

## AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR

THIS AGREEMENT FOR PROFESSIONAL SERVICES BY INDEPENDENT CONTRACTOR is made and effective as of the 5 day of April, 2022, by and between the CITY OF BEAUMONT ("CITY") whose address is 550 E. 6<sup>th</sup> Street, Beaumont, California 92223 and Placeworks, a California corporation whose address is 700 South Flower Street Suite 600, Los Angeles, California 90017 ("CONTRACTOR").

### RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the parties to this Agreement:

A. CITY desires to engage CONTRACTOR to provide landscape architecture and engineering design services and construction documents for the Stewart Park Improvement Project; and

B. CONTRACTOR has made a proposal ("Proposal") to the CITY to provide such professional services, which Proposal is attached hereto as Exhibit "A"; and

C. CONTRACTOR agrees to provide such services pursuant to, and in accordance with, the terms and conditions of this Agreement, and represents and warrants to CITY that CONTRACTOR possesses the necessary skills, licenses, certifications, qualifications, personnel and equipment to provide such services.

### AGREEMENT

NOW, THEREFORE, in consideration of the foregoing Recitals and mutual covenants contained herein, CITY and CONTRACTOR agree as follows:

1. Term of Agreement. This Agreement is effective as of the date first above written and shall continue until terminated as provided for herein. Notwithstanding anything in this Agreement to the contrary, this Agreement shall automatically terminate after three (3) years unless extended by the parties with the approval of the City Council of the CITY.

2. Services to be Performed. CONTRACTOR agrees to provide the services ("Services") as follows: landscape architecture and engineering design services as provided in the Proposal and any related services which the City may request in writing. All Services shall be performed in the manner and according to the timeframe set forth in the Proposal. CONTRACTOR designates Isabelle Minn as CONTRACTOR'S professional responsible for overseeing the Services provided by CONTRACTOR.

3. Associates and Subcontractors. CONTRACTOR may, at CONTRACTOR'S sole cost and expense, employ such competent and qualified independent associates, subcontractors and consultants as CONTRACTOR deems necessary to perform the Services; provided, however, that CONTRACTOR shall not subcontract any of the Services without the written consent of

CITY.

4. Compensation.

4.01 CONTRACTOR shall be paid at the rates set forth in the Proposal and shall not increase any rate without the prior written consent of the CITY. Notwithstanding anything in this Agreement to the contrary, total fees and charges paid by CITY to CONTRACTOR under this Agreement shall not exceed Six Hundred Forty Seven Thousand Nine Hundred Seventy One dollars (\$647,971).

4.02 CONTRACTOR shall not be compensated for any Services rendered nor reimbursed for any expenses incurred in excess of those authorized unless approved in advance by the CITY, in writing.

4.03 CONTRACTOR shall submit to CITY, on or before the fifteenth (15<sup>th</sup>) of each month, itemized invoices for the Services rendered in the previous month. The CITY shall not be obligated to pay any invoice that is submitted more than sixty (60) days after the due date of such invoice. CITY shall have the right to review and audit all invoices prior to or after payment to CONTRACTOR. This review and audit may include, but not be limited to CITY's:

- a. Determination that any hourly fee charged is consistent with this Agreement's approved hourly rate schedule;
- b. Determination that the multiplication of the hours billed times the approved rate schedule dollars is correct;
- c. Determination that each item charged is the usual, customary, and reasonable charge for the particular item. If CITY determines an item charged is greater than usual, customary, or reasonable, or is duplicative, ambiguous, excessive, or inappropriate, CITY shall either return the bill to CONTRACTOR with a request for explanation or adjust the payment accordingly, and give notice to CONTRACTOR of the adjustment.

4.04 If the work is satisfactorily completed, CITY shall pay such invoice within thirty (30) days of its receipt. Should CITY dispute any portion of any invoice, CITY shall pay the undisputed portion within the time stated above, and at the same time advise CONTRACTOR in writing of the disputed portion.

5. Obligations of CONTRACTOR.

5.01 CONTRACTOR agrees to perform all Services in accordance with the terms and conditions of this Agreement and the Proposal. In the event that the terms of the Proposal shall conflict with the terms of this Agreement, or contain additional terms other than the Services to be rendered and the price for the Services, the terms of this Agreement shall govern and said additional or conflicting terms shall be of no force or effect.

5.02 Except as otherwise agreed by the parties, CONTRACTOR will supply all

personnel, materials and equipment required to perform the Services. CONTRACTOR shall provide its own offices, telephones, vehicles and computers and set its own work hours. CONTRACTOR will determine the method, details, and means of performing the Services under this Agreement.

5.03 CONTRACTOR shall keep CITY informed as to the progress of the Services by means of regular and frequent consultations. Additionally, when requested by CITY, CONTRACTOR shall prepare written status reports.

5.04 CONTRACTOR is responsible for paying, when due, all income and other taxes, fees and withholding, including withholding state and federal taxes, social security, unemployment and worker's compensation, incurred as a result of the compensation paid under this Agreement. CONTRACTOR agrees to indemnify, defend and hold harmless CITY for any claims, costs, losses, fees, penalties, interest, or damages suffered by CITY resulting from CONTRACTOR's failure to comply with this provision.

5.05 In the event CONTRACTOR is required to prepare plans, drawings, specifications and/or estimates, the same shall be furnished in conformance with local, state and federal laws, rules and regulations.

5.06 CONTRACTOR represents that it possesses all required licenses necessary or applicable to the performance of Services under this Agreement and the Proposal and shall obtain and keep in full force and effect all permits and approvals required to perform the Services herein. In the event CITY is required to obtain an approval or permit from another governmental entity, CONTRACTOR shall provide all necessary supporting documents to be filed with such entity.

5.07 CONTRACTOR shall be solely responsible for obtaining Employment Eligibility Verification information from CONTRACTOR's employees, in compliance with the Immigration Reform and Control Act of 1986, Pub. L. 99-603 (8 U.S.C. 1324a), and shall ensure that CONTRACTOR's employees are eligible to work in the United States.

5.08 In the event that CONTRACTOR employs, contracts with, or otherwise utilizes any CalPers retirees in completing any of the Services performed hereunder, such instances shall be disclosed in advance to the CITY and shall be subject to the CITY's advance written approval.

5.09 Drug-free Workplace Certification. By signing this Agreement, the CONTRACTOR hereby certifies under penalty of perjury under the laws of the State of California that the CONTRACTOR will comply with the requirements of the Drug-Free Workplace Act of 1990 (Government Code, Section 8350 et seq.) and will provide a drug-free workplace.

5.10 CONTRACTOR shall comply with all applicable local, state and federal laws, rules, regulations, entitlements and/or permits applicable to, or governing the Services authorized hereunder.

6. Insurance. CONTRACTOR hereby agrees to be solely responsible for the health and safety of its employees and agents in performing the Services under this Agreement and shall comply with all laws applicable to worker safety including but not limited to Cal-OSHA. Therefore, throughout the duration of this Agreement, CONTRACTOR hereby covenants and agrees to maintain insurance in conformance with the requirements set forth below. If existing coverage does not meet the requirements set forth herein, CONTRACTOR agrees to amend, supplement or endorse the existing coverage to do so. CONTRACTOR shall provide the following types and amounts of insurance:

6.01 Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate; CONTRACTOR agrees to have its insurer endorse the general liability coverage required herein to include as additional insured's CITY, its officials, employees and agents. CONTRACTOR also agrees to require all contractors and subcontractors to provide the same coverage required under this Section 6.

6.02 Business Auto Coverage in an amount no less than \$1 million per accident. If CONTRACTOR or CONTRACTOR's employees will use personal autos in performance of the Services hereunder, CONTRACTOR shall provide evidence of personal auto liability coverage for each such person.

6.03 Workers' Compensation coverage for any of CONTRACTOR's employees that will be providing any Services hereunder. CONTRACTOR will have a state-approved policy form providing statutory benefits as required by California law. The provisions of any workers' compensation will not limit the obligations of CONTRACTOR under this Agreement. CONTRACTOR expressly agrees not to use any statutory immunity defenses under such laws with respect to CITY, its employees, officials and agents.

6.04 Optional Insurance Coverage. Choose and check one: Required X /Not Required \_\_\_; Errors and omissions insurance in a minimum amount of \$2 million per occurrence to cover any negligent acts or omissions committed by CONTRACTOR, its employees and/or agents in the performance of any Services for CITY.

7. General Conditions pertaining to Insurance Coverage

7.01 No liability insurance coverage provided shall prohibit CONTRACTOR from waiving the right of subrogation prior to a loss. CONTRACTOR waives all rights of subrogation against CITY regardless of the applicability of insurance proceeds and shall require all contractors and subcontractors to do likewise.

7.02. Prior to beginning the Services under this Agreement, CONTRACTOR shall furnish CITY with certificates of insurance, endorsements, and upon request, complete copies of all policies, including complete copies of all endorsements. All copies of policies and endorsements shall show the signature of a person authorized by that insurer to bind coverage on its behalf.

7.03. All required policies shall be issued by a highly rated insurer with a minimum A.M. Best rating of "A:VII"). The insurer(s) shall be admitted and licensed to do business

in California. The certificates of insurance hereunder shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice has been given to CITY.

7.04 Self-insurance does not comply with these insurance specifications. CONTRACTOR acknowledges and agrees that that all insurance coverage required to be provided by CONTRACTOR or any subcontractor, shall apply first and on a primary, non-contributing basis in relation to any other insurance, indemnity or self-insurance available to CITY.

7.05 All coverage types and limits required are subject to approval, modification and additional requirements by CITY, as the need arises. CONTRACTOR shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect CITY's protection without CITY's prior written consent.

7.06 CONTRACTOR agrees to provide immediate notice to CITY of any claim or loss against CONTRACTOR or arising out of the Services performed under this Agreement. CITY assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve CITY.

## 8. Indemnification.

8.01 CONTRACTOR and CITY agree that CITY, its employees, agents and officials should, to the extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, defense costs, court costs or any other costs arising out of or in any way related to the performance of this Agreement by CONTRACTOR or any subcontractor or agent of either. Accordingly, the provisions of this indemnity are intended by the parties to be interpreted and construed to provide the fullest protection possible under the law to CITY. CONTRACTOR acknowledges that CITY would not enter into this Agreement in the absence of the commitment of CONTRACTOR to indemnify and protect CITY as set forth herein.

a. To the fullest extent permitted by law, CONTRACTOR shall defend, indemnify and hold harmless CITY, its employees, agents and officials, from any liability, claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses, damages or costs of any kind, whether actual, alleged or threatened, actual attorneys' fees incurred by CITY, court costs, interest, defense costs, including expert witness fees and any other costs or expenses of any kind whatsoever without restriction or limitation incurred in relation to, or to the extent arising out of or in any way attributable actually, allegedly or impliedly, in whole or in part to the negligent performance or willful misconduct of CONTRACTOR under this Agreement. CONTRACTOR's obligation to defend, indemnify and hold harmless shall include any and all claims, suits and proceedings in which CONTRACTOR (and/or CONTRACTOR's agents and/or employees) is alleged to be an employee of CITY. All obligations under this provision are to be paid by CONTRACTOR as they are incurred by CITY.

b. Without affecting the rights of CITY under any provision of this Agreement or this Section, CONTRACTOR shall not be required to indemnify and hold harmless CITY as set forth above for liability attributable solely to the fault of CITY, provided such fault is determined by agreement between the parties or the findings of a court of competent jurisdiction.

9. Additional Services, Changes and Deletions.

9.01 In the event CONTRACTOR performs additional or different services than those described herein without the prior written approval of the City Manager and/or City Council of CITY, CONTRACTOR shall not be compensated for such services. CONTRACTOR expressly waives any right to be compensated for services and materials not covered by the scope of this Agreement or authorized by the CITY in writing.

9.02 CONTRACTOR shall promptly advise the City Manager and Finance Director of CITY as soon as reasonably practicable upon gaining knowledge of a condition, event or accumulation of events which may affect the scope and/or cost of Services. All proposed changes, modifications, deletions and/or requests for additional services shall be reduced to writing for review and approval by the CITY and/or City Council.

10. Termination of Agreement.

10.01 Notwithstanding any other provision of this Agreement, CITY, at its sole option, may terminate this Agreement with or without cause, or for no cause, at any time by giving twenty (20) days' written notice to CONTRACTOR.

10.02 In the event of termination, the payment of monies due CONTRACTOR for undisputed Services performed prior to the effective date of such termination shall be paid within thirty (30) business days after receipt of an invoice as provided in this Agreement. Immediately upon termination, CONTRACTOR agrees to promptly provide and deliver to CITY all original documents, reports, studies, plans, specifications and the like which are in the possession or control of CONTRACTOR and pertain to CITY.

11. Status of CONTRACTOR.

11.01 CONTRACTOR shall perform the Services in CONTRACTOR's own way as an independent contractor, and in pursuit of CONTRACTOR's independent calling, and not as an employee of CITY. However, CONTRACTOR shall regularly confer with CITY's City Manager as provided for in this Agreement.

11.02 CONTRACTOR agrees that it is not entitled to the rights and benefits afforded to CITY's employees, including disability or unemployment insurance, workers' compensation, retirement, CalPers, medical insurance, sick leave, or any other employment benefit. CONTRACTOR is responsible for providing, at its own expense, disability, unemployment, workers' compensation and other insurance, training, permits, and licenses for itself and its employees and subcontractors.

11.03 CONTRACTOR hereby specifically represents and warrants to CITY that it possesses the qualifications and skills necessary to perform the Services under this Agreement in a competent, professional manner, without the advice or direction of CITY and that the Services to be rendered pursuant to this Agreement shall be performed in accordance with the standards customarily applicable to an experienced and competent professional rendering the same or similar services in the same geographic area where the CITY is located. Further, CONTRACTOR represents and warrants that the individual signing this Agreement on behalf of CONTRACTOR has the full authority to bind CONTRACTOR to this Agreement.

12. Ownership of Documents; Audit.

12.01 All draft and final reports, plans, drawings, studies, maps, photographs, specifications, data, notes, manuals, warranties and all other documents of any kind or nature prepared, developed or obtained by CONTRACTOR in connection with the performance of Services performed for the CITY shall become the sole property of CITY, and CONTRACTOR shall promptly deliver all such materials to CITY upon request. At the CITY's sole discretion, CONTRACTOR may be permitted to retain original documents, and furnish reproductions to CITY upon request, at no cost to CITY.

12.02 Subject to applicable federal and state laws, rules and regulations, CITY shall hold all intellectual property rights to any materials developed pursuant to this Agreement. CONTRACTOR shall not such use data or documents for purposes other than the performance of this Agreement, nor shall CONTRACTOR release, reproduce, distribute, publish, adapt for future use or any other purposes, or otherwise use, any data or other materials first produced in the performance of this Agreement, nor authorize others to do so, without the prior written consent of CITY.

12.03 CONTRACTOR shall retain and maintain, for a period not less than four years following termination of this Agreement, all time records, accounting records and vouchers and all other records with respect to all matters concerning Services performed, compensation paid and expenses reimbursed. At any time during normal business hours and as often as CITY may deem necessary, CONTRACTOR shall make available to CITY's agents for examination all of such records and shall permit CITY's agents to audit, examine and reproduce such records.

13. Miscellaneous Provisions.

13.01 This Agreement, which includes all attached exhibits, supersedes any and all previous agreements, either oral or written, between the parties hereto with respect to the rendering of Services by CONTRACTOR for CITY and contains all of the covenants and agreements between the parties with respect to the rendering of such Services in any manner whatsoever. Any modification of this Agreement will be effective only if it is in writing signed by both parties.

13.02 CONTRACTOR shall not assign or otherwise transfer any rights or interest in this Agreement without the prior written consent of CITY. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or

discharge the assignor from any duty or responsibility under this Agreement.

13.03 CONTRACTOR shall timely file FPPC Form 700 Conflict of Interest Statements with CITY if required by California law and/or the CITY's conflict of interest policy.

13.04 If any legal action or proceeding, including an action for declaratory relief, is brought to enforce or interpret the provisions of this Agreement, the prevailing party will be entitled to reasonable attorneys' fees and costs, in addition to any other relief to which that party may be entitled.

13.05 This Agreement is made, entered into and shall be performed in the County of Riverside in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California.

13.06 CONTRACTOR covenants that neither it nor any officer or principal of its firm has any interest, nor shall they acquire any interest, either directly or indirectly, which will conflict in any manner or degree with the performance of their Services hereunder. CONTRACTOR further covenants that in the performance of this Agreement, no person having such interest shall be employed by it as an officer, employee, agent, or subcontractor.

13.07 CONTRACTOR has read and is aware of the provisions of Section 1090 et seq. and Section 87100 et seq. of the Government Code relating to conflicts of interest of public officers and employees. CONTRACTOR agrees that they are unaware of any financial or economic interest of any public officer or employee of the CITY relating to this Agreement. It is further understood and agreed that if such a financial interest does exist at the inception of this Agreement, the CITY may immediately terminate this Agreement by giving notice thereof. CONTRACTOR shall comply with the requirements of Government Code section 87100 et seq. and section 1090 in the performance of and during the term of this Agreement.

13.08 Improper Consideration. CONTRACTOR shall not offer (either directly or through an intermediary) any improper consideration such as, but not limited to, cash, discounts, services, the provision of travel or entertainment, or any items of value to any officer, employee or agent of the CITY in an attempt to secure favorable treatment regarding this Agreement or any contract awarded by CITY. The CITY, by notice, may immediately terminate this Agreement if it determines that any improper consideration as described in the preceding sentence was offered to any officer, employee or agent of the CITY with respect to the proposal and award process of this Agreement or any CITY contract. This prohibition shall apply to any amendment, extension or evaluation process once this Agreement or any CITY contract has been awarded. CONTRACTOR shall immediately report any attempt by any CITY officer, employee or agent to solicit (either directly or through an intermediary) improper consideration from CONTRACTOR.




IN WITNESS WHEREOF, the parties hereby have made and executed this Agreement to be effective as of the day and year first above-written.

**CITY:**

CITY OF BEAUMONT

By: \_\_\_\_\_

  
Lloyd White, Mayor

**CONTRACTOR:**

Placeworks

By: \_\_\_\_\_



Print Name: \_\_\_\_\_

Isabelle Minn

Title: \_\_\_\_\_

Principal

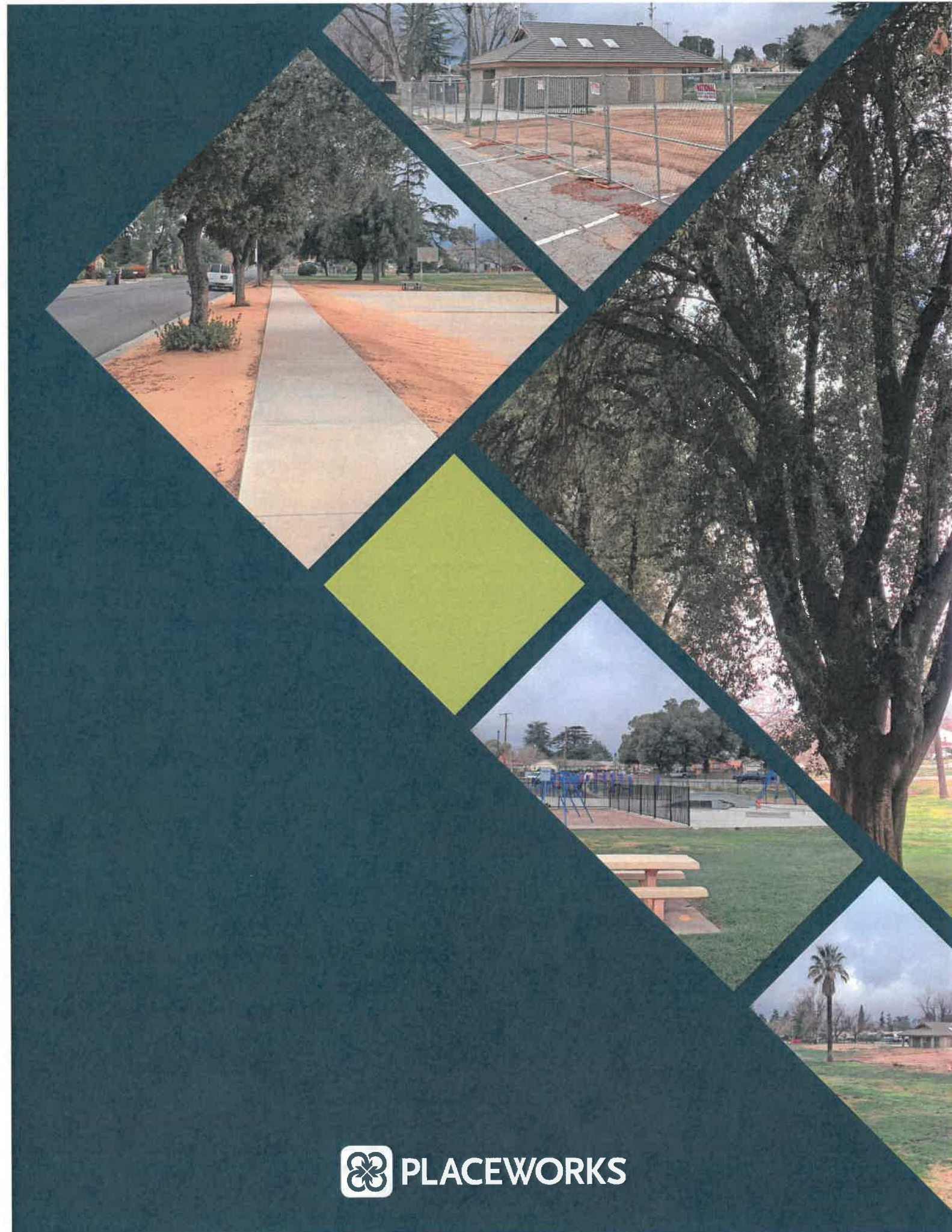
**EXHIBIT "A"**

**PROPOSAL**



Landscape  
Architecture and  
Engineering Design  
Services and Construction  
Documents for Stewart Park  
Improvement Project

for the City of Beaumont  
February 23, 2022 | Proposal for Services





February 23, 2022

Kristine Day, Assistant City Manager  
City of Beaumont  
550 E. 6th Street  
Beaumont, CA 92223

**Re: Stewart Park Improvement Project**

Dear Kristine:

Please accept the attached submittal as PlaceWorks' proposal to provide landscape architecture and engineering design services and construction documents for the Stewart Park Improvement Project for the City of Beaumont. The City has put together an exciting vision for the park and our team is enthusiastic about working with you to bring it to reality. This project requires an experienced team in public park renovation, recreational facility design, hydrological assessment, utility coordination, and environmental review to ensure that the project addresses the technical challenges, provides effective construction documents, and prepares the project for construction.

