

**MASTER PROFESSIONAL CONSULTANT SERVICES AGREEMENT
FOR PRESERVATION AND HISTORIC RESOURCE PROJECTS**

ARCHITECTURAL RESOURCES GROUP, INC.

THIS MASTER PROFESSIONAL CONSULTANT SERVICES AGREEMENT FOR PRESERVATION AND HISTORIC RESOURCE PROJECTS ("Agreement") is made and entered into this _____ day of _____, _____ ("Effective Date") by and between the CITY OF RIVERSIDE ("City"), a California charter city and municipal corporation and ARCHITECTURAL RESOURCES GROUP, INC., a California corporation ("Consultant").

RECITALS

A. City requires the services of a consultant that is experienced in preservation planning and historic resource services for various City projects.

B. City issued a Request for Qualifications (RFQ No. 2504) for purposes of establishing a panel of consultants experienced in providing professional services in preservation planning and historic resource services.

C. Consultant has the necessary experience in providing professional consulting services relating to preservation planning and historic resource services.

D. Consultant has submitted a proposal to the City and has affirmed its willingness and ability to provide such services.

AGREEMENT

1. Scope of Services.

1.1 City hereby retains Consultant to perform, and Consultant agrees to render, technical and professional services, including labor, material, equipment, supervision and expertise for the preparation of preservation planning and historic resource reports, survey, and other such associated documents for various projects ("Assigned Project").

1.2 During the term of this Agreement, as the need arises, Consultant shall have the opportunity to submit proposals for Assigned Projects. The scope of work, including the completion date for the Assigned Project, will be as set forth in writing and issued by the City ("Project Narrative"). Any modification to the Services will also be set forth in the Project Narrative. All proposals submitted shall be reviewed by the Contract Administrator, as that term is defined below, and a single consultant will be selected to perform the services for that particular Assigned Project. Acceptance of Consultant's proposal shall be made in the form of a Supplemental Agreement for the Assigned Project, a sample of which is attached hereto as Exhibit "A" and incorporated herein by reference.

2. **Term.** The term of this Agreement shall be from the Effective Date of this Agreement through the later of:

A. March 31, 2031; or

B. The required date for completion of an Assigned Project, provided that such project was assigned prior to March 31, 2031.

This Agreement, at the option of the City, may be extended one time not to exceed three (3) additional years. The term of this Agreement may be terminated earlier pursuant to the termination provision herein.

3. **Compensation/Payment.** Consultant shall receive compensation for all Services rendered under this Agreement at the rates negotiated for the Assigned Projects and set forth in the Supplemental Agreement issued by the City. The total amount to be paid to Consultant for all Assigned Projects shall not exceed Three Hundred Thousand Dollars (\$300,000.00) over the term of this Agreement without prior written approval of the City Council. Payments shall be made in accordance 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 Department
City of Riverside
3900 Main Street
Riverside, CA 92522

To Consultant

Architectural Resources Group, Inc.

Attn: Katie Horak
Pier 9, The Embarcadero, Suite 107
San Francisco, CA 94111

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/statistics_research.html 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 designate a representative for each Assigned Project ("Project Representative"). Consultant's Project Representative shall be available to City at all reasonable times and will be the primary individual performing the Services under the Assigned Project. 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 "B" attached hereto and incorporated herein by reference and assigned to perform portions of the Services shall remain assigned through completion of the Services. Any substitution of personnel or the Project Representative shall be subject to City's written approval. In the event that City and Consultant cannot agree as to the substitution of the Project Representative or other key personnel, City shall be entitled to terminate this Agreement.

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 Contract, 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. 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 Contract, 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 Contract 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 and additional insured endorsements 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.

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 upon City's compensation to Consultant for its services as herein provided. 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 “B”, 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 “B” 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 25 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 a court of competent jurisdiction in the 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.

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, or sexual orientation, 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. **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.

33.1 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.

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

Exhibit "A" - Supplemental Agreement

Exhibit "B" - Key Personnel

[SIGNATURES ON 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

ARCHITECTURAL RESOURCES
GROUP, INC., a California corporation

By: _____
City Manager

By:  _____
Katie E. Horak (May 12, 2026 17:11:31 PDT)
Print Name: Katie E. Horak
Title: President
(Signature of Board Chair, President, or
Vice President)

ATTESTED TO:

and

By: _____
City Clerk

By:  _____
Lisa Yergovich (May 12, 2026 22:02:09 PDT)
Print Name: Lisa Yergovich
Title: CFO
(Signature of Secretary, Assistant
Secretary, CFO, Treasurer, or Assistant
Treasurer)

CERTIFIED AS TO AVAILABILITY OF FUNDS:

By:  _____
Chief Financial Officer

APPROVED AS TO FORM:

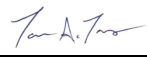
By:  _____
Deputy City Attorney

EXHIBIT “A”

SUPPLEMENTAL AGREEMENT

SUPPLEMENTAL AGREEMENT FOR ASSIGNED PROJECT
[CONSULTANT'S NAME]
[PROJECT NAME]

The Project Narrative for _____ (“Project”), a copy of which is attached hereto as Exhibit “A” and incorporated herein by this reference, and Consultant’s proposal dated _____, a copy of which is attached hereto as Exhibit “B” and incorporated herein by this reference, shall constitute a supplement to the Master Professional Consultant Services Agreement for Preservation and Historic Resource Projects by and between City and Consultant dated _____ (“Agreement”). Consultant agrees to perform the services described in the Project Narrative within the time set forth in the Consultant’s Proposal for a fee in an amount not to exceed \$_____. Performance of the services shall be subject to the terms and conditions contained in the Agreement.

