

PROFESSIONAL CONSULTANT SERVICES AGREEMENT

MLA GREEN, INC. dba STUDIO-MLA

Consultant Services for Development of Park Master Plans and Performance of CEQA Services
for the River-side Gateway Project Suite

THIS PROFESSIONAL CONSULTANT SERVICES AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2021 ("Effective Date"), by and between the CITY OF RIVERSIDE, a California charter city and municipal corporation ("City"), and MLA GREEN, INC., a California corporation, doing business as STUDIO-MLA ("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 Consultant Services for Development of Park Master Plans and Performance of CEQA Services for the River-side Gateway Project Suite ("Project").

2. **Term.** This Agreement shall be effective on the date first written above and shall remain in effect until June 30, 2023, unless otherwise terminated pursuant to the provisions herein.

3. **Compensation/Payment.** Consultant shall perform the Services under this Agreement for the total sum not to exceed One Million Nine Hundred Sixty Three Thousand Six Hundred Eighty One Dollars Seventy Nine Cents (\$1,963,681.79) payable in accordance with the terms set forth in Exhibit "B." Said payment shall be made in accordance with City's usual accounting procedures upon receipt and approval of an itemized invoice setting forth the services performed. The invoices shall be delivered to City at the address set forth in Section 4 hereof.

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

To City

Parks, Recreation and Community Services
Department, Planning and Design Division
City of Riverside
Attn: Alisa Sramala
6927 Magnolia Avenue
Riverside, CA 92506

To Consultant

MLA GREEN, INC., dba STUDIO-
MLA Attn: Matt Romero
251 South Mission Road
Los Angeles, CA 90033

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. **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.

33.3 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.

34. **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

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

MLA GREEN, INC., a California corporation,
doing business as STUDIO-MLA

By: _____
City Manager

By: 


Mia Lehrer

[Printed Name]
President


[Title]

Attest: _____
City Clerk

Certified as to Availability of Funds:

By: 

Chief Financial Officer

By: 

Mia Lehrer

[Printed Name]
Chief Financial Officer

[Title]

Approved as to Form:

By: 

Deputy City Attorney

EXHIBIT “A”

SCOPE OF SERVICES

Exhibit A

Scope of Services

Park acreage provided is estimated to provide a general concept of the scale and context of each site. Consultant is responsible for verifying areas of each project site prior to submitting proposal and fee estimates. At some sites, scope of work does not include full park parcels. Please see maps in Exhibit G for areas of focus.

Camp Evans at Fairmount Park:

The site is 100 acres of undeveloped City owned and managed land within a larger developed regional park. The site is partially disturbed. Existing vegetation includes both native and invasive plants. Among the native plants are stands of black willows, California walnuts, cottonwoods, and wetland plants. Invasive plants such as tamarisk, Brazilian pepper, black mustard, tree of heaven, eucalyptus, and Mexican fan palm are interspersed throughout. The site will be rehabilitated to reduce invasive plants and enhance the existing native plant communities. Recreational improvements, agriculture, and educational/interpretive opportunities will be integrated into the overall ecological restoration area. The Camp Evans project seeks to restore and expand scout and youth group use of the site. The site has been used off and on by scouts since 1917. At this time, no scouting or youth camp amenities remain in the project area, except for a few non-functioning remnants. A schematic use plan (bubble diagram) has been prepared for this site, and is provided in Exhibit G.

This multi-benefit project will be improved in partnership with the San Bernardino Valley Municipal Water District ("Valley District") and Upper Santa Ana River Watershed Habitat Conservation Plan ("HCP") partners. This project has received funding through the Proposition 1 Integrated Regional Water Management (IRWM) grant program, which has an earlier completion deadline than the Coastal Conservancy grant. The Prop 1 grant for Camp Evans is being administered by Valley District. To meet the Prop 1 grant funding schedule, the design and CEQA work for Camp Evans must be completed by 6/2/2021. Valley District will be taking the lead on design and engineering of a creek and habitat restoration project within the larger Camp Evans project, with their Consultant managed under a separate independent contract running in parallel to the City's contract for this RFP. Valley District will be responsible for performing CEQA work for the entire Camp Evans project, and therefore, the Consultant team selected for the City contract will need to coordinate with Valley District's consultant to seamlessly integrate the creek and habitat design into the Camp Evans Master Plan. The City's selected Consultant will need to work closely with Valley District's consultant to ensure that the Camp Evans Master Plan is designed to avoid or minimize to the greatest extent possible any environmental impacts identified by Valley District's consultant. The City Consultant must have the Camp Evans Master Plan at a 30% complete stage by March 2021 in order to support the CEQA process.

The development of Camp Evans was included at a conceptual/programmatic level within the 2019 Upper Santa Ana River Tributaries Restoration Project and Mitigation Reserve Program Environmental Impact Report ("Tributaries EIR"). Plant, wildlife, hydrologic and other inventories and analysis have been completed for the site. A Habitat Opportunities and Constraints Report summarizing the studies already completed for Camp Evans is available, as well as the full Tributaries EIR, are available for reference and can be found here: <http://www.uppersarhpc.com/Additional.aspx>

Carlson Park and St Francis Falls:

The site is located between a 1.8 acre developed dog park, Carlson Park, and the adjacent 160- acre Frank A. Miller Mt. Rubidoux Memorial Park. The project is at the base of the bridge spanning the Santa Ana River, and before major freeways cut through the City, this site was a primary gateway welcoming people into Riverside. St Francis Falls is a faux-rock water feature built into the hillside at the base of Mt. Rubidoux around 1930. The Falls are in structural and aesthetic disrepair, are unsafe, not sustainable and need to be renovated. The goal for the Falls and the surrounding area is to re-imagine them to serve as an entry to the Santa Ana River Trail and Mt. Rubidoux, and as an icon demonstrating resiliency, serving as a gateway to the City of Riverside. Simulation of a water feature using glass gabions and lighting has been considered, but not vetted by the community. Trail user amenities such as drinking water, benches, bike racks, interpretive and wayfinding signs need to be considered and developed in the proposed Master Plan. The solution needs to have the support of the community, City's Cultural Heritage Board, Friends of Mt. Rubidoux. Carlson Park, St. Francis Falls, and Mt. Rubidoux are city historic landmarks and along with Fairmount and Loring Parks, are part of a historic open space and park corridor running along the Santa Ana River in Downtown Riverside. Consultant will need to include an additional presentation of the draft Master Plan to the City's Cultural Heritage Board.

Loring Park:

The site is 2.5 acres of undeveloped city owned and managed park land. The Loring Park site has a fair amount of topographic relief and provides a good view of the Santa Ana River and the adjacent Camp Evans area from the highest point of the site. Loring Park is located within a historic residential neighborhood and can be developed to link the residential neighborhood to the Camp Evans area and the Santa Ana River Trail. The sparse vegetation is generally non- native ornamental plants and some trees like California Pepper.

The intent for this site is to provide a low use, high security development that capitalizes on the views, Cultural heritage, geological features, and historical use loosely as a tree arboretum. Possible addition of a par course and jogging loop is also being considered.

Santa Ana River Parkway Development:

This project enhances and expands upon an existing 2-mile segment of paved asphalt trail by adding a parallel decomposed granite path, low water or native trees and landscaping, signage, lighting, and other user support amenities to create a shady and aesthetically inviting space. This segment is part of the 100-mile regional Santa Ana River Trail spanning from the crest of the watershed in the San Bernardino Mountains to the coast near Huntington Beach, California. This segment of the trail runs from the back of Carlson Park, then southwesterly along the base of Mt Rubidoux, through the Tequesquite Extension North site, past Ryan Boniminio Park, past 5200 Tequesquite, and then to the Tequesquite Extension South site. The corridor to be improved has sparse vegetation, generally weedy plants and non-native habitat.

Tequesquite Extension North:

This 41 acres of undeveloped city owned and managed park land is located between the base of Mt. Rubidoux and the Santa Ana River. A portion of the site is within criteria cell 443 (Rough Step 1) of the Western Riverside County Multiple Species Habitat Conservation Plan ("MSCHP"). Conservation within this cell will focus on Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat along the Santa Ana River. Conservation in this cell will focus on approximately 5% of the cell focusing in the western portion of the cell. A bike repair cafe, providing bike repair and education by community volunteers from organizations including the Riverside Bicycle Club and the Inland Empire Bicycle Alliance, is proposed on a small eastern portion of the site along the Santa Ana River Trail. The site extends from Carlson Park to the existing developed Ryan Bonaminio Park at the Tequesquite Arroyo. A

water conservation demonstration garden is also being considered.

5200 Tequesquite:

This undeveloped 4-acre site is currently privately owned. The City is currently working towards acquiring this property. After acquisition, the parcel will provide a direct connection between Ryan Bonaminio Park and the Tequesquite Extension South site. The site is disturbed and annually disced/mowed for weed abatement. The land will be under the ownership and management of the City's Parks, Recreation, and Community Services Department. An open concrete storm drain channel runs between this site and Ryan Bonaminio Park. The channel has become a popular spot for skateboarding. Though currently fenced and unauthorized for this use, the City would like skateboarding in the channel to be presented as an option during the public outreach meetings. The Consultant shall ensure that local skateboarding and bmx users and advocates are represented at the Community Outreach Meetings.

Tequesquite Extension South:

This 55 acre undeveloped City owned and managed park land lies at the base of a bluff. Residential neighborhoods look down to this site and the Santa Ana River from atop the bluff. The site is within criteria cell 534 of the MSHCP. Conservation in this cell will focus on grassland, riparian scrub, woodland and forest habitat in the 15% of the southwestern portion of the cell. The site is immediately adjacent to the Santa Ana River Trail. There is a conservation easement on a portion of this property that needs to be protected.

A bike pump track, skate park, agricultural incubation site/demonstration farm have been considered for this property, but have not been vetted by the community. The Consultant is to include the Riverside Community Garden Council, and skateboard and bike users and advocates to participate in the Community Outreach Meetings.

Martha McLean Anza Narrows Park:

This 39.5 acres of developed City owned and managed park land is immediately adjacent to the Santa Ana River and regional trail. The site is within criteria cell 621 of the MSHCP. The park is already largely developed, and includes irrigated turf and trees, walking paths, picnic areas, benches, a disc golf course, parking, and an existing restroom that needs to be replaced in a more centralized location. A partial conceptual site plan of a River Gateway area has been prepared for this site. The Consultant shall prepare an overall Park Master Plan with a focus on the area within the River Gateway zone and within undeveloped/underutilized/eroded areas along the Santa Ana River trail. The River Gateway zone also proposes public access to the Santa Ana River, where there is a mix of native and non-native plants and trees.

The Riverside Public Utility Department has proposed to run reclaimed water in the old streambed on site in order to de-chlorinate treated water before directing it to the Santa Ana River. The Consultant shall evaluate the old stream bed corridor and include any recommended improvements in the Master Plan to capitalize on this proposed water quality treatment component.

The Consultant is to invite the Inland Empire Waterkeeper (<https://www.iewaterkeeper.org/>) to participate in the community outreach meetings. This organization has for the past several years offered an environmental science camp at the park that provides young students with the opportunity to connect with nature while learning about important concepts in ecology and earth science through hands-on activities. The Park Master Plan should take into consideration their operations and needs for support amenities.

Valley District is working on a restoration project immediately adjacent to this site. Coordination with Valley District and its design contractor will be necessary to ensure optimal outcomes for both projects.

Jurupa Avenue Trailhead:

This site is 7.7 acres of undeveloped City owned and managed park land immediately adjacent to the Santa Ana River Trail. It is also located near a residential neighborhood and near what will soon be a retail development that will include establishments where food and beverages can be purchased to support trail users. The southwestern portion of the site will be developed with a trailhead and parking lot. This portion of the site is disturbed land that is mowed annually for weed abatement. A vegetated drainage with a mix of native and invasive plants runs through the eastern edge of the site.

Some resource inventory has been collected by Valley District for the Tributaries EIR, and some of the data for the Lower Hole Creek site overlaps with the Jurupa Avenue Trailhead site and may be useful. Information can be found in the Opportunities and Constraints for Tributary Restoration Sites report (2018) and other documents which can be found at <http://www.uppersarhpc.com/Additional.aspx>

Tasks and Deliverables:

TASK		DESCRIPTION	DELIVERABLES
<u>Task 1: Project Management</u>			
Work is to include but is not limited to the following tasks.			
1.1	Kick-off meeting	The Consultant will organize and facilitate a project kick-off meeting to review project scope, goals and objectives, and review project schedule. Review public outreach approach and expectations. Clarify roles and agency needs	1. Meeting agenda & minutes
1.2	Progress/coordination meetings	The Consultant will organize and facilitate monthly virtual progress/coordination meetings and prepare and distribute agendas and minutes. During the meeting, the Consultant will inform the City of project progress, and discuss any issues.	1. Meeting agendas & minutes
1.3	Invoice reports	The Consultant will develop and submit written progress and performance reports detailing work completed to be billed for each invoice.	1. Invoice reports to accompany each invoice
1.4	Project schedule	The Consultant will develop a project schedule based on work tasks, noting the responsible party and start and completion dates. An updated schedule is to be provided for each monthly progress meeting.	1. Project schedule
1.5	Project Team Management	The Consultant shall manage the entire team of sub-consultants needed to complete the RFP Scope of Services as one unified cohesive unit.	
<u>Task 2: Survey of existing conditions, data gathering, site analysis.</u>			
Work is to include but is not limited to the following tasks.			
2.1	Base sheet preparation	Review record plans, utility plans, background data and documents, provide boundary and topographic surveys, and other data as needed to prepare base sheets. Existing trees, utility or special easements, steep slopes, and other features are to be mapped, labeled, and highlighted to present an easy to understand map of the opportunities and constraints that could limit or enhance potential future uses or	1. Base sheets for each site 2. Boundary and topographic surveys for each site (pdf and AutoCAD files)

