

PROFESSIONAL CONSULTANT SERVICES AGREEMENT

RADAR, INC.

Missing Middle Prototype Plans for Infill Housing Sites (RFP No. 2439)

THIS PROFESSIONAL CONSULTANT SERVICES AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, _____ (“Effective Date”), by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation (“City”), and RADAR, INC., a California corporation (“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 Missing Middle Prototype Plans for Infill Housing Sites (RFP No. 2439) (“Project”).

2. **Term.** This Agreement shall be effective on the date first written above and shall remain in effect until June 30, 2026 unless otherwise terminated pursuant to the provisions herein, with the option to extend for one additional one-year term, with the total term not to exceed twenty-six (26) months, based upon acceptable performance by the Consultant, acceptable fees, and subject to the same terms and conditions of the Agreement.

3. **Compensation/Payment.** Consultant shall perform the Services under this Agreement for the total sum not to exceed Four Hundred Seventy-Two Thousand Nine Hundred Ninety-Three Dollars (\$472,993.00), 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

Community & Economic Development Dept.
City of Riverside
Attn: Daniel Palafox
3900 Main Street
Riverside, CA 92522

To Consultant

Radar, Inc.
Attn: Rachel Allen
423 Gin Ling Way
Los Angeles, CA 90012

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

RADAR, INC.,
a California corporation

By: _____
City Manager

By:  _____
Print Name: Rachel Allen
Title: President

Attest: _____
City Clerk

and

By:  _____
Print Name: Rachel Allen
Title: Secretary

Certified as to Availability of Funds:

By: _____
Chief Financial Officer

Approved as to Form:

By: Susan Wilson _____
Assistant City Attorney

EXHIBIT “A”

SCOPE OF SERVICES

EXHIBIT A

Scope of Services

Programs Accelerating Transformative Housing (PATH) Program
Housing Infill on Public and Private Lands (HIPPP) Program
City of Riverside: Missing Middle Prototype Plans for Infill Housing Sites

INTRODUCTION

SCAG serves as a catalyst for a brighter future for Southern California by leading a vision to elevate the region and creating a holistic plan to achieve our unified goals. SCAG authors the roadmap for Southern California's mobility and land use by organizing and prioritizing transportation projects across the region, and spearheading programs to meet environmental, economic and equity goals, and support jurisdictions in addressing their diverse transportation and land use needs. SCAG empowers Southern California jurisdictions and organizations to work toward regional solutions by facilitating resources and opportunities for local engagement, capacity building and technical assistance, and strategically support and invest in the region's most impacted communities.

Programs to Accelerate Transformative Housing (PATH) Program

This project is funded by the Regional Early Action Planning Grant Program of 2021 (REAP 2.0) program, which was established as part of the 2021 California Comeback Plan under AB 140 to confront the statewide housing affordability crisis. REAP 2.0 builds on the success of REAP 2019, but expands the program focus by integrating housing and climate goals and allowing for broader planning and implementation investments to facilitate housing supply, choice, and affordability. The program is designed to implement SCAG's Connect SoCal Plan by supporting integrated and transformative planning and implementation activities that realize the region's mobility, land use, housing, and environmental goals. REAP 2.0 provides a \$560 million investment to advance implementation of adopted regional plans by funding planning and development activities that accelerate infill housing and reductions in per capita vehicle miles traveled (VMT). Statewide REAP 2.0 is administered by the California Department of Housing and Community Development (HCD) in collaboration with the Governor's Office of Planning and Research (OPR), the Strategic Growth Council (SGC), and the California Air Resources Board (CARB). All REAP 2.0 funds must be expended by June 30, 2026.

In mid-2023, HCD awarded SCAG a total of \$231.5 million to develop programs that further REAP 2.0 objectives. All projects funded by REAP 2.0 must meet its

primary objectives, which are to accelerate infill housing development, reduce VMT, increase housing supply at all affordability levels, affirmatively further fair housing, and facilitate the implementation of adopted regional and local plans to achieve these goals.

This proposal was developed under SCAG's HIPP program, which is intended to (1) accelerate infill development that facilitates housing supply, choice, and affordability; (2) affirmatively further fair housing; and (3) reduce vehicle miles traveled. The program is intended to assess available infill public-owned and private-owned lands for affordable and mixed-income housing and neighborhood serving uses and developing land use regulatory initiatives for increasing residential development capacity in corridor-wide and area-wide infill areas based in justice, equity, diversity, and inclusion.

PROJECT BACKGROUND

The Missing Middle Prototype Plans for Infill Housing Sites Project ("Project") is a housing production program that aims to expand the City of Riverside's housing stock and remove barriers in the permitting process. The City of Riverside is seeking to develop prototype construction plans for small-scale multifamily development (e.g., two to four-unit properties, small cluster development, and low-rise apartments) tailored to infill development sites to enrich existing neighborhoods with a broader range of housing types attainable to middle income households. The Project addresses present-day challenges in housing production and acts as a catalyst for infill housing development, fulfilling SCAG's Connect SoCal Housing Supportive Infrastructure Key Connection. The availability of prototype plans will simplify the design, planning, and permitting process, reduce overall construction costs, and result in a variety of by-right workforce housing.

Among the tasks is the development of robust community engagement plan with two phases of implementation. The first phase is public outreach, specifically to disadvantaged and historically disinvested communities within the Project Area, to ensure a community-driven process and outcomes.

The second phase is a broad-based information campaign to effectively inform the development community and educate the public about the availability and benefits of prototype Missing Middle plans. A series of workshops will be conducted to share project outcomes and ideally provide technical assistance for small-scale or first-time developers.

Other key tasks include the creation of an external technical advisory committee to provide design recommendations and advise on development feasibility; and design services to develop prototype missing middle design plans. These tasks will result in a

final deliverable of 100% construction level drawings and supporting calculations for a variety of housing types, filling the gap between single-family homes and high-rise apartment buildings.

The City will partner with a design professional in the development of prototype designs informed by community need and the practical realities of infill development. Design deliverables include but are not limited to structural calculations, truss plans, acoustical analyses, mechanical, electrical, and plumbing plans and specifications, and other requirements for a complete plan check submittal. The City's Building & Safety Division will conduct a technical review of plans for pre-approval. The Building & Safety Division will also participate in the development of a deferred submittal approach to capture additional requirements including fire sprinkler plans, solar photovoltaic (PV) plans, grading and offsite improvement plans.

PROJECT LOCATION

The proposed project will focus on key infill sites located throughout the city with particular attention to High Quality Transit Areas including the Magnolia and University Avenue Corridors in the city. Within the Magnolia and University Avenue Corridors, the project will evaluate infill sites identified as priority growth areas as per SCAGs 2040 RTP/SCS.

OVERALL PROJECT OBJECTIVES

- Encourage the development of vacant and underutilized infill sites with missing middle housing by providing preapproved or near-approved.
- Reduce greenhouse gas emissions and vehicle miles traveled by introducing additional housing to areas with easy, walkable access to residents' daily needs.
- Improve the quality of life of all residents by providing a variety of housing types which are centrally located to public transportation.

The consultant shall perform the following Tasks:

TASK 1: PROJECT MANAGEMENT AND COORDINATION

Task 1.1: Project Kick Off Meeting

Within the first month from issuance of the Notice to Proceed, Consultant shall hold a virtual kickoff meeting with Project Management Team (PMT). The PMT will consist of the SCAG Project Manager and Deputy Project Manager, the City of Riverside Project Manager, and other relevant staff to review project vision and goals and confirm the direction of the technical approach and engagement efforts.

The kickoff meeting shall be used to review the draft Project Management Plan (PMP, Task 1.2), project scope of work, schedule, and budget; establish a schedule for the Project Management Team meetings (PMT, Task 1.3); identify potential stakeholders to engage (Task 2.1); and confirm communication protocols. Consultant shall also lead a discussion on data collection (Task 1.6).

Consultant shall provide the kickoff meeting agenda to meeting attendees at least two business days in advance to allow time to review and revise the agenda. Consultant shall provide meeting notes within two business days after the kickoff meeting to meeting attendees to ensure that next steps are documented. Consultant is responsible for preparing an agenda, presentation materials, and any handouts ahead of the kickoff meeting and making materials available to all.

Task 1.1 Deliverables:

- 1.1.1. Project kick off meeting agenda
- 1.1.2. Project kick off meeting notes and list of attendees
- 1.1.3. Project kick off presentation and any handouts or any other relevant materials

Task 1.2: Project Management Plan and Schedule

The Consultant shall prepare a Project Management Plan (PMP), which will include the contact information for the key project team, the scope of work, the schedule, the budget, invoicing progress, reporting details, along with document control and QA/QC procedures. The PMP shall include deliverables and timelines. The PMP will identify system for project control, including necessary procedures for conducting the work; managing resources, communications, budget, schedule, monitoring and reporting project status and progress, document control and quality assurance/quality control. The PMP shall include safeguards for early identification of issues and their effective resolution. Upon approval by SCAG, PMP shall be the document guiding the progression on the overall effort. Consultant shall notify SCAG as swiftly as possible about any potential necessary updates to the PMP. Any proposed changes to the overall PMP must be approved by SCAG. The Consultant shall deliver the PMP prior to the Kickoff Meeting.

The Consultant shall develop a schedule showing all work tasks, subtasks, start dates, activity durations, product submittal dates, key project milestones, and relationships among work tasks, including critical path items. Each task and subtask deliverable shall be provided to PMT as it is completed, per the project schedule. PMT shall have a two-week review period for all deliverables. All comments, edits, suggestions, and questions from the PMT shall be submitted to the Consultant and edits will be incorporated into a revised deliverable.

Key comments, direction, and approvals from the City shall also be documented by the Consultant in a Comment Resolution Log to track progress between milestone deliverables.

Task 1.2 Deliverables:

- 1.2.1. Project management plan (PMP)
- 1.2.2. Project schedule
- 1.2.3. Comment Resolution Log

Task 1.3: Project Management Meetings

Consultant Project Manager shall conduct monthly check-in meetings with the Project Management Team (PMT) that includes the SCAG, City of Riverside and other team members as needed. The meetings shall be used to update the PMT on project progress, to identify and plan for upcoming tasks, and to anticipate any concerns or challenges. Consultant shall provide each meeting agenda at least two business days in advance to meeting attendees to allow time to review and revise the agenda. Consultant shall provide meeting notes within 48 hours (about 2 days) after each meeting to attendees to ensure next steps are documented. Consultant shall provide presentation materials electronically to meeting attendees at least 24 hours before the meeting.