Dated this _____ day of _____.

CITY OF RIVERSIDE,
a municipal corporation

CONSULTANT

By: _____
City Manager

By: _____
Name
Its:

Attest to:

By: _____
City Clerk

By: _____
Name
Its:

Certified as to funds availability:

By: _____
Finance Director

Approved as to form:

By: _____
Deputy City Attorney

EXHIBIT “B”

KEY PERSONNEL

Company Information

Planning & History Group Introduction

A core element of ARG's practice is preservation planning. ARG's Planning & History Group comprises planners, historians, and architects who meet *The Secretary of the Interior's Professional Qualifications Standards* in multiple disciplines. The group has varied interests and areas of specialization in the fields of history, architectural history, historic preservation, cultural resource management, cultural landscapes, city planning, architecture, archaeology, environmental compliance, and urban design.

This breadth of professional experience enables the group to provide a diverse array of planning, research, and design services to public and private clients. The group brings relevant work experience on a wide range of projects in historic and cultural resource management and preservation planning throughout the Western States, including California, Oregon, Washington, Nevada, Arizona, Hawaii, and Alaska.

Services provided include:

- On-Call Preservation Planning Consulting Services
- Historic Resources Surveys and Context Statements
- Historic Preservation Ordinance Development & Regulatory Review
- Community Workshops, Public Education, and Outreach
- Historic Structure Reports & Cultural Landscape Reports
- Historic Resource Evaluations and Environmental Compliance under CEQA
- Section 106/NEPA Compliance
- Design Review & Secretary's Standards Compliance Assessment
- Federal, State, and Local Landmark Designations
- Preservation Plans, Master Plans, and Specific Plans
- Design Guidelines
- Tax Incentives (Tax Credit Certification, Mills Act Contracts)
- Historic Resource Documentation (HABS/HAER/HALS)

Firm Address

Architectural Resources Group
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012
(626) 583-1401

Other Offices

San Francisco, CA
(415) 421-1680

Portland, OR
(971) 256-5324

Type of Organization

Corporation

Project Team

Katie Horak, Principal
(626) 583-1401 x 103

Evanne St. Charles, Associate
Principal
(626) 583-1401 x 125

Mary Ringhoff, Senior Associate
(626) 583-1401 x 111

Elysha Paluszek, Senior Associate
(626) 583-1401 x 105

Hannah Simonson
(626) 583-1401 x 114

Brannon Smithwick
(626) 583-1401 x 107

Elliott Simon
(626) 583-1401 x 104

Litigation History

ARG has not had any litigation, mediation or arbitration regarding the performance of any services provided within the past five years.

Company Information

For any future work we may provide to the City of Riverside, we plan to fully utilize our depth of expertise, and bring the following strengths to the project:

- A proven track record of award-winning projects, including historic context statements; historic resources surveys; historic structures reports; and preservation planning projects.
- Exceptionally skilled staff meeting the *Secretary of the Interior's Professional Qualifications Standards* in architectural history. The personnel selected specifically for this project are recognized experts in their fields.
- Years of experience working with planning staff of cities from large (Los Angeles) to small (Dana Point) to meet the specific preservation planning goals of each community.
- A strong understanding of the need to engage the public in preservation activities, and extensive experience conducting community outreach activities to ensure full and meaningful public participation.

Key Personnel

ARG's Planning and History Group staff are well qualified to perform the Cultural Resource tasks outlined in this contract, and will bring to the City of Riverside a wealth of knowledge and experience. All members of this team meet or exceed the *Secretary of the Interior's Professional Qualifications Standards* in architectural history, history, and/or archaeology.

Katie Horak, Principal

Architectural Historian and Preservation Planner

All services will be overseen by Principal Katie E. Horak. Katie has 20 years experience in historic resource management in both the public and private sectors. She has successfully managed the preparation of numerous historic and cultural resources surveys; historic context statements; historic resource evaluations; historic structures reports; landmark nominations; and preservation plans throughout California. As Principal-in-Charge, Katie provides project oversight and quality assurance for all planning projects conducted by ARG. Her overall project guidance ensures all work is being conducted to the highest possible standard.

Evanne St. Charles, Associate Principal

Architectural Historian and Preservation Planner

Evanne St. Charles has over twelve years of experience in historic resource management. She has managed and contributed to a number of technical preservation planning documents, and brings expertise in historic structure reports, California Environmental Quality Act (CEQA) documentation, Secretary of the Interior's Standards compliance, Mills Act Property Tax Abatement Program administration, and Federal Historic Preservation Tax Credit applications. Recent projects include developing architectural design guidelines for the City of Redlands, preparing historic structure reports for Carson City Hall and Wayfarers Chapel, and completing historic resource surveys for the Cities of Arcadia and Santa Ana.

