- Site sections and elevations
- Lighting layout plan

- Outline specification
- Five (5) perspective illustrations
- Garding plan
- Consultant drawings

**Milestone 7.3 - 90% CD (wk 27, 1/10/25, exclude Holiday week)**

- Further develop coordinated set with consultants
- Prepare full specifications
- Submit for plan check, anticipate 6-8 weeks for plan check response
- Issue for pricing exercise
- Consultant coordination
- Weekly client and consultant meeting
- Project administration and coordination
- **Deliverables:**
  - Plan check and pricing drawing set

**Milestone 7.4 - 100% CD (Issue for Construction) (wk 36, 3/14/25)**

- Address plan check comments
- Further develop coordinated set with consultants
- Refine pricing exercises, incorporate value engineering strategies
- Weekly client and consultant meeting
- Project administration and coordination
- **Deliverables:**
  - PS&E Final Package

**PLAN CHECK - ESTIMATED 8 WEEKS**

1/13/2025-3/7/2025

**BIDDING - ESTIMATED 8 WEEKS**

3/17/2025 – 5/9/2025

**BID AWARD + MOBILIZATION**

5/12/2025 – 5/30/2025

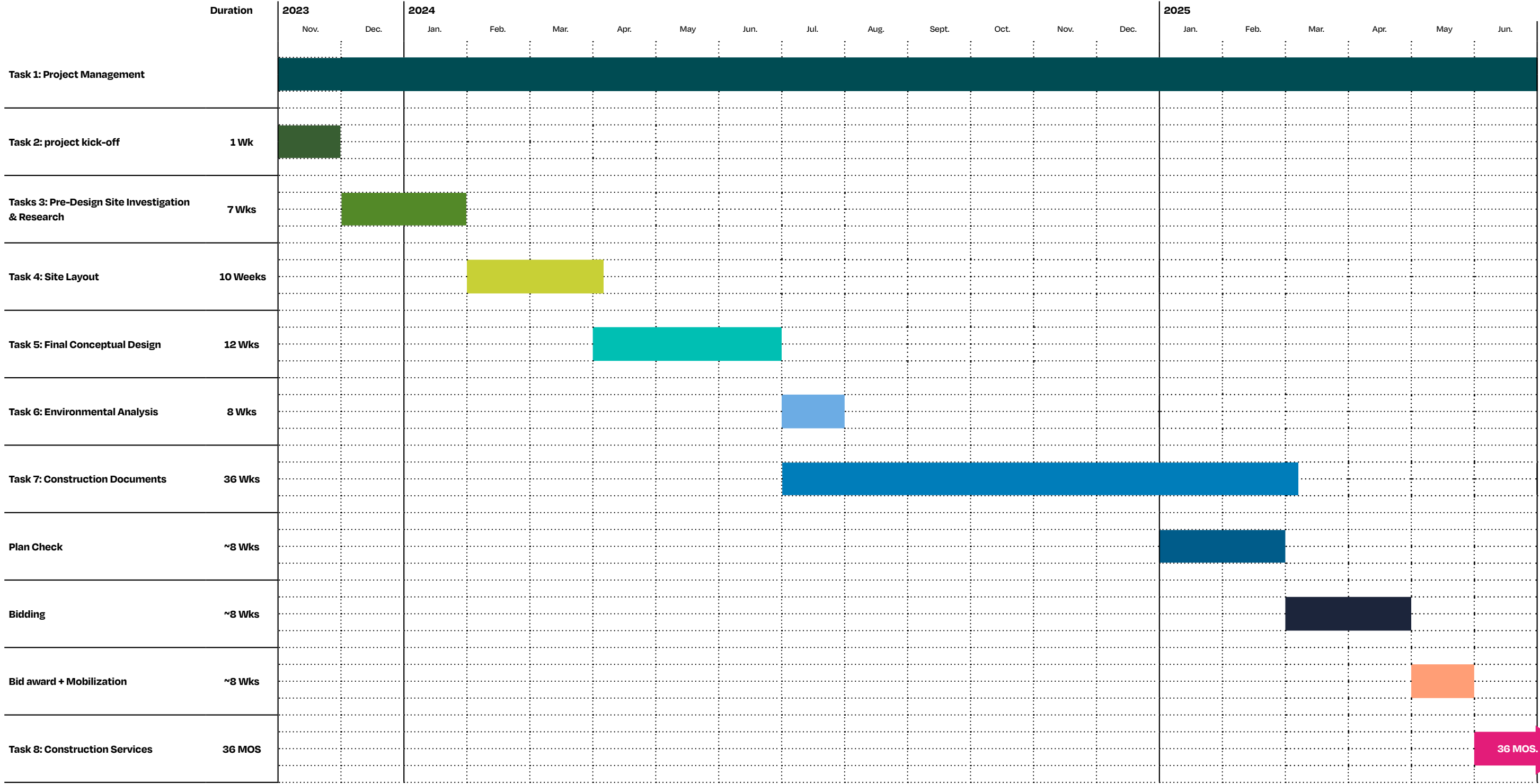
**TASK 8: CONSTRUCTION SERVICES – ESTIMATED 36 MONTHS**

6/2/2025 – 6/2/2028, Estimated

- Respond to RFIs as needed
- Review submittals (up to 2 revisions each) as needed
- Review contractor's change order requests

- Periodic site observation
- Assist in resolving construction issues
- Attend weekly OAC meeting
- Review completion of punch list
- Project administration and coordination

# Project Schedule





Section Five

# Exceptions/ Deviations

Left South Park Commons, Los Angeles, CA

## Exceptions/ Deviations

RIOS has reviewed the terms and conditions of the City of Corona's Form of Agreement of the RFP and has accepted the terms therein with the exception of the following requested revisions to the Agreement:

**3.2.10.4. Insurance Endorsements. / 3.2.10.5. Other Provisions; Endorsements Preferred.** RIOS is requesting that "agents" and "volunteers" be struck as additional insureds under required endorsements. Our insurer asks that owners and clients should be able to identify by name any entity that is within the contractual chain and to whom the clients deem it necessary for the policyholder to indemnify and provide additional insured status. Therefore, we recommend that the parties to a contract, indemnity, and those requesting additional insured status should be specific. As such, "agents" and "volunteers" are not readily discernable parties and therefore are not insurable.





Section Six

# Time Extensions

## Time Extensions

The proposed project team understands that there will be no time extensions for routine delays in Project development design, plan check, or permit processing. These are anticipated in our fee.







Section Seven

# Alternative Work Schedule

Left Skyline Park, Denver, CO



## Alternative Work Schedule

The proposed project team has discussed the Project Schedule and can confirm that we are able to meet or exceed the milestones given. We do not propose an alternative work schedule.