		<p>improvements on the site. This information will help inform the designers and the public throughout the preliminary design phase of the project.</p> <p>The City has available the following data layers for geographic information systems and Cad use:</p> <ul style="list-style-type: none"> • Parcel lines • Streets • Electric utility (underground, above ground, street lights) • Water utility • Storm drain system • Sewer system • Parks and other city owned property • Contour lines (2 foot interval) • Sensitive archaeological resources zones • Prehistoric cultural sensitivity zones • Liquefaction zones • Land use/zoning • Agricultural preserves/farm land • Earthquake fault zones • Flood and fire hazard areas • Forest data • Hazardous waste sites • Mineral resources • Noise contours • Scenic and special boulevards and parkways • Circulation • Slope • Schools • Soils • Soils with high shrink/swell potential • Williamson Act parcels <p>The Consultant will need to request the GIS data through the City Information Technology Department and sign a data release agreement.</p>	
2.2	Site inventory and analysis	<p>Consultant shall gather and categorize data and information on natural and cultural site conditions, existing site features and infrastructure at each project site in order to understand the existing conditions the surrounding contexts for each site.</p> <p>Consultant shall include tree resources mapping. Certified arborist shall map trees present on the project sites and determine their health and appropriateness to the site base on local tree ordinances or guidelines and prepare a tree resources map. Trees need to be tagged in</p>	<p>1. Site analysis map</p> <p>2. Site inventory and analysis shall be summarized in the Master Plan Document for each site.</p> <p>3. Tree resources report</p>

		the field with aluminum tags inscribed with a unique number. After review of initial recommendations with the City, a final arborist report shall be prepared.	
2.3	Site visits	Visit the site as necessary to become familiarized with the problems and existing conditions of project as assigned	
2.4	Review existing planning documents	Consultant is to review the City's Park System Master Plan, Trails Master Plan, relevant sections of the City's General Plan, and the Santa Ana River Trail Parkway & Open Space Plan context to ensure the project sites are planned and developed in accordance with adopted plans.	
2.5	Geotechnical soils report	Consultant shall obtain a geotechnical soils report in order to help identify opportunities and constraints, and to ensure feasibility of proposed uses of the sites	1. Geotechnical soils report
2.6	Agronomic soils report	Consultant shall obtain an agronomic soils report in order to help identify opportunities and constraints, and to ensure feasibility of proposed uses of the sites	2. Agronomic soils report
<u>Task 3: Master Plans</u> Work is to include, but not limited to the following tasks.			
3.1	Preliminary planning/conceptual design services	Using the site analysis along with input from the community, City and stakeholders, the Consultant shall develop, evaluate and prepare at least three concept plans per project site, with preliminary cost estimates for each concept plan. The concept plans shall depict site elements graphically for communication purposes, and show general location, layout and required spatial footprints for planned elements.	1. Three (3) concept plans with preliminary cost estimates for each project site
3.2	Master Plan Document for each site	<p>Based upon feed-back from the community, staff and other stakeholders, the Consultant shall recommend a preferred design solution for each site as a final Master Plan to meet the expressed needs of the community and City. The Master Plans are to include all major amenities shown to scale, along with ADA compliant circulation between amenities.</p> <p>The final Master Plan Documents to include, at a minimum:</p> <ul style="list-style-type: none"> a) background information b) project requirements c) funding information d) project location map e) resource inventory f) preliminary concepts g) Final Master Plan h) conceptual Grading Plan i) conceptual planting materials list j) improvement material details 	<p>1. Final color rendered Park Master Plan and conceptual grading plan for each site</p> <p>2. Master Plan document for each site</p> <p>The 30% complete Master Plan for Camp Evans at Fairmount Park must be provided in March 2021 in order to support the completion of CEQA by 6/2/2021.</p>

		k) construction cost estimate l) projected maintenance and operation costs m) design development schedule n) CEQA documents (Initial Study, NOE, MND, EIR, technical studies, etc.) o) appendices containing but not limited to: 1) Citizen's group mailing list 2) Citizen surveys with tabulation of results 3) Agronomic and geotechnical soils reports 4) significant site features photos 5) current site survey topographical map	3. PDF and AutoCAD files for all plans
3.3	Present Master Plan to: • Park and Recreation Commission; • City Council Safety, Wellness, and Youth Committee; • City Council	Present Park Master Plans to Park and Recreation Commission, City Council Committee, and City Council. Review Commission's and City Council Committee comments and suggestions, and modify Park Master Plans if needed in response, and present final Park Master Plans to City Council for adoption. Consultant must be prepared to present either in person or using a virtual meeting platform, depending on any COVID-19 related restrictions or City operating procedures active at the time.	1. PowerPoint presentation to Park and Recreation Commission 2. PowerPoint presentation to City Council Committee 3. PowerPoint presentation to City Council
Task 4: Community outreach Work is to include but is not limited to the following tasks.			
4.1	Marketing and outreach plan	Prepare a Marketing and Outreach plan to identify methods for gathering community and stakeholder input including avenues for advertising meetings and other opportunities for input. Consultant is to advertise in City's local newspaper, the Press Enterprise, write press releases, provide graphic design services and copy for all advertising, including the internet and social media platforms (Facebook and Instagram at a minimum).	1. Brief Marketing and Outreach Plan
4.2	Schedule, coordinate and conduct public workshops, special stakeholder meetings, and public hearings/outreach required for CEQA	Consultant is to present each site to public at a minimum of three (3) workshops. First workshop will be used to identify the community's goals and objectives and to prioritize elements. Second workshop -will be to present three alternative design proposals for each site reflecting staff and community input. Third workshop - will be to present a recommended Master Plan design proposal incorporating by priority the elements and relationships identified through the information gathering phase of the first two workshops.	1. Public Workshops and stakeholder meetings 2. Advertising materials, including digital content, all artwork and copy, written notifications, postcard mailers

		<p>Consultant shall conduct special stakeholder meetings as follows:</p> <ul style="list-style-type: none"> • Two (2) stakeholder meetings with skateboard, bmx, and mountain bike users and advocates to discuss the skate park idea at 5200 Tequesquite and the pump track idea for Tequesquite Extension South. • Two (2) stakeholder meetings with the Community Garden Council, Grow Riverside, and other related stakeholders to discuss agricultural uses at Tequesquite Extension South and 5200 Tequesquite. <p>Consultant shall conduct all required CEQA hearings/outreach, including advertising and preparation of notices.</p> <p>Interactive virtual outreach/meeting platforms are to be used. In-person workshops/meetings can be used in combination with virtual meetings only if State/County/local COVID-19 guidelines allow.</p> <p>Consultant is to provide all graphics, technology, printed materials, postage and other materials and services needed for workshop presentations and advertisements.</p> <p>At a minimum, the following community groups & agencies are to be invited to participate:</p> <ul style="list-style-type: none"> • Friends of Fairmount Park • Friends of Mt. Rubidoux • Downtown Area Neighborhood Alliance • Historic Wood Streets Association • Riverside Neighborhood Partnership • Riverside Community Garden Council • Residents for Responsible Representation (Riverside Police Department) • Wood Streets Green Team • Bicycle Advisory Committee • Riverside Bicycle Club • County of Riverside (Sheriff, Parks & Open Space, Planning) <p>Invitations to public meetings shall also be mailed to property owners within 600 feet of the project site property lines by postcard. City</p>	
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		<p>will provide list of addresses for Consultant's use.</p> <p>Any paper mailers and notifications must be formatted according to City standards and provided to the City ready to mail (material folded, envelopes stuffed, etc.). City will provide envelopes and postage will be paid by the City.</p>	
4.3	Public outreach website with online survey and community-input map tool	<p>Consultant shall develop a public input survey, and a map-based public outreach tool that will allow the community to provide their georeferenced ideas and comments for each site. Symbology provided for public use is to be appropriately scaled to portray conceptual spatial relationships. The survey and map are to be made available to the public via a public outreach website, which will also provide general information about the project, timeline, updates, documents, and other relevant information to help garner public support</p>	<ol style="list-style-type: none"> 1. Online survey 2. Map-based public outreach tool
4.4	Inter-departmental coordination within City and inter-agency coordination with local natural resource and utility agencies & districts	<p>Engage, coordinate with, and receive comments and conditions of approval when provided, from City Public Works & Public Utilities Departments, Riverside County Regional Open Space District, San Bernardino Valley Water District, Riverside Corona Resource Conservation District, Rivers and Lands Conservancy, all who are project partners or manage adjacent lands/resources.</p>	
<p><u>Task 5: California Environmental Quality Act - environmental assessments, review, analysis, public notifications, and documents.</u></p> <p>Consultant shall provide all services and procure all technical studies and reports as needed for environmental review of each project site in compliance with CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 and following) and the CEQA Statute (Public Resources Code section 21000 and following. Work is to include but is not limited to the following tasks.</p> <p>It is the City's intent for the development of each site to avoid impacts or to be self-mitigating to the greatest extent possible, while still making the best use of each site to provide recreational and environmental benefits to the community.</p> <p>CEQA for the entire Camp Evans project at Fairmount Park will be completed by the City's project partner, Valley District, and their Consultant. The City's Consultant for this RFP must coordinate closely with Valley District and their Consultant to support the CEQA work, and to integrate the creek and habitat restoration work into the Camp Evans Master Plan. The City's Consultant must provide a 30% complete Camp Evans Master Plan by March 2021 in order to support the CEQA work which must be completed by 6/2/2021.</p>			
5.1	Existing conditions assessments	<p>The project sites are to be evaluated to assess and document the baseline conditions for sensitive species (flora and fauna) and aquatic resources. Any field assessments and/or surveys are to follow standard methods, for appropriate species potentially occurring at or within the vicinity of the project site. Qualified biologists, with the appropriate permits, are to conduct the</p>	<ol style="list-style-type: none"> 1. Draft and final wetland delineation as graphic file and turnover of GIS data 2. Draft and final vegetation map as a

		<p>required assessments. Information from these efforts are to be used to quantify the amount of existing suitable habitat at the site, enhancement opportunities, and assess the potential for temporary or permanent impacts to species associated with restoration or development of the site and construction activities. Additionally, this information is to be available for use in the environmental review and project permitting efforts.</p> <p><u>The projects must be consistent with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (https://www.wrc-rca.org/development-applications/). Consultant must perform surveys and analysis as needed to ensure MSCHP requirements are met.</u></p> <p><u>Aquatic resources delineation:</u> Project biologists are to map and delineate wetland features based on current site conditions and both federal and state regulatory requirements. A wetland/jurisdictional delineation map is to be prepared to reflect current site conditions in accordance with the United States Army Corps of Engineers (USACE) guidelines and in accordance with California Fish and Wildlife guidelines (CDFW). The draft wetland/jurisdictional delineation is to be provided to the City to review. Once reviewed and approved, project biologists are to submit the wetland delineation map, report, and letter of concurrence of a preliminary jurisdiction delineation to the USACE and CDFW.</p> <p><u>Vegetation mapping:</u> A comprehensive vegetation map of the project sites are to be completed using the National Vegetation Classification System (NVCS) published in 2008 by the Federal Geographic Data Committee. (FGDC-STD-005-2008, Vegetation Subcommittee, Federal Geographic Data Committee, February 2008). Biologists are to traverse the project boundaries via meandering transects to accurately assess the existing vegetation. Polygons are to be captured in the field using hand held tablets with ArcGIS software and a sub-meter GPS unit and assessed for accuracy within the project boundaries. The completed vegetation map are to guide the habitat suitability assessments below.</p> <p><u>Habitat Suitability Assessments:</u></p>	<p>graphic file and turnover of GIS data</p> <p>3. Draft and final Habitat Suitability Assessment.</p> <p>4. Submittal of survey results to USFWS and CDFW</p>
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	<p>can happen concurrently as habitat preferences overlap or occur in adjacent habitat.</p> <p>Mammals: Habitat suitability assessments are to be completed for California pocket mouse, San Bernardino & Stephens kangaroo rat, Los Angeles pocket mouse, Northwestern San Diego pocket mouse, San Diego desert woodrat, and San Diego black tailed jack rabbit. The habitat models and vegetation mapping are to guide the habitat suitability assessment to evaluate the quality of habitat. Because soils are very important in describing potential habitat, existing soils map of the site are to be verified and refined as well.</p> <p>Rare Plants: The vegetation map is to be used to determine suitable habitat for rare plants. All areas determined to have the potential to support Santa Ana River woolly-star and smooth tarplant are to be visited up to three times throughout the year ensure complete coverage. The protocol rare plant surveys are to be floristic in nature (i.e., every plant taxon that occurs on site is identified to the taxonomic level necessary to determine rarity and listing status).</p> <p>Sensitive Riparian Birds: In accordance with the Least Bell's Vireo Survey Guidelines (USFWS 2001), a qualified biologist is to conduct surveys within potentially suitable habitat within the project sites and a 500 -buffer where accessible. Surveys for Least Bell's Vireo are to include 8 survey visits conducted at least 10 days apart between April 10 to July 31 performed during morning hours between dawn and 11 am, when vireos are most active, and are to include frequent stops to look for individuals and listen for vocalizations (songs and/or scolds). The protocol for Southwestern Willow Flycatcher requires site visits of each site between May 15 and July 17, as described in the amended survey methodology (Sogge et al. 2010; U.S. Fish and Wildlife Service 2000). A minimum of one survey is to be conducted during the first survey period (May 15-31) and two visits during the second and third survey periods (June 1-24, and June 25-July 17). For the purposes of this effort, it is assumed that documentation of presence can occur with four surveys during this period. Additional four optional surveys could be needed and would need to occur at least 10 days apart. All surveys will be concluded by 11:00 am. Surveys will</p>	
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		include thorough coverage of all potentially suitable habitats, which will consist of slowly walking with frequent stops to look, listen, and play recordings of flycatcher vocalizations. A qualified, permitted biologist is to play recordings at distance intervals of approximately 75–100 feet, and only while stationary and after first looking and listening for any potential flycatchers. Surveys are not be conducted during inclement weather such as extreme hot or cold temperatures, fog, high winds, or rain. In conjunction with protocol surveys, all other bird species that were detected during the survey will be recorded. A species list and map of the sensitive birds that were detected are to be provided. The results of the modified protocol surveys are to be summarized in a memo report. The memo will present the methods and results as required by the USFWS and CDFW. This report must be submitted to the US Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).	
5.2	California Rapid Assessment Method for wetland assessment	CRAM for undeveloped sites, and within portions of developed park sites demonstrating evidence of wetlands or streams, including ephemeral/intermittent features. A 2019 CRAM memorandum for the Camp Evans area at Fairmount Park is available from our project partner, Valley District.	1. Draft and final CRAM report
5.3	Cultural resources	<p>A cultural resources team will conduct a record search at the South Central Coastal Information Center (SCCIC) for a half-mile radius surrounding the proposed project site. The record search will provide background information on any previously conducted studies and previously recorded cultural resources in the area. Limited local archival research will be conducted to gather information about the project vicinity.</p> <p>The cultural resources team will conduct outreach to Native Americans, including the Native American Heritage Commission (NAHC) and local Native American representatives, to invite any comment on the project as it relates to cultural resources. The cultural resources team will contact the NAHC to request a Sacred Lands File search and a list of interested Native Americans. The cultural resources team will send a letter to the list of interested Native Americans describing the project and requesting any comments or concerns regarding cultural resources. Letters</p>	1. Draft and final cultural resources report

		<p>will be followed up by telephone calls. All correspondence will be documented in the cultural resources technical report and, if required, in the cultural resources section of the EIR.</p> <p>The cultural resources team will conduct an archaeological pedestrian survey on portions of the project area that have not yet been surveyed for the project. Any cultural resources identified during field surveys will be documented on the appropriate California Department of Parks and Recreation (CDPR) site forms.</p> <p>The cultural resources team will obtain a paleontological record search from the San Bernardino County Museum which will cover the project area. The records search will identify any previously identified fossil localities and will indicate areas of paleontological sensitivity.</p> <p>A cultural resources technical report will be prepared that describes the records search, background research, prehistoric, ethnographic, paleontological, and historical contexts, field methods, findings and recommendations. The technical report will be submitted to the client for review and comment, and then revised as necessary before final delivery. The information gathered for the technical study will be used to prepare an impact analysis for the EIR.</p>	
5.4	Tribal cultural resources/AB52	<p>Consultant will assist City with AB52 consultation by preparing initial consultation letters to consulting tribes. The letters will describe the project and extend an invitation to consult under AB52.</p> <p>If an EIR is required, the Consultant will rely on available cultural resources data obtained from the South-Central Coastal Information Center, Sacred Lands File information provided by the NAHC, and the results of any AB52 consultation conducted. This information will be used to determine whether the project will result in potential impacts on previously identified Tribal Cultural Resources. Any mitigation measures included in the Tribal Cultural Resources section of the EIR will either be those agreed upon by the City and consulting tribe/s during</p>	1. Draft and final AB52 consultation letters