Mary Ringhoff, Senior Associate

Architectural Historian and Preservation Planner

Mary Ringhoff has extensive experience conducting historic resources surveys, and preparing historic contexts statements, historic structures reports, historic resource evaluations, and landmark nominations. As an archaeologist, Mary has also managed dozens of projects involving prehistoric resources. Recent projects include the management of historic resources surveys for the Cities of Glendale, Pasadena, Downey, and Tustin; and the preparation of a historic structures report and National Register nomination for the Trujillo Adobe in Riverside.

Elysha Paluzek, Senior Associate

Architectural Historian and Preservation Planner

Elysha Paluzek has more than twelve years of experience in cultural resources management and is adept at research, writing, and the preparation of technical reports related to potential historic resources. A gifted communicator and enthusiastic team member, Elysha has experience with historic resources survey reports, historic context statements, National Register and local landmark nominations, California Environmental Quality Act (CEQA) technical reports, and Section 106 technical reports. Recent projects include preparation of a Historic-Cultural Monument application for African American Historic Places in Los Angeles, development of a Historical Context Study

Company Information

for the City of West Hollywood, and management of the Historical Housing and Land Use Study for the City of Los Angeles.

Hannah Simonson

Architectural Historian and Preservation Planner

Hannah Simonson has over eight years of experience in research, preservation planning, and survey assessment in California. She has worked on a wide range of projects including historic context statements and surveys, historic structures reports, California Environmental Quality Act (CEQA) technical reports, preservation ordinances, general plan elements, and design guidelines.

Brannon Smithwick

Architectural Historian and Preservation Planner

Brannon Smithwick has a dual-degree in historic preservation and urban planning from the University of Southern California. Her professional experience in historic preservation consulting includes conducting historic research and oral history interviews, site documentation and fieldwork, California Environmental Quality Act (CEQA) documentation, and drafting historic context statements and landmark nominations.

Elliott Simon

Architectural Historian and Conservator

Elliott Simon has more than five years of experience in the design, conservation, research, and management of eighteenth and nineteenth century historic properties. His responsibilities include researching and surveying historic properties to evaluate and write Section 106 compliant reports for transportation and infrastructure projects. Elliott has worked as a project manager and preservation specialist on many historic restoration and rehabilitation projects, including material studies, historic research, budgeting, scheduling, and documentation.

ARG's proposed staff all have the availability to work on projects under this contract. In addition to the above team members, we also have 5 registered architects and 3 architectural support staff in our Los Angeles office that we can draw on if needed. With all three of ARG's in-house disciplines represented, we are able to provide the staffing

and the expertise to deal with any situation that might reasonably be expected to arise under this contract.

Subconsultant

Cogstone Resource Management

Cogstone Resource Management (Cogstone) is a California corporation and women-owned disadvantaged business enterprise (WBE/DBE #49374) that specializes in paleontology, archaeology, and history. Established in 2001, the firm maintains its headquarters in Orange, California with additional offices in Riverside, Morro Bay, and Sacramento. For over 24 years, Cogstone has provided competent and respectful paleontological and cultural resources services to assist clients in meeting compliance requirements for local, state, and federal regulations including the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA), Native American Graves Protection and Repatriation Act (NAGPRA), Senate Bill (SB) 18, and Assembly Bill (AB) 52. The Cogstone team has expertise in preparing technical studies used for the preparation of Initial Studies (IS), Negative Declarations (ND), Mitigated Negative Declarations (MND) and/or Environmental Impact Reports (EIR) in compliance with CEQA and Categorical Exclusions (CE), Environmental Assessments (EA), and Environmental Impact Statements (EIS) in compliance with NEPA. Cogstone also has extensive experience preparing and implementing mitigation plans and writing mitigation compliance reports.

For more detailed staff qualifications, please refer to the resumes that follow.



KATIE E. HORAK

Principal | Architectural Historian & Preservation Planner

Katie is a Los Angeles-area native and Principal in ARG's Los Angeles office. She has over twenty years experience in the field of historic resource management in both the public and private sectors. Katie is a recognized leader in the industry, bringing creative and innovative solutions to complex issues related to historic site documentation, management, and adaptive re-use. Katie brings expertise in policies related to the California Environmental Quality Act (CEQA), Secretary of the Interior's Standards compliance, and provides strategic guidance regarding project approvals, entitlements, and outreach/consensus building.