In addition, Consultant shall be available for phone check-ins with SCAG and the City of Riverside up to a time commitment of 12 hours in addition to the monthly check-in meetings.

Task 1.3 Deliverables:

- 1.3.1. Meeting agendas for monthly PMT meetings
- 1.3.2. Meeting notes with list of attendees and any actions items identifying responsible party and due dates
- 1.3.3. Meeting materials, including presentations and any handouts
- 1.3.4. Documentation of additional check-ins (up to 12 hours)

Task 1.4: Monthly Invoicing and Reporting

The Consultant shall prepare monthly invoices and reports in accordance with SCAG invoicing and reporting methodologies. Each report will follow a format approved by the SCAG Project Manager. Consultant shall track and report critical path activities and milestones and prepare and submit monthly progress reports to SCAG. Monthly progress reports shall detail the work performed and deliverables completed during the previous month, identify any issues encountered, and provide proposed solution(s) to address said concerns.

Each monthly progress report will at a minimum include:

- Summary
- Progress narrative
- Description of tasks completed
- Project schedule describing the percentage of each task/deliverable/milestone
- Summary of costs incurred per task/milestone with info on remaining funding by task
- Project Schedule and schedule tracking narrative
- List of deliverable items
- Management issues
- Needed corrective actions
- Statement of resolution of problems
- 30-day look ahead

Task 1.4 Deliverables:

1.4.1. Monthly invoices

1.4.2. Progress reports

Task 1.5 Project Close-Out Files

At the end of the project, the Consultant shall document and assemble all project deliverables and provide them in accordance with SCAG's project close out procedures. All deliverables shall be provided in accordance with the Project Schedule.

Consultant shall document all project deliverables in an organized fashion and deliver them in an electronic format at the end of the project, along with an Excel file documenting location and completion of deliverables. Each task shall have its own folder. Within each task there shall be a folder with the name of the deliverable and the final version of each deliverable within it. Each meeting held shall have a folder including agendas, notes, and other relevant materials from that meeting. All deliverables shall be provided in accordance with the Project Schedule.

Task 1.5 Deliverables:

1.5.1 Project close-out files with accompanying Excel file

Task 1.6 REAP Metrics Data Collection and Reporting

The Consultant shall work with the jurisdiction and SCAG PM on selected measurable outcomes and metrics. Consultant shall collect related existing conditions from grantee

staff and report on the selected measurable outcomes, baseline conditions, and metrics pursuant to SCAG's schedule provided at project kickoff.

Task 1.6 Deliverables:

1.6.1 REAP metrics data collection and reporting

Task 1.7 Prototype Plan Data Collection and Reporting

The Consultant shall work with the jurisdiction on selected measurable outcomes and metrics which monitor and track the usage of the prototype plans once the plans are released. Consultant shall work with the jurisdiction to identify the mechanism to best track formal building permit applications in order to collect the number of units produced.

Task 1.7 Deliverables:

1.7.1 Prototype Plan Data Collection and Reporting metrics reporting

TASK 1 SUMMARY OF DELIVERABLES

Task 1.1	1.1.1. Project kick off meeting agenda 1.1.2. Project kick off meeting notes and list of attendees 1.1.3. Project kick off presentation and any handouts or materials
Task 1.2	1.2.1 Project Management plan (PMP) 1.2.2. Project schedule 1.2.3. Comment Resolution Log
Task 1.3	1.3.1. Meeting agendas for monthly PMT meetings 1.3.2. Meeting notes with list of attendees 1.3.3. Meeting materials, including presentations or handouts 1.3.4. Documentation of additional check-ins (up to 12 hours)
Task 1.4	1.4.1. Monthly invoices 1.4.2. Progress reports
Task 1.5	1.5.1. Project close-out files with accompanying Excel file
Task 1.6	1.6.1 REAP metrics data collection and reporting
Task 1.7	1.7.1 Prototype Plan Data Collection and Reporting metrics reporting

TASK 2: PUBLIC OUTREACH

This task will solicit input and direction and from community, including disadvantaged communities (DACs) and historically disinvested neighborhoods within the Project Area, and a technical advisory committee convened to inform and refine the design brief and,

importantly, program implementation. This is necessary to ensure that prototype designs are responsive to the specific housing needs and concerns of neighborhoods where infill development potential is high.

To ensure consistency of public information about SCAG programs and funded work products, Consultant is required to notify and coordinate with SCAG Project Manager who will coordinate with SCAG's Manager of Media & Public Affairs or a specified designee on any media inquiries or plans for proactively providing information to media outlets.

Task 2.1: Outreach and Engagement Plan

This task consists of the development of a comprehensive outreach plan that specifically addresses how to engage DACs and historically disinvested communities within the Project Area. The Consultant shall design a public outreach plan featuring meeting dates, topics, identifying potential stakeholders, and recommended methods of input. The outreach plan shall address language accessibility, include culturally competent methods and materials, appropriate communications channels and technological access considerations, and mechanisms for meaningful input, follow-up and follow-through.

The Consultant shall plan, develop all materials, lead, and plan to attend a minimum of six (6) public events scheduled at a variety of times and locations identified in the Public Outreach Plan within the Project Area. The outreach and engagement plan should be organized to take place prior to and after two key milestones: 1) soliciting community feedback prior to the preparation of the design brief and 2) education and promotion of the prototype plans once they are released including any technical assistance (Task 2.3)

The outreach plan shall clearly outline the timing of the stakeholder engagement and how the feedback will be utilized to inform the various project deliverables. Community feedback prior to the preparation of the design brief within the outreach and engagement plan should address design considerations, unit types and sizes, accessibility, affordability.

The Consultant shall develop accessible, comprehensible, and appealing outreach materials to support the outreach plan. The Consultant shall develop social media posts and announcements for the Grantee to distribute on Grantee platforms such as social media, newsletters, webpages and e-blasts.

Consultant is also responsible for crediting SCAG as a funder. **All public-facing communications materials produced under this contract shall acknowledge and give credit to SCAG, whether with a logo or language.** Communications materials include, but are not limited to, site signage, printed information materials, print and

online publications, websites, advertisements, video, public service announcements, social media postings, events, media advisories, news releases and all other related materials.

To promote awareness and encourage local support, local elected officials in the project area should be invited to outreach activities. The Grantee shall coordinate any outreach events with the SCAG PM. The SCAG PM shall coordinate, this with the respective SCAG Government Affairs Officer.

To ensure consistency of public information about SCAG programs and funded work products, the Consultant is required to notify and coordinate with SCAG Project Manager who will coordinate with SCAG's Manager of Media & Public Affairs or a specified designee on any media inquiries or plans for proactively providing information to media outlets related to encouraging participation or reporting on these engagement activities.

Task 2.1 Deliverables

2.1.1. Draft Public Outreach and Engagement Plan with dates, locations, topics, and key audiences

2.1.2. Final Public Outreach and Engagement Plan with dates, locations, topics and key audiences

2.1.3. Public outreach materials including printed information materials, print and online publications, websites, video, public service announcements, social media postings, events, media advisories, and all other related materials

2.1.4. Outreach Summary Memo which summarizes outreach efforts and how the feedback was incorporated into the Design Recommendation's Report

Task 2.2: Community Outreach and Engagement Materials

This subtask will consist of a minimum of three (3) public workshops scheduled at a variety of times and locations throughout the City, with a particular focus on accessibility and convenience for residents of DACs and historically disinvested communities with the highest potential for infill housing development. These workshops shall take place following approval of the final plans. This task will include a report back to the community on the outcomes of the project and how input received through the outreach process (Task 2.1) was incorporated into and affected the results of the prototype plan design. These meetings may fulfill the minimum number of meetings the Consultant shall attend as described in Task 2.1.

This series may also include opportunities for technical assistance for small-scale or first-time developers from DACs and historically disinvested communities to make use of the prototype plans and navigate the approval and permitting process to bring new infill housing opportunities to their communities.

A suite of publications and promotional materials including, but not limited to, handouts, brochures, Frequently Asked Questions (FAQs), press materials, web and social media assets and associated copy will be developed in multiple languages and distributed through a variety of channels. The promotional materials for Task 2.2 shall be in addition to, or a part of, the promotional materials outlined in Task 2.1.

Task 2.2 Deliverables:

2.2.1. Workshop presentation materials, handouts and sign-in sheets

2.2.2. Handouts, FAQs, brochures, web assets and copy

2.2.3. Public outreach materials including event signage, printed information materials, print and online publications, website content, advertisements, video, public service announcements, social media postings, events, media advisories, news releases and all other related materials

Task 2.3: Education and Promotion: Applications Materials

The Consultant shall work with the Jurisdiction to prepare the necessary City application forms, checklists, technical guidance and related materials will be prepared for use with applications to develop projects using the prototype plans. Examples include Frequently Asked Questions about the prototype plans, guidance of where to start and the steps leading to building permit issuance, project submittal checklist for internal City departments including Building & Safety, Public Utilities – Electric and Water, and Public Works. The Consultant shall plan for at least one round of feedback.

Task 2.3 Deliverables:

2.3.1. Draft application forms and checklists

2.3.2. Final application forms and checklists

Task 2.4: Technical Advisory Committee (TAC)

Local stakeholders and experts will be recruited by the Jurisdiction to form an 8-to-10-person TAC comprised of design professionals, developers, contractors, housing advocates, neighborhood and community organizations and representatives of DACs within the Project Area. The Consultant will support by providing the TAC meeting agendas, minutes and presentation materials.

The TAC will meet bimonthly for approximately 8 months (4 meetings) to provide input on local housing needs, community concerns and practical development considerations to inform the design brief. A set of recommendations will be developed that will form the Design Brief. The Design Brief shall also integrate the feedback obtained from the community outreach and engagement as summarized in Task 2.1.4.

Task 2.4 Deliverables

2.4.1. TAC meeting agendas, minutes, and presentation materials

2.4.2. Draft Design Brief

2.4.2. Final Design Brief

TASK 2 SUMMARY OF DELIVERABLES

Task 2.1	2.1.1. Draft Public Outreach and Engagement Plan with dates, locations, topics, and key audiences 2.1.2. Final Public Outreach and Engagement Plan with dates, locations, topics and key audiences 2.1.3. Public outreach materials including site signage, printed information materials, print and online publications, websites, advertisements, video, public service announcements, social media postings, events, media advisories, news releases and all other related materials 2.1.4. Outreach Summary Memo which summarizes outreach efforts and how the feedback was incorporated into final design brief.
Task 2.2	2.2.1. Workshop presentation materials, handouts and sign-in sheets 2.2.2. Handouts, FAQs, brochures, web assets and copy 2.2.3 Public outreach materials including site signage, printed information materials, print and online publications, websites, advertisements, video, public service announcements, social media postings, events, media advisories, news releases and all other related materials
Task 2.3	2.3.1. Draft application forms and checklists 2.3.2. Final application forms and checklists
Task 2.4	2.4.1. TAC meeting agendas, minutes, and presentation materials 2.4.2. Draft Design Brief 2.4.3. Final Design Brief

TASK 3: TECHNICAL WORK

The technical work shall commence following the conclusion of the community outreach and engagement efforts. The technical work focuses on two overarching objectives: 1) evaluating existing conditions including any site feasibility or data gathering intended to inform suitable sites and available area for development and 2) the design component

including the preparation of concept design drawings, construction level drawings and any corresponding technical documents like structural reports and calculations, acoustical studies, energy use calculations and other requirements typical of residential construction in the City of Riverside.