Section Eight

# Labor Hour Estimate, and Fee Proposal

Left Lulu's Place, Los Angeles, CA

# Labor Hour Estimate, and Fee Proposal

			Fee																		TOTAL		
			TASK 1		TASK 2		TASK 3		TASK 4		TASK 5		TASK 6		TASK 7		TASK 8		TASK 9				
			PROJECT MANAGEMENT		PROJECT KICK-OFF MEETING		PRE-DESIGN SITE INVESTIGATION & RESEARCH		SITE LAYOUT		FINAL CONCEPTUAL DESIGN		ENVIRONMENTAL ANALYSIS		CONSTRUCTION DOCUMENTS		CONSTRUCTION SERVICES		NEPA STUDIES AND CLEARANCE				
Discipline	Title	Hourly Fee	Labor Hours	Phase Fee	Labor Hours	Phase Fee	Labor Hours	Phase Fee	Labor Hours	Phase Fee	Labor Hours	Phase Fee	Labor Hours	Phase Fee	Labor Hours	Phase Fee	Labor Hours	Phase Fee	Labor Hours	Phase Fee	Total Hours	Total Fee	
RIOS Architecture	Creative Director/Partner	\$ 395		\$0	2	\$790	4	\$1,580	8	\$3,160	48	\$18,960	8	\$3,160	160	\$63,200	24	\$9,480	4	\$1,580	258	\$101,910	
	Studio Director	\$ 275		\$0	2	\$550	8	\$2,200	16	\$4,400	96	\$26,400	8	\$2,200	180	\$49,500	24	\$6,600	4	\$1,100	338	\$92,950	
	Technical Director	\$ 275		\$0		\$0		\$0		\$0	72	\$19,800		\$0	600	\$165,000	96	\$26,400		\$0	768	\$211,200	
	Design Director	\$ 250		\$0		\$0	8	\$2,000	16	\$4,000	240	\$60,000		\$0	200	\$50,000	0	\$0		\$0	464	\$116,000	
	Senior Project Designer	\$ 225	320	\$72,000	4	\$900	20	\$4,500	40	\$9,000	240	\$54,000	40	\$9,000	780	\$175,500	1920	\$432,000	48	\$10,800	3412	\$767,700	
	Project Designer	\$ 195		\$0		\$0	40	\$7,800	80	\$15,600	480	\$93,600	60	\$11,700	1440	\$280,800	960	\$187,200	60	\$11,700	3120	\$608,400	
	Designer II	\$ 165		\$0		\$0	24	\$3,960	48	\$7,920	480	\$79,200		\$0	1440	\$237,600	0	\$0		\$0	1992	\$328,680	
	Designer I	\$ 140		\$0		\$0		\$0		\$0	240	\$33,600		\$0	1280	\$179,200	0	\$0		\$0	1520	\$212,800	
				\$72,000		\$2,240		\$22,040		\$44,080		\$385,560		\$26,060		\$1,200,800		\$661,680		\$25,180		\$2,439,640	
RIOS Landscape Architecture	Creative Director/Partner	\$ 395		\$0	0	\$0	0	\$0	10	\$3,950	6	\$2,370	0	\$0	32	\$12,640	0	\$0	0	\$0	48	\$18,960	
	Studio Director	\$ 275		\$0	4	\$1,100	12	\$3,300	20	\$5,500	24	\$6,600	0	\$0	32	\$8,800	50	\$13,750	0	\$0	142	\$39,050	
	Technical Director	\$ 275		\$0		\$0	12	\$3,300	20	\$5,500	0	\$0	0	\$0	64	\$17,600	200	\$55,000	0	\$0	296	\$81,400	
	Design Director	\$ 250		\$0	4	\$1,000	12	\$3,000	40	\$10,000	24	\$6,000	0	\$0	32	\$8,000	0	\$0	0	\$0	112	\$28,000	
	Senior Project Designer	\$ 225	600	\$135,000	8	\$1,800	72	\$16,200	80	\$18,000	48	\$10,800	100	\$22,500	384	\$86,400	800	\$180,000	100	\$22,500	2192	\$493,200	
	Project Designer	\$ 195		\$0	8	\$1,560	48	\$9,360	200	\$39,000	96	\$18,720	0	\$0	512	\$99,840	800	\$156,000	0	\$0	1664	\$324,480	
	Designer I	\$ 140		\$0	8	\$1,120	96	\$13,440	480	\$67,200	576	\$80,640	0	\$0	1536	\$215,040	400	\$56,000	0	\$0	3096	\$433,440	
					\$135,000		\$6,580		\$48,600		\$149,150		\$125,130		\$22,500		\$448,320		\$460,750		\$22,500		\$1,418,530
RIOS Interior Architecture	Creative Director/Partner	\$ 395		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0	
	Studio Director	\$ 275		\$0		\$0		\$0		\$0		\$0		\$0	36	\$9,900	24	\$6,600		\$0	60	\$16,500	
	Technical Director	\$ 275		\$0		\$0		\$0		\$0		\$0		\$0	36	\$9,900		\$0		\$0	36	\$9,900	
	Design Director	\$ 250		\$0		\$0		\$0		\$0		\$0		\$0	40	\$10,000		\$0		\$0	40	\$10,000	
	Senior Project Designer	\$ 225	48	\$10,800	2	\$450		\$0		\$0	60	\$13,500		\$0	400	\$90,000	120	\$27,000		\$0	630	\$141,750	
	Project Designer	\$ 195		\$0		\$0		\$0		\$0	80	\$15,600		\$0	480	\$93,600	240	\$46,800		\$0	800	\$156,000	
	Designer I	\$ 140		\$0		\$0		\$0		\$0	80	\$11,200		\$0	480	\$67,200		\$0		\$0	560	\$78,400	
					\$10,800		\$450		\$0		\$0	\$40,300		\$0		\$280,600		\$80,400		\$0		560	\$412,550
RIOS Environmental Graphics Design	Creative Director	\$395		\$0		\$0	6	\$2,370	8	\$3,160	4	\$1,580		\$0	24	\$9,480		\$0		\$0	42	\$16,590	
	Managing/Studio Director	\$275		\$0	4	\$1,100	48	\$13,200	16	\$4,400	32	\$8,800		\$0	24	\$6,600	50	\$13,750		\$0	174	\$47,850	
	Technical Director	\$275		\$0		\$0		\$0	16	\$4,400		\$0		\$0	48	\$13,200		\$0		\$0	64	\$17,600	
	Design Director	\$250		\$0	4	\$1,000		\$0		\$0	16	\$4,000		\$0	24	\$6,000		\$0		\$0	44	\$11,000	
	Senior Project Dir/Designer	\$225		\$0	8	\$1,800	144	\$32,400	64	\$14,400	80	\$18,000		\$0	144	\$32,400	100	\$22,500		\$0	540	\$121,500	
	Project Director/Designer	\$195		\$0	8	\$1,560	144	\$28,080	80	\$15,600	128	\$24,960		\$0	240	\$46,800	100	\$19,500		\$0	700	\$136,500	
	Designer	\$140		\$0	8	\$1,120		\$0	128	\$17,920	192	\$26,880		\$0	384	\$53,760	150	\$21,000		\$0	862	\$120,680	
					\$0		\$6,580		\$76,050		\$59,880		\$84,220		\$0		\$168,240		\$76,750		\$0		\$471,720
A.A. Webb Civil & Traffic	2-person Survey	\$326		\$0		\$0	40	\$13,040		\$0		\$0		\$0		\$0		\$0		\$0	40	\$13,040	
	Principal II	\$312	52	\$16,224	2	\$624	28	\$8,736		\$0		\$0		\$0	4	\$1,248	315	\$98,280		\$0	401	\$125,112	
	Principal I	\$298		\$0		\$0	42	\$12,516		\$0		\$0		\$0	42	\$12,516		\$0		\$0	84	\$25,032	
	Senior III	\$280	104	\$29,120	2	\$560	12	\$3,360		\$0		\$0		\$0	45	\$12,600	315	\$88,200		\$0	478	\$133,840	
	Senior II	\$267		\$0		\$0	23	\$6,141		\$0		\$0		\$0		\$0		\$0		\$0	23	\$6,141	
	Senior I	\$258		\$0		\$0	8	\$2,064		\$0		\$0		\$0		\$0		\$0		\$0	8	\$2,064	
	Associate II	\$229		\$0		\$0	260	\$59,540		\$0		\$0		\$0	80	\$18,320		\$0		\$0	340	\$77,860	
	Associate I	\$217		\$0		\$0	3	\$651		\$0		\$0		\$0		\$0		\$0		\$0	3	\$651	
	Assistant V	\$196		\$0	2	\$392	4	\$784		\$0		\$0		\$0	360	\$70,560	168	\$32,928		\$0	534	\$104,664	
	Assistant III	\$163		\$0		\$0	32	\$5,216		\$0		\$0		\$0	4	\$652		\$0		\$0	36	\$5,868	
	Inspector II	\$153		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0	
	Geocon Geotech	N/A		\$0		\$0		\$20,240		\$0		\$0		\$0		\$0		\$0		\$0			\$20,240
	Subsurface Locating			\$0		\$0		\$19,527		\$0		\$0		\$0		\$0		\$0		\$0			\$19,527
	Subconsultant: Aerial Topo & traffic counts	N/A		\$0		\$0		\$14,835		\$0		\$0		\$0		\$0		\$0		\$0			\$14,835
					\$45,344		\$1,576		\$166,650		\$0		\$0		\$0		\$115,896		\$219,408		\$0		\$548,874

A.A. Webb Civil & Traffic	2-person Survey	\$326		\$0		\$0	40	\$13,040		\$0		\$0		\$0		\$0	40	\$13,040			
	Principal II	\$312	52	\$16,224	2	\$624	28	\$8,736		\$0		\$0	4	\$1,248	315	\$98,280		\$0	401	\$125,112	
	Principal I	\$298		\$0		\$0	42	\$12,516		\$0		\$0	42	\$12,516		\$0		\$0	84	\$25,032	
	Senior III	\$280	104	\$29,120	2	\$560	12	\$3,360		\$0		\$0	45	\$12,600	315	\$88,200		\$0	478	\$133,840	
	Senior II	\$267		\$0		\$0	23	\$6,141		\$0		\$0		\$0		\$0		\$0	23	\$6,141	
	Senior I	\$258		\$0		\$0	8	\$2,064		\$0		\$0		\$0		\$0		\$0	8	\$2,064	
	Associate II	\$229		\$0		\$0	260	\$59,540		\$0		\$0	80	\$18,320		\$0		\$0	340	\$77,860	
	Associate I	\$217		\$0		\$0	3	\$651		\$0		\$0		\$0		\$0		\$0	3	\$651	
	Assistant V	\$196		\$0	2	\$392	4	\$784		\$0		\$0	360	\$70,560	168	\$32,928		\$0	534	\$104,664	
	Assistant III	\$163		\$0		\$0	32	\$5,216		\$0		\$0	4	\$652		\$0		\$0	36	\$5,868	
	Inspector II	\$153		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0	
	Geocon Geotech	N/A		\$0		\$0		\$20,240		\$0		\$0		\$0		\$0		\$0			\$20,240
	Subsurface Locating			\$0		\$0		\$19,527		\$0		\$0		\$0		\$0		\$0			\$19,527
Subconsultant: Aerial Topo & traffic counts	N/A		\$0		\$0		\$14,835		\$0		\$0		\$0		\$0		\$0			\$14,835	
				\$45,344		\$1,576		\$166,650		\$0		\$0		\$115,896		\$219,408		\$0		\$548,874	

Placeworks CEQA & NEPA	Principal in Charge	\$260	20	\$5,200	8	\$2,080	10	\$2,600		\$0		\$0	77	\$20,020		\$0		\$0	115	\$29,900
	Project Manager	\$140	40	\$5,600	8	\$1,120	74	\$10,360		\$0		\$0	218	\$30,520		\$0		\$0	340	\$47,600
	Environmental Planner	\$130		\$0	8	\$1,040	40	\$5,200		\$0		\$0	362	\$47,060		\$0		\$0	410	\$53,300
	Graphics	\$110		\$0		\$0	4	\$440		\$0		\$0	32	\$3,520		\$0		\$0	36	\$3,960
	Tech Editing	\$135		\$0		\$0		\$0		\$0		\$0	28	\$3,780		\$0		\$0	28	\$3,780
	Clerical	\$125		\$0		\$0		\$0		\$0		\$0	28	\$3,500		\$0		\$0	28	\$3,500
	Subconsultant Ecorp	N/A		\$0		\$0		\$40,711		\$0		\$0		\$0		\$0		\$0	0	\$40,711
				\$10,800		\$4,240		\$59,311		\$0		\$0	\$108,400		\$0		\$0		\$0	\$182,751*

\*Note: depending on whether SEIR is triggered, range will be between \$114k and \$183k. Higher amount shown.