		AB52 consultation (if consultation is required), or standard mitigation measures set forth in AB52 legislation	
5.5	Section 106 consultation according to the National Historic Preservation Act	<p>The Consultant will assist the City with Section 106 consultation according to the National Historic Preservation Act by preparing initial consultation letters to consulting tribes. The letters will describe the project and extend an invitation to consult under Section 106.</p> <p>The cultural resources team will assist the City with Section 106 consultation by preparing initial consultation letters to SHPO, to be placed on the City's letterhead. The letters will describe the project and results of the cultural resources study and provide recommended NRHP determinations for City to review and approve. Results of SHPO consultation will support the regulatory process</p>	1. Draft and final Section 106 tribal consultation letters
5.6	Environmental opportunities and constraints memorandum	<p>Following the completion of the existing conditions assessments, a comprehensive Opportunities and Constraints Report shall be prepared for each site where habitat restoration and aquatic resource opportunities are identified. The report shall identify Covered Species habitat restoration and aquatic resource opportunities and constraints. It shall consider, within a general context, the need for offsetting potential effects as well as the conservation strategy to offset those effects for each of the Covered Species. Compensatory Aquatic Resource Mitigation opportunities for each site shall be classified into five main categories as defined by the US Army Corps of Engineers including preservation, enhancement, rehabilitation, and reestablishment, and establishment. Specifically, the consulting team shall identify opportunities to restore and enhance the conditions of the jurisdictional aquatic resources within the sites and shall use common ecological principals to identify specific aquatic resource mitigation opportunities for each site.</p>	1. Draft and final opportunities and constraints memorandum
5.7	CEQA documents	<p><u>CEQA kickoff and develop project description and objectives:</u></p> <p>The Consultant's team is to hold a virtual meeting with screen sharing capabilities with the City's project team to discuss the project issues, refine the CEQA scope, and gather project specific data and materials to begin the environmental analysis. Project management and technical staff are to conduct field visits to</p>	<p>1. Initial Study</p> <p>2. Notice of Exemption for qualifying project sites</p> <p>3 Administrative Draft IS and MND, ND or</p>

	<p>review the sites and the overall context of the surrounding area, and are to prepare an information needs request memo, which will be submitted to the applicant and lead agency. The consulting team will consider the project's proposed improvements and construction characteristics (i.e., machinery to be used, cubic yards of materials to be brought in, estimated daily truck trips, construction schedule and phasing, etc.). to determine the project description.</p> <p><u>Prepare administrative draft Initial Study ("IS") and Notice of Exemption ("NOE"), Mitigated Negative Declaration ("MND"), Negative Declaration ("ND"), or Environmental Impact Report "EIR"), as suitable for each project site.</u></p> <p>For each site, the consulting team will prepare an administrative draft IS along with the appropriate CEQA document which will incorporate the environmental resources contained in the CEQA Environmental Checklist</p> <p>The analysis will include:</p> <ul style="list-style-type: none"> - A discussion of existing conditions with a description of resources. - Identification, analysis, and evaluation of all potential environmental impacts. - Examination and recommendation of feasible mitigation measures, where applicable, to eliminate or minimize adverse environmental impacts (if and where necessary). - Discussion of cumulative impacts. <p>The consulting team will provide substantial evidence to support the findings in the CEQA Environmental Checklist. The analysis will be primarily qualitative and will use information gathered in the environmental and cultural assessments described above.</p> <p><u>Prepare and circulate public draft IS and MND, ND, or EIR</u></p> <p>Upon the City's approval of the draft IS/MND, the consulting team prepare and produce copies for public review. The consulting team will prepare a notice of intent to adopt the MND (NOI) for posting at the County Clerk and a notice of completion (NOC) for submittal to the State Clearinghouse. The consulting team will</p>	<p>EIR for each project site if not qualified for a NOE</p> <p>4. Public Draft IS and MND, ND, or EIR with NOI and NOC</p> <ul style="list-style-type: none"> a) Print and mail up to 30 hard copies of the NOI and 30 CDs of the public review IS/MND for distribution b) Print and provide the City with up to 3 hard copies of the public review IS/MND c) Provide PDF version of the public review IS/MND suitable for the City to post on the City website d) Post NOI at the County Clerk e) Submit the NOC along with 15 hard copies of the project summary form and 15 CDs for the public draft IS/MND o the State Clearinghouse <p>5. Administrative Final IS/MND, ND or EIR & Final IS/MND, ND, or EIR. Post NOD with County Clerk.</p> <p>6. Final IS/MND with Mitigation Monitoring and Reporting Program, ND, or EIR</p>
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		<p>circulate the IS/MND for a 30-day public review period. The consulting team will coordinate with City staff to develop a distribution list for the IS/MND. The documents will be distributed to state and local agencies, and other recipients for public review and comments. The NOI will also be posted at the County Clerk's office and delivered to the State Clearinghouse.</p> <p><u>Prepare Final IS/MND</u></p> <p>The consulting team will work with City staff to address comments received during public review of the IS/MND. Detailed written responses are not required for an MND, and although not part of this scope, written responses can be provided as an optional task if desired.. The consulting team will revise the IS/MND based on public comments and submit an administrative draft to the City for review prior to finalizing the document. Upon adoption of the Final IS/MND, the consulting team will prepare and post the Notice of Determination (NOD) with the County Clerk and State Clearinghouse within five days after adoption._</p> <p><u>Prepare Mitigation Monitoring and Reporting Program</u></p> <p>If the project results in significant impacts that can be mitigated to less than significant levels, a mitigation monitoring and reporting program (MMRP) will be developed. The MMRP will identify mitigation measures, timing, responsibility for implementation, and monitoring methods. The plan will include all accepted mitigation measures and an indication of the following:</p> <ul style="list-style-type: none"> a) The time period to which the measure applies (i.e. construction or operation), b) Future review or reporting requirements involved in a measure, c) Responsible party for cost of mitigation, d) Responsible party for implementing and enforcing mitigation, e) Requirements for monitoring by outside agencies, and Monitoring and reporting frequency 	
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B. STATEMENT OF UNDERSTANDING + APPROACH

SCOPE OF SERVICES

Services shall be provided in five tasks. The Studio-MLA team scope and related fees are based on a 24-month project schedule for the Studio-MLA team participation. Studio-MLA shall proceed with the work of each task only upon authorization by the City of Riverside. The Studio-MLA team's work shall include:

TASK 1.0: PROJECT MANAGEMENT

Studio-MLA will lead all project management and teamwide coordination for the duration of this project.

TASK 1.1: KICK-OFF MEETING

Studio-MLA will organize and facilitate one (1) project kick-off meeting for all nine park sites to review project scope, goals and objectives, and review project schedule. Studio-MLA will also review public outreach approach and expectations as well as clarify roles and agency needs.

TASK 1.1 DELIVERABLES

- Meeting agenda and minutes

TASK 1.2: PROGRESS/COORDINATION MEETINGS

Studio-MLA will organize and facilitate up to 24 monthly virtual progress/coordination meetings and prepare and distribute agendas and minutes. Sub-consultants to participate in up to 12 meetings on an as-needed basis. During the meetings, Studio-MLA will inform the City of project progress and discuss any issues.

TASK 1.2 DELIVERABLES

- Meeting agenda and minutes

TASK 1.3: INVOICE REPORTS

Studio-MLA will develop and submit written progress and performance reports detailing work completed to be billed for each invoice.

TASK 1.3 DELIVERABLES

- Invoice reports to accompany each invoice

TASK 1.4: PROJECT SCHEDULE

Studio-MLA will develop a project schedule based on work tasks, noting the responsible party and start and completion dates. An updated schedule is to be provided for each monthly progress meeting.

TASK 1.4 DELIVERABLES

- Project schedule

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TASK 1.5: PROJECT TEAM MANAGEMENT

Studio-MLA shall manage the entire team of sub-consultants needed to complete the Scope of Services as one unified cohesive unit.

TASK 2.0: SURVEY OF EXISTING CONDITIONS, DATA GATHERING, SITE ANALYSIS

TASK 2.1: BASE SHEET PREPARATION

Rick will review record plans, utility plans, background data and documents, provide boundary and topographic surveys, and other data as needed to prepare base sheets for each of the nine (9) project sites. Existing trees, utility or special easements, steep slopes, and other features shall be mapped, labeled, and highlighted to present an easy to understand map of the opportunities and constraints that could limit or enhance potential future uses or improvements on the site. This information will help inform the designers and the public throughout the preliminary design phase of the project. This task will include:

- Research with the City of Riverside, County of Riverside, and other governing agencies for existing plans and maps of the area to be used for the design of the project;
- Aerial Survey: Rick will perform aerial topography of the project site. Aerial topography will be at a scale of 1"=40' and provide 1' contour interval. Scope includes setting control points and the flight to produce both topographic and planimetric data (such as building footprint, fences, etc.). Survey will extend approximately 100' around project boundary.
- Boundary Survey: Rick will research and obtain available record mapping and city ties, field bks and unrecorded surveys for the project parcels. Search for and field survey existing controlling centerline and boundary monumentation. Analyze field located monuments compared with the record mapping, unrecorded city land records and completing boundary survey analysis. The use and reliance of existing monuments of record is required to complete this task. Included in the boundary survey cost is review a title report provided by Client. Easements disclosed by said report will plotted on field boundary survey, if locatable from record.
- Preparation of a CAD file based on the boundary survey described above showing the existing utilities discovered in the research. Consultant will research and obtain available record mapping for the project to determine the project boundary.

Assumptions:

- The client will provide title reports as well as pay any fees required by the governing agencies for existing plans/maps required to prepare the base sheet for each site.
- In May 2020, Orange County Water District (OCWD), as part of 2020 Prado Basin and Upper Santa Ana Watershed Aerial Imagery Project acquired aerial imagery at three-inch resolution and LiDAR that meets USGS Quality Level 1 (QL1). Based on review of the project report it appears to have good resolution aerial imagery, but missing

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information needed to produce planimetric data. During project execution, the project team will contact OCWD to obtain a copy of this data and an evaluation will be made if planimetric data can be extracted from this dataset. If the dataset contains the information that is needed to produce planimetric data, fee budgeted for the flight and control points for aerial survey will be credited back to the City.

- Business and Professions Code Section 8762 requires filing of a Record of Survey if the survey discloses “the establishment of one or more points or lines not shown on any subdivision map, official map, or record of survey, the positions of which are not ascertainable from the inspection of the subdivision map official map or record of survey.” If required, record of survey will be prepared and filed as part of additional services.

TASK 2.1 DELIVERABLES

- Base sheets for each of the nine (9) project sites
- Boundary and topographic surveys for each of the nine (9) project sites (pdf and AutoCAD files)

TASK 2.2: SITE INVENTORY AND ANALYSIS

The Studio-MLA team shall gather and categorize data and information on natural and cultural site conditions, existing site features and infrastructure at each project site in order to understand the existing conditions the surrounding contexts for each of the nine (9) project sites. The Studio-MLA team shall include tree resources mapping. ICF will support Studio MLA with tree resource inventories and reporting under the site inventory and analysis task. ICF has completed identical assessments and reports for the Santa Ana River Tributaries Restoration project for San Bernardino Municipal Water District (SBVMWD) and has a firm grasp of the species located at the park sites as well as expected challenges that may be encountered. ICF's certified arborists will conduct detailed tree resource surveys for each site and provide arborist reports, maps, and GIS data. Using the base sheet prepared as part of Task 2.1, Consultant shall gather and categorize data and information on natural and cultural site conditions, existing site features and infrastructure at each project site in order to understand the existing conditions and the surrounding contexts for each site. Consultant shall prepare a site analysis map and site inventory and analysis shall be summarized in the Master Plan Document for each site. RICK will be supporting with existing drainage analysis and Civil elements.

Assumptions:

- Due to safety concerns and potential bird nesting areas it may not be possible to tag and survey all trees at the Tequesquite Extension North, Tequesquite Extension South, and Camp Evans sites. In inaccessible areas, tree data will be estimated and mapped from a safe distance.
- Due to the density of trees at some sites, a minimum DBH may need to be selected to make survey work practicable.
- Depending on homeless encampment locations it may be necessary to coordinate with CDFW law enforcement to escort arborists at the Tequesquite Extension North, Tequesquite Extension South, and Camp Evans sites.

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- A two-person crew will be required for safety at the Tequesquite Extension North, Tequesquite Extension South, 5200 Tequesquite Avenue, and Camp Evans sites.

TASK 2.2 DELIVERABLES

- Site analysis map for each of the nine (9) project sites
- Site inventory and analysis shall be summarized in the Master Plan Document for each of the nine (9) project sites
- Tree resources report for each of the nine (9) project sites

TASK 2.3: SITE VISITS

The Studio-MLA team will conduct two days of site visits to the 9 project sites will occur as the team familiarizes with the existing conditions of project as assigned.

TASK 2.4: REVIEW EXISTING PLANNING DOCUMENTS

The Studio-MLA team shall review the Riverside County Comprehensive Trails Plan and Riverside PACT, Riverside's Park System Master Plan, relevant sections of the City's General Plan, the Santa Ana River Trail Parkway & Open Space Plan as well plans referenced in those documents, including the city's Parks Master Plan Vision 2030, the Northside Specific Plan, and WRCOG Active Transportation Plan. These plans will help inform the context of each of the 9 projects in relation to the city and region, and allow each site to anticipate future connections, development patterns, and community needs.

TASK 2.5: GEOTECHNICAL SOILS REPORT

Leighton shall prepare a geotechnical soils report in order to help identify opportunities and constraints, and to ensure feasibility of proposed uses of the nine (9) sites.

TASK 2.5 DELIVERABLES

- Geotechnical soils report for each of the nine (9) project sites

TASK 2.6: AGRONOMIC SOILS REPORT

Leighton with Wallace Laboratories shall prepare an agronomic soils report in order to help identify opportunities and constraints, and to ensure feasibility of proposed uses of the nine (9) sites.

TASK 2.6 DELIVERABLES

- Agronomic soils report for each of the nine (9) project sites

TASK 3.0: MASTER PLANS

TASK 3.1: PRELIMINARY PLANNING/CONCEPTUAL DESIGN SERVICES

Using the site analysis along with input from the community, City and stakeholders, Studio-MLA shall develop, evaluate and prepare at least three concept plans per project site,

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with preliminary cost estimates for each concept plan. The concept plans shall depict site elements graphically for communication purposes, and show general location, layout and required spatial footprints for planned elements. Using the site analysis along with input from the community, City and stakeholders, RICK will assist in the development, evaluation and preparation of three concept plans per project site, with preliminary cost estimates. The Conceptual Site Plan will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances, setbacks, site circulation and areas designated for preservation or protection. Alta will provide feedback on the following for all nine project sites: access point improvements, vehicular crossings, crime prevention through environmental design (CPTED) strategies, secondary trail networks, and wayfinding. Additionally, as deemed applicable per site, planning elements for public access facilities, recreational amenities, open space areas and location of proposed drainage facilities as well as possible best management practices (BMPs). ICF staff will coordinate closely with Studio MLA on restoration components potentially included in the master plans for Camp Evans at Fairmount Park, Tequesquite Extension North, Tequesquite Extension South, and Marth McLean Anza Narrows Park. Furthermore, ICF is leading the restoration design for Evans Creek and Anza Creek under contracts with SBVMWD. These sites are adjacent to Camp Evans at Fairmount Park and Marth McLean Anza Narrows Park. ICF will provide seamless coordination between this master planning effort and the existing design and CEQA work performed at these sites.

Camp Evans at Fairmount Park

Studio-MLA shall develop, evaluate and prepare at least three concept plans for the project site, with preliminary cost estimates for each concept plan. The plans will incorporate elements and program preferred by the community and deemed appropriate by the City. Using the site analysis along with input from the community, City and stakeholders, Rick will assist in the development, evaluation and preparation of three concept plans per project site, with preliminary cost estimates. The Conceptual Site Plans will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances, setbacks, site circulation, and areas designated for preservation or protection. Additionally, we will evaluate planning elements related to conservation areas, trailhead parking, a small amphitheater, restrooms, trails, challenge course, zip lines, camping area, picnic area, community garden, shooting range, fire department access and related site amenities. RICK will prepare a conceptual layout for anticipated drainage facilities as well as possible best management practices (BMPs) to support up to three (3) conceptual plans. This includes preparing conceptual take-off drainage and BMP calculations and coordinate the conceptual markups with the design team to be incorporated into the 3 conceptual plans.

