

PROFESSIONAL CONSULTANT SERVICES AGREEMENT

ECONOMIC CONSULTANTS OREGON LTD.

River District Feasibility Study
(RFP No. 2268)

THIS PROFESSIONAL CONSULTANT SERVICES AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2023 (“Effective Date”), by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City”), and ECONOMIC CONSULTANTS OREGON LTD., an Oregon corporation authorized to do business in California (“Consultant”).

1. **Scope of Services.** City agrees to retain and does hereby retain Consultant and Consultant agrees to provide the services more particularly described in Exhibit “A,” “Scope of Services” (“Services”), attached hereto and incorporated herein by reference, in conjunction with a River District Feasibility Study (RFP 2268) (“Project”).

2. **Term.** This Agreement shall be effective on the date first written above and shall remain in effect until June 30, 2025, unless otherwise terminated pursuant to the provisions herein.

3. **Compensation/Payment.** Consultant shall perform the Services under this Agreement for the total sum not to exceed One Hundred Ninety-Nine Thousand Three Hundred Thirty-Five Dollars and Eighty-Five Cents (\$199,335.85), payable in accordance with the terms set forth in Exhibit “B.” Said payment shall be made in accordance with City’s usual accounting procedures upon receipt and approval of an itemized invoice setting forth the services performed. The invoices shall be delivered to City at the address set forth in Section 4 hereof.

4. **Notices.** Any notices required to be given, hereunder shall be in writing and shall be personally served or given by mail. Any notice given by mail shall be deemed given when deposited in the United States Mail, certified and postage prepaid, addressed to the party to be served as follows:

To City

Parks, Recreation & Community Services
District
City of Riverside
Attn: Gabriella Garcia
3900 Main Street
Riverside, CA 92522

To Consultant

Economic Consultants Oregon Ltd.,
Attn: Cindy O’Connell
222 SW Columbia Boulevard, Suite 1600
Portland, OR 97201

5. **Prevailing Wage.** If applicable, Consultant and all subcontractors are required to pay the general prevailing wage rates of per diem wages and overtime and holiday wages determined by the Director of the Department of Industrial Relations under Section 1720 et seq. of the California Labor Code and implemented by Resolution No. 13346 of the City Council of

the City of Riverside. The Director's determination is available on-line at www.dir.ca.gov/dlsr/DPreWageDetermination.htm and is referred to and made a part hereof; the wage rates therein ascertained, determined, and specified are referred to and made a part hereof as though fully set forth herein.

6. **Contract Administration.** A designee of the City will be appointed in writing by the City Manager or Department Director to administer this Agreement on behalf of City and shall be referred to herein as Contract Administrator.

7. **Standard of Performance.** While performing the Services, Consultant shall exercise the reasonable professional care and skill customarily exercised by reputable members of Consultant's profession practicing in the Metropolitan Southern California Area and shall use reasonable diligence and best judgment while exercising its professional skill and expertise.

8. **Personnel.** Consultant shall furnish all personnel necessary to perform the Services and shall be responsible for their performance and compensation. Consultant recognizes that the qualifications and experience of the personnel to be used are vital to professional and timely completion of the Services. The key personnel listed in Exhibit "C" attached hereto and incorporated herein by this reference and assigned to perform portions of the Services shall remain assigned through completion of the Services, unless otherwise mutually agreed by the parties in writing, or caused by hardship or resignation in which case substitutes shall be subject to City approval.

9. **Assignment and Subcontracting.** Neither party shall assign any right, interest, or obligation in or under this Agreement to any other entity without prior written consent of the other party. In any event, no assignment shall be made unless the assignee expressly assumes the obligations of assignor under this Agreement, in a writing satisfactory to the parties. Consultant acknowledges that any assignment may, at the City's sole discretion, require City Manager and/or City Council approval. Consultant shall not subcontract any portion of the work required by this Agreement without prior written approval by the responsible City Contract Administrator. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement, including without limitation, the insurance obligations set forth in Section 12. The Consultant acknowledges and agrees that the City is an intended beneficiary of any work performed by any subcontractor for purposes of establishing a duty of care between any subcontractor and the City.

10. **Independent Contractor.** In the performance of this Agreement, Consultant, and Consultant's employees, subcontractors and agents, shall act in an independent capacity as independent contractors, and not as officers or employees of the City of Riverside. Consultant acknowledges and agrees that the City has no obligation to pay or withhold state or federal taxes or to provide workers' compensation or unemployment insurance to Consultant, or to Consultant's employees, subcontractors and agents. Consultant, as an independent contractor, shall be responsible for any and all taxes that apply to Consultant as an employer.

11. **Indemnification.**

11.1 **Design Professional Defined.** For purposes of this Agreement, “Design Professional” includes the following:

- A. An individual licensed as an architect pursuant to Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code, and a business entity offering architectural services in accordance with that chapter.
- B. An individual licensed as a landscape architect pursuant to Chapter 3.5 (commencing with Section 5615) of Division 3 of the Business and Professions Code, and a business entity offering landscape architectural services in accordance with that chapter.
- C. An individual registered as a professional engineer pursuant to Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code, and a business entity offering professional engineering services in accordance with that chapter.
- D. An individual licensed as a professional land surveyor pursuant to Chapter 15 (commencing with Section 8700) of Division 3 of the Business and Professions Code, and a business entity offering professional land surveying services in accordance with that chapter.

11.2 **Defense Obligation For Design Professional Liability.** Consultant agrees, at its cost and expense, to promptly defend the City, and the City’s employees, officers, managers, agents and council members (collectively the “Parties to be Defended”) from and against any and all claims, allegations, lawsuits, arbitration proceedings, administrative proceedings, regulatory proceedings, or other legal proceedings to the extent the same arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant, or anyone employed by or working under the Consultant or for services rendered to the Consultant in the performance of the Agreement, notwithstanding that the City may have benefited from its work or services and whether or not caused in part by the negligence of an Indemnified Party. Consultant agrees to provide this defense immediately upon written notice from the City, and with well qualified, adequately insured and experienced legal counsel acceptable to City. Consultant will reimburse City for reasonable defense costs for claims arising out of Consultant’s professional negligence based on the percentage of Consultant’s liability. This obligation to defend as set forth herein is binding on the successors, assigns and heirs of Consultant and shall survive the termination of Consultant’s Services under this Agreement.

11.3 **Indemnity For Design Professional Liability.** When the law establishes a professional standard of care for Consultant’s services, to the fullest extent permitted by law, Consultant shall indemnify, protect and hold harmless the City and the City’s employees, officers, managers, agents, and Council Members (“Indemnified Parties”) from and against any and all claim for damage, charge, lawsuit, action, judicial, administrative, regulatory or arbitration proceeding, damage, cost, expense (including counsel and expert fees), judgment, civil fines and penalties, liabilities or losses of any kind or nature whatsoever to the extent the same arise out of,

pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant, or anyone employed by or working under the Consultant or for services rendered to the Consultant in the performance of the Agreement, notwithstanding that the City may have benefited from its work or services and whether or not caused in part by the negligence of an Indemnified Party.

11.4 Defense Obligation For Other Than Design Professional Liability.

Consultant agrees, at its cost and expense, to promptly defend the City, and the City's employees, officers, managers, agents and council members (collectively the "Parties to be Defended") from and against any and all claims, allegations, lawsuits, arbitration proceedings, administrative proceedings, regulatory proceedings, or other legal proceedings which arise out of, or relate to, or are in any way connected with: 1) the Services, work, activities, operations, or duties of the Consultant, or of anyone employed by or working under the Consultant, or 2) any breach of the Agreement by the Consultant. This duty to defend shall apply whether or not such claims, allegations, lawsuits or proceedings have merit or are meritless, or which involve claims or allegations that any or all of the Parties to be Defended were actively, passively, or concurrently negligent, or which otherwise assert that the Parties to be Defended are responsible, in whole or in part, for any loss, damage or injury. Consultant agrees to provide this defense immediately upon written notice from the City, and with well qualified, adequately insured and experienced legal counsel acceptable to City. This obligation to defend as set forth herein is binding on the successors, assigns and heirs of Consultant and shall survive the termination of Consultant's Services under this Agreement.