PlaceWorks is a full-service planning and design firm with expertise in park renovation. We have six offices throughout California with landscape architecture teams based in our Los Angeles, Santa Ana, and Berkeley offices. For this project, **PlaceWorks** will lead the team and serve as the primary designer for the project, as well as receive support from our in-house environmental staff.

As the frequent prime consultant on public park and open space projects, we have extensive experience leading multidisciplinary teams such as the one we have assembled for the Stewart Park project. Our team includes **BKF Engineers** to provide civil engineering, hydrological assessment, surveying, and property coordination; **Ninyo & Moore** to conduct the geotechnical assessment; **PBS Engineers** to develop electrical plans and assist with SCE coordination; **Spire Structural** to assist in structural engineering; and **Sweeney + Associates** to provide irrigation design. Our team is supported by two design specialists: **PACE** to develop the custom splash pad and **California Skate Parks** to design the skate park upgrade.



This project requires an experienced team in park renovation and public project development to ensure that the City gets a project that is **well-designed, within budget, and ready for construction**. While much of our built work has been in Northern California, members of our core staff have recently relocated to Los Angeles to expand our practice area. This includes Jesse Jones, our proposed project manager for the Stewart Park Improvement Project. Jesse is a registered landscape architect and brings expertise in the design and construction of parks, playground, and streetscape projects.

Please do not hesitate to contact me if you need more information. The PlaceWorks team looks forward to working with you on this interesting and challenging project.

Sincerely,  
PLACEWORKS

A handwritten signature in black ink that reads "Isabelle Minn".

Isabelle Minn, ASLA, LEED AP  
Principal

510.848.3815  
imin@placeworks.com

# Landscape Architecture and Engineering Design Services and Construction Documents for Stewart Park Improvement Project

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for the City of Beaumont



**Submitted by: PlaceWorks**

700 South Flower Street Suite 600  
Los Angeles, California 90017  
t 213.623.1443

**In Association with:**

**BKF Engineers  
Pace**

**Ninyo & Moore  
PBS Engineers**

**Spire Structural  
Sweeney & Associates  
California Skate Parks**

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## A: Introduction

Renovating Stewart Park offers the opportunity to enhance a community asset. The park serves an important role as recreational destination, festival venue, and play space. Upgrades will ensure that it continues to serve the City of Beaumont's (City's) residents for many years into the future. The PlaceWorks team is excited to work with the City on this project and believes that we can use our talents to bring you an exceptional new open space.

### Project Understanding

This project will pave the way for construction of the renovated Stewart Park with design drawings, permitting, and coordination with local utilities and agencies. The design team will expand on the conceptual plan and provide detailed strategies for delivering the proposed improvements, including a splash pad, playground, skate park, bandshell, gaga ball courts, picnic facilities, walking trails, restroom, parking area, park lighting, and planting. Based on our review of the request for proposals (RFP) and our experience on similar park renovation projects, we identified the following key considerations for the design team.

**Provide a multi-functional setting that works for community-wide festivals and day-to-day use.** Stewart Park is a community park in the heart of Beaumont. It will be used on a day-to-day basis by the general public, including families and kids from neighboring schools, and will host at least two large events annually. The design needs to create space that is comfortable and functional for single users, small groups, and the large crowds, providing easy navigation, durable materials, and an attractive setting. The site design must also consider climatic conditions in Beaumont and ensure that the final design provides adequate shade for hot summer months and uses a plant palette appropriate for the region.

**Deliver exciting upgrades in a cost-effective way.** The project requires both creativity in design and thoughtful consideration of improvement costs to ensure that the final designs are realistically estimated and buildable within the City's budget. Furthermore, low-maintenance strategies and durable materials will also be important to prioritize in the project design to limit the City's long-term maintenance costs. With current drought conditions, the plan should also prioritize low water use trees and plants to limit irrigation costs. We assume that prefabricated structures will be used for the new restroom and bandshell as a way of saving construction budget while allowing for customization to fit the project needs.

**Offer a fun alternative to the swimming pool.** The removal of the swimming pool took away a valuable aquatic experience at the park. A new splash pad will offer an opportunity to bring back a different but rich water-play activity space. The splash pad will provide an important space for children to cool off and play during the hottest times of the year and can be an interesting visual component to the park. A well-designed splash pad can be water-efficient and long-lasting.

**Integrate with existing facilities and protect existing assets.** While the renovation will bring in new facilities and important upgrades, it will be important to consider existing features and develop a plan that works seamlessly with the existing park features to create a cohesive park experience. The plan shall also seek to preserve important park features, such as mature trees around the perimeter of the park that can provide needed shade.

**Meet jurisdictional requirements and manage utility needs.** As an existing park and roadway, the project must consider the needs of the utilities and agencies that pass through the space. In particular, the park must maintain functionality of the flood control basin and the project team must engage in strategic dialogue with Riverside County Flood Control and Water Conservation District (RCFC&WCD) to ensure that the project meets both the City's recreational needs and the District's hydrological ones. The project team must also facilitate water and electrical service for the project and coordinate directly with Beaumont Cherry Valley Water District (BCVWD) and Southern California Edison (SCE).

## Scope Objectives

The scope of services for this project includes a full-service design and permitting process, including preliminary design, community engagement, utility coordination, construction documents, and environmental review. Our multi-disciplinary team will work collaboratively to effectively deliver a design that is buildable and well-coordinated with all stakeholders, agencies, and utilities.

Over years of managing complex projects with multiple subconsultants, PlaceWorks has developed effective strategies for guaranteeing that our work products are of the utmost quality, are completed within the agreed-upon time frame, and are aligned with the established budget. We work with our clients to develop complete critical path schedules in the initial project stages and establish meeting and deliverable due dates as early as possible, to allow everyone involved to monitor the project's progress. We schedule dates for deliverables for both our internal products and ones from our subconsultants to allow adequate time for internal review to ensure that each product we give our clients undergoes a thorough quality control assessment. PlaceWorks maintains constant communication with our clients and subconsultants, and we document decisions in writing to make certain they are clearly understood by all team members.

## Project Team

For this project, PlaceWorks will serve as the prime consultant, providing landscape architecture, serving as the primary contact with the City's project manager, presenting materials at meetings and leading community engagement, and producing the environmental document.

**PlaceWorks** staff will conduct work out of our **Los Angeles** and **Santa Ana** offices.

Our team is supported by subconsultants in the fields of civil engineering, structural engineering, electrical engineering, and design specialists for splash pads and skate parks. Together, our team brings over 30 years of expertise in crafting projects similar to the Stewart Park Improvement Project. Greater detail on our project team and our experience is provided in Chapters D and F.



### PLACEWORKS

700 FLOWER STREET, SUITE 600  
LOS ANGELES, CA 90017

PRIMARY CONTACT AND PROJECT MANAGER:

**JESSE JONES, RLA #6371**

213 | 623.1443

JJONES@PLACEWORKS.COM

## B: Approach

The PlaceWorks team brings the skills needed to successfully complete the Stewart Park Improvement Project and prepare the project to go out to bid. The following summary describes our approach. Our scope of services presented in Chapter I provides greater detail on the tasks presented in the RFP.

**Detailed site analysis and evaluation of the existing concept.** The project will begin with a detailed assessment of existing conditions with consideration for the proposed improvements. A survey and technical studies will provide a new level of detail and the foundation for a comprehensive site analysis. A qualitative assessment of the park will identify conditions that will impact visitor experience, such as areas with high sun or wind exposure and considerations will be made for protecting existing park assets and incorporating them into the updated site design. As part of this task, the design team will additionally consider the Concept Plan with focused attention on feasibility, costs, and compatibility between adjacent uses.

**Integrated design.** The PlaceWorks team will work collaboratively to develop a park plan that is functional, aesthetically pleasing, and unique to Beaumont. While PlaceWorks will lead the design efforts, specialists on the team will bring expertise to the splash pad and the skate park, and our team of engineers will ensure that the project functions effectively and site features are durable and up to code. PlaceWorks coordinates directly with all subconsultants and fosters a collaborative workflow to ensure that the project is delivered in a cohesive and integrated way.

**Comparative Alternatives and Iterative Plan Review.** The Schematic Design process will include developing design alternatives for delivering the proposed park improvements. The alternatives will be prepared to provide an equal experience in terms of park programming but vary in layout and design details. These alternatives will present the City and the public, through the online survey, with options to consider before moving into design development. Once a preferred approach is determined, the PlaceWorks team will move through the design phases towards Final Construction Documents with regular check-ins with the City to ensure that the plan is progressing in a way that meets the needs of the project.

**Focus on implementation.** At all stages of the design process, the PlaceWorks team will consider project feasibility. All design products will be accompanied by a construction cost estimate and potential impacts to construction costs will be highlighted for the City. The PlaceWorks team will additionally coordinate with outside agencies and utilities to ensure that all plans are approved before Final Design. The project will include environmental review that will be tailored to the project. The PlaceWorks team will conduct parcel consolidation and utility easement work necessary to prepare for construction.

**Communication.** PlaceWorks trains effective project managers with the tools to communicate effectively with clients and stakeholders. Weekly progress meetings will be held to keep the project team up to date and involved in the project. Documentation with action items will ensure clear direction and avoid delays. Materials for public review, including the online survey, and meeting presentations will be reviewed by the City's project manager to ensure consistency with the project goals and City messaging. Presentation materials will be graphically rich and easy to understand. They will also be reviewed by internal staff for content and quality.

## C: Firm Profile

PlaceWorks has assembled a highly qualified team to complete the Stewart Park Improvement Project. This chapter describes the firms on our team and areas of expertise.

### PlaceWorks

PlaceWorks is one of the west's preeminent planning and design firms, with approximately 120 employees in six offices. Formerly known as The Planning Center|DC&E, PlaceWorks' history dates back over 45 years. The Planning Center, established in 1975, was created with the intent to integrate individual design disciplines and work efforts into a greater whole. Similarly, Design, Community & Environment (DC&E) was founded over 20 years ago to offer high-quality, personalized, and comprehensive planning, design, and environmental review services. In 2011, these two highly respected planning and design firms merged, forming a company with an expanded set of disciplines and strengths.

PlaceWorks serves both public- and private-sector clients throughout the state in the fields of landscape architecture, urban design, comprehensive planning, environmental review, and community outreach. Our landscape architecture team brings diverse experience in planning and development of parks, playground and field renovations, design guidelines and streetscapes, and trails and open space facilities, as well as graphic design and interpretive signage.

### PlaceWorks Strengths

The PlaceWorks team brings this specific expertise relevant to the Stewart Park Improvement Project.

**Experience with Park Renovations.** PlaceWorks has substantial experience with the evaluation, redesign, construction documentation, and construction administration of public parks in challenging urban environments. As much of our public sector work is retrofitting existing facilities, PlaceWorks is well-prepared to carefully analyze the existing site conditions and infrastructure and anticipate potential conflicts while also improving ADA access and universal design. A key element is a thorough site survey, verified with utility information and on-site analysis, which will ultimately save time and money throughout the life of the project.

**From Vision to Reality.** PlaceWorks has extensive experience transforming conceptual plans into working drawings for both projects where we lead the master plan process and for clients that bring their own vision. Our creative landscape architects work at all stages of the design process and move seamlessly between phases by understanding a project from initial concept to opening day.

**Innovative Outdoor Environments.** PlaceWorks works closely with staff, stakeholders, and the surrounding communities when developing park designs to envision and create outdoor environments that are flexible, engaging, unique, and inspiring. We seek opportunities to include interpretive and educational themes and components in our park designs.

**Realistic Phasing, Prioritization, and Cost Estimation.** The design must be buildable, affordable, and maintainable within the City's established budgets and thresholds. PlaceWorks also has a solid track-record estimating project costs and navigating changes in the volatile bidding climate, particularly during the COVID pandemic. We work with our engineers and industry experts to follow trends in material costs to avoid project delays and necessary redesign to address bids above the project budget.

**Sustainability and Water Conservation.** PlaceWorks is a leader in the field of sustainable planning and design and has worked closely with many agencies and organizations, including Build it Green, and the California Urban Water Conservation Council to develop guidelines, design templates, and maintenance manuals that address water conservation, stormwater management, and high-efficiency irrigation.

**Award-winning Community Engagement.** PlaceWorks embraces community-based design and is a leader in public engagement. PlaceWorks has won numerous awards for our outreach practice. We create and carry out a broad range of public engagement strategies that are customized to meet the needs of the client, the budget, and the project, including customized online outreach. Our online surveys are easy to implement and easy to use and can be readily developed for the Stewart Park Improvement Project.

**In-House Environmental Review.** PlaceWorks is one of the few California firms that completes award-winning designs and plans, as well as comprehensive California Environmental Quality Act (CEQA) documents, in-house. Our planners and designers are highly familiar with CEQA, permitting, and regulatory processes, which allows us to develop designs that minimize impacts and reduce costs for our clients.

## BKF

Since 1915, BKF Engineers earned a reputation for its ability to successfully plan, design, survey, and implement complex projects. BKF's decades of engineering, surveying, and planning experience is evident in our legacy projects throughout the west coast. By leveraging our diverse project portfolio in combination with innovative design solutions, BKF's team of more than 450 experienced staff is dedicated to successfully delivering sustainable and dynamic projects for our communities and partners. BKF Engineers will assist PlaceWorks in providing Civil Engineering & Surveying services. We will conduct a site survey, assist with construction drawings (erosion control, demolition, grading and drainage, and utility plans and details), and do construction administration on civil items.

## Ninyo & Moore

Ninyo & Moore, a California Corporation, is a minority-owned, multidisciplinary consulting firm that provides high-quality geotechnical and environmental consulting services. The firm was incorporated in 1986 to provide consulting services in geotechnical engineering, construction inspection and testing, engineering geology, hydrogeology, hazardous waste remediation and environmental assessment. Ninyo & Moore will support the PlaceWorks team in determining the locations of our exploratory borings and infiltration tests based on the preferred park improvement concept plan, and will provide project oversight during the field work, laboratory testing, geotechnical engineering analysis, and preparation of our geotechnical evaluation report.

## **PBS Engineers**

PBS was established in 1982 as a Portland-based professional services firm dedicated to assisting the public and private sectors with health and safety and environmental issues. Since that time, our firm has expanded through multiple offices across the Pacific Northwest offering a wide range of engineering, environmental, health and safety, and surveying services.

## **PACE**

Pacific Advanced Civil Engineering, Inc. (PACE) is a specialized civil engineering firm formed in 1987 offering advanced water resource services. PACE offers a wide range of engineering services related to water, wastewater, stormwater management, and water resource permitting and regulatory compliance to ensure projects are both economically viable and environmentally sustainable. Our engineering approach focuses on maximizing value by creating multi-use infrastructure systems, cost-effective phasing strategies and systems that include environmental, aesthetic, and recreation uses.

## **Spire Structural**

Spire Structural Engineering Inc. was established in 2005 to provide structural engineering analysis and design of many types of new and existing structures using all materials. Spire's staff is determined to provide its clients with designs that consider cost, ease of construction, and cutting-edge construction methods to meet the objectives of each project.

## **Sweeney & Associates**

Sweeney & Associates, Inc. is an irrigation consulting firm specializing in irrigation system design, master planning, and water management. Founded in 1990, in San Diego, California, the company has evolved into an internationally recognized leader in the irrigation industry. Sweeney & Associates 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.

## **California Skateparks**

California Skateparks (CSP) is a full-service design/build company specializing in the development of public and private environments for skateboarding throughout the United States and around the world. Founded by Joe Ciaglia in 1990, California Skateparks has created a diverse range of public and private skateparks, plazas, skate spots, bowls, and landscape projects. These places have not only increased opportunities for skateboarding and other action sports, but they have contributed to the recreational and social fabric of the communities in which they are located.

## D: Organization, Key Personnel, and Resumes

This chapter describes the key PlaceWorks personnel who will manage the Stewart Park Improvement Project. The full organization of the team is shown graphically in Figure 1. Resumes for all key staff assigned to this project are included Appendix No. 1.

### PlaceWorks

**Isabelle Minn**, ASLA, LEED AP, Principal, will serve as Principal-in-Charge and will ensure that all products are produced on time, on budget, and meet the highest standards of quality. Additionally, she/he will be available to facilitate public workshops and critical meetings throughout the process. Isabelle has more than two decades of experience in community-based design and planning. Her work has focused on landscape architecture and urban design, with an emphasis on the protection of open space and natural resources, as well as on improving and greening our urban areas. She has managed a wide range of projects from large, open space master plans to urban forestry plans and site planning and design. She strives to create a balance between protecting resources and increasing public access.

Isabelle has developed multidisciplinary studies addressing physical, biological, cultural, and policy issues that affect watersheds. She has also managed many trail planning and design projects, from large-scale trail master plans to construction documents, and she is an expert on the development of urban greening projects. Isabelle is currently overseeing PlaceWorks' efforts on the Reimagining Big Basin project, the Folsom Lake SRA Road and Trail Management Plan, and the East Mountain Tampalpais State Park Facilities Management Plan. Isabelle is fluent in Spanish and frequently facilitates in Spanish as part of park planning and design work at PlaceWorks.

**Jesse Jones**, ASLA, Senior Associate, will serve as the Project Manager and will be responsible for the day-to-day management of the project, as well as for maintaining regular contact with City staff, coordinating with subconsultants, facilitating workshops, and attending all project meetings. Jesse brings to every project a broad range of experience in landscape design and environmental analysis. Her areas of focus include landscape infrastructure, including low-impact design interventions; school gardens and outdoor learning environments; shoreline parks; and trail planning and design. As a landscape architect at PlaceWorks, Jesse provides research and design services, including construction documentation, conceptual design, and graphic production for a variety of project types.

Jesse relocated from our Bay Area office to Los Angeles in 2021 and brings a wealth of experience in park construction to her new home. She continues to manage projects in both Northern and Southern California, including the Richmond Wellness Trail, which is currently under construction, and the Capistrano Beach Park Master Plan. Jesse served as project manager or key project staff on all of the PlaceWorks projects presented in this proposal. She leads multi-disciplinary teams on nearly every project and strives for that perfect balance of highly functional and exceptionally beautiful.

**FIGURE 1 ORGANIZATIONAL CHART**





## E: Project Experiences

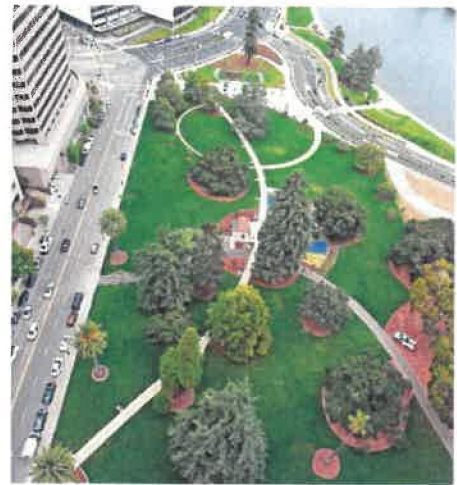
This chapter provides a list of projects related to the scope of work that PlaceWorks has completed within the past five years. Please see Appendix No. 2 for images and additional projects from the PlaceWorks team.

### PlaceWorks

**Snow Park Renovation** for the City of Oakland. PlaceWorks worked with the City of Oakland to develop a comprehensive urban greening retrofit along Oakland's iconic Lake Merritt. Snow Park was redesigned to include new features were added to meet the needs of the local community. These include a new state-of-the-art terraced play area and a pedestrian promenade, with a highly visible rain garden featuring a custom art piece by local artists WowHaus. The sculpture represents a mythical water-dwelling creature that connects the site's location near the lake and the rainwater elements in the park. PlaceWorks designed the space to highlight the sculpture and bring people into the heart of the park. The project also included a new pedestrian- and bicycle-friendly multimodal corridor connection along the lake. The project included permeable and high-albedo paving, native and climate adapted plantings, and high recycled content in all purchased materials.

PlaceWorks also provided outreach and coordination with the community and multiple advisory committees to create conceptual plans for the park, streetscape, and lakeside improvements. The plans were developed into construction documents that included specific enhancements for roadways, electrical systems, street lighting, and stormwater infrastructure, including ample rain gardens. PlaceWorks' role on this project included environmental review under CEQA and National Environmental Policy Act (NEPA). PlaceWorks also provided construction administration.

**Jean Sweeney Open Space Park** for the City of Alameda. PlaceWorks prepared design development and construction documents for this unique 27-acre community park in the heart of Alameda. The design process built upon a masterplan developed by the City with input from residents. PlaceWorks conducted community outreach with residents and stakeholders to ensure that the final project fulfilled their vision for the site. A phasing plan was developed separating construction and bidding of the park into four phases. The



#### PROJECT HIGHLIGHTS

- ✓ Multi-level playground
- ✓ Award winning park renovation project
- ✓ Innovative stormwater management



first phase of construction includes the Cross-Alameda Trail, a shaded Class I bike trail which runs along the northern edge of the park.

The second phase of construction includes the eastern end of the Park, with a large nature playground, great lawn, picnic pavilion, parking lot and stormwater treatment planting. The park incorporates elements from the site's previous use by the Beltline Railway, including a historic train shelter and interpretive signage about Jean Sweeney's legacy as an open space advocate. The nature play area incorporates natural elements, such as boulders and logs repurposed from City tree maintenance, with playground equipment to create a unique and memorable play experience for both young children and older youth.

The third and fourth phases of the park will expand the park by adding, a large community garden, demonstration orchards, a bicycle skills course, habitat planting areas, and hiking trails with ongoing opportunities for outdoor education and nature-watching.