ME Engineers MEP, Lighting, & Telecom	Senior Principal	\$325		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	Principal (Principal in Charge)	\$300		\$0		\$0		\$0	8	\$2,400		\$0	50	\$15,000	20	\$6,000		\$0	78	\$23,400
	Associate Principal	\$280		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	Sr. Associate	\$260		\$0		\$0		\$0	40	\$10,400		\$0	350	\$91,000	70	\$18,200		\$0	460	\$119,600
	Associate	\$245		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	Senior Project Manager	\$235		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	Project Manager	\$200		\$0		\$0		\$0		\$0		\$0	100	\$20,000	70	\$14,000		\$0	170	\$34,000
	Senior Engineer	\$180		\$0		\$0		\$0		\$0		\$0	200	\$36,000	140	\$25,200		\$0	340	\$61,200
	Project Engineer	\$175		\$0		\$0		\$0		\$0		\$0	650	\$113,750		\$0		\$0	650	\$113,750
	Engineer	\$160		\$0		\$0		\$0		\$0		\$0	200	\$32,000		\$0		\$0	200	\$32,000
	Designer	\$150		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	Sr. BIM Coordinator	\$140		\$0		\$0		\$0		\$0		\$0	210	\$29,400	60	\$8,400		\$0	270	\$37,800
	BIM Coordinator	\$135		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	CAD Technician	\$125		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
Administrative Staff	\$120		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0	
				\$0		\$0		\$0		\$12,800		\$0		\$337,150		\$71,800		\$0		\$421,750

Walter P Moore Structural Engineering	Principal	\$350		\$0	4	\$1,400		\$0		\$0		\$0	24	\$8,400		\$0		\$0	28	\$9,800
	Project Manager	\$240	104	\$24,960	4	\$960	8	\$1,920		\$0		\$0	96	\$23,040	72	\$17,280		\$0	284	\$68,160
	Engineer	\$195		\$0		\$0		\$0		\$0		\$0	240	\$46,800		\$0		\$0	240	\$46,800
	Graduate Engineer	\$170		\$0		\$0		\$0		\$0		\$0	384	\$65,280	216	\$36,720		\$0	600	\$102,000
	Senior Technical Designer	\$230		\$0		\$0		\$0		\$0		\$0	48	\$11,040		\$0		\$0	48	\$11,040
	Senior Technical Moder	\$175		\$0		\$0		\$0		\$0		\$0	240	\$42,000		\$0		\$0	240	\$42,000
				\$24,960		\$2,360		\$1,920		\$0		\$0		\$196,560		\$54,000		\$0		\$279,800

Walter P Moore Waterproofing	Principal	\$395		\$0	2	\$790		\$0		\$0		\$0	20	\$7,900	15	\$5,925		\$0	37	\$14,615
	Senior Project Manager	\$325	56	\$18,200	2	\$650		\$0		\$0		\$0		\$0	60	\$19,500		\$0	118	\$38,350
	Senior Enclosure Consultant	\$325		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	Enclosure Consultant	\$220		\$0		\$0		\$0		\$0		\$0	80	\$17,600		\$0		\$0	80	\$17,600
	Graduate Enclosure Consultant	\$185		\$0		\$0		\$0		\$0		\$0	70	\$12,950	210	\$38,850		\$0	280	\$51,800
	QA/QC	\$395		\$0		\$0		\$0		\$0		\$0	14	\$5,530		\$0		\$0	14	\$5,530
				\$18,200		\$1,440		\$0		\$0		\$0		\$43,980		\$64,275		\$0		\$127,895

Walter P Moore Structural Engineering	Principal	\$350		\$0	4	\$1,400		\$0		\$0		\$0	24	\$8,400		\$0		\$0	28	\$9,800
	Project Manager	\$240	104	\$24,960	4	\$960	8	\$1,920		\$0		\$0	96	\$23,040	72	\$17,280		\$0	284	\$68,160
	Engineer	\$195		\$0		\$0		\$0		\$0		\$0	240	\$46,800		\$0		\$0	240	\$46,800
	Graduate Engineer	\$170		\$0		\$0		\$0		\$0		\$0	384	\$65,280	216	\$36,720		\$0	600	\$102,000
	Senior Technical Designer	\$230		\$0		\$0		\$0		\$0		\$0	48	\$11,040		\$0		\$0	48	\$11,040
	Senior Technical Moder	\$175		\$0		\$0		\$0		\$0		\$0	240	\$42,000		\$0		\$0	240	\$42,000
				\$24,960		\$2,360		\$1,920		\$0		\$0		\$196,560		\$54,000		\$0		\$279,800

Walter P Moore Waterproofing	Principal	\$395		\$0	2	\$790		\$0		\$0		\$0	20	\$7,900	15	\$5,925		\$0	37	\$14,615
	Senior Project Manager	\$325	56	\$18,200	2	\$650		\$0		\$0		\$0		\$0	60	\$19,500		\$0	118	\$38,350
	Senior Enclosure Consultant	\$325		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	Enclosure Consultant	\$220		\$0		\$0		\$0		\$0		\$0	80	\$17,600		\$0		\$0	80	\$17,600
	Graduate Enclosure Consultant	\$185		\$0		\$0		\$0		\$0		\$0	70	\$12,950	210	\$38,850		\$0	280	\$51,800
	QA/QC	\$395		\$0		\$0		\$0		\$0		\$0	14	\$5,530		\$0		\$0	14	\$5,530
				\$18,200		\$1,440		\$0		\$0		\$0		\$43,980		\$64,275		\$0		\$127,895

Aquatic Design Group Aquatics	Aquatics PIC	\$235	108	\$25,380	4	\$940		\$0	8	\$1,880	4	\$940		\$0	344	\$80,840	10	\$2,350		\$0	478	\$112,330
	Aquatics Project Principal	\$235	24	\$5,640		\$0		\$0	1	\$235	1	\$235		\$0	56	\$13,160		\$0		\$0	82	\$19,270
	Aquatics Principal Architect	\$235	72	\$16,920		\$0		\$0	1	\$235	1	\$235		\$0	96	\$22,560		\$0		\$0	170	\$39,950
	Aquatics Project Arch /Eng	\$215	24	\$5,160		\$0		\$0	2	\$430	1	\$215		\$0	164	\$35,260		\$0		\$0	191	\$41,065
	Aquatics PM (construction obse	\$195	24	\$4,680		\$0		\$0		\$0		\$0		\$0	2	\$390	70	\$13,650		\$0	96	\$18,720
	Aquatics Designer(s)	\$155	108	\$16,740		\$0		\$0	8	\$1,240	6	\$930		\$0	720	\$111,600	10	\$1,550		\$0	852	\$132,060
	Aquatics Admin	\$100	23	\$2,300		\$0		\$0		\$0		\$0		\$0	16	\$1,600	1	\$100		\$0	40	\$4,000
					\$76,820		\$940		\$0		\$4,020		\$2,555		\$0		\$265,410		\$17,650		\$0	

HRG Historic	Managing Principal/Principal Ar	\$225	16	\$3,600	4	\$900	16	\$3,600	24	\$5,400	24	\$5,400	80	\$18,000	12	\$2,700	12	\$2,700	96	\$21,600	284	\$63,900
	Senior Staff	\$150		\$0	4	\$600	16	\$2,400	8	\$1,200	8	\$1,200	80	\$12,000		\$0		\$0	96	\$14,400	212	\$31,800
	Staff Photographer	\$100		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	Staff Architectural Historian/Pre	\$100		\$0		\$0	32	\$3,200		\$0		\$0		\$0		\$0		\$0		\$0	32	\$3,200
	Associate Staff	\$75		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
	Clerical	\$60		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0
				\$3,600		\$1,500		\$9,200		\$6,600		\$6,600		\$30,000		\$2,700		\$2,700		\$36,000		\$98,900

Sweeney Irrigation	Principal	\$200		\$0		\$0		\$0		\$0		\$0	16	\$3,200	8	\$1,600		\$0		\$0	24	\$4,800
	Irrigation Designer	\$155		\$0		\$0		\$0		\$0		\$0	134	\$20,700		\$0		\$0		\$0	134	\$20,700
	Field Services	\$200		\$0		\$0	7.5	\$1,500		\$0		\$0		\$0	64	\$12,900		\$0		\$0	72	\$14,400
				\$0		\$0		\$1,500		\$0		\$0		\$23,900		\$14,500		\$0		\$0		\$39,900