Loring Park

Studio-MLA shall develop, evaluate and prepare at least three concept plans for the project site, with preliminary cost estimates for each concept plan. The plans will incorporate elements and program preferred by the community and deemed appropriate by the City. Using the site analysis along with input from the community, City and stakeholders, RICK will assist in the development, evaluation and preparation of three

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concept plans per project site, with preliminary cost estimates. The Conceptual Site Plans will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances, setbacks, site circulation, and areas designated for preservation or protection. Additionally, we will evaluate planning elements related to walking trails, formal connection between Loring Park and Fairmount Park's Camp Evans, connection to the Santa Ana River Trail, vista points, exercise stations and related site amenities.

RICK will prepare a conceptual layout for anticipated drainage facilities as well as possible best management practices (BMPs) to support up to three (3) conceptual plans. This includes preparing conceptual take-off drainage and BMP calculations and coordinate the conceptual markups with the design team to be incorporated into the 3 conceptual plans.

Carlson Park/St. Francis Falls

Studio-MLA shall develop, evaluate and prepare at least three concept plans for the project site, with preliminary cost estimates for each concept plan. The plans will incorporate elements and program preferred by the community and deemed appropriate by the City. Using the site analysis along with input from the community, City and stakeholders, Rick will assist in the development, evaluation and preparation of three concept plans per project site, with preliminary cost estimates. The Conceptual Site Plans will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances, setbacks, site circulation, and areas designated for preservation or protection. Additionally, we will evaluate planning elements related to renovating the welcome gateway/entry into Riverside, renovating the historic water feature (artistic ways to simulate water rather than using actual water) and related site improvements.

RICK will prepare a conceptual layout for anticipated drainage facilities as well as possible best management practices (BMPs) to support up to three (3) conceptual plans. This includes preparing conceptual take-off drainage and BMP calculations and coordinate the conceptual markups with the design team to be incorporated into the 3 conceptual plans.

Santa Ana River Trail/Greenway

Studio-MLA shall develop, evaluate and prepare at least three concept plans for the project site, with preliminary cost estimates for each concept plan. The plans will incorporate elements and program preferred by the community and deemed appropriate by the City. Using the site analysis along with input from the community, City and stakeholders, Rick will assist in the development, evaluation and preparation of three concept plans per project site, with preliminary cost estimates. The Conceptual Site Plans will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances, setbacks, site circulation, and areas designated for preservation or protection. Additionally, we will evaluate planning elements related to adding a 2-mile-long decomposed granite path parallel to the existing paved Class I Santa Ana River Trail and related site amenities.

RICK will prepare a conceptual layout for anticipated drainage facilities as well as possible

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best management practices (BMPs) to support up to three (3) conceptual plans. This includes preparing conceptual take-off drainage and BMP calculations and coordinate the conceptual markups with the design team to be incorporated into the 3 conceptual plans.

Additionally, this site appears to be within the Federal Emergency Management Agency (FEMA) floodplain/floodway limits, and a preliminary floodplain analysis is anticipated to be required. If applicable (and pending the proposed improvements), this task also includes preliminary existing and proposed condition floodplain analysis (i.e. – preliminary hydraulic calculations) to determine preliminary water surface elevations along with floodplain extents and provide a qualitative summary of potential impacts as a result of the proposed improvement. The summary would identify technical analysis and report (needed during future phase) for compliance with the Riverside County Flood Control (RCFC) floodplain ordinance and Federal Emergency Management Agency (FEMA) code of federal regulations. The preliminary floodplain analysis will be prepared using HEC-RAS software. This task assumes that the applicable flow rates will be obtained from the FEMA Flood Insurance Study and a FIS request is not anticipated to be required at this stage. For the existing condition flood plain analysis, the project-specific site topography along with supplemental Riverside County Flood Control 4-ft topography will be used (where necessary). The relevant RCFC topography will be requested via coordination with the City of Riverside. Preliminary floodplain analysis is anticipated as part of this scope of services; however, technical reports such as Conditional Letter of Map Revision (CLOMR), Letter of Map Revision (LOMR), and/or No-Rise Certification are not anticipated until the construction document or construction administration stages.

Tequesquite North Extension

Studio-MLA shall develop, evaluate and prepare at least three concept plans for the project site, with preliminary cost estimates for each concept plan. The plans will incorporate elements and program preferred by the community and deemed appropriate by the City. Using the site analysis along with input from the community, City and stakeholders, Rick will assist in the development, evaluation and preparation of three concept plans per project site, with preliminary cost estimates. The Conceptual Site Plans will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances, setbacks, site circulation, and areas designated for preservation or protection. Additionally, we will evaluate planning elements related to habitat areas, gardens, rest area, drinking fountain, trails, vehicle access control, bike repair café and related site amenities.

RICK will prepare a conceptual layout for anticipated drainage facilities as well as possible best management practices (BMPs) to support up to three (3) conceptual plans. This includes preparing conceptual take-off drainage and BMP calculations and coordinate the conceptual markups with the design team to be incorporated into the 3 conceptual plans.

Additionally, this site appears to be within the Federal Emergency Management Agency (FEMA) floodplain/floodway limits, and a preliminary floodplain analysis is anticipated to be required. If applicable (and pending the proposed improvements), this task also includes preliminary existing and proposed condition floodplain analysis (i.e. – preliminary hydraulic calculations) to determine preliminary water surface elevations along with

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floodplain extents and provide a qualitative summary of potential impacts as a result of the proposed improvement. The summary would identify technical analysis and report (needed during future phase) for compliance with the Riverside County Flood Control (RCFC) floodplain ordinance and Federal Emergency Management Agency (FEMA) code of federal regulations. The preliminary floodplain analysis will be prepared using HEC-RAS software. This task assumes that the applicable flow rates will be obtained from the FEMA Flood Insurance Study and a FIS request is not anticipated to be required at this stage. For the existing condition flood plain analysis, the project-specific site topography along with supplemental Riverside County Flood Control 4-ft topography will be used (where necessary). The relevant RCFC topography will be requested via coordination with the City of Riverside. Preliminary floodplain analysis is anticipated as part of this scope of services; however, technical reports such as Conditional Letter of Map Revision (CLOMR), Letter of Map Revision (LOMR), and/or No-Rise Certification are not anticipated until the construction document or construction administration stages.

5200 Tequesquite

Studio-MLA shall develop, evaluate and prepare at least three concept plans for the project site, with preliminary cost estimates for each concept plan. The plans will incorporate elements and program preferred by the community and deemed appropriate by the City. Using the site analysis along with input from the community, City and stakeholders, Rick will assist in the development, evaluation and preparation of three concept plans per project site, with preliminary cost estimates. The Conceptual Site Plans will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances, setbacks, site circulation, and areas designated for preservation or protection. Additionally, we will evaluate planning elements related to the potential addition of a dog park, skate park, community garden and related site amenities.

RICK will prepare a conceptual layout for anticipated drainage facilities as well as possible best management practices (BMPs) to support up to three (3) conceptual plans. This includes preparing conceptual take-off drainage and BMP calculations and coordinate the conceptual markups with the design team to be incorporated into the 3 conceptual plans.

Additionally, this site appears to be within the Federal Emergency Management Agency (FEMA) floodplain/floodway limits, and a preliminary floodplain analysis is anticipated to be required. If applicable (and pending the proposed improvements), this task also includes preliminary existing and proposed condition floodplain analysis (i.e. – preliminary hydraulic calculations) to determine preliminary water surface elevations along with floodplain extents and provide a qualitative summary of potential impacts as a result of the proposed improvement. The summary would identify technical analysis and report (needed during future phase) for compliance with the Riverside County Flood Control (RCFC) floodplain ordinance and Federal Emergency Management Agency (FEMA) code of federal regulations. The preliminary floodplain analysis will be prepared using HEC-RAS software. This task assumes that the applicable flow rates will be obtained from the FEMA Flood Insurance Study and a FIS request is not anticipated to be required at this stage. For the existing condition flood plain analysis, the project-specific site topography along with supplemental Riverside County Flood Control 4-ft topography will be used

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(where necessary). The relevant RCFC topography will be requested via coordination with the City of Riverside. Preliminary floodplain analysis is anticipated as part of this scope of services; however, technical reports such as Conditional Letter of Map Revision (CLOMR), Letter of Map Revision (LOMR), and/or No-Rise Certification are not anticipated until the construction document or construction administration stages.

Tequesquite South Extension

Studio-MLA shall develop, evaluate and prepare at least three concept plans for the project site, with preliminary cost estimates for each concept plan. The plans will incorporate elements and program preferred by the community and deemed appropriate by the City. Using the site analysis along with input from the community, City and stakeholders, Rick will assist in the development, evaluation and preparation of three concept plans per project site, with preliminary cost estimates. The Conceptual Site Plans will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances, setbacks, site circulation, and areas designated for preservation or protection. Additionally, we will evaluate planning elements related to habitat areas, gardens, trails, playground, dog park, horse stables, skate park and related site amenities.

RICK will prepare a conceptual layout for anticipated drainage facilities as well as possible best management practices (BMPs) to support up to three (3) conceptual plans. This includes preparing conceptual take-off drainage and BMP calculations and coordinate the conceptual markups with the design team to be incorporated into the 3 conceptual plans.

Additionally, this site appears to be within the Federal Emergency Management Agency (FEMA) floodplain/floodway limits, and a preliminary floodplain analysis is anticipated to be required. If applicable (and pending the proposed improvements), this task also includes preliminary existing and proposed condition floodplain analysis (i.e. – preliminary hydraulic calculations) to determine preliminary water surface elevations along with floodplain extents and provide a qualitative summary of potential impacts as a result of the proposed improvement. The summary would identify technical analysis and report (needed during future phase) for compliance with the Riverside County Flood Control (RCFC) floodplain ordinance and Federal Emergency Management Agency (FEMA) code of federal regulations. The preliminary floodplain analysis will be prepared using HEC-RAS software. This task assumes that the applicable flow rates will be obtained from the FEMA Flood Insurance Study and a FIS request is not anticipated to be required at this stage. For the existing condition flood plain analysis, the project-specific site topography along with supplemental Riverside County Flood Control 4-ft topography will be used (where necessary). The relevant RCFC topography will be requested via coordination with the City of Riverside. Preliminary floodplain analysis is anticipated as part of this scope of services; however, technical reports such as Conditional Letter of Map Revision (CLOMR), Letter of Map Revision (LOMR), and/or No-Rise Certification are not anticipated until the construction document or construction administration stages.

Martha McLean Anza Narrows Park

Studio-MLA shall develop, evaluate and prepare at least three concept plans for the

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project site, with preliminary cost estimates for each concept plan. The plans will incorporate elements and program preferred by the community and deemed appropriate by the City. Using the site analysis along with input from the community, City and stakeholders, Rick will assist in the development, evaluation and preparation of three concept plans per project site, with preliminary cost estimates. The Conceptual Site Plans will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances, setbacks, site circulation, and areas designated for preservation or protection. Additionally we will evaluate planning elements related to river access, playground, parking lot, restrooms/storage, picnic area, vista point, circulation and vehicle control (curbs, gutters, gates, fencing), replacement of existing restroom, monument sign, new landscape areas, new recreational decomposed granite trail along river trail and related site amenities.

RICK will prepare a conceptual layout for anticipated drainage facilities as well as possible best management practices (BMPs) to support up to three (3) conceptual plans. This includes preparing conceptual take-off drainage and BMP calculations and coordinate the conceptual markups with the design team to be incorporated into the 3 conceptual plans.

Additionally, this site appears to be within the Federal Emergency Management Agency (FEMA) floodplain/floodway limits, and a preliminary floodplain analysis is anticipated to be required. If applicable (and pending the proposed improvements), this task also includes preliminary existing and proposed condition floodplain analysis (i.e. – preliminary hydraulic calculations) to determine preliminary water surface elevations along with floodplain extents and provide a qualitative summary of potential impacts as a result of the proposed improvement. The summary would identify technical analysis and report (needed during future phase) for compliance with the Riverside County Flood Control (RCFC) floodplain ordinance and Federal Emergency Management Agency (FEMA) code of federal regulations. The preliminary floodplain analysis will be prepared using HEC-RAS software. This task assumes that the applicable flow rates will be obtained from the FEMA Flood Insurance Study and a FIS request is not anticipated to be required at this stage. For the existing condition flood plain analysis, the project-specific site topography along with supplemental Riverside County Flood Control 4-ft topography will be used (where necessary). The relevant RCFC topography will be requested via coordination with the City of Riverside. Preliminary floodplain analysis is anticipated as part of this scope of services; however, technical reports such as Conditional Letter of Map Revision (CLOMR), Letter of Map Revision (LOMR), and/or No-Rise Certification are not anticipated until the construction document or construction administration stages.

Jurupa Ave Trailhead

Studio-MLA shall develop, evaluate and prepare at least three concept plans for the project site, with preliminary cost estimates for each concept plan. The plans will incorporate elements and program preferred by the community and deemed appropriate by the City. Using the site analysis along with input from the community, City and stakeholders, Rick will assist in the development, evaluation and preparation of three concept plans per project site, with preliminary cost estimates. The Conceptual Site Plans will be prepared in accordance with the guidelines from the City/County of Riverside. The plans will identify property information, existing features and utility appurtenances,

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setbacks, site circulation, and areas designated for preservation or protection. Additionally, we will evaluate planning elements related to resting areas, parking lot, bike lockers/racks, bicycle repair station and related site amenities.

RICK will prepare a conceptual layout for anticipated drainage facilities as well as possible best management practices (BMPs) to support up to three (3) conceptual plans. This includes preparing conceptual take-off drainage and BMP calculations and coordinate the conceptual markups with the design team to be incorporated into the 3 conceptual plans.

TASK 3.1 DELIVERABLES

- Three (3) concept plans with preliminary cost estimates for each of the nine (9) project sites

TASK 3.2: MASTER PLAN DOCUMENT FOR EACH SITE

Based upon feedback from the community, staff and other stakeholders, Studio-MLA shall recommend a preferred design solution for each site as a final Master Plan to meet the expressed needs of the community and City. The Master Plans are to include all major amenities shown to scale, along with ADA compliant circulation between amenities. A Conceptual Grading Plan and construction cost estimate will be prepared in accordance with the guidelines from the City/County of Riverside and based on the preferred conceptual plan for each site. The plan will provide, if applicable, preliminary pad elevation, finished floor elevations of proposed structures, and preliminary finished grade elevations in roadways, parking areas and related proposed site improvements. The plan will also include the location and nature of site accessible areas/access, proposed retaining walls, storm drain, and water quality features, as required. Consultant will prepare a conceptual sewer and water layout for relative project sites based on the Conceptual Site Plan and the existing utilities within and adjacent to the project site. Layout will show preliminary potable water and sewer services for the project for potential restrooms, drinking fountains, bike repair cafes, and other relative amenities. RICK will also summarize the drainage, BMP and floodplain related findings for each site in a memorandum format in support of the conceptual grading plan. Alta will provide a review of each project site's master plan, with an emphasis on wayfinding, circulation, and crossings.

Camp Evans at Fairmount Park

Studio-MLA shall prepare a preferred design solution for the project site as a final Master Plan. The plan will include elements and program that meets the needs of the community and the City as expressed during the conceptual plan development and community outreach process.

One (1) Conceptual Grading Plan will be prepared in accordance with the guidelines from the City/County of Riverside and based on the approved Conceptual Site Plan above. The plan will provide preliminary pad elevations, finished floor elevations of proposed structures, and preliminary finished grade elevations in roadways, parking areas and related proposed site improvements. The plan will also include the location and nature of site accessible ADA areas/access, proposed retaining walls, storm drain, and water quality features, as required.

Consultant will prepare a conceptual sewer and water layout for relative project sites based on the Conceptual Site Plan and the existing utilities within and adjacent to the

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project site. Layout will show preliminary potable water and sewer services for the project for potential restrooms, drinking fountains, and other relative amenities.