#### PROJECT HIGHLIGHTS

- ✓ Prefabricated gathering pavilion and rest stops
- ✓ Large playground with water features
- ✓ Integrated trail and bike path

**Iris Chang Park** for the City of San Jose. PlaceWorks provided master planning, landscape architectural design, and construction documents for a new 2.5-acre memorial sculpture park in North San Jose. PlaceWorks' CEQA staff completed the Initial Study/Negative Declaration necessary for the project. The park is named after Iris Chang, a Chinese-American journalist and author, who wrote the bestselling book, *The Rape of Nanking*, which covered atrocities committed in China by the Japanese army, a forgotten holocaust of the Second World War. PlaceWorks worked closely with the community as well as with Ms. Chang's parents in shaping the vision for the park, which includes a series of monumental stone sculptures created by the artist Richard Deutsch.

The site is located adjacent to Coyote Creek Trail and the new path system includes an accessible trail connection from the park and its neighborhoods up to the trail, which runs along the top of a levee. The grading required to bring users from ground level to the trail provided inspiration for exuberant curves in path layout and in earthform, allowing the landscape to have a sculptural form of its own.

The park design includes a dynamic planting plan made up of grasses of various textures and sizes arranged in concentric and undulating waves. These textures and forms, combined with the stone sculptures, create a contemplative environment for visitors to consider Iris Chang's legacy.



#### PROJECT HIGHLIGHTS

- ✓ Collaboration with local artist
- ✓ Multiuse lawn and Drought Tolerant Planting
- ✓ Flood Control District Coordination

## F: References

PlaceWorks has provided references from clients who can attest to the quality of the work we do. We encourage you to contact them to find out more about our project work.

### **Clement Lau, Departmental Facilities Planner**

County of Los Angeles

1000 S. Fremont Ave, Unit #40, Building A-9 West, 3rd Floor

Alhambra, CA 91803 | 626.588.5301

626-588-5301

*Dates of work: 2013-2015, 2016-2019, 2020*

*Description of services: multiple projects including community parks plans, street level renderings for public works improvements, and community engagement*

### **Annie Youngerman, Project Manager**

The Trust for Public Land

101 Montgomery Street., Suite 1000

San Francisco, CA 94104

415-800-5201

*Dates of work: September 2019 – June 2021*

*Description of services: conceptual design, construction drawings, and construction administration of Markham Elementary School in Oakland, CA.*

### **Han-Lei Wang, Landscape Architect**

City of San Jose

Public Works, CFAS

200 East Santa Clara Street, 6th Floor

San Jose, CA 95113

408-535-8356

*Dates of work: June 2018 – May 2019*

*Description of services: construction drawings and construction administration for Iris Chang Park in San Jose, CA.*

### **Barney Matsumoto, Landscape Architect**

California State Parks, Southern Service Center

2797 Truxtun Rd

San Diego, CA 92106

619.221.7070

*Dates of work: on-going*

*Description of services: various projects as on-call park planners for California State Parks*

## G: Scope of Services

### *Task 1. Project Initiation and Project Management*

#### **1.1 City Staff Meeting 1: Kickoff Meeting and Site Visit**

The PlaceWorks team will attend a kick-off meeting with City staff to discuss expectations and concerns, and to review key issues, information needs, work products, and delivery schedule. Overall project schedule and meeting dates will be reviewed. After the kick-off meeting, the PlaceWorks team will visit and photograph Stewart Park, paying particular attention to features and issues identified at the kick-off meeting and areas with proposed improvements in the Concept Plan.

#### **1.2 Ongoing Project Management**

PlaceWorks will coordinate with City staff throughout the project and will manage the scope, cost, and schedule to ensure that the project is completed efficiently. PlaceWorks will conduct weekly calls with the City project manager to coordinate. Additional meetings with the City Staff related to project review are called out in the tasks below.

### *Task 2. Data Gathering and Site Analysis*

#### **2.1 Survey**

BKF Engineers (BKF) will provide boundary and topographic surveying of the project site. The topographic survey will cover the project area and will extend to include the full width of adjacent rights-of-way. Spot elevations will be sufficient to generate 0.5 foot contours and existing easements, assessor parcel numbers, and existing utilities on or adjacent to the proposed project area will be shown. Potholing will be conducted to confirm existing utilities.

#### **2.2 Preliminary Title Reports, Street ROW Vacation, and Parcel Merger**

BKF will obtain the preliminary title report on all project parcels. BKF will additionally work with the City to finalize documentation necessary for formally close 9<sup>th</sup> and 10<sup>th</sup> Street and to merge the entire project area into one parcel. BKF will document and record the final boundary survey and provide it to the City.

#### **2.3 Geotechnical Investigation**

Ninyo & Moore will develop a geotechnical investigation report for the proposed project. The study will incorporate the existing information from the June 2021 study and will include a geologic reconnaissance of the site to evaluate existing conditions. Ninyo & Moore will also conduct up to five (5) small diameter borings ranging from 20 to 30 feet deep and two additional shallow borings to a depth of approximately 5 feet to perform infiltration tests. Borings will be in areas where new facilities are proposed, including the restroom, bandshell, splash pad, playground, and parking lots. Laboratory tests will be conducted on the subgrade materials, and a letter report will be prepared containing the following: a site plan showing boring locations, logs of the borings, laboratory test data, a description of the geotechnical site conditions, site class and related seismic design parameters per the 2019 California

Building Code, earthwork recommendations for subgrade preparation of pavements and structures, and foundation recommendations for a restroom, bandshell, and splash pad slab.

## **2.4 Hydrological Assessment**

BKF will conduct a hydrological assessment of the existing park and area feeding the Riverside County Flood Control and Water Conservation District (RCFC&WCD) flood control basin. The assessment will include current flood capacity and analyze flood events, including the 100-year storm event. Following the development of the 30% design drawings, BKF will assess the impacts of any proposed improvements to the capacity and function of the flood control basin. These studies will be used in discussion with RCFC&WCD described in Task 5.

## **2.5 Site Analysis and Concept Review**

Based on site visits, review of background information, and the hydrological assessment, PlaceWorks will develop a comprehensive Site Analysis including descriptive maps, diagrams, and graphics to clarify and illustrate existing conditions and identify key opportunities and constraints to be considered. The PlaceWorks team will additionally analyze the City's Concept Plan to determine feasibility and consistency with site opportunities and constraints.

## **2.6 City Staff Meeting 2: Site Analysis and Design Considerations**

PlaceWorks will facilitate a meeting with City staff to review and discuss the Site Analysis and considerations for the Concept Plan. The project team will confirm the direction for the preliminary design.

### *Task 3. Preliminary Design and Community Engagement*

## **3.1 Schematic Design**

The PlaceWorks team will develop up to two alternative conceptual site designs for Stewart Park. The alternatives will include graphic plans, material palettes, street level renderings, and other graphics to help convey design intent. Conceptual site designs will include, but not be limited to:

- Walking trail alignments and public access
- New use areas, including new splash pad, playground, gaga courts, and bandshell
- Prefabricated structure styles
- Upgraded skate park features
- Site furnishings, including benches, picnic pavilions, and BBQs
- Plant palette
- Traffic circulation and flow

Both alternatives will be accompanied by a high-level cost estimate and both will target the same budget.

## **3.2 City Staff Meeting 3: Schematic Design**

PlaceWorks will facilitate a meeting with City staff to review the Schematic Design Alternatives and potential changes to the options before presenting them in the online forum. The project team will also review the draft online survey tool and discuss strategies for gathering responses.

### **3.3 Online Survey**

PlaceWorks will develop and host an online survey to gather feedback on the Schematic Design Alternatives. The survey will target getting feedback about site features rather than directly voting for one alternative, allowing the final design to be a combination of preferred elements. Following the completion of the survey, PlaceWorks will provide a concise summary of responses and recommendations for moving forward.

### **3.4 City Council Meeting 1: Schematic Design**

In partnership with City staff, PlaceWorks will present the Schematic Design Alternatives and results from the online survey to City Council. The presentation will include a summary of the preferred approach to move forward for design development but will allow for feedback and recommendations from City Council members.

### **3.5 Draft Design Development**

Based on discussions with City staff, community feedback from the online survey, and comments from City Council, the PlaceWorks team will develop a single preferred design option, including a rendered site plan graphic with callouts identifying the project components with a written description, sections showing relationship between park elements, and street level renderings of site features.

The draft plan will be accompanied by a lighting analysis showing existing illumination in the park and a proposed lighting strategy based on the proposed plan. The draft plan will also include a preliminary planting plan with hydrozones identified and preliminary water use calculations determined. The design will be accompanied by a draft cost estimate.

### **3.6 City Staff Meeting 4: Design Development**

PlaceWorks will facilitate a City staff meeting to discuss the Draft Design Development Plan and solicit review comments and edits. The project team will also prepare for the final presentation to City Council.

### **3.7 Revised Design Development (30-Percent Drawing and Cost Estimate)**

Based on City review comments, the PlaceWorks team will revise the Draft Design Development Plan. This draft will serve as the basis for the CEQA project description and will be used in discussions and for preliminary letters of intent with RCFC&WCD, Southern California Edison (SCE), and Beaumont Cherry Valley Water District (BCVWD).

The revised Design Development package will include preliminary working drawings to 30 percent and will be accompanied by a cost estimate. The package will include the following preliminary plan sheets:

- Title Sheet and Location Map
- Demolition Plan
- Grading, Drainage, and Utility Plan
- Layout Plan
- Materials Plan
- Electrical Plan
- Planting Plan and Hydrozone Irrigation Calculations

Specifications will be in CSI format. A table of contents will be provided with the 30% set indicating section to be included in subsequent submittals.

### 3.8 City Council Meeting 2: Design Development

In partnership with City staff, PlaceWorks will present the Revised Design Development package to City Council. The presentation will focus on the changes to the project based on feedback from City staff, the public, and City Council.

### 3.9 City Staff Meeting 5 and Field Review: Preparing for Final Design

PlaceWorks will facilitate a City staff meeting to review the 30% drawings and conduct a site walk with to review the drawings in the field and deliberate on areas where there are questions or potential impacts.

## Task 4. Construction Documents

### 4.1 60-Percent PS+E Submittal

Based on the City's Comments and the Field Walk to review the Design Development plan, the PlaceWorks team will develop the 60-percent PSE submittal for the project. The preliminary list and count of the construction document sheet set is anticipated to include approximately 48 to 50 sheets and is listed in Table 1. We believe for the purpose of clarity that construction document plans are best prepared at 1:20 scale.

The construction document set is anticipated to include:

TABLE 1 PRELIMINARY CONSTRUCTION DOCUMENT SHEETS (60% 90%, 100%, FINAL SET)		
Sheet Title	Responsibility	Sheets
Title Sheet and Location Map	PlaceWorks	1
Notes, Legend and Abbreviations	PlaceWorks	1
Existing Conditions /BASE @ 1:20	BKF	4
Water Quality Management Plan (WQMP)	BKF	4
Storm Water Pollution Prevention Plan (SWPPP)	BKF	4
Storm Drainage Hydrology/Hydraulic Report	BKF	4
Demolition Plans @ 1:20	BKF	4
Civil Construction Details	BKF	3
Grading & Drainage Plans @1:20	BKF	4
Site Improvements/Horizontal Control Plans @1:20	BKF	4
Sewer and Water (wet) Utility Plans	BKF	4
Materials Plan @1:20	PlaceWorks	4
Landscape Details	PlaceWorks	6

**TABLE 1 PRELIMINARY CONSTRUCTION DOCUMENT SHEETS (60% 90%, 100%, FINAL SET)**

Sheet Title	Responsibility	Sheets
Electrical Plans @1:20	PBS Engineers	4
Electrical Details	PBS Engineers	4
Splash Pad Plans @1:10	Pace	1
Splash Pad Details	Pace	4
Skate Park Plans @1:10	California Skate Parks	1
Skate Park Details	California Skate Parks	2
Structural Plans	Spire Structural	3
Structural Calculations	Spire Structural	1
Irrigation Plans @1:20 WELO Calcs & Submittals	Sweeney + Associates	4
Irrigation Details	Sweeney + Associates	2
Planting Plan @1:20	PlaceWorks	4
Irrigation Details	Sweeney + Associates	2
Planting Details	PlaceWorks	2

The 60-percent plans will be accompanied by draft specifications in CSI format. The cost estimate will be developed using the City's preferred schedule of values format or other bid form ready template.

#### **4.2 City Staff Meeting 6 and Field Review: 60-Percent PS+E**

Following a three-week review period, City staff will provide PlaceWorks with one set of marked up plans and specifications. PlaceWorks will meet with City staff to review comments on the 60% set and clarify any questions that may arise. The project team will conduct a site walk to address any remaining issues.

#### **4.3 90-Percent PS+E Submittal**

Based on City review comments, the PlaceWorks team will revise the 60-percent submittal and refine it to 90 percent.

#### **4.4 City Staff Meeting 7: 90-Percent PS+E Submittal**

Following a three-week review period and receipt of marked up plans and specifications, PlaceWorks will meet with City staff to review comments on the 60-percent set and clarify any questions that may arise.

#### **4.5 100-Percent PS+E Submittal**

Based on City review comments, the PlaceWorks team will revise the 90-percent submittal and refine it to 100 percent.



#### **4.6 City Staff Meeting 8: 100-percent PS+E Submittal**

Following a three-week review period and receipt of marked up plans and specifications, PlaceWorks will meet with City staff to review comments on the 90-percent set and clarify any questions that may arise.

#### **4.7 Final PS+E (Bid Set)**

Based on City's review comments, PlaceWorks will make minor revisions to the 100% submittal and refine it to a Final set for going to bid purposes. The Final plan set will include the electrical plan of service approved by SCE and final plan of service approved by BCVWD.

### *Task 5. Coordination and Permitting*

Throughout the design process, the PlaceWorks team will coordinate with local utilities and jurisdictional agencies.

#### **5.1 Southern California Edison (SCE)**

PBS Engineers will coordinate with SCE early in the design process to determine electrical capacity requirements and service needs. In tandem with the 30-percent submittal, PBS Engineers will submit a Letter of Intent to begin the process for SCE electrical plan of service and all permits. PBS Engineers will update plans as needed to respond to SCE's request and will finalize the plan of service and all associated permits as part of this project. It is assumed that the City will pay an associated permitting fees.

BKF will coordinate with SCE regarding any necessary easements for electrical lines located within the sections of 9th or 10th Streets that will be vacated and consolidated into the park parcel.

#### **5.2 Beaumont Cherry Valley Water District (BCVWD)**

BKF will coordinate early in the design process BCVWD to verify available water pressures and volumes and to determine water service needs and capacity requirements. In tandem with the 30-percent submittal, BKF will provide additional detail about the project including water needs for the splash pad, restroom, and irrigation and initiate the BCVWD service plan process. BKF will finalize the plan of service and include it as part of the final construction documents.

BKF will additionally coordinate with BCVWD regarding any necessary easements for water lines located within the sections of 9th or 10th Streets that will be vacated and consolidated into the park parcel.

#### **5.3 Riverside County Flood Control and Water Conservation District (RCFC&WCD)**

BKF will coordinate with RCFC&WCD as part of the Hydrological Assessment described in Task 2. In tandem with the 30-percent submittal, BKF will submit the plans to RCFC&WCD for review and comment. BKF will incorporate any plan edits from RCFC&WCD and will coordinate the application and approval of any required permits. It is assumed that the City will pay an associated permitting fees

## 5.4 Other Utilities (Gas, Telephone, Cable)

In addition to coordinating the easements for SCE and BCVWD, BKF will reach out to other utilities to determine necessary easements for utility lines located within the sections of 9th or 10th Streets that will be vacated and consolidated into the park parcel.

## 5.5 Riverside County Department of Public Health

Pace will coordinate with Riverside County Department of Public Health to issue a permit for the splash pad.

### *Task 6. Environmental Review*

The following scope outlines the process for completing environmental analysis that will inform the appropriate tiered CEQA document, and the CEQA document.

## 6.1 Initial Study

PlaceWorks will prepare a detailed Initial Study that will inform the appropriate CEQA document (described below). The Initial Study will include a project description that includes the project-specific details and information to support all the conclusions stemming from the threshold questions in Appendix G, Environmental Checklist, of the CEQA Guidelines. The Initial Study will determine if any environmental impacts are anticipated due to construction and operation of the project and include mitigation measures if required. The Initial Study will assess environmental impacts that could result from the construction and operation of the proposed project. The Initial Study will document the resulting level of significance for each of the topical areas required under CEQA.

## 6.2 CEQA Document

Assuming that the Initial Study finds that there are no unavoidable significant environmental impacts as a result of the project, PlaceWorks can prepare one of the following documents as CEQA permits and the City desires.

- If all impacts are considered to be less than significant without mitigation, PlaceWorks can prepare a **Notice of Exemption**.
- If all of the impacts are considered to be less than significant with application of the mitigation measures identified in the recently certified General Plan EIR (2020, State Clearinghouse Number 2018031022), PlaceWorks can prepare an **Addendum to the General Plan EIR**.
- If some of the impacts require new mitigation beyond those included in the General Plan EIR to determine a less-than-significant conclusion, PlaceWorks can prepare a **Mitigated Negative Declaration (MND)**.

However, if it is determined that proposed project could result in a significant and unavoidable impact PlaceWorks can prepare a Focused EIR with the City's approval of a contract amendment.

PlaceWorks will prepare a mitigation monitoring or reporting program (MMRP) to accompany the CEQA document, if mitigation measures are required. If the appropriate and preferred CEQA document is an MND, PlaceWorks will be responsible for posting the documents with the State Clearinghouse for the public review period, as required by CEQA. The City will be responsible for local noticing.

### 6.3 Response to Public Comment

PlaceWorks will respond to substantive comments received on the appropriate/preferred CEQA document in a memorandum form.

### 6.4 Notice of Determination/Notice of Exemption

PlaceWorks will prepare a notice of determination (NOD) or the Notice of Exemption (NOE) for the City to submit to the County Clerk, as required. The City will be responsible for filing the NOD and paying associated fees.

PlaceWorks will prepare three versions of the Initial Study and appropriate/preferred document (Addendum, Exemption, or MND), and MMRP. These include an Administrative Draft, Screencheck Draft, and Final Draft. PlaceWorks will respond to one round of consolidated comments on the Administrative Draft. PlaceWorks will submit a revised, Screencheck Draft to City staff as an electronic file. PlaceWorks will respond to one round of consolidated comments on the Screencheck Draft and prepare a Final Drafts for the City.

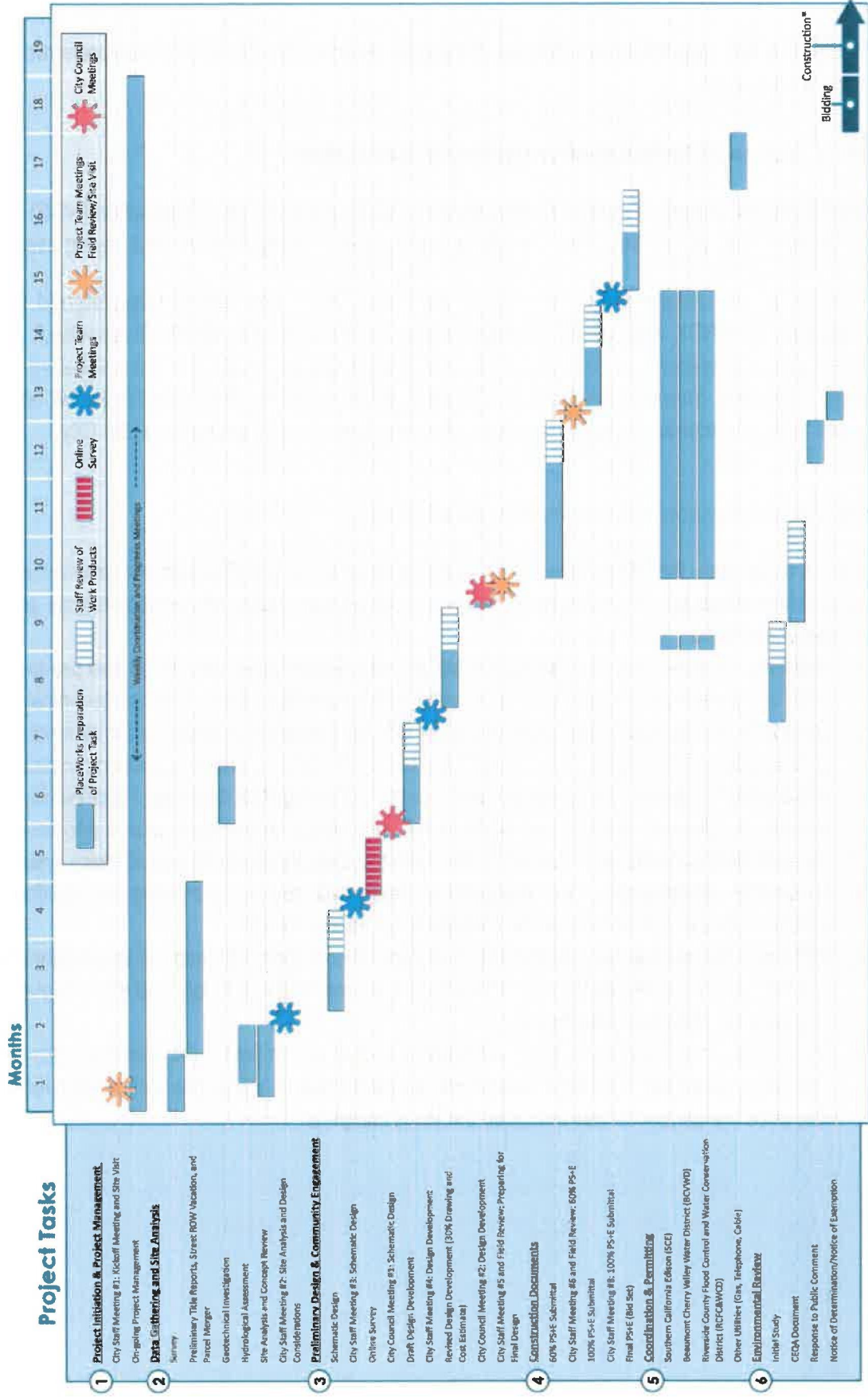
#### *Task 7. Construction Administration (Optional)*

As an optional task, the PlaceWorks team is available to assist the City with construction administration, including the following subtasks. The number of hours is approximate based on similar projects and can be evaluated if services are needed.