Spohn Ranch Skate Park and Playground	Principal	\$ 200		\$0		\$0		\$0		\$0	10	\$2,000		\$0	6	\$1,200		\$0		\$0	16	\$3,200
	Project Manager	\$ 150		\$0		\$0		\$0		\$0	40	\$6,000		\$0	40	\$6,000		\$0		\$0	80	\$12,000
	Designer	\$ 150		\$0		\$0		\$0		\$0	100	\$15,000		\$0	20	\$3,000		\$0		\$0	120	\$18,000
	Drafter	\$ 100		\$0		\$0		\$0		\$0	60	\$6,000		\$0	100	\$10,000		\$0		\$0	160	\$16,000
	Structural Engineer	\$ 250		\$0		\$0		\$0		\$0		\$0		\$0	10	\$2,500		\$0		\$0	10	\$2,500
	Rendering Artist	\$ 75		\$0		\$0		\$0		\$0	60	\$4,500		\$0		\$0		\$0		\$0	60	\$4,500
	Estimator	\$ 75		\$0		\$0		\$0		\$0	20	\$1,500		\$0		\$0		\$0		\$0	20	\$1,500
				\$0		\$0		\$0		\$0		\$35,000		\$0		\$22,700		\$0		\$0		\$57,700

Jensen Hughes FLS & ADA				\$0		\$0		\$0		\$0		\$22,450		\$0		\$86,050		\$8,950		\$0		\$117,450
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Cumming Group Cost Estimating	Managing Director	\$235		\$0		\$0		\$0	5	\$1,175		\$0	40	\$9,400		\$0		\$0		\$0	45	\$10,575
	Associate Director	\$210		\$0		\$0		\$0	45	\$9,450		\$0	150	\$31,500		\$0		\$0		\$0	195	\$40,950
	Senior Cost Manager	\$195		\$0		\$0		\$0	45	\$8,775		\$0	660	\$128,700		\$0		\$0		\$0	705	\$137,475
					\$0		\$0		\$0		\$0		\$19,400		\$0		\$169,600		\$0		\$0	\$189,000

Discipline	Fee									TOTAL
	TASK 1	TASK 2	TASK 3	TASK 4	TASK 5	TASK 6	TASK 7	TASK 8	TASK 9	
	PROJECT MANAGEMENT	PROJECT KICK-OFF MEETING	PRE-DESIGN SITE INVESTIGATION & RESEARCH	SITE LAYOUT	FINAL CONCEPTUAL DESIGN	ENVIRONMENTAL ANALYSIS	CONSTRUCTION DOCUMENTS	CONSTRUCTION SERVICES	NEPA STUDIES AND CLEARANCE	
Architecture	\$72,000	\$2,240	\$22,040	\$44,080	\$385,560	\$26,060	\$1,200,800	\$661,680	\$25,180	\$2,439,640
Landscape	\$135,000	\$6,580	\$48,600	\$149,150	\$125,130	\$22,500	\$448,320	\$460,750	\$22,500	\$1,418,530
Interior	\$10,800	\$450	\$0	\$0	\$40,300	\$0	\$280,600	\$80,400	\$0	\$412,550
EGD	\$0	\$6,580	\$76,050	\$59,880	\$84,220	\$0	\$168,240	\$76,750	\$0	\$471,720
Civil & Traffic	\$45,344	\$1,576	\$166,650	\$0	\$0	\$0	\$115,896	\$219,408	\$0	\$548,874
CEQA & NEPA	\$10,800	\$4,240	\$59,311	\$0	\$0	\$108,400	\$0	\$0	\$0	\$182,751
MEP, Telecom, Lighting	\$0	\$0	\$0	\$0	\$12,800	\$0	\$337,150	\$71,800	\$0	\$421,750
Structural & Waterproofing	\$24,960	\$2,360	\$1,920	\$0	\$0	\$0	\$196,560	\$54,000	\$0	\$279,800
Waterproofing	\$18,200	\$1,440	\$0	\$0	\$0	\$0	\$43,980	\$64,275	\$0	\$127,895
Aquatic	\$76,820	\$940	\$0	\$4,020	\$2,555	\$0	\$265,410	\$17,650	\$0	\$367,395
Historical	\$3,600	\$1,500	\$9,200	\$6,600	\$6,600	\$30,000	\$2,700	\$2,700	\$36,000	\$98,900
Irrigation	\$0	\$0	\$1,500	\$0	\$0	\$0	\$23,900	\$14,500	\$0	\$39,900
Skate Park+Play Ground	\$0	\$0	\$0	\$35,000	\$0	\$0	\$22,700	\$0	\$0	\$57,700
Fire & Accessibility	\$0	\$0	\$0	\$22,450	\$0	\$0	\$95,000	\$0	\$0	\$117,450
Cost estimating	\$0	\$0	\$0	\$0	\$19,400	\$0	\$169,600	\$0	\$0	\$189,000
	<b>\$397,524</b>	<b>\$27,906</b>	<b>\$385,271</b>	<b>\$321,180</b>	<b>\$676,565</b>	<b>\$186,960</b>	<b>\$3,370,856</b>	<b>\$1,723,913</b>	<b>\$83,680</b>	<b>\$7,173,855</b>
								2.5% reimbursibles		\$179,346.38
								10% Consultant Contract Admin.		\$243,141.50
								<b>Total FEE</b>		<b>\$7,596,343</b>

## RIOS Hourly Rates

Additional services when requested by Owner are typically invoiced monthly at our current hourly rates, unless otherwise negotiated. Professional fees for hourly services will be billed at current hourly rates. Hourly rates are subject to change and client will be notified 30 days in advance of any change.

Staff Role	Hourly Rate
Creative Director	\$ 395
Studio Director	\$ 275
Technical Director	\$ 275
Design Director	\$ 250
Senior Project Director / Senior Project Designer	\$ 225
Project Director / Project Designer	\$ 195
Designer II	\$ 165
Designer I	\$ 145
Intern	\$ 110

## WEBB Hourly Rates

Staff Role	Hourly Rate
2-person Survey	\$ 326
Principal II	\$ 312
Principal I	\$ 298
Senior III	\$ 280
Senior II	\$ 267
Senior I	\$ 258
Associate II	\$ 229
Associate I	\$ 217
Assistant V	\$ 196
Assistant III	\$ 163
Inspector II	\$ 153

## Placeworks Hourly Rates

### PlaceWorks – 2023 Standard Fee Schedule

Staff Level	Hourly Bill Rate
Principal	\$210–\$335
Associate Principal	\$195–\$275
Senior Associate II	\$170–\$260
Senior Associate I	\$160–\$215
Associate II	\$135–\$190
Associate I	\$125–\$175
Project Planner/Designer/Scientist	\$105–\$165
Planner/Designer/Scientist	\$90–\$145
Graphics Specialist	\$90–\$155
Administrator	\$145–\$200
Clerical/Word Processing/Technical Editor	\$45–\$150
Intern	\$80–\$115

Subconsultants are billed at cost plus 10%. Mileage reimbursement rate is the standard IRS-approved rate. Possible yearly increase of 5% on bill rates.

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## ME Engineers Hourly Rates

Staff Role	Hourly Rate
Senior Principal	\$ 325
Principal	\$ 300
Associate Principal	\$ 280
Sr. Associate	\$ 260
Associate	\$ 245
Senior Project Manager	\$ 235
Project Manager	\$ 200
Project Engineer	\$ 175
Engineer	\$ 160
Designer	\$ 150
Sr. BIM Coordinator	\$ 140
BIM Coordinator	\$ 135
CAD Technician	\$ 125
Administrative Staff	\$ 120

An additional 10% cost will be charged on all reimbursable expenses such as travel, rental car, hotel, postage, overnights, long-distance telephone, printing, etc.



## Walter P. Moore Hourly Rates

Staff Role	Hourly Rate
Senior Principal / Managing Principal	\$ 385
Principal	\$ 350
Project Manager (Structural)	\$ 240
Senior Engineer (Structural)	\$ 220
Graduate Engineer (Structural)	\$ 170
Technical Designer (Structural)	\$ 190
Project Manager (Waterproofing)	\$ 265
Senior Engineer / Enclosure Consultant (Waterproofing)	\$ 220
Graduate Engineer / Enclosure Consultant (Waterproofing)	\$ 185
CAD Technician (Waterproofing)	\$ 120

These billing rates are effective through December 31, 2023. Rates are adjusted annually.

## Aquatic Design Group Hourly Rates

Staff Role	Hourly Rate
Principal in Charge	\$ 235
Project Principal	\$ 235
Principal Architect	\$ 235
Project Architect / Engineer	\$ 215
Project Manager	\$ 195
Designer	\$ 155
Administrative	\$ 100

Additional services when requested by Owner are typically invoiced monthly at our current hourly rates, unless otherwise negotiated. Professional fees for hourly services will be billed at current hourly rates.

## HRG Hourly Rates

Staff Role	Hourly Rate
Managing Principal/Principal Architect	\$ 225
Principal Architect Emeritus	\$ 250
Principal	\$ 200
Senior Architectural Historian/Preservation Planner/Architect	\$ 150
Staff Photographer	\$ 100
Staff Architectural Historian/Preservation Planner/Architect	\$ 100
Associate Staff	\$ 75
Clerical	\$ 60

Consultant will neither incur nor bill services in excess of the proposed amount without the prior approval of Client. Reimbursable expenses, such as mileage, parking, overnight delivery, reproduction/photographic supplies and processing, etc., shall be billed in addition to services, at cost, up to the proposed amount.

## Sweeney & Associates Hourly Rates

Staff Role	Hourly Rate
Principal	\$ 200
Irrigation Designer	\$ 155
Field Services	\$ 200

## Spohn Ranch Inc. Hourly Rates

Staff Role	Hourly Rate
Principal	\$ 200
Project	\$ 350
Project Manager (Structural)	\$ 240
Senior Engineer (Structural)	\$ 220
Graduate Engineer (Structural)	\$ 170
Technical Designer (Structural)	\$ 190
Project Manager (Waterproofing)	\$ 265
Senior Engineer / Enclosure Consultant (Waterproofing)	\$ 220
Graduate Engineer / Enclosure Consultant (Waterproofing)	\$ 185
CAD Technician (Waterproofing)	\$ 120

These billing rates are effective through December 31, 2023. Rates are adjusted annually.

