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Proposal to Provide Engineering Design Services for the

R-26-08 BROOKSIDE STREET IMPROVEMENTS

February 26, 2026

RFP# R-26-08

Prepared for:
City of Beaumont

3788 McCray Street
Riverside, CA 92506

951.686.1070

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A. COVER LETTER

February 26, 2026

Barbara Mason, Purchasing Manager
City of Beaumont
550 E. 6th Street
Beaumont, CA 92223



RE: PROPOSAL FOR ENGINEERING DESIGN SERVICES FOR THE R-26-08 BROOKSIDE STREET IMPROVEMENTS

Dear Ms. Mason:

Brookside Avenue's transformation from an de facto flood channel into a safe, functional roadway with integrated drainage infrastructure represents a critical investment in community connectivity and public safety for the City of Beaumont (City). Albert A. Webb Associates (WEBB) understands that success on this project requires more than technical competence. It demands seamless coordination with Riverside County Flood Control and Water Conservation District's (RCFC&WCD) Marshall Creek Stage 1 Storm Drain project that we are currently designing, intimate knowledge of RCFC&WCD standards and approval processes, and the ability to navigate complex multi-agency requirements while keeping residents informed and minimizing disruption.

WEBB brings three distinct advantages to the Brookside project that position us as the ideal partner for the City:

Strategic Advantage Through Marshall Creek Design Leadership

As the design engineer for the downstream Marshall Creek Stage 1 Storm Drain, WEBB possesses unparalleled insight into the hydraulic constraints, tie-in requirements, and coordination protocols that will govern the Brookside Channel design. This existing relationship eliminates redundant coordination efforts, accelerates decision-making, and ensures seamless integration between upstream and downstream facilities. Our team already understands the approved hydrology, knows the RCFC&WCD reviewers, and has established communication protocols to streamline your project delivery.

Proven RCFC&WCD Navigation Expertise

Our team has successfully processed over 65 combined years of flood control projects through RCFC&WCD's rigorous approval process. We know their unbending standards, understand when to engage decision-makers throughout design development, and have established relationships that facilitate efficient review cycles. Joseph Caldwell, PE, CPESC, CPSWQ, QSD, QSP, CFM, our Water Resources Practice Leader, has guided numerous partner-led projects through District approval, including complex channel designs that balance flood protection with community access and environmental compliance. This experience translates directly into reduced review cycles, fewer plan revisions, and faster project delivery for the City.

Traffic Management and Community Impact Mitigation

The reconstruction of Brookside Avenue between Cherry Avenue and Winesap Avenue requires careful design to direct runoff to the proposed flood control channel. This reconstruction will inevitably affect residents and commuters. WEBB has assigned Nick Lowe, PE, Deputy Director of our Traffic and Transportation Department, to develop engineered improvement plans along with traffic control plans that maintain continuous residential access while protecting public safety. Nick's dual perspective from both public agency and private consulting roles ensures that roadway design, construction phasing, detour routing, and access maintenance strategies will be incorporated into the contract documents rather than left to contractor interpretation. This proactive approach reduces complaints, minimizes change orders, and demonstrates the City's commitment to being a good neighbor during construction.

WEBB has thoroughly reviewed all elements of this RFP and confirms our understanding of the project requirements and services needed. We commit to completing all tasks as specified and will comply with all terms and conditions of the RFP and the Professional Services Agreement.

Thank you for considering WEBB as your partner on this transformative infrastructure project. We look forward to the opportunity to discuss how our unique qualifications and strategic advantages will benefit the City of Beaumont.

Joseph Caldwell, PE, CPESC, CPSWQ, QSD, QSP, CFM, is authorized by WEBB to negotiate and contractually bind the firm for this engagement and will act as the primary contact for all contract matters.

Sincerely,

A handwritten signature in black ink that reads "Joseph Caldwell". The signature is written in a cursive style with a large initial "J" and "C".

Joseph Caldwell, PE, CPESC, CPSWQ, QSD, QSP, CFM
Practice Area Leader
joseph.caldwell@webbassociates.com
951.320.6029

B. INTRODUCTION/INFORMATION

The City of Beaumont is seeking a consultant to deliver complete, bid-ready Plans, Specifications, and Estimates (PS&E) for the Brookside Street Improvements, while successfully coordinating with the Riverside County Flood Control and Water Conservation District (RCFC&WCD) and meeting all applicable City, County, and District standards. This Project is part of a broader master drainage effort led by RCFC&WCD, and the Brookside improvements must integrate seamlessly with the Marshall Creek Stage 1 Storm Drain Project, including hydraulic performance, physical tie-in geometry, and RCFC&WCD review and approval protocols.

Understanding of Services

Brookside Avenue currently functions as an unintended flood conveyance corridor during storm events, resulting in roadway closures and impaired access during heavy rains. The City's objective is to convert Brookside from a flood-prone route into a reliable roadway by constructing a channel along the south side of Brookside Avenue that captures flows and ties into downstream facilities, while also improving roadway grades, elevations, and pavement section design.

WEBB understands that this Project is not a single-discipline drainage design effort; it is a coordinated, multi-agency infrastructure program requiring integrated delivery of the following interdependent components:

- **Drainage Channel Design (RCFC&WCD Standards):** Design an appropriately sized, fully lined concrete trapezoidal channel on the south side of Brookside Avenue with access ramps for maintenance and a compliant interface to Marshall Creek Stage 1 downstream facilities.
- **Roadway Improvements and Flow Transfer:** Redesign Brookside Avenue between Cherry Avenue and Orchard Heights Avenue to safely transfer storm flows from the roadway to the new channel. The design must consider the City's intent to transition from an inverted crown section to a tilt section and incorporate appropriate transitions and collection/conveyance features.
- **Intersection and Turn Pocket Improvements:** Deliver street widening and intersection improvements at Cherry/Brookside, including a northbound Cherry to eastbound Brookside right-turn pocket, and provide a right-turn pocket at Orchard Heights Avenue (eastbound Brookside to southbound Orchard Heights), considering pole conflicts and feasible alternatives.

- **ADA and Multi-Use Access:** Design a new ADA ramp at the southeast corner of Cherry/Brookside, and a 20-foot public access/maintenance road adjacent to the channel, with driveway approaches at Cherry and Orchard Heights, per RCFC&WCD standards.
- **Utility Coordination and Relocation Plans:** Identify, pothole as needed, and coordinate with utility owners for design of relocations and permitting for affected utilities (including likely waterline relocation and potential SCE pole relocations), along with anticipated gas and communications conflicts.
- **Environmental and MSHCP Compliance:** Prepare a No Further Action (NFA) letter for the City's administrative record to document this project was evaluated in previous CEQA documents. Prepare compliance studies for the Western Riverside County Multiple Species Habitat Conservation Plan for use in obtaining encroachment permits from RCFC&WCD.
- **Progressive Design Submittals:** Prepare and manage 30%, 60%, 90%, and 100% plan submittals for City and RCFC&WCD review, incorporating Partner Led Project guidance, and delivering complete PS&E, specifications, and engineer's cost estimates at required milestones.

Because RCFC&WCD will review each milestone submittal and the Brookside channel cannot adversely impact the downstream facility, the controlling success factor is early, continuous hydraulic and design integration between Brookside and Marshall Creek Stage 1, coupled with disciplined management of utility conflicts, ROW constraints, and construction phasing impacts on residents and access. WEBB's team approach is built to reduce rework, shorten review cycles, and deliver a complete, coordinated PS&E package that can be bid with confidence and constructed with fewer change orders.

Participating Firms

WEBB will serve as the prime consultant for this project with the following subconsultants offering support:

- Geocon, Inc. - Geotechnical Analysis
- Underground Solutions, Inc. - Potholing
- Utility Specialists - Dry Utility Consulting
- Osprey Environmental Associates, Inc. - Environmental Consulting

C. FIRM PROFILE

WEBB Overview

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

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

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

Legal Form of Company: Corporation

Principal Office for Implementation of Contract: Corporate Headquarters, Riverside (3788 McCray Street, Riverside, CA 92506)



Engineering & Planning Excellence Since 1945

WEBB offers the following services:

-  **Water Resources**
-  **Traffic & Transportation**
-  **Environmental Services**
-  **Landscape Architecture**
-  **Construction Management & Inspection**
-  **Land Development Planning & Entitlement**
-  **Land Survey & Mapping**
-  **Land Development Engineering**

Learn more by visiting webbassociates.com/services



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3788 McCray Street
Riverside, CA 92506
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Murrieta Office

41870 Kalmia Street
Murrieta, CA 92562
Tel: 951.686.1070

Nevada Office

2030 Lake Las Vegas Pkwy
Henderson, NV 89011
Tel: 951.675.5010



192

Associates



40+

Licensed Professionals

Participating Firms and Subconsultants

Geocon, Inc.

Geotechnical Analysis

24711 Redlands Boulevard Unit A, Loma Linda, CA 92354

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



Underground Solutions, Inc.

Potholing

120 N Andreasen Drive, Escondido, CA 92029

Underground Solutions, Inc. (USI) is Southern California's leading underground utility location company, known for its experience and expertise. The company was established by seasoned utility contracting professionals who recognized the need for safe, fast, and accurate underground utility locating services. Thanks to its highly qualified operators and management team, USI is committed to providing quick, safe, and precise utility locating. Their high-velocity air-driven excavation technology enables them to create precise holes in the ground without causing damage to the utilities being located.



Utility Specialists

Utility Consultant

41880 Kalmia Street, Murrieta, CA 92562

Founded in 1976, Utility Specialists excels in designing and negotiating extensions for natural gas, electric, and telecommunication systems. With a strong presence across Southern California, we bring a wealth of experience to every project. Our team of seasoned project managers and skilled technical staff are experts in dry utility coordination. We leverage cutting-edge technology and design tools, as well as real-time project monitoring, to deliver seamless utility solutions. As pioneers in dry utility construction coordination, we ensure projects are completed on time and operationally efficient from design through installation. With offices in Orange, Riverside, and San Diego Counties, Utility Specialists is dedicated to providing top-tier service and innovative solutions to meet the evolving needs of our clients.



Osprey Environmental Associates, Inc.

Environmental Consultant

40330 Parado Del Sol Drive, Temecula, CA 92592

Osprey Environmental Associates, Inc. (Osprey) is a premier environmental consulting firm based in Temecula, CA, serving the Inland Empire and beyond. Specializing in biological and aquatic resource assessment and management, environmental documentation and permitting, environmental due diligence, cultural resource management, geographic information systems (GIS), and drone services, Osprey leads with expertise and innovation. Their commitment is rooted in leveraging the latest technology and prioritizing data accuracy. They are dedicated to tailoring solutions that efficiently meet the unique environmental consulting needs of their clients across diverse industries. Their goal is to deliver exceptional environmental consulting services that ensure regulatory compliance and environmental stewardship.



D. KEY PERSONNEL



JOSEPH CALDWELL, PE, CPESC, CPSWQ, QSD, QSP, CFM
PRINCIPAL IN CHARGE

Joseph is the Practice Leader with WEBB's Water Resources Department. He leads staff development and oversees the department's quality assurance/quality control program, ensuring all projects meet technical standards from concept through final design. Joseph specializes in master drainage planning,

backbone drainage infrastructure, and water quality systems for regional flood control projects. A Certified Professional in Erosion and Sediment Control and Storm Water Quality, he brings expertise in hydrology, hydraulics, and environmental compliance. His experience includes designing regional flood control basins, levees, and miles of backbone drainage infrastructure, as well as hydrologic and hydraulic modeling of the San Jacinto River from Railroad Canyon to the existing Army Corps levee in the City of San Jacinto. Joseph's extensive knowledge of local agency design standards and strong professional relationships enable efficient project delivery and approval.



JEFF HART, PE
TECHNICAL ADVISOR AND QA/QC

Jeff is the Deputy Director with WEBB's Water Resources Department, bringing 26 years of public works experience to support the execution of all water resources projects. He is also responsible for assigning project managers to each project and ensuring all project obligations are met with the highest

standard. Jeff has previously managed and implemented over \$800M of Capital Improvement Projects. He has split his years of experience working with both public and private sector clients, serving as City Engineer, Public Works Director, and Floodplain Manager for the public sector, as well as Director of Engineering and Deputy Director of Water Resources for the private sector. Jeff is well versed, having acted as a representative across various committees, councils, boards, and commissions. Jeff has served as project manager, overseeing and implementing several infrastructure projects, including domestic water, wastewater, recycled water, drainage, transportation, and land development throughout Southern California and Nevada.



ERIC HAYS, PE
PROJECT MANAGER

Eric is a Senior Engineer with WEBB's Water Resources Department and leads the drainage design team. He brings extensive experience in project management, hydrology, hydraulics, and drainage design, and a proven ability to deliver innovative and cost-effective solutions across various projects.

Eric has prepared preliminary design reports, alternative analyses, and final design plans and reports for flood control infrastructure and storm drain systems serving residential, commercial, industrial, and public agency clients. Beyond his expertise in drainage design, Eric has a strong background in civil site development and public works projects. He has led the preparation of site grading, street improvement, sewer, bike trail plans, and Water Quality Management Plans and Stormwater Pollution Prevention Plans. His experience also extends to railroad grade crossing improvements, survey, construction staking, and construction support, giving clients a well-rounded resource who can support projects from planning through delivery.