Feedback obtained during the community outreach and engagement from the TAC shall inform the basis for the technical work including plan typologies, design and data analyses.

The Consultant shall be responsible for creating design concepts based on various typologies informed through the Design Brief and for preparing construction level drawings.

Task 3.1 Site Analysis: Land Inventory and Suitable Sites Identification

This subtask will be informed by the use existing available property data to develop an inventory of potentially suitable sites for missing middle housing development based on site conditions including size, dimensions and existing development as well as applicable Zoning, General Plan and Specific Plan regulations, and existing state laws. The project area shall focus on High Quality Transit Areas and 2040 RTP/SCS priority growth areas in the Jurisdiction.

The Consultant shall prepare a data request which lists all of the necessary data for the analysis. The Grantee will provide any available data, but the Consultant shall help supplement any missing data necessary for an adequate level of analysis with data obtained from external sources, as appropriate.

The suitable sites inventory shall include a list and spatial data of eligible sites within the project area and provide an assessment of existing site conditions. The Consultant shall submit a draft sites inventory for City staff review and comment and incorporate feedback into the final sites inventory.

The Consultant shall prepare an Approach Memo for the Grantee to review to determine the analysis is consistent with the overall project scope.

Task 3.1 Deliverables

- 3.1.1. Data Request
- 3.1.2. Approach Memo
- 3.1.3. Draft Suitable Sites Inventory
- 3.1.4. Final Suitable Sites Inventory

Task 3.2 Site Analysis: Development Feasibility Analysis

This subtask will involve an analysis of the suitable sites inventory developed in Subtask 3.1 to assess permissible building envelope and potential development yield of a range of sites by size and configuration to inform the design brief. This subtask will also require a financial feasibility evaluation for prototypical development of missing middle housing to identify a minimum number of units necessary for development feasibility. The Grantee will provide the Consultant with applicable development impact fees for proper feasibility analysis. The analysis shall be submitted as a draft development feasibility report for staff review. The Consultant shall incorporate feedback into the final development feasibility report.

Task 3.2 Deliverables

3.2.1. Draft Development Feasibility Report

3.2.2. Final Development Feasibility Report

Task 3.3 Design Development: Design Development Meetings

This subtask will involve the process of design development for the prototype plans. The goal of this subtask is to have a comprehensive mix of plan configurations, variations and design options that will be produced, with the goal of addressing the city's missing middle housing needs. The Consultant shall meet with the Grantee biweekly to discuss the concept design drawings, plan set preparation, technical analyses and reports, and construction plans for plan check submittal.

Task 3.3 Deliverables

3.3.1. Design development meeting agendas and minutes including action items for the next meeting and responsible party

Task 3.4 Design Development: Design Concept Approval

The Consultant shall prepare conceptual design plans which will be presented to and approved by the Grantee including internal City departments. The conceptual design plans shall be confirmed by the Grantee prior to commencement of plan set preparations; this includes the possibility of reconfiguring plans in case adjustments need to be made. There shall be at least two concept alternatives for each housing typology required by the Design Brief developed through the Outreach process. The concept designs should consider varying levels of anticipated seismic design acceleration, design wind pressures, and geological hazards including but not limited to, expansive soils, soils subject to liquefaction, and settlement.

The Consultant shall produce a "test fit" application of at least two design(s) to actual identified sites (Subtask 3.1) to confirm feasibility.

Task 3.4 Deliverables

- 3.4.1. Draft 50% Concept Design Drawings
- 3.4.2. Final 50% Concept Design Drawings
- 3.4.3. (Optional) Concept Design Alternatives
- 3.4.4 Test fit application for at least two concept designs

Task 3.5: Design Development: Plan Set preparation

The consultant shall prepare and present 80% construction-level drawings as a progress set to confirm final design direction prior to production of plans for plan check submittal and review. The Consultant shall produce a "test fit" application of at least two design(s) to actual identified sites (Subtask 3.1) to confirm feasibility.

Task 3.5 Deliverables:

- 3.5.1. Draft 80% construction-level drawings
- 3.5.2. Final 80% construction-level drawings

Task 3.6: Design Development: Supporting Technical Analyses, Reports, and Calculations

The Consultant shall produce all required supporting documentation, reports and calculations following approval of 80% construction-level drawings (Subtask 3.5). This includes but is not limited to structural calculations, truss plans, acoustical analysis, geotechnical investigation reports, energy compliance forms, project specifications, mechanical, electrical and plumbing plans, and other requirements for a complete plan check submittal.

Task 3.6 Deliverables

- 3.6.1. Supporting documents, technical reports and calculations (including but not limited to: structural, acoustical, etc.)

Task 3.7: Code Compliance Review: Construction Documents and Plan Check Review

The Consultant shall prepare 100% construction-level drawings following the approval of the 80% construction level drawings. Any required supporting documentation, reports, specifications and calculations shall be updated following the approval of the 80% construction level drawings. The Consultant shall submit the plans to the City Building & Safety Division for plan check review. Proposals should allocate a budget for any revisions required to secure plan check approval. The Grantee will waive the fees for plan check submittal.

Task 3.7 Deliverables:

- 3.7.1. Draft 100% construction-level drawings submitted for at least three rounds of plan check review
- 3.7.2. Final 100% construction-level drawings and documentation for submittal

Task 3.8: Code Compliance Review: Deferred and Supplemental Submittals

The Consultant shall develop an approach and methodology for all necessary deferred submittals and supplemental plans that are not typically submitted as part of a plan check package for permit issuance including, but not limited to, fire sprinkler plans; solar PV plans; alarm plans, utility plans, grading and offsite improvement plans.

Task 3.8 Deliverables:

3.8.1. Deferred and separated submittal plans approach (including but not limited to: fire sprinklers, solar PV, etc.)

Task 3.9: Code Compliance Review: Plan Approval

Following the successful completion of plan check review (Subtask 3.8) and approval of prototype plans by the Grantee, the Consultant shall prepare fully approved plan sets to be made available for use for the public. The Grantee shall approve the set of plans.

Task 3.9 Deliverables:

3.9.1. Approved plan sets

TASK 3 SUMMARY OF DELIVERABLES

Task 3.1	3.1.1. Data Request 3.1.2. Approach Memo 3.1.3. Draft Suitable Sites Inventory 3.1.4. Final Suitable Sites Inventory
Task 3.2	3.2.1. Draft Development Feasibility Report 3.2.2. Final Development Feasibility Report
Task 3.3	3.3.1. Design development meeting agendas and minutes including action items for the next meeting and responsible party
Task 3.4	3.4.1. Draft 50% Concept Design Drawings 3.4.2. Final 50% Concept Design Drawings 3.4.3. (Optional) Concept Design Alternatives 3.4.4 Test fit application testing the application of at least two concept designs
Task 3.5	3.5.1. Draft 80% construction-level drawings 3.5.2. Final 80% construction-level drawings
Task 3.6	3.6.1. Supporting documents, technical reports and calculations (including but not limited to: structural, acoustical, etc.)
Task 3.7	3.7.1. Draft 100% construction-level drawings submitted for at least three rounds of plan check review 3.7.2. Final 100% construction-level drawings and documentation for submittal

Task 3.8	3.8.1. Deferred and separated submittal plans approach (including but not limited to: fire sprinklers, solar PV, etc.)
Task 3.9	3.9.1. Approved plan sets

TASK 4: PUBLIC HEARINGS AND ADOPTION

Task 4.1: Public Hearing and Adoption

Once the prototype plans have been approved and released to the public, the Jurisdiction will conduct a public meeting with the City Council to promote and publicize the Missing Middle Prototype Plans for Infill Housing Sites. The presentation should outline the City's approach to publicizing and making the prototype plans publicly available, as well as the City's commitment to implementation. The Consultant shall prepare supporting materials and attend in-person or virtual based on consultation with City staff.

Task 4.1 Deliverables

4.1.1. Approved Missing Middle Prototype Plans for Infill Housing Sites

4.1.2. Council presentation support materials

TASK 4 SUMMARY OF DELIVERABLES

Task 4.1	4.1.1. Approved Missing Middle Prototype Plans for Infill Housing 4.1.2. Council presentation support materials
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EXHIBIT “B”

COMPENSATION

The project has a budget of \$472,993. The project is funded by the Regional Early Action Planning 2.0 Housing Infill on Public and Private Lands Pilot Grant Program from the Southern California Association of Governments. All funds must be expended before June 2026.

EXHIBIT “C”

KEY PERSONNEL



RACHEL ALLEN, AIA, FAAR

Founder
Principal-in-Charge
Radar, Inc.



Rachel grew up in San Francisco and studied architecture at Princeton University. Following graduate school, she worked at Gehry Partners and then won the 2002-2003 Rome Prize in architecture, a yearlong fellowship at the American Academy in Rome. She returned to found the award-winning firm now known as Radar, Inc, part of the team which won the international competition to redesign Downtown Los Angeles's landmark park Pershing Square. She was Mayor Garcetti's Appointee to the HPOZ Board of NELA neighborhood Lincoln Heights, and graduated from ICIC's executive leadership training program and Goldman Sachs' 10K Small Businesses Program. She lectures widely and has taught architecture for Cal Poly Pomona, SCI-Arc, UCLA, USC, and Woodbury University. In 2023 LA Metro appointed Rachel the first-ever Senior Fellow of its Housing Lab, which is researching ways that Metro might build housing on its land faster, cheaper, and more equitably.

EDUCATION

Master of Architecture.
1996. Princeton University
School of Architecture.
Princeton, NJ.

Bachelor of Arts in
Architecture. 1996.
Princeton University School
of Architecture. Princeton,
NJ. Summa Cum Laude.