## Cumming Hourly Rates

Staff Role	Hourly Rate
Managing Director/Director/Regional Director	\$ 300
Associate Director	\$ 225
Senior Cost Manager/Senior MEP Cost Manager	\$ 200
Cost Manager	\$ 185
Assistant Cost Manager/Intern/Estimating Technician	\$ 125

## Jensen Hughes Standard Rates

Labor Category	2023 Rates (USD)
Senior Consultant	\$285-\$340
Consultant	\$215-\$265
Associate	\$150-\$195
Technician/Intern	\$110
Admin	\$110-\$125



Section Nine

# Appendices



## Green Valley Park

### Location

Perris, CA

### Size

30 Acres

### Services Provided

Land Development Engineering  
Landscape Architecture  
Water Resources

Green Valley Park will be the largest park to date in the City of Perris. At 30 acres, this park will serve the southern half of the City.

WEBB designed the grading, street, drainage, utility, and water quality components of the park.

WEBB is proposing some green infrastructure that will help with storm water management. The park's location to the San Jacinto River lends itself to local flooding during a large event. While it has been rough graded to maintain a 100-year flood event, the challenge was to design without the park looking like a detention basin. The perimeter of the field is designed to divert flow away from the play area, reducing the amount of sediment while increasing percolation.

Drawing from the local airport and San Jacinto River as inspiration gave way to flowing lines to start detailing the park elements. This inspiration is realized in the walkway layout, restroom/snack bar, maintenance building, shade structures, discovery playground, skate park, and ultimately, an overlook observation deck. Trail connections are also provided to connect the exercise circuit in the park to the regional systems along the drainage channels that eventually lead to the San Jacinto River.

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



## Menifee Town Center Park

### Location

Menifee, CA

### Size

11,200 sq. ft.

### Services Provided

Land Development Engineering  
Environmental Services

WEBB prepared improvement plans for the Menifee Town Center Park and adjacent PM 36299-1 Recreation Center in the City of Menifee

The park features a playground, amphitheater, picnic area, fountains, rose gardens, walking paths, restroom building, parking lot, and bio-retention basin. The recreation center features a pool, spa, bocce ball courts, recreation buildings, outdoor showers, dog parks, parking lot, and water quality basins.

Webb was able to create a design compliant with ADA requirements and the landscape architect's vision while challenged with grading and drainage constraints. Webb

designed the grading, street, drainage, utility, and water quality plans for the park and recreation center.



**PLACEWORKS** **Fiesta Island-Mission Bay Park EIR**

- Location**  
San Diego, CA

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- Size**  
+/- 470 acres

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- Services Provided**  
Amended Master Plan  
Program EIR

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- Key Features / Relevance**  
Multiple community interests  
Regional draw  
Largest Dog Park in the US

PlaceWorks prepared an update, amendment, and environmental impact report for the Fiesta Island Precise Plan, which is part of the Mission Bay Master Plan.

This man-made island in Mission Bay—home to the annual “Over the Line” sporting event that includes bicycle races, swimming, horseback riding, and camping—is envisioned as a regional park space with both active and passive facilities. The primary reason for amending the plan is to support an off-leash dog park that would be the largest in the nation.

The original planning for this project began in 2006 with another firm, but it was placed on hold until PlaceWorks was awarded the 2016 contract to restart it. Because of the controversy surrounding the initial planning of the park, the EIR evaluates two different designs at the same level throughout the document.

**PLACEWORKS** **Stewart Park Improvement Project**

- Location**  
Beaumont, CA

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- Size**  
13.8 acres

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- Services Provided**  
Landscape Architecture  
Online Survey  
CEQA Clearance 3

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- Key Features / Relevance**  
Renovation of Existing Park  
Exemption or Addendum CEQA

PlaceWorks is leading a multi-disciplinary team of engineers and product designers and is also providing CEQA services to ensure the project is ready for construction. The project is currently in progress with the development of construction documents, including plans, specifications, and estimates.

The park renovation includes closing two streets that run through the park and relocating utilities within the right-of-way. The design intends to integrate the streets into the park through regrading and reconfiguring of internal trails and entry points. Stewart Park is also utilized as a flood control basin. The site design reconfigures the basin geometry to better accommodate public use but is retaining the overall flood capacity. Major site features, including the splash pad, playground, and park buildings are located at the highest elevations of the park to avoid

potential for future flooding. The PlaceWorks team is leading coordination with outside agencies to ensure project compliance and permitting prior to the start of construction.

As the project is renovation of an existing park the CEQA compliance is expected to be either an exemption or at most an Addendum to the General Plan EIR. This was bid as a cost-savings approach for the City to allow the use of limited funds on park improvements when additional paperwork is unnecessary.



## LuLu's Place

### Location

Los Angeles, CA

### Size

80 acres

### Services Provided

Mechanical  
Electrical  
Plumbing  
Lighting Design

### Key Features / Relevance

Auditorium with stage  
Community center  
Multi-purpose fields  
Park Space  
Parking

A new \$100 million, 35-acre academic and athletic campus serving the LA community.

New 80-acre youth sports park featuring tennis courts, soccer and multi-purpose fields, and a state-of-the-art STEM-focused academic center. LuLu's place is a non-profit youth center where the students can access exceptional academic, athletic, and wellness programs at state-of-the-art facilities.

The programming includes a 24,000 SF welcome center, a 27,000 SF learning center, a 255-seat auditorium, tennis courts, athletic training rooms, and performance lab. The

programming also includes a multipurpose field along with additional community park space, trails, and parking.

The project is located just to the north of Los Angeles International Airport. ME Engineers' scope of work includes the MEP and lighting design.



## Apex Centre

### Location

McKinney, TX

### Size

80,000 sq. ft.

### Services Provided

Mechanical  
Electrical  
Plumbing  
Lighting Design

### Key Features / Relevance

Aquatic Center  
Outdoor pool  
Natatorium  
Playground  
Master Planning

New, \$32 million, indoor aquatic and recreation center featuring lap and leisure pools, a gymnasium, exercise rooms, jogging track, fitness space, and classroom space, as well as an outdoor leisure pool with waterslides, and a bathhouse .

Our services included evaluation of multiple studies, facility options and sites – and ultimately design. Situated on a deceptively sloping site at a major intersection, the split-level building will serve as the new anchor for 150+ acre Gabe Nesbitt Park.

It will house nearly 80,000 square feet of indoor aquatic recreation space, boasting indoor lap and leisure pools, a gymnasium, group exercise rooms, ample fitness space, jogging track, and a multi-purpose classroom. An outdoor leisure pool with waterslides, current channel, play structure, separate shaded tot pool and bathhouse round out the amenity set for this state-of-the-art facility.



## Bethel Park Restoration

**Location**  
Houston, TX

**Size**  
0.4 acres

**Services Provided**  
Emergency Stabilization  
Nondestructive Evaluation  
Structural Strengthening

**Key Features / Relevance**  
Historic Restoration

**Awards**  
2014 Preservation Houston Good Brick Award  
2014 Houston Business Journal Landmark Award  
2014 ICRI Outstanding Concrete Repair Projects  
2014 Award of Merit ENR Texas  
2015 NOSEA Excellence in Structural Engineering

This unique restoration effort preserves the history and architecture of Bethel Missionary Baptist Church and provides a new park in the city's fourth ward. Constructed by former slaves, the church was designed by James M. Thomas, a noted architect of African-American churches. Although a 2005 fire destroyed much of the church's interior, the 1923 and 1950 exterior masonry walls were salvaged by creative strengthening and restoration techniques.

Though faced with several challenges, the design team opted to preserve the walls in place and leave them exposed to maintain the church's historical integrity. The heavily damaged, unreinforced masonry walls posed an immediate public safety hazard that required an emergency response by the design team before any assessment or restoration work could proceed. Additionally, the design team had to devise a strengthening approach that would resist the

hurricane-force winds prevalent in the region while maintaining the original aesthetics of the church walls.

The combined strengthening techniques — some of which included new or repaired reinforced backup walls, strengthened coatings, and a galvanized steel frame that visually recalls the church's original gabled roof lines — resulted in exposed masonry walls where the strengthening contributes to the overall aesthetic.



## Rodney Cook Sr. Park at Historic Vine City

**Location**  
Atlanta, GA

**Size**  
16 acres

**Services Provided**  
Structural Engineering

**Key Features / Relevance**  
Splash Pad  
Multi-Purpose Courts  
Amphitheater  
Market Plaza

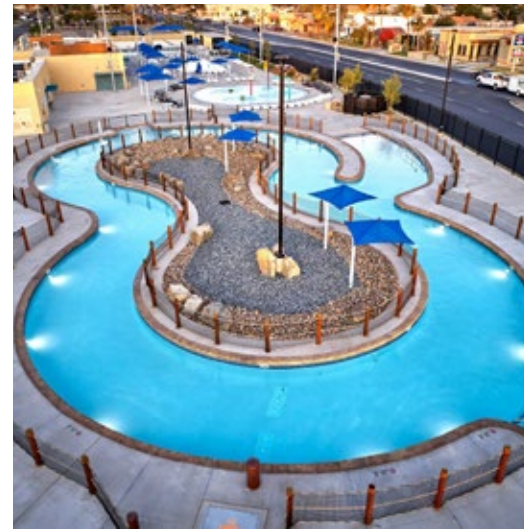
Originally built in the late 19th century and dubbed Mims Park, the area featured meadows, trees, walking paths, and fountains. It was also home to Atlanta's first integrated playground in an attempt to forge bonds for the city's future.