11.5 Indemnity For Other Than Design Professional Liability. Except as to the sole negligence or willful misconduct of the City, Consultant agrees to indemnify, protect and hold harmless the Indemnified Parties from and against any claim for damage, charge, lawsuit, action, judicial, administrative, regulatory or arbitration proceeding, damage, cost, expense (including counsel and expert fees), judgment, civil fine and penalties, liabilities or losses of any kind or nature whatsoever whether actual, threatened or alleged, which arise out of, pertain to, or relate to, or are a consequence of, or are attributable to, or are in any manner connected with the performance of the Services, work, activities, operations or duties of the Consultant, or anyone employed by or working under the Consultant or for services rendered to Consultant in the performance of this Agreement, notwithstanding that the City may have benefited from its work or services. This indemnification provision shall apply to any acts, omissions, negligence, recklessness, or willful misconduct, whether active or passive, on the part of the Consultant or anyone employed or working under the Consultant.

12. Insurance.

12.1 General Provisions. Prior to the City's execution of this Agreement, Consultant shall provide satisfactory evidence of, and shall thereafter maintain during the term of this Agreement, such insurance policies and coverages in the types, limits, forms and ratings required herein. The rating and required insurance policies and coverages may be modified in writing by the City's Risk Manager or City Attorney, or a designee, unless such modification is prohibited by law.

12.1.1 **Limitations.** These minimum amounts of coverage shall not constitute any limitation or cap on Consultant's indemnification obligations under Section 11 hereof.

12.1.2 **Ratings.** Any insurance policy or coverage provided by Consultant or subcontractors as required by this Agreement shall be deemed inadequate and a material breach of this Agreement, unless such policy or coverage is issued by insurance companies authorized to transact insurance business in the State of California with a policy holder's rating of A or higher and a Financial Class of VII or higher.

12.1.3 **Cancellation.** The policies shall not be canceled unless thirty (30) days' prior written notification of intended cancellation has been given to City by certified or registered mail, postage prepaid.

12.1.4 **Adequacy.** The City, its officers, employees and agents make no representation that the types or limits of insurance specified to be carried by Consultant pursuant to this Agreement are adequate to protect Consultant. If Consultant believes that any required insurance coverage is inadequate, Consultant will obtain such additional insurance coverage as Consultant deems adequate, at Consultant's sole expense.

12.2 **Workers' Compensation Insurance.** By executing this Agreement, Consultant certifies that Consultant is aware of and will comply with Section 3700 of the Labor Code of the State of California requiring every employer to be insured against liability for workers' compensation, or to undertake self-insurance before commencing any of the work. Consultant shall carry the insurance or provide for self-insurance required by California law to protect said Consultant from claims under the Workers' Compensation Act. Prior to City's execution of this Agreement, Consultant shall file with City either 1) a certificate of insurance showing that such insurance is in effect, or that Consultant is self-insured for such coverage, or 2) a certified statement that Consultant has no employees, and acknowledging that if Consultant does employ any person, the necessary certificate of insurance will immediately be filed with City. Any certificate filed with City shall provide that City will be given ten (10) days' prior written notice before modification or cancellation thereof.

12.3 **Commercial General Liability and Automobile Insurance.** Prior to City's execution of this Agreement, Consultant shall obtain, and shall thereafter maintain during the term of this Agreement, commercial general liability insurance and automobile liability insurance as required to insure Consultant against damages for personal injury, including accidental death, as well as from claims for property damage, which may arise from or which may concern operations by anyone directly or indirectly employed by, connected with, or acting for or on behalf of Consultant. The City, and its officers, employees and agents, shall be named as additional insureds under the Consultant's insurance policies.

12.3.1 Consultant's commercial general liability insurance policy shall cover both bodily injury (including death) and property damage (including, but not limited to, premises operations liability, products-completed operations liability, independent contractor's liability, personal injury liability, and contractual liability) in an amount not less than \$1,000,000 per occurrence and a general aggregate limit in the amount of not less than \$2,000,000.

12.3.2 Consultant's automobile liability policy shall cover both bodily injury and property damage in an amount not less than \$1,000,000 per occurrence and an aggregate limit of not less than \$1,000,000. All of Consultant's automobile and/or commercial general liability insurance policies shall cover all vehicles used in connection with Consultant's performance of this Agreement, which vehicles shall include, but are not limited to, Consultant owned vehicles, Consultant leased vehicles, Consultant's employee vehicles, non-Consultant owned vehicles and hired vehicles.

12.3.3 Prior to City's execution of this Agreement, copies of insurance policies or original certificates along with additional insured endorsements acceptable to the City evidencing the coverage required by this Agreement, for both commercial general and automobile liability insurance, shall be filed with City and shall include the City and its officers, employees and agents, as additional insureds. Said policies shall be in the usual form of commercial general and automobile liability insurance policies, but shall include the following provisions:

It is agreed that the City of Riverside, and its officers, employees and agents, are added as additional insureds under this policy, solely for work done by and on behalf of the named insured for the City of Riverside.

12.3.4 The insurance policy or policies shall also comply with the following provisions:

- a. The policy shall be endorsed to waive any right of subrogation against the City and its sub-consultants, employees, officers and agents for services performed under this Agreement.
- b. If the policy is written on a claims-made basis, the certificate should so specify and the policy must continue in force for one year after completion of the services. The retroactive date of coverage must also be listed.
- c. The policy shall specify that the insurance provided by Consultant will be considered primary and not contributory to any other insurance available to the City and Endorsement No. CG 20010413 shall be provided to the City.

12.4 Errors and Omissions Insurance. Prior to City's execution of this Agreement, Consultant shall obtain, and shall thereafter maintain during the term of this Agreement, errors and omissions professional liability insurance in the minimum amount of \$1,000,000 to protect the City from claims resulting from the Consultant's activities.

12.5 Subcontractors' Insurance. Consultant shall require all of its subcontractors to carry insurance, in an amount sufficient to cover the risk of injury, damage or loss that may be caused by the subcontractors' scope of work and activities provided in furtherance of this Agreement, including, but without limitation, the following coverages: Workers Compensation, Commercial General Liability, Errors and Omissions, and Automobile liability.

Upon City's request, Consultant shall provide City with satisfactory evidence that Subcontractors have obtained insurance policies and coverages required by this section.

13. **Business Tax.** Consultant understands that the Services performed under this Agreement constitutes doing business in the City of Riverside, and Consultant agrees that Consultant will register for and pay a business tax pursuant to Chapter 5.04 of the Riverside Municipal Code and keep such tax certificate current during the term of this Agreement.

14. **Time of Essence.** Time is of the essence for each and every provision of this Agreement.

15. **City's Right to Employ Other Consultants.** City reserves the right to employ other Consultants in connection with the Project. If the City is required to employ another consultant to complete Consultant's work, due to the failure of the Consultant to perform, or due to the breach of any of the provisions of this Agreement, the City reserves the right to seek reimbursement from Consultant.

16. **Accounting Records.** Consultant shall maintain complete and accurate records with respect to costs incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

17. **Confidentiality.** All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other materials either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant, except as otherwise directed by City's Contract Administrator. Nothing furnished to Consultant which is otherwise known to the Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production, website, or other similar medium without the prior written consent of the City.

18. **Ownership of Documents.** All reports, maps, drawings and other contract deliverables prepared under this Agreement by Consultant shall be and remain the property of City. Consultant shall not release to others information furnished by City without prior express written approval of City.

19. **Copyrights.** Consultant agrees that any work prepared for City which is eligible for copyright protection in the United States or elsewhere shall be a work made for hire. If any such work is deemed for any reason not to be a work made for hire, Consultant assigns all right, title and interest in the copyright in such work, and all extensions and renewals thereof, to City, and agrees to provide all assistance reasonably requested by City in the establishment, preservation and enforcement of its copyright in such work, such assistance to be provided at City's expense

but without any additional compensation to Consultant. Consultant agrees to waive all moral rights relating to the work developed or produced, including without limitation any and all rights of identification of authorship and any and all rights of approval, restriction or limitation on use or subsequent modifications.

20. **Conflict of Interest.** Consultant, for itself and on behalf of the individuals listed in Exhibit "C," represents and warrants that by the execution of this Agreement, they have no interest, present or contemplated, in the Project affected by the above-described Services. Consultant further warrants that neither Consultant, nor the individuals listed in Exhibit "C" have any real property, business interests or income interests that will be affected by this project or, alternatively, that Consultant will file with the City an affidavit disclosing any such interest.