- **Bidding.** To assist the City during the bid process, PlaceWorks will attend one pre-bid meeting to assist City staff in answering contractor questions, prior to the submittal of bids; prepare technical information or changes to include in addenda being prepared by the City, and respond to requests for information.
- **Construction Site Visits.** The PlaceWorks team will attend a pre-construction meeting with City staff and the Contractor to review the drawings and specs. Following this meeting, PlaceWorks will participate in one project coordination meeting per week of the anticipated construction phase and review the required mock-ups and field samples as indicated in the Technical Specifications as part of these meetings.
- **Submittal Responses.** The PlaceWorks team will review submittals for conformance to plans and specifications and prepare a written response for each submittal.
- **RFIs and Supplemental Information.** The PlaceWorks team will respond to questions from the Contractor in the field, as requested by the City. PlaceWorks will respond in a timely and efficient manner to the contractor's requests for additional information.
- **Punchlist.** The PlaceWorks team will develop a draft punch list for the field inspector and contractor's review following a pre-final site visit. PlaceWorks will participate in a final site visit to go over the items in the punch list, once the contractor has indicated the list is complete.

# H: Project Schedule

FIGURE 2 SCHEDULE



## Appendix No. 1: Resumes

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# ISABELLE MINN, ASLA, LEED AP

## Principal

Isabelle has over twenty years of experience in community-based design and planning. Her work has focused on landscape architecture and urban design, with an emphasis on the protection of open space and natural resources, as well as on improving and greening our urban areas. She has managed a wide range of projects from large, open space master plans to urban forestry plans and site planning and design projects. She strives to create a balance between protecting resources and increasing public access. Isabelle has developed multi-disciplinary studies addressing physical, biological, cultural, and policy issues that affect watersheds. She has also managed many trail planning and design projects, from large-scale trail master plans to construction documents, and she is an expert on the development of urban greening projects. Recently, Isabelle's work has emphasized meeting park and open space needs in park poor communities. She served as the Principal-in-Charge of the Comprehensive Countywide Parks and Recreation Needs Assessment for the County of Los Angeles, the Concord Hills Regional Park Land Use Plan and EIR for East Bay Regional Park District, and the Pigeon Point Light Station State Historic Park General Plan for California State Parks.

## HIGHLIGHTS OF EXPERIENCE

### OPEN SPACE AND TRAILS

- » San Vicente Redwoods Public Access Plan, Santa Cruz County CA
- » Los Angeles County Trails Assessment and Mapping, LA County CA
- » Cloverdale Ranches Alternatives Planning, Pescadero CA
- » La Honda Creek Open Space Preserve Master Plan, La Honda CA
- » Laguna de Santa Rosa Protected Lands Trail Plan, Sonoma County CA
- » Wavecrest Concept Plan, Half Moon Bay CA
- » Mori Point Trail Planning and Design, Pacifica CA

### PARKS AND CIVIC LANDSCAPES

- » Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment, LA County CA
- » Master Plan for Sustainable Parks and Recreation, LA County CA
- » Saratoga Quarry Park Master Plan, Saratoga CA
- » Martial Cottle Park Master Plan, San Jose CA
- » Trancas Crossing Park and Napa River Trail, Napa CA
- » Windsor Gateway Mixed-Use Development Project, Windsor CA

### HABITAT RESTORATION AND RESOURCE PLANNING

- » Los Angeles River Ranger Establishment Plan, Los Angeles CA
- » Benicia Urban Waterfront Enhancement and Master Plan, Benicia CA
- » WaterTalks: Planning for Water in Underserved Communities, Los Angeles and Ventura Counties
- » Lake Merritt Bird Island Enhancements, Oakland CA
- » Comanche Creek Vegetation Management Plan, Chico CA
- » Trancas Crossing Park and Napa River Trail, Napa CA
- » Breuner Marsh Restoration EIR, Richmond CA
- » Lower Peninsula, West Valley, and Guadalupe Watershed Stewardship Plans, Santa Clara County CA

## EDUCATION

- » MS, Resource Ecology and Management, University of Michigan, Ann Arbor
- » Master of Landscape Architecture, University of Michigan, Ann Arbor
- » BS, Environmental and Resource Science, University of California, Davis

## REGISTRATIONS

- » California Licensed Landscape Architect No. 5248

## CERTIFICATIONS

- » Leadership in Energy and Environmental Design Accredited Professional

## AFFILIATIONS

- » American Society of Landscape Architects
- » California Urban Forests Council, Board Member
- » Bay Area Trails Collaborative, Member

Team member since 2001





## ISABELLE MINN

Principal

imin@placeworks.com

### URBAN AGRICULTURE AND URBAN FORESTRY

- » Salinas Urban Greening Plan, Salinas CA
- » Oroville Urban Area Master Greening Plan, Oroville CA
- » Urban Farm and Garden Master Plan, Alameda CA
- » El Monte Urban and Community Forestry Management Plan, El Monte CA
- » Agricultural Park Consulting Services, Davis CA
- » Urban Farm Design Services, Treasure Island, San Francisco CA

### SITE PLANNING AND DESIGN

- » San Leandro Boulevard-BART Pedestrian Interface Plan, San Leandro CA
- » Bay Clarke-Weeks-Pulgas Conceptual Plan, East Palo Alto CA
- » North Redwood Boulevard Planning Study, Novato CA
- » Southwest Chico Neighborhood Plan, Chico CA
- » Sonoma Plaza Pedestrian Corridor and Land Use Study, Sonoma CA
- » Bolinas Lagoon Preserve Conceptual Site Plan, Bolinas CA
- » North Broadway Neighborhood Plan, Bay Point CA
- » Riverbank Ammunition Plant Specific Plan and EIR, Riverbank CA
- » Windsor Gateway Mixed-Use Development Project, Windsor CA

### PUBLICATIONS

- » "Stream Restoration and Channel Daylighting" (co-author), In Landscape Architecture Graphic Standards, 1st ed., Leonard J. Hopper (ed.), John Wiley & Sons, 2006

### SPEAKING ENGAGEMENTS AND TEACHING

- » "Maximizing the Benefits of Urban Greening", 2010 APA California Chapter Conference, Carlsbad CA
- » "Parks as Resource Management Tools", 2009 APA California Chapter Conference, Squaw Valley CA
- » "Site Planning for Creeks, Riparian Corridors, and Wetlands", UC Davis Extension course

### AWARDS

- » Los Angeles County Comprehensive Parks and Recreation Needs Assessment: 2017 Public Outreach Award, California Chapter APA; 2017 Public Outreach Award, California APA, Los Angeles Section; 2016 Marketing & Communications Award of Excellence, California Park & Recreation Society
- » San Francisco Bay Trail Design Guidelines and Toolkit: 2018 Long Range Plan Award, The Waterfront Center; 2017 Urban Design Award, California APA, Northern Section; 2017 Planning Award of Merit, California Trails & Greenways
- » Los Angeles County Master Plan for Sustainable Parks & Recreation: 2019 Award for Excellence in Sustainability, National APA, Sustainable Communities Division; 2017 Sustainability Award: Green Region Initiative, SCAG; 2016 Exceptional Urban Forestry Program Award, California Urban Forests Council; 2016 Innovation in Green Community Planning Award of Merit, California APA, Los Angeles Section
- » Quarry Park Master Plan: 2016 Outstanding Planning Document Award, California AEP
- » Salinas Forest Assessment and Urban Greening Plan: 2016 Astounding Urban Forestry Project Award, California Urban Forests Council
- » Martial Cottle Park, San Jose CA: California Chapter APA Award of Excellence, Innovation in Green Community Planning Award, 2011; Northern Section, California APA, Innovation in Green Community Planning Award, 2011

### LEADERSHIP AND COMMUNITY

- » Board Member, California Urban Forests Council, 2011- 2016



# JESSE JONES, ASLA

Senior Associate, California Licensed Landscape Architect

Jesse brings to every project a broad range of experience in landscape design and environmental analysis. Her areas of focus include landscape infrastructure, including low-impact design interventions; school gardens and outdoor learning environments; shoreline parks; and trail planning and design.

As a landscape architect at PlaceWorks, Jesse provides research and design services, including construction documentation, conceptual design, and graphic production for a variety of project types. Currently, Jesse is serving as the project manager for Tidewater Area of Martin Luther King Jr. Regional Shoreline, a 7 acre open space located on the Oakland Estuary that includes a nature play area, outdoor classroom, expansive lawn, coastal planting, shoreline vista points, and an internal trail network. Jesse is also the project manager for Cross Alameda Trail in the City of Alameda and the Wavecrest Coastal trail in the City of Half Moon Bay. Prior to joining PlaceWorks, Jesse worked as a landscape designer for environmental restoration, as well as an environmental educator and school garden instructor.

## HIGHLIGHTS OF EXPERIENCE

### LANDSCAPE ARCHITECTURE AND PARK DESIGN

- » Tidewater Use Area of Martin Luther King Jr. Regional Shoreline, East Bay Regional Parks District, Oakland CA
- » Snow Park and Lakeside Green Streets, Oakland CA
- » Shields-Reid Park, Richmond CA
- » Iris Chang Park, San Jose CA
- » McKay Avenue Entrance to Crown Memorial State Beach, Alameda, CA
- » Pacheco Marsh Public Access Plan, Martinez, CA

### NATURE PLAY AND PLAYGROUND DESIGN

- » Markham Elementary School, Oakland, CA
- » Jean Sweeney Open Space Park, Alameda, CA
- » Pierce Street Park, Albany, CA
- » 95th and Normandie Pocket Park, Westmont, CA

### TRAIL/STREETScape DESIGN

- » Wavecrest Coastal Trail Project, Half Moon Bay CA
- » Cross Alameda Trail, Alameda, CA
- » Richmond Wellness Trail, Richmond, CA

### OPEN SPACE AND RESOURCE PLANNING

- » Pigeon Point Light Station State Historic Park General Plan
- » Master Plan for Sustainable Parks, Los Angeles County CA
- » Concord Hills Regional Park Land Use Plan, East Bay Regional Parks District
- » Reimagining Big Basin Redwood State Park, California State Parks

## EDUCATION

- » Master of Landscape Architecture, University of California, Berkeley CA
- » BA, Environmental Studies and Urban and Architectural Studies, New York University, New York NY

## REGISTRATIONS

- » California Licensed Landscape Architect No. 6371

## AFFILIATIONS

- » American Society of Landscape Architects (ASLA)

Team member since 2013



## AWARDS

- » Master Plan for Sustainable Parks, Los Angeles County CA
  - » California Parks & Recreation Society, Award of Excellence, Marketing & Communications, 2016
  - » California Chapter APA Award of Merit, Innovation in Green Community Planning Award, 2016
- » 2011 University Olmsted Scholar, Landscape Architecture Foundation



**JESSE JONES**

Senior Associate

[jjones@placeworks.com](mailto:jjones@placeworks.com)



# JEN CHUNG, ASLA

## Associate Designer

Jen combines creativity with technical dexterity to transform concepts into visual designs and designs into workable plans. She has worked at multiple scales—from smaller site-scale residential designs to regional-scale design guidelines and vision plans—and her projects reflect various degrees of complexity. She pulls from this breadth of experience and her formidable understanding of design principles to find the ideal solution for every project.

Creativity and technique also inform Jen's graphics and visual communications. She knows how to make a strong visual impact that conveys information clearly and is aesthetically pleasing. Her expertise with a variety of graphics and design programs gives her optimal efficiency, even under time and budget constraints. She possesses a high level of dexterity with using Adobe InDesign, Illustrator, Photoshop, and AutoCAD.

Jen's pursuit of landscape architecture was largely fueled by her desire to improve people's quality of life and enhance local and regional communities. This passion drives her to produce her best effort every time, and she continually surpasses herself with each new assignment.

## HIGHLIGHTS OF EXPERIENCE

### LANDSCAPE ARCHITECTURE, DESIGN & PLANNING

- » Capistrano Beach Park Master Plan | Dana Point CA
- » Tesoro Viejo Master Planned Community | Madera County CA
- » Measure A Implementation | Los Angeles County CA
- » Los Angeles River Park Ranger Program Establishment Plan | Los Angeles CA
- » Santa Ana River Parkway and Open Space Plan | San Bernardino, Riverside, and Orange counties CA
- » East Bay Regional Park District Climate Adaptation Strategy | Oakland CA
- » California Adaptation Planning Guide | State of California
- » Laguna Beach Landscape and Scenic Highways Element | Laguna Beach CA
- » City of San Mateo General Plan Update | San Mateo CA
- » City of San Mateo Climate Action Plan Update | San Mateo CA
- » County of Contra Costa General Plan Update | Contra Costa County CA
- » Hawk Ridge Community Design | Kings County WA
- » Desert Horizons Community | Indian Wells CA
- » Mt. San Antonio College Educational and Facilities Master Plan | Walnut CA
- » City of Corona General Plan Update | Corona CA
- » Southwest Otay Mesa Specific Plan | San Diego CA
- » 3roots Specific Plan | San Diego CA
- » City of Hope Specific Plan | Duarte CA
- » West Carson TOD Specific Plan Park Design | West Carson CA
- » SB 2 Planning | Department of Housing and Community Development
- » 95th & Normandie Pocket Park | Los Angeles CA
- » West Athens-Westmont 10-Minute Walk to a Park Plan | Los Angeles County CA

## EDUCATION

- » Master of Landscape Architecture, California Polytechnic University, Pomona
- » BA, East Asian Studies, University of California, Los Angeles

## REGISTRATIONS

- » California Licensed Landscape Architect No. 6549

## AFFILIATIONS

- » American Society of Landscape Architects

Team member since 2016



**JEN CHUNG**  
Associate Designer  
jchung@placeworks.com

## **CORPORATE MARKETING & GRAPHIC DESIGN**

- » 2019, 2018, 2017, and 2016 APA California Conference Materials
- » 2020, 2018, and 2017 AEP California Conference Materials
- » 2017 ULI Fall Meeting Conference Materials
- » PlaceWorks Corporate Marketing Materials
- » Design Graphics for PlaceWorks' Los Angeles and San Diego Offices
- » PlaceWorks Downtown LA Open House Materials
- » PlaceViews Newsletters

## **PRIOR EXPERIENCE**

### **LANDSCAPE ARCHITECTURE & CONSTRUCTION DOCUMENTATION**

- » BLVD63 Apartments | San Diego CA
- » Pacific City | Huntington Beach CA
- » Playa Vista Apartment Homes | Los Angeles CA
- » Meridian Apartments | Irvine CA
- » River Oaks Apartment Homes | San Jose CA
- » Park Place Apartment Homes | Irvine CA
- » 3033 Wilshire High Rise Apartment | Los Angeles CA
- » 1031 Walnut Apartments | San Jose CA
- » Orchard Hills Community Development | Irvine CA
- » Bella Vista Model Homes | Irvine CA

### **DEVELOPMENT PLANS**

- » El Toro 100-Acre Parcel Design Guidelines | Irvine CA
- » West Alton Parcel Design Guidelines | Irvine CA

### **VISION PLANS**

- » Re-envisioning Open Space and Connectivity | CA State Coastal Conservancy

### **GRAPHIC DESIGN & MARKETING**

- » Corporate Graphics Standards and Rebranding | EPTDESIGN
- » Corporate Marketing Materials | EPTDESIGN

## **AWARDS**

- » 2018 Winner of APA California Conference Logo Design Competition | APA California Chapter
- » 2015 and 2013 Winner of TREK Award for Design Research | EPTDESIGN Internal Design Competition



# YUE ZHANG

Associate

Yue has more than 8 years' experience in site planning and residential design. Her projects range from large-scale city planning to specific site plan and landscape design. Yue is passionate about site planning and how she can help clients and residents create a sustainable living environment. As a designer at PlaceWorks, Yue is involved in site analysis, design, production, coordination, and submittal processes. She specializes in landscape design, graphics, document design, 3D modeling and rendering, and lighting analyses.

Yue participated in the 2020 ULI Technical Assistance Panels. She was the major research assistant in 2012 Landscape Architecture Foundation Case Study Investigation Program, in which she evaluated the performance benefits of four great street projects. During her master program, she presented a feasibility analysis for using constructed wetland system to treat and reclaim wastewater in City of Mount Pleasant, UT. This study will guide the construction of Mount Pleasant city wastewater treatment facilities.

## HIGHLIGHTS OF EXPERIENCE

- » Wildomar Objective Design Standards | Wildomar CA
- » Temecula Objective Design Standards | Temecula CA
- » The El Camino Plan | Atascadero CA
- » PA 61 Otay Mesa Landscape Plan | San Diego CA
- » THE GROVES at Loma Linda Specific Plan | Loma Linda CA
- » Solar Array View Simulation | Capistrano Unified School District
- » Water Tank Shadow Study | Woodside CA
- » Newhall Ranch Master Plan | County of Los Angeles CA
- » CollegeTown Specific Plan | Fullerton CA
- » Natomas Residential Design | Sacramento CA
- » Skyline Ranch Master Plan | Santa Clarita CA
- » Harbor Boulevard Corridor Plan and Vision | Santa Ana CA
- » Harmony Specific Plan EIR | Highland CA
- » Mill Creek Specific Plan | Chino CA
- » Ramona Creek Specific Plan | Hemet CA
- » Renaissance Rialto Specific Plan | Rialto CA
- » Tesoro Viejo Master Plan | Madera County CA
- » Tesoro Del Valle Master Plan | Santa Clarita CA
- » Oxford Place Development | Toronto CA
- » Glenwood Housing Foundation Landscape Design | Laguna Beach CA
- » Santa Ana High School Lighting Study | Santa Ana CA
- » Garey High School Lighting Study | Pomona CA
- » Pomona High School Lighting Study | Pomona CA
- » Westlake Village Site Plan | Westlake Village CA
- » Ocean View Hills Site Plan and Landscape Plan | San Diego CA
- » Strada Verde Innovation Park Specific Plan | Kings County CA
- » Southwest Village Specific Plan | San Diego CA
- » River Street View Simulation | San Juan Capistrano CA
- » Lost Canyon Golf Community Visual Simulation | Simi Valley CA

## EDUCATION

- » MA, Landscape Architecture, Utah State University
- » BEng., Landscape Architecture, Southwest Jiaotong University

## AFFILIATIONS

- » American Society of Landscape Architects

**Team member since 2012**



**YUE ZHANG**

Associate

yzhang@placeworks.com

## PUBLICATIONS

- » "On the Research Front: 2012 Landscape Architecture Foundation Case Study Investigation and the Case of the Streetscape," Conference Notes for *Council of Educators in Landscape Architecture*, 2012.

## SPEAKING ENGAGEMENTS

- » "Design of a Constructed Wetland for Wastewater Treatment and Reuse in Mount Pleasant, Utah" | 2012 Spring Runoff Conference | Logan UT



# LOGAN WOODRUFF

## Associate

Logan Woodruff is a designer working at the intersection of urban planning and design, landscape architecture, and community engagement. He adds value to projects through dynamic visual storytelling, crisp narrative and technical writing, and a steadfast commitment to approaching planning and design processes through a transdisciplinary and multiscalar lens. Logan delivers solutions that are simultaneously based on rigorous quantitative analysis and emerge from an empathetic understanding of community priorities and local expertise.

### HIGHLIGHTS OF EXPERIENCE

- » Reimagining Big Basin Vision Plan, California State Parks
- » Mckay Avenue Master Plan, East Bay Regional Parks District, Alameda CA
- » East Bay Vegetation Management Wildfire Prevention JPA Formation Project, East Bay CA
- » Sutter's Fort Interpretation Master Plan Engagement, California State Parks
- » VTA Transit Oriented Development Conceptual Design and Engagement, Gilroy CA
- » Downtown San Bernardino Specific Plan, San Bernardino CA
- » Stockton General Plan Update, Stockton CA
- » Los Alamitos Town Center Strategic Plan, Los Alamitos CA
- » Cloverdale Zoning Code Update, Cloverdale CA

### PRIOR EXPERIENCE

- » Justin-Siena High School Campus Redesign Vision Master Plan, Napa CA
- » Trinity River Strategic Master Plan, Fort Worth TX
- » Downtown Greensboro Streetscape Master Plan, Greensboro NC
- » Downtown Oakland Specific Plan, Oakland CA
- » Chabot College Facilities Master Plan, Hayward CA
- » Las Positas College Facilities Master Plan, Livermore CA
- » Middle Density Residential Zoning Analysis, Oakland CA

### AWARDS

- » 2020 San Francisco Bay Area NAIOP Golden Shovel Real Estate Challenge

### SPEAKING ENGAGEMENTS

- » "Adaptation Pathways for Sea Level Rise in Marin City," University of California, Berkeley, 2019

### EDUCATION

- » Master of Landscape Architecture, University of California, Berkeley
- » Master of City and Regional Planning, University of California, Berkeley
- » Bachelor of Arts, Urban Studies, Vassar College

### AFFILIATIONS

- » American Planning Association (APA)
- » American Society of Landscape Architects

**Team member since 2020**



**LOGAN WOODRUFF**

Associate

[lwoodruff@placeworks.com](mailto:lwoodruff@placeworks.com)



# ADDIE FARRELL

## Principal

Addie is a seasoned project manager who navigates the CEQA and NEPA processes for a wide range of project types, from remediation to recreation to entertainment to health care and beyond. She excels at providing her clients with strategic and holistic support, advising on a broad array of technical and strategic issues. Her dedication and professional style have brought her a number of complex and high-profile projects that have earned awards from both AEP and APA.

Addie leads PlaceWorks' CEQA/NEPA practice for the Los Angeles region and oversees environmental staff from our Los Angeles office, managing diverse in-house and subconsultant teams. She oversees all aspects of the environmental process and ensures adherence to budget and scope. She also presents at public and stakeholder meetings and excels at delivering public and staff presentations, even in high-pressure settings. She pays keen attention to quality and detail and maintains that attention in the most challenging situations.