The original park was demolished in the 1950s to make way for an elementary school but was rebuilt in 2021. This project represents a collaborative effort between The Trust for Public Land, the City of Atlanta, The National Monument Foundation, and the community.

Since its heyday, Vine City—an area that served as a catalyst for the Civil Rights Movement in the 1960s—has suffered population loss, disinvestment, and crime.

Throughout the years, the dramatic increases in impervious surfaces have also contributed to flooded streets and homes.

Cook Park is designed to seamlessly integrate functional engineering features within a programmed park space. Park amenities provide visitors of all ages and abilities with ways to gather, connect, and enjoy nature. The park features a playground, splash pad, aeration fountain, and great lawn, along with a market plaza, multi-purpose courts, and an amphitheater stage.



## El Centro Aquatic Center

**Location**  
El Centro, CA

**Size**  
13,500 sq. ft. (aquatics)

**Services Provided**  
Planning  
Design  
Construction Observation

**Key Features / Relevance**  
Multiple bodies of water to accommodate a variety of programs and ages.  
Extensive community participation  
Tight site for facility that was master planned to have multiple phases built over time

### Award-Winning Project Serving the Community's Needs

The City of El Centro actively worked on securing the funding for a new aquatic center for 15 years. Planning and fundraising efforts prevailed and the 3.5 acre El Centro Aquatic Center opened in the Fall of 2019. Due to the culture of the El Centro community and its proximity to Mexico, a large and bilingual community outreach effort shaped the planning and execution of the new facility. The award-winning facility features a 25-yard competition pool, an interactive children's / recreational pool, an instructional / fitness pool, a lazy river, beautiful support buildings and space for a future water slide. The

competition pool features eight 25-yard lanes and pool depths that range from 3'-6" to 10'-3". The interactive children's / recreational pool is circular in shape and has 12 unique interactive water play features. The instructional / fitness pool features three 25-yard lanes, pool depths that range from 3'-0" to 4'-6" and stairs that run the entire length of the pool. With over 13,500 square feet of water of various depths and temperatures a wide array of aquatic programming is offered to meet the present and future needs of any El Centro and Imperial County regional resident.



## Jurupa Valley Aquatic Center "The Cove"

**Location**  
City, ST

**Size**  
11,200 sq. ft.

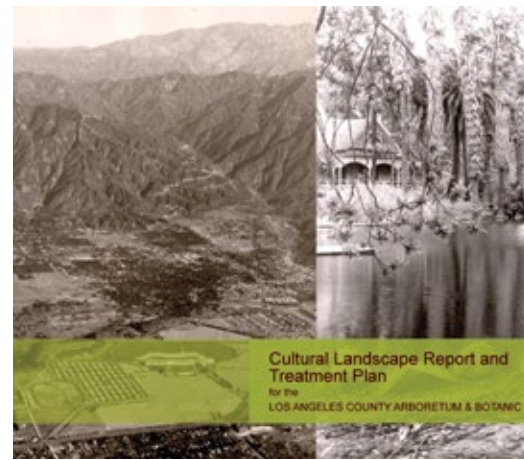
**Services Provided**  
Planning  
Design  
Construction Observation

### Themed Municipal Aquatic Center and Waterpark Offering Multiple Program Options and Fun Memories.

Aquatic Design Group provided programming, planning, construction documents and construction observation as required for the construction of: a 25 yard x 35 meter competition pool; a 10,672 SF lazy river; a 5,153 SF activity pool with zero depth entry and pirate themed climbable wet play structure; three waterslides with 1,088 SF waterslide receiving pool; a 1,088 SF lagoon pool; and a FlowRider<sup>®</sup> body boarding ride for the County of Riverside, California.







**HISTORIC RESOURCES GROUP**

**Location**  
Arcadia, CA

**Size**  
127 acres

**Services Provided**  
Cultural Landscape Report  
Treatment Plan  
Survey

## LA County Arboretum & Botanic Garden

Originally known as the Los Angeles State and County Arboretum (LACSA), the LA County Arboretum & Botanic Garden is a 127-acre public garden. Each year, 500,000 visitors enjoy the garden’s historic, natural, horticultural, and architectural resources, and many take advantage of the offerings of classes, workshops, and tours.

HRG produced an award-winning Cultural Landscape Report and Treatment Plan (CLRTP) to provide a user’s manual for an informed stewardship of this important, public cultural resource.

The three fundamental types of information in the report are: 1) a history focused on understanding the cultural development of the property; 2) an analysis of the site and application of standard criteria in order to identify those features that contribute to the significance of the property; and 3) an evaluation of the general condition of significant

features and recommendations for treatment. The document is as graphic as it is narrative, presenting a color-coded, keyed mapping of the entire site, with the treatment goal being rehabilitation.

All landscapes and the built environment were surveyed, analyzed, and recorded on DPR forms. County administrators are now well-equipped to identify and protect these resources in the course of maintenance and adaptation over time.

**HISTORIC RESOURCES GROUP**

**Location**  
Los Angeles, CA

**Size**  
226 acres

**Services Provided**  
Preservation Planning  
CEQA Environmental Review  
Rehabilitation Consulting

## University of Southern California

The University of Southern California was originally established in 1880 and is one of California’s foremost private educational institutions. Four distinct periods of campus development are reflected in three campus master plans, and represent significant works by some of the most important architects of the 20th century.

HRG has provided historic preservation consulting services to USC since 2010, including the creation of USC’s most recent master plan to guide campus development through 2030. Services included CEQA environmental review and assistance during the entitlement process. The project included the development of a new approach for the management of historic resources in large projects. The Adaptive Mitigation Management Approach (or AMMA) provides guidance for future growth under the master plan, and includes the identification of

historic resources, design guidelines, and recommendations for maintenance and rehabilitation for all historically significant buildings on the USC campus.

In addition, HRG has provided architectural consulting services for several campus projects including the renovation of Olin Hall, the adaptive reuse of Stoops Library as a faculty club, the University Religious Center Seismic Rehabilitation, the renovation of Heritage Hall, and the rehabilitation project for Memorial Coliseum.



## City of Indio, Central Park Plan

### Location

Indio, CA

### Size

52 Acres

### Services Provided

Preliminary Cost Estimates

### Key Features / Relevance

Aquatic Building  
Water Features  
Sports Fields/Courts  
Community Buildings

Cumming provided preliminary planning estimates for a 52-acre site designed by Pitassi Architects in association with landscape architect MIG.

The project plan consisted of a Sports Park with an aquatic center, baseball/softball complex, football and soccer fields, as well as a community park. The site was also planned to accommodate a 130,000-SF Police Headquarters building and a 20,000-SF Fire Station. Specifically, the aquatic center

featured a recreational pool, a lazy river, splash pad/water play area, activity pool, waterslide pool, flowrider pool, a 5,500-SF pavilion building, a 12,125-SF aquatic building, and a 2,400-SF pool equipment building.



## East Village Green Park

### Location

San Diego, CA

### Size

4.1 Acres

### Services Provided

Cost Estimating

### Key Features / Relevance

Community Lawns  
Community Buildings  
Playgrounds  
Interactive Water Features

Cumming provided cost studies and estimating for the proposed 4.1-acre, multi-block park development in the East Village neighborhood of Downtown San Diego.

The park is part of the overall park and open space plan for Downtown and will be developed in three phases. The development plan includes multi-purpose lawns, community center, children's park, performance pavilion, interactive water feature, dog parks, pedestrian plaza, connecting bridge, food/beverage/concessions building options, restrooms, sustainable landscapes, and underground parking. Services have been provided for planning options, conceptual, SD, DD and CD phases for preferred design – as well as costing for various options to fit budget.

Phase I of the project includes work on the West Block and East Block portions, encompassing 102,700-sq.-ft. of facilities. Specifically, this involves a 13,050-sq.-ft. community center including a 4,550-sq.-ft. gymnasium, café building, 1,000-sq.-ft. pavilion, storage, 1,000-sq.-ft. bark bar building, 81,000-sq.-ft. parking garage, historic renovations, and sitework.



Section 10

# Insurance



# Insurance

Please find our certificate of insurance on the following page.  
Our liability limits are as follows.