21. **Solicitation.** Consultant warrants that Consultant has not employed or retained any person or agency to solicit or secure this Agreement, nor has it entered into any agreement or understanding for a commission, percentage, brokerage, or contingent fee to be paid to secure this Agreement. For breach of this warranty, City shall have the right to terminate this Agreement without liability and pay Consultant only for the value of work Consultant has actually performed, or, in its sole discretion, to deduct from the Agreement price or otherwise recover from Consultant the full amount of such commission, percentage, brokerage or commission fee. The remedies specified in this section shall be in addition to and not in lieu of those remedies otherwise specified in this Agreement.

22. **General Compliance With Laws.** Consultant shall keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of services by Consultant pursuant to this Agreement. Consultant shall at all times observe and comply with all such laws, ordinances and regulations, and shall be solely responsible for any failure to comply with all applicable laws, ordinances and regulations. Consultant represents and warrants that Consultant has obtained all necessary licenses to perform the Scope of Services and that such licenses are in good standing. Consultant further represents and warrants that the services provided herein shall conform to all ordinances, policies and practices of the City of Riverside.

23. **Waiver.** No action or failure to act by the City shall constitute a waiver of any right or duty afforded City under this Agreement, nor shall any such action or failure to act constitute approval of or acquiescence in any breach thereunder, except as may be specifically, provided in this Agreement or as may be otherwise agreed in writing.

24. **Amendments.** This Agreement may be modified or amended only by a written agreement and/or change order executed by the Consultant and City.

25. **Termination.** City, by notifying Consultant in writing, shall have the right to terminate any or all of Consultant's services and work covered by this Agreement at any time. In the event of such termination, Consultant may submit Consultant's final written statement of the amount of Consultant's services as of the date of such termination based upon the ratio that the work completed bears to the total work required to make the report complete, subject to the City's rights under Sections 15 and 26 hereof. In ascertaining the work actually rendered through the

termination date, City shall consider completed work, work in progress and complete and incomplete reports and other documents only after delivered to City.

25.1 Other than as stated below, City shall give Consultant thirty (30) days' prior written notice prior to termination.

25.2 City may terminate this Agreement upon fifteen (15) days' written notice to Consultant, in the event:

25.2.1 Consultant substantially fails to perform or materially breaches the Agreement; or

25.2.2 City decides to abandon or postpone the Project.

26. **Offsets.** Consultant acknowledges and agrees that with respect to any business tax or penalties thereon, utility charges, invoiced fee or other debt which Consultant owes or may owe to the City, City reserves the right to withhold and offset said amounts from payments or refunds or reimbursements owed by City to Consultant. Notice of such withholding and offset, shall promptly be given to Consultant by City in writing. In the event of a dispute as to the amount owed or whether such amount is owed to the City, City will hold such disputed amount until either the appropriate appeal process has been completed or until the dispute has been resolved.

27. **Successors and Assigns.** This Agreement shall be binding upon City and its successors and assigns, and upon Consultant and its permitted successors and assigns, and shall not be assigned by Consultant, either in whole or in part, except as otherwise provided in paragraph 9 of this Agreement.

28. **Venue.** Any action at law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in the Superior Court, County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county. In the event either party hereto shall bring suit to enforce any term of this Agreement or to recover any damages for and on account of the breach of any term or condition of this Agreement, it is mutually agreed that each party will bear their own attorney's fees and costs.

29. **Nondiscrimination.** During Consultant's performance of this Agreement, Consultant shall not discriminate on the grounds of race, religious creed, color, national origin, ancestry, age, physical disability, mental disability, medical condition, including the medical condition of Acquired Immune Deficiency Syndrome (AIDS) or any condition related thereto, marital status, sex, genetic information, gender, gender identity, gender expression, or sexual orientation, military and veteran status, in the selection and retention of employees and subcontractors and the procurement of materials and equipment, except as provided in Section 12940 of the California Government Code. Further, Consultant agrees to conform to the requirements of the Americans with Disabilities Act in the performance of this Agreement.

30. **Severability.** Each provision, term, condition, covenant and/or restriction, in whole and in part, of this Agreement shall be considered severable. In the event any provision, term, condition, covenant and/or restriction, in whole and/or in part, of this Agreement is declared

invalid, unconstitutional, or void for any reason, such provision or part thereof shall be severed from this Agreement and shall not affect any other provision, term, condition, covenant and/or restriction of this Agreement, and the remainder of the Agreement shall continue in full force and effect.

31. **Authority.** The individuals executing this Agreement and the instruments referenced herein on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions hereof and thereof.

32. **Entire Agreement.** This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties pertaining to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings or agreements of the parties. Neither party has been induced to enter into this Agreement by and neither party is relying on, any representation or warranty outside those expressly set forth in this Agreement.

33. **Digital and Counterpart Signatures.** Each party to this Agreement intends and agrees to the use of digital signatures that meet the requirements of the California Uniform Electronic Transactions Act (Civil Code §§ 1633.1, et seq.), California Government Code § 16.5, and California Code of Regulations Title 2 Division 7 Chapter 10, to execute this Agreement. The parties further agree that the digital signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures for purposes of validity, enforceability, and admissibility. For purposes of this section, a “digital signature” is defined in subdivision (d) of Section 16.5 of the Government Code and is a type of “electronic signature” as defined in subdivision (h) of Section 1633.2 of the Civil Code. This Agreement may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each certified or authenticated electronic copy of an encrypted digital signature shall be deemed a duplicate original, constituting one and the same instrument and shall be binding on the parties hereto.

34. **Interpretation.** City and Consultant acknowledge and agree that this Agreement is the product of mutual arms-length negotiations and accordingly, the rule of construction, which provides that the ambiguities in a document shall be construed against the drafter of that document, shall have no application to the interpretation and enforcement of this Agreement.

34.1 Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of the Agreement or any of its terms. Reference to section numbers, are to sections in the Agreement unless expressly stated otherwise.

34.2 This Agreement shall be governed by and construed in accordance with the laws of the State of California in effect at the time of the execution of this Agreement.

34.3 In the event of a conflict between the body of this Agreement and Exhibit “A” - Scope of Services hereto, the terms contained in Exhibit “A” shall be controlling.

35. **Exhibits.** The following exhibits attached hereto are incorporated herein to this Agreement by this reference:

Exhibit "A" - Scope of Services

Exhibit "B" - Compensation

Exhibit "C" - Key Personnel

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, City and Consultant have caused this Agreement to be duly executed the day and year first above written.

CITY OF RIVERSIDE, a California
charter city and municipal corporation

ECONOMIC CONSULTANTS OREGON LTD.,
an Oregon corporation authorized to do business in
California

By: _____
City Manager

By: Lorelei Juntunen
Lorelei Juntunen (Aug 31, 2023 10:38 PDT)
Print Name: Lorelei Juntunen
Title: President
(Signature of Board Chair, President, or Vice
President)

Attest: _____
City Clerk

and

By: Andrew Dyke
Andrew Dyke (Aug 31, 2023 11:28 PDT)
Print Name: Andrew Dyke
Title: Secretary
(Signature of Secretary, Assistant Secretary,
CFO, Treasurer, or Assistant Treasurer)

Certified as to Availability of Funds:

By: Kristin
Chief Financial Officer

Approved as to Form:

By: Tan A. Tuo
Deputy City Attorney

EXHIBIT "A"

SCOPE OF SERVICES



B. STATEMENT OF UNDERSTANDING & APPROACH

UNDERSTANDING

The community of Riverside is poised to reconnect with the beautiful and wild Santa Ana River, its namesake and origin, by establishing an intentional and cohesive River District. Our team understands the importance of establishing a feasible and inspiring foundation for the proposed River District. We have assembled an interdisciplinary team that brings both passion and experience to assist you in achieving the community's hopes and ideas, beginning with strong fiscal strategies and a clear expression of the community's vision before proceeding to a full master plan process with broad engagement and specific implementation measures. Because we recognize the City's need for a financially feasible framework for the River District, ECONorthwest (ECONW) will lead Phase 1 of the scope of services, guiding the process through the lens of funding and feasibility, while Walker Macy will support

the visioning, mapping, design, and illustration aspects of the first phase, with branding and marketing collaboration from Idea Hall. Then, in Phase 2, Walker Macy will take the lead on the public master planning effort with support from Idea Hall on community engagement and with support from ECONorthwest on financial structures to deliver a creative, integrated, and feasible River District strategy that will successfully bring the vision into reality over time while spurring economic activity in river-adjacent parcels.