LICENSES

Licensed Architect - CA
#C28585

PROFESSIONAL AFFILIATIONS

American Institute of
Architects, #30209218

ULI Urban Land Institute Los
Angeles Housing Council,
Technical Assistance Panel
(TAP) Committee Member

CONTACT

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m. (213) 926-5228

PROFESSIONAL EXPERIENCE

Radar, Inc., Los Angeles, CA. 2019 - Present. Founder and Principal

Rachel Allen Architecture, Los Angeles, CA. 2002 - 2018. Founder and Principal

Gehry Partners, Santa Monica, CA. 1996 – 2001. Assistant Project Designer, Project Architect, Associate

SELECTED PROJECT EXPERIENCE

Anew Direction, San Pedro, CA. 2024-Ongoing. Los Angeles County Development Authority. Renovations and infrastructural updates to a 38-room Adult Residential Care Facility, work funded by a CCE grant. Principal.

4th Street Rehabilitation, Pomona CA. 2024. Pomona Housing Authority. Renovations and infrastructural updates to an 12-unit building providing public housing. Principal.

Flower Park Plaza, Santa Ana, CA. CCH Senior Homes. 2022-Ongoing. Renovations and infrastructural updates to an 199-unit hi-rise providing affordable housing. Principal.

El Dorado County ADU, 2021-2023. County of El Dorado. Prototype Design and Construction Documents, Public Education & Marketing Program to develop prototypical ADU plans. Principal.

The Bowtie, Los Angeles CA, 2019-2022. State of CA Dept. of Parks and Recreation. New 18-acre park on the LA River. Conceptual Design and Community Outreach. Principal.

ARLA Homes Small Lot Development, Eagle Rock, CA. 2018 - 2021. Encore Capital Mgmt. Design Architect for 38 small lot homes with ground floor retail. Principal.

Pershing Square Renew/City of LA BOE, 2016-2018. Design Architect for 30,000 gsf of built amenities in the new park, including a below-ground MetroHUB for bicycle commuters; Competition team leader and Principal-in-Charge of Design Architecture.



JEREMY QUINN,
AIA

Associate Principal
QA/QC Architect
Radar, Inc.

EDUCATION

Master of Architecture.
2003. Southern California
Institute of Architecture. Los
Angeles, CA. Graduated
with Distinction.

Bachelor of Science. 1998.
Ward College of Technology,
University of Hartford.
Hartford, CT. Summa Cum
Laude.

LICENSES

Licensed Architect - CA
#C34312

**PROFESSIONAL
AFFILIATIONS**

American Institute of
Architects

CONTACT

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Jeremy is a registered architect in California with wide ranging experience on project types including public schools, affordable housing, mixed-use retail, commercial and single-family homes. He has worked on projects in California, New England, Miami, as well as Dubai, Abu Dhabi and various cities in China. Originally from Massachusetts, he started his career in Connecticut before moving to Los Angeles for graduate studies. Jeremy's Master's degree is from the Southern California Institute of Architecture and undergraduate from the University of Hartford, CT. His work has been recognized with awards from the AIA San Fernando Valley, The Southern California Association of Non-Profit Housing, the Los Angeles Forum, Los Angeles Business Council, and the AIA California Council.

SELECTED PROFESSIONAL EXPERIENCE

Radar, Inc., Los Angeles, CA. 2019 - Present. Associate Principal.

Jeremy J Quinn Architecture and Design, Los Angeles, CA. 2013 - 2019. Owner.

Roger Sherman Architecture + Urban Design, Venice, CA, 2013-2014. Consulting Project Architect.

SELECTED PROJECT EXPERIENCE

Anew Direction, San Pedro, CA. 2024-Ongoing. Los Angeles County Development Authority. Renovations and infrastructural updates to a 38-room Adult Residential Care Facility, work funded by a CCE grant. QA/QC Architect.

4th Street Rehabilitation, Pomona CA. 2024. Pomona Housing Authority. Renovations and infrastructural updates to an 12-unit building providing public housing. QA/QC Architect.

Tomat Restaurant, Westchester, CA. 2021-2024. Tenant Improvements for new fast-casual restaurant with outdoor dining on roof deck. Senior Architect/Project Architect.

Class 5, Torrance, CA 2020-2024. Touchstone Climbing. Commercial T.I., adaptive reuse of an existing big box retail store into a rock-climbing gym. Senior Architect.

El Dorado County ADU, 2021-2023. Prototype Design and Construction Documents, Public Education & Marketing Program to develop prototypical ADU plans for homeowners at no cost. QA/QC Architect.

Galt Senior Housing, Galt, CA. 2022. 41,100 sqft concept design for a 46 unit, mixed-use housing project for seniors. Senior Architect.

Dorothy Peyton Gray Transportation Library, Los Angeles, CA. 2020. LACMTA. High-Rise tenant improvement and library relocation. QA/QC Architect.

The Sycamore at Catalina, Burbank, CA. 2011. Project management from Design Development through 50% Construction Documents for a 20-unit publicly funded apartment building. Winner of the AIA and Southern California Association of Non-Profit Housing Awards. Consulting Project Manager with PMA.



KARINA CONTRERAS, LEED AP

Senior Associate, Project
Manager
Radar, Inc.

EDUCATION

Master of Landscape
Architecture. Harvard
University, Graduate
School of Design. 2014.
Cambridge, MA.

Bachelor of Architecture.
University of Southern
California, School of
Architecture. 2007. Los
Angeles, CA.

PROFESSIONAL AFFILIATIONS

Planning Committee,
Mujeres de REAL (Real
Estate Association of Latinx
Professionals)

Leadership Confab of
Women Architects (LCWA)

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Karina is native of Ojai in Ventura County and a graduate of USC Architecture and Harvard GSD, she has studied Architecture and Landscape Architecture. She brings both disciplinary approaches to bear on every project, ranging from residential, to institutional and commercial. She's been program manager for the plaza and parklet program People St at LADOT and project manager for large teams like State Park's Bowtie Conceptual Design and Community Engagement and El Dorado County's pre-approved ADU. She enjoys taking part in volunteering efforts and community service in various forms, using design for the greater good. She is known for her friendliness, diplomacy, and grace under pressure.

SELECTED PROFESSIONAL EXPERIENCE

Radar, Inc., Los Angeles, CA. 2015 - Present. Project Manager, Senior Associate.

SALT Landscape Architects, Los Angeles, CA. 2014 - 2015. Designer.

SELECTED PROJECT EXPERIENCE

Anew Direction, San Pedro, CA. 2024-Ongoing. Los Angeles County Development Authority. Renovations and infrastructural updates to a 38-room Adult Residential Care Facility, work funded by a CCE grant. Project Manager.

4th Street Rehabilitation, Pomona CA. 2024. Pomona Housing Authority. Renovations and infrastructural updates to an 12-unit building providing public housing. Project Manager.

Flower Park Plaza, Santa Ana, CA. 2022-Ongoing. CCH. Renovations and infrastructural updates to an 11-story hi-rise providing affordable housing. Project Manager.

El Dorado County ADU, 2021-2023. County of El Dorado. Prototype Design and Construction Documents, Public Education & Marketing Program to develop prototypical ADU plans. Project Manager.

The Bowtie, Los Angeles CA, 2019-2022. State of CA Dept. of Parks and Recreation. New 18-acre park on the LA River. Conceptual Design and Community Outreach. Project Manager.

Dorothy Peyton Gray Transportation Library, Los Angeles, CA. 2020. LACMTA. High-Rise tenant improvement and library relocation. Project Manager.

ARLA Homes Small Lot Development, Eagle Rock, CA. 2018 - 2021. Encore Capital Mgmt. Design Architect for 38 small lot homes with ground floor retail. Project Manager.

Pershing Square Renew/City of LA BOE, 2016-2018. Design Architect for 30,000 gsf of built amenities in the new park, including a below-ground MetroHUB for bicycle commuters. Project Manager.

People St, Los Angeles, CA 2016. LADOT. Project management consulting services on People St, a program through which communities can transform underused areas of L.A.'s city streets into vibrant, and accessible public space. Project Manager.



ZAIRA HERNANDEZ

Job Captain
Radar, Inc.

Zaira is a Los Angeles native and a graduate of Cal Poly Pomona. Since joining Radar in 2018 as a designer, she has worked on a variety of projects from commercial to educational to residential. She learns ridiculously fast and draws like the wind. Her leadership skills play an important role in the office from arranging day-to-day meetings to happy hours. In her free time, she enjoys spending time in her ceramics studio.

EDUCATION

California Polytechnic University, Pomona.
Pomona, CA. Bachelor of Architecture, 2018

North China University of Technology, School of Architecture and Art.
Beijing, China. Summer Study Abroad in Bachelor of Architecture Program, 2016

PROFESSIONAL AFFILIATIONS

Architecture for Communities Los Angeles, Design x Diversity Committee, 2021 – Ongoing

SELECTED PROFESSIONAL EXPERIENCE

Radar, Inc., Los Angeles, CA. 2018 - Present. Job Captain, Designer.

Citrus Community College, Glendora, CA. 2022 - Present. Part-time Instructor.

Los Angeles Forum for Architecture & Urban Design, Los Angeles, CA. 2019 - 2021. Administrative Assistant.

SELECTED PROJECT EXPERIENCE

4th Street Rehabilitation, Pomona CA. 2024. Pomona Housing Authority. Renovations and infrastructural updates to an 12-unit building providing public housing. Job Captain.

Aging-in-Place ADU, Los Angeles, CA. 2020-2024. New ground-up 1 bedroom unit featuring accessible and universal design elements. Designer.

Tomat Restaurant, Westchester, CA. 2021-2024. Tenant Improvements for new fast-casual restaurant with outdoor dining on roof deck. Designer.

Supreme on Sunset, West Hollywood, CA. 2021-2023. Substantial renovations and tenant improvement. Job Captain.

The Bowtie, Los Angeles CA, 2019-2022. State of CA Dept. of Parks and Recreation. New 18-acre park on the LA River. Conceptual Design and Community Outreach. Designer.

Dorothy Peyton Gray Transportation Library, Los Angeles, CA. 2020. LACMTA. High-Rise tenant improvement and library relocation. Designer.

Emerald Ridge, Jurupa Valley, CA. 2018-2019. Roy USA. 28 acre housing subdivision featuring 112 small lot townhomes and 97 SFR. Designer.

KEY PERSONNEL - SUBCONSULTANTS

ALAN LOOMIS AICP Principal, Urban Design

Alan Loomis is an award-winning urban designer, planner and educator. As Principal of Urban Design in PlaceWorks' downtown LA office, Alan is responsible for leading our regional urban design practice while playing a role in projects throughout California.