RANJIT SINGH, PE
LEAD ENGINEER

Ranjit is a Senior Engineer with WEBB's Water Resources Department. He brings extensive experience in hydrology, hydraulics, drainage design, and Water Quality Management Plans, delivering practical and efficient solutions for various projects. Ranjit has supported clients through preliminary design

reports, alternative analysis studies, and final design plans for flood control infrastructure and storm drain systems serving residential, commercial, industrial, and public agency projects. In addition to his expertise in drainage design, Ranjit has a strong background in civil site development and public works projects. He has developed site grading, street improvement, sewer, bike trail plans, Water Quality Management Plans, Stormwater Pollution Prevention Plans, and railroad grade crossing improvements. Ranjit also brings hands-on field experience, including survey, construction staking, and construction observation, providing clients with comprehensive support from design through project completion.



JOSHUA O'ROURKE, EIT, QISP, GIS
ASSISTANT ENGINEER

Joshua is an Assistant Engineer with WEBB's Water Resources Department. He specializes in stormwater and water resources design and brings strong skills in hydraulic modeling, civil and structural design, and water quality solutions. Joshua is experienced in advanced 2D HEC-RAS modeling, preparation

of CLOMRs/LOMRs, and groundwater recharge projects. He also has experience coordinating and using models to satisfy resource agency habitat concerns. He has contributed to designing and preparing construction documents for complex drainage and water resource projects, including storm drain (RCP & RCB), concrete and earthen open channels, and energy dissipation facilities. Joshua also develops engineering calculations, cost estimates, and quantities, and leverages Python programming to streamline. His combination of technical design expertise and innovative problem-solving ensures efficient, high-quality projects delivered on schedule.



NICHOLAS LOWE, MS, PE, TE
TRAFFIC & TRANSPORTATION SUPPORT

Nick is a Deputy Director with WEBB's Traffic and Transportation Department. Nick assists clients with street improvements, traffic signal upgrades, and signing and striping modifications. He also develops temporary traffic control plans for construction while working closely with public agencies,

contractors, and construction managers to safely expedite projects, thus minimizing impacts to traffic and businesses. Nick and his team also currently work with multiple public agencies as on-call engineers to help agencies keep projects moving forward. In addition, Nick assists other engineers on street light installations, sewer and water plans, and expert witness testimony. He is also well-versed in the AutoTURN vehicle simulation program which assists in transportation improvements for constrained travel areas such as intersection curb returns and driveways.



JEFFREY HUTCHINS, PLA
LANDSCAPE ARCHITECTURE SUPPORT

Jeff is the Manager of WEBB's Landscape Architecture Department with over 35 years of experience designing resilient, community-focused open spaces across Southern California. A licensed Landscape Architect, he brings a balanced approach that blends creative vision with technical precision to deliver

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



STEPHANIE STANDERFER
ENVIRONMENTAL SUPPORT

Stephanie is the Vice President and Director of WEBB's Environmental Services Department. She has over 25 years of experience as an environmental professional, specializing in California Environmental Quality Act (CEQA) compliance for public and private clients. Her expertise reflects the dynamic

and interdisciplinary nature of CEQA, and she serves as the Principal in Charge of the department, overseeing workload management, project progress, and staff development. Stephanie has worked primarily in Inland Southern California, representing a wide range of clients including transportation agencies, healthcare providers, resource conservation districts, community college districts, local agency formation commissions, infrastructure districts, cities, counties, and private developers. Her diverse project experience enables her to anticipate and navigate challenges that arise during CEQA compliance.



REED CHILTON, PE, QSD
CONSTRUCTION MANAGEMENT AND
INSPECTION SUPPORT

Reed is the Director of WEBB's Construction Management and Inspection and Land Survey and Mapping Department and brings extensive experience delivering complex public and private infrastructure projects from planning through construction completion. He specializes in managing large-scale, multi-

discipline projects that require close coordination with public agencies, developers, contractors, and utility providers. Reed oversees construction management, inspection, and survey services for a wide range of infrastructure improvements, including sewer and storm drain systems, domestic and recycled water pipelines, wastewater treatment facilities, dry utilities, street and highway improvements, street lighting, traffic signals, and associated landscaping. His experience spans projects in active roadways, operating facilities, environmentally sensitive areas, and high-profile public corridors where safety, continuity of service, and schedule control are critical.

E. SCOPE OF SERVICES

TASK 1 - PROJECT MANAGEMENT

▶ 1.1 - Meetings and Coordination

Regular, well-planned, and well-executed meetings are essential for advancing the project and keeping all stakeholders engaged. This begins with a Project Kick-off meeting and continues throughout the life of the project with Monthly Progress Meetings. WEBB will prepare draft agendas for review at least two working days before each meeting. Meeting minutes and Action Item Lists will be distributed within three working days of each meeting. Based on our proposed project schedule, we have budgeted for 14 Meetings, including the Kick-off Meeting and Monthly Coordination Meetings, and three (3) additional coordination meetings, including preparation and attendance at a City Council Meeting to present the project.

▶ 1.2 - Project Schedule

A preliminary project schedule is included as part of this proposal. This schedule will be augmented and updated monthly to track the project's overall progress. This will be compared with the baseline schedule and will identify any potential slippage early. This will help keep the project on track by allowing us to schedule the resources needed to complete it and, if required, develop a schedule recovery plan.

▶ 1.3 - Quality Assurance and Quality Control

Receiving deliverables that are technically accurate and high quality is a non-negotiable expectation that the City rightfully deserves to have. To ensure that this happens, we have designated an independent QA/QC Team for this project. This team of Senior Level Associates will review and comment on each milestone deliverable throughout the project. Jeff Hart, PE, has been designated as the Quality Assurance Officer and will lead the Independent QA/QC Team throughout this project. No formal submittal or job-related correspondence will be submitted without review and documented signoff by Jeff.

▶ 1.4 - Shared Documents Folder

To facilitate effective communication and project delivery, a shared folder will be set up using either Microsoft SharePoint or Teams. WEBB will coordinate with the City to establish the file structure for this folder.

▶ 1.5 - Monthly Progress Report and Invoice

WEBB will submit itemized monthly invoices by the 15th of each month for services rendered in the previous month. Each invoice will include the percentage complete for each task and subconsultant cost and reimbursable expenses with supporting documentation.

Deliverables:

- Meeting Agendas and Minutes
- Action Item Lists
- Monthly Project Schedules
- QA/QC Plan
- Signed QA/QC Review Sheets
- Shared Document Folder

TASK 2 - DATA GATHERING AND ANALYSIS

▶ 2.1 - Project Database

Good information leads to good design; to that end, WEBB will gather, review, and compile a database of relevant information to be used for the analysis and design of the project. Included in this database will be previous studies and improvement plans, hydrological soil information for the watershed, and rainfall data. Information obtained from the project investigations (i.e., right-of-way mapping, utility research, pothole data, and geotechnical investigations) will be included in the database.

▶ 2.2 - Basis of Design Memorandum

A Basis of Design Memorandum will be prepared to document the items in the Project Database, along with analysis and design parameters and decisions, to avoid misunderstandings regarding the project moving forward. Our experience working with clients and agencies is that these Memorandums are very helpful, ensuring there is no loss of continuity when staff rotations or transfers inevitably occur.

Deliverables:

- Project Database (stored in the Shared Document Folder)
- Basis of Design Memorandum

TASK 3 - INVESTIGATIONS

▶ 3.1 - Survey and Control

WEBB will verify the survey control and aerial topography that has already been flown for the project alignment by RCFC&WCD as part of the downstream Marshall Creek Channel Project. WEBB will supplement the aerial topography with field shots of critical design points, such as the inverts of the sewer manholes along the project alignment. Topography will be obtained in the horizontal and vertical datums and at the resolution required by RCFC&WCD and the City.

▶ 3.2 - Right-of-Way Base Map

Base Map RCFC&WCD prepared a right-of-way base map as part of the downstream Marshall Creek Channel Project. WEBB will verify this linework. The parcel where the proposed channel will be located is currently owned by the City. As a result, it is anticipated that the entire project will be located within the existing public right-of-way and the dedicated parcel on the south side of Brookside Avenue. As such, Preliminary Title Reports will not be required to verify the base map.

▶ 3.3 - Utility Research and Potholing

- **Field Review** - WEBB will conduct a field review to identify further utilities and other project constraints to be considered during design.
- **USA Dry and Wet Utility Research** - WEBB will utilize USA service to research and identify known utilities in the project area. Letters will be sent to each identified agency requesting backup utility information. All collected utility information will be indexed.
- **Preliminary Utility Base Map** - All utility information will be plotted on a preliminary utility base map that will be used to verify the storm drain alignment.
- **Recommended Pothole Exhibit** - Based on the first phase of subsurface investigation, the 30% alignment will be prepared for each facility. WEBB will identify all utilities that require precise location. WEBB will collaborate with the City to develop this exhibit, which will serve as the basis for the subsurface investigation.
- **Subsurface Investigation** - Our subsurface investigation will consist of field locating utilities by both geophysical identification and potholes, and the horizontal alignment of all known utilities along the alignment. Vertical depths from the surface will also be identified through this process. We have included a budget for 10 potholes, but we will

charge the City for the actual number of potholes needed for the design of this facility.

- **Final Utility Base Map (after Subsurface Investigation)** - The Preliminary Utility Base Map will be updated based on the subsurface investigation to determine conflicts and to be shown on the final design plans.
- **Technical Memorandum** - A technical memorandum will be prepared to document and summarize the utility research and potholing task, and will include utility conflicts, relocations, and associated costs.

▶ 3.4 - Geotechnical Investigation

WEBB has teamed with Geocon, Inc. (Geocon), who will provide geotechnical services for this project. Geocon and WEBB have teamed on several RCFC&WCD Projects (including the downstream Marshall Creek Project) and, as such, know the geotechnical requirements for an RCFC&WCD design. Based on our review of the project, we have budgeted for five (5) borings.

▶ 3.5 - Hydrology and Hydraulics Analysis

WEBB will review and verify the hydrology prepared from previous studies, relying heavily on the approved hydrology for Marshall Creek that we prepared by RCFC&WCD. As needed, WEBB will augment and refine the existing RCFC&WCD study to obtain design flow rates for this project. Calculations will be prepared for both the 100-Year and 10-Year storm events. Recommended flow rates and backup hydrology calculations will be summarized in a Technical Memorandum included as part of the 30% Submittal.

☐ Deliverables:

- ☑ Survey Control and Right of Way Analysis Memorandum
- ☑ Right-of-Way Base Map and Topographic Surface
- ☑ Utility Research Letters
- ☑ Utility Base Map
- ☑ Recommended Pothole Exhibit
- ☑ Pothole Report
- ☑ Utility Research
- ☑ Potholing Technical Memorandum
- ☑ Geotechnical Report
- ☑ H&H Technical Memorandum

TASK 4 - ENVIRONMENTAL DOCUMENTATION AND REGULATORY COMPLIANCE

As outlined in the RFP, the Brookside Channel and street improvements were outlined in the Sundance Specific Plan

Environmental Impact Report and its 3 Addenda (SCH 89070309). The implementation of the Brookside Channel and street improvements outlined in the RFP would be consistent with the original intent of the Sundance Specific Plan. As a result, no further CEQA analysis would be required. Based on this, our scope of work will be to provide the City with a No Further Action (NFA) letter to place in its administrative file for the project.

However, the original EIR and subsequent Addenda did not address MSHCP Consistency for the proposed project. Since the project will require review and approval by RCFC&WCD, the City, as a Permittee to the MSHCP, will be required to demonstrate to RCFC&WCD that it has complied with the MSHCP requirements. Therefore, we have included MSHCP compliance studies in our scope of work so that when the City submits its plans and applies for encroachment permits from RCFC&WCD, there will be sufficient information for RCFC&WCD, also an MSHCP Permittee, to make its own CEQA findings and MSHCP findings (using the City's NFA Letter).

Based on our current understanding of the Project, WEBB will team with Osprey to conduct the following biological services:

► **4.1 - Biological Resource Assessment and MSHCP Consistency Analysis Report**

Osprey will conduct a comprehensive literature review of the project area and its immediate surroundings to identify any previously documented sensitive biological resources. This review will include analyses of existing environmental databases (e.g., CNPS, WRMSHCP), agency records (e.g., CNDDDB), and relevant biological studies to establish a baseline understanding of potential constraints at the project site. Following the literature review, Osprey will perform a detailed reconnaissance-level field survey on foot within the project study area, encompassing the project footprint and a 50-foot buffer. Survey methods will be tailored to maximize the detection of sensitive habitats and species identified in the literature review. These may include, but are not limited to, burrowing owls, riverine areas, vernal pools, and sensitive plant species. Observations will be carefully documented, with attention given to habitat conditions, vegetation communities, and any signs of protected wildlife species. Survey methods will be reconnaissance-level only and are not intended to satisfy protocol-level survey requirements unless explicitly stated under subsequent tasks.

Based on the findings, Osprey will prepare an MSHCP Consistency Analysis Report. This report will include a comprehensive list of species observed within the project footprint, detailed vegetation and land cover descriptions, and mapped exhibits depicting all identified biological resources. The report will provide a clear assessment

of potential environmental constraints and regulatory considerations relevant to the project. The report will be prepared in accordance with the WRMSHCP standards.

► **4.2 - WRMSHCP Burrowing Owl Habitat Assessment and Report**

The proposed project is located within a Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP)-designated burrowing owl survey area. To ensure compliance with WRMSHCP guidelines, a qualified Osprey biologist will conduct a burrowing owl habitat assessment following the WRMSHCP Burrowing Owl Survey Instructions (2006). This assessment will involve a systematic pedestrian survey of the project site to identify potential burrowing owl habitat, including natural burrows and suitable man-made structures. If suitable habitat is identified, Osprey will expand the survey to include the project site and a 150-meter (approximately 500-foot) buffer around the project boundary in suitable habitat. The presence of suitable habitat will trigger the need for a focused burrow survey (Task 7.3) to evaluate potential burrowing owl activity further. If no suitable habitat is found, no additional surveys will be required, and Osprey will prepare a habitat assessment report summarizing the findings, including site photographs, survey methodology, and a project location map.