Loring Park

Studio-MLA shall prepare a preferred design solution for the project site as a final Master Plan. The plan will include elements and program that meets the needs of the community and the City as expressed during the conceptual plan development and community outreach process.

One (1) Conceptual Grading Plan will be prepared in accordance with the guidelines from the City/County of Riverside and based on the approved Conceptual Site Plan above. The plan will provide preliminary finished grade elevations for related proposed site improvements. The plan will also include the location and nature of site accessible ADA areas/access, proposed retaining walls, storm drain, and water quality features, as required.

Consultant will prepare a conceptual sewer and water layout for relative project sites based on the Conceptual Site Plan and the existing utilities within and adjacent to the project site. Layout will show preliminary potable water services for the project for potential drinking fountains and other relative amenities.

Carlson Park/St. Francis Falls

Studio-MLA shall prepare a preferred design solution for the project site as a final Master Plan. The plan will include elements and program that meets the needs of the community and the City as expressed during the conceptual plan development and community outreach process.

One (1) Conceptual Grading Plan will be prepared in accordance with the guidelines from the City/County of Riverside and based on the approved Conceptual Site Plan above. The plan will provide preliminary pad elevations and preliminary finished grade elevations for related proposed site improvements. The plan will also include the location and nature proposed retaining walls, and site features, as required.

Consultant will prepare a conceptual sewer and water layout for relative project site based on the Conceptual Site Plan and the existing utilities within and adjacent to the project site.

Santa Ana River Trail/Greenway

Studio-MLA shall prepare a preferred design solution for the project site as a final Master Plan. The plan will include elements and program that meets the needs of the community and the City as expressed during the conceptual plan development and community outreach process.

One (1) Conceptual Grading Plan will be prepared in accordance with the guidelines from the City/County of Riverside and based on the approved Conceptual Site Plan above. The plan will provide preliminary finished grade elevations in roadways/trails and related proposed site improvements. The plan will also include the location and nature of site accessible ADA areas/access, proposed retaining walls and storm drain as required.

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Consultant will prepare a conceptual sewer and water layout for relative project sites based on the Conceptual Site Plan and the existing utilities within and adjacent to the project site. Layout will show preliminary potable water services for the project for potential drinking fountains and other relative amenities. Scope does not include any sewer study analysis, septic/leach line system design or water net analysis to size the waterlines. Scope assumes existing utility system within the site and immediately surrounding the site will be provided by as-built plans and CAD from the City.

Tequesquite North Extension

Studio-MLA shall prepare a preferred design solution for the project site as a final Master Plan. The plan will include elements and program that meets the needs of the community and the City as expressed during the conceptual plan development and community outreach process. One (1) Conceptual Grading Plan will be prepared in accordance with the guidelines from the City/County of Riverside and based on the approved Conceptual Site Plan above. The plan will provide preliminary pad elevations, finished floor elevations of proposed structures, and preliminary finished grade elevations in roadways, parking areas and related proposed site improvements. The plan will also include the location and nature of site accessible ADA areas/access, proposed retaining walls, storm drain, and water quality features, as required.

Consultant will prepare a conceptual sewer and water layout for relative project sites based on the Conceptual Site Plan and the existing utilities within and adjacent to the project site. Layout will show preliminary potable water and sewer services for the project for potential bike repair cafe, drinking fountains, and other relative amenities.

5200 Tequesquite

Studio-MLA shall prepare a preferred design solution for the project site as a final Master Plan. The plan will include elements and program that meets the needs of the community and the City as expressed during the conceptual plan development and community outreach process. One (1) Conceptual Grading Plan will be prepared in accordance with the guidelines from the City/County of Riverside and based on the approved Conceptual Site Plan above. The plan will provide preliminary finished grade elevations for the proposed site improvements. The plan will also include the location and nature of site accessible ADA areas/access, proposed retaining walls, storm drain, and water quality features, as required.

Consultant will prepare a conceptual sewer and water layout for relative project sites based on the Conceptual Site Plan and the existing utilities within and adjacent to the project site. Layout will show preliminary potable water and sewer services for the project for potential restrooms, drinking fountains, and other relative amenities.

Tequesquite South Extension

Studio-MLA shall prepare a preferred design solution for the project site as a final Master Plan. The plan will include elements and program that meets the needs of the community and the City as expressed during the conceptual plan development and community outreach process. One (1) Conceptual Grading Plan will be prepared in accordance with the guidelines from the City/County of Riverside and based on the approved Conceptual

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Site Plan above. The plan will provide preliminary pad elevations, finished floor elevations of proposed structures, and preliminary finished grade elevations and related proposed site improvements. The plan will also include the location and nature of site accessible ADA areas/access, proposed retaining walls, storm drain, and water quality features, as required.

Consultant will prepare a conceptual sewer and water layout for relative project sites based on the Conceptual Site Plan and the existing utilities within and adjacent to the project site. Layout will show preliminary potable water and sewer services for the project for potential restrooms, drinking fountains, and other relative amenities.

Martha McLean Anza Narrows Park

Studio-MLA shall prepare a preferred design solution for the project site as a final Master Plan. The plan will include elements and program that meets the needs of the community and the City as expressed during the conceptual plan development and community outreach process. One (1) Conceptual Grading Plan will be prepared in accordance with the guidelines from the City/County of Riverside and based on the approved Conceptual Site Plan above. The plan will provide preliminary pad elevations, finished floor elevations of proposed structures, and preliminary finished grade elevations in roadways, parking areas and related proposed site improvements. The plan will also include the location and nature of site accessible ADA areas/access, proposed retaining walls, storm drain, and water quality features, as required.

Consultant will prepare a conceptual sewer and water layout for relative project sites based on the Conceptual Site Plan and the existing utilities within and adjacent to the project site. Layout will show preliminary potable water and sewer services for the project for potential restrooms, drinking fountains, and other relative amenities.

Jurupa Ave Trailhead

Studio-MLA shall prepare a preferred design solution for the project site as a final Master Plan. The plan will include elements and program that meets the needs of the community and the City as expressed during the conceptual plan development and community outreach process. One (1) Conceptual Grading Plan will be prepared in accordance with the guidelines from the City/County of Riverside and based on the approved Conceptual Site Plan above. The plan will provide preliminary pad elevations, finished floor elevations of proposed structures, and preliminary finished grade elevations in roadways, parking areas and related proposed site improvements. The plan will also include the location and nature of site accessible ADA areas/access, proposed retaining walls, storm drain, and water quality features, as required.

Consultant will prepare a conceptual sewer and water layout for relative project sites based on the Conceptual Site Plan and the existing utilities within and adjacent to the project site. Layout will show preliminary potable water and sewer services for the project for potential restrooms, drinking fountains, and other relative amenities. Scope does not include any sewer study analysis, septic/leach line system design or water net analysis to size the waterlines. Scope assumes existing utility system within the site and immediately

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surrounding the site will be provided by as-built plans and CAD from the City.

Assumptions:

- Scope does not include any sewer study analysis, septic/leach line system design or water net analysis to size the waterlines.

The final Master Plan Documents shall include:

- a) Background information
- b) Project requirements
- c) Funding information
- d) Project location map
- e) Resource inventory
- f) Preliminary concepts
- g) Final Master Plan
- h) Conceptual Grading Plan
- i) Conceptual planting materials list
- j) Improvement material details
- k) Construction cost estimate
- l) Projected maintenance and operation costs
- m) Design development schedule
- n) CEQA documents (Initial Study, NOE, MND, EIR, technical studies, etc.)
- o) Appendices containing but not limited to:
 - 1) Citizen's group mailing list
 - 2) Citizen surveys with tabulation of results
 - 3) Agronomic and geotechnical soils reports
 - 4) Significant site features photos
 - 5) Current site survey topographical map

TASK 3.2 DELIVERABLES

- Final color rendered Park Master Plan and conceptual grading plan for each of the nine (9) project sites
- Master plan document for each of the nine (9) project sites. ~~The 30% complete Master Plan for Camp Evans at Fairmount Park shall be provided in March 2021 in order to support the completion of CEQA by 6/2/2021.~~ [30% complete Master Plan for Camp Evans to be coordinated with Valley District Prop 1 grant timing - AS]
- PDF and AutoCAD files for all plans
- Conceptual grading plan for each site
- Construction cost estimate for each site

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TASK 3.3: PRESENT MASTER PLANS

Present Park Master Plans to Park and Recreation Commission, City Council Committee, and City Council. Review Commission's and City Council Committee comments and suggestions, and modify Park Master Plans if needed in response, and present final Park Master Plans to City Council for adoption. STUDIO-MLA shall be prepared to present either in person or using a virtual meeting platform, depending on any COVID-19 related restrictions or City operating procedures active at the time.

TASK 3.3 DELIVERABLES

- PowerPoint presentation to Park and Recreation Commission
- PowerPoint presentation to City Council Committee
- PowerPoint presentation to City Council

TASK 4.0: COMMUNITY OUTREACH

Alta will build upon previous public and stakeholder outreach successes in the city, continuing relationships, and using proven tools. This outreach will be taken further with additional online support in the form of informational videos, Facebook advertising campaigns, mailed surveys and notices, and informational displays. Having previously worked with City IT to coordinate simulcast events across platforms, and maintaining contact with trail advocates and stakeholder groups such as local bicycle and running clubs, the Riverside Neighborhood Partnership, and WRCOG.

Outreach will be multifaceted and adaptable, with an emphasis on reaching a wide range of people despite social distancing and COVID-19 restrictions on gathering. Strategies will be employed to reach people with and without internet access, who speak both English and Spanish, and of varied ages, interests, and abilities. The city's existing websites and social media will be leveraged, while a dedicated project website will also be created, accompanied by an interactive online map and a series of surveys.

All public-facing material will be provided in both English and Spanish, and Spanish-speaking staff will be in attendance at each public event.

TASK 4.1: MARKETING AND OUTREACH PLAN

A comprehensive outreach plan will be produced, which will outline all anticipated outreach groups and communities, and specific strategies to connect with each group. Meeting dates, formats, advertisement, and summary formats will all be defined. This plan will be provided early in the project progress for city review, and will guide the outreach process throughout the remainder of the project. As conditions change that may affect the ability to conduct meetings, such as COVID or wildfire, alternative strategies will be provided and the outreach plan will be updated accordingly. All outreach materials will be provided in both English and Spanish, with Spanish-speaking staff available at all public events.

The outreach and communications plan will identify the following:

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- Review project goals and objectives
- Confirm outreach strategies and City contacts for social media and web updates
- Virtual Engagement tools to maximize community reach
- Identify potential community partners or other on-the-ground community organizations

The outreach and communications plan will lay out key events in Riverside and lay out a strategy for reaching disadvantaged and underserved communities. To ensure that we are following best practices and doing everything possible to engage low-income populations and other groups that do not traditionally participate in the planning process, we will develop an equity framework which will help guide our engagement strategy.

The project and public workshops will be advertised extensively to drive public input and build excitement for future development. A project brand will be established, that builds upon city graphical standards, and includes color schemes, fonts, and an overall style that will be consistent throughout the project and readily recognizable. Media will be created for online and print platforms, and will include local newspapers, plus the city's Facebook, Instagram, Twitter, and YouTube channels. Flyers will be created for posting in public facilities throughout the city, and press releases will be drafted to accompany advertisements. Ads campaigns will be primarily focused on workshop promotion, but will also encourage continuous visitor interaction and awareness of the project, to help drive users to the project website, online map, and survey, while also providing phone and email contact for those without internet access.

TASK 4.1 DELIVERABLES

- Marketing and Outreach Plan

TASK 4.2: SCHEDULE, COORDINATE, AND CONDUCT PUBLIC WORKSHOPS, SPECIAL STAKEHOLDER MEETINGS, AND PUBLIC HEARINGS/OUTREACH REQUIRED FOR CEQA

Public Workshops

Public online workshops will be conducted via a city-approved platform (Zoom, Teams, GoToMeeting) and simulcast to city's social media and television.

Three rounds of public workshops are anticipated:

1. Introduce project, goals, objectives, scope, and identify community-desired features
2. Display 3 concepts for each site, collect feedback on each design and identify elements with the greatest community support
3. Display the recommended plan for each site, clearly linking design elements to prior public feedback.

In order to allow each project site to receive adequate attention during workshops, three workshops are proposed for each of the three rounds, totaling nine workshops. Proposed groupings of the workshops include: (1) Fairmount-Camp Evans, Loring Park, Carlson Park and St Francis Falls; (2) Santa Ana River Greenway and all three Tequesquite sites; (3) Martha McLean Anza Narrows Park and Jurupa Avenue Trailhead. This geographical

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grouping will provide multiple benefits. Each site grouping will be located in different neighborhoods, and allow nearby residents to weigh in more directly on issues important to them, and also will allow the sites, particularly Tequesquite and the Greenway, to be designed more holistically, so that workshop attendees can help envision these as continuous park spaces. In order to maintain project momentum, each round of workshops is proposed to occur over the course of a week.

Online workshops will feature polling during the workshop, breakout rooms, and Q&A periods with attendees. Invitations to the workshops will include information and links to materials that will allow visitors to become familiar with the overall project suite and each project site prior to the meeting. While each meeting will provide a project overview and update on progress, the informational videos will allow less time to be dedicated to background information during the live meeting, and help hold visitors' attention to the critical feedback items.

Mailers

Online workshops will be advertised via mailed invitations, which will summarize project information and status, and provide a paper alternative to the online survey. The mailers will encourage visitors to visit the project website, and include a phone number and email address for additional project information. Mailers will be sent to address lists provided by the client, or via carrier routes in the USPS direct mail program. Mailers will be sent for each round of workshops, and will include information for all workshops that occur for each round.

Online Videos

Each round of online workshops will be accompanied by a video series that covers the introductory material for each meeting, which can be viewed prior to the meetings, and as a summary of the meeting content for those unable to attend. These videos will be made available on a range of online platforms and linked to the project website. The videos will be short and concise, but will provide enough background information to allow the public to understand core principles of the project and recommended elements, while receiving updates on overall project progress. Videos will include links to jump to portions that discuss specific project areas.

Public Information Stations

Additionally, in collaboration with city staff and stakeholders, locations will be identified to post project information boards and distribute copies of the mailers. Depending on COVID restrictions, these locations may include city hall, libraries, community centers, and recreational facilities. Project information boards will provide an overview of the project and project progress, as well as maps, examples of proposed facilities, and master plan graphics as they are developed. These materials can also be displayed at any public city events that may take place during the project. Materials will cover all nine project sites, and will be generally high-level.

Stakeholder Meetings

Stakeholders, community groups, and agencies will be invited to each public workshop, but will also receive four (4) dedicated meetings. As these attendees will generally possess more subject area expertise than those at general public meetings, the format of these

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meetings can allow for greater technical detail and engagement. A collaborative design platform, such as Conceptboard, is proposed, where attendees will be able to view plans and other graphical materials, and provide comments and other markup in real time. Depending on current COVID guidelines and policies, meeting stakeholders on the project sites is an alternative. The purpose of these stakeholder meetings will be to allow potential park users and advocates an opportunity to share their vision more directly with the design team. This will be most critical where the stakeholders have specialized knowledge about park features, such as skate parks, pump tracks, and community garden space. The stakeholder meetings will focus on the 5200 Tequesquite and Tequesquite Extension South sites, and can include discussions of the Greenway and Tequesquite North site, as these will already be grouped for public workshops.