## HIGHLIGHTS OF EXPERIENCE

- » The Mercury Mixed-Use Development Project IS/MND | Pico Rivera CA
- » Norwalk Entertainment District-Civic Center Specific Plan EIR | Norwalk CA
- » Tapia Ranch Residential EIR | Santa Clarita CA
- » Southwest Valley Community Plans EIR | Los Angeles CA
- » Prologis Vermont and Redondo EIR | Los Angeles CA
- » Multiview Drive Single-Family Residence with Accessory Dwelling Unit IS/MND | Los Angeles CA
- » Medical Office Building at 508 Las Tunas Drive IS/MND Addendum | Los Angeles CA
- » Sepulveda Basin Burrowing Owl Surveys | Los Angeles CA
- » EA Form Preparation for 6-Lot Subdivision | Granada Hills CA
- » Brookside Golf Club Expansion IS/MND | Pasadena CA
- » Arroyo Seco Music and Arts Festival EIR Addendum | Pasadena CA
- » Anaheim General Plan Update EIR | Anaheim CA
- » Orange County Great Park Phase 2 EIR | Irvine CA
- » Los Alamitos Town Center GPA Addendum | Los Alamitos CA
- » Crescenta Valley High School Field Improvement Project EIR | Glendale USD
- » Bright Star Schools Rise Kohyang Charter High School IS/MND | Los Angeles USD
- » Malibu Middle and High Schools Specific Plan and EIR | Santa Monica-Malibu USD
- » McKinley Elementary School EIR for Campus Master Plan Update | Santa Monica-Malibu USD
- » Grant Elementary School EIR for Campus Master Plan Update | Santa Monica-Malibu USD

## PRIOR EXPERIENCE

- » Inglewood Basketball and Entertainment Center EIR | Inglewood CA
- » Arroyo Seco Music and Arts Festival EIR | Pasadena CA
- » Rancho Los Amigos EIR | Los Angeles County CA
- » Treeland Homes EIR | Los Angeles CA
- » Pacific Square San Gabriel Mixed-Use Project EIR | San Gabriel CA
- » Topock Compressor Station Environmental Review, Multiple EIRs under DTSC contract | Needles CA
- » Santa Susana Field Laboratory Final EIR for DTSC | Ventura County CA

## EDUCATION

- » BA, Natural Resource and Environmental Geography, San Diego State University

## AFFILIATIONS

- » Association of Environmental Professionals

Team member since 2020







## **ADDIE FARRELL**

**Principal**

afarrell@placeworks.com

- » Shriners Hospital for Children MND | Pasadena CA
- » Platinum Residential Project MND | Pasadena CA
- » AngelFest Environmental Assessment | Los Angeles CA
- » Hollywood Center EIR | Los Angeles CA
- » Rose Bowl Lighting Replacement Project | Pasadena CA
- » Griffith Park Performing Arts Center MND | Los Angeles CA
- » Hansen Dam Skate Park IS/MND and Environmental Assessment | Los Angeles CA
- » Sheldon Skate Plaza IS/MND | Los Angeles CA
- » Lake Machado Operation and Long-Term Maintenance Plan | Los Angeles CA
- » Point Fermin and Battery Osgood Historic Evaluation | Los Angeles CA
- » Exposition Park Rose Garden Historic Evaluation | Los Angeles CA
- » Scripps Mesa Joint Occupancy Project EIR | San Diego CA
- » Kern County Solar Projects, Multiple EIRs | Kern County CA
- » Santa Barbara Courthouse | Santa Barbara CA

### **SCHOOLS**

- » Scripps Mesa Joint Occupancy Project EIR | San Diego CA
- » Innovations Academy New Site Acquisition IS/Exemption | San Diego CA
- » Sequoia Elementary School Joint-Use Field Project IS/Exemption | San Diego CA
- » Pacific Beach Elementary Joint-Use Field Project IS/Exemption | San Diego CA
- » La Jolla High School Whole Site Modernization IS/Exemption | San Diego CA
- » Muir at Anderson School Whole Site Modernization IS/MND | San Diego CA
- » Montgomery Middle School Whole Site Modernization IS/MND | San Diego CA
- » Franklin Elementary School Whole Site Modernization IS/MND | San Diego CA
- » Marston Middle School Whole Site Modernization IS/MND | San Diego CA

### **AWARDS**

- » 2018 Environmental Planning Award, APA | Arroyo Seco Music and Arts Festival EIR
- » 2017 Merit Award, Outstanding Environmental Analysis Document, AEP | Arroyo Seco Music and Arts Festival EIR
- » 2016 Merit Award, Outstanding Environmental Analysis Document, AEP | Topock Compressor Station Soil Investigation EIR

### **PROFESSIONAL ACTIVITIES**

- » Panelist, AEP Annual Conference 2021, "Subsequent Environmental Review Amidst a Sea of Evolving CEQA Law and Regulations"
- » Instructor, 2017 AEP CEQA Essentials Workshop, Inland Empire Chapter
- » Chair, AEP Awards Committee, San Diego Chapter | 2007–2009

# KEY PERSONNEL RESUME



## **BRUCE KIRBY, PE, QSD/QSP**

### **SENIOR CIVIL PROJECT MANAGER**

Bruce has been involved in land development site engineering and is a professional engineer that has directed the design of many recreational, institutional, educational, retail, commercial, industrial, and residential projects throughout southern California. These projects have included providing such services as preliminary engineering and backbone engineering design for the grading, roadway, storm drain, sewer and water infrastructure required for several large master-planned community projects.

### **SELECT PROJECT EXPERIENCE**

#### **Irvine Sweet Shade Park Project, Irvine, CA**

- Provided City with civil engineering and land surveying services regarding new playground areas and ADA upgrades to the Sweet Shade Neighborhood Park
- Topographic basemap was developed using conventional survey methods and then supplementing the base with data from the as-built plans to show the existing drainage system
- Efforts included an ADA field analysis to identify areas of the ADA Path of Travel (POT) that are non-compliant and will need to be modified to meet current ADA criteria

#### **Heritage Park Master Plan, Irvine, CA**

- Providing civil engineering design services and land surveying services to develop a Master Plan on this 37-acre multi-use park
- Topographic base mapping to define project limits and descriptions of existing features
- Due diligence package based upon project research to obtain as-built data
- Review of site infrastructure to list and define concerns, impacts, and opportunities
- Once the community outreach is completed with the Childcare Committee and Children, Youth and Families Advisory Committee, Irvine Sports Committee, and Green Ribbon Environmental Committee, then a new Park Master Plan will be developed

#### **Irvine Hicks Canyon Park, Improvement Planning, Irvine, CA**

- Responsible for providing civil engineering design services for improvements within the approximately 16.7-acre Park located at 3864 Viewpark Avenue
- Proposed project included civil design of the following elements: access to two newly lighted permanent batting cages with concrete pad for storage, upgraded ADA pathways to four new fenced bull pens with pitchers' mounds; two new scorer's tables with shade (one per field)
- Grading and drainage design for the renovation of the existing playground and the two soccer fields with natural turf; and one outdoor fitness course

### **ADDITIONAL PROJECT EXPERIENCE**

- City of Norco, Silverlakes Sports Park
- City of Bakersfield, Dr. Martin Luther King, Jr. Park
- City of Laguna Niguel, Laguna Niguel Regional Park
- City of Lindsey, Olive Bowl/ Kaku Park
- City of Templeton, Evers Sports Park

### **EDUCATION**

B.S., Civil Engineering;  
California Polytechnic  
University, Pomona

### **REGISTRATION**

Professional Civil Engineer  
CA No. 42393

### **QUALIFICATIONS**

Qualified SWPPP  
Developer (QSD) &  
Practitioner (QSP) CA,  
No. 20900

Envision Sustainability  
Professional (ENV SP)

### **TOTAL YEARS EXPERIENCE**

38 years, 4 yrs with BKF



## DAVIS THRESH, PLS

### SURVEY PROJECT MANAGER

Davis is a Survey Principal, overseeing BKF's survey group. His survey experience spans over 38 years. Davis has been the lead surveyor on numerous projects involving districts, cities, counties, and other local municipalities in California. He is responsible for management of all phases of land surveying including construction, both aerial and conventional topographic and planimetric surveys, boundary analysis and resolutions, right of way engineering, as-built surveys, digital terrain modeling, directing field and office survey efforts, contract document preparation, cost estimation, and contract administration.

### SELECT PROJECT EXPERIENCE

#### EDUCATION

Surveying, Diablo Valley College, Pleasant Hill, CA

#### REGISTRATION

Professional Land Surveyor, CA No. 6868

#### AFFILIATIONS

California Land Surveyors Association.

Member since 1991.

#### TOTAL YEARS EXPERIENCE

38 years, 31 with BKF

#### Irvine Sweet Shade Park Project, Irvine, CA

- Provided City with civil engineering and land surveying services regarding new playground areas and ADA upgrades to the Sweet Shade Neighborhood Park
- Topographic basemap was developed using conventional survey methods and then supplementing the base with data from the as-built plans to show the existing drainage system
- Efforts included an ADA field analysis to identify areas of the ADA Path of Travel (POT) that are non-compliant and will need to be modified to meet current ADA criteria

#### Heritage Park Master Plan, Irvine, CA

- Providing civil engineering design services and land surveying services to develop a Master Plan on this 37-acre multi-use park
- Topographic base mapping to define project limits and descriptions of existing features
- Due diligence package based upon project research to obtain as-built data
- Review of site infrastructure to list and define concerns, impacts, and opportunities
- Once the community outreach is completed with the Childcare Committee and Children, Youth and Families Advisory Committee, Irvine Sports Committee, and Green Ribbon Environmental Committee, then a new Park Master Plan will be developed

#### Irvine Hicks Canyon Park, Improvement Planning, Irvine, CA

- Responsible for providing civil engineering design and land surveying services for improvements within the approximately 16.7-acre Park located at 3864 Viewpark Avenue
- Proposed project included civil design of the following elements: access to two newly lighted permanent batting cages with concrete pad for storage, upgraded ADA pathways to four new fenced bull pens with pitchers' mounds; two new scorer's tables with shade (one per field)
- Grading and drainage design for the renovation of the existing playground and the two soccer fields with natural turf; and one outdoor fitness course

#### ADDITIONAL PROJECT EXPERIENCE

- City of Dana Point, Capistrano Beach Park
- City of Baldwin Park, Baldwin Park, Phase 3
- City of Irvine, Plaza Park Renovation



# PACE *key* *team* MEMBERS



**ZIRANG SONG, PE** VICE PRESIDENT, RECREATIONAL WATER DIVISION

Zirang Song has civil design/engineering experience spanning back to 1990. From concept to final design and specifications, his areas of expertise include all areas of water infrastructure including water feature/splash pad design, swimming pool filtration system design, lake system design, water storage, pump station design, water conveyance, and construction management. He has specific water feature expertise in concept design, site grading, mechanical engineering design of aquatic facilities, electronic controls, telemetry, advanced disinfection systems and hydraulics. Other responsibilities include construction support and coordination. He also has extensive experience on aquatic facility renovations and regularly coordinates with a number of disciplines to integrate a wide range of design elements including structural, electrical, geotechnical, landscape architecture, and architecture. His background also includes large-scale public works water and sewer infrastructure, making him well-versed in the full spectrum of water engineering. Mr. Song is the Vice President, Recreational Water Division and oversees all of the company's recreational water projects ensuring timeliness and high-quality design products.

#### EDUCATION

MS International Construction Management,  
Nanyang Technological University,  
Singapore, 2000

BS Mechanical Engineering, Harbin Institute of  
Technology China, 1983

#### YEARS OF EXPERIENCE

32+ Years  
Joined PACE in 2000

#### REGISTRATIONS

Professional Engineer - CA 2005 / 69315

### *select relevant aquatic facility experience*

- ◆ Heritage Park Interactive Water Play Area – Irvine, CA
- ◆ Terranea Resort Splash Pad, Pools, and Spas – Rancho Palos Verdes, CA
- ◆ Sheraton Wild Horse Pass Water Features, Pools, and Spas – Chandler, AZ
- ◆ Pelican Hill Recreation Center Pools and Spas – Newport Coast, CA
- ◆ Canyon Club at Crystal Cove Pools and Spa – Newport Beach, CA
- ◆ Westin Monache Pool and Spas – Mammoth Lakes, CA
- ◆ Westin Riverfront Pool and Spas – Avon, CO
- ◆ Ritz-Carlton, Lake Tahoe – Truckee, CA
- ◆ Grand Residence Marriott Pool and Spa – Keystone, CO
- ◆ SilverRock Ranch Resort Water Features – La Quinta, CA
- ◆ Cypress Village Pools and Spa – Irvine, CA
- ◆ Stonegate Park Pools and Spa – Irvine, CA





## JOHAN A. PERSLOW, PE FOUNDER

Johan Perslow is a leading engineer in the water resources industry, businessman, and inventor. In 30 years Mr. Perslow has started up and established three successful water resource companies - PACE, PERC, and Pacific Aquascape. Clients look to PACE and Mr. Perslow to develop and implement concepts which are extremely creative and valuable, and they have a reputation in the market for delivering superior solutions to complex challenges. Mr. Perslow has been the principal designer, consultant, and construction manager for more than 800 state-of-the-art water-resource projects including wildly creative and appealing recreational water systems, recycled water systems, natural-based stormwater management and flood control systems, lake and pumping systems, irrigation-optimization systems, and tertiary water reclamation facilities. He has also been involved with the structural design of numerous interstate highway bridges and other complex structures such as a replacement design proposal for the World Trade Center in New York City. As PACE's Senior Consultant, Principal, and Founder, Mr. Perslow has been at the cutting edge of developing and applying new technology to solve unique water resource challenges.

**EDUCATION**  
 Mathematics / Realgymnasium Junior College, Sweden (1963)  
 B.S./Civil Engineering / Technical College of Orebro, Sweden (1966)  
 Graduate Studies in Economics & Marketing / University of Kentucky Louisville (1968/69)  
 Diploma in Advanced Concrete Construction / University of Technology, Stockholm, Sweden (1970)

**YEARS OF EXPERIENCE**  
 42+ Years  
 Created PACE in 1984  
 Created Pacific Aquascape in 1974  
 Created PERC Water in 1998

**REGISTRATIONS**  
 Professional Engineer / AZ - 1974 / 9376  
 Professional Engineer / CA - 1975 / 24489  
 Professional Engineer / CO - 1985 / 23444  
 Professional Engineer / NV - 1985 / 7029

### *select relevant aquatic facility experience*

- ▲ Sheraton Wild Horse Pass Resort River Water Features & Pool – Chandler, AZ
- ▲ Infinity Wave Pool Technology Development – Worldwide
- ▲ Waveyard Surf Wave Pool Technology Development – Worldwide
- ▲ Hilton Waikoloa Village Swim Lagoon, Pools & Water Features – Waikoloa, Hawaii
- ▲ Crystal Lagoon at the San Alfonso del Mar Resort – Algarrobo, Chile
- ▲ Confederation Park Wild Waterworks Action River – Ontario, Canada
- ▲ Westin Mission Hills Resort Water Attractions – Rancho Mirage, CA
- ▲ DancingGreen Resort Water Attractions and Water Infrastructure – Tula Oblast, Russia

## BINH LE, EIT DESIGN ENGINEER

Binh Le has civil engineering experience spanning back to 2014. His hands-on experience includes interactive water features, entry features, fountains, pools, and spas. In addition to designing complex water feature systems, Mr. Le provides coordination on all levels of plan set development including coordination with Architecture, MEP, Landscape Architecture, Structural Engineering, Geotechnical Engineering and other disciplines. He also provides technical memos, design memos, construction documents, and detailed technical specifications for all water feature projects.



### *select relevant aquatic facility experience*

- ▲ Ivy Station Aquatic Facilities – Culver City, CA
- ▲ Gresham Children's Fountain – Gresham, OR
- ▲ Disney California Adventure World of Color Interactive Fountain – Anaheim, CA
- ▲ New Century Plaza – Century City, CA
- ▲ One Beverly Hills – Beverly Hills, CA
- ▲ Four Season Resort and Residences Napa Valley – Calistoga, CA
- ▲ Rolling Hills Club House – Rancho Palos Verdes, CA
- ▲ Parcel L2 Hotel – Washington DC
- ▲ Moffett Gateway Hotel – Mountain View, CA
- ▲ Irvine Company Orchard Hill Park 1 - Cresta Vista – Irvine, CA
- ▲ Irvine Company Orchard Hill Park 2 - Terrace View – Irvine, CA

**EDUCATION**  
 Bachelor of Science - Civil Engineer  
 California State University, Fullerton

**YEARS OF EXPERIENCE**  
 8+ Years  
 Joined PACE in 2014

**REGISTRATIONS**  
 EIT



# PACE *key* *team* MEMBERS



## ZIRANG SONG, PE VICE PRESIDENT, RECREATIONAL WATER DIVISION

Zirang Song has civil design/engineering experience spanning back to 1990. From concept to final design and specifications, his areas of expertise include all areas of water infrastructure including water feature/splash pad design, swimming pool filtration system design, lake system design, water storage, pump station design, water conveyance, and construction management. He has specific water feature expertise in concept design, site grading, mechanical engineering design of aquatic facilities, electronic controls, telemetry, advanced disinfection systems and hydraulics. Other responsibilities include construction support and coordination. He also has extensive experience on aquatic facility renovations and regularly coordinates with a number of disciplines to integrate a wide range of design elements including structural, electrical, geotechnical, landscape architecture, and architecture. His background also includes large-scale public works water and sewer infrastructure, making him well-versed in the full spectrum of water engineering. Mr. Song is the Vice President, Recreational Water Division and oversees all of the company's recreational water projects ensuring timeliness and high-quality design products.

### EDUCATION

MS International Construction Management,  
Nanyang Technological University,  
Singapore, 2000

BS Mechanical Engineering, Harbin Institute of  
Technology China, 1983

### YEARS OF EXPERIENCE

32+ Years  
Joined PACE in 2000

### REGISTRATIONS

Professional Engineer - CA 2005 / 69315

### *select relevant aquatic facility experience*

- ◆ Heritage Park Interactive Water Play Area – Irvine, CA
- ◆ Terranea Resort Splash Pad, Pools, and Spas – Rancho Palos Verdes, CA
- ◆ Sheraton Wild Horse Pass Water Features, Pools, and Spas – Chandler, AZ
- ◆ Pelican Hill Recreation Center Pools and Spas – Newport Coast, CA
- ◆ Canyon Club at Crystal Cove Pools and Spa – Newport Beach, CA
- ◆ Westin Monache Pool and Spas – Mammoth Lakes, CA
- ◆ Westin Riverfront Pool and Spas – Avon, CO
- ◆ Ritz-Carlton, Lake Tahoe – Truckee, CA
- ◆ Grand Residence Marriott Pool and Spa – Keystone, CO
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- ◆ Cypress Village Pools and Spa – Irvine, CA
- ◆ Stonegate Park Pools and Spa – Irvine, CA





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### EDUCATION

Mathematics / Realgymnasium Junior College,  
Sweden (1963)

B.S./Civil Engineering/ Technical College of Orebro,  
Sweden (1966)

Graduate Studies in Economics & Marketing/  
University of Kentucky Louisville (1968/69)

Diploma in Advanced Concrete Construction/  
University of Technology, Stockholm, Sweden (1970)

### YEARS OF EXPERIENCE

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Created Pacific Aquascape in 1974  
Created PERC Water in 1998

### REGISTRATIONS

Professional Engineer / AZ - 1974 / 9376  
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- ◆ Waveyard Surf Wave Pool Technology Development – Worldwide
- ◆ Hilton Waikoloa Village Swim Lagoon, Pools & Water Features – Waikoloa, Hawaii
- ◆ Crystal Lagoon at the San Alfonso del Mar Resort – Algarrobo, Chile
- ◆ Confederation Park Wild Waterworks Action River – Ontario, Canada
- ◆ Westin Mission Hills Resort Water Attractions – Rancho Mirage, CA
- ◆ DancingGreen Resort Water Attractions and Water Infrastructure – Tula Oblast, Russia

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### EDUCATION

Bachelor of Science - Civil Engineer  
California State University, Fullerton

### YEARS OF EXPERIENCE

8+ Years  
Joined PACE in 2014

### REGISTRATIONS

EIT

### *select relevant aquatic facility experience*

- ◆ Ivy Station Aquatic Facilities – Culver City, CA
- ◆ Gresham Children's Fountain – Gresham, OR
- ◆ Disney California Adventure World of Color Interactive Fountain – Anaheim, CA
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- ◆ One Beverly Hills – Beverly Hills, CA
- ◆ Four Season Resort and Residences Napa Valley – Calistoga, CA
- ◆ Rolling Hills Club House – Rancho Palos Verdes, CA
- ◆ Parcel L2 Hotel – Washington DC
- ◆ Moffett Gateway Hotel – Mountain View, CA
- ◆ Irvine Company Orchard Hill Park 1 - Cresta Vista – Irvine, CA
- ◆ Irvine Company Orchard Hill Park 2 - Terrace View – Irvine, CA

# Michael Putt, PG, CEG

## Principal Geologist



### EDUCATION

B.S., Geology, 1997, California State University, Fullerton

Applied Rock Slope Engineering Short Course, 2006, Association of Engineering Geologists, California

### REGISTRATIONS/ CERTIFICATIONS

PG 7581 (California)

CEG 2341 (California)

Radiological Safety and Gauge Use Certification, 1997

### PROFESSIONAL AFFILIATIONS

South Coast Geological Society

Mr. Putt is a Principal Geologist with Ninyo & Moore and has extensive experience in providing engineering geology consultation in Southern California. Mr. Putt has extensive experience on a variety of project types, including highways, bridges, bore and jack tunneled undercrossings, hillside and flat-land mass grading projects for residential, commercial, and industrial developments, pipelines, and forensic investigations. Mr. Putt performs project administration and management, prepares and reviews geologic and geotechnical reports and provides third party review services for geotechnical reports. He conducts geologic and geotechnical field evaluations, including detailed logging of large- and small-diameter borings and trenches, and geologic evaluation/mapping. Projects have included fault hazard evaluations, landslide studies, slope stability analysis, seismic refraction studies, geologic reconnaissance studies, forensic evaluations, and construction and inspection services.

### EXPERIENCE

**27-Acre Park Project, Wildomar, California:** As a Principal Geologist, Mr. Putt performed a geotechnical evaluation for the proposed 27-Acre Park located to the north-west of the intersection of La Estrella Street and Porras Road in Wildomar, California. The park site consists of undeveloped hillside terrain. The new park will consist of a Natural Park Area and an Active Park Area. Services included review of regional geologic data and historical aerial photographs, photograph-ic documentation and detailed geologic mapping to document surficial geology and the geologic structure of bedrock exposures, drilling of nine exploratory borings, infiltration testing, laboratory testing, and preparation of a geotechnical evaluation report.