Optional tasks for Focused Burrow Surveys and Report, Focused Burrowing Owl Surveys and Report, and Narrow Endemic Plant Species Survey(s) and Report have been included in Task 7.

TASK 5 - FINAL DESIGN AND CONTRACT DOCUMENTS

The overall objective of this project is to prepare Plans, Specifications, and Estimates that the City can use to bid and construct the project. It is anticipated that there will be 30%, 60%, 90%, and 100% Submittals to allow for review and collaboration during the project's design.

► **5.1 - 30% Submittal Package**

A 30% Plan Set will be developed in accordance with the City and RCFC&WCD Design and Drafting Standards. The 30% design will establish the permanent and temporary construction easements that are required for this project. The Channel Plan will show the plan, profile, and sections of the channel along with proposed lateral connections in plan view. The street plan will show a plan view of the proposed street, including the ADA Ramp at the southeast corner of Brookside Avenue and Cherry Avenue, a new right-turn pocket from northbound Cherry Avenue to Eastbound Brookside Avenue, and an eastbound right-turn pocket to southbound Orchard Heights. Based upon

the channel and road alignment a conceptual trail and landscape plan will also be prepared. The Hydrology Technical Memorandum prepared in Task 3 will be included with the 30% submittal.

Engineer's Estimate - Material quantities will be calculated from the 30% Plan. A preliminary Engineer's Estimate will be prepared from these initial quantities using RCFC&WCD's Planning Cost Spreadsheets.

30% QA/QC - Before the 30% submittal to the City, WEBB will conduct a QA/QC review by our designated Independent Engineering & Drafting QC Taskforce, which is not involved in the design and production of the improvement plans. WEBB will submit copies of our internal review comments to the City as part of the 30%

Field Walk - Following the 30% Submittal, WEBB will coordinate a Field Walk along the alignment with City and Flood Control Staff. Taking time to identify constraining conflicts at this stage is an investment that yields great returns in both time and budget through the remainder of the project. WEBB will incorporate all comments from the Field Walk into future submittals.

Deliverables

- 30% Channel and Street Plans
- Conceptual Trail and Landscape Plans
- Engineer's Estimate
- 30% QA/QC

▶ 5.2 - 60% Submittal Package

WEBB will address all comments from the 30% submittal. The 60% Submittal will include pothole information, profiles of all lateral facilities, and a profile and sections on the street improvement plan. Signing and striping plans will also be prepared with the 60% Submittal.

Draft Hydrology and Hydraulics Report - A draft Hydrology and Hydraulics Report will be included with the 60% Submittal.

Trail/Public Access Plan - The 60% submittal will include details of the materials, plants, and irrigation equipment required for the public access trail/channel maintenance road.

Quantities and Draft Specifications - Quantities will be calculated based on the 60% Plans. Draft Specifications will be prepared for the project using the City's and RCF&WCD's boilerplate specifications.

60% QA/QC - Before the 60% submittal to the City, WEBB will conduct a QA/QC review by our designated Independent Engineering & Drafting QC Taskforce, which is not involved in the design and production of

the improvement plans. WEBB will submit copies of our internal review comments to the City as part of the 60%

Deliverables:

- 60% Channel, Trail, and Street Plans
- Conceptual Trail and Landscape Plans
- Draft Hydrology and Hydraulics Report
- Quantities and Draft Specifications
- 60% QA/QC

▶ 5.3 - 90% Submittal Package

WEBB will address all comments from the 60% submittal and prepare a comprehensive 90% submittal package.

Final Hydrology and Hydraulic Report - WEBB will incorporate any comments from the Draft Hydrology and Hydraulics Report and prepare a Final Hydrology and Hydraulics Report for submittal with the 90% Plans.

90% Improvement Plans - WEBB will address plan check comments from the 60% Review.

90% Cost Estimate - Material quantities will be reviewed and updated from the 90% Plans. An updated Engineer's Estimate will be prepared from these initial quantities using unit costs from WEBB's Construction Database.

90% Draft SWPPP - WEBB anticipates this will be a Type 1 Project as defined by the Construction General Permit. A 90% Draft SWPPP will be prepared for the selected contractor to use in preparing a project bid. The contractor will finalize and implement the SWPPP during construction.

Draft Traffic Control Plans - The temporary traffic control plans will provide traffic control equipment layouts, phased construction work areas, and detour plans to cover the proposed Project improvements. All efforts will be made to prioritize construction zone safety while maintaining traffic in the area. The temporary traffic control plans will conform to CA MUTCD standards.

Erosion Control Plan - WEBB will prepare an Erosion Control Plan along with the 90% SWPPP.

90% Specifications - WEBB will prepare 90% Specifications based on comments from the 60% review and any additions made during the 90% Submittal Process.

90% QA/QC - Before the 90% submittal to the City, WEBB will conduct a QA/QC review from our designated Independent Engineering and Drafting QC Taskforce that is not involved in the design and production of the improvement plans. WEBB will submit copies of our internal review comments to the City as part of the 90% submittal.

□ Deliverables:

- ☑ Final Hydrology and Hydraulics Report
- ☑ 90% Design Plans
- ☑ 90% Quantities and Estimate
- ☑ 90% Draft SWPPP
- ☑ Draft Traffic Control Plans
- ☑ Erosion Control Plan
- ☑ 90% Specifications
- ☑ 90% QA/QC

► **5.4 - 100% Submittal Package**

The final submittal will address all plan check comments from the 90% submittal. Included with this submittal will be the final technical specifications, final bid quantities, and final Engineer's Estimate. Mylar plans (or Digital Equivalent) will be delivered to the City and other agencies for final signatures.

□ Deliverables:

- ☑ 100% Design Plans
- ☑ 100% Quantities and Estimate
- ☑ 100% Specifications
- ☑ Final Traffic Control Plans
- ☑ Signed Mylars

An optional task for Plat and Legal has been included in Task 7.

An optional task for Additional Utility Relocation Coordination has been included in Task 7.

TASK 7 - OPTIONAL TASKS

► **7.1 - Plats and Legal**

Plats and legal descriptions may be required for the City to convey all or a portion of the City-owned property to the Riverside County Flood Control and Water Conservation District as right-of-way for the channel improvements. The right-of-way requirements and need for plats and legals will be coordinated with the District as the project progresses. If required, this task includes preparing two legal descriptions and plats and coordination with County Staff for review, approval, and signature for recordation.

► **7.2 - Additional Utility Relocation Coordination**

As stated in Task 6, the actual number of utility conflicts and relocations will not be known until the design progresses. An allowance for additional utility relocation coordination is included in this section, if needed, as determined by WEBB and the City based on the number of utility conflicts and relocations identified.

► **7.3 - Focused Burrow Surveys and Report (If needed)**

If the habitat assessment (Task 4.2) confirms the presence of suitable burrowing owl habitat within the project site, Osprey will conduct a focused burrow survey in accordance with WRMSHCP guidelines. This survey will systematically evaluate the project site and a 150-meter (approximately 500-foot) buffer to identify suitable natural burrows and man-made structures that could support burrowing owls. Pedestrian transects will be spaced no more than 30 meters (100 feet) apart to ensure complete ground coverage. Transect spacing will be adjusted as needed based on terrain, vegetation density, and ground visibility. During the survey, Osprey will document the GPS coordinates of all potential burrows, owl sign, and any observed owls. Survey conclusions will be based on site access available at the time of survey; access restrictions outside the project footprint may limit survey coverage and will be documented accordingly. If suitable burrows or burrowing owls are detected, additional focused burrowing owl surveys will be required in accordance with WRMSHCP protocols (Task 7.4). If no potential burrows or owls are found, no further surveys will be necessary, and Osprey will prepare a detailed report summarizing the findings, including site photographs, survey methodology, and mapped transect locations.

TASK 6 - UTILITY RELOCATION COORDINATION

Conflicts with several existing utilities are anticipated due to the proposed roadway and drainage improvements. These include a 14" water line owned by Beaumont Cherry Valley Water Company (BCVWC), several power poles and guys with overhead electrical and telecom, and a gas line. Based on the utility conflicts identified in Task 3.3, WEBB and WEBB's dry utility consultant, Utility Specialists SW Inc., will coordinate with the utility owners to relocate their facilities. It is assumed that the utility owners will prepare the relocation design plans. WEBB will review the relocation drawings to ensure they are consistent with the proposed improvements. If needed, WEBB will provide a separate scope and budget for the design of utility relocation plans. WEBB will also send copies of the proposed street and storm drain plans to the utility owners identified in Task 3.3 at the 60% and 90% submittal stages to confirm that their facilities are plotted correctly on the plans. Because the actual number of utility conflicts and relocations will not be known until the design progresses, an allowance for Additional Utility Relocation Coordination has been included in the optional scope section.

► **7.4 - Focused Burrowing Owl Surveys and Report (If needed)**

If suitable burrowing owl burrows are identified during the focused burrow survey (Task 7.3), Osprey will conduct focused burrowing owl surveys over four separate days, with the initial survey occurring concurrently with the focused burrow survey. Upon arrival, an Osprey biologist will use binoculars and spotting scopes to scan the site and the adjacent 150-meter (500-foot) buffer for owls, burrows, and owl sign, particularly in areas with limited access. Surveyors will then walk the project site and buffer area in pedestrian transects, spaced no more than 30 meters (100 feet) apart, ensuring complete ground coverage while adjusting for terrain and vegetation density. This will be done while minimizing disturbance near any occupied burrows. If access to adjacent areas is restricted, surveys will be conducted from a distance using binoculars and spotting scopes. Upon completion of the surveys, a final report will be submitted to CASC. The report will detail the survey methodology, transect width, duration, conditions, and results. Additionally, the report will include maps highlighting the locations of identified burrows. If no owls are observed, no further surveys will be required until 30 days before grading, at which point a preconstruction survey will be required.

► **7.5 - Narrow Endemic Plant Species Survey(s) and Report (If needed)**

The project is located in a Narrow Endemic Plant Species Survey Area for Marvin's onion and Many-stemmed Dudleya. If the initial habitat assessment outlined in Task 4.1 determines that suitable habitat for these plant species is present within the project site, Osprey will conduct protocol-level surveys for these species, as required under the MSHCP, during their appropriate flowering periods. Surveys will be conducted in suitable habitat areas in accordance with the guidelines of the California Native Plant Society and the California Department of Fish and Wildlife (CDFW). Osprey estimates that up to three field days with one senior biologist will be needed to complete the surveys. Surveys are seasonally constrained and dependent on appropriate phenological conditions. If surveys cannot be completed during the applicable blooming period, they may be deferred to the next suitable survey window.

After completing the field surveys, Osprey will prepare a letter report documenting the survey results. The report will include a detailed site description, survey methodology, and findings, noting any areas occupied by sensitive plant species and, if applicable, providing an estimate of the affected acreage. If necessary, the report will include mitigation recommendations for potential impacts to sensitive plant species observed on the project site.

Assumptions

The following general assumptions are made relative to this scope and cost:

1. Osprey will provide up to two rounds of revisions to all reports described in this proposal to address any comments received. If additional revisions are required, a separate scope and fee may be required.
2. Protocol-level surveys, agency coordination, permitting support, mitigation planning, construction monitoring, or regulatory approvals are not included unless explicitly stated in the scope of services.
3. Focused surveys (Tasks 7.3, 7.4, and 7.5) are conditional and will only be initiated upon written authorization from the Client.
4. A MSHCP 30-Day Preconstruction Survey is not included in the scope of services. If required, a separate scope and fee will be required.
5. Surveys requiring specific seasonal timing (e.g., narrow endemic plant surveys) are subject to appropriate phenological conditions. If conditions are unsuitable, surveys may need to be postponed to the next appropriate survey window.
6. This proposal assumes that accurate, up-to-date project plans will be provided before fieldwork. Significant changes to project design or limits of disturbance may require revisions to scope and cost.

F. APPROACH

Critical Issues and Solutions

Coordination with RCFC&WCD

RCFC&WCD has very particular and unbending standards. Since they will ultimately accept this project for operation and maintenance, all aspects must meet their standards. Each step of the process (design, environmental documentation and permitting, and construction inspection) must follow a prescribed process.

The WEBB Team assembled for this project has successfully navigated projects (both City-Sponsored and Developer-Sponsored) time and time again. Our team has a combined relationship of over 65 years with RCFC&WCD. Our proven track record will ensure your project receives RCFC&WCD approval in the most efficient manner possible.

Especially critical to this project is the inclusion of a shared Public Access Trail/Maintenance Road. Our experience designing and processing similar projects through RCFC&WCD will benefit the City. We know the decision makers at RCFC&WCD and understand the ideal time to engage them throughout the design process. We are currently working with the District to design the downstream segment, which will streamline project coordination and provide us with greater insight into the project.

Traffic Control and Impacts to Local Residents

The reconstruction of Brookside Avenue will, unfortunately, cause some disruption to traffic and residents. To the extent that the project can be designed and construction sequenced to minimize disruptions, the fewer complaints City Staff will have to field. The roadway needs to be configured to direct cross street drainage to the proposed channel. Additionally, continuous access must be provided to the residences along the alignment. WEBB has assigned Nicholas Lowe (Nick), PE, TE, the Deputy Director of our Traffic and Transportation Department, to oversee the preparation and coordination of the roadway design and the traffic control plan for this project with the City.