This project will ensure the Santa Ana River's role in the future of Riverside, creating safe, walkable, and iconic connections to the river for all residents and visitors to enjoy. Our team has dedicated experience working in the Inland Empire and Riverside County, so we understand the unique characteristics, landscapes, and communities of this region. Importantly, we also have a long history of successful collaborations on similar projects. Our firms' existing working relationships will make us nimble and cost-



effective in our collaboration with you. Together, our visioning, waterfront placemaking, and economic development, include all of the elements in this project: redevelopment analysis, public-private partnerships, equitable public realm and riverfront access, stewardship and conservation, and resilience and sustainability. While our work on this study will be completely customized to you, we can draw on lessons learned as planners, designers, and implementers to assist you in decision making and communicating options with your constituents.

You have identified the core values of ENGAGEMENT, ENFORCEMENT, ENVIRONMENT, and ECONOMICS as essential pillars for the River District. Adherence to these will be a central element of our planning approach. In Phase 1, the pillars will help us assess ideas with you, build consensus, and resolve debates along the way; and in Phase 2, these core values can guide and be further expanded upon through the master plan process.

APPROACH
PHASE I - FEASIBILITY STUDY

We understand that the California Coastal Conservancy authorized a disbursement to the City of Riverside to conduct the Phase 1 Feasibility Study. As part of Phase 1, we will work closely with the City team to identify which properties are included in the River District, determine a financial governance structure to develop and maintain the project, create renderings that re-envision this district, and establish a strong brand for the River District that reflects the identity of Riversiders.

TASK 1 - RESEARCH

Task 1.1 Background Research, Kick-Off Meeting, Site Visit – We propose having an in-person kickoff meeting with

the City to confirm project goals, define project success, review the schedule, and set-up a regular biweekly meeting time. We will also discuss the meeting schedule with the City and confirm which meetings will be held in person and which meetings will be held virtually; in this proposal we made assumptions about which meetings we would expect to be in-person versus virtual, and we are happy to make changes based on the City's preference. We also will conduct a tour of the Santa Ana River District to establish the existing conditions, challenges, and opportunities. After this meeting, we will revise the project scope or schedule (if needed) based on discussions with the consultant team and City team, and will provide the City with an updated framework for the project.

Prior to the kickoff meeting, the Consultant Team will review relevant city documents, plans, previous studies, and other relevant information that City will inform the Proposed River District. We will also research deed restrictions from the 1992 Federal Land and Water Conservation Grant and consult with State Parks on any restrictions to determine land restrictions.

DELIVERABLES:

- Kick-off meeting minutes and existing conditions memo

Task 1.2 GIS Mapping – ECONorthwest will use GIS to look at public and private lands adjacent to the river to identify physical constraints/barriers and opportunities in the River District. We will create GIS maps that highlight key amenities, including parks and tributaries, public land, and private land in this subarea. These maps will aid the discussions during the stakeholder meetings.

DELIVERABLES:

- GIS Maps

Task 1.3 Stakeholder Meetings – ECONorthwest and Walker Macy will participate in the six interviews with stakeholder groups, including conservancies, Santa Ana River Working Group, California Inland Empire Council of Boy Scouts of America, Downtown Area Neighborhood

Alliance, partner agencies (Water District/ Park and Open Space District), and neighbors to Fairmont Park and Friends of Fairmont Park. As an important part of these interviews, the team hopes to meet with stakeholders focused on the significance of the Santa Ana River area to Indigenous peoples to understand opportunities to center these priorities within the proposed River District. We propose a mix of in-person and virtual public engagement activities to meet stakeholders where they are and share in their experiences of Riverside. Ultimately, our goal is to build champions for your project who will help the City sustain efforts across multiple phases of planning, design, and development.

DELIVERABLES:

- Notes from 6 individual stakeholder meetings

TASK 2 - PROPERTY ASSESSMENT AND MAPPING

Task 2.1: Define River District Boundaries – ECONorthwest and Walker Macy will determine which parcels should be included in the River District plan. Using the GIS maps created in Task 1, ECONorthwest will create layers to assess the maps on a parcel by parcel basis of the land in this subregion. We will identify locations to be reserved for natural habitat access, dedicated sites that will serve as public space, and opportunity sites for private development on both public and private land along the Santa Ana River. Walker Macy will document connections to the community, specifically underrepresented communities, and identify circulation including pedestrian trails, bikes/skateboards, equestrian trails, vehicular access, and transit connectivity. Together, the firms will create a concept diagram of the Proposed River District, highlighting circulation and opportunities for redevelopment.

DELIVERABLES:

- Concept diagram showing the Proposed River District

Task 2.2: Market Study and Feasibility Analysis – ECONorthwest will conduct a market study of the River District subregion and for the City of Riverside, in order to highlight local demand, and the competitive advantages and opportunities for new commercial, residential, and recreational development; we take an implementation-focused approach towards market studies that is grounded in an understanding of long-term economic trends and indicators as well as current market dynamics. The market study will also help us to identify locally relevant inputs for the pro forma model and we will run

a pro forma model for a sample development project in the River District to understand financial feasibility of redevelopment projects in this subregion. From the pro forma testing, we will also identify any strategies that can make projects pencil and/or improve the developer's return on investment, including density bonuses or deferrals of impact fees.

ECONorthwest will conduct an infrastructure and fiscal analysis, to understand existing infrastructure capacity and needs, and current funding and future sources of revenue, in order to recommend public finance programs to support future infrastructure. We will review the City's budget to understand their ability to fund construction, and annual level of commitment to operate and maintain the River District. We will identify the infrastructure projects needed to be completed to create the River District, and will create a cost estimate for these projects.

DELIVERABLES:

- Cost estimate for development, maintenance, and operations

Task 2.3: Phasing Plan – ECONorthwest and Walker Macy will recommend a phasing plan of infrastructure projects and investments so that the City of Riverside starts with the catalytic projects that will begin defining the River District and that will spur private investment in the River District.

DELIVERABLES:

- Implementation plan with recommended priority projects, phasing, and costs

TASK 3 - FINANCIAL AND GOVERNING STRUCTURE

Task 3.1: Review Financial Structure Options

– ECONorthwest will review financing options for the River District, including enhanced infrastructure financing districts, community facilities districts, lease lease-back, public private partnership, and other relevant tools. We will also review governance structures to identify the preferred management entity, which may



include a Joint Powers Authority (JPA), District, Conservancy, corporation, and more. We will document the findings for the City that highlight the pros/ cons/tradeoffs of the tools, the implementation steps, and the costs and potential revenue of the tools.

DELIVERABLES:

- Memo that identifies the different financing and governing structures, and their pros, cons, and tradeoffs

Task 3.2: Financing and Governance Workshop with the City of Riverside – ECONorthwest will lead a half-day Financing and Governance Workshop with the City team to review the opportunities and constraints and tradeoffs of the possible financing mechanisms and governance structures. We will consider the political and public appetite for the possible tools and discuss the potential revenue these tools could generate. By the end of the workshop, ECONorthwest and the City Team will select a financial and governance structure and strategy to pursue.