A 15-year veteran of City Hall, Alan has directed a wide range of urban design-based policy projects leading multi-disciplinary teams through an equally wide range of public outreach programs. As City Urban Designer for Santa Monica Alan was the City's lead for Promenade 3.0, a comprehensive redesign proposal of the iconic Third Street Promenade. Before Santa Monica, Alan led the urban design program for the City of Glendale for 12 years. Starting in 2005 as the City's first on-staff urban designer, and later as deputy director of the Community Development Department, he built an award-winning planning team that managed design review, historic preservation, citywide planning, and mobility programs.

Alan is a frequent speaker and tour guide on Los Angeles history and urbanism. He has participated in ULI TAP panels, sat on juries for APA Awards and the City of Los Angeles "LA Lights the Way" design competition, and served on interview panels to select new planners, urban designers and architects for the cities of Los Angeles, Pasadena, Santa Monica, and Santa Ana, among others. From 2014 to 2020 he also served on the Pasadena Design Commission.

HIGHLIGHTS OF EXPERIENCE

- Glendora Station Area Plan | Glendora CA
- Downtown Shoreline Specific Plan and EIR | Long Beach CA
- Artesia Downtown Specific Plan and EIR | Artesia CA
- Glendora Meda Avenue Plaza Urban Design | Glendora CA
- San Bernardino Downtown Specific Plan, as part of the City's General Plan Update | San Bernardino CA
- Hesperia General Plan Update Objective Design Standards | Hesperia CA
- Los Alamitos Town Center Strategic Plan | Los Alamitos CA
- Temecula Old Town Parklets | Temecula CA
- Objective Design Standards for:
 - » Western Riverside Council of Governments
 - » Orange County Council of Governments
 - » Anaheim CA
 - » Temecula CA
 - » Murrieta CA
 - » Glendora CA
 - » Menifee CA
 - » Norco CA
- On-Call Design Services for:
 - » Rancho Cucamonga (Urban Design)
 - » Santa Clarita (Urban Design and Architecture)
 - » Wildomar (Architecture)
- Community Design for:
 - » The Ontario Plan | Ontario CA
 - » Eastvale 2040 General Plan Update | Eastvale CA
 - » Fountain Valley 2040 General Plan Update | Fountain Valley CA



EDUCATION

- MA, Architecture, Southern California Institute of Architecture
- BA, Religious Studies / Theology, University of Detroit, Mercy

AFFILIATIONS

- American Planning Association
- Los Angeles Forum for Architecture and Urban Design

LEADERSHIP & COMMUNITY

- Facilities and Technology Committee, Mayfield Junior School, Pasadena CA, 2024-present
- Board of Advisors, Woodbury University School of Architecture, 2019–2023
- Juror, "LA Lights the Way" Design Competition | City of Los Angeles, 2020
- Juror, APA California Awards, 2020
- Member, Pasadena Design Review Commission, 2014–2020
- Member, Glendale Arts Master Plan Task Force, 2017–2018
- Member, Pasadena Civic Center Task Force, 2017–2018
- Commission Chair, Pasadena Design Review Commission, 2016–2017

Team member since 2020



KEY PERSONNEL - SUBCONSULTANTS



ALAN LOOMIS
Principal, Urban Design
aloomis@placeworks.com

PRIOR EXPERIENCE

- Promenade 3.0, Vision Plan | Santa Monica CA
- South Glendale Community Plan, Comprehensive General Plan Policies and Design Guidelines | Glendale CA
- North Glendale Community Plan, Comprehensive General Plan Policies and Design Guidelines | Glendale CA
- Glendale Downtown Mobility Study, Comprehensive Transit, Parking, and Transportation Plan | Glendale CA
- Glendale Downtown Specific Plan, Urban Design Plan, Guidelines, and Zoning Standards | Glendale CA
- Downtown Newhall Specific Plan, Transit-Oriented District | Santa Clarita CA

PUBLICATIONS

- "The Americana at Brand," in SAH Archipedia, University of Virginia Press, 2018
- "Panel: Dingbat as an Urban Typology," in *Dingbat 2.0: The Iconic Los Angeles Apartment as Projection of a Metropolis*, Doppelhouse Press, 2016
- "Glendale's Downtown Specific Plan," in *Planning Los Angeles*, Planners Press, 2012
- "Streetscapes," Form & Landscape, online "Pacific Standard Time" exhibit at pstp.edison.com, May 2013
- "The Once and Future Mall," *Forum Annual 2004*, LA Forum for Architecture & Urban Design, 2004
- "Down by the River," arcCA 4.03, Winter 2003/04

SPEAKING ENGAGEMENTS

- "Crafting Residential Objective Development Standards" panel | AP-OC and Planning Directors' Association of Orange County, Tustin CA, March 16, 2023
- "Al Fresco 2.0: Long-Term Solutions" online panel | ULI-LA, October 18, 2022
- "Objective Design: A New Oxymoron?" panel | APA-OC, May 2021
- Podcast: "Human City," December 17, 2020
- Radio: "Promenade 3.0" appearance on DnA: Design and Architecture, KCRW 89.9 fm, September 3, 2019
- Podcast: "Archinect Next Up: Arroyo Seco Weekend," June 24, 2017
- "City of Gardens" panel | 2016 APA-CA Conference, Pasadena CA
- "Beyond the Freeway" panel | 2016 APA-CA Conference, Pasadena CA
- "Laboratory for Modernity, Los Angeles, 1940-1990" | Pacific Standard Time Presents, Pasadena CA, 2013
- "New Urbanism and the Comprehensive Plan" panel | 2008 APA National Conference, Las Vegas NV
- "Creating Form-Based Comprehensive Plans" panel | 2008 16th Congress for New Urbanism, Austin TX
- "Implementing Form-Based Codes" panel | 2007 15th Congress for New Urbanism, Philadelphia PA
- Radio: "A park on top of a freeway?" appearance on *Take Two*, KPCC 89.3 fm, March 15, 2016
- Podcast: "Curating the City: Urban Designer Alan Loomis on Archinect Sessions One-to-One #12," February 22, 2016
- Video: "UNIQLO LA: Urban Designer Alan Loomis" interview | UNIQLO, July 7, 2014

AWARDS

- 2018 LA Conservancy Preservation Award | Glendale Central Library Renovation
- 2016 ASLA Southern California Merit Award | Space 134 Vision Plan (Fwy Cap Park)
- 2015 Implementation Award of Excellence, Large Jurisdiction | APA CA | Glendale Downtown Specific Plan / Mobility Study

KEY PERSONNEL - SUBCONSULTANTS

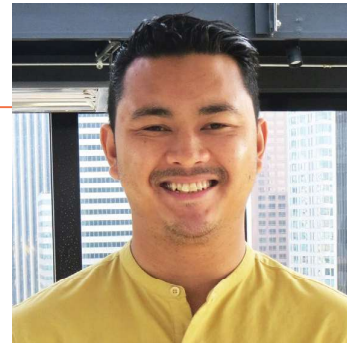
CHAD SO AICP Associate

Chad So is a valued member of PlaceWorks' community planning and design team, with a background in landscape architecture and a deep passion for urban design. He develops urban design and streetscape design concepts, first/last mile plans for transit stations, and multimodal strategic and specific plans. In his design work, Chad combines technical analysis with computer-aided design programs and GIS to create eye-catching graphics, maps, and diagrams. These are incorporated into plans and used to convey and present planning and urban design concepts to clients, other consultants, and community members.

Before joining PlaceWorks, Chad was an urban designer at Here LA. He developed concepts, illustrations, maps, and narratives for multimodal, bicycle, and pedestrian strategic and specific plans at a scale from county to corridor to site. He trained community members in first/last mile audit methodology, oversaw station area analysis, and recommended urban design improvements. In other work experience, Chad was a design architect intern for the City of Los Angeles Department of Transportation's Active Transportation Division.

HIGHLIGHTS OF EXPERIENCE

- Glendora Objective Design Standards | Glendora CA
- Orange County Council of Governments Objective Design Standards | Orange County CA
- Sunnyvale Housing Development Objective Design Standards | Sunnyvale CA
- Downtown Shoreline Vision Plan | Long Beach CA
- Glendora Station Area Plan | Glendora CA
- Artesia Downtown Specific Plan | Artesia CA
- MdR for All Comprehensive Plan | Marina Del Rey CA
- Bristol Street Recreation Corridor Vision Plan | Santa Ana CA
- Fairview Developmental Center Specific Plan | Costa Mesa CA
- Chapman Corridor Revitalization Plan | Placentia CA
- Long Beach LGBTQ+ Cultural District Community Outreach | Long Beach CA
- San Bernardino (City) General Plan, Specific Plans, and Downtown Urban Design | San Bernardino CA
- Wildomar General Plan Update | Wildomar CA
- Daly City Commercial Mixed Use Zone Development | Daly City CA
- South 9th Street Corridor Plan | Stanislaus County CA
- Butte County Upper Ridge Community Plan | Butte County CA
- Cupertino General Plan 2040 | Cupertino CA
- Five Wounds Station Area Plan | San Jose CA
- Fresno Housing Parkway Master Plan | Fresno CA
- Greater Higgins Area Plan | Nevada County CA
- Hercules Waterfront Blocks ABCD Outreach | Hercules CA



EDUCATION

- BS, Landscape Architecture, California State Polytechnic University, Pomona
- Study Abroad, Santa Chiara Study Center, Castiglion Fiorentino, Tuscany, Italy

CERTIFICATIONS

- American Institute of Certified Planners #35134

AFFILIATIONS

- American Planning Association

Team member since 2022



KEY PERSONNEL - SUBCONSULTANTS



CHAD SO
Associate
cso@placeworks.com

- Hollister General Plan Design Guidelines | Hollister CA
- Livermore General Plan Update | Livermore CA
- Madera Station Relocation Transit Area | Madera CA
- Millbrae Station Area Specific Plan Update | Millbrae CA
- Stockton General Plan Update | Stockton CA

PRIOR EXPERIENCE

Design and Planning

- 405 Multimodal Corridor Plan | LA County CA
- Blue Line First/Last Mile Plan | Los Angeles, Long Beach, Compton CA
- Brea Connecting the Core Active Transportation Plan | Brea CA
- Crenshaw/LAX Northern Feasibility Study and TOC Analysis | LA County CA
- Downey Pedestrian Plan | Downey CA
- Expo/Crenshaw First/Last Mile Plan | Los Angeles CA
- Glendale Pedestrian Master Plan | Glendale CA
- Golden State District Specific Plan | Burbank CA
- Inglewood First/Last Mile Plan | Inglewood CA
- LA Metro Station Evaluation Program | LA County
- NextGen Bus Study | LA County CA
- North Hollywood to Pasadena BRT Urban Design Integration Guide | Los Angeles CA
- One San Pedro Transformation Plan | San Pedro CA
- Ocean Ave Artist in Residence | Santa Monica CA
- Purple (D Line) Extension First/Last Mile Plan | Los Angeles CA
- Regional Dedicated Transit Lanes Study | Southern CA
- Transit to Parks Strategic Plan | LA County CA
- Willoughby Streetscape Design Project | West Hollywood CA