Nick's experience working for both public agencies and private engineering firms is a significant advantage for this project. Nick's knowledge of procedures and protocols will ensure this project is constructed in a manner that

minimizes impacts on residents. We will initially meet with the City to coordinate design constraints, construction phasing, and accessibility. Because this is so critical, it is essential that traffic control and construction sequencing be developed as part of the plan set, rather than left to the contractor. This will help secure consistent bids from various contractors and avoid misunderstandings about how construction will be phased, and accessibility will be maintained.

Scope Management and Cost Control

Controlling costs and staying on schedule are critical components of every project. By managing the scope of work and budget, it is easier to control the schedule and deliver a project on time and within budget. WEBB will do this through earned value tracking that can be linked to the project schedule.

Using the detailed person-hour estimate and project schedule, the monthly revenue for each task can be developed and tracked. This information is critical to the project, as it helps analyze where specific tasks are ahead or behind schedule relative to the original schedule. This system can also be used to project trends that indicate when a particular task is likely to exceed budget. This can be used to determine whether a task's effort is out of scope, so these issues can be resolved before they become problems. We have budgeted for up to 15 progress and coordination meetings with the City, RCFC&WCD, and one (1) board meeting.

Deliverables and Design Approach

Based upon our experience with similar projects, we anticipate the following plans and sheets to be prepared for this project:

Channel Improvement Plans:

- Cover Sheet (1 sheet)
- Plan and Profile (2-3 sheets Assuming 1"=50' District Standard)
- Lateral Connections and Catch Basins (4-6 sheets)
- Details (7-10 sheet)

Street Improvement/Traffic Control Plans:

- Cover Sheet (1 sheet)
- Plan and Profile (2-11 sheets)
- Details (12-15 sheets)

Erosion Control Plans:

- Cover Sheet (1 sheet)
- Construction BMP Plans (2-3 sheets)
- BMP Details (4-5 sheets)

Design activities will commence with detailed utility research, aerial topography, and surveyed alignment bases, complemented by geotechnical analysis. The 30% design plans will establish the alignment and profile of the storm drain and basin grading, identify potential utility conflicts, and recommend subsurface investigations. As design progresses, specifications, traffic control plans, and structural details will be developed.

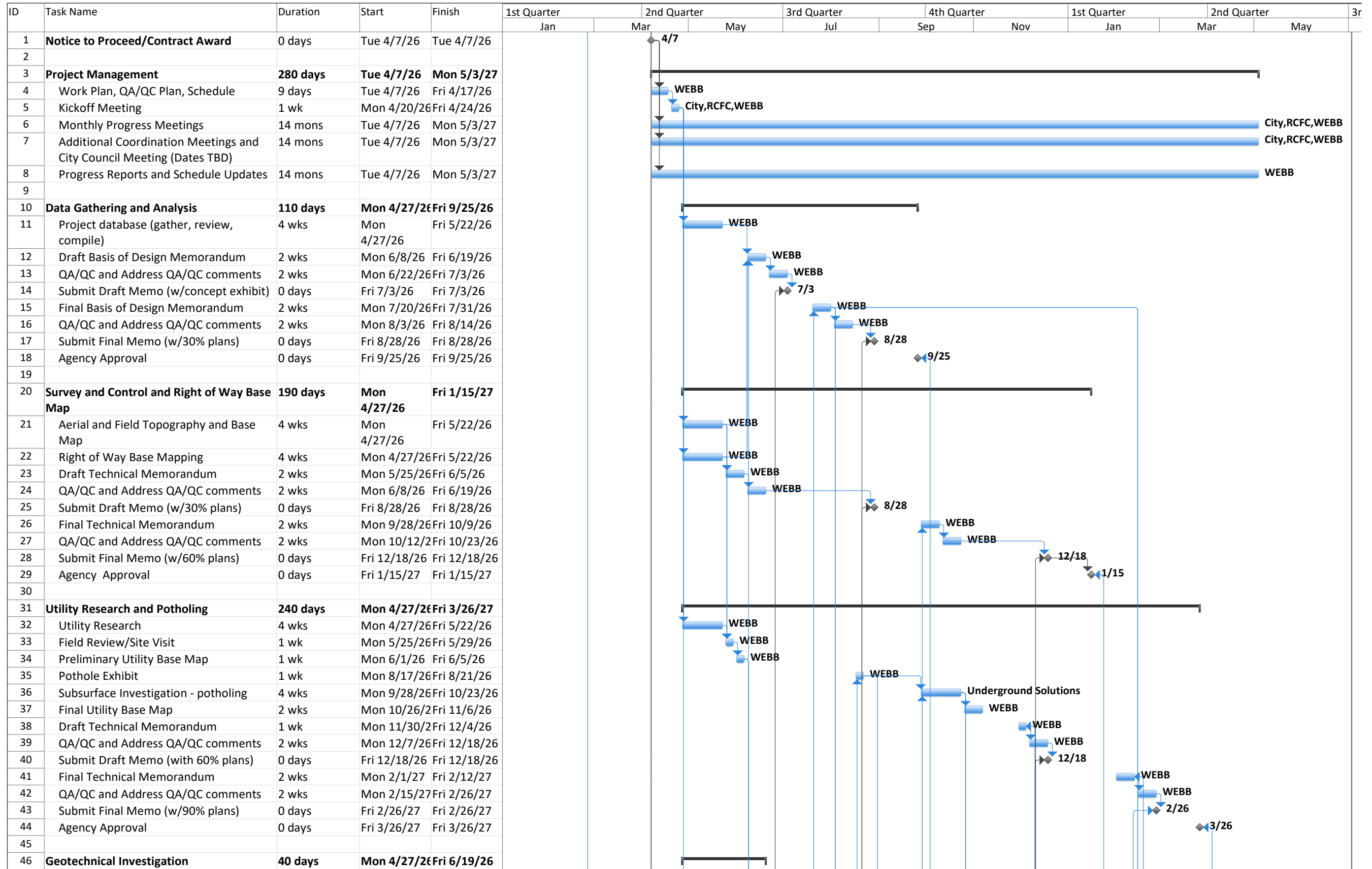
Preparation of Plats and Legals has been included as an optional task in Task 7.

Quality Assurance and Quality Control

Throughout the project, quality assurance and quality control will be prioritized. An independent QA/QC team, led by Jeff Hart, PE, will review all milestone deliverables to ensure technical accuracy and high quality. Monthly progress reports will summarize activities, highlight upcoming tasks, and address critical issues to maintain project momentum.

Our comprehensive approach ensures the design meets the County's needs, addresses existing deficiencies, and supports future development within the project area.

Project Schedule



G. ADDITIONAL INFORMATION

WEBB has provided comprehensive information throughout this proposal regarding our qualifications, approach, and understanding of the Brookside Street Improvements project. Optional services, including Plats and Legal Descriptions, Additional Utility Relocation Coordination, and conditional biological surveys, have been detailed in Task 7 of our Scope of Services and are available for separate authorization as project needs are identified.

We believe the preceding sections of this proposal fully demonstrate our technical capabilities, project understanding, strategic advantages through our Marshall Creek design leadership, and commitment to delivering quality results for the City of Beaumont. We have no additional information to provide at this time that has not already been addressed in the Cover Letter, Project Understanding, Scope of Services, Team Qualifications, or Critical Issues and Solutions sections of this proposal.

WEBB looks forward to the opportunity to discuss any aspects of our proposal in greater detail during the interview process, should the City request clarification or additional information on any element of our approach to this important infrastructure project.

H. REFERENCES



MARSHALL CREEK, STAGE 1

Riverside County Flood Control and Water Conservation District

Protecting homes along Brookside Avenue from recurring stormwater flooding required a design that could manage large flows while minimizing disruption to the surrounding neighborhood. For the Marshall Creek, Stage 1 project, WEBB prepared final design and PS&E documents for a new storm drain system that captures and conveys approximately 1,900 cfs of runoff to the existing Marshall Creek channel. The work supports the Riverside County Flood Control and Water Conservation District in reducing flood risk, improving drainage reliability, and preparing infrastructure for future upstream improvements.

WEBB addressed several complex challenges through detailed analysis and coordination. Two-dimensional hydraulic modeling was used to design a downstream outlet that dissipates energy and aligns with existing channel conditions, thereby reducing erosion risk and environmental impacts. Tight right-of-way constraints along the Shane Lane corridor required alignment optimization and evaluation of precast reinforced concrete box sections to maintain constructability. Traffic control planning and sequencing preserved residential access during construction. WEBB also coordinated utilities, land acquisition exhibits, environmental documentation, and final bid-ready plans, providing a comprehensive solution that balances hydraulic performance, community needs, and long-term system resilience.



Project Highlights

Reference:

Michael Venable, PE
Engineering Manager
1995 Market Street, Riverside, CA
92501
mlvenable@rivco.org
951.955.1248

Duration:

2025 - Present

WEBB Contract:

\$599,100

Construction Cost:

\$8 M

Project Team:

Scott Hildebrandt, PE
Joseph Caldwell, PE, CPESC,
CPSWQ, QSD, QSP, CFM
Eric Hays, PE
Ranjit Singh, PE
Joshua O'Rourke, EIT, QISP, GIS
Jaimee Bourgeois, MS, PE, TE
Son Le
Reed Chilton, PE, QSD
Haley Franco



COACHELLA VALLEY WATER DISTRICT
NORTH INDIО CHANNEL PHASE 1 AND 2

DURATION

2013 - 2025

Protecting a growing desert community from regional flooding required a solution that balanced capacity, constructability, and neighborhood impacts. The North Indio Regional Flood Control Project delivers a 3.3-mile stormwater conveyance system that strengthens flood protection for the City of Indio and unincorporated Riverside County while supporting long-term watershed management goals. Working in close coordination with CVWD, WEBB served as lead engineering consultant from planning through construction, providing alignment studies, cost evaluations, construction documents, utility coordination, and right-of-way acquisition. Key challenges included integrating the system into existing infrastructure and minimizing impacts to residents, addressed through optimized alignments, strategic land acquisition, and value engineering that maintained high safety and performance standards while controlling costs.

CLIENT CONTACT

David Wilson, PE
Engineering Manager
dwilson@cvwd.org
760.398.2661 Ext. 2736
51501 Tyler Street, Coachella, CA 92236



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
WOODCREST RINEHART DRAINAGE PLAN

DURATION

2021 - 2025

WEBB conducted a comprehensive discharge analysis using 2D RAS modeling to assess environmental impacts, leading to the development of 30%, 60%, and 90% Design Plans that comply with District standards and incorporate essential feedback. Our team diligently documented the design parameters with a Memorandum of Understanding, ensuring clarity and consensus on project objectives. Critical tasks included land acquisition coordination, GIS mapping for CEQA and permitting, and detailed utility coordination, which were integral to our planning and execution phases. We finalized the project with a robust Hydrology and Hydraulics Report, complete bid items, cost estimates, and a 90% Stormwater Pollution Prevention Plan, ensuring all digital and physical documentation was signed, stamped, and ready for implementation.

CLIENT CONTACT

Michael Venable
Engineering Manager
mvenable@rivco.org
951.955.1248
1995 Market Street, Riverside, CA 92501



CITY OF INDIО
THE CIVIC CENTER STORM DRAIN (SD2201) AND OASIS STREET BEAUTIFICATION (ST2303) PROJECTS

DURATION

2022 - 2025

Reducing chronic neighborhood flooding and improving street safety drove this comprehensive drainage and streetscape effort for the City of Indio. WEBB prepared the City's Master Drainage Plan to pinpoint recurring problem areas and translate long-standing needs into an implementable capital project. In collaboration with the City, WEBB supported a successful State of California Urban Flood Protection Grant application and advanced the project through final Plans, Specifications, and Estimates. Improvements include new storm drains, drainage swales, curb extensions, curb ramps, rain gardens, street lighting, and multimodal enhancements across multiple corridors. When the project scope expanded late in design, WEBB mobilized additional in-house resources to maintain momentum and deliver bid-ready documents that balanced flood protection, water quality, and community improvements.

CLIENT CONTACT

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



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
PERRIS VALLEY CHANNEL LATERAL B, STAGE 4
DURATION

2021 - 2018

Adapting legacy drainage infrastructure to support modern development was essential to protecting critical facilities and enabling growth in the City of Perris. As part of the evolving Perris Valley Master Drainage Plan, WEBB led the evaluation and realignment of Lateral B, a key regional facility affected by development constraints and operations at March Air Reserve Base. Working closely with the March Joint Powers Authority and Riverside County Flood Control and Water Conservation District, WEBB identified an optimized alignment east of I-215 to improve constructability and long-term integration. The completed downstream segment and ongoing Stage 4 design and bidding support will strengthen flood protection, enhance regional capacity, support future development, and safeguard vital infrastructure.

CLIENT CONTACT

Entcho Anguelov
 Engineering Project Manager
 eanguelo@rivco.org
 951.955.1234
 1995 Market Street, Riverside, CA 92501



RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
BEDFORD WASH CHANNEL
DURATION

2018 - 2020

Balancing flood protection with environmental stewardship guided the extension of the Bedford Wash Channel from the I-15 freeway to Bedford Canyon. WEBB advanced the project from preliminary planning through 30 percent design, studies, agency approvals, and coordination to support permitting and final construction drawings. Early concepts relied on a fully concrete-lined channel, but WEBB guided stakeholders toward a soft-bottom alternative that better preserved natural habitat while maintaining hydraulic performance. A major challenge was managing high-velocity 100-year storm flows that threatened downstream infrastructure. WEBB addressed this risk by designing a debris basin to capture heavy material while allowing finer sediment to pass, delivering a resilient, environmentally responsive flood control solution.