**Elysian Valley Gateway Park Project located on Knox Avenue in Los Angeles, California.** As Principal Geologist, Mr. Putt provided geotechnical consulting services for the Park Project. This park redevelopment project involved the design of a new view deck surfaced with decomposed granite, dual-purpose retaining walls/seat walls along the Los Angeles River Path, new concrete and decomposed granite walking paths, fitness and bike repair stations, picnic areas, a play structure and interpretive signage. Services included review of background geotechnical data and conceptual improvement plans, coordination with Underground Service Alert for utility markout and acquisition of boring permits from the County of Los Angeles, subsurface exploration and performing percolation testing, laboratory testing, and engineering analysis, which included evaluating the potential for liquefaction at the site.

**Helen Keller Community Park Community Building Project, Los Angeles, California:** Serving as Principal Geologist providing geotechnical consulting services and oversight for the construction of a new 4,700 square feet, community building located in Los Angeles. . Site improvements include a new reinforced masonry site wall, new underground utility pipelines, concrete walkways, curb and gutters, as well as new asphalt concrete paving. Earthwork for the project included overexcavation and recompaction below the new building and site wall, as well as the exterior concrete and paving areas in order to remove and replace the undocumented fill soils that exist below the ground surface.



# Michael Putt

## Principal Geologist

**River Wilderness Park, Azusa, California:** Mr. Putt performed a geotechnical evaluation for the proposed River Wilderness Park project located on Old San Gabriel Canyon Road in Azusa, California. The River Wilderness Park project included the construction of a concession building, a pavilion, restroom, a river overlook, a children's play area, and walking paths, as well as the construction of an overnight camping area southwest of Old San Gabriel Canyon Road.

**California Department of Corrections and Rehabilitation 50 Bed Mental Health Crisis Facility, Chino, California:** Principal Geologist providing geotechnical consulting services for the California Department of Corrections and Rehabilitation 50 Bed Mental Health Crisis Facility project located at the California Institute for Men in Chino, California. The project involves the design and construction of a new two-story, 47,550 square-foot building, paved walkways, and paved parking lots. The new Mental Health Crisis building will accommodate housing, administration, treatment, and custody services that will be needed to support 50 inmates/patients. Services included attendance at a project kickoff teleconference meeting, preparation and submittal of a project work plan and schedule, project coordination, background review, acquisition of security clearances for project personnel, a site reconnaissance meeting and markout of boring locations, subsurface evaluation, laboratory testing of collected soil samples, compilation and analysis of the collected data, and preparation of a geotechnical evaluation report.

**University of California Irvine, Business Unit 2 Building, Irvine, California:** Principal Geologist retained for a preliminary geotechnical evaluation for the University of California, Irvine, School of Business, Unit 2 Building project located in Irvine, California. The project involved construction of a new five-level building, with the first level being partially below grade. Services included review of available geologic maps, published literature, aerial imagery, and in-house information; review of seismic data, including fault hazard maps, seismic hazards maps, and other readily available data regarding geologic and seismic hazards within the project area; performance of a geotechnical site reconnaissance to observe the general surface conditions on site, and coordinate with Underground Service Alert for underground utility clearance; performance of a subsurface exploration consisting of the drilling, logging, and sampling of seven hollow-stem auger borings; performance of laboratory testing of selected soil samples to evaluate in-situ moisture and dry density, sieve analysis, expansion index, Atterberg limits, direct shear strength and corrosivity; and preparation of a geotechnical data report pre-senting a summary of geologic hazards, our boring logs, and laboratory test data.

**Camp Kilpatrick Replacement Project, Malibu, California:** Principal Geologist retained during construction of the Camp Kilpatrick Replacement project located in Malibu, California. The design/build project consisted of construction of a new youth camp that included construction of four new cottages totaling approximately 26,700 square feet, an approximately 7,950-square-foot Support Center building, an approximately 4,000-square-foot maintenance/warehouse building, and an approximately 3,700-square-foot gymnasium/chapel building. The new structures and a new 108-space parking lot were to be constructed within the area of the demolished buildings and the center open space area between the buildings. Geotechnical services included evaluating the soil and geologic conditions of the site in order to develop geotechnical recommendations for design and construction of the project, as well as percolation testing to evaluate the subsurface suitability of the site for stormwater infiltration. The purpose of our environmental services was to perform a Phase I Environmental Site Assessment (ESA) to evaluate potential environmental concerns from the past site uses. The Phase I ESA was performed in accordance with the ASTM International (ASTM), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation E 1527-05 and Practices for All Appropriate Inquiries (AAI) as set forth in the Code of Federal Regulations (CFR), Title 40, Part 312. The Phase I ESA also included a summary of historical environmental contamination, and regulatory agencies database records. A number of these sites had recognized environmental conditions (RECs).



**KUNAL SHAH, PE, RCDD, LEED AP**  
Principal | Electrical Engineer

**Project Role |**  
**Principal Electrical Engineer**

**Education |**  
B.S., Electrical Engineering  
University of California, Irvine, California

**Licenses |**  
Registered Electrical Engineer in California  
#E-17249

Registered Communication Distribution Designer (RCDD)

LEED AP

**Years of Experience |**  
23

**Background:**

Kunal Shah has over 23 years of electrical engineering experience for government, commercial, aviation, healthcare, and higher educational facilities, which include major State and Federal funded modernization projects. His responsibilities include construction cost estimating, specification writing, construction administration, bidding and negotiation and all aspects of electrical engineering and design.

Kunal has designed power, lighting, and signal systems for various large-scale facilities and campuses. This includes large airports, hospitals, universities, performance venues, and retail malls.

Kunal is experienced in designing several types of projects from renovations to new construction allows him to bring different perspectives and solutions to every project he engages. Further, Mr. Shah has experience in multiple delivery methods for projects, including design build, CMAR, and Lean Project Delivery.

**Project Experience:**

**Abalone Cove Shoreline Park, Rancho Palos Verdes, California**

***Parking Lot and Restroom Building Renovation***

PBS provided design of the Electrical systems for the renovation of the existing Parking Lot and Restroom Building, located at the Abalone Cove Shoreline Park in Rancho Palos Verdes, California. The scope of work included providing electrical power for the parking lot gate control, pay station money, credit card and ticket receiver station. Also provided electrical system for the restroom renovation.

**City of Santa Ana - Santa Ana Regional Transportation Center, Santa Ana, California**

***New Bike Station***

PBS provided MEP engineering design services for this new bicycle center including indoor bicycle storage, lockers, restrooms with showers, a storage room and a community bicycle workshop.

**Los Angeles County Belvedere Park Gymnasium, Los Angeles, California**

***Electrical Grounding System***

PBS provided electrical engineering design for rerouting of existing failed 40 amp panel sub-feed with new 40 amp conduit/wire sub-feed.

**City of Long Beach - Wardlow Park, Long Beach, California**

***Restroom Renovation***

PBS provided MEP Engineering Design Services for the modernization/upgrade of the existing men's/women's park restrooms. The design included new ventilation, plumbing fixtures and LED lighting.

**University of California Riverside, Riverside, California**

***Track and Field Renovation***

Provided Electrical engineering services including production of construction documents based on the bridging documents. This included infrastructure and provisions for the underground conduit system and stub-outs for the future data systems, press box and elevator.

**Riverside County Office of Education, California**

***ADA Compliance for Restroom Remodel***

PBS Engineers provided mechanical, electrical and plumbing engineering service to upgrade one (1) unisex restroom to meet ADA requirements.



**TARIQ HASSAN, PE**  
Associate Principal | Mechanical Engineer

**Project Role |**  
*Principal Mechanical Engineer*

**Education |**  
B.S., Mechanical Engineering  
California State Polytechnic University  
Pomona, California

**Licenses |**  
Registered Mechanical Engineer in California  
#33827  
Exp: 6-30-2021

**Years of Experience |**  
24

**Background:**

Tariq Hassan has more than 24 years of experience of engineering and design for various Mechanical systems, such as HVAC, laboratory and kitchen hood exhaust and ventilation, vehicle garage ventilation, dust collection systems, central plant systems, etc. He has designed these types of mechanical systems for numerous new and existing facilities such as commercial, educational, healthcare, industrial and military facilities, including entertainment centers, computer and data rooms, civil centers, institutional facilities and cogeneration plants.

Tariq has worked as a designer, HVAC engineer, project engineer and project manager during his engineering experience. His primary duties include the design of HVAC, preparation of specifications and cost estimates, performance of mechanical peer review, attendance at project meetings and project coordination. Additional responsibilities for Tariq consist of initial design development, field investigations, heating and cooling load calculations, preparation of California Administrative Code Title 24 energy compliance documents, specifications, and review of shop drawings and construction project coordination. He is also well-versed in feasibility and comparative energy utilization studies and energy conservation projects such as chilled water, cogeneration and energy audits. He has experience in the field of HVAC and EMS control systems.

Over the years, Tariq has worked for many public agencies within Southern California. His experience lies with the design of various facilities, where the projects are required to be reviewed and approved by various agencies.

**Project Experience:**

**City of Long Beach, Long Beach, California**

***Colorado Lagoon, Lagoon Playground***

PBS designed air distribution system for new Day Care space. (Heat Only). Design exhaust air system for toilet room and designed waste, vent and water plumbing systems for restroom areas, drinking fountain, and sink.

**Riverside County Office of Education, California**

***ADA Compliance for Restroom Remodel***

PBS Engineers provided mechanical, electrical and plumbing engineering service to upgrade one (1) unisex restroom to meet ADA requirements.

**City of Long Beach - Wardlow Park, Long Beach, California**

***Restroom Renovation***

PBS provided MEP Engineering Design Services for the modernization/upgrade of the existing men's/women's park restrooms. The design included new ventilation, plumbing fixtures and LED lighting.

**City of Santa Ana - Santa Ana Regional Transportation Center, Santa Ana, California**

***New Bike Station***

PBS provided MEP engineering design services for this new bicycle center including indoor bicycle storage, lockers, restrooms with showers, a storage room and a community bicycle workshop.



**Louis (Lou) Perez**

Associate Principal | Senior Electrical Project Engineer

**Project Role |  
Project Manager**

**Education |**  
Los Angeles City College

Los Angeles Trade Tech

Mount San Antonio  
Community College

**Years of Experience |**  
35+

**Background**

Lou Perez has over 35 years of diversified experience as an electrical Project Engineer and Project Manager. His experience includes the development and design of lighting and power distribution, Title-24 requirements, fire alarm systems, data networking systems, Audio/Video systems, intercom systems and intrusion alarm systems related to educational, institutional, aviation, amusement parks, shopping centers, military, government, health care, commercial facilities and places of worship. His responsibilities include all aspects of electrical design and supervision, as well as many aspects of electrical engineering and construction coordination.

Lou has extensive experience in feasibility studies and utility master planning studies, as well as systems such as communications and signaling, fire alarm and detection, interior and exterior lighting design and low voltage power distribution. He has designed electrical systems for data centers, Information Technology (IT) for high schools, middle schools and elementary schools. In addition, he is fluent working with all local governing agencies, including the Division of State Architect (DA) planning and local City plan checkers. He communicates with them throughout the development of the contract documents, submission for review and during construction administration, meeting all their requirements.

**Project Experience:**

**Abalone Cove Shoreline Park, Rancho Palos Verdes, California**

***Parking Lot and Restroom Building Renovation***

PBS provided design of the Electrical systems for the renovation of the existing Parking Lot and Restroom Building, located at the Abalone Cove Shoreline Park in Rancho Palos Verdes, California. The scope of work included providing electrical power for the parking lot gate control, pay station money, credit card and ticket receiver station. Also provided electrical system for the restroom renovation.

**City of Long Beach - Wardlow Park, Long Beach, California**

***Restroom Renovation***

PBS provided MEP Engineering Design Services for the modernization/upgrade of the existing men's/women's park restrooms. The design included new ventilation, plumbing fixtures and LED lighting.

**University of California Riverside, Riverside, California**

***Track and Field Renovation***

Provided Electrical engineering services including production of construction documents based on the bridging documents. This included infrastructure and provisions for the underground conduit system and stub-outs for the future data systems, press box and elevator.

**Los Angeles County Belvedere Park Gymnasium, Los Angeles, California**

***Electrical Grounding System***

PBS provided electrical engineering design for rerouting of existing failed 40 amp panel sub-feed with new 40 amp conduit/wire sub-feed.

**Riverside County Office of Education, California**

***ADA Compliance for Restroom Remodel***

PBS Engineers provided mechanical, electrical and plumbing engineering service to upgrade one (1) unisex restroom to meet ADA requirements.



**Gregory Morrison**  
Senior Electrical Design Engineer

**Project Role |**  
**Senior Electrical Designer**

**Education |**  
B.Sc. Electrical Engineering  
B.A. Economics California  
State University  
Los Angeles, California

**Affiliations |**  
Institute of Electrical &  
Electronics Engineers  
(IEEE)

BICSI

United States Green  
Building Council (USGBC)

**Years of Experience |**  
38

**Background**

Mr. Morrison has over 38 years of broad base experience in electrical engineering design. He has had extensive involvement in the analysis, development, and design of numerous electrical systems for government facilities, aerospace, educational (K-12 and higher education), light industrial, retail, military, commercial, healthcare and pharmaceutical laboratories. His responsibilities include existing conditions assessment, evaluation reporting, specification writing, construction observation, construction administration, code compliance review and all aspects of electrical engineering and design.

Mr. Morrison's experience includes design of communication systems, such as audio/video conferencing, intercom, clock, cell sites, wireless, closed-circuit television, security/intrusion, public address, mass notification, fire alarm (manual and automatic), nurse call/code blue, patient tracking, school communications (education technology) and other signal communication systems.

Mr. Morrison has also designed technology systems, horizontal and vertical distribution which includes mission-critical data centers, voice data distribution systems incorporating fiber optic outside plant distribution, vertical data networking with Category 6 copper workstations and telephone systems using both, on-site PBX and Voice-Over IP. These systems have been incorporated into many projects along with the provision for active system components for local area networking. Mr. Morrison remains current with the latest Cad technologies including AutoCAD MEP and Autodesk including all aspects of Building Information.

**Project Experience:**

**University of California Riverside, Riverside, California**

***Track and Field Renovation***

Provided Electrical engineering services including production of construction documents based on the bridging documents. This included infrastructure and provisions for the underground conduit system and stub-outs for the future data systems, press box and elevator.

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**Los Angeles County Belvedere Park Gymnasium, Los Angeles, California**

***Electrical Grounding System***

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**Ronald (Ron) Martinez**  
Associate | BIM | Job Captain

**Project Role |**  
**CADD/Revit/Drafting**

**Education |**  
Associates of Science  
Degree  
Computer Aided Drafting &  
Design (CADD)  
ITT Technical Institute 1993

Auto Desk Revit Project  
Implementation and  
Advanced Training Course -  
2007

**Years of Experience |**  
24

**Background**

Ron Martinez, a jack of all trades, is responsible for all production management at PBS Engineers. An invaluable part of the PBS team, Ron utilizes over seventeen years of experience managing AutoCAD standard and production as well as quality control of all CADD drawings.

In addition to leading the CADD Department, he is also job captain for key projects, and manages every facet of the project from beginning to end. His expertise also extends into Revit MEP Suite and BIM technology, enabling PBS to be a frontrunner in the utilization of cutting-edge graphic standards.

In addition to his expertise in CADD and Revit, Ron is also an accomplished Electrical Design Engineer with experience in K-12 and high education projects, as well as commercial, aviation, healthcare and municipal projects.

His experience includes communications and signaling systems; protective fire alarm and detection systems, security systems, building automation, fiber optics transmission system, closed circuit television, multiplex transmission, interior/exterior lighting design and low voltage power distribution systems.



**Stella Diaz**  
Document Control | Administration

**Project Role |**  
*Clerical*

**Education |**  
Skadron College of  
Business  
San Bernardino, California

**Years of Experience |**  
35

**Background**

Stella Diaz has over 35 years' experience in extensive document control, e.g., preparation of CDBG grants, preparation of resolutions and ordinances, preparation of contracts, preparation of Design Review Committee, Planning Commission and Historic and Scenic Preservation Committee information and legal notices, etc.

Stella has provided document control, both legal and administrative, which involved a high level of security and confidentiality, for the City of Colton and San Bernardino County Sheriff's Department.

Stella maintains a genuine and friendly attitude, effective verbal and communication skills and follows through her assignments with a positive result. Her professional background is indicative of her skills in the preparation of various types of policy, procedures, highly confidential legal documents, etc.

Stella is experienced in database management, time management and assistance of grant/contract administrative duties. Her proficiency in various software applications is remarkable.

## Resume of Experience



### Alexandros G. Bletsos, SE Principal

#### **Education:**

Master of Science, 2001  
California State University, Sacramento  
Major: Civil Engineering (Structural)

Bachelor of Science, 2000  
University of California, Davis  
Major: Civil Engineering (Structural)

#### **Registration:**

Registered Structural Engineer, License S5659 (CA)  
Registered Professional Engineer in Civil Engineering, License C68288 (CA)

#### **Work Experience:**

**Spire Structural Engineering, Inc**  
**Lake Forest, CA**

**2012-Present**  
**Principal**

Principal of the company responsible for managing a group of engineers and drafters on a wide range of projects. Responsible for the entire project cycle from writing proposal, structural design, getting the project through plan check, and the construction phase. Projects include equipment anchorage for hospitals, tenant improvements, and structural analysis of the structure of specific equipment. The majority of the projects fall under OSHPD jurisdictions.

**John A. Martin & Associates**  
**Los Angeles, CA**

**2004- 2012**  
**Senior Project Engineer**

Senior project engineer for a wide range of projects that include new design (commercial and public), retrofits, equipment anchorage, and non-linear analysis. The list of projects encompasses a diverse array including office buildings, schools, hospitals, and commercial. Projects covered all types of materials and structural systems. Several of the projects worked on were under DSA and OSHPD jurisdictions.

**ABS Consulting (formerly EQE International)**  
**Irvine, CA**

**2002-2004**  
**Design Engineer**

Design engineer that designed and detailed seismic retrofits for several concrete tilt up retrofits. Performed calculations and detailed drawings for several interior remodels. Designed anchorage for electrical, mechanical, and medical equipment. Developed response spectra for several concrete vaults using the soil structure interaction program SASSI.



# Resume of Experience



## Jeremy C. Welton, SE Principal

### Education:

Master of Science, 2000  
University of California, Irvine  
Major: Civil Engineering (Structural)

Bachelor of Science, Summa Cum Laude, 1996  
California Polytechnic State University, San Luis Obispo  
Major: Architectural Engineering

### Registration:

Registered Structural Engineer, License S4614 (CA), 14945 (HI), 48560 (AZ), 20388 (NV)  
Registered Professional Engineer in Civil Engineering, License C59317 (CA)  
NCEES Record #36142

### Work Experience:

**Spire Structural Engineering Inc.**  
**Lake Forest, CA**

**2005-Present**  
**Principal**

Company founder responsible for overall management and engineer of record on various new design and reuse/upgrade projects of all materials and many structural systems. Performed numerous analyses and evaluations of existing structures. Designed equipment anchorage for building and heavy industrial equipment.

**Irvine Institute (Dr. Chelapati)**  
**Irvine, CA**

**2003-2013**  
**Instructor**

Faculty for Seismic Design review courses for both the professional engineering and structural engineering exams given in the state of California.

**Integrated Design Services, Inc.**  
**Irvine, CA**

**2004-2005**  
**Project Manager**

Project manager on various retrofits for concrete structures including hospital projects under OSHPD jurisdiction. Designed seismic upgrades for a 12-story concrete parking garage in San Diego, CA (four levels were subterranean). Performed investigation and designed seismic and gravity retrofits for Palos Verdes Library (four-story split level concrete structure with waffle slabs and two-way flat plates. Plan checked for OSHPD projects.

**Cal Poly Pomona**  
**Pomona, CA**

**2004-2005**  
**Instructor**

Instructor for Timber Design in Civil Engineering Department.

# sweeney + associates

IRRIGATION DESIGN AND CONSULTING

## **DANIEL L. ZUMMALLEN, Vice President**

Mr. ZumMallen, vice president of the firm, has over 35 years' experience in landscape construction, maintenance, in the United States, he spent a year working and studying horticulture in Scotland. Mr. ZumMallen designs and irrigation projects from inception to completion using the latest AutoCAD drafting software. He has designed irrigation projects all over the world including the United States, the Caribbean, Taiwan, and the Middle East. Over the two designed the irrigation systems for hundreds of streetscape projects in Southern California.

Mr. ZumMallen's key responsibilities within the organization include coordination and design of irrigation specifications, submittal reviews, as well as construction observations. He is the Principal in Charge of production for the entire firm.

### **Education:**

Bachelor of Science - Landscape Architecture, California Polytechnic University, Pomona, CA;

### **Professional Registrations:**

Master Gardener Certificate - Royal Horticulture Society, United Kingdom

Education with years of graduation: Bachelor of Science Landscape Architecture, 1992

Total years with firm: 25

## **RELEVANT PROJECTS:**

### **Park projects:**

UCLA Mildred E Mathias Botanical Garden, Los Angeles, CA

Myriad Botanical Gardens, Oklahoma City, OK

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



# Zach Wormhoudt

Landscape Architect

## Qualifications

**Education:** B.S. Landscape Architecture, California Polytechnic State University

**Certifications:** Licensed Landscape Architect #4305

## Experience

Zach had been working as professional Licensed Landscape Architect for over 25 years within the industry. In addition, Zach also has developed expertise in project management, design supervision, budget analysis, schedule development, construction documentation, and construction management.