Creative Community Outreach

- Climate Talks Box | LA County CA
- East San Gabriel Mobility Action Plan | LA County CA
- Little Tokyo Joint Development Guidelines | Los Angeles CA
- Long Beach Vision Zero | Long Beach CA
- One Arroyo Creative Outreach | Pasadena CA
- Oxnard Sustainable Transportation Plan | Oxnard CA
- Santa Barbara Active Transportation Plan | Santa Barbara County CA
- Uptown Land Use & Neighborhood Strategy | Long Beach CA

KEY PERSONNEL - SUBCONSULTANTS

ROBERT MAZUR

Associate Principal, Director of GIS

Rob has extensive experience creating maps and datasets for a range of planning projects. He specializes in all facets of geodatabase development, data management, web GIS, and spatial and tabular analyses for improved decision-making, information retrieval, and cartography. His experience in a wide variety of planning projects, coupled with his expertise in GIS and field data collection, make him a key asset to any team. Rob excels at quantitative and spatial analysis, including buildout calculations, walkability, community health modeling, cartography, and land use scenario modeling. He works directly with clients and staff to develop effective, efficient, and informative GIS processes.

Rob is well versed in advanced and current planning practices in both the public and private sector, and has an excellent understanding of the relationship between data management and its importance in achieving service delivery standards for the work of community development and public works departments. Rob has brought his GIS skills to a number of general plan updates throughout California, and has managed a variety of mapping projects in Los Angeles County, the Bay Area, and beyond.

HIGHLIGHTS OF EXPERIENCE

- SB 2 Grant Application Assistance | Statewide CA
- Los Angeles County SD5 Trails | Los Angeles CA
- Los Angeles County Sustainable Parks Master Plan | Los Angeles CA
- Los Angeles Comprehensive Countywide Park Needs Assessment | Los Angeles CA
- Santa Ana River Parkway and Open Space Plan | Santa Ana CA
- Vallejo Integrated Revitalization Program and Comprehensive General Plan Update | Vallejo CA
- First 5 CA, Montclair WeCare | Montclair CA
- San Carlos GIS | San Carlos CA
- San Mateo General Plan Update | San Mateo CA
- Contra Costa Transportation Authority On-Call Planning | Contra Costa County CA
- Contra Costa County General Plan Update | Contra Costa County CA
- Hollister General Plan Update | Hollister CA
- Elk Grove Disaster Preparedness Project | Elk Grove CA
- Morgan Hill 2035 General Plan | Morgan Hill CA
- Menlo Park Housing Element EA | Menlo Park CA
- Upland General Plan Update and EIR | Upland CA
- Downtown Livermore Facilitation Services | Livermore CA
- Vacaville General Plan Update, Climate Action Plan, and EIR | Vacaville CA
- Stockton General Plan Update | Stockton CA
- Palo Alto Comprehensive Plan Update | Palo Alto CA
- Butte County General Plan Update and EIR | Butte County CA
- Healthy High Desert | San Bernardino CA



EDUCATION

- BA, Geography, Edinboro University, Edinboro, PA

CERTIFICATIONS

- GIS Professional

AFFILIATIONS

- Bay Area Automated Mapping Association

Team member since 2011



KEY PERSONNEL - SUBCONSULTANTS



ROBERT MAZUR

GIS Director

rmazur@placeworks.com

- Santa Cruz TOD | Santa Cruz CA
- Tulare TOD Plan & General Plan Amendment | Tulare CA
- Walnut Creek BART Transit Village Plan EIR | Walnut Creek CA

PRIOR EXPERIENCE

- FEMA Digital Flood Insurance Rate Map Production | FEMA Region IX
- Sidewalk Inventory Project | Oakland CA
- Sidewalk Inventory Project Seminar | Oakland CA
- Worldwide Defense Mapping for the National Imagery Mapping Association
- Curb Ramp Inventory | Oakland CA
- True Green Land Care | San Jose CA

SPEAKING ENGAGEMENTS

- “Los Angeles County Trails Assessment”, 2015 Greater and Greener Conference, San Francisco CA
- “Oakland Citywide Sidewalk Condition/ADA Inventory”, 2006 ESRI International User Conference, San Diego CA

KEY PERSONNEL - SUBCONSULTANTS

STEVE GUNNELLS

Chief Economist



Steve's career spans the spectrum of community planning and economic development. As PlaceWorks' in-house economist, he plays a role in a great many of the firm's active projects. He focuses on crafting plans, policies, and development projects that are grounded in regional and global economic realities. He helps his clients leverage market forces to achieve their goals. And most importantly, he uses his grasp of economics and real estate markets not only to overcome existing challenges but to help communities create visionary plans that capitalize on the possibilities, not just past trends.

Steve works with communities to bridge the gap between long-range planning policies and economic development—with community organizations and special districts to fund and implement priority projects—and with developers to guide project decision-making and obtain entitlements based on sound economic and market analysis. Steve has also served as the field director for a consulting team on a World Bank project in Yemen, an Economic Development Fellow with the International Economic Development Council, a county planning director in Virginia, and a planning and economic consultant in Michigan and Ohio.

HIGHLIGHTS OF EXPERIENCE

Economic and Market Analysis

- Logistics Industry Analysis | San Bernardino County CA
- TDR Bank Benefits Analysis | Santa Fe County NM
- Fiscal Impact Analysis, New Jersey Highlands Water Quality Protection and Regional Planning Act | Chester NJ
- Economic Analysis, Collier County Rural Fringe Mixed-Use District TDR Restudy | Naples FL
- Evaluation of Irvine Business Complex TDR Program | Irvine CA
- Market Analysis for the Downtown Redding Specific Plan | Redding CA
- Market Analysis, Southwest Fresno Specific Plan | Fresno CA
- Economic, Market, and Fiscal Analysis | San Clemente CA
- Market Analysis and Mixed-Use Development Feasibility Study | Chino CA
- Downtown Market Assessment and TOD Feasibility Study | Fontana CA
- Washoe County Economic Forecast and Analysis | Washoe County NV
- Fresno Marketplace | Fresno CA
- Dole Foods Atwater Plan and Market Analysis | Atwater CA

Economic Development Planning

- Economic Development Element and Economic Development Strategic Action Plan | Corcoran CA
- Re-envisioning Chino: Implementing the 2025 General Plan | Chino CA

EDUCATION

- MSc, Development Management, London School of Economics
- Master of Urban and Environmental Planning, University of Virginia
- BA, Urban Planning, Virginia Tech

AFFILIATIONS

- American Planning Association
- Urban Land Institute

AWARDS

- 2013 Best of the Best Award, ULI Orange County/Inland Empire | WRCOG Sustainability Framework
- 2012 SCAG Compass Blueprint Recognition Award, Achievement in Sustainability | Re-envisioning Chino: Implementing the 2025 General Plan
- Michael A. Hoffman Award (co-recipient), Council of Virginia Archaeologists | Acquisition and Preservation of the Morgan Jones Kiln Site, a National Register Site

Team member since 2007



KEY PERSONNEL - SUBCONSULTANTS



STEVE GUNNELLS

Chief Economist

sgunnells@placeworks.com

- Economic Development Feasibility Study for the California Community Foundation | El Monte CA
- North Hemet Revitalization Plan | Riverside County CA
- Economic Development Recommendations for the Southeast Industrial Area, SCAG Compass Blueprint Demonstration Project | Fullerton CA
- Coachella Commercial Entertainment District Planning Study | Coachella CA

Comprehensive Planning

- San Bernardino Countywide Plan | San Bernardino County CA
- Bloomington Community Plan | Bloomington CA
- Westminster General Plan and EIR | Westminster CA
- Yucca Valley General Plan and EIR | Yucca Valley CA
- San Clemente General Plan and EIR | San Clemente CA
- Menifee General Plan and EIR | Menifee CA
- Industry General Plan Update and EIR | Industry CA
- Clovis General Plan Update and EIR | Clovis CA
- Economic Development Element, El Monte General Plan | El Monte CA
- Economic Development Element, The Ontario Plan | Ontario CA
- Strategic Plan Update: Community Profile and Environmental Scan | Torrance CA

Urban and Regional Planning

- Sustainability Plan Framework, Western Riverside COG | Riverside County CA
- 2015–2050 Growth Forecast Update | Kern Council of Governments
- San Joaquin Valley Demographic Forecasts 2010 to 2050, Fresno COG | San Joaquin Valley CA
- Life on State Corridor Plan, Wasatch Front Regional Council | Multi-jurisdictional, Salt Lake County UT
- 5600 West BRT Phase I Station Area Plan | Salt Lake County UT
- Development Options around Transit Stations, SCAG Compass Demonstration Project | Azusa CA

PRIOR EXPERIENCE

- Downtown Development Plan, Buena Vista Charter Township | Saginaw County MI
- Downtown Development Plan and Tax Increment Financing Plan, Lyon Charter Township | Oakland County MI
- Development Plan and Tax Increment Financing Plan, Van Buren Charter Township | Wayne County MI
- Tax-Increment-Financing Plan, Detroit Armory Redevelopment | Oak Park MI
- Economic Development Program | Richmond County VA
- Overall Economic Development Program | Westmoreland County VA
- Urban Development, Management, and Tourism Assessment, World Bank | Republic of Yemen

SPEAKING ENGAGEMENTS

- “Rail and TOD: Getting on the Right Track” | 2015 ULI OC/IE District Council | Santa Ana CA
- “Economic Development for Planners” | 2011 Southern California Association of Governments’ Toolbox Tuesdays | Los Angeles CA
- “TOD and Downtown Development Opportunities” | 2010 Downtown Fontana Technical Advisory Roundtable | Fontana CA
- “Mixed-Use Development: Myth or Must” (Panelist) | 2009 Developer Conference, Multifamily Executive Conference | Las Vegas NV

KEY PERSONNEL - SUBCONSULTANTS

PRANJALI DEOKULE

Associate

Pranjali is an adaptable, creative, and energetic professional who brings valuable skills from architecture, urban planning disciplines to any project. She focuses on architecture and urban planning, with an emphasis on urban design and GIS application. She has experience working on a variety of tasks including land use planning, GIS mapping, surveying, policy analysis, community development, community outreach, transportation, and bicycle and pedestrian analysis. Aside from her planning and design skills, Ms. Deokule is recognized for her software skills, hand-sketching abilities, commitment to high-quality graphic and written products, and timely completion of projects. Prior to joining PlaceWorks, she worked as a GIS assistant and data analysis intern for HIP Housing in San Mateo.