Relevant Project Experience

- Trujillo Adobe, National Register Nomination, Historic Structure Report, and Preservation Plan, Riverside, CA
- Harada House, Rehabilitation and Historic Consulting Services, Riverside, CA
- City of Redlands, Historic Context Statement, Redlands, CA
- City of Redlands, Architectural Design Guidelines, Redlands, CA
- City of Anaheim, On-Call Preservation Services, Anaheim, CA
- City of Santa Ana, Historic Context Statement, Santa Ana, CA
- Santa Fe Railway Depot, Historic Preservation Certification Application for Federal Historic Tax Credits, Redlands, CA (ongoing)
- City Transfer and Storage Company Warehouse, Historic Preservation Certification Application for Federal Historic Tax Credits, Redlands, CA
- City of Los Angeles, Historical Housing and Land Use Study, Los Angeles, CA
- Founder's Church of Religious Science, Paul R. Williams, National Register Nomination and Historic Structure Report, Los Angeles, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Citywide Historic Context Statement (The Ranch House and Los Angeles Modernism), Pilot Survey, Groups 1, 2, 4, 5, 6, 7, 8, 9, and 10 Surveys
- Los Angeles Union Station, Historic Structures Report and on-going Historic Preservation Consultation, Los Angeles, CA
- City of South Pasadena, ADUs Design Standards and Guidelines for Historic Properties, South Pasadena, CA
- Carson City Hall, Historic Structure Report, Carson, CA
- Wayfarers Chapel, Historic Structures Report, National Historic Landmark Nomination, and Building Disassembly, Rancho Palos Verdes, CA
- Beverly Fairfax Historic District Historic Resources Survey and National Register Nomination, Los Angeles, CA



Education

Master of Heritage Conservation,
University of Southern California

University of Oregon, Eugene
Historic Preservation Field School
in Canova, Italy

Bachelor of Arts, Art (Painting/
Drawing), Whitworth College,
Spokane, Washington

Meets the *Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History

Memberships

Docomomo US, President

Docomomo US - Southern
California Chapter, Founding
President

Los Angeles Conservancy

Society of Architectural Historians
(SAH), Southern California Chapter

Los Angeles Headquarters
Association (LAHQ)

Academic Involvement

Adjunct Associate Professor,
University of Southern California.

Current courses taught:
*Introduction to Historic Site
Documentation*, and *Advanced
Documentation: Historic Resources
Surveys*

Company Personnel



Architectural
Resources Group

EVANNE ST. CHARLES, LFA, LEED AP O+M

Associate Principal | Architectural Historian & Preservation Planner

Evanne is an Architectural Historian and Preservation Planner in ARG's Los Angeles office with over twelve years of experience in historic resource management. She has managed and contributed to a number of technical preservation planning documents, and brings expertise in historic structure reports, California Environmental Quality Act (CEQA) documentation, Secretary of the Interior's Standards compliance, Mills Act Property Tax Abatement Program administration, and Federal Historic Preservation Tax Credit applications. Evanne is also actively involved with the Association for Preservation Technology International (APT) as a co-chair of the APT's Technical Committee on Sustainable Preservation.

Relevant Project Experience

- City of Anaheim, On-Call Preservation Services, Anaheim, CA
- City of Redlands, Architectural Design Guidelines, Redlands, CA
- City of Santa Ana, Historic Context Statement, Santa Ana, CA
- City Transfer and Storage Company Warehouse, Historic Preservation Certification Application for Federal Historic Tax Credits, Redlands, CA
- Santa Fe Railway Depot, Historic Preservation Certification Application for Federal Historic Tax Credits, Redlands, CA (on-going)
- Founder's Church of Religious Science, National Register Nomination and Historic Structure Report, Los Angeles, CA
- City of South Pasadena, ADUs Design Standards and Guidelines for Historic Properties, South Pasadena, CA
- Chavez Gardens Project, Secretary of the Interior's Standards Compliance Review, Los Angeles, CA
- Los Angeles Union Station, Historic Structures Report and on-going Historic Preservation Consulting, Los Angeles, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Group 6 Survey (Arleta-Pacoima, and Mission Hills-Panorama City-North Hills Community Plan Areas); Group 7 Survey (Wilshire and Boyle Heights Community Plan Areas); Group 8 Survey (Van Nuys-North Sherman Oaks, Reseda-West Van Nuys, and other Community Plan Areas)
- Carson City Hall, Historic Structure Report, Carson, CA
- City of Arcadia, Citywide Historic Resources Survey and Preservation Consulting, Arcadia, CA
- Wayfarers Chapel, Historic Structures Report, National Historic Landmark Nomination, and Building Disassembly, Rancho Palos Verdes, CA
- Walker House, Historic Structure Report, Los Angeles, CA



Education

Master of Science, Historic Preservation, University of Oregon, Eugene

Bachelor of Arts, Art History with Architecture and Environment Emphasis; Bachelor of Arts, Geography, University of California, Santa Barbara

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History and History

Memberships

Association for Preservation Technology International (APT)

Western Chapter of the Association for Preservation Technology (WCAPT)

APT Technical Committee on Sustainable Preservation (TC-SP), Co-Chair

APT TC-SP, OSCAR Focus Group, Co-Chair

Los Angeles Conservancy

California Preservation Foundation (CPF)

Docomomo US



MARY RINGHOFF, RPA

Senior Associate | Architectural Historian & Preservation Planner

Mary is an Architectural Historian and Preservation Planner in ARG's Los Angeles office. She has extensive experience in writing historic contexts, landmark nominations, historic structures reports, and historic resource evaluations, and has managed and contributed to numerous historic resources surveys. Mary is also an archaeologist and has managed dozens of projects involving both prehistoric and historical resources. Her first (co-authored) book, *The River and the Railroad: An Archaeological History of Reno*, was published by the University of Nevada Press in 2011. Mary spent a decade on the faculty of the University of Southern California's School of Architecture as an adjunct lecturer in the Heritage Conservation program, where she taught a graduate-level Advanced Documentation course.