CLIENT CONTACT

Edwin Quinonez
 Assistant Chief Engineer
 equinon@rivco.org
 951.955.1452
 1995 Market Street, Riverside, CA 92501



MARCH JOINT POWERS AUTHORITY
HEACOCK CHANNEL
DURATION

2013 - 2024

Transforming an undersized earthen channel into a resilient regional flood protection facility, this project advances critical flood protection along approximately 10,000 linear feet from Lateral A of the Perris Valley Storm Drain north to Cactus Avenue. Final improvement plans, traffic control plans, and a comprehensive hydrology and hydraulics report were prepared to support long-term capacity and operational reliability. The effort required close coordination across multiple jurisdictions, including March Air Reserve Base, the March Joint Powers Authority as the lead agency, and the Riverside County Flood Control and Water Conservation District as the future operator. Environmental documentation addressed groundwater contamination, a capped landfill, biological resources, hazardous materials, and water quality to secure approvals and position the project for successful implementation.

CLIENT CONTACT

Danielle Wheeler
 Executive Director
 wheeler@marchjpa.com
 951.656.700
 14205 Meridian Parkway, Riverside, CA, 92518

I. RESUMES

JOSEPH CALDWELL, PE, CPESC, CPSWQ, QSD, QSP, CFM

PRACTICE AREA LEADER | WATER RESOURCES

Joseph Caldwell, PE, CPESC, CPSWQ, QSD, QSP, CFM, is the Practice Leader with WEBB's Water Resources Department. He leads staff development and oversees the department's quality assurance/quality control program, ensuring all projects meet technical standards from concept through final design.

Joseph specializes in master drainage planning, backbone drainage infrastructure, and water quality systems for regional flood control projects. A Certified Professional in Erosion and Sediment Control and Storm Water Quality, he brings expertise in hydrology, hydraulics, and environmental compliance.

His experience includes designing regional flood control basins, levees, and miles of backbone drainage infrastructure, as well as hydrologic and hydraulic modeling of the San Jacinto River from Railroad Canyon to the existing Army Corps levee in the City of San Jacinto. Joseph's extensive knowledge of local agency design standards and strong professional relationships enable efficient project delivery and approval.



EXPERIENCE:

Industry: 24 Years
WEBB: 24 Years

REGISTRATIONS:

Civil Engineer C 67239 CA
Civil Engineer 030017 NV
Civil Engineer C 76114 AZ
Civil Engineer 14217483 UT
Civil Engineer 0066347 CO

CERTIFICATIONS:

Certified Professional in Erosion and Sediment Control CPESC 5311
Certified Professional in Stormwater Quality CPSWQ 544
Qualified SWPPP Developer QSD 00076
Qualified SWPPP Practitioner QSP 00076
Certified Floodplain Manager CFM

EDUCATION:

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

AFFILIATIONS:

American Society of Civil Engineers
American Public Works Association
Floodplain Management Association

PROJECT EXPERIENCE:

- Arts and Music Line, Coachella Valley Association of Governments
- North Indio Channel Phase 1 and 2, Coachella Valley Water District
- Woodcrest Rinehart Drainage Plan, Riverside County Flood Control and Water Conservation District
- Water Master Plan, City of Imperial
- Perris Valley Channel Lateral B, Stage 4, Riverside County Flood Control and Water Conservation District
- Sunnymead MDP LINE B-16A, Stage 2, City of Moreno Valley Public Works
- Heacock Channel March Joint Powers Authority, Riverside County Flood Control and Water Conservation District
- Lateral C-1 Stormdrain, City of Wildomar
- San Jacinto River Stage 3 Master Plan, Riverside County Flood Control and Water Conservation District
- 2022 Wastewater Master Plan, Rubidoux Community Services District
- Sewer Master Plan, Jurupa Community Services District
- Master Water Plan, Jurupa Community Services District
- Hemet MDP Line C, Stage 4, Riverside County Flood Control and Water Conservation District
- MDP and Line C-1 Storm Drain, City of Desert Hot Springs
- The Civic Center Storm Drain (SD2201) and Oasis Street Beautification (ST2303) Projects, City of Indio
- Wildwood Creek Basin, City of Yucaipa
- Beaumont Recharge Facility, San Geronio Pass Water Agency
- Perris Valley Commerce Center Specific Plan and EIR, City of Perris
- Eastern Coachella Valley Stormwater Master Plan and EIR, Coachella Valley Water District
- Bedford Wash Channel, Riverside County Flood Control and Water Conservation District
- Homeland/Romoland Master Drainage Plan and EIR, Riverside County Flood Control District & Water Conservation District
- University Wash Storm Drain Project, Riverside County Flood Control and Water Conservation District
- Palm Springs MDP Line 43, Lateral 43-A, and Lateral B-03, Riverside County Flood Control and Water Conservation District
- Perris Valley Storm Drain Project & Trail Project, City of Perris

JEFF HART, PE

DEPUTY DIRECTOR, WATER RESOURCES | WATER RESOURCES



Jeff Hart is the Deputy Director with WEBB's Water Resources Department, bringing 26 years of public works experience to support the execution of all water resources projects. He is also responsible for assigning project managers to each project and ensuring all project obligations are met with the highest standard. Jeff has previously managed and implemented over \$800M of Capital Improvement Projects. He has split his years of experience working with both public and private sector clients, serving as City Engineer, Public Works Director, and Floodplain Manager for the public sector, as well as Director of Engineering and Deputy Director of Water Resources for the private sector. Jeff is well versed, having acted as a representative across various committees, councils, boards, and commissions.

Jeff has served as project manager, overseeing and implementing several infrastructure projects, including domestic water, wastewater, recycled water, drainage, transportation, and land development throughout Southern California and Nevada.

As a Principal Engineer for the Coachella Valley Water District, he oversaw the initial Chromium-6 compliance study, which was ultimately heading to the largest public works construction project ever in the Coachella Valley (\$400M) before a judgment invalidating the new MCL in 2017. Recent water resource projects include the implementation of a \$100M wastewater treatment plant upgrade for the City of Beaumont, including the ability to produce recycled water via RO and the construction of a 22-mile brine line.

Along with experience in regional infrastructure projects, Jeff has extensive knowledge and experience with planning, entitlement, development (residential, commercial, and industrial), capital improvement development, and budgeting. His extensive experience translates to an understanding of all the steps required to successfully complete a project efficiently and on schedule.

EXPERIENCE:

Industry: 26 Years
WEBB: 3 Years

REGISTRATIONS:

Civil Engineer C 70910 CA
Civil Engineer C 19069 NV

CERTIFICATIONS:

Qualified SWPPP Developer
Qualified SWPPP Practitioner

EDUCATION:

BS, General Civil Engineering
California State Polytechnic
University, Pomona

PROJECT EXPERIENCE:

- Talavera Phase 2 Water Main Replacements, Coachella Valley Water District
- Highway 86 Water Transmission Main, Phase 3 and 4, Coachella Valley Water District
- Perris 4th and 7th Street Lift Stations, Eastern Municipal Water District
- Mesa Lift Station and 16" Force Main Project, City of Beaumont
- Water and Sewer Evaluation, Highland Fairview
- PLC Upgrade Project, 9 Lift Stations, City of Beaumont
- Backbone Feasibility Study, San Geronio Pass Water Agency
- Avenue 60 Directional Drill Water Main, Coachella Valley Water District
- Waste Water Treatment Plant Expansion, City of Beaumont
- Brine Line Extension, City of Beaumont
- Fire Station 66 Water Improvements, City of Beaumont
- West of Devers Transmission Line Project, City of Beaumont/Edison
- Tequesquite Arroyo Trunk Sewer, City of Riverside
- Sunbird Mobile Home Domestic Water Project, Coachella Valley Water District
- Airport Blvd. Hwy 111 Bridge Water Main, Coachella Valley Water District
- Torres Martinez Tribal Water Improvements, Coachella Valley Water District
- Wastewater Master Plan, City of Fontana

ERIC HAYS, PE

SENIOR ENGINEER | WATER RESOURCES

Eric Hays, PE, is a Senior Engineer with WEBB's Water Resources Department and leads the drainage design team. He brings extensive experience in project management, hydrology, hydraulics, and drainage design, and a proven ability to deliver innovative and cost-effective solutions across various projects. Eric has prepared preliminary design reports, alternative analyses, and final design plans and reports for flood control infrastructure and storm drain systems serving residential, commercial, industrial, and public agency clients.

Beyond his expertise in drainage design, Eric has a strong background in civil site development and public works projects. He has led the preparation of site grading, street improvement, sewer, bike trail plans, and Water Quality Management Plans and Stormwater Pollution Prevention Plans. His experience also extends to railroad grade crossing improvements, survey, construction staking, and construction support, giving clients a well-rounded resource who can support projects from planning through delivery.



EXPERIENCE:

Industry: 25 Years
WEBB: 14 Years

REGISTRATIONS:

Civil Engineer C 73614 CA

EDUCATION:

BS, Civil Engineering
California State Polytechnic
University, Pomona

AFFILIATIONS:

American Society of Civil Engineers

PROJECT EXPERIENCE:

- North Indio Channel Phase 1 and 2, Coachella Valley Water District
- Woodcrest Rinehart Drainage Plan, Riverside County Flood Control and Water Conservation District
- Beaumont Recharge Facility - San Gorgonio Pass Water Agency, San Gorgonio Pass Water Agency
- Line E Drainage Plan, City of San Jacinto
- University Wash Storm Drain Project, Riverside County Flood Control and Water Conservation District
- North Indio Regional Flood Control Channel, Coachella Valley Water District
- Master Drainage Plan Update, City of Lake Elsinore Public Works
- Third St Grade Separation, City of Riverside
- Wilson Basin, City of Yucaipa
- San Jacinto Master Drainage Plan, Riverside County Flood Control and Water Conservation District
- Etiwanda Storm Drain, Goodman
- BMP Retrofit Master Plan, City of Eastvale
- Paradise Knolls Slope Protection, Strategic Land Partners
- Thousand Palms Channel Preliminary Design Report, Coachella Valley Water District
- Belle Terre Backbone Storm Drain, Regent Properties
- San Jacinto Valley MDP Line E Preliminary Design Report, San Jacinto Master Developer, LLC

RANJIT SINGH, PE

SENIOR ENGINEER | WATER RESOURCES

Ranjit Singh, PE, is a Senior Engineer with WEBB's Water Resources Department. He brings extensive experience in hydrology, hydraulics, drainage design, and Water Quality Management Plans, delivering practical and efficient solutions for various projects. Ranjit has supported clients through preliminary design reports, alternative analysis studies, and final design plans for flood control infrastructure and storm drain systems serving residential, commercial, industrial, and public agency projects.

In addition to his expertise in drainage design, Ranjit has a strong background in civil site development and public works projects. He has developed site grading, street improvement, sewer, bike trail plans, Water Quality Management Plans, Stormwater Pollution Prevention Plans, and railroad grade crossing improvements. Ranjit also brings hands-on field experience, including survey, construction staking, and construction observation, providing clients with comprehensive support from design through project completion.



EXPERIENCE:

Industry: 23 Years
WEBB: 13 Years

REGISTRATIONS:

Civil Engineer C 68716 CA

EDUCATION:

MS, Civil Engineering
University of Toledo
BS, Civil Engineering
Sardar Patel College of Engineering,
Mumbai India
AS, Civil Engineering
K.J. Somaiya Polytechnic, Mumbai,
India

AFFILIATIONS:

American Society of Civil Engineers
Air & Waste Management
Association
American Water Works Association
Water Environment Federation

PROJECT EXPERIENCE:

- Woodcrest Rinehart Drainage Plan, Riverside County Flood Control and Water Conservation District
- Sunnymead MDP LINE B-16A, Stage 2, City of Moreno Valley Public Works
- Heacock Channel March Joint Powers Authority, Riverside County Flood Control and Water Conservation District
- Sun Lakes Boulevard Extension, City of Banning
- MDP and Line C-1 Storm Drain, City of Desert Hot Springs
- The Civic Center Storm Drain (SD2201) and Oasis Street Beautification (ST2303) Projects, City of Indio
- Speedway Commerce Center II Backbones, Hillwood Investment Properties
- Heacock Channel Design Phase 3, March Joint Powers Authority
- Bedford Wash Engineering Services, The New Home Company
- Perris Valley Channel Lateral B, Stage 5, Hillwood Investment Properties
- Thousand Palms Master Drainage Plan, The Berger Foundation
- Cherry Valley Boulevard Storm Drain, Stage 1, Shopoff Realty Investments
- San Jacinto Valley MDP Line E Preliminary Design Report, San Jacinto Master Developer, LLC

JOSHUA O'ROURKE, EIT, QISP, GIS

ASSISTANT ENGINEER | WATER RESOURCES

Joshua O'Rourke, EIT, is an Assistant Engineer with WEBB's Water Resources Department. He specializes in stormwater and water resources design and brings strong skills in hydraulic modeling, civil and structural design, and water quality solutions. Joshua is experienced in advanced 2D HEC-RAS modeling, preparation of CLOMRs/LOMRs, and groundwater recharge projects. He also has experience coordinating and using models to satisfy resource agency habitat concerns.