DELIVERABLES:

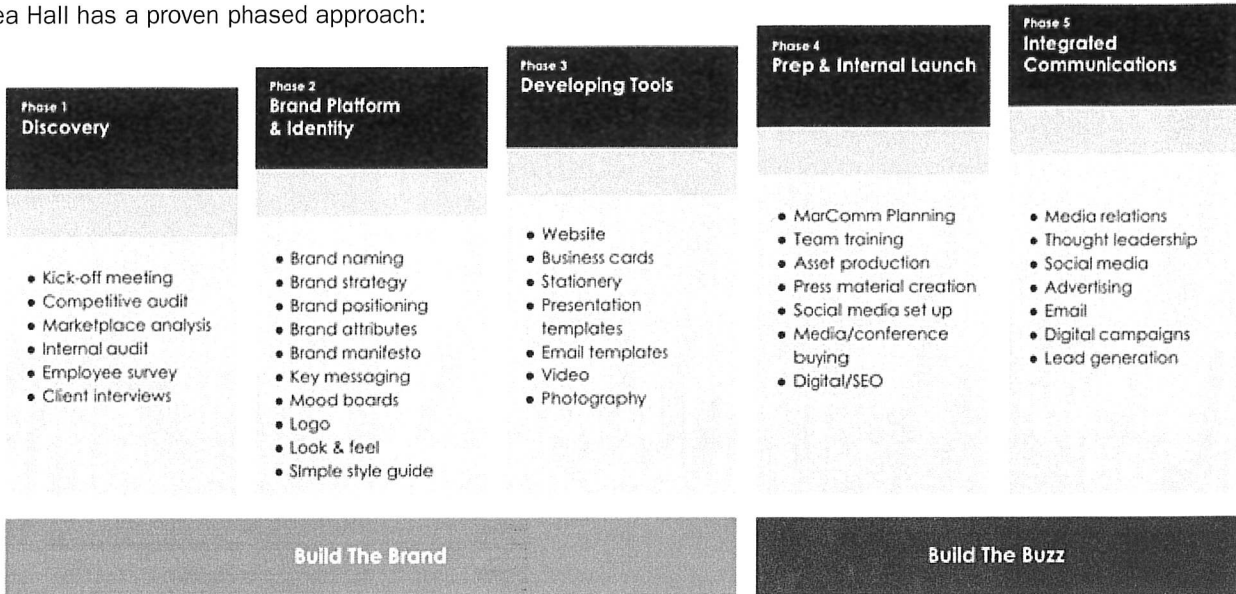
- Document the recommended financial and governance structure and strategy

TASK 4 - BRANDING/MARKETING

Walker Macy and Idea Hall will lead this task to develop a strong brand for the proposed River District. We will work closely with you to select key locations and typologies of the River District and establish what types of graphics and communications will inspire your audiences and build champions for the River District. Walker Macy has substantial experience developing vibrant, imaginative, and award-winning graphics that become memorable ‘calling cards’ for the vision of long-term projects in a way that preserves flexibility for subsequent phases of design. For this effort, we would recommend images that reveal a sense of place and evoke emotional responses; that reveal and highlight forgotten or unseen strengths and sense of place of the Santa Ana Riverfront; and that are memorable and easy to transmit across media. This series of images capturing the vision and intent for the River District can be integrated within multiple media and communications formats. Idea Hall will outline a public outreach and relations strategy that utilizes these graphics within a cohesive brand package that sets the stage for future fundraising, messaging, and public outreach efforts.

Brand Development Methodology

Idea Hall has a proven phased approach:



By following a process to develop a cohesive branded system, Idea Hall will ensure that the total brand environment sends all the right visual and verbal cues to reinforce targeted marketing messages for your brand. Idea Hall will develop the project's brand which will serve as the foundation for all communications and public engagement.

DELIVERABLES:

- Provide a name, tag line, and logos to be used in grant applications and marketing materials
- 12 graphics that can be used in marketing materials and social media including renderings and sections
- Strategy for future public engagement

TASK 5 - WORKPLAN

ECONorthwest, Walker Macy, and Idea Hall will collaborate on a visually-appealing Work Plan, including visual representations of the River District, that synthesizes the Phase 1 work and clearly communicates the vision, goals, and implementation strategies. We will create a draft work plan, providing the City and stakeholders time to review and comment on, and then will revise the draft document and produce a final work plan for the City.

DELIVERABLES:

- Draft and Final Work Plan Document

PHASE II - IMPLEMENTATION

Based on our substantial experience leading long-term waterfront redevelopment efforts, the following is a prototypical example of a possible scope for Phase 2. However, due to the wide variables that will be explored during Phase 1, the scope, schedule, and tasks of Phase 2 may evolve significantly during the Phase 1 collaboration and will be defined extensively by inputs from our study results. With you, we recommend refinement of Phase 2 scope, fee, and schedule based on the identified catalytic first steps and available funding opportunities.

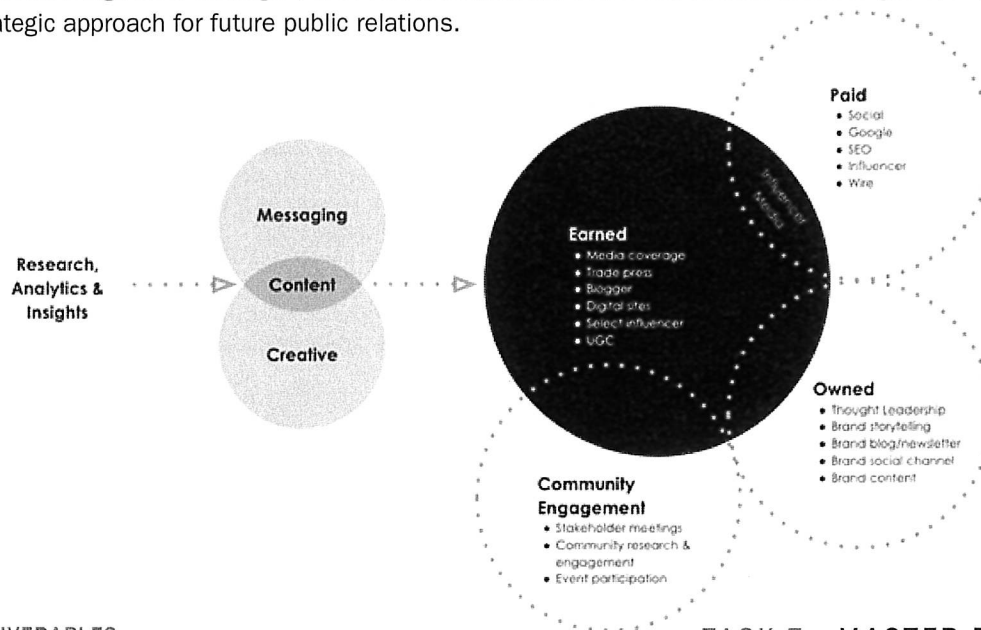
TASK 6 - COMMUNITY ENGAGEMENT

Building on the branding and marketing strategy developed in Phase 1, the team will create a public engagement strategy with you for Phase 2 of the River District implementation. We often conduct community engagement as an integrated component of a master plan, and we would like to work with you to establish key touchpoints with the community both to share and gather information throughout the development of the master plan in Task 7. The workshops we plan together should include specific events

to engage with under-represented communities, with opportunities to talk about art, interpretation, and cultural representation. These workshops will be an important opportunity to build a diverse coalition of champions for project implementation over time.

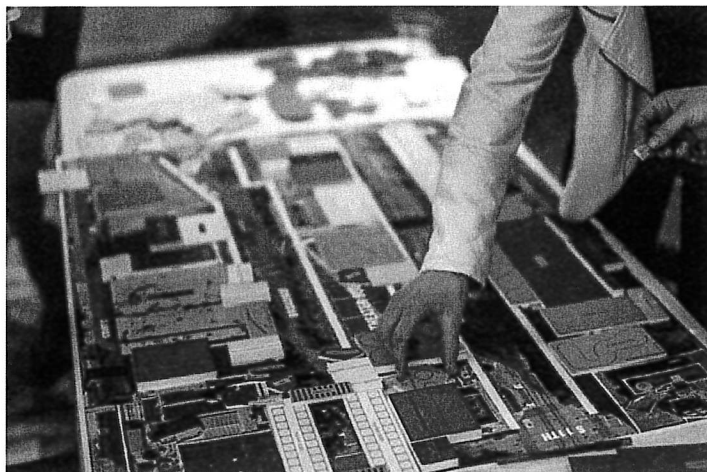
Strategic Public Relation Plan Process

Idea Hall's high-level strategic public relations plan will define key communications goals, target audiences, and strategic approach for future public relations.