## Insurance Information

Professional Liability	\$5,000,000
Employer's Liability	\$1,000,000
Commercial General Liability	\$1,000,000
Commercial Automobile Liability	\$1,000,000
Umbrella Liability	\$5,000,000

		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 10/26/2022			
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.							
<b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).							
PRODUCER IOA Insurance Services 130 Vantis, Suite 250 Aliso Viejo, CA 92656  www.ioausa.com CA License #0E67768			CONTACT NAME: Betty Tran PHONE (A/C No. Ext): 949-297-5962 FAX (A/C No.): 949-297-5960 E-MAIL ADDRESS: betty.tran@ioausa.com				
INSURED RIOS, Inc. 3101 W. Exposition Place Los Angeles CA 90018			INSURER(S) AFFORDING COVERAGE INSURER A: RLI Insurance Company NAIC # 13056 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:				
<b>COVERAGES</b>		<b>CERTIFICATE NUMBER:</b>		<b>REVISION NUMBER:</b>			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
NSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Primary/Non-Contributory <input checked="" type="checkbox"/> Waiver of Subrogation GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PSB0003112 Scheduled AI Endt #PPB3130212 Professional Services performed by the Insured are Excluded	10/30/2022	10/30/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> Prim/NonCon <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> Wvr of Subr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PSA0002361 Designated Insured Endt #CA20481013; Prim/NonCon and Blkt Wvr of Subr included on Page 2 of Form #PPA3000313	10/30/2022	10/30/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB DED RETENTION \$	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PSE0001169 Excludes Professional Liability; Follow Form	10/30/2022	10/30/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A				
<b>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)</b>  Certificate Holder is an Additional Insured with respect to General Liability (GL) and Automobile Liability when required by contract with the Insured, but only to the extent provided within the Endorsements noted above and attached. GL includes Separation of Insureds and Contractual Liability per limitations in the Business Owners' Coverage form. Coverage is subject to all policy terms, conditions, limitations and exclusions. 30 Day Notice of Cancellation / 10 Days for Non-Payment in accordance with policy provisions.							
<b>CERTIFICATE HOLDER</b> Job/Project Reference  - For Proposal Purposes - Note: Non-specific terms such as agents, volunteers, subsidiaries, representatives, successors and assigns, etc. cannot be included. Only "specific entity" names will appear.				<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
				AUTHORIZED REPRESENTATIVE (AVC) Alicia K. Igram 			
ACORD 25 (2016/03)		The ACORD name and logo are registered marks of ACORD					
/22-23 GL/AUTO/EXCESS   (AVC) Betty Tran   10/26/2022 5:40:33 PM (PDT)   Page 1 of 4							



Section 11

# Forms

PARTY SUBMITTING PROPOSAL: Rios, Inc.

**NON-COLLUSION DECLARATION  
(TO BE EXECUTED BY CONSULTANT AND SUBMITTED WITH PROPOSAL)**

The undersigned declares:

I am the Creative Director, Partner [title] of Rios, Inc. [proposer], the party making the foregoing bid.

The proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The proposal is genuine and not collusive or a sham. The proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham bid. The proposer has not directly or indirectly colluded, conspired, plotted, or agreed with any proposer or anyone else to put in a sham bid, or to refrain from submitting a proposal. The proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer. All statements contained in the proposal are true. The proposer has not, directly or indirectly, submitted his or her proposal price, or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham proposal, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a proposer that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the proposer.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on September 14, 2023 [date], at Los Angeles [city], California [state].

  
\_\_\_\_\_  
Signature

Bob Hale, FAIA  
\_\_\_\_\_  
Typed or Printed Name

Creative Director, Partner  
\_\_\_\_\_  
Title

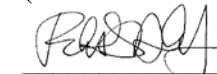
Rios, Inc.  
\_\_\_\_\_  
Party Submitting Proposal

**ACKNOWLEDGMENT OF THE TERMS AND CONDITIONS OF THE CITY OF  
CORONA PROFESSIONAL SERVICES AGREEMENT**

This is to acknowledge that we have read the City of Corona Professional Services Agreement and will sign the Agreement, as presented, without exception, for the City's RFP No. 24-006SB.

Rios, Inc.  
\_\_\_\_\_  
(Firm Name)

Bob Hale, FAIA  
\_\_\_\_\_  
(Print name and title of person signing for firm)

 September 14, 2023  
\_\_\_\_\_  
(Signature/Date)

**ACKNOWLEDGMENT OF THE INSURANCE REQUIREMENTS CHECK SHEET**

**(To be Completed and Submitted with Consultant’s Proposal)**

All applicable insurance requirements to this RFP are identified with a ‘YES’ under the “Applicable to Vendor” column on the RFP Insurance Requirements Check List.

Consultant acknowledges that we have reviewed the City of Corona Insurance Requirements Check Sheet and understand that we will be able to provide the insurance coverage required. A sample certificate of insurance is enclosed for the City’s preliminary review. Any deductibles or self-insured retention amounts have been specified below for City’s review and approval.

The City reserves the right to request Consultants to provide reviewed or audited financial statements and/or tax returns if the consultant has insurance deductibles or self-insured retention amounts.

Deductible Amounts/Self-insured Retentions:

Consultant's Professional Liability policy has a deductible of \$100,000 for each claim.

Rios, Inc.  
 \_\_\_\_\_  
 (Firm Name)

Marco Pindo, In-House Counsel  
 \_\_\_\_\_  
 (Print name and title of person signing for firm)

9.13.2023   
 \_\_\_\_\_  
 (Signature/Date)

City of Corona  
 RFP No. 24-006SB Insurance Requirements Check List  
**(To be Completed and Submitted with Consultant’s Proposal)**

All applicable insurance requirements are identified with a ‘YES’ under the “Applicable to Vendor” column. Indicate Yes or No below if you are able to comply with the requirement.

	YES	NO	Applicable to Vendor
Can your company provide General Liability - \$1M occurrence/\$2M aggregate?	✓		YES
Can your company provide Automobile Liability - \$1M?	✓		YES
Can your company provide Workers Compensation and Employer's Liability - \$1M?	✓		YES
Can your company provide Errors and Omissions (Professional) Liability Insurance - \$1M occurrence/\$2M aggregate?	✓		YES
Can your company provide Technology Professional Errors and Omissions Liability Insurance - \$2M occurrence or \$2M aggregate?			Not Applicable
Can your company provide Builders'/All Risk for the completed value of the project naming the City as the loss payee?			Not Applicable
Can your company provide Consultant’s Pollution Liability and Transportation Pollution Liability with minimum limits of \$1 million/\$2 million with a primary Additional Insured endorsement?			Not Applicable
Can your company provide coverage with an insurer with a current A.M. Best’s rating no less than (A-):VII and licensed as an admitted insurance carrier in California?	✓		YES
Can your company provide coverage with an insurer with a current A.M. Best’s rating no less than (A-):X and authorized to issue the required policies in California?	✓		YES
Will your insurance policies have a (30) days' notice of cancellation endorsement?	✓		YES
If your firm is unable to provide a (30) day notice of cancellation will your firm sign a City provided statement that the Vendor shall notify the City within two business days any notice of cancellation?	✓		YES
Does your insurance have any deductibles and/or self-insurance retentions?	✓		YES

**Insurance Endorsements  
General Liability**

	YES	NO	Applicable to Vendor
(Occurrence form CG 0001)		✓	YES
Will your company provide an insurance policy that states the City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insured with respect to liability arising out of work or operations performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection therewith?		✓	YES
Will your company provide an insurance policy that states any person or organization whom you have agreed to include as an additional insured under a written contract? provided such contract was executed prior to the date of loss?	✓		YES
Can your company provide Completed Operations as evidenced with the following endorsements?	✓		YES
Endorsement form CG 20 10 11 85 OR		✓	YES
CG 20 37 and one of the following		✓	YES
CG 20 10		✓	YES
CG 20 26		✓	
CG 20 33		✓	
CG 20 38		✓	
Will your company provide a General Liability endorsement stating that the insurance coverage shall be primary any City insurance will be in excess of the Consultants' insurance and will not be called upon to contribute Endorsement Form shall be as broad as CG 20 01 04 13?	✓		YES

**Automobile Liability**

	YES	NO	Applicable to Vendor
Does your insurance cover Owned automobiles with Form number CA 0001 code 1 (Any Auto)?		✓	YES
If your company does not have owned automobiles, does your insurance cover No owned autos Code 8 (hired) and 9 (non-owned)?	✓		YES

**Workers' Compensation**

	YES	NO	Applicable to Vendor
Will your company provide a waiver for all rights of subrogation against the City, its directors, officials, officers, employees, agents, and volunteers for losses paid under the terms of the insurance policy which arise from work or Services performed by the Consultant?		✓	YES
Will your company provide a Waiver of Subrogation – All Other Policies. Consultant hereby waives all rights of subrogation any insurer of Consultant's may acquire against the City, its directors, officials, officers, employees, agents, and volunteers for losses paid under the terms of any insurance policy which arise from work or Services performed by the Consultant?		✓	YES

Use the space below to explain any "NO" responses.

General Liability

1. Consultant's commercial general liability policy is on an occurrence basis which serves as a functional equivalent to the requested form.
2. Nonspecific terms such as agents, volunteers, subsidiaries, representatives, successors and assigns, etc. cannot be included. Only "specific entity" names will appear, such as "the City, its directors, officials, officers, and employees."
3. Consultant's commercial policy provides a PPB 313 02 12 endorsement form, which is a functional equivalent to the requested endorsement form.

Automobile Liability

1. Consultant does not own any autos and therefore does not have owned automobile coverage.

Workers' Compensation

1. Consultant can provide a waiver for all rights of subrogation against the City, its directors, officials, officers, and employees for losses paid under the terms of the insurance policy which arise from work or Services performed by Consultant. However, similar to our clarification in item 2 under GL (above), nonspecific terms such as "agents" and "volunteers" are considered omnibus terms and outside the scope of insurable parties as per Consultant's insurer.
2. Consultant can provide a waiver for all rights of subrogation for all other policies against the City, its directors, officials, officers, and employees for losses paid under the terms of the insurance policy which arise from work or Services performed by Consultant. However, similar to our clarification in item 2 under GL (above), nonspecific terms such as "agents" and "volunteers" are considered omnibus terms and outside the scope of insurable parties by Consultant's insurer.