He has contributed to designing and preparing construction documents for complex drainage and water resource projects, including storm drain (RCP & RCB), concrete and earthen open channels, and energy dissipation facilities. Joshua also develops engineering calculations, cost estimates, and quantities, and leverages Python programming to streamline. His combination of technical design expertise and innovative problem-solving ensures efficient, high-quality projects delivered on schedule.



EXPERIENCE:

Industry: 9 Years
WEBB: 9 Years

REGISTRATIONS:

Engineer in Training 168923 CA

CERTIFICATIONS:

Qualified Industrial Stormwater
Practitioner 00689
Geographic Information System

EDUCATION:

BS, Environmental Resources
Engineering
Humboldt University

PROJECT EXPERIENCE:

- Woodcrest Rinehart Drainage Plan, Riverside County Flood Control and Water Conservation District
- Belle Terre Regional Infrastructure Water Storage, Eastern Municipal Water District
- North Indio Regional Flood Control Channel, Coachella Valley Water District
- Third St Grade Separation, City of Riverside
- San Jacinto Valley MDP Line E Preliminary Design Report, San Jacinto Master Developer, LLC

NICHOLAS LOWE, MS, PE, TE

DEPUTY DIRECTOR, TRAFFIC & TRANSPORTATION | TRAFFIC & TRANSPORTATION

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

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

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



EXPERIENCE:

Industry: 15 Years
WEBB: 14 Years

REGISTRATIONS:

Civil Engineer C 87666 CA
Traffic Engineer TE 3065 CA

EDUCATION:

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

AFFILIATIONS:

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

PROJECT EXPERIENCE:

- Arts and Music Line, Coachella Valley Association of Governments
- Landau Boulevard at McCallum Way Traffic Signal Intersection Improvements, City of Cathedral City
- Palm Springs HAWK Signal SB821, City of Palm Springs – Public Works
- PLC North – Offsite Infrastructure Improvements, IDI Logistics
- North Indio Channel Phase 1 and 2, Coachella Valley Water District
- Indian Canyon Bicycle and Pedestrian Improvements, City of Palm Springs
- On-Call Traffic Engineering Services, City of Palm Springs
- On-Call Traffic Engineering Services, City of Lake Elsinore
- On-Call Traffic Engineering Services, City of Carson
- On-Call Traffic Engineering Services, City of Cathedral City
- On-Call Traffic Engineering Services, City of Hemet
- The Civic Center Storm Drain (SD2201) and Oasis Street Beautification (ST2303) Projects, City of Indio
- On-Call Engineering Services, City of Indio
- Calhoun Street Improvement Project, City of Indio
- On-Call Traffic Engineering Services, County of Riverside
- 4th Street Gravity Sewer Pipeline, Eastern Municipal Water District
- Antonio Parkway Recycled Water Traffic Control Plans, Santa Margarita Water District
- Recycled Water Program – Segment 3, Jurupa Community Services District
- Cherry Valley Boulevard and Interstate 10 Interchange Improvements, TSG Cherry Valley, L.P.
- Palm Canyon Pedestrian Safety Improvements, City of Palm Springs - Public Works
- Perris Valley Storm Drain Trail, Phase 2 (Multi-Disciplinary Project), City of Perris
- Highway Safety Improvement Program Application and Highway Safety Improvement Program Traffic Signal Improvements, City of Cathedral City
- Perris Valley Storm Drain Trail, Phase 2, City of Perris

JEFFREY HUTCHINS, PLA

MANAGER | LANDSCAPE ARCHITECTURE



Jeff Hutchins, PLA, is the Manager of WEBB's Landscape Architecture Department with over 35 years of experience designing resilient, community-focused open spaces across Southern California. A licensed Landscape Architect, he brings a balanced approach that blends creative vision with technical precision to deliver sustainable, maintainable, and impactful projects.

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

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

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

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

EXPERIENCE:

Industry: 39 Years
WEBB: 6 Years

REGISTRATIONS:

Landscape Architect PLA 3815 CA

EDUCATION:

BS, Landscape Architecture
California State Polytechnic
University, Pomona

AFFILIATIONS:

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

PROJECT EXPERIENCE:

- Hillcrest Park Master Plan, City of Fullerton
- Western Gage Median Park, City of Los Angeles
- Buchanan Elementary, City of Los Angeles
- Coachella Central Park, City of Coachella
- Sharp, Telfair, Haddon, and O'Melveny Elementary Schools, City of Los Angeles
- The Great Park, City of Irvine (beginning stages design)
- So-Fi Stadium, City of Inglewood
- George Lucas Museum of Narrative Art, City of Los Angeles
- Green Valley Park, City of Perris
- Beverly Gardens Park Restoration Plan, City of Beverly Hills
- Franklin Ivar Park, Mountains Recreation and Conservation Authority
- Vista Hermosa Park, Mountains Recreation and Conservation Authority
- BioTech Campus, City of Thousand Oaks
- Dodgers Stadium Site Improvement, City of Los Angeles
- Faith and Hope Park, City of Los Angeles
- Gerald Desmond Bridge Replacement Highway, City of Long Beach
- Hillcrest Park, City of Fullerton
- Ishihara Buffer Park, City of Santa Monica

STEPHANIE STANDERFER

VICE PRESIDENT | ENVIRONMENTAL SERVICES



Stephanie Standerfer is the Vice President and Director of WEBB's Environmental Services Department. She has over 25 years of experience as an environmental professional, specializing in California Environmental Quality Act (CEQA) compliance for public and private clients. Her expertise reflects the dynamic and interdisciplinary nature of CEQA, and she serves as the Principal in Charge of the department, overseeing workload management, project progress, and staff development.

Stephanie has worked primarily in Inland Southern California, representing a wide range of clients including transportation agencies, healthcare providers, resource conservation districts, community college districts, local agency formation commissions, infrastructure districts, cities, counties, and private developers. Her diverse project experience enables her to anticipate and navigate challenges that arise during CEQA compliance. She regularly leads coordination among large teams of environmental planners, engineers, and agency staff, and actively guides clients through the complexities of environmental compliance.

In addition to her CEQA background, Stephanie has extensive habitat conservation experience and provides Expert Witness work in this field. For eight years, she served as contract staff to the Western Riverside County Regional Conservation Authority (RCA), the agency responsible for implementing the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). In this role, she provided review, consultation, and training on MSHCP implementation procedures and policies. She developed guidance documents for the RCA and its 17 participating cities and worked closely with regulatory agencies to resolve compliance issues.

Her conservation biology and regulatory compliance leadership experience has fostered strong, collaborative relationships with regulatory bodies, allowing her to identify and address potential project issues proactively. She also led the preparation of conservation planning studies for the County of San Bernardino, including management of the San Bernardino County Regional Conservation Investment Strategy (RCIS), one of the few RCISs approved by the California Department of Fish and Wildlife.

Clients benefit from Stephanie's interdisciplinary background in environmental planning. Known as a CEQA authority, she frequently receives requests to provide peer reviews of environmental documents. Clients also seek Stephanie's strategic guidance on CEQA, regulatory compliance, and MSHCP expertise. She is a regular speaker at conferences and seminars across the state, sharing insights on environmental compliance. Stephanie values close collaboration with clients and colleagues and takes pride in building long-standing professional relationships.

EXPERIENCE:

Industry: 28 Years
WEBB: 19 Years

EDUCATION:

MS, Environmental Sciences
Washington State University,
Pullman
BS, Environmental Sciences
University of California, Riverside

AFFILIATIONS:

American Planning Association
Association of Environmental
Professionals
President, Inland Empire Chapter
Greater Riverside Chamber of
Commerce
Chair-Elect
Executive Board
City of Riverside Cultural Heritage
Board
Chair (2003–2011)

PROJECT EXPERIENCE:

- Central Plaza Peer Review/MND, City of Lake Elsinore
- Banning Industrial EIR, Banning Industrial, LLP
- General Plan Update EIR (Beaumont 2040 Plan), City of Beaumont
- Duke Warehouse at Patterson Avenue and Markham Street EIR, City of Perris
- Perris Valley Storm Drain Trail and Street Improvement, IS/MND, City of Perris
- Goodman Commerce Center EIR, City of Eastvale
- Villages of Lakeview Specific Plan EIR, County of Riverside
- San Jacinto River Stage III Program EIR, Riverside County Flood Control and Water Conservation District
- WTP Upgrade and Brineline, IS/MND, CEQA-Plus and CEQA, City of Beaumont

REED CHILTON, PE, QSD

DIRECTOR | CONSTRUCTION MANAGEMENT & INSPECTION

Reed Chilton, PE, QSD, is the Director of WEBB's Construction Management and Inspection and Land Survey and Mapping Department and brings extensive experience delivering complex public and private infrastructure projects from planning through construction completion. He specializes in managing large-scale, multi-discipline projects that require close coordination with public agencies, developers, contractors, and utility providers.

Reed oversees construction management, inspection, and survey services for a wide range of infrastructure improvements, including sewer and storm drain systems, domestic and recycled water pipelines, wastewater treatment facilities, dry utilities, street and highway improvements, street lighting, traffic signals, and associated landscaping. His experience spans projects in active roadways, operating facilities, environmentally sensitive areas, and high-profile public corridors where safety, continuity of service, and schedule control are critical.

Throughout his career, Reed has led all phases of construction delivery, including preparation of specifications and bid documents, contract administration, permitting, submittal and RFI coordination, change order negotiation, and review and approval of pay estimates. He is highly skilled in managing complex traffic control, utility conflicts, and multi-agency coordination, and is known for maintaining clear documentation and accountability to support agency compliance and funding requirements.

As a department director, Reed provides strategic oversight, mentoring, and quality control for multidisciplinary teams, ensuring projects are executed efficiently, safely, and in full compliance with contract requirements. His hands-on leadership and depth of technical and regulatory knowledge make him a trusted partner for clients seeking reliable delivery of critical infrastructure projects.



EXPERIENCE:

Industry: 16 Years
WEBB: 13 Years

REGISTRATIONS:

Civil Engineer C 83827 CA

CERTIFICATIONS:

Qualified SWPPP Developer (QSD)
C83827

EDUCATION:

Bachelor of Science, Civil
Engineering
Brigham Young University
Master of Science, Civil Engineering
Brigham Young University

PROJECT EXPERIENCE:

- Highway 111 Off-Site Improvements - Detention Center Phase 1, County of Riverside Economic Development Agency
- Madison Street Improvements, City of Indio
- 21/22 Pavement Management, City of Indio
- Highway 111 Off-site Improvements - Detention Center Phase 2, City of Indio
- Golden and College Reservoirs Evaluation and Replacement, Golden State Water Company
- Granite Hill Water Transmission, Jurupa Community Services District
- CIP and Development Inspection Services, Jurupa Community Services District
- Wastewater Treatment Plant Upgrade and Expansion and Brine Line Design, City of Beaumont
- Bain Street Waterline Repair and Replacement, Jurupa Community Services District
- Huston Creek Wastewater Treatment Plant Primary Clarifier and Dewatering Building Improvements, Crestline Sanitation District
- Perris Logistics Center North Off-site Improvements at Redlands/Ellis, IDI Logistics
- Perris Logistics Center North I215/Bonnie Interchange, IDI Logistics
- Water Reclamation Facility #1 Centrifuge Phase 2 Expansion, City of Corona Department of Water and Power
- 14-MGD Wastewater Treatment Plant Expansion, Western Riverside County Regional Wastewater Authority
- On-Call Project Management and Construction, City of Irvine
- Benedict Reservoir, Jurupa Community Services District
- Downtown Sewer Replacement, Elsinore Valley Municipal Water District
- Rider III Distribution Center, IDI Logistics



Ms. Lisa Battiato has more than 27 years of experience providing geologic consulting services throughout California. Her experience encompasses a wide range of projects including transportation and water infrastructure; educational, medical, commercial, and industrial facilities; mixed-use and multi-family residential developments; and other large-scale land developments. Her technical expertise includes seismic hazard analyses; subsurface fault, landslide, liquefaction, and geotechnical investigations and assessments; geologic mapping; pavement distress mitigation; geotechnical services during utility installation and roadway construction; geologic evaluations of levee stability; project management services for large, hillside grading projects; and supervision of materials testing services during construction. Ms. Battiato has been actively involved in determining methods and designs necessary for slope stabilization, seepage, mitigation of collapsible soils, induced soil settlement, expansive soils, subsurface dewatering, and drainage. Some of her relevant project experience includes:

CITY OF MENIFEE, ON-CALL GEOTECHNICAL CONSULTANT, MENIFEE, CALIFORNIA

Geocon became an on-call consultant to the City of Menifee in 2018. We have provided geotechnical consultation during forensic investigation of Paloma Wash Trail, for the planning and design of Murrieta Road Pavement Recycling and Widening. We have worked with the City to provide the information to make reasonable, cost-effective planning decisions for the public infrastructure projects. Ms. Battiato serves as the project manager.

PALOMA WASH TRAIL, MENIFEE, CALIFORNIA

Geocon performed geotechnical observation and testing services during construction of the Palomar Wash Trail Improvements project between Newport Road and Holland Road in the City of Menifee. The proposed improvements included removal and replacement of existing asphalt concrete pavement, accessible ramps, lighting, landscaping and hardscaping, and construction of a pedestrian crosswalk. In addition, Geocon provided the initial pavement evaluation of the Paloma Wash Trail where we detailed the distress and provided solutions to prevent future distress as well as proposed remediation for the existing transverse cracking. Ms. Battiato was project manager during both project phases and performed the site evaluation and report principal review.