Relevant Project Experience

- Trujillo Adobe, National Register Nomination, Historic Structure Report, and Preservation Plan, Riverside, CA
- City of Redlands, Architectural Design Guidelines, Redlands, CA
- City of Redlands, Historic Context Statement, Redlands, CA
- Santa Fe Railway Depot Character-Defining Features Study, Redlands, CA
- Redlands Historic Architectural Design Guidelines, Redlands, CA
- Carthay Neighborhoods Historic District National Register Nomination, Los Angeles, CA
- San Marino Citywide Historic Resources Survey, San Marino, CA
- Tustin Citywide Historic Resources Survey, Tustin, CA
- SurveyLA, Los Angeles Citywide Historic Resources Survey: Survey for Group 4 (North Hollywood-Valley Village), Group 5 (Westchester, Playa Del Rey), Group 7 (Wilshire, Boyle Heights), Group 8 (Van Nuys-North Sherman Oaks, Reseda-West Van Nuys, and other areas), Group 9 (Industrial Properties and Northeast Los Angeles)
- Miracle Mile Historic District Historic Resources Survey, Los Angeles, CA
- Beverly Fairfax Historic District Historic Resources Survey and National Register Nomination, Los Angeles, CA
- Arcadia Citywide Historic Resources Survey, Arcadia, CA
- Rancho Sierra Vista Beal Residence and Caretaker's Residence Historic Structures Report, Santa Monica Mountains National Recreation Area, CA
- Rancho Sierra Vista Equipment Shed/Bunkhouse Historic Structures Report, Santa Monica Mountains National Recreation Area, CA
- 10858 Culver Boulevard Historic Resource Evaluation, Culver City, CA
- 602 Agua Mansa Road Historic Resource Evaluation, Colton, CA
- Oasis Hotel Dining Hall Historic Resource Report, Palm Springs, CA



Education

Master of Historic Preservation,
University of Southern California,
Los Angeles

Master of Arts, Anthropology,
University of Nevada, Reno

Bachelor of Arts, Anthropology,
Stanford University

Meets the *Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History, Archaeology,
and History

Registrations

Registered Professional
Archaeologist (RPA)

Memberships

Society of Architectural Historians
(SAH)

Vernacular Architecture Forum
(VAF)

Los Angeles Conservancy

Nevada Architectural History
Alliance

Society for Historical Archaeology
(SHA)

Company Personnel



Architectural
Resources Group

Elysha Paluszek

Senior Associate | Architectural Historian & Preservation Planner

An Architectural historian with more than twelve years of experience, Elysha is adept at research, writing, and the preparation of technical reports related to potential historic resources. A gifted communicator and enthusiastic team member, Elysha has experience with historic resources survey reports, historic context statements, National Register and local landmark nominations, California Environmental Quality Act (CEQA) technical reports, and Section 106 technical reports.



Relevant Project Experience

- Carson City Hall, Historic Structure Report, Carson, CA
- Los Angeles Historic-Cultural Monuments, African American Historic Places Project (Getty Conservation Institute and City of Los Angeles), Los Angeles, CA
- City of West Hollywood, Historical Context Study, West Hollywood, CA
- African Americans in California Multiple Property Documentation Form, CA
- Figueroa and 31st Historical Resources Technical Report, Los Angeles, CA
- City of Los Angeles, Historical Housing and Land Use Study, Los Angeles, CA
- Central Avenue, Historic Resource Evaluation, Los Angeles, CA
- 9100 Sunset, Historic Resource Assessment, West Hollywood, CA
- 1921 Wilcox Avenue, Historic Resource Assessment, Los Angeles, CA
- 8228 Sunset Boulevard, Historic Resource Assessment, West Hollywood, CA
- Santa Monica-Malibu Unified School District, Historic Preservation Consulting, Santa Monica, CA
- Eagle Rock Plaza, Historic Resource Assessment, Eagle Rock, CA
- Walnut Nina Historic Resource Assessment, Pasadena, CA
- Hillcrest LGBTQ+ Historic Context Statement, Los Angeles, CA*
- SurveyLA Historic Context Statement, The Shotgun House, Los Angeles, CA*
- San Diego Citywide LGBTQ Historic Context Statement, San Diego, CA*
- SurveyLA Jewish History of Los Angeles Historic Context Statement, Los Angeles, CA*
- Garden Apartment Complexes in the City of Los Angeles Multiple Property Documentation Form, Los Angeles, CA*
- SurveyLA Historic Context Statement, American Colonial Revival, Los Angeles, CA*
- SurveyLA Latino Los Angeles Historic Context Statement, Los Angeles, CA*
- Latinos in 20th Century California Multiple Property Documentation Form, Los Angeles, CA*

*work performed prior to joining ARG

Education

Master of Historic Preservation,
University of Southern California

Bachelor of Arts, History, College
of William and Mary, Williamsburg,
Virginia

Meets the *Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History and History

Memberships

Docomomo US

Society of Architectural Historians
(SAH)

Los Angeles Conservancy

California Preservation Foundation
(CPF), Education Committee



HANNAH LISE SIMONSON

Architectural Historian & Preservation Planner

Hannah is an architectural historian and preservation planner for ARG's Los Angeles office. She has over eight years of experience in research, preservation planning, and survey assessment in California, including the San Francisco Bay Area and Southern California, and over six years of experience in project management. She has worked on a wide range of projects including historic context statements and surveys, historic structures reports, California Environmental Quality Act (CEQA) technical reports, preservation ordinances, general plan elements, and design guidelines. Hannah currently serves on the Docomomo US Southern California Chapter board, and has expertise in mid-century and late 20th century architecture and urbanism.