TASK 4.2 DELIVERABLES

- Advertising and social media content: one post/ad per platform for each public workshop. To include Facebook, Instagram, Twitter. Ads for Facebook and local newspaper, and one press release for each workshop.
- Three (3) total press releases, nine (9) total social media posts, six (6) total advertisements.
- Facebook ad campaign, aimed at 30,000 targeted impressions, with ads running throughout project duration.
- Facilitation of three (3) Public Workshops for each of three (3) groups of project sites, for nine (9) total workshops.
- Facilitation of four (4) stakeholder meetings with online collaboration tools
- Advertising materials, including digital content, all artwork and copy, written notifications, postcard mailers for each workshop
- Project branding guide with colors, fonts, and style templates
- Informational videos - up to six (6) total, up to five (5) minutes long each.
- Public information stations - up to three (3) sets of material, which can be duplicated at multiple sites
- Outreach summaries, provided after each workshop and stakeholder meeting

TASK 4.3: PUBLIC OUTREACH WEBSITE WITH ONLINE SURVEY AND COMMUNITY-INPUT MAP TOOL

Project Website

A project website will be created, designed to follow the branding guidelines established in the outreach strategy. It will contain continuously-updated project information, embedded project information videos, links to project documents, and links to the interactive online map and survey. Information about the overall project suite will be provided, as well as specific information for each project site. Contact information, project schedule and progress, and information about upcoming meetings will all be updated throughout the project duration.

Online Web Map

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An online input map will be developed that will allow visitors to view each project site and provide location-specific recommendations. Depending on initial discussions with the city and stakeholders, these recommendations can be general or specific, can allow visitors to see comments from others, and will also allow visitors to indicate their preferred means of travel to and access to the sites. The map will include all project sites, clearly identified, so that a visitor does not need to leave the map in order to comment on multiple project sites. The web map will also include a brief survey, beyond the broader project surveys, the results of which can be linked directly to input on the map. For example, a visitor who identifies as a skateboarder versus a jogger can have comments linked to their desired park use. The results of public input will be summarized and provided narratively, as well as in a geodatabase. The map will be both desktop and mobile-friendly.

Online Survey

Surveys are proposed at multiple phases of the project, to be updated online as the public workshops are conducted. The content of the surveys will match the workshop approach - beginning more generally, identifying visitor location, general park preferences and needs, and gradually become more specific as concepts and plans are developed for the project sites. All surveys will be written without technical jargon and will be available in English and Spanish. The survey will cover all project sites, but will be configured to allow users to skip sites that are not of interest. The survey will be conducted both online and via print versions that will be made available for mailing and distribution at sites around the city. The print survey allows more open-ended, allowing commenters to provide feedback specific to the sites that they care the most about, without overwhelming the survey-taker with multiple questions about each project site.

TASK 4.3 DELIVERABLES

- Project Website
- Online Web Map
- Online Survey

TASK 4.4: INTERDEPARTMENTAL COORDINATION WITHIN CITY AND INTERAGENCY COORDINATION WITH LOCAL NATURAL RESOURCE AND UTILITY AGENCIES AND DISTRICTS

Studio-MLA will engage, coordinate with, and receive comments and conditions of approval when provided, from City Public Works & Public Utilities Departments, Riverside County Regional Open Space District, San Bernardino Valley Water District, Riverside Corona Resource Conservation District, Rivers and Lands Conservancy, all who are project partners or manage adjacent lands/resources.

TASK 5.0: CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City is seeking support from a consulting team with a reputation for high-quality,

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legally defensible CEQA documents, environmental studies, and constraints analyses, and is a trusted partner for the Upper Santa Ana River (SAR) Program. ICF has been involved in the Upper SAR habitat conservation plan within San Bernardino and Riverside Counties since 2013 and has developed strong relationships with various city departments including Riverside Public Utilities and Riverside Parks, Recreation, and Community Services Department. Our experience provides the ability to construct identified projects that would affect sensitive habitats and species and require an incidental take permit without ramp up time as we know the local resources, are local, and have proven successes. As part of the Upper SAR Program, ICF is writing the Upper SAR HCP EIR in support of the HCP and will prepare an environmental impact statement.

As part an early implementation strategy, ICF wrote the Upper Santa Ana River Tributaries Restoration Project and Mitigation Reserve Program Environmental Impact Report (approved in November 2019), completed design, and provided other technical support. The Tributaries Restoration Project is an early effort to implement conservation strategies for the HCP, located within the City of Riverside. The four nearby restoration sites include Anza Creek, Old Ranch Creek, Lower Hole Creek, and Hidden Valley Creek. The sites were designed to mitigate impacts on species and jurisdictional aquatic resources identified by the HCP. In addition to EIR preparation, ICF served as the lead for stakeholder engagement, conducted public meetings, wrote supporting technical documents, and coordinated with resource agencies for project permitting. We can provide those exact services for similar projects for the Riverside Gateway project.

TASK 5.1: EXISTING CONDITIONS ASSESSMENTS

ICF qualified biologists and wetland scientists with appropriate permits will conduct habitat assessments, aquatic resources delineation, vegetation mapping and rare plant surveys, and protocol-level avian surveys to document baseline conditions, as follows:

Aquatic Resources Delineation

As part of the baseline surveys, ICF will complete a jurisdictional delineation of aquatic resources and will prepare a jurisdictional delineation report that meets current standards to support regulatory permitting for the sites listed below. ICF will map the limits of all jurisdictional aquatic resources potentially regulated by the USACE per Section 404 of the CWA, the RWQCB per Section 401 of the CWA, and the Porter-Cologne Water Quality Control Act and the CDFW per Section 1602 of the State Fish and Game Code.

Assumptions

- Four total field days are assumed necessary to survey five sites, as outlined below. One 2-person team is assumed.
- 1 day: Loring Park and Jurupa Avenue Trailhead
- 3 days: Santa Ana River Greenway , Tequesquite Extension North, 5200 Tequesquite Ave, and Tequesquite Extension South
- It is assumed that no aquatic resource delineations will be required for Camp Evans and Martha McLean Anza Narrows Park because these sites or immediately adjacent areas have been assessed under separate contracts with SBVMWD. It is assumed that SBVMWD will provide this data if requested.
- Carlson Park and St. Francis Falls is assumed to be CEQA exempt, therefore no aquatic

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- resource delineation is proposed.
- Travel time is shown in the cost estimate assumes 4 overnight stays and only one round trip travel from San Diego to Riverside.
- One field day will be required with the regulatory agencies to verify the PJD.
- Two iterations of the jurisdictional delineation letter report are included (one draft for the City's review, and one final).
- The draft and final letter report will be submitted electronically to the City.
- GIS files will be submitted electronically to the City.

Vegetation Mapping

Comprehensive vegetation map of the project sites indicated below will be completed using the National Vegetation Classification System (NVCS). Biologists will traverse the project boundaries via meandering transects to accurately assess the existing vegetation. Vegetation type polygons will be captured in the field using hand-held tablets with ArcGIS software and a sub-meter GPS unit and assessed for accuracy within the project boundaries. The completed vegetation maps will guide the habitat suitability assessments and evaluation of potential for special status species to occur.

Assumptions

- Four total field days are assumed necessary to survey five sites, as outlined below. One 2-person team is assumed.
 - 1 day: Loring Park and Jurupa Avenue Trailhead
 - 3 days: Santa Ana River Greenway , Tequesquite Extension North, 5200 Tequesquite Ave, and Tequesquite Extension South
- It is assumed that no vegetation mapping will be required for Camp Evans and Martha McLean Anza Narrows Park because these sites have been assessed under separate contracts.
- Carlson Park and St. Francis Falls is assumed to be CEQA exempt, therefore no vegetation mapping is proposed.

Habitat Suitability Assessments

Habitat suitability assessments will be conducted for special status fish, amphibian, reptile, avian, mammal, and plant species at each site indicated below to evaluate suitability of habitat and potential for each species to occur. Prior to site surveys, a literature and database (e.g., CNDDB) search will be completed to identify species with the potential to occur based on previous observation records.

Aquatic species assessments will be conducted at sites with aquatic resources, and will characterize key habitat features such as water depth, percent cover of riparian vegetation, total length and width of runs, riffles, and pools, substrate characterization, and flow rates. Habitat that is suitable for special status fish, amphibian, and aquatic reptile species (including speckled dace, arroyo chub, Santa Ana sucker, south coast garter snake, and western pond turtle) will be mapped and habitat that has potential to be suitable with restoration actions will be mapped as a restoration opportunity.

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Habitat assessment for special status terrestrial reptile species such as coast horned lizard and south coast garter snake will be conducted including presence observations and ground-truthing the site vegetation and then qualitatively describing the condition of the habitat. The vegetation analysis will note the complexity of understory density and the dominant plant species in each community. In addition, the evidence of burrowing mammals will be noted as reptiles will use mammal burrows for cover. The upland habitat suitability assessment for the western pond turtle will include visual presence observations and an evaluation of the quality of upland nesting and cover habitat. The upland assessment will include site validation of species habitat models, refining the vegetation mapping as well as evaluating the quality of the habitat for southwestern pond turtles.

Habitat suitability assessments for special status avian species, including southwestern willow flycatcher, least Bell's vireo, yellow-breasted chat, tricolored black bird, burrowing owl, cactus wren, and coastal California gnatcatcher will include presence observations and ground-truthing the site vegetation and then qualitatively describing the condition of the habitat and the potential to support these species.

Habitat suitability assessments will be completed for California pocket mouse, San Bernardino & Stephens kangaroo rat, Los Angeles pocket mouse, Northwestern San Diego pocket mouse, San Diego desert woodrat, and San Diego black tailed jack rabbit. The habitat models and vegetation mapping will guide the habitat suitability assessment to evaluate the quality of habitat. Because soils are very important in describing potential habitat, existing soils maps of the site will be verified and refined as well.

Rare Plant Surveys

The vegetation mapping effort will be used to determine suitable habitat for rare plants. All areas determined to have the potential to support Santa Ana River woollystar, smooth tarplant, or other rare plant species will be visited up to three times throughout the year ensure complete coverage. The protocol rare plant surveys are to be floristic in nature (i.e., every plant taxon that occurs on site is identified to the taxonomic level necessary to determine rarity and listing status).

Protocol Avian Surveys

Least Bell's vireo and southwestern willow flycatcher protocol surveys will be conducted in areas identified as having suitable habitat during the habitat assessment. Surveys will be conducted in accordance with USFWS survey guidelines. For southwestern willow flycatcher, it is assumed that documentation of presence can occur with four surveys during this period. Additional four optional surveys could be needed and would need to occur at least 10 days apart. A species list and map of the sensitive birds that were detected will be provided. The results of the protocol surveys will be summarized in a memo report submitted to USFWS and CDFW.

Assumptions

- Habitat assessments, rare plant surveys, and protocol avian surveys are not required at Camp Evans at Fairmount Park or Martha McLean Anza Narrows Park as this work has already been completed in these areas recently by SBVMWD. It is assumed that that

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- these previous assessments can be used to address habitat conditions, special status species potential to occur, and restoration opportunities at these sites.
- Carlson Park and St. Francis Falls is assumed to be CEQA exempt, therefore no habitat assessments are proposed.
 - Due to the existing information that was collected for the Santa Ana River Tributaries EIR, which covers the adjacent Lower Hole Creek site, we are assuming that there will be efficiencies for biological surveys at the Jurupa Avenue Trailhead site.
 - Based on preliminary review of aerial imagery, ICF assumes protocol level least Bell's vireo and southwestern willow flycatcher protocol surveys are not required at the Santa Ana River Greenway due to lack of suitable habitat. Protocol bird surveys at the other park sites is assumed to be required but will be conducted after initial vegetation mapping and habitat assessments only if suitable habitat for least Bell's vireo or southwestern willow flycatcher is determined present.
 - Habitat assessments will be conducted concurrently with vegetation mapping where feasible. Surveys for aquatic, terrestrial, and avian habitat will be conducted concurrently or sequentially on the same survey date.
 - The draft and final reports will be submitted electronically to the City.
 - GIS files will be submitted electronically to the City

TASK 5.2: CALIFORNIA RAPID ASSESSMENT METHOD FOR WETLAND ASSESSMENT

ICF will conduct a wetland condition assessment using the California Rapid Assessment Method (CRAM) of aquatic features where appropriate. A single wetland condition report will be prepared to document the existing wetland condition of every aquatic feature assessed with qualitative comparisons made to similar aquatic features in the area and across the State.

Assumptions:

- Based on preliminary review of aerial imagery, ICF assumes 3 park sites have aquatic resources that will require CRAM. These sites include Tequesquite Extension North, Tequesquite Extension South, and The Santa Ana River Greenway.
- Up to 9 assessment areas (AAs) are included in the cost estimate
- One report will be prepared
- Four total field days are needed for 9 AAs
- Assumes 4 overnight stays and one round trip travel from San Diego to Riverside
- Two iterations of the CRAM report are included (one draft for the City's review, and one final)
- The draft and final letter report will be submitted electronically to the City
- GIS files will be submitted electronically to the City.

TASK 5.3: CULTURAL RESOURCES

Cultural Resources Record Search

A cultural resources record search will be conducted at the South Central Coastal Information Center (SCCIC) for the project area and a one-half mile radius. The record search will provide background information on any previously conducted studies and

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previously recorded cultural resources in the area. Limited local archival research will be conducted to gather information about the project vicinity.

Cultural Resources Pedestrian Survey

The cultural resources team will conduct an archaeological pedestrian survey on portions of the project area that have not yet been surveyed within the past year. The survey will be conducted using 10-15 meter spacing between transects. Areas of impenetrable vegetation will be surveyed visually or using meandering transects where access is possible. Any cultural resources identified during field surveys will be documented on the appropriate California Department of Parks and Recreation (CDPR) site forms.

Paleontological Record Search

The cultural resources team will obtain a paleontological record search from the San Bernardino County Museum, which will cover the project area. The records search will identify any previously identified fossil localities and will indicate areas of paleontological sensitivity. The paleontological record search will be used to inform the EIR if one is required.

Cultural Resources Technical Report

A cultural resources technical report will be prepared that describes the records search, background research, prehistoric, ethnographic, paleontological, and historical contexts, field methods, findings, and recommendations. The technical report will be submitted to the client for review and comment, and when revised as necessary before final delivery.

Assumptions:

- It is assumed that no cultural resource reporting will be required for Camp Evans and Martha McLean Anza Narrows Park because these sites have been assessed under separate contracts.
- Carlson Park and St. Francis Falls is assumed to be CEQA exempt, therefore no cultural resource reporting is proposed.
- A single cultural resources record search from SCCIC will be obtained and individual record searches for each of the nine project areas will not be required.
- A single NAHC SLF files search will be obtained and individual record searches for each of the nine project areas will not be required.
- A single cultural resources record search from SCCIC will be obtained and individual record searches for each of the nine project areas will not be required.
- Cultural resources surveys will be conducted by two archaeologists. Loring Park, Jurupa Avenue Trailhead, and 5200 Tequesquite Avenue are assumed to require one day of survey. Tequesquite South Extension, Tequesquite North Extension, and Santa Ana River Greenway are assumed to take require two of days of survey.

TASK 5.4: TRIBAL CULTURAL RESOURCES/AB52

The cultural resources team will assist City with AB52 consultation by preparing initial consultation letters to consulting tribes. The letters will describe the project and extend an invitation to consult under AB 52. The City will provide letterhead and as the lead agency for government to government consultation the letters will be signed by the appropriate City representative.

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TASK 5.5: SECTION 106 CONSULTATION ACCORDING TO THE NATIONAL HISTORIC PRESERVATION ACT

ICF is assuming that where federal aquatic resources exist master planning will avoid impacts that would require a federal permit, thus no section 106 consultation is expected. If federal aquatic resources are discovered that can't be avoided, the contract may need to be amended.