DELIVERABLES:

- Host five community workshops including pop-ups at events such as car shows and music festivals in the Proposed River District
- Assist the City in developing information about the Project for distribution to the public which might include a survey of the voters to determine the appetite for a Proposed River District as a tax or assessment



Walker Macy conducted public outreach for the Tacoma Theater District Vision Plan as an interactive part of downtown arts programming

TASK 7 - MASTER PLAN

Walker Macy will lead the development of a community-driven, visionary Master Plan for the River District. We look forward to a collaborative approach to crafting the scope for this plan so that it reflects your processes and expectations. Below, we have suggested a team of subconsultant disciplines that may be needed for a comprehensive River District master plan. We would work with you to refine this list and consider potential firms with the appropriate expertise for your community.

- **Walker Macy:** prime consultant landscape architect and master planner
- **ECONorthwest**
 - Public Engagement Consultant
 - Public Artist
 - Transportation Planner
 - River Restoration and Water Resources
 - Cultural Resources
 - Civil and Structural Engineers
 - Cost Estimating
 - Geotechnical Engineering
 - Electrical Engineering
 - Lighting Design



The following is an outline of the key tasks in a preliminary scope of work for the River District, which could be accomplished in approximately one year, depending on the public engagement strategy selected. We have proposed a set of 3 key workshops and an iterative process of developing concepts in more detail as the plan proceeds. We have noted a range of consultant fee that could accomplish this scope of work, but this would be refined after close collaboration with you on a detailed work plan.

1. **Project Management:** Establish schedule, roles, committees and communication protocols
2. **Project Start-up (6 weeks):** Kickoff meeting. Site visits. Develop a public involvement strategy
3. **Existing Conditions (8 weeks):** Background research, base mapping and existing conditions presentation
4. **Vision Charrette**
5. **Plan Alternative Concepts (8 weeks):** Prepare concepts for Gateway Parks, Fairmount Park and 'tributaries', including public access and open space, adjacent land uses, circulation, infrastructure and phasing.
6. **Community Forum 1:** Alternative Concepts
7. **Preferred Concepts (12 weeks):** Including Framework Plan to establish fundamental elements of the vision, Demonstration Plans to show improvement scenarios that

meet the Framework and design standards for the Proposed River District.

8. **Community Forum 2:** Preferred Concepts
9. **Final River District Master Plan and Implementation Strategy (12 weeks)**

FEES: \$1.25-1.5 million

TASK 8 - FORMATION OF FINANCIAL STRUCTURE

ECONorthwest will identify and lead the tasks needed to implement the selected financial structure for the River District; the steps to implement the structure will be discussed with the City as part of Task 3. The process may include community polling and balloting, and voting by local property owners; and our team has worked with many firms that conduct polling and balloting processes that we will involve on our team to lead these efforts in the community.

DELIVERABLES:

- Implementation of Financial Structure

EXHIBIT "B"
COMPENSATION

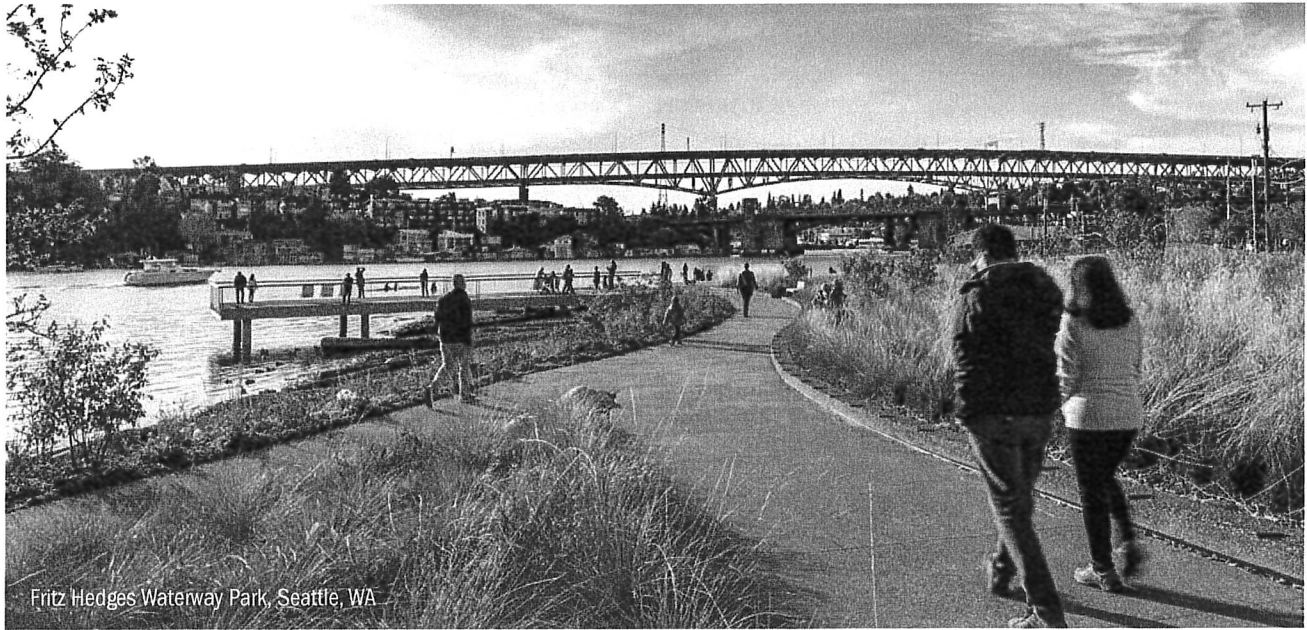
G. PRICING, BUDGET, AND SCHEDULE

PROPOSED FEES	ECONORTHWEST			WALKER MACY			IDEA HALL	
	KEY PERSONNEL	CHRIS BLAKNEY	KATHERINE BUCK	MORGAN SHOOK	KEN PIRIE	SAUMYA KINI	MIKE ZILIS	REBECCA HALL
TITLE	PROJECT DIRECTOR	PROJECT MANAGER	STRATEGIC ADVISOR	PRINCIPAL URBAN PLANNER	PM/ URBAN PLANNER	PRINCIPAL LANDSCAPE ARCHITECT	BRANDING DIRECTOR	COMMUNICATION LEAD
STANDARD HOURLY RATES*	\$280	\$200	\$300	\$195	\$135	\$235	\$350	\$225

PHASE I - FEASIBILITY STUDY				TOTAL
TASK 1: RESEARCH	\$14,473.68	\$8,381.23	\$200.00	\$23,054.91
TASK 2: PROPERTY ASSESSMENT AND MAPPING	\$36,317.33	\$16,364.28	-	\$52,681.62
TASK 3: FINANCIAL AND GOVERNING STRUCTURE	\$48,312.68	-	-	\$48,312.68
TASK 4: BRANDING/ MARKETING	\$1,223.66	\$14,942.46	\$40,140.00	\$56,306.13
TASK 5: WORKPLAN	\$ 13,965.76	\$5,014.77	-	\$18,980.53
	\$114,293.11	\$44,702.74	\$40,340.00	PHASE I TOTAL: \$199,335.85

EXHIBIT "C"

KEY PERSONNEL



Fritz Hedges Waterway Park, Seattle, WA

C. CONSULTANT INFORMATION

Contact Person: Chris Blakney

Consultant's Main Office Address: 222 SW Columbia Street, Suite 1600, Portland, OR 97201

Consultant's Branch Office(s) Address(es): 9415 Culver Blvd #248, Culver City, CA 90232

Organizational Entity: Corporation

Any litigation, mediation, or arbitration, regarding the performance of any services similar to the Services, in which the Consultant has been involved in the past five (5) years: No

OUR TEAM

ECONORTHWEST

Role: Economist

ECONorthwest is a leading West Coast consulting firm that specializes in economics, finance, and planning, with a Los Angeles office that would lead this project. We understand that businesses and governments face difficult decisions about how to make the best use of limited resources. We help our clients make thoughtful, data-driven decisions using tools and methods that meet the highest standards of best practice. At the core of everything we do is applied microeconomics. This perspective allows us to fully understand, and effectively

communicate, the benefits, costs, and tradeoffs associated with any decision. Our consultants have advanced degrees in a variety of fields—including economics, planning, and public policy—and work on projects ranging from strategy to implementation. On these projects, we provide a range of services, including business economics and modeling, natural resource economics, fiscal and economic impact analysis, land-use planning, policy analysis, and urban and regional planning.