Relevant Project Experience

- Los Angeles General Hospital EIR, Los Angeles, CA
- MGM Sign, Preliminary Historic Eligibility Memo, Culver City, CA
- Washington Boulevard Tree Surrounds, Preliminary Historic Eligibility Memo, Culver City, CA
- 1810 Broadway (Philomathean Hall), Historic Resource Assessment, Santa Monica, CA*
- 946 N. Hayworth, Historic Resource Assessment, West Hollywood, CA*
- 317 Huntley Drive, Historic Resource Assessment, West Hollywood, CA*
- 801 S. State College, Historic Resource Assessment, Anaheim, CA*
- 1704 S. 4th Street, Historic Resource Assessment, Alhambra, CA*
- 140 S. Rodeo & 140 S. Camden, Historic Resource Assessment, Beverly Hills, CA*
- IPAM Building, Historic Resource Assessment, University of California, Los Angeles, CA*
- 338 E Ojai Avenue, Proposed Project Analysis, Ojai, CA*
- Stainton Residence, Local Landmark Designation, Rancho Mirage, CA*
- Whittier Historic Districts Survey, Whittier, CA*
- Mid-City Historic Context Statement & Focused Reconnaissance Survey, San Diego, CA*
- Orange Eichler Design Standards, Orange, CA*
- San Jose Eichler Objective Design Standards, San Jose, CA*
- San Francisco Modern & Postmodern Architectural Styles (1960-2000) Historic Context Statement, San Francisco, CA*
- San Francisco Art Institute, Historic Resource Assessment and Certificate of Appropriateness*
- San Francisco Redevelopment Public Art Inventory & Conditions Assessment*

*work performed prior to joining ARG



Education

Master of Science, Historic Preservation, The University of Texas at Austin

Bachelor of Arts, Religion, Reed College, Portland, Oregon

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History

Memberships

Docomomo US, Southern California chapter, Vice President

Docomomo US, 2026 Docomomo International Conference Tour Committee

Docomomo US, Northern California chapter, President (2019-2023)

Association for Preservation Technology International (APT), Member

Society of Architectural Historians (SAH)

L.A. Forum for Architecture and Urban Design



BRANNON SMITHWICK

Architectural Historian & Preservation Planner

Brannon is an Architectural Historian and Preservation Planner in ARG's Los Angeles office with a dual-degree in historic preservation and urban planning from the University of Southern California. Her professional experience in historic preservation consulting includes conducting historic research and oral history interviews, site documentation and fieldwork, California Environmental Quality Act (CEQA) documentation, and drafting historic context statements and landmark nominations.



Relevant Project Experience

- Los Angeles City Hall National Register Nomination, Los Angeles, CA
- City of Santa Ana Historic Resources Survey and Context Statement, Santa Ana, CA
- Desert Lanai 1 Historic District Local Register Nomination, Palm Springs, CA
- 710 Freeway Displacement Historic Report, Pasadena, CA
- Palm Springs Public Library Renovation, Historic Preservation Consulting, Palm Springs, CA
- Harrower Village Project, Secretary of the Interior's Standards Compliance Review, Glendale, CA
- Palm Springs Plaza Theatre, Application for Federal Historic Tax Credits, Palm Springs, CA
- 7014-7022 W. Sunset Boulevard, Historic Resources Evaluation Memorandum, Hollywood, CA
- University of California, San Diego Survey Update, La Jolla, CA
- Harris Place Pumping Station, Secretary of the Interior's Standards Compliance Review, Long Beach, CA
- San Gabriel Citywide Historic Resources Survey Phase II, San Gabriel, CA
- 10950 Washington Boulevard Due Diligence Memorandum, Culver City, CA
- Santa Monica Airport Historic Resources Assessment Report, Santa Monica, CA (ongoing)
- Griffith Park Pony Ride Historic Structures Report, Los Angeles, CA
- Yount Property, California Register and HABS Documentation, Redlands, CA
- Tri-City Medical Center Due Diligence Memorandum, Oceanside, CA
- City of Santa Rosa Downtown Station Area Historic Resources Survey Update, Santa Rosa, CA
- Citywide Survey of Prizren, Kosovo Council for Cultural Heritage, World Heritage USA/ ICOMOS, Kosovo*
- Oral Historian, Academy of Motion Picture Arts and Sciences Oral Histories Program, Los Angeles, CA*

**work performed prior to joining ARG*

Education

Master of Heritage Conservation,
USC Graduate School of
Architecture

Master of Urban Planning,
Concentration in Design of the
Built Environment, USC Sol Price
Graduate School of Public Policy