## Selected Projects

Vans Park Series Paris	Venice Beach Skatepark	Pizzey Park Skatepark
Vans Park Series Huntington	Lake Cunningham Skatepark	Penwith Skatepark
Vans Park Series San Paulo	Santa Rosa Skatepark	Las Vegas Skatepark
Vans Park Series Bondi	Woodward Tahoe Skatepark	Macon Skatepark
Vans Park Series Montreal	Louisville Skatepark	Watts Skatepark
Mosqueda Fresno Bikepark	Munich Skatepark	Cassera Skatepark
Skatehalle Berlin	Tulsa Regional Pumptrack	Saint Louis Skatepark
Torun Skatepark	Half Moon Bay Skatepark	Mumbai Skatepark
Des Moines Skatepark	Zeke M. Pierce Skatepark	Bunadoon Skatepark
	Apple Corp Skatepark	Peck Park Skatepark
	Fresno Skatepark	Merced Skatepark

## Appendix No. 2: Project Cutsheets

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# LAKESIDE GREEN STREETS

## Connecting Downtown Oakland to Lake Merritt

<b>Project Type</b>	Landscape Architecture
<b>Location</b>	Oakland, California
<b>Size</b>	14 acres; 0.5 mile trail
<b>Client</b>	City of Oakland Community & Economic Development Agency
<b>Date Completed</b>	June 2019
<b>Construction Cost</b>	\$11.7 Million
<b>Services Provided</b>	Landscape Architecture, Urban Design, Community Outreach and Facilitation, Bicycle and Pedestrian Planning, Stormwater Management, Complete Streets Design, Streetscape Design, Green Streets, Waterfront Design, Accessible Design, Park Restoration, CEQA, Construction Administration



PlaceWorks worked with the City of Oakland to develop a comprehensive urban greening retrofit along Oakland's iconic Lake Merritt, as outlined in the 2002 Lake Merritt Master Plan. The intersection of Lakeside Drive and Harrison Street was completely reconfigured, and this task served as an opportunity for narrowing and removing paved areas and applying complete streets principles, building roadway rain gardens, and improving the urban character, walkability, and user experience at the lake. The project creates a new pedestrian- and bicycle-friendly multimodal corridor connection along Lakeside Drive and Harrison Street. Adjacent Snow Park was also redesigned, and new features were added to meet the needs of the local community. These include a new state-of-the-art terraced play area and a pedestrian promenade, with a central rain garden featuring a custom art piece by local artists WowHaus. The sculpture represents a mythical water-dwelling creature that connects the site's location near the lake and the rainwater elements in the park. The project was designed to meet Bay-Friendly Landscape standards, including permeable and high-albedo paving, native and climate adapted plantings, and high recycled content in all purchased materials.



PlaceWorks also provided outreach and coordination with the community and multiple advisory committees to create conceptual plans for the park, streetscape, and lakeside improvements. The plans were developed into construction documents that included specific enhancements for roadways, electrical systems, street lighting, and stormwater infrastructure, including ample rain gardens. PlaceWorks' role on this project included environmental review under CEQA and NEPA. PlaceWorks also provided construction administration.





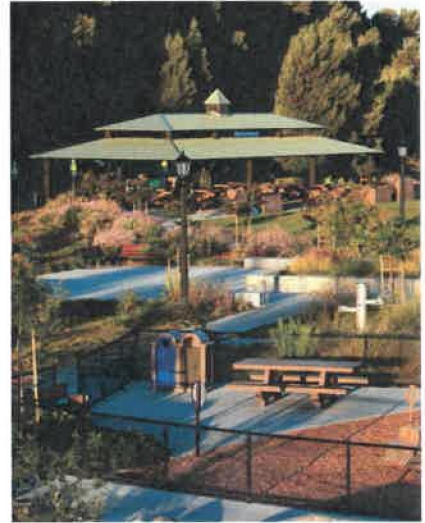
# JEAN SWEENEY OPEN SPACE PARK

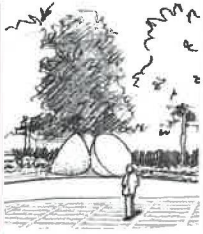
Creating Nature in the City

<b>Project Type</b>	Landscape Architecture
<b>Location</b>	Alameda, CA
<b>Size</b>	27 acres, 1 Mile of Trail
<b>Client</b>	City of Alameda
<b>Date Completed</b>	Phase I and II complete
<b>Construction Cost</b>	\$3 Million Phase I Trail, \$3.8 Million Phase II Park
<b>Services Provided</b>	Landscape Architecture, Open Space Planning and Design, Construction Documents, Community Garden Design

PlaceWorks prepared design development and construction documents for this unique 27-acre community park in the heart of Alameda. The design process built upon a masterplan developed by the City with input from residents. PlaceWorks conducted community outreach with residents and stakeholders to ensure that the final project fulfilled their vision for the site. A phasing plan was developed separating construction and bidding of the park into four phases. The first phase of construction includes the Cross-Alameda Trail, a shaded Class I bike trail which runs along the northern edge of Jean Sweeney Open Space Park.

The second phase of construction includes the eastern end of the Park, with a large nature playground, great lawn, picnic pavilion, parking lot and stormwater treatment planting. The park incorporates elements from the site's previous use by the Beltline Railway, including a historic train shelter and interpretive signage about Jean Sweeney's legacy as an open space advocate. The nature play area incorporates natural elements, such as boulders and logs repurposed from City tree maintenance, with playground equipment to create a unique and memorable play experience for both young children and older youth. The third and fourth phases of the park will expand the park by adding, a large community garden, demonstration orchards, a bicycle skills course, habitat planting areas, and hiking trails with ongoing opportunities for outdoor education and nature-watching.





# IRIS CHANG PARK

## Memorial and Contemplation Park

<b>Project Type</b>	Landscape Architecture
<b>Location</b>	San Jose, California
<b>Size</b>	2.5 acres
<b>Client</b>	City of San Jose
<b>Date Completed</b>	September 2019
<b>Construction Cost</b>	\$1.8 Million
<b>Services Provided</b>	Landscape Architecture, Master Plan, CEQA, Artistic Design, Construction Documents, Cost Estimating, Construction Administration

PlaceWorks provided master planning, landscape architectural design, and construction documents for a new 2.5-acre memorial sculpture park in North San Jose. PlaceWorks' CEQA staff completed the Initial Study/Negative Declaration necessary for the project. The park is named after Iris Chang, a Chinese-American journalist and author, who wrote the bestselling book, *The Rape of Nanking*, which covered atrocities committed in China by the Japanese army, a forgotten holocaust of the Second World War. PlaceWorks worked closely with the community as well as with Ms. Chang's parents in shaping the vision for the park, which includes a series of monumental stone sculptures created by the artist Richard Deusch.

The site is located adjacent to Coyote Creek Trail and the new path system includes an accessible trail connection from the park and its neighborhoods up to the trail, which runs along the top of a levee. The grading required to bring users from ground level to the trail provided inspiration for exuberant curves in path layout and in earthform, allowing the landscape to have a sculptural form of its own.

The park design includes a dynamic planting plan made up of grasses of various textures and sizes arranged in concentric and undulating waves. These textures and forms, combined with the stone sculptures, create a contemplative environment for visitors to consider Iris Chang's legacy.





# MARKHAM ELEMENTARY LIVING SCHOOLYARD

## Promoting Outdoor Play in a Sustainable Landscape

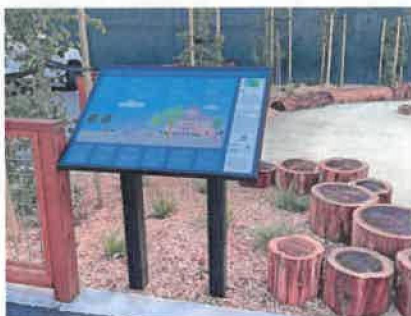
<b>Project Type</b>	Landscape Architecture
<b>Location</b>	Oakland, California
<b>Size</b>	1.15 acres
<b>Client</b>	The Trust for Public Land
<b>Date Completed</b>	Phase 1 Summer 2019; Phase 2 June 2021
<b>Construction Cost</b>	\$500,000
<b>Services Provided</b>	Landscape Architecture, Community Outreach, Environmental Education and Nature Play, Schoolyard Retrofit



The Markham Elementary School project is a collaborative team effort between the Trust for Public Land (TPL), Oakland Unified School District (OUSD) and Markham Elementary community. Located in Oakland's industrial district, the schoolyard and surrounding neighborhood suffer from poor air quality, noise pollution and a general lack of green space. A priority for this project was to create a living schoolyard that promotes outdoor play in a hardy, sustainable and safe landscape.

PlaceWorks worked with TPL to transform underutilized asphalt play courts at the school into a living schoolyard with major features that include an outdoor classroom, numerous nature play areas, an expanded community garden, and an orchard that offers students opportunities for outdoor education and experience working in the garden. Based on design ideas developed in a comprehensive community-outreach process, PlaceWorks developed a site master plan and construction documents. Phase 1 of the project was completed in the summer of 2019 and included the expanded garden space, the fruit tree orchard, and the shaded seating area.

Phase 2 was significantly influenced by the COVID-19 pandemic with California issuing a statewide shelter-in-place order during the development of construction documents. Oakland Unified School District (OUSD) remained closed during the design phase and the value of outdoor learning spaces became more apparent. Construction was completed in June 2021, and the site will be ready to welcome students in Fall 2021 with new outdoor classrooms, comfortable spaces for social distancing, and established plant materials. This project will be a celebrated community asset and open space resource to the school and greater neighborhood community for generations to come.







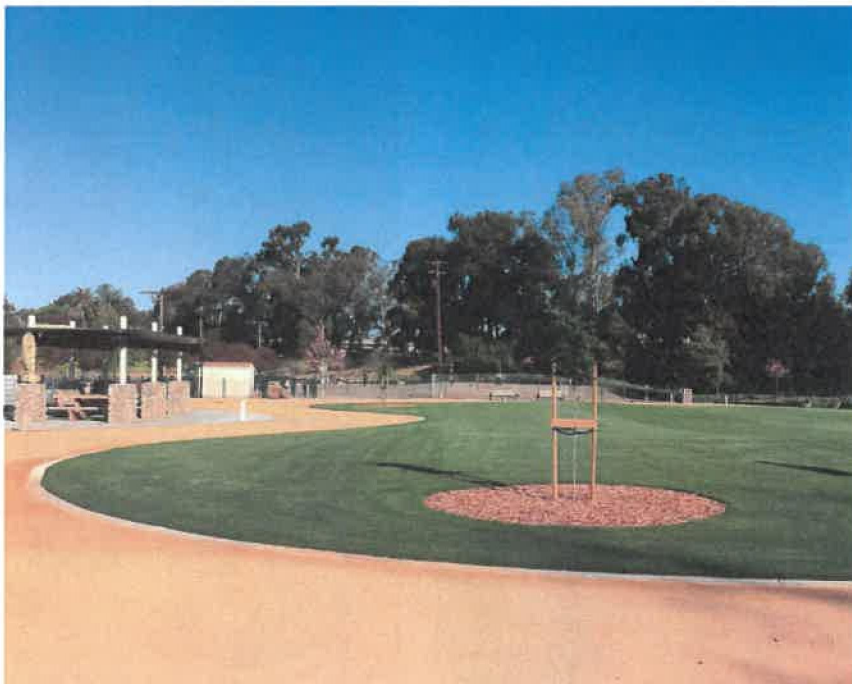
# WATSON PARK RENOVATIONS

## Dog Park, Playground and Park Entry Improvements

<b>Project Type</b>	Landscape Architecture
<b>Location</b>	San Jose, California
<b>Size</b>	2.8 acres
<b>Client</b>	City of San Jose
<b>Date Completed</b>	In Progress
<b>Construction Cost</b>	\$1.4 Million
<b>Services Provided</b>	Landscape Architecture, Community Engagement, Team Coordination, Hazardous Site Development, Construction Documents, Gateway, Dogpark



Working closely with the City and community members, PlaceWorks identified opportunities to improve the functionality, safety, and aesthetics of this 41 acre park. Renovations include upgrades to the existing dog park, additional trees and a shade structure, as well as topographical improvements to facilitate better drainage. A welcoming natural stone archway marks the pedestrian entrance to the park. Shade canopies above the play area keep users cool during the summer and new solar-powered lighting extends nighttime visibility from the parking lot into the play area. The park is located over a former landfill that was capped with a protective layer of healthy soil. PlaceWorks worked closely with soil engineers to design park features with minimal impact to the capped site.





# MASTER PLAN FOR SUSTAINABLE PARKS

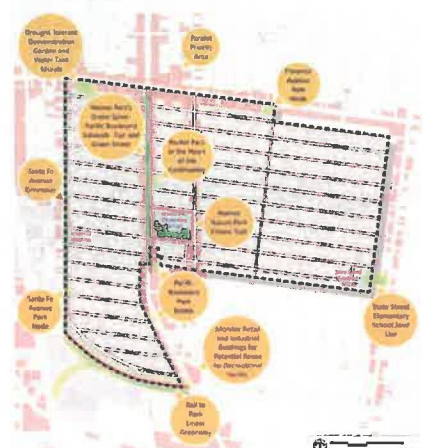
## Promoting Access to Parks and Open Space in LA County

<b>Project Type</b>	Landscape Architecture
<b>Location</b>	Los Angeles County, California
<b>Size</b>	225,000+ residents
<b>Client</b>	County of Los Angeles, Department of Parks and Recreation
<b>Date Completed</b>	February 2016
<b>Construction Cost</b>	N/A
<b>Services Provided</b>	Landscape Architecture, Park Planning, GIS, Urban Greening, Online Engagement, Community Outreach
<b>Awards</b>	2017 Sustainability Award: Green Region Initiative, SCAG; 2016 Exceptional Urban Forestry Program Award, California Urban Forests Council; 2016 Innovation in Green Community Planning Award of Merit, California APA, Los Angeles Section

PlaceWorks prepared a Sustainable Parks and Recreation Master Plan, which consists of Master Plans for six unincorporated communities in Los Angeles County. The six communities include East Los Angeles, East Rancho Dominguez (also known as East Compton), Lennox, Walnut Park, West Athens/Westmont, and Willowbrook, all of which are underserved by parks and open space. Each Master Plan includes components such as a parkland gap analysis, a safety and connectivity analysis, conceptual design plans for potential improvement sites, an urban forestry plan, and a strategic implementation plan.

The planning process incorporated intensive community outreach that included stakeholder meetings, focus groups, community tours and workshops, outreach fairs, surveys, tabling events, and an online youth engagement contest. A number of these activities were conducted in both Spanish and English by staff from PlaceWorks and from the Los Angeles Neighborhood Land Trust, our partner on outreach and public engagement for this project. The Master Plan focuses on implementation through the selection of three high-priority projects for new park and greening concepts in each of the six communities. PlaceWorks developed these design plans and outlined clear steps and strategies for near-term implementation of each project. The Master Plan has been used by the Department of Parks and Recreation as a guide for the implementation of high priority park and greening projects, several of which are currently under development.

The project was awarded the 2016 Exceptional Urban Forestry Program Award from the California Urban Forests Council, and the 2016 Innovation in Green Community Planning Award of Merit from the Los Angeles Section of the California Chapter of the APA, and the 2019 National APA Award for Excellence in Sustainability.



## PROJECT EXPERIENCE

### HERITAGE PARK MASTER PLAN, Irvine, CA

BKF Engineers is working with the City of Irvine to develop a master plan for Heritage Community Park. The plan will focus on enhancing the services and facilities provided within the approximately 44-acre community park. Heritage Park currently offers a range of activities and supports a range of recreational needs through on-site facilities, which include the Heritage Park Community Center, Fine Arts Center, Child Resource Center, numerous sports fields, play areas, and picnic areas. The Heritage Park will consist of the construction of new playground equipment and an interactive water feature. The City will remove the park's play equipment to make way for new playground amenities including, safer rubber surfacing and added landscaping. The construction will also include a new water feature similar to the one at the Irvine Spectrum, where children's activity will set off jets of water from spray nozzles. The estimated project budget is \$1.2 million. BKF's scope of services includes providing conceptual and final engineering for grading, site drainage, on-site conceptual water, sewer and mainline storm drain.



### HICKS CANYON COMMUNITY PARK IMPROVEMENTS, Irvine, CA

Hicks Canyon Park consists of a centrally located children's playground and sports field areas on the eastern and western areas of the park. The tot lot/play area includes play equipment for ages 2 to 5 and ages 5 to 12 as well as shade structures, benches, picnic tables, barbecues, and a restroom. The sports field area contains two (2) soccer fields and two (2) baseball diamonds with adjacent bleachers, and a concession area. A walking path surrounds the athletic fields as well as connecting to the playground area. The Hicks Canyon Trail borders the northern boundary of the park. The proposed project will include development of the following elements: two (2) newly lighted permanent batting cages with concrete pad for storage, ADA pathways, and benches; four (4) new fenced bull pens with pitchers' mounds; two (2) new scorer's tables with shade (one per field); renovation of the existing playground; rehabilitation of the two (2) soccer fields with natural turf; and one outdoor fitness course. BKF is responsible for providing civil engineering design services for improvements within the approximately 16.7-acre Park located at 3864 Viewpark Ave. The proposed project included Conceptual Civil Design of the following elements: access to two newly lighted permanent batting cages with concrete pad for storage, upgraded ADA pathways to four new fenced bull pens with pitchers' mounds; two new scorer's tables with shade (one per field). Also grading and drainage design for the renovation of the existing playground and the two soccer fields with natural turf; and one outdoor fitness course.



### SWEET SHADE PARK, Irvine, CA

BKF Engineers is working to provide the City with civil engineering and land surveying services regarding new playground areas and ADA upgrades to the Sweet Shade Neighborhood Park in Irvine. The project location of the proposed universal playground will be in and around the existing playground, and within the turf areas to the north and/or east of the Ability Center. The City's goal is to develop one playground that is inclusive and universally accessible. The topographic basemap was developed using conventional survey methods and then supplementing the base with data from the as-built plans to show the existing drainage system. Our efforts include an ADA field analysis to identify areas of the ADA Path of Travel (POT) that are non-compliant and will need to be modified to meet current ADA criteria.



# SELECT *water* *features* EXPERIENCE

PROJECT NAME	PROJECT NAME	DESIGN COMPONENTS
Gresham Children's Fountain	<i>Gresham, OR</i>	Interactive spray ground fountain, two water show fountains with lighting and fountain effects, recirculation and water treatment system for full body contact
Terranea Resort	<i>Rancho Palos Verdes, CA</i>	Interactive water play fountain with 25 jets and color changing lights using 17 water nozzles and color changing LED lights, recirculation and water treatment system for full body contact
Heritage Park	<i>Irvine, CA</i>	Interactive water play area with 25-30 popper jets in 20 ft. diameter fountain area, recirculation and water treatment system for full body contact
San Diego Marriott	<i>San Diego, CA</i>	3,400 SF swimming pool, 1,600 SF slide pool, 175 SF spa, 95 sf spa, 2 water walls, waterplay area, and outdoor water feature, recirculation and water treatment system for full body contact
The Commons at Downtown Medford	<i>Medford, OR</i>	3 fountains, 2 pop jet interactive fountains, and bubbler fountain, recirculation and water treatment system for full body contact
Ivy Station Aquatic Facilities	<i>Culver City, CA</i>	Spray ground, spillway water feature, runnel fountain, cascading fountain, boulder water feature, 600 SF infinity edge pool, 540 SF pool, and 2 spas
Aquarium Plaza Wave Fountain	<i>Long Beach, CA</i>	Redesigned mechanical, structural, electrical, and fountain controls
Magic Johnson Park	<i>Los Angeles, CA</i>	Entry fountain, reflecting pool, children's water play area, spray ground, recirculation and water treatment system for full body contact
SilverRock Ranch Resort Water Features	<i>La Quinta, CA</i>	20 acres of lakes, water quality management plan, and manmade rockwall entry water feature
City of Champions	<i>Inglewood, CA</i>	6-acre lake featuring multiple elevations and cascading waterfalls
Waldorf Astoria	<i>Beverly Hills, CA</i>	Zero edge Myrtha pool, 141 SF spa on 13th floor, 63 SF/13 ft. high water feature with light source to enhance effects, recirculation and water treatment system for full body contact
Manazel Medical Center Fountains	<i>Abu Dhabi, UAE</i>	6 entry court fountains, 13,522 SF reflecting pool, 2 MOB fountains, 119 SF center fountain, 1,469 SF center reflecting pool
Rabobank Arena Fountain	<i>Bakersfield, CA</i>	Designed round feature on existing fountain including basin details, water feature components, recirculation, and mechanical system
Centennial Park	<i>Santa Ana, CA</i>	Improved circulation and water quality for existing manmade lake
Dali Reignwood Golf Course	<i>Dali, China</i>	750 meter long water feature
Cypress Lawn Lotus Fountain	<i>Colma, CA</i>	Treatment system, fish habitat, fountain structure, and recirculation system for existing koi pond
Tesoro del Valle Entry Features	<i>Santa Clarita, CA</i>	Designed recirculation and mechanical systems for two existing fountains
Spring Street Park Water Feature	<i>Los Angeles, CA</i>	Modern metal water feature with multi-colored tile basin
George Page Museum	<i>Los Angeles, CA</i>	Stream system with filtration to remove tar from surface, UV disinfection
Natural History Museum	<i>Los Angeles, CA</i>	400 SF pond connected by concrete channel to a 1,500 SF table-fountain play area
Santa Ana Memorial Pool and Civic Center Fountain Renovation	<i>Santa Ana, CA</i>	167' x 65' pool, and renovation design for Fountain #1
Sheraton Wild Horse Pass	<i>Chandler, AZ</i>	1.5 mile long manmade river with rapids, shallow areas, rock outcroppings, and manmade rock formations
Tempe Performing Arts Center	<i>Tempe, AZ</i>	16,000 SF reflecting pool basin with 260 FT long negative edge and 7 ft. wall
San Bernardino International Airport	<i>San Bernardino, CA</i>	30 x 10 ft. black granite water wall
Avenue of the Fountains	<i>Fountain Hills, AZ</i>	6 quarter circular fountains with 5 ft. high walls, cascading steps and 3 fountain jets at base of fountain
Fontana Civic Center	<i>Fontana, CA</i>	Round-a-bout water feature with cascading steps, 2 identical entry water features with 8 ft. long glass-like clear water curtains on all four sides of water column
Casino Arizona	<i>Scottsdale, AZ</i>	2,300 SF entry water feature with 14 glass-like clear water curtains, 8 ft. to 13 ft. long flow lengths
Vistancia Community Entry Feature	<i>Peoria, AZ</i>	26,000 SF entry feature, naturalized shoreline with blend of natural stone and manmade rock formations