Through its work on dozens of waterfront redevelopment strategies for west coast cities, ECONorthwest understands how the City must balance its economic development mission and waterfront redevelopment goals with the needs and desires of the community. Our role ranges from analyzing business concepts for water-related uses, assessing residential and commercial development feasibility, and estimating the economic and fiscal impacts of redevelopment. To assist with the later phases of implementation, we have developed comprehensive funding strategies for infrastructure enhancements and new programs.

ECONW's Los Angeles office brings strong local and regional experience for projects of a similar scale. For example, the firm was selected by the

University of Redlands to provide on-going market and financial analysis to the developer team behind University Village, a 30-acre master plan at the MetroLink/Arrow Line terminus station that will provide over 1,000 units of housing, retail space, flex office space, and a boutique hotel.

Equity Framework

We use an Equity Framework to shape the questions we ask, the way we interpret findings, and how we arrive at policy recommendations. We endeavor to:

- Intentionally strive for equitable outcomes. Setting our sights on equitable outcomes and working backwards to figure out how to achieve them and address root causes.
- Recognize that history matters. Learn from history to avoid repeating or exacerbating harm.
- Lead with race. Race is the most consistent predictor of quality of life outcomes in the communities we serve, and therefore, our journey towards social equity begins with race as the primary determinant. We seek to understand intersectionalities between race and other social and cultural markers such as income, gender, and ability.
- Commit to continuous improvement. Strengthen how we think about equity in our hiring, management, and operations

Values

We are:

- Independent: Our clients come to us with questions, but they do not direct our answers.
- Insightful: We make the complicated clear.
- Curious: We keep asking questions, from many perspectives, to get to the core of problems and their solutions.
- Collaborative: We produce great work together: crossing disciplines and learning side-by-side.
- We strive for Impact: Our work informs decisions that improve the communities where we live and work.

WALKER MACY

Role: Urban Designer/ Planner/ Landscape Architect

Years Working with ECONorthwest: 30+

Walker Macy is a landscape architecture, planning, and urban design firm that practices throughout the western states from offices in Portland and Seattle. The firm has a long history working in the Riverside community through collaborations with

the University of California Riverside on campus and site master planning projects that include a strong focus on the unique landscape and context of the city. Walker Macy is known for waterfront public open spaces that have become places of great significance for communities. The firm specializes in waterfronts that interweave urban development, public open space, and nature into a cohesive and positive place. Their projects have revitalized existing waterfronts with public access, economic development, programming for events, arts, and culture, and environmental enhancement and restoration. Walker Macy's award-winning plans are based on a close reading of the place and inclusive public engagement with communities. Walker Macy has a long-term track record of success working for UC Riverside, giving them a direct familiarity with the community.

IDEA HALL

Role: Branding

Years Working with ECONorthwest: 0

Idea Hall is a fusion marketing and public relations firm that specializes in the strategic development and implementation of integrated marketing communications programs to drive results for their clients. They are optimistic problem solvers and they create powerful ideas that change perceptions, start conversations, and strengthen brand performance. Built around an idea-first approach, Idea Hall works at the convergence of public relations, advertising, and content marketing to help their clients find the right solutions and channels for achieving objectives. They've partnered with private companies and public agencies, charities, and philanthropy to not only grow business, but to foster the well-being of communities.

D. CONSULTANT PERSONNEL



CHRIS BLAKNEY

PROJECT DIRECTOR
ECONORTHWEST

Chris joined ECONorthwest as a Project Director in 2019. Chris' professional expertise is established at the cross-section of development economics and economic development. Chris works with a range of public and private sector clients to develop strategic actions that address challenging policy questions around affordable housing, land use, economic development, and growth management. Prior to joining ECONorthwest, Chris served as an in-house economist for a leading Architecture & Engineering firm advising architects on the economics of design alternatives. Chris has been an active member of the International Economic Development Council and the Commercial Real Estate Development Association (NAIOP).

Education

- B.A. Economics, Pacific Lutheran University (Emphasis in Mathematics and Domestic Policy)
- Certificate in Economic Development, University of Oklahoma Economic Development Institute

Years at ECONorthwest: 3

Years in Industry: 18

Contact Number: 213-291-9444

Relevant Experience

- **River Trail Funding Feasibility Analysis**, SAN DIEGO, CA — A funding feasibility analysis of the suite of available funding options to fund remaining portions of the San Diego River Trail system.
- **Waterfront Master Plan**, ASTORIA, OR — A market opportunity assessment, funding, and implementation plan in support of the Port of Astoria's Waterfront Master Plan.
- **University Village TOD Site Analysis**, REDLANDS, CA — Market and funding team lead for a development team leading development on the 32-acre University Village Site at the University of Redlands.



KATHERINE BUCK

SENIOR PROJECT MANAGER
ECONORTHWEST

Katherine joined ECONorthwest in January 2023. Her prior work experience includes project management of consulting and development projects for public, private, and non-profit clients. She specializes in housing, real estate development feasibility, social infrastructure development, and economic development. Katherine blends her real estate experience and planning background to analyze current market conditions, anticipate future growth and trends, and facilitate new development focused on multi-family housing, transit-oriented development, and social infrastructure. She is skilled in creating pro forma models to test financial feasibility and with determining the financial structure of complex public projects that maximize the public benefit while minimizing risks and costs to a public agency.

Education

- Master of Urban Planning, University of Southern California
- Certificate of Real Estate Development, University of Southern California
- B.A. Public Policy, University of Michigan

Years at ECONorthwest: 0

Years in Industry: 10

Contact Number: 213-291-9444

Relevant Experience Prior to Joining ECONorthwest

- **Burbank Civic Center P3**, BURBANK, CA — Led a feasibility study to assess whether the City could use a Public-Private Partnership (P3) model to deliver a new Central Library, city office space, civic plaza, parking structure, and housing for the City of Burbank. The project included a concept plan, cost estimate, highest and best use analysis, and a review of financing options.
- **A Line Jobs Attractions Study**, EAST BAY, CA — Evaluated development potential for commercial uses near Bay Area Rapid Transit (BART) stations in East Bay; conducted a market study, engaged developers in a market sounding, tested possible projects' financial feasibility, and created strategies to incentivize development near transit.
- **Lake Elsinore Dream Extreme 2040 Strategic Plan**, LAKE ELSINORE, CA — Provided strategic advisory services and crafted strategies for the City of Lake Elsinore on their first long term strategic plan to achieve their vision of making the City the ultimate lake destination where all can live, work, and play.



MORGAN SHOOK

STRATEGIC ADVISOR
ECONORTHWEST

Morgan conducts economic, financial, and policy analyses on projects related to real estate, land use, and transportation. He has deep expertise in economic, market, and financial analytics that he brings to bear in business, enterprise, and policy settings. Morgan regularly works for a range of government, business, and nonprofit clients, providing analyses that highlight opportunities, consequences, and trade-offs of decisions affecting land and infrastructure. Before joining ECONorthwest, Morgan worked in biotechnology development at the Institute for Systems Biology, and health disparities research at the University of Chicago. Morgan recently served on the Seattle Planning Commission. He is currently AICP-certified.

Education

- M.U.R.P. Portland State University
- B.S. Molecular Biology, University of Puget Sound
- Certificate in Commercial Real Estate Development, UW Extension

Certifications

- AICP, 2013 - present

Years at ECONorthwest: 7

Years in Industry: 19

Contact Number: 213-291-9444

Relevant Experience

- **Burke-Gilman Trail EIS, SEATTLE, WA** — Evaluated the economic impacts of trail alternatives, specifically examining impacts on local commerce and businesses resulting from the completion of the Burke-Gilman trail. The technical work required a robust analytic framework and analysis of the business impacts.
- **King County Civic Campus Master Plan, SEATTLE, WA** — Conducting a facility cost analysis to compare overall capital and operating cost of building occupation over time for multiple agencies. The study assesses current market conditions, future needs, and funding opportunities for new investments in the County's facilities.
- **Clackamas 911 Feasibility Study, CLACKAMAS, OR** — A study of Clackamas 9-1-1 Communications to recommend an efficient governance structure, funding strategy and to identify a migration path towards achieving outcomes listed within their strategic plan.