TASK 5.6: ENVIRONMENTAL OPPORTUNITIES AND CONSTRAINTS MEMORANDUM

ICF biologists, wetland scientists and regulatory specialists will complete an opportunities and constraints report for sites that provide an opportunity to for restoration and the associated ecological lift, benefiting both aquatic resources and sensitive plant and wildlife. This restoration could be used as mitigation for potential impacts to aquatic resources and species affected by the various park designs. Of the 9 sites, ICF has noted that the three Tequesquite sites offer the most opportunity for natural resource restoration and integration with recreational design. In addition, those three sites are immediately adjacent to each other function ecologically as one location. As such, ICF will prepare a single Opportunities and Constraints memo for the Tequesquite complex (Tequesquite South Extension, Tequesquite North Extension, and 5200 Tequesquite Ave.). The memo will document the baseline conditions at the site and identifies opportunities and constraints for restoring, enhancing or establishing ecological features that benefit Covered Species (in addition to Santa Ana sucker) as well as Aquatic Resources and other unique habitats. In addition to informing the master planning effort for these sites, this information will also be used future environmental review and project permitting efforts. The ICF team will evaluate the sites using our knowledge of the Santa Ana River and our current work designing and permitting 5 nearby tributary restoration projects and additional aquatic resources within the Santa Ana River and its tributaries. Through our work on Anza Creek, Old Ranch Creek, Lower Hole Creek, Hidden Valley Creek, and Evans Lake, ICF has gained a deep understanding of local ecosystems and formed important relationships with critical stakeholders developing these restorations project. This experience can be directly applied to the Gateway park sites, particularly the three Tequesquite sites where habitat improvements are likely and where recreational use and interpretive opportunities can be designed with the local ecosystem in mind.

Assumptions

- The only sites warranting an opportunities and constraints evaluation are the three Tequesquite sites, including Tequesquite South Extension, Tequesquite North Extension, and 5200 Tequesquite Ave.
- ICF will prepare a comprehensive opportunities and constraints memo for the three Tequesquite sites combined and will evaluate the larger complex and well as the three individual areas within.

TASK 5.7: CEQA DOCUMENTS

We have experience with complex and controversial projects and have a demonstrated track record of successfully navigating through the CEQA process on behalf of our local municipal clients. ICF would utilize our knowledge of the project areas from previous and

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ongoing projects along the Santa Ana River, as well as previous environmental studies and restoration design efforts for these areas, to streamline the CEQA documentation, which will provide efficiencies for cost and schedule.

In developing an approach for these projects, ICF recommends that each site would undergo a preliminary review of potential impacts to determine whether a Categorical Exemption or an IS/MND would be required for each project. With each site having different site characteristics and conditions, ICF will assess the different sensitive receptors and any site-specific impacts. We will also consider preparation of a comprehensive CEQA document to cover all the sites in case efficiencies can be found. However, since most of the sites would proceed independently, and could proceed on different timelines, with different funding sources, we have presented an approach for each project, or set of projects, to be evaluated separately, which could provide opportunities to exempt some sites that may not have significant impacts. We will work with the City to develop a comprehensive and environmentally defensible approach in a cost-effective manner to environmentally clearing all sites as we approach each site.

For the purposes of scoping and costing the CEQA documentation for each of these projects, we have made several assumptions, which we believe are the most logical approach to streamline the environmental reviews for these projects. However, these may be subject to change and renegotiation, depending upon the magnitude of the improvements proposed each site, and the potential impacts that may occur.

- **Camp Evans at Fairmount Park:** CEQA for this project will be completed separately by the San Bernardino Valley Municipal Water District, and is not part of the scope of work
- **Carlson Park and St. Francis Falls:** This project would likely qualify for a Categorical Exemption under Section 15331 of the CEQA Guidelines – Historical Resource Restoration/Rehabilitation, as long as we can demonstrate that the improvements would occur in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. ICF's cultural resources specialists would work with the design team to provide guidance in this regard. We will ascertain whether the resource has been previously evaluated. Assuming it has not, we will have our historians evaluate the St. Francis Falls for California Register-eligibility and local landmark-eligibility as a significant historic resource. Assuming it is eligible, we will identify character-defining features and document our conclusions on a Department of Parks and Recreation form set. If determined to be a significant resource, we would evaluate whether any modifications would affect its integrity. We will work with the design team to ensure that the proposed project conforms to the Secretary of Interior Standards and will analyze the impacts accordingly so that the CEQA exemption is appropriate. The analysis can be documented in a memo.
- **Loring Park:** Because Loring Park is located in a historical residential neighborhood, with potential native vegetation and geologic features, we assume preparation of an IS/MND for this project to address these issues, which may require mitigation.
- **Santa Ana River Greenway:** Due to the setting and geographic extent of this project in potentially sensitive habitat, and in a highly visible location near Mt Rubidoux, we assume preparation of an IS/MND for this project to address these issues, which may require mitigation.
- **Tequesquite Extension North/ 5200 Tequesquite Ave./ Tequesquite Extension South:**

B. STATEMENT OF UNDERSTANDING + APPROACH

SCOPE OF SERVICES

Due to the proximity of each of these sites and the potential to create a comprehensive plan that integrates these sites, as well as the extent of improvements that could occur across these combined 100 acres, we assume that the improvements for each of these sites will be addressed in a single combined IS/MND.

- **Martha McLean Anza Narrows Park:** ICF believes that this project has been cleared under CEQA as part of the Upper Santa Ana Tributaries EIR. This EIR contains the same concept design provided in the RFP. We would work with City to ensure compliance with the existing EIR. We have assumed a memo for the record would be written to document compliance with the scope of the existing EIR. However, if master planning under this scope proposes significant changes to the concept shown in the EIR, an addendum to the EIR may be required. If so, we would renegotiate the scope and cost at that time.
The team would conduct a field visit under our current scope to verify conditions and potential impacts. Based on our knowledge of the site and the resources in the area we anticipate no significant impacts and as such would prepare a simple addendum to the Upper SAR Tributaries EIR. The effort would require an additional **\$15,000.00** fee to the original budget estimate to prepare the document. We would work to be efficient with the budget and if possible complete the work for less than this amount.
- **Jurupa Ave. Trailhead:** Due to the setting of this site near native habitat and drainage features, as well as the extent of improvements, we assume preparation of an IS/MND for this project. There will be efficiencies for CEQA resulting from work performed by ICF for SBVMWD for the adjacent Lower Hole Creek tributary restoration site.

For the project areas not included in the USAR Tributaries EIR:

Assumptions:

- Prepare and file NOE with County Clerk for projects that would be exempt from CEQA.
- Prepare Administrative Draft IS and MND for applicable projects, which will include a discussion of existing conditions with a description of resources; identification, analysis, and evaluation of all potential environmental impacts; examination and recommendation of feasible mitigation measures, where applicable, to eliminate or minimize adverse environmental impacts; and discussion of cumulative impacts.
- Prepare Public Draft IS and MND with NOI and NOC
- Print and mail up to 30 hard copies of NOI and 30 electronic copies of each IS/MND
- Post the NOI at the County Clerk and NOC for submittal to the State Clearinghouse for each project.
- Circulate the IS/MND for a 30-day public review period to state and local agencies, and other recipients for public review and comments for each project.
- Provide PDF version of the public review IS/MND suitable for the City to post on the City website.
- Prepare Final IS/MND for applicable projects
- Prepare MMRP for applicable projects.

TASK 5.7 DELIVERABLES

- Final CEQA reports as detailed above

B. STATEMENT OF UNDERSTANDING + APPROACH

SCOPE OF SERVICES

TASK 5.8: INITIAL AGENCY COORDINATION FOR PROJECT PERMITTING AND MITIGATION CREDITING

The team will use the baseline information collected for each site and the concept plans to evaluate the potential species and aquatic resource permitting needs for each site. Where possible avoidance and minimization will be maximized to reduce permitting needs. The team will also evaluate the potential for mitigation credit generation (species and aquatic resources) at the Tequesquite sites, which support the greatest amount of natural areas. The team will work directly with the City to coordinate virtual meetings and a field visit with the appropriate resource agencies to share the project, facilitate agency support, and confirm the teams recommended approach for each site. The target agencies for coordination include the U.S. Army Corps of Engineers, U.S. Fish and Wildlife, California Department of Fish and Game, and the Regional Water Quality Control Board. Following agency meetings, we will summarize the variety of approaches to securing the credits for future use by the City and possible 3rd party entities. The team will prepare a memo summarizing the recommended permitting strategy for each site based on the final master plan as well as the potential for generating mitigation credits at the Tequesquite sites. The memo will summarize the various mechanisms for “banking” the mitigation credits including the pros and cons of each approach. The effort would require an additional **\$10,000.00** fee to the original budget estimate.

Assumptions:

- Resource agencies will be engaged following completion of baseline assessments and concept plan development.
- Permitting needs and a recommended approach will be provided for all sites and will focus on state, federal, and local sensitive species (flora and fauna) and aquatic resources (401, 404, 1600).
- Up to three (3) virtual meetings with the resource agencies
- One (1) field visit with the resource agencies to the Tequesquite sites
- Draft and final memo provided electronically
- Permit application, supplemental packages, and formal agency consultation are not included in the scope and cost

TASK 5.8 DELIVERABLES

- Permitting and Mitigation Credit Strategy Memo
 - Permitting strategy for all sites
 - Mitigation credit strategy for Tequesquite sites

EXHIBIT "B"
COMPENSATION

Exhibit B - Compensation

Site	Consultant Fee
Loring Park	\$214,268.23
5200 Tequesquite	\$208,689.14
Tequesquite Ext North	\$271,231.13
Camp Evans	\$176,660.49
Carlson Park	\$71,021.15
Jurupa Ave Trailhead	\$175,005.64
Martha McLean	\$262,304.42
Santa Ana River Greenway	\$234,059.29
Tequesquite Ext South	\$350,442.30
TOTAL Consultant Fees	\$1,963,681.79

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COST PROPOSAL TEMPLATE - LORING PARK

Title of Project: Riverside Gateway Project Site

RF# Number: 2034

(a)	(b)	(c)		(d)		(e)		(f)		(g)		(h)		(i)		(j)		(k)		(l)		(m)		(n)		(o)		(p)		(q)		(r)		(s)		(t)		(u)		(v)		(w)		(x)		(y)		(z)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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NiLA Green Inc dba Studio-NiLA
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COST PROPOSAL TEMPLATE - 5200 TEUF/SOLITE

Title of Project: River-side Gateway Project Suite

FLOC: Jaqueline de la

(f)	(g)	(h)	(c)		(d)		(e)		(f)		(g)		(h)		(i)		(j)		Grand Total (All Tasks)				
			Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount					
Cost Categories	Maximum Hourly Rate	Task 1.1 Kick-off Meeting Task 1.2 Program/Coordination Meetings Task 1.3 Review Reports Task 1.4 Project Schedule Task 1.5 Project Team Management	Task 2.0 Survey/Data Gather		Task 2.1 Base Sheet Preparation		Task 2.2 Site Inventory and Analysis		Task 2.3 Preliminary Planning/Conceptual Design Services		Task 3.2 Master Plan Document for Each Site		Task 3.3 Percent Master Plan		Task 4.1 Marketing and Outreach Plan		Task 4.2 Community Outreach		Task 4.3 California Environmental Quality Act				
			Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount			
			0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	
			200 \$	4,500.00	1,520.00	2,340.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	
			150.00 \$	3,375.00	3,645.00	7,260.00	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	
			130 \$	2,890.00	56.00 \$	1,232.00	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	
			120 \$	2,592.00	3,600.00	100.00 \$	12,000.00	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-
			100 \$	2,200.00	11,725.00	250.00 \$	3,250.00	2.00 \$	340.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00	340.00	7,560.00
			0.00 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			0.00 \$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal - Direct Labor	Overhead & Fringe (10%)	Subtotal - Overhead & Fringe (10%)	Task 2.0 Survey/Data Gather		Task 2.1 Base Sheet Preparation		Task 2.2 Site Inventory and Analysis		Task 2.3 Preliminary Planning/Conceptual Design Services		Task 3.2 Master Plan Document for Each Site		Task 3.3 Percent Master Plan		Task 4.1 Marketing and Outreach Plan		Task 4.2 Community Outreach		Task 4.3 California Environmental Quality Act				
			Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount			
			160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	
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GRAND TOTAL	Subtotal - Subcontractors	Subcontractors	Task 2.0 Survey/Data Gather		Task 2.1 Base Sheet Preparation		Task 2.2 Site Inventory and Analysis		Task 2.3 Preliminary Planning/Conceptual Design Services		Task 3.2 Master Plan Document for Each Site		Task 3.3 Percent Master Plan		Task 4.1 Marketing and Outreach Plan		Task 4.2 Community Outreach		Task 4.3 California Environmental Quality Act				
			Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount			
			160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	
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			160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	
			160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	
			160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	
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			160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	160.00 \$	3,520.00	

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Los Angeles, CA 90033
818.939.0001
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COST PROPOSAL TEMPLATE - TEJESQUITE EXTENSION NORTH

Title of Project: Riverside Gateway Project Sule
RFP Number: 2024

(a)		(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
Cost Categories		Maximum Hourly Rate	Task 1.0 Project Management	Task 2.0 Survey/Data Gathering	Task 3.0 Master Plans	Task 4.0 Community Outreach	Task 5.0 California Environmental Quality Act	Task 6.0 Cultural Resources	Task 7.0 Initial Agency Coordination for Project Permitting and Mitigation Crediting	Task 8.0 Initial Agency Coordination for Project Permitting and Mitigation Crediting	Task 9.0 Initial Agency Coordination for Project Permitting and Mitigation Crediting	Task 10.0 Initial Agency Coordination for Project Permitting and Mitigation Crediting
Direct Labor Classification(s)	Principal	200	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$
	Assistant Principal	170	29.00 \$	4,950.00 \$	1,530.00 \$	2,720.00 \$	2,600 \$	2,600 \$	1,700.00 \$	1,700.00 \$	1,700.00 \$	1,700.00 \$
	Senior Associate	135	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$
	Project Designer	100	0.00 \$	8,270.00 \$	3,310.00 \$	6,480.00 \$	6,480.00 \$	6,480.00 \$	6,480.00 \$	6,480.00 \$	6,480.00 \$	6,480.00 \$
	Subtotal - Direct Labor		143.00 \$	19,540.00 \$	107.00 \$	272.00 \$	3,400.00 \$	3,400.00 \$	3,400.00 \$	3,400.00 \$	3,400.00 \$	3,400.00 \$
	Overhead & Fringe (inc. G & J)											
	Subtotal - Overhead & Fringe (inc. G & J)											
	Grand Total											
	Other Direct Costs (D/C's)											
	Travel											
	Printing - Directly Chargeable only											
	Supplies & Materials - Directly Chargeable only											
	Subtotal - D/C's											
Subcontractor(s)	Black Engineering Company	8.00 \$	1,442.70 \$	170.00 \$	32,978.37 \$	33,857.78 \$	33,857.78 \$	33,857.78 \$	33,857.78 \$	33,857.78 \$	33,857.78 \$	33,857.78 \$
	Black Engineering Company	30.00 \$	4,467.56 \$	96.00 \$	11,732.36 \$	6,651.37 \$	6,651.37 \$	6,651.37 \$	6,651.37 \$	6,651.37 \$	6,651.37 \$	6,651.37 \$
	Black Engineering Company	25.00 \$	751.17 \$	25.00 \$	1,018.36 \$	1,018.36 \$	1,018.36 \$	1,018.36 \$	1,018.36 \$	1,018.36 \$	1,018.36 \$	1,018.36 \$
	Black Engineering Company	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$	0.00 \$
	Subtotal - Subcontractor(s)		42.00 \$	6,661.43 \$	291.00 \$	45,557.71 \$	45,557.71 \$	45,557.71 \$	45,557.71 \$	45,557.71 \$	45,557.71 \$	45,557.71 \$
GRAND TOTAL			185.00 \$	26,201.43 \$	398.00 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$
Check Totals			185.00 \$	26,201.43 \$	398.00 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$	68,124.53 \$