# HERITAGE PARK INTERACTIVE PLAY FEATURE

IRVINE, CALIFORNIA



## PROJECT SCOPE

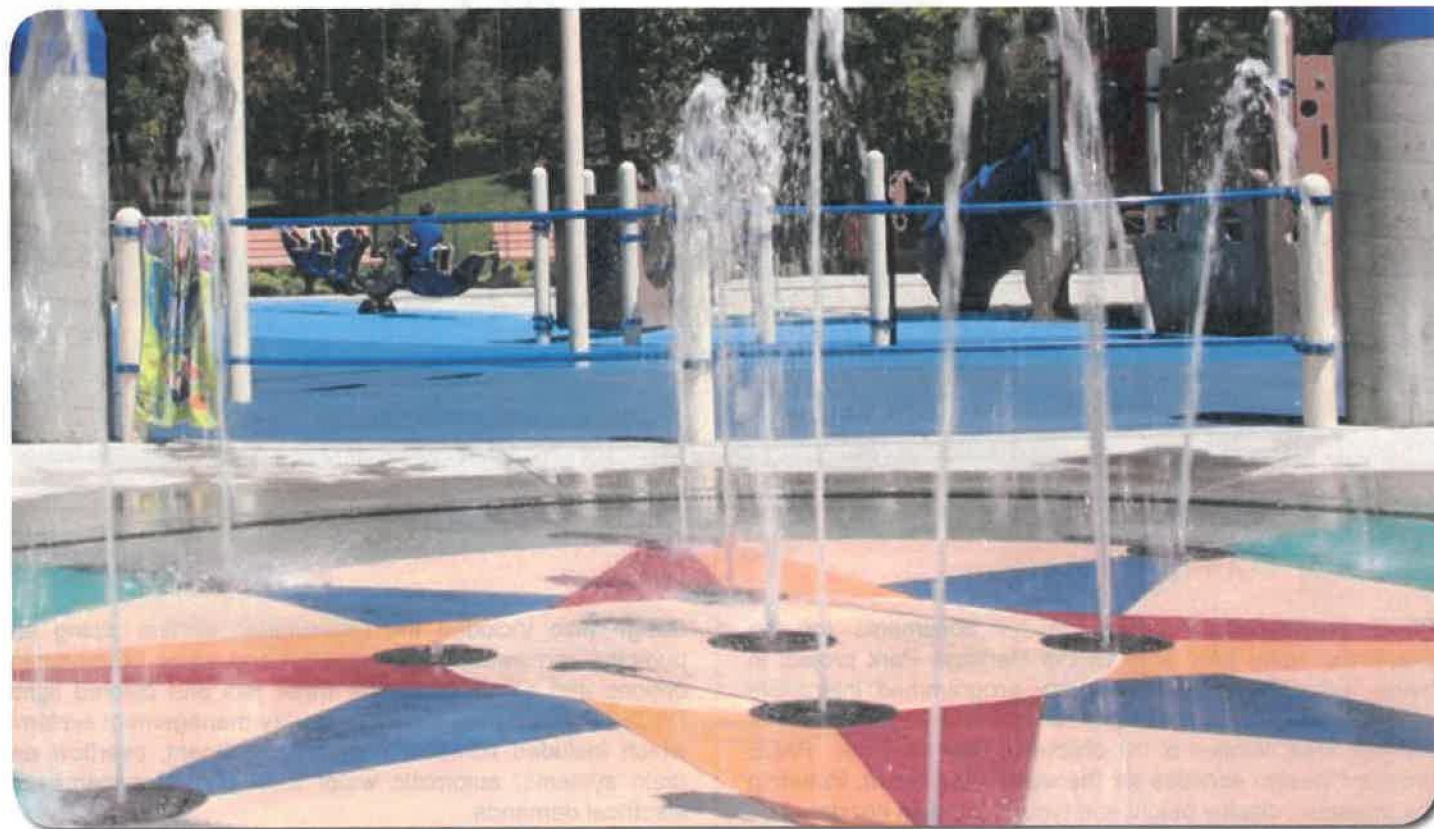
PACE provided engineering design documents for the interactive water play area at the Heritage Park project in Irvine, CA. PACE designed one programmed interactive water play area with 25-30 popper jets in a 20 foot diameter fountain area, located at the children's play area site. PACE provided design services for the water play layout, including the proposed display height and type of fountain nozzle. The

design also included the recirculation system piping and pumping requirements and control and show programming options and concepts for the water jets and colored lights. PACE also designed the water quality management systems, which included filtration, chemical treatment, overflow and drain systems, automatic water level control systems and electrical demands.

# HERITAGE PARK INTERACTIVE PLAY FEATURE

IRVINE, CALIFORNIA

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# SAN DIEGO MARRIOTT AQUATIC FACILITIES RENOVATION

SAN DIEGO, CALIFORNIA



## PROJECT SCOPE

Pools, Spas, Water Play Area and Water Feature: PACE provided design services for the Marriott Resort Recreation Center in San Diego. PACE provided renovation of a 3,400 sf swimming pool, 1,600 sf slide pool, and a 175 sf spa. PACE

also provided engineering and mechanical design of a new 95 sf spa, two water walls, a waterplay area, an outdoor water feature.

# SAN DIEGO MARRIOTT AQUATIC FACILITIES RENOVATION

SAN DIEGO, CALIFORNIA

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# SAN DIEGO MARRIOTT AQUATIC FACILITIES RENOVATION

SAN DIEGO, CALIFORNIA

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# DISNEYLAND HOTEL COURTYARD RENOVATIONS - AQUATIC FACILITIES

ANAHEIM, CALIFORNIA



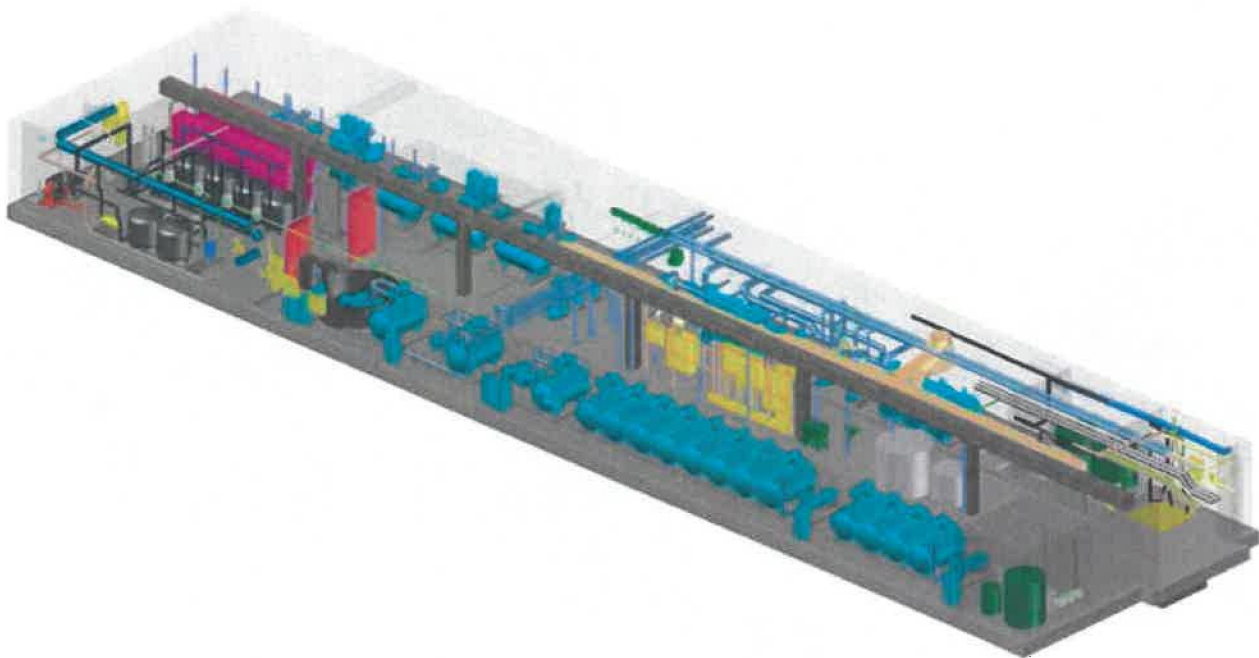
## PROJECT SCOPE

PACE provided engineering design for all the aquatic components of the Disneyland Hotel Courtyard Improvements project including the renovation of the Neverland Pool, design of the new North spa (200 sf), South spa (200 sf), Arroyo Pool (approximately 3500 sf), and the addition of a 4,000 square foot water play area called the Magical Springs Pool. The Magical Springs Pool has an 8' deep activity pool with water play components including geysers, pop jets, fountains, water pyrotechnics, four water slides and water slide structure including manmade rockwork that forms the base of the twenty four foot high water slide. The design involved in-depth

coordination with the project design team (architect, landscape architect, MEP, and structural) as well as the Disney project team including facilities, food and beverage, environmental, operations, and Walt Disney Imagineering. There were strict requirements for the operation of this new facility that went above and beyond that of current code requirements. Given extensive existing infrastructure at the hotel, the use of Civil 3D and BIM modeling supported the design process and difficult utility coordination that was needed by identifying and resolving potential conflicts with the renovation design components.

# DISNEYLAND HOTEL COURTYARD RENOVATIONS - AQUATIC FACILITIES

ANAHEIM, CALIFORNIA

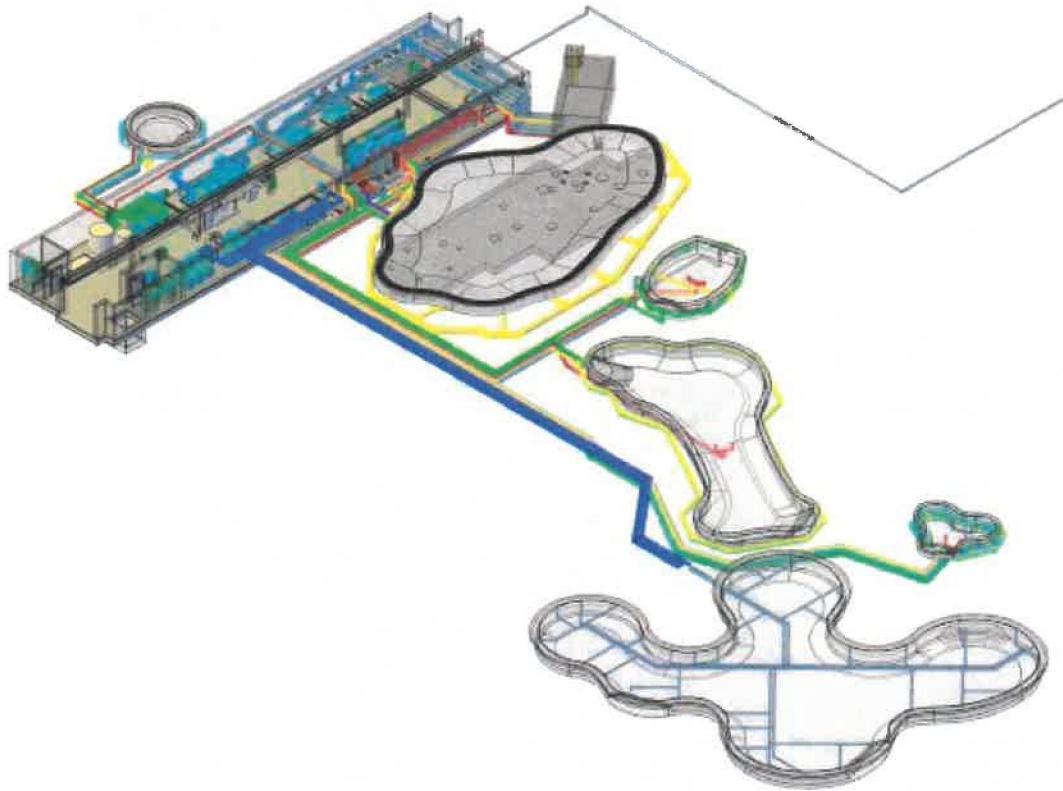


Equipment Room Civil 3D Layout

# DISNEYLAND HOTEL COURTYARD RENOVATIONS - AQUATIC FACILITIES

ANAHEIM, CALIFORNIA

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Piping and Pools Civil 3D Layout

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# GRESHAM CHILDREN'S FOUNTAIN PROJECT AT THE ARTS PLAZA

GRESHAM, OREGON



## PROJECT SCOPE

The Gresham Children's Fountain is a public interactive fountain constructed on behalf of the City of Gresham, Oregon. The fountain operates as a spray ground fountain for interactive play and as a water show for evening entertainment with lights and fountain effects. Fountain #1 is the main fountain with lighting and effects for evening display and Fountain #2 is a smaller fountain intended for small children and does not include lighting.

Fountain #1 consists of a 40 foot diameter concrete surface with 40 smooth bore nozzles producing a thin stream of water that arcs towards the center. Each nozzle location has a pair of nozzles that cross streams at a maximum height of seven feet. A VFD driven pump drives reduces flow to the outer nozzles and allows the arc to move in and out from the center to the perimeter of the circle and up and down. The fountain water sheet flows to a perimeter trough that is conveyed to a surge tank and the recirculation system ensuring that there is no standing water on the concrete surface. The inner nozzles consists of twenty vertical nozzles that emit a concentrated stream of water at a variety of heights ranging from zero to six and half feet.

There is a center nozzle that can reach a height of 14 feet vertically.

Fountain #2 consists of an 18 foot diameter concrete surface with 12 nozzles that shoot vertically. There is no standing water on the concrete surface. There is an outer circle of vertical nozzles and an inner circle of vertical nozzles. All the vertical nozzles emit a concentrated stream of water at a variety of heights ranging from zero to six and a half feet. These vertical nozzles are flush to the ground and can turn on and off independently from each other.

Both Fountain #1 and Fountain #2 is recirculated and shares a common surge tank and pump station. All the nozzles are located below the surface of each fountain and all the water that comes in contact with the public is recirculated and treated. Every drop of water prior to it exiting the spray area has been chemically treated with chlorine, filtered, and disinfected with a UV unit.

# GRESHAM CHILDREN'S FOUNTAIN PROJECT AT THE ARTS PLAZA

GRESHAM, OREGON

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# THE COMMONS WATER FEATURES

MEDFORD, OREGON



## PROJECT SCOPE

PACE was hired by Lithia Corporation to design of an interactive fountain for a new park in Medford, Oregon. The design included fountains and an interactive fountain in the Plaza and another at the Stage. New pop jet fountains with a central group of geysers and a linear aligned group of jets with separate controls circuits. PACE coordinated with the local Health Department to comply with strict requirements on the treatment of the water including the use of chlorine and UV disinfection and successfully collaborated with the City of Medford who has several interactive fountains in the area. The City wanted to have the ability to program the PLC's (programmable logic controllers) of the fountains to make any

modifications to the show elements. The City of Medford took ownership of the park after construction, so PACE provided an operations-friendly environment in the equipment selection and the pump station building designed for the facility.

### Advanced Elements:

- Pop Jet Fountains
- Programmable logic controllers
- Used chlorine and UV disinfection to comply with strict requirements
- Operations-Friendly equipment

# THE COMMONS WATER FEATURES

MEDFORD, OREGON

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# IVY STATION AQUATIC FACILITIES

CULVER CITY, CALIFORNIA



## PROJECT SCOPE

PACE worked with Lowe Enterprises Inc., KFA, Melendrez, and Arup by creating the engineer designs for multiple water features for Ivy Station's landscape architecture located on a 5.2 acre flat bounded by Venice, National and Washington Blvd.'s, and the new expo light rail line to the south. This project in LA includes the development of approximately 200 units of multi-family housing, a select service hotel, approximately 200,000 sf of commercial office space, and between 25,000 and 55,000 sf of retail space.

The water features include one 542 sf pool and one spa partially flushed and part raised for the residential/apartment area, one 600 sf infinity edge pool for the hotel on the roof level with a stainless steel shell, and four different fountains. These four natural looking fountains include a boulder water feature that produces white water sounds, a cascading fountain, a runnel, and a unique spray ground that works in conjunction with a spillway water feature. For the cascading fountain, the landscape architect had a concept that included varying step threads. PACE recommended a specific flow amount and constructed a full scale model of a section of the fountain to show what that would look like. PACE ran this

model with various different flow rates, reviewed the outcome, and selected the flowrate that was best fit for this cascading fountain.

With Ivy Station based in LA county, PACE was challenged by one of the toughest counties in the nation to design when it comes to the health department, safety, and budget allocation. PACE saw this as an opportunity to use value engineering, resulting in improving functionality, and working within the desired budget.

### Advanced Elements:

- One 542 sf pool
- One Partially Flushed and Part Raised Spa
- One 600 sf infinity edge pool
- Stainless Steel Shell
- Boulder Water Feature
- Cascading Fountain
- Runnel Fountain
- Spray Ground
- Spillway Water Feature

# IVY STATION AQUATIC FACILITIES

CULVER CITY, CALIFORNIA



# Project References

## La Colonia Skatepark

Location: Solana Beach,  
California

Size: 8,200 SF

Completed: May 2019

Contact: City of Solana Beach  
Kirk Wenger  
Parks & Rec Manager  
(858) 720-2453  
kwenger@cosb.org

La Colonia Skatepark was designed and built by the California Skateparks team. The California Skatepark designers on this project implemented a variety of small banks, quarter pipes, stairs, rails, china banks, and ledges, that could be used by virtually anyone. With so many friendly obstacles, La Colonia Skatepark is a perfect place for beginner and intermediate skaters to learn the basics and fundamentals of skating. La Colonia Skatepark also promotes a family friendly environment that encourages children, teens, and parents to partake in the action sport community and culture.

In addition to the beginner friendly terrain, La Colonia Skatepark stands as an aesthetic asset for the City of Solana Beach. California Skateparks artistically crafted the entire park and ensured that every inch of the park was given the proper attention it deserved. A custom mosaic art installation and entrance sign, along with a wavy wall concept was implemented to further elevate the quality of the project. This, along with a bright sky-blue color scheme, help turn this small park into an iconic skate spot.



# Project References

## El Sereno Skatepark

**Location:** Los Angeles, California

**Size:** 12,000 SF

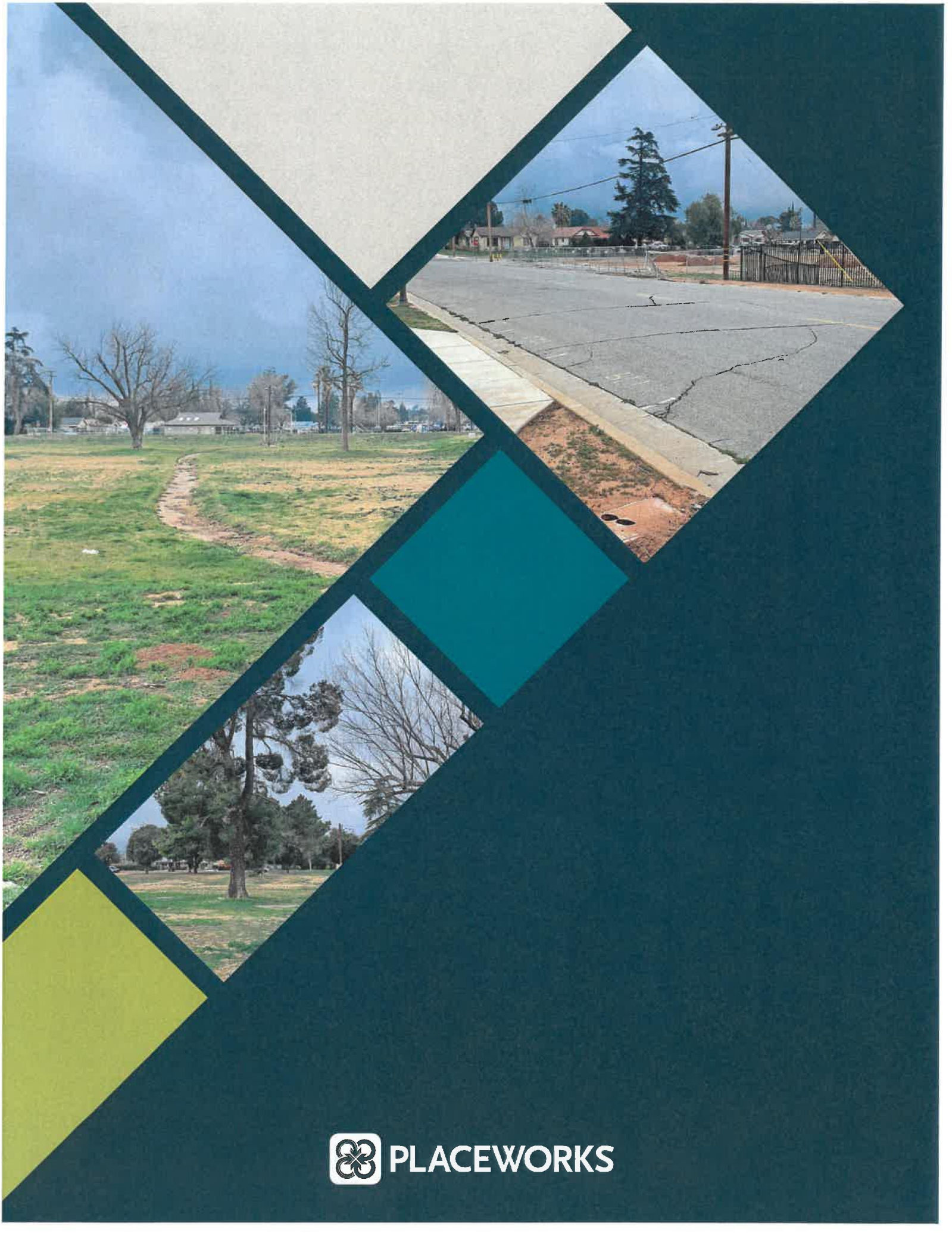
**Completed:** August 2018

**Contact:** City of Los Angeles  
Craig Raines  
Landscape Architect  
(213) 928-9052  
craig.raines@lacity.org

Designed and built by California Skateparks, the El Sereno Skatepark offers local skaters and action sport athletes with a state-of-the-art skate plaza that features street inspired obstacles. These obstacles include a variety of stair sets, hand rails, ledges, curbs, and banks. The City of Los Angeles wanted this park to be a place where individuals of all ages and skill levels could practice their craft safely and productively. The skatepark also offers lights, which allows these athletes to freely skate and ride at their convenience.

El Sereno Skatepark was also designed so that it could host local skate events and jams. This additional benefit further strengthens the local action sport community by attracting new riders, supporting experienced athletes, and promoting local businesses. Furthermore, skate camps and other after-school activities are held at the park, thus introducing individuals to the benefits of skating and further growing the action sport community.







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