Interior Architecture Associates
Certificate, University of California,
Los Angeles

Bachelor of Arts, Visual & Media
Arts Production, History Minor,
Emerson College

Meets the *Secretary of the
Interior's Professional Qualification
Standards* in Architectural History

Memberships

Docomomo Southern California,
Board Member

Vernacular Architecture Forum,
Future Vision Committee Member

National Trust for Historic
Preservation, Member

ICOMOS/USA World Heritage,
Member

Society of Architectural Historians,
Member

American Society of Interior
Designers, Member



ELLIOTT SIMON

Architectural Historian & Conservator

Elliott is an architectural historian for ARG's Los Angeles office. He meets the Secretary of the Interior's Standards in 36 CFR Part 61 as an architectural historian. Elliott has more than five years of experience in the design, conservation, research, and management of eighteenth and nineteenth century historic properties. His responsibilities include researching and surveying historic properties to evaluate and write Section 106 compliant reports for transportation and infrastructure projects. Over the past five years Elliott has worked as a project manager and preservation specialist on more than 15 historic restoration and rehabilitation projects, including material studies, historic research, budgeting, scheduling, and documentation. Several of these projects received local and state preservation awards.

Relevant Project Experience

- Santa Monica Craftsman House Mills Act, Santa Monica, CA
- Farmers Insurance Preservation Plan, Los Angeles, CA
- Spring Valley Pilot Study, Lincoln County, NV
- John Langley Howard House and Studio Monterey Preservation Plan, Monterey, CA
- Tile Investigation at LACCD (Firestone), Los Angeles, CA
- America's River Crossing Bridge Replacement (I-55 Bridge), Tennessee Department of Transportation (TDOT), Shelby County, TN and Crittenden County, AR*
- Interstate 24 Choice Lanes, TDOT, Davidson and Rutherford Counties, TN*
- Interstate 24 from Near Interstate 59 to US Highway 27, TDOT, Hamilton County, TN and Dade County, GA*
- Bridge over Nolichucky River, LM 12.65 (Hurricane Helene), Greene County*
- Bridge over Nolichucky River, LM 12.65 (Hurricane Helene), Washington County*
- Bridges at Round Spring, Shannon County, MO*
- MARTA Rapid Campbellton/Greenbriar Transit Hub, Fulton County, GA*
- Arthur Ravenel House, East Battery, Charleston, SC*
- Anderson Family Residence, Legare Street, Charleston, SC*
- Judge Robert Pringle Frost House, Tradd Street, Charleston, SC*
- Drayton Hall, Drayton Hall Preservation Trust, Charleston, SC (NRHP# 66000701)*
- William Roper House, East Battery, Classical American Homes Preservation Trust, Charleston, SC*
- Old St. Michael's Rectory, Meeting Street, Charleston, SC*
- Kahal Kadosh Beth Elohim Historic Cemetery Mapping, Kahal Kadosh Beth Elohim Synagogue, Charleston, SC*

**work performed prior to joining ARG*



Education

Master of Science, Historic Preservation, Clemson University / College of Charleston, Charleston, South Carolina

Bachelor of Arts, Architecture, Savannah College of Art and Design, Savannah, Georgia

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History

Registrations

Advisory Council on Historic Preservation Section 106 Training 2024

EPA Certified Renovator

NPS Architectural History Professional

Memberships

Association for Preservation Technology International (APT), Member

Historic Nashville Inc.

Society of Architectural Historians

Vernacular Architecture Forum

Company Personnel



MOLLY VALASIKM RPA

Project Manager | Principal Archaeologist

Molly serves as Cogstone's CEO and CFO and helps guide the vision and direction of Cogstone. She has been with the company since 2009 and has helped transition Cogstone from sole ownership to multiple owners with an active board of directors. Molly is a Registered Professional Archaeologist (RPA) with more than 16 years of experience. She is well-versed in the compliance procedures of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA) and regularly prepares cultural resources assessment reports for a variety of federal, state, and local agencies throughout California. Molly has managed a variety of projects at Cogstone in the water, transportation, energy, development, and federal sectors. She is accepted as a Principal Investigator for prehistoric archaeology by the State Historic Preservation Office (SHPO) and is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Permit for Archaeological Investigations.



Education

Master of Arts, Anthropology, Kent State University, Kent, Ohio

Bachelor of Arts, Anthropology, Ohio State University, Columbus, Ohio

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Archaeology

Registrations

Registered Professional Archaeologist (RPA)

Relevant Project Experience

- Iron Lofts Multi-Family Residential, Riverside, CA. Cogstone conducted a cultural and paleontological resources assessment and Secretary of the Interior (SOI) Standards for the Treatment of Historic Properties analysis and compatibility assessment for the project, which proposed the demolition of one non-historic-aged structure and the partial demolition and renovation of two City Structures of Merit to construct a new multi-family residential development.
- Auto Center Drive Building Project, Riverside, CA. Cogstone conducted a built environment assessment to determine the potential impacts to historic resources resulting from the demolition of an existing auto showroom building to make way for future development.
- Pierce Flats Residential Project Assessment, Riverside, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources resulting from the construction of a mixed-use village with 196 residential units and 6,200 square-feet of commercial-use area as well as associated parking.
- Stewart Park Project 07/20/17, Beaumont, CA. Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural resources resulting from the proposed improvements to Stewart Park.
- Maverik Fueling Station Project, Indio, CA. Cogstone conducted a cultural and paleontological resources assessment to determine potential impacts to cultural and paleontological resources during construction of a fueling station.
- Nance Street Trailer Yard Project, Perris, CA. Cogstone conducted a cultural and paleontological resources assessment to determine potential impacts to cultural and paleontological resources resulting from the development of a 10.4-acre trailer storage yard.