HIGHLIGHTS OF EXPERIENCE

Planning and Urban Design

- Master Plan Along Parkway Drive | Fresno CA
- Millbrae Station Area Specific Plan (MSASP) Image Amendment | Millbrae CA
- Sunnyvale Election System Community Engagement | Sunnyvale CA
- Contra Costa Transportation Authority (CCTA) Ongoing Planning Services | Contra Costa County CA
- Livermore General Plan Update | Livermore CA
- El Dorado County ADU Prototypes | El Dorado County CA
- Millbrae SB 9 Ordinance | Millbrae CA
- Daly City Precise Plan | Daly City CA
- 888 North Douglas Specific Plan | El Segundo CA
- South County Area Plan Preparation | Nevada County CA
- Gilroy HSR Station Area Planning Phase 2 | Gilroy CA
- South San Francisco Downtown Transit Core Rezoning and Downtown Residential Rezoning | South San Francisco CA
- Expedited Permit Review Services for 1446 Campus Drive and 1140 Wildcat Canyon | Berkeley CA
- Redding Downtown Specific Plan | Redding CA

Transportation

- Central County Complete Streets Implementation Project | Alameda County CA
- Los Gatos Bicycle and Pedestrian Master Plan | Los Gatos CA
- Avenal Active Transportation and Safe Routes to School Plan | Avenal CA
- Murphys Complete Street Plan | Murphys CA



EDUCATION

- Master of Urban Planning, San Jose State University, CA
- Bachelor of Architecture, Pune University, India

AFFILIATIONS

- American Planning Association
- Association of Environmental Professionals

Team member since 2015



KEY PERSONNEL - SUBCONSULTANTS



PRANJALI DEOKULE

Associate

pdeokule@placeworks.com

- Alisal Complete Streets Plan | Salinas CA
- Richmond Ferry to Bridge to Greenway Complete Streets Plan | Richmond CA

GIS/Spatial Analysis

- Strategies for Increasing Equitable Access to Parks | Richmond CA
- Los Banos General Plan Update 2040 | Los Banos CA
- Emeryville 2023-2031 Housing Element | Emeryville CA
- Solano Transportation Authority | Solano County, CA
- Santa Rosa General Plan Update and EIR | Santa Rosa CA
- San Mateo General Plan Update | San Mateo CA
- Contra Costa County General Plan Update Briefing Book | Contra Costa County CA
- Richmond Ferry to Bridge to Greenway Complete Streets Plan | Richmond CA
- Los Angeles County Parks and Recreation Needs Assessment | Los Angeles County CA
- Moraga Hillsides and Ridgelines Project | Moraga CA
- Concord Hills Regional Park Project | Concord CA
- Connect Menlo: General Plan and M-2 Area Zoning Update | Menlo Park CA

KEY PERSONNEL - SUBCONSULTANTS

MARIA CEJA

Associate

Maria's passion for socially equitable communities drives her work in community planning and her insight into how the built environment impacts community health and well-being. In a short period of time, Maria has applied her excellent research, analysis, and writing skills to a wide variety of comprehensive planning projects.

Maria began at PlaceWorks as an intern in her last year of graduate school and stayed on as a project planner. She has worked mainly on general plans and housing elements and has been of great assistance with public engagement activities because of her enthusiasm and her interpretation skills for Spanish-speaking participants.

HIGHLIGHTS OF EXPERIENCE

Comprehensive Planning and Community Outreach

- Tenant Outreach for Long Beach Displaced Housing | Long Beach CA
- Outreach for Downtown Shoreline and Vision Plan | Long Beach CA
- San Bernardino Countywide Plan and EIR | San Bernardino County CA
- San Bernardino (City) Downtown Specific Plan and EIR | San Bernardino CA
- Palm Springs General Plan Update and EIR | Palm Springs CA
- Santa Ana General Plan Update and EIR | Santa Ana CA
- Ontario General Plan and EIR | Ontario CA
- Fountain Valley General Plan and EIR | Fountain Valley CA
- Rancho Cucamonga General Plan Element and EIR | Rancho Cucamonga CA
- Moorpark General Plan Update and EIR | Moorpark CA
- Redondo Beach General Plan Update and EIR | Redondo Beach CA
- Laguna Hills Housing & Safety Elements Update | Laguna Hills CA
- Dana Point Safety Element Update | Dana Point CA
- Needles General Plan Land Use Element | Needles CA
-

Housing

- SB 2 Planning Technical Assistance Consulting | California Statewide
- San Bernardino Co. LEAP Grant/Housing Element | San Bernardino County CA
- Santa Ana Housing Element Update and EIR | Santa Ana CA
- Fresno County Multijurisdictional Housing Element | Fresno County CA
- Stockton Housing Action Plan and Housing Element Update | Stockton CA
- Housing Programs Administration for the City of Rohnert Park | Rohnert Park CA

Other Community Planning

- Staff Support for WRCOG Resilient IE, Captivate | Western Riverside County CA
- Dana Point Economic Analysis | Dana Point CA
- Tustin Legacy Research | Tustin CA
- Jerome Park Outdoor Library | Santa Ana CA



EDUCATION

- Master of Urban & Regional Planning, University of California, Irvine
- BA, Sociology, California State University, Long Beach
- Certificates from the International Association for Public Participation
 - » Planning for Effective Public Participation

Team member since 2020



KEY PERSONNEL - SUBCONSULTANTS



MARIA CEJA

Associate

mceja@placeworks.com

PROFESSIONAL ACTIVITIES

- Orange County Planning Commissioner, November 2022 to Present

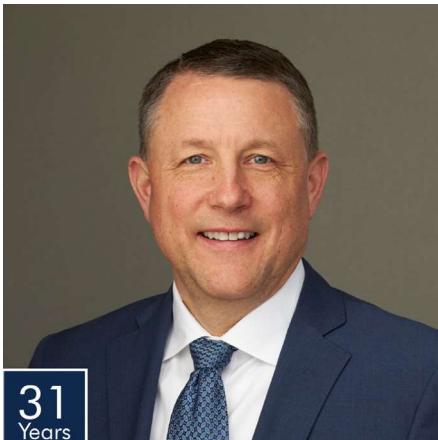
LEADERSHIP & COMMUNITY

- Volunteer, Santa Ana Active Streets (SAAS) Advocate Subcommittee, 2021 to February 2023
- 2022 SCAG Orange County Housing Policy Leadership Academy, February 2022 to December 2022
- Co-chair, Urban Planners of Color (UPOC) at UCI, 2020 to 2021
- Volunteer, Tenants United Santa Ana (Tú Santa Ana), 2018 to 2022
- Tenants Together Tenant Counselor Bootcamp, 2019
- Public Policy and International Affairs Program, University of Albany, New York, 2018

AWARDS

- Santa Ana General Plan Update | 2024 Award of Excellence, APACA-OC; 2024 Award of Merit, APACA
- 2021 Malancha Ghosh Memorial Fellowship
- 2020 and 2021 MURP Impact Award
- 2020 summer fellowship, UCI Community Resilience Projects
- 2020 Diversity in Planning Fellowship
- President's Honor List, Fall 2018 to Spring 2019
- Dean's Honor List, Fall 2017 to Spring 2018

KEY PERSONNEL - SUBCONSULTANTS



JIM PEARSON, P.E., S.E.

President
BRANDOW & JOHNSTON

EDUCATION

BS, Architectural Engineering,
California Polytechnic University,
San Luis Obispo, CA

REGISTRATIONS

Civil Engineer, CA #54484

Structural Engineer, CA #4335

PROFESSIONAL ASSOCIATIONS

Structural Engineers Association of
Southern California (SEAOSC) >
since 1992

American Institute of Steel
Construction (AISC)

American Concrete Institute (ACI)

Coalition for Adequate School
Housing (CASH)

Jim Pearson, President of Brandow & Johnston, leads an award-winning team in new design and building rehabilitation projects. Structural systems range from concrete, steel, wood and masonry to metal studs. His diversified portfolio includes education, civic, retail, residential and office buildings, completing hundreds of structural engineering projects for public agencies, developers and architects. At Brandow & Johnston and prior firms, Jim has overseen the structural engineering design of aquatics facilities, recreation and community centers, educational, and institutional facilities in Southern California.

SELECTED PROJECT EXPERIENCE

252 4th Street Rehabilitation, Pomona Housing Authority, Pomona, CA (with Radar)

El Dorado Pre-Approved ADU, County of El Dorado, CA (with Radar)

Allessandro Apartments, New 2-story Apartment Complex with 18 units for disabled households for Hollywood Community Housing Corporation, Los Angeles, CA*

Atria Senior Living, Memory Care Conversions, Palm Springs, San Juan Capistrano & Thousand Oaks, CA*

Heritage Square, 70 Unit Affordable Senior Housing, Bridge Housing, Pasadena, CA*

Locust Street Senior Center/ Housing, Senior Center with apartment style housing for seniors, Inglewood, CA*

Magnolia Court, Senior Housing at Hollenbeck Palms, Los Angeles, CA*

Views at 270, Apartment Complex with Retail and Low Income Housing for Hollywood Community Housing Corporation, Los Angeles, CA*

County Fire Fleet Maintenance Office, Los Angeles, CA

New Office Space at LADPW Data Center Feasibility Study, Pomona, CA

LA-RICS Land Mobile Radio 13 Full Design Sites + 5 Partial Design Sites, Los Angeles, CA

LA County Fire Fleet Maintenance Office, Los Angeles, CA

LA County Department of Public Works Data Center Feasibility Study, Pomona, CA

Manhattan Beach Library, Manhattan Beach, CA

Topanga Canyon Library, Topanga, CA

Allendale Library Branch, Pasadena, Schematic Design, Pasadena CA

** Completed at another firm.*

KEY PERSONNEL - SUBCONSULTANTS



RYAN GRASSE, P.E.