**CONSULTANT'S STATEMENT OF PAST CONTRACT DISQUALIFICATIONS**

Consultant is required to state any and all instances of being disqualified, removed, or otherwise prevented from submitting a proposal, or completing any contracts for similar services as detailed in RFP No. 24-006SB.

1. Have you ever been disqualified from any contract? (circle one)    Yes    **No**

2. If yes, explain the circumstances:

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Rios, Inc.  
 \_\_\_\_\_  
 (Firm Name)

Bob Hale, FAIA, Creative Director, Partner  
 \_\_\_\_\_  
 (Print name and title of person signing for firm)

 September 14, 2023  
 \_\_\_\_\_  
 (Signature/Date)

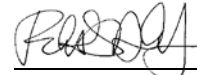
**INDUSTRIAL SAFETY RECORD**

**(To be Completed and Submitted with Consultant's Proposal)**

Number of Serious OSHA Violations within the last two (2) years or any Willful violations within the last five (5) years (must state zero if none):

\_\_\_ Serious    \_\_\_ Willful    \_\_\_ Repeat    \_\_\_ Other    \_\_\_ Unclass    <sup>0</sup>\_\_\_ Total

Rios, Inc.  
 \_\_\_\_\_  
 Firm Name (Print)

  
 \_\_\_\_\_  
 Signature

Bob Hale, FAIA, Creative Director, Partner  
 \_\_\_\_\_  
 Name and Title (Print)

September 14, 2023  
 \_\_\_\_\_  
 Date




**ACKNOWLEDGMENT OF THE VENDOR PERFORMANCE EVALUATION FORM**

This is to acknowledge that we have read the City of Corona Vendor Performance Evaluation Form and understand a version of this type of form will be used to provide the basis for periodic assessments by the City to establish contract performance metrics.

Rios, Inc.  
\_\_\_\_\_  
(Firm name)

Bob Hale, FAIA, Creative Director, Partner  
\_\_\_\_\_  
(Print name and title of person signing for firm)

 September 14, 2023  
\_\_\_\_\_  
(Signature/date)

**SECTION VI**  
**RFP ACKNOWLEDGMENT**

REQUEST FOR PROPOSALS: **RFP No. 24-006SB**

DESCRIPTION OF WORK: **Architectural and Engineering Design Services for the City Park Revitalization Project**

CONSULTANT'S NAME/ADDRESS:  
Rios, Inc.  
\_\_\_\_\_  
3101 W. Exposition Pl. Los Angeles, CA 90018  
\_\_\_\_\_  
\_\_\_\_\_

NAME/TELEPHONE NO. OF  
AUTHORIZED REPRESENTATIVE  
\_\_\_\_\_  
Bob Hale, FAIA, Creative Director, Partner / (323) 785-1811  
\_\_\_\_\_

Please complete and upload the Price Form in its entirety into the PlanetBids electronic bidding system, and attach separate Excel spreadsheets with Consultant's fee schedule, including:

- 1) A copy of the consultant's hourly rate schedule (labeled as Exhibit "C" Compensation) and an hourly cost breakdown by task.
- 2) A total "Maximum Not-to Exceed" fee for all services to be rendered and all materials to be furnished.

Please indicate any elements of the Technical Specifications which cannot be met by your firm.

\_\_\_\_\_  
Please refer to Section Eight.  
\_\_\_\_\_  
\_\_\_\_\_

Have you included in your proposal all requested informational items and forms? Yes / No (circle one). If you answered "No", please explain: \_\_\_\_\_

Are you on the list of ineligible bidders or have you been or are you on any federal list of debarred or suspended bidders? Yes / No (circle one)

This offer shall remain firm for 90 days from RFP close date.

Terms and conditions as set forth in this RFP apply to this proposal.

Unless otherwise stated, payment terms are: Net thirty (30) days.

In signing this proposal, Consultant warrants that all certifications and documents requested herein are attached and properly completed and signed.

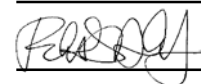
From time to time, the City may issue one or more addenda to this RFP. Below, please indicate all Addenda to this RFP received by your firm, and the date said Addenda was/were received.

Verification of Addenda Received

Addenda No: 1 Received on: August 31, 2023  
Addenda No: 2 Received on: August 31, 2023  
Addenda No: 3 Received on: September 06, 2023

AUTHORIZED SIGNATURE: \_\_\_\_\_

PRINT SIGNER'S NAME AND TITLE: Bob Hale, FAIA, Creative Director, Partner



DATE SIGNED: September 14, 2023

COMPANY NAME & ADDRESS: Rios, Inc.

3101 W. Exposition Pl. Los Angeles, CA 90018

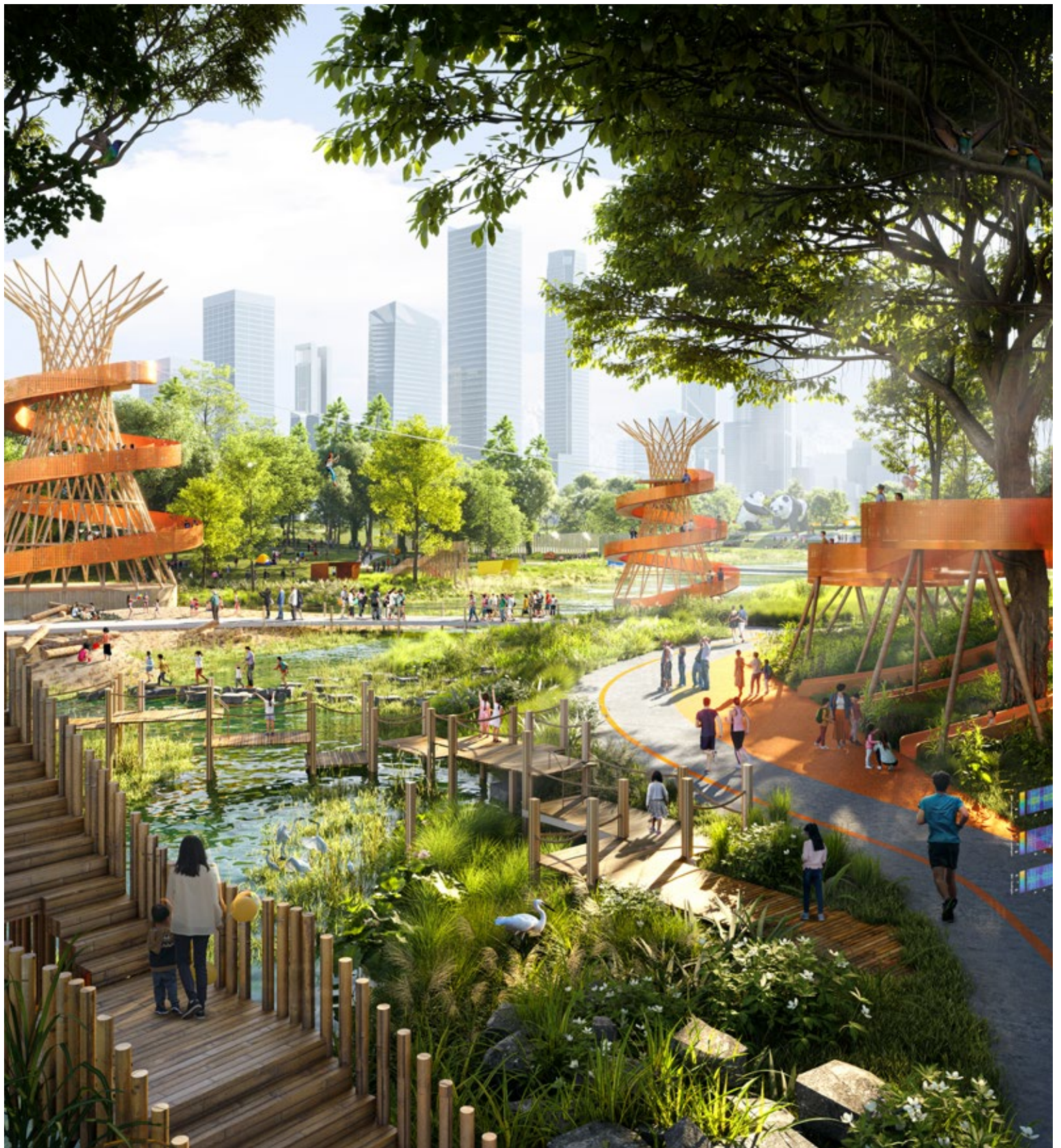
PHONE: (323) 785-1811 EMAIL: bob@rios.com

DIR REGISTRATION NO.: PW-LR-1000435086

**F. PROPOSAL CHECKLIST**

- Cover Letter
- Technical Proposal
- Non-Collusion Declaration
- Acknowledgment of the Terms and Conditions of the City of Corona Professional Services Agreement
- Acknowledgement of Insurance Requirements Check Sheet
- Completed Insurance Requirements Check List
- Sample Insurance Certificate
- Consultant's Statement of Past Contract Disqualifications
- RFP Acknowledgement Form
- Consultant's Safety Record
- Acknowledgment of Vendor Performance Evaluation Form

RFP No. 24-006SB Section V. "Proposal Content & Forms", Page 5 of 16  
Architectural and Engineering Design Services for the City Park Revitalization Project



**RIOS**

RIOS.com  
323.785.1800

3101 W. Exposition Place  
Los Angeles, CA 90018

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1980 8th Street  
Boulder, CO 80302

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Austin, TX 78702

68-80 Hanbury Street  
London E1 5JL, UK

1 Keong Saik Road, The Working  
Capitol, Singapore 089109