Company Personnel



JOHN GUST, RPA

Principal Investigator for Archaeology

John is a Registered Professional Archaeologist (RPA) with over 13 years of experience in field archaeology. His field expertise includes pedestrian surveys, excavation monitoring, resource recording, and historic artifact analysis. John has extensive experience in California cultural resources, having served as Principal Investigator on projects for the City of San Juan Capistrano, Southern California Edison, Pacific Gas and Electric, the City of San Jose, Los Angeles International Airport, and the City of Morro Bay. He has managed a variety of projects at Cogstone in the water, transportation, energy, development, and federal sectors. He has also managed cultural resources monitoring projects for both public and private sector clients. He is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Permit for Archaeological Investigations.



Education

Ph.D., Anthropology, University of California, Riverside

Master of Arts, Anthropology, University of California, Riverside

Master of Arts, Applied Geography, University of Colorado, Colorado Springs

Bachelor of Arts, Anthropology, minor in Geography/Environmental Studies, UCCS

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Archaeology

Registrations

Registered Professional Archaeologist (RPA)

Memberships

Society for California Archaeology

Society for American Archaeology

American Anthropological Association

Relevant Project Experience

- Iron Lofts Multi-Family Residential, Riverside, CA. Cogstone conducted a cultural and paleontological resources assessment and Secretary of the Interior (SOI) Standards for the Treatment of Historic Properties analysis and compatibility assessment for the project, which proposed the demolition of one non-historic-aged structure and the partial demolition and renovation of two City Structures of Merit to construct a new multi-family residential development.
- Pierce Flats Residential Project Assessment, Riverside, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources resulting from the construction of a mixed-use village with 196 residential units and 6,200 square-feet of commercial-use area as well as associated parking.
- Stewart Park Project, Beaumont CA. Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural resources resulting from the proposed improvements to Stewart Park.
- Maverik Fueling Station Project, Indio, CA. Cogstone conducted a cultural and paleontological resources assessment to determine potential impacts to cultural and paleontological resources during construction of a fueling station.
- Nance Street Trailer Yard Project, Perris, CA. Cogstone conducted a cultural and paleontological resources assessment to determine potential impacts to cultural and paleontological resources resulting from the development of a 10.4-acre trailer storage yard.

Company Personnel



SHANNON LOPEZ

Architectural Historian

Shannon is a qualified architectural historian with over seven years of experience. Her experience includes architectural history research and surveys with photo documentation and recording of built environment resources for local and federal projects. She has extensive knowledge with Native American consultation, local and state historical society consultation, and the analysis of primary and secondary sources. Shannon is acknowledged as an approved Architectural Historian by Caltrans and is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Permit for Archaeological Investigations. She is accepted as a Principal Investigator for Architectural History and History by the State Historic Preservation Office.



Education

Certificate in Historic Preservation,
The Boston Architectural College,
Boston

Master of Arts, History (with
an emphasis in architecture),
California State University,
Fullerton

Bachelor of Arts, History, Minor
in Asian-Pacific Studies, California
State University, Dominguez Hills

Meets the *Secretary of
the Interior's Professional
Qualifications Standards* in
Architectural History

Relevant Project Experience

- Realm Iron Lofts, Riverside, CA. Cogstone conducted an SOI Standards for the Treatment of Historic Properties analysis and compatibility assessment for the project, which proposed the demolition of one non-historic-aged structure and the partial demolition and renovation of two City Structures of Merit to construct a new multi-family residential development.
- Auto Center Drive Building Project, Riverside, CA. Cogstone conducted a built environment assessment to determine the potential impacts to historic resources resulting from the demolition of an existing auto showroom building to make way for future development.
- Pierce Flats Residential Project Assessment, Riverside, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources resulting from the construction of a mixed-use village with 196 residential units and 6,200 square-feet of commercial-use area as well as associated parking.
- Stewart Park Project, National Park Service (NPS), Beaumont, CA. Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural resources resulting from the proposed improvements to Stewart Park.
- Maverik Fueling Station Project, Indio, CA. Cogstone conducted a cultural and paleontological resources assessment to determine potential impacts to cultural and paleontological resources during construction of a fueling station.
- Orange Harvill Contractor Yard Project, Riverside County, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential effects to cultural and paleontological resources resulting from the construction of a trailer storage yard.
- Perris Housing Implementation, Perris, CA. Cogstone conducted a cultural and paleontological resources assessment to determine potential impacts to cultural and paleontological resources resulting from the development of 44 housing sites within 84 parcels, across 12 areas throughout the city totaling 299.22 acres.