SALT CREEK TRAIL, CANYON LAKE, MENIFEE AND HEMET, CALIFORNIA

Ms. Battiato managed Geocon’s site reconnaissance for the proposed Salt Creek Trail beginning in Canyon Lake, passing through Menifee, and terminating in Hemet, California. We performed a site reconnaissance, a review of published geologic maps, published geologic reports, and previous geotechnical reports for projects near the proposed trail. Preliminary geotechnical recommendations were prepared for design of the proposed trail as well as geotechnical considerations for each of the anticipated trail crossings. Ms. Battiato ensured that Geocon’s services were completed within budget and on schedule.

EXPERIENCE

- 27 years of experience
- 16 years with Geocon

EDUCATION

- BS, Geology, University of California, Riverside

REGISTRATIONS

- CA: Certified Engineering Geologist, No. 2316
- CA: Professional Geologist, No. 7512

CERTIFICATIONS

- Accredited Pavement Manager
- LEED Accredited Professional
- Envision Sustainability Credential
- Geothermal Professional
- OSHA 40-Hour

PROFESSIONAL ORGANIZATIONS

- APWA
- AEG
- ASCE
- Cal APA
- IGS
- Team RCD Director



Thomas C. Mueller, V.P. Field Operations

Project Manager |

Thomas (T.C.) Mueller has over twenty-five (25) years of hands-on general engineering contracting experience in the San Diego / Riverside area with emphasis on safety and production. Familiarity with various types of utility installation, soil conditions, excavation equipment, traffic control and safe practices. Past experience installing utilities is found to be invaluable in determining locations and depths of existing utilities when potholing.

Education

1986– 1989 Orange Glen High School – Escondido, CA

Licenses/Certifications

10-Hr OSHA, Competent Person, BNSF Safety Course, Staking University Certificate of Locating Competency (Electro-magnetic instruments)

Years of Experience

28 years

Firm

Underground Solutions, Inc.

RELEVANT EXPERIENCE

Customer	Project Name	Description	Dates
Filanc Construction	P-1220 Raw Water Pipeline – MCAS Camp Pendleton	Utility Potholing via Air Excavation. GPR/Electromagnetic utility locating	4/2017 - Current
Reyes Construction	P-132 Ordinance Build-up Facility – MCAS - Camp Pendleton	Utility Potholing via Air Excavation. GPR/Electromagnetic utility locating	10/2016
Latitude 33	MCAS Yuma	Utility Potholing via Air Excavation. GPR/Electromagnetic utility locating	3/2016
University Mechanical	P-250 Steam Plant Decentralization – MCRD - San Diego	Utility Potholing via Air Excavation. GPR/Electromagnetic utility locating	6/2016 - Current
GLR	Komada LPS Munitions – Vandenberg Air Base - Lompoc	Utility Potholing via Air Excavation	3/2016
Eastern Municipal Water Dist.	2-year Potholing Agreement-As Needed # 103601	Utility Potholing via Air Excavation	2016 - Current
Riverside Co. Flood Control	FY 2013/14 & FY 2015/16 Multi Yr Potholing Agreement	Utility Potholing via Air Excavation	2015 - 2016
Kiewit/Shea Desalination Plant	Carlsbad Desalination Plant	Utility Potholing via Air Excavation	3/2013 – 11/2015
Hazen and Sawyer (Coachella Valley Dist. Project)	Chromium 6 Water Treatment Facility	Utility Potholing via Air Excavation. GPR/Electromagnetic utility locating	2/2016 – 9/2016
Parsons Brinckerhoff	Mid-Coast Trolley Contract 5000932	Utility Potholing via Air Excavation	3/2013 – 4/2016

Resumes

Tony L. Nissen – Principal

Seasoned construction and utility management professional with over 30 years of experience in project oversight, dry utility design, and infrastructure coordination. Proven ability to mitigate conflicts during design phases, streamline construction processes, and deliver projects on time and within budget.

Specific Responsibilities

Tony's responsibilities include oversight of corporate policies and procedures and management of the Inland Empire staff including dry utility planning, coordination, and project management. Preparation of dry utility designs, conflict mitigation, field verification and contractor bid package preparation and reconciliation are also tasks included within his scope of responsibility.

Project Experience and Responsibility

- **City of Cypress – Cerritos Ave & Valley View St. Street Widening Project** - Utility Project Manager - Study and review of street improvement plans for Cerritos Ave, Valley View Street & Ball Rd to determine conflicts with existing Dry Utility poles and infrastructure Project included meetings with utility representatives to discuss possible relocation scenarios and timeframes associated with each. I managed the design process through to the relocation of multiple 112kV Transmission Poles with 12kV underbuilt systems, telephone, cable TV, and natural gas systems.
- **McCall Blvd Street Widening Project, Menifee, Ca.:** We are currently coordinating between the City of Menifee and SCE, SCG, Frontier, Charter Communications and Crown Castle (on behalf of Brookfield) to relocate existing poles and above ground structures along 2 miles of McCall Blvd in the City of Menifee, Ca.
- **Audie Murphy Ranch – Menifee, Ca.** Master planned community – 2,200 home master development. Project involves conflicts, relocations, and conversions of 33kv and 12kv electric power lines. Coordination and resolution of consents/grant out right of way conflicts with utility agency. Provide cost estimates and construction schedules pertaining to dry utility work. Coordination with engineer to provide design support consultation resolving proposed street improvements and dry utility facility locations.
- **Murrieta Marketplace – Murrieta, Ca.** Commercial Retail Development consisting of major infrastructure planning and coordination. Winchester Rd (Highway 79) widening improvements. Project involves conflicts, relocations, and conversions of 33kv and 12kv electric power lines and transmission gas lines. Identify and coordinate resolution of county road vacation and utility agency easement quitclaims. Responsible for coordination and planning with Caltrans, civil engineer, EMWD, and dry utility agencies to provide conflict resolution and construction management.

Rod Santos – Assistant Project Manager

Rod has over 4 years of experience in construction and dry utility management. Previously, he had experience constructing and managing renewable energy, specifically EV Charging, across the country as a project manager organizing and facilitating with JHAs, utility companies and contractors. Rod has been with Utility Specialists managing and coordinating dry utilities between SCE, local authorities and clients.

Specific Responsibilities

Rod's responsibilities include overseeing and managing projects in the Inland Empire. He works closely with SCE, developers and contractors to ensure projects progress and advance smoothly from initial conception to project completion.

Inland Empire Office
41870 Kalmia St, Suite 125
Murrieta, CA 92562
Phone: 951-834-9595

San Diego/Corporate Office
4429 Morena Blvd
San Diego, CA 92117
Phone: 858-581-2250

Orange County Office
25909 Pala, Suite 260
Mission Viejo, CA 92691
Phone: 949-770-1900

MARSHALL PAYMARD

61 Blazewood, Foothill Ranch, CA, 92610 · Cell: (949) 356-8476

MPAYMARD@OSPREYENV.COM

EDUCATION

6/2008

BIOLOGICAL ANTHROPOLOGY (B.A), University of California, Santa Cruz

CERTIFICATIONS

- FAA Part 107 Commercial UAV Pilot Certification
- GEOGRAPHIC INFORMATION SYSTEMS (GIS) Graduate Certificate, University of California Los Angeles (In Progress)
- Endangered Species Act Section 10(a)(1)(A) coastal California gnatcatcher permit (application process)
- Endangered Species Act Section 10(a)(1)(A) Quino checkerspot butterfly permit (application process)
- Wetland Training Institute (WTI)- Wetland Delineation Certificate
- California Environmental Protection Agency Air Resource Board Visual Method 9 Emissions Evaluations Certificate
- Orange County Wildlife Trackers Certificate

PROFESSIONAL TRAININGS

- Southern California Chapter of The Wildlife Society (TWS)- Arroyo Toad (*Anaxyrus californicus*) Workshop (Lecture and Survey Series)
- Wetland Training Institute (WTI)- Wetland Delineation and Advanced Hydric Soils
- The Wildlife Society: Drone Technology & Regulation: A Workshop for Biologist
- Sierra Research Station- Southwestern Willow Flycatchers (USFWS Accepted Training)
- Southwest Partners in Amphibian and Reptile Conservation, Flat-tailed Horned Lizard (*Phrynosoma mcallii*) Biological Monitor Training and Seminar
- Desert Tortoise Council, Desert Tortoise Surveying, Monitoring, and Handling Techniques Workshop
- CNPS: Vegetation Mapping Workshop and Flora of the Sonoran Desert Workshop

PROFESSIONAL AFFILIATIONS

- The Wildlife Society
- Society of Wetland Scientist (SWS)

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J. COST PROPOSAL

The cost proposal has been submitted separately, as requested in the RFP.

K. LICENSE AND INSURANCE CONFIRMATION

WEBB maintains comprehensive insurance coverage in full compliance with the requirements outlined in the RFP and Professional Service Agreement. We understand the importance of protecting our clients and organization throughout the project. Our insurance policies cover general liability, professional liability, workers' compensation, and automobile liability, ensuring that all aspects of the work are adequately insured.

WEBB confirms that we will obtain and maintain an active City of Beaumont Business License prior to contract execution and throughout the duration of the project, as required by Proposal Requirements Section K of the RFP. We understand this is a mandatory requirement for performing engineering design services for the Brookside Street Improvements project.

Our firm commits to providing proof of an active City of Beaumont Business License at the time of contract execution, and we will ensure the license remains current and in good standing for the entire term of the Professional Services Agreement.

A L B E R T A .

WEBB

A S S O C I A T E S



webbassociates.com



Proposal to Provide Engineering Design Services for the

R-26-08 BROOKSIDE STREET IMPROVEMENTS

February 26, 2026

RFP # R-26-08

Prepared for:
City of Beaumont

3788 McCray Street
Riverside, CA 92506

951.686.1070

Cost Proposal

Item	Description	Jeff T. Hart, Principal II	Joseph C. Caldwell, Principal II	Eric Hays, Principal II	Ranjit Singh, Principal II	Joshua J. O'Rourke, Associate II	Haley C. Franco, Assistant V	Reed E. Chilton, Principal II	Stephanie N. Standerfer, Principal II	Emily Webb, Associate III	Noemi Avila, Assistant III	Nicholas R. Lowe, Principal II	Son H. Le, Senior I	Cole Benner, Assistant V	Deborah A. Saulina, Assistant V	Jeffrey P. Hutchins, Senior II	Guillermo Gonzalez, Assistant V	Joseph Chang, Assistant IV	Michael E. Johnson, Principal II	Jon Ros, Senior II	Riley Skvarca, Assistant V	Asia Lazo, Project Coordinator	2-Man Survey Party	Total Hours	Subtotal - Labor	Sub-consultant budget	Expenses	Total/task ¹	
	Billout Rate	\$ 290	\$ 290	\$ 290	\$ 275	\$ 195	\$ 170	\$ 290	\$ 290	\$ 210	\$ 140	\$ 290	\$ 225	\$ 170	\$ 170	\$ 235	\$ 170	\$ 155	\$ 290	\$ 235	\$ 170	\$ 110	\$ 291						
Task 1 - Project Management		6	9	78	16	8	106					20			3	3		8						257	\$ 59,205	\$ -	\$ -	\$ 59,100	
1.1	Work Plan and Project Initiation	1		8			8					1			1									19	\$ 4,430	\$ -	\$ -	\$ 4,400	
1.2	Meetings and Coordination																								\$ -	\$ -	\$ -		
1.3	- Kickoff Meeting (1)	1	1	4	1	2	4					1				1								15	\$ 3,610	\$ -	\$ -	\$ 3,600	
1.4	- Monthly Progress Meetings (13)			26	13		26					16				2		8						91	\$ 21,885	\$ -	\$ -	\$ 21,900	
1.5	- Additional Coordination Meetings (2)		2	4	2	2	4					2												16	\$ 3,940	\$ -	\$ -	\$ 3,900	
1.6	- City Council Meeting (1)		2	4		4	4																	14	\$ 3,200	\$ -	\$ -	\$ 3,200	
1.7	- Project Coordination - General (14 Months)			7			14																	21	\$ 4,410	\$ -	\$ -	\$ 4,400	
1.8	Project Schedule/Updates - (14 months)			7			14																	21	\$ 4,410	\$ -	\$ -	\$ 4,400	
1.9	Qa/Qc Coordination and Management (4 Submittals)	4	4	4			4																	16	\$ 4,160	\$ -	\$ -	\$ 4,200	
1.10	Shared Documents Folder Management (14 months)						14								2									16	\$ 2,720	\$ -	\$ -	\$ 2,700	
1.11	Monthly Progress Reports and Invoice (14 Months)			14			14																	28	\$ 6,440	\$ -	\$ -	\$ 6,400	
Task 2 - Data Gathering and Analysis		3	3	7	10	40	13		3		6	3		6										94	\$ 20,130	\$ -	\$ -	\$ 20,200	
2.1	Project Database (gather, review, and compile data)			2	4	16	8																	30	\$ 6,160	\$ -	\$ -	\$ 6,200	
2.2	Basis of Design Memorandum - Draft			2	4	16	1		2		4	2		4										35	\$ 7,370	\$ -	\$ -	\$ 7,400	
2.3	Basis of Design Memorandum - Final			2	8	1			1		2	1		2										17	\$ 3,480	\$ -	\$ -	\$ 3,500	
2.5	Qa/Qc (2 submittals)	3	3	3			3																	12	\$ 3,120	\$ -	\$ -	\$ 3,100	
Task 3.1/3.2 - Survey and Control/Right of Way Base Map		2	3	7	3	20	9												8	16	9	2	24	103	\$ 24,549	\$ -	\$ 160	\$ 24,700	
3.1	Field Topographic Mapping			2		4	2												1	3	9	1	16	38	\$ 8,991	\$ -	\$ 107	\$ 9,100	
3.2	Right of Way Base Map			2		4	2												3	13		1	8	33	\$ 8,063	\$ -	\$ 53	\$ 8,100	
3.2.1	Technical Memo - Draft		1	1	2	8	2												2					16	\$ 3,610	\$ -	\$ -	\$ 3,600	
3.2.2	Technical Memo - Final				1	4	1												2					8	\$ 1,805	\$ -	\$ -	\$ 1,800	
3.2.3	Qa/Qc (2 submittals)	2	2	2			2																	8	\$ 2,080	\$ -	\$ -	\$ 2,100	
Task 3.3 - Utility Research and Coordination		2	2	6	16	56	16														1	2	1	4	106	\$ 22,789	\$ 23,161	\$ 359	\$ 46,300
3.3.1	Field Review/Site Visit			1	2	8																		11	\$ 2,400	\$ 1,150	\$ 53	\$ 3,600	
3.3.2	USA Dry and Wet Utility Research					4	8																	12	\$ 2,140	\$ 575	\$ 200	\$ 2,900	
3.3.3	Preliminary Utility Base Map				4	8																		12	\$ 2,660	\$ -	\$ -	\$ 2,700	
3.3.4	Recommended Pothole Exhibit			1	2	4																		7	\$ 1,620	\$ 575	\$ -	\$ 2,200	
3.3.5	Subsurface Investigation - 10 potholes				1	4	2														1	2	1	4	15	\$ 3,244	\$ 17,986	\$ 106	\$ 21,300
	Underground Solutions																												
3.3.6	Final Utility Base Map			1	2	4																		7	\$ 1,620	\$ -	\$ -	\$ 1,600	
3.3.7	Utility Research - Draft Technical Memorandum (1st Submittal)			1	4	16	4																	25	\$ 5,190	\$ 2,300	\$ -	\$ 7,500	
3.3.8	Utility Research - Final Technical Memorandum (2nd Submittal)				1	8																		9	\$ 1,835	\$ 575	\$ -	\$ 2,400	
3.3.9	Qa/Qc (2 submittals)	2	2	2			2																	8	\$ 2,080	\$ -	\$ -	\$ 2,100	
																									\$ -	\$ -	\$ -	\$ -	
Task 3.4 - Geotechnical Investigation				1	2	4	2																	9	\$ 1,960	\$ 19,884	\$ -	\$ 21,800	
3.4.1	Geotechnical Investigation and Report			1	2	4	2																	9	\$ 1,960	\$ 19,884	\$ -	\$ 21,800	
	Geocon																												
Task 3.5 - H&H Analysis			2	4	12	40	3																	61	\$ 13,350	\$ -	\$ -	\$ 13,400	
3.5.1	Hydrology and Hydraulics Analysis			2	8	24																		34	\$ 7,460	\$ -	\$ -	\$ 7,500	
3.5.2	Technical Memorandum			1	4	16	2																	23	\$ 4,850	\$ -	\$ -	\$ 4,900	
3.5.3	Qa/Qc (1 submittal)		2	1			1																	4	\$ 1,040	\$ -	\$ -	\$ 1,000	
Task 4 - Environmental Documentation and Regulatory Compliance				1		2	1		8	12	4													28	\$ 6,250	\$ 14,950	\$ -	\$ 21,200	
4.1	CEQA NFA Letter			1		2	1		8	12	4													28	\$ 6,250	\$ -	\$ -	\$ 6,300	
4.2	MSHCP Consistency Report = Osprey																								\$ -	\$ 8,625	\$ -	\$ 8,600	
4.3	BUOW Report = Osprey																								\$ -	\$ 6,325	\$ -	\$ 6,300	