Project Manager
BRANDOW & JOHNSTON

EDUCATION

Masters in Science, University of Nebraska

Bachelors in Science, University of Nebraska

REGISTRATIONS

Civil Engineer, CA #75266

Structural Engineer, CA #5873

PROFESSIONAL ASSOCIATIONS

American Institute of Steel Construction

Ryan Grasse has been with Brandow & Johnston since 2022 and has 17 years of hands-on experience in structural engineering, designing commercial, educational, and residential structures, using concrete, masonry, structural and light gauge steel, and wood. Ryan coordinates across multiple disciplines to generate workable solutions and deliverables; manages a team of engineers to deliver complete and on time projects which meet the client's expectations; fields RFIs and review vendor/manufacture shop drawings for plan conformance; generates in-house computational tools to automate calculation processes; and reviews scope and project requirements and writes proposals.

SELECTED PROJECT EXPERIENCE

Central Metro, 14513 Central Ave, Baldwin Park, CA - Four- Story mixed use senior affordable apartment building, 42,000 SF (2021)

Westgrove Condos, 125 Hurlbut St, Pasadena, CA - Two-story, type V multifamily residential over 1 level concrete subterranean parking, 24,000 SF (2015)

Millard Creek, 2000 N Lake Ave, Altadena, CA - Three-Story type V multifamily residential over concrete podium (parking & retail), 17,000 SF (2015)

Mohawk Altadena, 2488 Mohawk St, Pasadena, CA - Three-story, type V multifamily residential over 1 level concrete subterranean parking (2016)

Nor Windsor, 518 E Windsor Rd, Glendale, CA - 34-Unit Multifamily residential type, 4 story type IIIA over Type 1A garage, 48,000 SF (2017)

Hill-Holliston, 226 N Holliston Ave, Pasadena, CA - Three-Story, Type V multifamily residential over concrete podium, 19,000 SF (2020)

Covina Townhomes, 342 4th Ave, Covina, CA - Three 2-story buildings townhomes, Type V, 20,000 SF (2021)

Broadway, 216-220 East Broadway, San Gabriel, CA - Ten- Unit Multi Family Residential Type V across four buildings, 16,800 SF (2022)

Irving Glendale, 413-417 Irving Avenue, Glendale, CA - Four- Story Multi-Family Type V over Conc. Podium, 45,000 SF (2022)

LACCD, East Los Angeles, Community College Nursing Allied Health & Public Service Building, Los Angeles, CA

LAUSD, 7th Street Elementary School New Food Services Building, San Pedro, CA

LAUSD, Lincoln High School, Modernization Design Build, Los Angeles, CA

LAUSD, Sylmar Charter High School, Major Modernization Preliminary Site Analysis & Program Development, Sylmar, CA

LAUSD, Reseda Charter High School, Design-Build Comprehensive Modernization, Reseda, CA

KEY PERSONNEL - SUBCONSULTANTS



ERIC MCNEELY, S.E.

Project Manager
BRANDOW & JOHNSTON

EDUCATION

BS Architectural Engineering,
California

Polytechnic State University, San
Luis Obispo

REGISTRATIONS

Civil Engineer, CA #C85591

Structural Engineer, CA #6787

PROFESSIONAL ASSOCIATIONS

American Institute of Steel
Construction (AISC)

Structural Engineers Association of
Southern California (SEAOSC)

Eric McNeely has been working with Brandow & Johnston since 2013. He offers over 10 years of engineering, design and CAD production experience in a variety of institutional and educational facilities, office commercial, tenant improvements, and Healthcare projects. His role as a project engineer is to produce high-quality and cost efficient design solutions, review of CAD production, construction plans, and specifications.

SELECTED PROJECT EXPERIENCE

LAUSD, Ascot Elementary School Comprehensive Modernization, Los Angeles, CA

LAUSD, Moneta High School, HVAC Replacement, Los Angeles, CA

LAUSD, Sherman Oaks Center for Enriched Studies Comprehensive Modernization Project, Tarzana, CA

Delhi USD, Delhi High School, New CTE Facility Plan Review, Delhi, CA

Long Beach USD, Browning High School #2, Long Beach, CA

Santa Monica-Malibu USD, Santa Monica High School, Santa Monica, CA - Site Improvements, New Science & Tech Building (Innovation Building), Michigan Street Fencing

Chapman University, Orange, CA - DeMille Hall Renovation, Keck Center for Science and Engineering Building, Doti Hall Historical Core Classroom Building, Argyros Forum/Student Union

San Bernardino CCD, Crafton Hills College, Central Complex 2 Renovation, Yucaipa, CA

Kaiser Panorama City Medical Center, Central Plant Upgrade, Panorama City, California

Kaiser Carson North Medical Center, MOB & Ambulatory Surgery Center, Carson, CA

Santa Monica UCLA Medical Center, Equipment Anchorage

Ronald Reagan UCLA Medical Center, Kitchen Upgrade, Los Angeles, CA

KEY PERSONNEL - SUBCONSULTANTS



DAVID TEA

Principal
LAM+TEA ENGINEERING

David has over 30 years of experience in providing electrical engineering designs for a wide variety of project types. He is responsible for planning, organizing, and executing MEP design, project control and staffing assignment. He has performed key roles on complex projects including site master planning, infrastructure improvement, and street improvement for complex healthcare and commercial projects.

EDUCATION

B.S. Electrical Engineering,
University of California, Irvine

OFFICE ADDRESS

901 Corporate Center Drive
Suite 404
Monterey Park, CA 91754

SELECTED PROJECT EXPERIENCE

252 4th Street Rehabilitation, Pomona Housing Authority, Pomona, CA (with Radar)

Rainbow House, Interior Renovations/Expansion, San Pedro, CA

Terahachi Senior Homes, New Multifamily Residential, Los Angeles, CA

PANO Supportive Housing, Renovation and Expansion, Van Nuys, CA

6531 Sepulveda Supportive Housing, Interior Renovation, Los Angeles, CA

Momentum Disability Care Facility, Thousand Oaks, CA

YMCA Women's Center Interior Renovations, Los Angeles, CA

Los Angeles County Dept of Health Service, 1000 South Fremont Ave, Building A-11, Alhambra, CA

Los Angeles County of Public Health, 14500 Roscoe Boulevard, 5th and 6th Floors, Panorama City, CA

SELECTED ADAPTIVE REUSE PROJECT EXPERIENCE

Project Homekey Housing, 200+ Unit Hotel, Los Angeles, California

WilWest Apartments, 3807 Wilshire Blvd., Los Angeles, CA

8209 Sepulveda Buildings, New and Existing Hotel Conversion, Van Nuys, CA

600 Commonwealth Building, 250+ Unit High Rise, Los Angeles, CA

695 Vermont Apts, 250+ Unit High Rise, Los Angeles, CA

3600 Wilshire Apts, 250+ Unit High Rise, Los Angeles, CA

KEY PERSONNEL - SUBCONSULTANTS



JERRY LAM, P.E., LEED AP

Principal
LAM+TEA ENGINEERING

EDUCATION

B.S. Mechanical Engineering,
Rensselaer Polytechnic Institute

M.S. Mechanical Engineering,
University of Southern California

OFFICE ADDRESS

901 Corporate Center Drive
Suite 404
Monterey Park, CA 91754

Jerry has over 30 years of consulting engineering experience in a wide variety of project types including healthcare, research, and commercial projects. His unique background in design, consulting, and project management enables him to utilize practical, proven design techniques to achieve optimal building performance. Jerry leads an integrated multi-disciplinary team to deliver a building as a totality that should operate in concert rather than a collection of individual parts working in isolation.

SELECTED PROJECT EXPERIENCE

Rainbow House, Interior Renovations/Expansion, San Pedro, CA

Terahachi Senior Homes, New Multifamily Residential, Los Angeles, CA

PANO Supportive Housing, Renovation and Expansion, Van Nuys, CA

Santa Anita Convalescent Hospital Residential Bldg Renovations, Arcadia, CA

6531 Sepulveda Supportive Housing, Interior Renovation, Los Angeles, CA

Casa Convent Residential Building Renovations, Duarte, CA

Momentum Disability Care Facility, Thousand Oaks, CA

YMCA Women's Center Interior Renovations, Los Angeles, CA

Department of Children and Family Services 1933 South Broadway Avenue, 7th Floor, Los Angeles, CA

Department of Transportation, 888 Figueroa Street, 4th Floor, Los Angeles, CA

SELECTED ADAPTIVE REUSE PROJECT EXPERIENCE

3550, 3325, Wilshire Apts, 250+ Unit (each) High Rise, Los Angeles, CA

695 Vermont Apts, 250+ Unit High Rise, Los Angeles, CA

WilWest Apartments, 3807 Wilshire Blvd., Los Angeles, CA

600 Commonwealth Building, 250+ Unit High Rise, Los Angeles, CA

3545 Wilshire Blvd Apts, 350+ Unit, Los Angeles, CA

KEY PERSONNEL - SUBCONSULTANTS



TAMARA VOSS, P.E.

Senior Project Manager
LAM+TEA ENGINEERING

EDUCATION

Bachelor of Science, Electrical
Engineering Texas A&M University,
College Station

OFFICE ADDRESS

901 Corporate Center Drive
Suite 404
Monterey Park, CA 91754

Tamara has over 15 years of consulting experience in a wide variety of project types including industrial, commercial, and facilities projects. She is responsible for electrical system design including power distribution, emergency generator distribution, lighting and controls according to Title 24 Standards, power system analysis, load calculations, and short-circuit current and protective device coordination studies. Tamara is highly skilled in lighting design and lighting photometric analysis.

SELECTED PROJECT EXPERIENCE

252 4th Street Rehabilitation, Pomona Housing Authority, Pomona, CA (with Radar)

PANO Supportive Housing, Renovation and Expansion, Van Nuys, CA

Rainbow House, Interior Renovations/Expansion, San Pedro, CA

YMCA Women's Center Interior Renovations, Los Angeles, CA

6531 Sepulveda Supportive Housing, Interior Renovation, Los Angeles, CA

Casa Convent Residential Building Renovations, Duarte, CA

Department of Children and Family Services 1933 South Broadway Avenue, 7th Floor, Los Angeles, CA

Los Angeles County Dept of Health Service 1000 South Fremont Ave, Building A-11, Alhambra, CA

Los Angeles Dept of Beaches and Harbors, 4640 Admiralty Way, 3rd Floor, Marina Del Rey, CA

SELECTED ADAPTIVE REUSE PROJECT EXPERIENCE

PHK Housing, 200+ Unit Hotel, Los Angeles, California

8209 Sepulveda Buildings, New and Existing Hotel Conversion, Van Nuys, CA

WilWest Apartments, 3807 Wilshire Blvd., Los Angeles, CA

695 Vermont Apts, 250+ Unit High Rise, Los Angeles, CA

3545 Wilshire Apts, 350+ Unit High Rise, Los Angeles, CA