SAUMYA KINI

PROJECT MANAGER, PLANNER, URBAN DESIGNER
WALKER MACY

With a dual background in architecture and urban and regional planning, Saumya is an urban planner and designer with significant expertise in site master planning, community investment, and public engagement with a social equity lens. Saumya helps to lead Walker Macy's planning and urban design work; she focuses on public engagement, development of planning concepts and strategies, and clear visual communication of ideas through graphics and documents. She has recently worked on planning projects that provide a framework for future design and development that supports long-term economic, urban design, environmental and community goals.

Education

- Master of Urban and Regional Planning, Portland State University
- Bachelor of Architecture, University of Oregon
- 2019 Fulbright Graduate Research Fellowship in Okayama, Japan

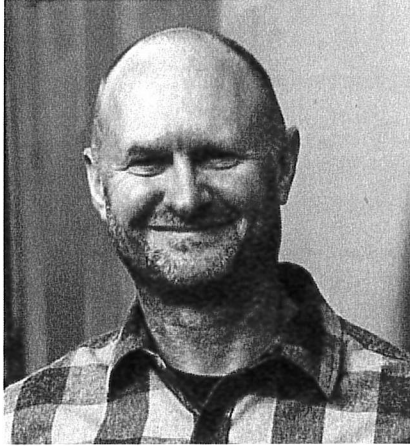
Years at Walker Macy: 10

Years in Industry: 10

Contact Number: 503-228-3122

Relevant Experience

- **Willamette Falls Legacy Project, OREGON CITY, OR** — Saumya helped create a framework and scenarios for development, open space, and public access that re-imagine this former mill site on the Willamette River.
- **St. Helens Waterfront Framework Plan, ST. HELENS, OR** — Walker Macy developed the framework plan for the Waterfront Redevelopment Area to identify opportunities for public waterfront access, create developable parcels and establish rights-of-way and building envelopes.
- **UC Riverside Clean Tech Hub, RIVERSIDE, CA** — Master plan for a clean technology park would lead to a reinvention of UC Riverside's relationship with the city and region.



KEN PIRIE

PRINCIPAL URBAN DESIGNER / PLANNER
WALKER MACY

Ken Pirie leads the firm's planning and urban design work with frequent, efficient communication and thorough, engaged project management. From his decades of experience as a planner and urban designer of new communities, campuses, parks, and waterfronts, he brings a deep understanding of the ecological and social aspects of a diverse variety of sites. Ken has worked with communities of all sizes to plan urban improvements, from streetscape revisions to parks and open spaces. Many of Ken's recent projects across the state have addressed how public spaces can support major redevelopment areas and create a framework for growth in manner that is beneficial to the community and enhances sense of place. In addition to Ken's leadership planning the redevelopment of major waterfronts and neighborhoods, Ken has worked on major planning projects at UC Riverside for more than 20 years.

Education

- MUP, University of Washington
- BA in Geography and Environmental Studies, McGill University

Registrations

- LEED™ AP ND #10729457
- AICP, 2004 – present #019345
- Certified Urban Designer

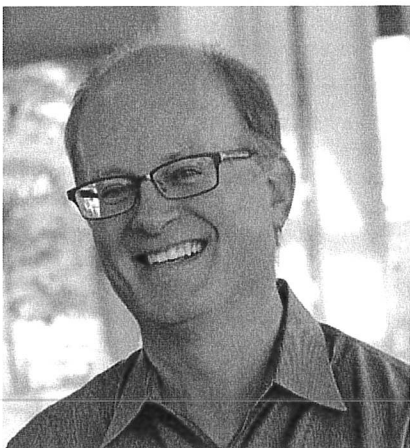
Years at Walker Macy: 20

Years in Industry: 28

Contact Number: 503-228-3122

Relevant Experience

- **Willamette Falls Legacy Project**, OREGON CITY, OR — Ken helped establish a comprehensive vision/ framework plan as this former industrial site becomes a vibrant, mixed-use landmark.
- **Whatcom Waterfront District Master Plan**, BELLINGHAM, WA — Ken was part of a team that created a master plan for the former Georgia-Pacific paper mill site, now a mixed-use urban neighborhood with public open space.
- **Waterfront Framework Plan**, ST. HELENS, OR — Ken helped develop a framework plan that identifies opportunities for public waterfront access, creates developable parcels, and establishes rights-of-way and building envelopes.
- **UCR Campus Physical Plan**, RIVERSIDE, CA — Ken was a core team member of the Campus Physical Master Plan, laying the groundwork for many future projects.



MICHAEL ZILIS

PRINCIPAL LANDSCAPE ARCHITECT
WALKER MACY

With decades of leadership in the planning and development of open spaces, working in sensitive environmental contexts, Mike has a keen understanding of the physical requirements of development, land use and permitting, public engagement, and sustainable design. He has focused his decades-long career on meaningful collaborations with clients and communities that have led to the creation of vital public open spaces. Mike is known for an insightful, hands-on design approach to transform open spaces by finding creative solutions that are rooted in the special qualities of place, environment and community. Mike's recent projects emphasize the interaction between ecological, cultural, and economic redevelopment considerations in major public access projects like the Astoria Waterfront Master Plan and has worked for over 20 years on projects at UC Riverside.

Education

- BLA, University of Oregon

Registrations

- Registered LA: CA, WA, OR, UT, ID

Affiliations

- ASLA, 2000 - present
- The Waterfront Center (Member, 2000 - present; Board, 2008 - present)

Years at Walker Macy: 36

Years in Industry: 40

Contact Number: 503-228-3122

Relevant Experience

- **Willamette Falls Legacy Project, and Tumwata Village Planning**, OREGON CITY, OR — Mike helped establish a comprehensive vision/ framework plan as this former industrial site becomes a vibrant, mixed-use landmark.
- **Astoria Waterfront Master Plan**, ASTORIA, OR — Mike led a team to establish a Waterfront Master Plan, a long-term vision that will promote vibrant mixed-use development, leveraging strategic public investments and policy initiatives that set the stage for substantial new private development.
- **UC Riverside North District Housing**, RIVERSIDE, CA — Mike was part of a design team developing a 6000 student residence hall, two dining halls, recreation fields and a NCAA soccer stadium on over 50 acres of the UCR North Campus.
- **Docks Promenade**, SACRAMENTO, CA — The Docks Promenade reopens the Sacramento Riverfront to the community after decades of industrial uses with a multi-use path, a historic excursion train, overlooks, and signature public art.



REBECCA HALL

PRESIDENT AND CEO
IDEA HALL

A thought leader and celebrated entrepreneur, Rebecca has spearheaded international, national, and local branding, public relations and marketing programs, image-building campaigns and new product launches. She personally counsels clients on building personal and corporate brands and is a OC500 influencer locally fueled by her passion for relationships and building a stronger community. Rebecca graduated from Chapman University, where she has served as the Vice Chair of its Board of Governors. She is also an Orange County Business Council board member and serves on the UCI Center for Real Estate Board. She has been honored with the "Distinguished Service Award" by the Public Relations Society of America where she is an accredited member.

Education

- BA in Business Communication, Chapman University

Years at Idea Hall: 20

Years in Industry: 27

Contact Number: 714-436-0855

Key Clients

- ocVIBE
- Irvine Company
- Dana Point Harbor Partners
- East Valley Water District
- Irvine Ranch Water District
- Be Well OC
- Chapman University



HIBA ABLOULHOSN

ACCOUNT DIRECTOR, INTEGRATED COMMUNICATIONS
IDEA HALL

With over 20 years of experience in the communications and creative sphere, Hiba's ultimate goal is to inspire strategic and forward thinking and create positive impact. Having contributed to projects in both public and private sectors, engaging various communities across the globe, the richness and diversity of her knowledge brings in a multicultural perspective and holistic approach to integrated communication. Hiba is committed to being community-focused and civic-minded as her portfolio embodies multiple environmental, socio-economic, cultural, and educational avenues. She has fostered successful interactions with businesses, civil society actors and institutions to shape creative ideas, develop concrete plans, and lead cross-functional teams towards measurable results.

Education

- Masters in Communication, University of Edinburgh
- BA in Graphic Design, American University of Beirut

Years at Idea Hall: 1

Years in Industry: 20

Contact Number: 714-436-0855

Key Clients

- Irvine Ranch Water District
- Sandra Day O'Connor Institute
- OC Cemetery District
- Dana Point Harbor Partners
- Think Together
- UN Habitat
- European Commission