Item	Description	Jeff T. Hart, Principal II	Joseph C. Caldwell, Principal II	Eric Hays, Principal II	Ranjit Singh, Principal I	Joshua J. O'Rourke, Associate II	Haley C. Franco, Assistant V	Reed E. Chilton, Principal II	Stephanie N. Standerfer, Principal II	Emily Webb, Associate III	Noemi Avila, Assistant III	Nicholas R. Lowe, Principal II	Son H. Le, Senior I	Cole Benner, Assistant V	Deborah A. Saulina, Assistant V	Jeffrey P. Hutchins, Senior II	Guillermo Gonzalez, Assistant V	Joseph Chang, Assistant IV	Michael E. Johnson, Principal II	Jon Ros, Senior II	Riley Skvarca, Assistant V	Asia Lazo, Project Coordinator	2-Man Survey Party	Total Hours	Subtotal - Labor	Sub-consultant budget	Expenses	Total/task ¹
Task 5.1 - 30% Submittal - Preliminary Design		4	6	21	38	112	8	4				12	30	80		12	2	16						345	\$ 73,270	\$ -	\$ 200	\$ 73,400
5.1.1	Street Improvement Concept Exhibit											4	12	16										32	\$ 6,580	\$ -		\$ 6,600
5.1.2	Storm Drain Concept Exhibit		2	4	8	20																		34	\$ 7,840	\$ -		\$ 7,800
5.1.3	30% Street Improvement plans											8	16	60										84	\$ 16,120	\$ -		\$ 16,100
5.1.4	30% concept landscape plans														6	2	16							24	\$ 4,230	\$ -		\$ 4,200
5.1.5	30% Storm Drain Plan			8	24	80	4																	116	\$ 25,200	\$ -		\$ 25,200
5.1.6	Cost Estimate			1	2	8							2	4										17	\$ 3,530	\$ -		\$ 3,500
5.1.7	Qa/Qc (2 submittal)	4	4	4			2	4							2									20	\$ 5,450	\$ -		\$ 5,500
5.1.8	Field Walk			4	4	4	2								4									18	\$ 4,320	\$ -	\$ 200	\$ 4,500
Task 5.2 - 60% Submittal Package		2	2	25	60	164	6	2				10	46	148	6	18	8	62						559	\$ 113,120	\$ -	\$ -	\$ 113,100
5.2.1	Draft Hydrology and Hydraulic Report			2	8	24																		34	\$ 7,460	\$ -		\$ 7,500
5.2.2	60% Storm Drain Plans			16	32	100	4																	152	\$ 33,620	\$ -		\$ 33,600
5.2.3	60% Street Improvement/Signing & Striping plans											8	40	140	2									190	\$ 35,460	\$ -		\$ 35,500
5.2.4	60% Landscape and Trail Plans														11	8	56							75	\$ 12,625	\$ -		\$ 12,600
5.2.5	60% Cost Estimate			1	4	16							2	4	2		2							31	\$ 6,420	\$ -		\$ 6,400
5.2.6	Draft Specifications			4	16	24						2	4	4	4	1		4						63	\$ 13,935	\$ -		\$ 13,900
5.2.7	Qa/Qc (1 submittal)	2	2	2			2	2							4									14	\$ 3,600	\$ -		\$ 3,600
Task 5.3 - 90% Submittal Package		2	2	17	38	148	6	8				10	46	128	4	18	4	46						477	\$ 96,470	\$ 8,625	\$ -	\$ 105,100
5.3.1	Final Hydrology and Hydraulic Report			1	4	16																		21	\$ 4,510	\$ -		\$ 4,500
5.3.2	90% Storm Drain Plans			8	16	80	4																	108	\$ 23,000	\$ -		\$ 23,000
5.3.3	90% Street Improvement/Signing & Striping/Traffic Control plans											8	40	120	2									170	\$ 32,060	\$ -		\$ 32,100
5.3.4	90% Landscape and Trail Plans														8	4	40							52	\$ 8,760	\$ -		\$ 8,800
5.3.5	Structural Calculations/details (Transition)			1	2	4																		7	\$ 1,620	\$ 8,625		\$ 10,200
5.3.6	90% Cost Estimate			1	2	8							2	4	2		2							21	\$ 4,310	\$ -		\$ 4,300
5.3.7	90% Draft SWPPP			1	4	16																		21	\$ 4,510	\$ -		\$ 4,500
5.3.8	Erosion Control Plans			1	2	8																		11	\$ 2,400	\$ -		\$ 2,400
5.3.9	90% Specifications			2	8	16						2	4	4	2	4		4						46	\$ 9,960	\$ -		\$ 10,000
5.3.10	Qa/Qc (1 submittal) and constructibility Review	2	2	2			2	8							4									20	\$ 5,340	\$ -		\$ 5,300
Task 5.4 - 100% Submittal Package		2	4	11	18	48	2	2				4	14	20		8	2							135	\$ 30,090	\$ -	\$ -	\$ 30,100
5.4.1	Final signed plans		2	4	8	24						2	8	16		2								66	\$ 14,190	\$ -		\$ 14,200
5.4.2	Final Specifications			2	4	8						1	4			2								21	\$ 4,900	\$ -		\$ 4,900
5.4.3	Final Estimate			2	4	8						1	2	4		2								23	\$ 5,130	\$ -		\$ 5,100
5.4.4	Final Draft SWPPP/Erosion Control Plans			1	2	8																		11	\$ 2,400	\$ -		\$ 2,400
5.4.5	Qa/Qc (1 submittal)	2	2	2			2	2							2	2								14	\$ 3,470	\$ -		\$ 3,500
Task 6 - Utility Relocation Coordination				10		20	18																	48	\$ 9,860	\$ 33,925	\$ -	\$ 43,800
6.1	Wet Utility Relocation Coordination - BCVWC Water Line			8		16	8																	32	\$ 6,800	\$ -		\$ 6,800
6.2	Dry Utility Relocation Coordination - Poles, gas, and Telecom			2		4	2																	8	\$ 1,700	\$ 33,925		\$ 35,600
6.3	Notice to Owners (60% and 90% submittals)						8																	8	\$ 1,360	\$ -		\$ 1,400
Task 7 - Optional Tasks				10		28	10												6	12		1		67	\$ 14,730	\$ 9,315	\$ -	\$ 24,200
7.1	Legals and Plats (2)			2		4	2												6	12		1		27	\$ 6,370	\$ -		\$ 6,400
7.2	Additional Utility Relocation Coordination (Allowance)			8		24	8																	40	\$ 8,360	\$ -		\$ 8,400
7.3/7.4	Focused BUOW burrow&species surveys =Osprey																								\$ -	\$ 3,565		\$ 3,600
7.5	NEPSSA = Osprey																								\$ -	\$ 5,750		\$ 5,800
Total		23	33	198	213	690	200	16	11	12	10	59	136	382	13	59	16	132	14	29	11	4	28	2289	\$ 485,773	\$ 109,860	\$ 719	\$ 596,400

Cost Proposal Breakdown

WEBB Associates	Total/task
Stormdrain, Street, Access Trail and Environmental	\$ 471,600
Subtotal	\$ 471,600
Subconsultants	
Geotechnical	\$ 19,900
Potholes/Utility Research	\$ 23,200
MSHCP Consistency	\$ 8,625
Burrowing Owl Report	\$ 6,325
Structural Calculations	\$ 8,625
Dry Utility Relocation	\$ 33,925
Subtotal	\$ 100,600
Total	\$ 572,200
Optional Tasks	
Legals and Plats (2)	\$ 6,400
Additional Utility Relocation Coordination (Allowance)	\$ 8,400
Focused BUOW burrow&species surveys Osprey	\$ 3,600
NEPSSA Osprey	\$ 5,800
In Addition to Total	\$ 24,200

Hourly Rate Schedule

CLASSIFICATION

Engineers/Project Managers/Planners/Scientists/ **Rates**
Assessment/Special Tax Consultants/Landscape Architects/Designers **\$/Hour**

Principal II.....	290.00
Principal I	275.00
Senior III	245.00
Senior II	235.00
Senior I	225.00
Associate III	210.00
Associate II	195.00
Associate I	185.00
Assistant V	170.00
Assistant IV	155.00
Assistant III	140.00
Assistant II	130.00
Assistant I	95.00

Survey Services

2-Person Survey Party	291.00
1-Person Survey Party	201.00

Inspection Services

Construction Manager	245.00
Inspector (Non-Prevailing Wage)	136.00
Inspector Overtime (Non-Prevailing Wage)	185.00
Inspector (Prevailing Wage)	147.00
Inspector Overtime (Prevailing Wage)	195.00

Administrative Services

Project Coordinator	110.00
Administrative Assistant III	99.00
Administrative Assistant II	88.00
Administrative Assistant I	70.00

Other Direct Expenses

Incidental Charges	Cost + 15%
Postage	Cost
Subcontracted Services	Cost + 15%
Special Consultant.....	355.00
Survey/Inspection Per Diem.....	Prevailing Wage Rate
In-House Delivery Up to 1/2 hour.....	31.00
In-House Delivery 1/2 Hour up to 1 Hour.....	62.00
In-House Delivery Over 1 Hour up to 2 Hours	114.00
In-House Delivery Over 2 Hours	165.00
Survey/Inspection Vehicle	0.81/Mile
Mileage	0.72/Mile

Note: All rates are subject to change based on annual inflation and cost of living adjustments. Prevailing wages are dictated by the California Department of Industrial Relations (DIR). As such, the indicated rate will remain in effect until revised rates are published by the DIR. The rate shown shall be subject to renegotiation to remain in compliance with State requirements if prevailing wages are increased by the DIR.

* **A FINANCE CHARGE** of 1 ½ % per month (18% per year) will be added to any unpaid amount commencing thirty (30) days from invoice date. A mechanic's lien may be filed for any invoice remaining unpaid after thirty (30) days from invoice date.