COST PROPOSAL TEMPLATE- CAMP EVANS AT FAIRMOUNT PARK

Task of Project: Riverwide Gateway Project Subtask
 BFP Number: 2034

Task of Project: Riverwide Gateway Project Subtask
 BFP Number: 2034

REA Green Inc dba ReaackALA
 1201 South Mission Road
 Los Angeles, CA 90005
 213-384-1644

(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)	(43)	(44)	(45)	(46)	(47)	(48)	(49)	(50)	(51)	(52)	(53)	(54)	(55)	(56)	(57)	(58)	(59)	(60)	(61)	(62)	(63)	(64)	(65)	(66)	(67)	(68)	(69)	(70)	(71)	(72)	(73)	(74)	(75)	(76)	(77)	(78)	(79)	(80)	(81)	(82)	(83)	(84)	(85)	(86)	(87)	(88)	(89)	(90)	(91)	(92)	(93)	(94)	(95)	(96)	(97)	(98)	(99)	(100)	(101)	(102)	(103)	(104)	(105)	(106)	(107)	(108)	(109)	(110)	(111)	(112)	(113)	(114)	(115)	(116)	(117)	(118)	(119)	(120)	(121)	(122)	(123)	(124)	(125)	(126)	(127)	(128)	(129)	(130)	(131)	(132)	(133)	(134)	(135)	(136)	(137)	(138)	(139)	(140)	(141)	(142)	(143)	(144)	(145)	(146)	(147)	(148)	(149)	(150)	(151)	(152)	(153)	(154)	(155)	(156)	(157)	(158)	(159)	(160)	(161)	(162)	(163)	(164)	(165)	(166)	(167)	(168)	(169)	(170)	(171)	(172)	(173)	(174)	(175)	(176)	(177)	(178)	(179)	(180)	(181)	(182)	(183)	(184)	(185)	(186)	(187)	(188)	(189)	(190)	(191)	(192)	(193)	(194)	(195)	(196)	(197)	(198)	(199)	(200)	(201)	(202)	(203)	(204)	(205)	(206)	(207)	(208)	(209)	(210)	(211)	(212)	(213)	(214)	(215)	(216)	(217)	(218)	(219)	(220)	(221)	(222)	(223)	(224)	(225)	(226)	(227)	(228)	(229)	(230)	(231)	(232)	(233)	(234)	(235)	(236)	(237)	(238)	(239)	(240)	(241)	(242)	(243)	(244)	(245)	(246)	(247)	(248)	(249)	(250)	(251)	(252)	(253)	(254)	(255)	(256)	(257)	(258)	(259)	(260)	(261)	(262)	(263)	(264)	(265)	(266)	(267)	(268)	(269)	(270)	(271)	(272)	(273)	(274)	(275)	(276)	(277)	(278)	(279)	(280)	(281)	(282)	(283)	(284)	(285)	(286)	(287)	(288)	(289)	(290)	(291)	(292)	(293)	(294)	(295)	(296)	(297)	(298)	(299)	(300)	(301)	(302)	(303)	(304)	(305)	(306)	(307)	(308)	(309)	(310)	(311)	(312)	(313)	(314)	(315)	(316)	(317)	(318)	(319)	(320)	(321)	(322)	(323)	(324)	(325)	(326)	(327)	(328)	(329)	(330)	(331)	(332)	(333)	(334)	(335)	(336)	(337)	(338)	(339)	(340)	(341)	(342)	(343)	(344)	(345)	(346)	(347)	(348)	(349)	(350)	(351)	(352)	(353)	(354)	(355)	(356)	(357)	(358)	(359)	(360)	(361)	(362)	(363)	(364)	(365)	(366)	(367)	(368)	(369)	(370)	(371)	(372)	(373)	(374)	(375)	(376)	(377)	(378)	(379)	(380)	(381)	(382)	(383)	(384)	(385)	(386)	(387)	(388)	(389)	(390)	(391)	(392)	(393)	(394)	(395)	(396)	(397)	(398)	(399)	(400)	(401)	(402)	(403)	(404)	(405)	(406)	(407)	(408)	(409)	(410)	(411)	(412)	(413)	(414)	(415)	(416)	(417)	(418)	(419)	(420)	(421)	(422)	(423)	(424)	(425)	(426)	(427)	(428)	(429)	(430)	(431)	(432)	(433)	(434)	(435)	(436)	(437)	(438)	(439)	(440)	(441)	(442)	(443)	(444)	(445)	(446)	(447)	(448)	(449)	(450)	(451)	(452)	(453)	(454)	(455)	(456)	(457)	(458)	(459)	(460)	(461)	(462)	(463)	(464)	(465)	(466)	(467)	(468)	(469)	(470)	(471)	(472)	(473)	(474)	(475)	(476)	(477)	(478)	(479)	(480)	(481)	(482)	(483)	(484)	(485)	(486)	(487)	(488)	(489)	(490)	(491)	(492)	(493)	(494)	(495)	(496)	(497)	(498)	(499)	(500)	(501)	(502)	(503)	(504)	(505)	(506)	(507)	(508)	(509)	(510)	(511)	(512)	(513)	(514)	(515)	(516)	(517)	(518)	(519)	(520)	(521)	(522)	(523)	(524)	(525)	(526)	(527)	(528)	(529)	(530)	(531)	(532)	(533)	(534)	(535)	(536)	(537)	(538)	(539)	(540)	(541)	(542)	(543)	(544)	(545)	(546)	(547)	(548)	(549)	(550)	(551)	(552)	(553)	(554)	(555)	(556)	(557)	(558)	(559)	(560)	(561)	(562)	(563)	(564)	(565)	(566)	(567)	(568)	(569)	(570)	(571)	(572)	(573)	(574)	(575)	(576)	(577)	(578)	(579)	(580)	(581)	(582)	(583)	(584)	(585)	(586)	(587)	(588)	(589)	(590)	(591)	(592)	(593)	(594)	(595)	(596)	(597)	(598)	(599)	(600)	(601)	(602)	(603)	(604)	(605)	(606)	(607)	(608)	(609)	(610)	(611)	(612)	(613)	(614)	(615)	(616)	(617)	(618)	(619)	(620)	(621)	(622)	(623)	(624)	(625)	(626)	(627)	(628)	(629)	(630)	(631)	(632)	(633)	(634)	(635)	(636)	(637)	(638)	(639)	(640)	(641)	(642)	(643)	(644)	(645)	(646)	(647)	(648)	(649)	(650)	(651)	(652)	(653)	(654)	(655)	(656)	(657)	(658)	(659)	(660)	(661)	(662)	(663)	(664)	(665)	(666)	(667)	(668)	(669)	(670)	(671)	(672)	(673)	(674)	(675)	(676)	(677)	(678)	(679)	(680)	(681)	(682)	(683)	(684)	(685)	(686)	(687)	(688)	(689)	(690)	(691)	(692)	(693)	(694)	(695)	(696)	(697)	(698)	(699)	(700)	(701)	(702)	(703)	(704)	(705)	(706)	(707)	(708)	(709)	(710)	(711)	(712)	(713)	(714)	(715)	(716)	(717)	(718)	(719)	(720)	(721)	(722)	(723)	(724)	(725)	(726)	(727)	(728)	(729)	(730)	(731)	(732)	(733)	(734)	(735)	(736)	(737)	(738)	(739)	(740)	(741)	(742)	(743)	(744)	(745)	(746)	(747)	(748)	(749)	(750)	(751)	(752)	(753)	(754)	(755)	(756)	(757)	(758)	(759)	(760)	(761)	(762)	(763)	(764)	(765)	(766)	(767)	(768)	(769)	(770)	(771)	(772)	(773)	(774)	(775)	(776)	(777)	(778)	(779)	(780)	(781)	(782)	(783)	(784)	(785)	(786)	(787)	(788)	(789)	(790)	(791)	(792)	(793)	(794)	(795)	(796)	(797)	(798)	(799)	(800)	(801)	(802)	(803)	(804)	(805)	(806)	(807)	(808)	(809)	(810)	(811)	(812)	(813)	(814)	(815)	(816)	(817)	(818)	(819)	(820)	(821)	(822)	(823)	(824)	(825)	(826)	(827)	(828)	(829)	(830)	(831)	(832)	(833)	(834)	(835)	(836)	(837)	(838)	(839)	(840)	(841)	(842)	(843)	(844)	(845)	(846)	(847)	(848)	(849)	(850)	(851)	(852)	(853)	(854)	(855)	(856)	(857)	(858)	(859)	(860)	(861)	(862)	(863)	(864)	(865)	(866)	(867)	(868)	(869)	(870)	(871)	(872)	(873)	(874)	(875)	(876)	(877)	(878)	(879)	(880)	(881)	(882)	(883)	(884)	(885)	(886)	(887)	(888)	(889)	(890)	(891)	(892)	(893)	(894)	(895)	(896)	(897)	(898)	(899)	(900)	(901)	(902)	(903)	(904)	(905)	(906)	(907)	(908)	(909)	(910)	(911)	(912)	(913)	(914)	(915)	(916)	(917)	(918)	(919)	(920)	(921)	(922)	(923)	(924)	(925)	(926)	(927)	(928)	(929)	(930)	(931)	(932)	(933)	(934)	(935)	(936)	(937)	(938)	(939)	(940)	(941)	(942)	(943)	(944)	(945)	(946)	(947)	(948)	(949)	(950)	(951)	(952)	(953)	(954)	(955)	(956)	(957)	(958)	(959)	(960)	(961)	(962)	(963)	(964)	(965)	(966)	(967)	(968)	(969)	(970)	(971)	(972)	(973)	(974)	(975)	(976)	(977)	(978)	(979)	(980)	(981)	(982)	(983)	(984)	(985)	(986)	(987)	(988)	(989)	(990)	(991)	(992)	(993)	(994)	(995)	(996)	(997)	(998)	(999)	(1000)	(1001)	(1002)	(1003)	(1004)	(1005)	(1006)	(1007)	(1008)	(1009)	(1010)	(1011)	(1012)	(1013)	(1014)	(1015)	(1016)	(1017)	(1018)	(1019)	(1020)	(1021)	(1022)	(1023)	(1024)	(1025)	(1026)	(1027)	(1028)	(1029)	(1030)	(1031)	(1032)	(1033)	(1034)	(1035)	(1036)	(1037)	(1038)	(1039)	(1040)	(1041)	(1042)	(1043)	(1044)	(1045)	(1046)	(1047)	(1048)	(1049)	(1050)	(1051)	(1052)	(1053)	(1054)	(1055)	(1056)	(1057)	(1058)	(1059)	(1060)	(1061)	(1062)	(1063)	(1064)	(1065)	(1066)	(1067)	(1068)	(1069)	(1070)	(1071)	(1072)	(1073)	(1074)	(1075)	(1076)	(1077)	(1078)	(1079)	(1080)	(1081)	(1082)	(1083)	(1084)	(1085)	(1086)	(1087)	(1088)	(1089)	(1090)	(1091)	(1092)	(1093)	(1094)	(1095)	(1096)	(1097)	(1098)	(1099)	(1100)	(1101)	(1102)	(1103)	(1104)	(1105)	(1106)	(1107)	(1108)	(1109)	(1110)	(1111)	(1112)	(1113)	(1114)	(1115)	(1116)	(1117)	(1118)	(1119)	(1120)	(1121)	(1122)	(1123)	(1124)	(1125)	(1126)	(1127)	(1128)	(1129)	(1130)	(1131)	(1132)	(1133)	(1134)	(1135)	(1136)	(1137)	(1138)	(1139)	(1140)	(1141)	(1142)	(1143)	(1144)	(1145)	(1146)	(1147)	(1148)	(1149)	(1150)	(1151)	(1152)	(1153)	(1154)	(1155)	(1156)	(1157)	(1158)	(1159)	(1160)	(1161)	(1162)	(1163)	(1164)	(1165)	(1166)	(1167)	(1168)	(1169)	(1170)	(1171)	(1172)	(1173)	(1174)	(1175)	(1176)	(1177)	(1178)	(1179)	(1180)	(1181)	(1182)	(1183)	(1184)	(1185)	(1186)	(1187)	(1188)	(1189)	(1190)	(1191)	(1192)	(1193)	(1194)	(1195)	(1196)	(1197)	(1198)	(1199)	(1200)	(1201)	(1202)	(1203)	(1204)	(1205)	(1206)	(1207)	(1208)	(1209)	(1210)	(1211)	(1212)	(1213)	(1214)	(1215)	(1216)	(1217)	(1218)	(1219)	(1220)	(1221)	(1222)	(1223)	(1224)	(1225)	(1226)	(1227)	(1228)	(1229)	(1230)	(1231)	(1232)	(1233)	(1234)	(1235)	(1236)	(1237)	(1238)	(1239)	(1240)	(1241)	(1242)	(1243)	(1244)	(1245)	(1246)	(1247)	(1248)	(1249)	(1250)	(1251)	(1252)	(1253)	(1254)	(1255)	(1256)	(1257)	(1258)	(1259)	(1260)	(1261)	(1262)	(1263)	(1264)	(1265)	(1266)	(1267)	(1268)	(1269)	(1270)	(1271)	(1272)	(1273)	(1274)	(1275)	(1276)	(1277)	(1278)	(1279)	(1280)	(1281)	(1282)	(1283)	(1284)	(1285)	(1286)	(1287)	(1288)	(1289)	(1290)	(1291)	(1292)	(1293)	(1294)	(1295)	(1296)	(1297)	(1298)	(1299)	(1300)	(1301)	(1302)	(1303)	(1304)	(1305)	(1306)	(1307)	(1308)	(1309)	(1310)	(1311)	(1312)	(1313)	(1314)	(1315)	(1316)	(1317)	(1318)	(1319)	(1320)	(1321)	(1322)	(1323)	(1324)	(1325)	(1326)	(1327)	(1328)	(1329)	(1330)	(1331)	(1332)	(1333)	(1334)	(1335)	(1336)	(1337)	(1338)	(1339)	(1340)	(1341)	(1342)	(1343)	(1344)	(1345)	(1346)	(1347)	(1348)	(1349)	(1350)	(1351)	(1352)	(1353)	(1354)	(1355)	(1356)	(1357)	(1358)	(1359)	(1360)	(1361)	(1362)	(1363)	(1364)	(1365)	(1366)	(1367)	(1368)	(1369)	(1370)	(1371)	(1372)	(1373)	(1374)	(1375)	(1376)	(1377)	(1378)	(1379)	(1380)	(1381)	(1382)	(1383)	(1384)	(1385)	(1386)	(1387)	(1388)	(1389)	(1390)	(1391)	(1392)	(1393)	(1394)	(1395)	(1396)	(1397)	(1398)	(1399)	(1400)	(1401)	(1402)	(1403)	(1404)	(1405)	(1406)	(1407)	(1408)	(1409)	(1410)	(1411)	(1412)	(1413)	(1414)	(1415)	(1416)	(1417)	(1418)	(1419)	(1420)	(1421)	(1422)	(1423)	(1424)	(1425)	(1426)	(1427)	(1428)	(1429)	(1430)	(1431)	(1432)	(1433)	(1434)	(1435)	(1436)	(1437)	(1438)	(1439)	(1440)	(1441)	(1442)	(1443)	(1444)	(1445)	(1446)	(1447)	(1448)	(1449)	(1450)	(1451)	(1452)	(1453)	(1454)	(1455)	(1456)	(1457)	(1458)	(1459)	(1460)	(1461)	(1462)	(1463)	(1464)	(1465)	(1466)	(1467)	(1468)	(1469)	(1470)	(1471)	(1472)	(1473)	(1474)	(1475)	(1476)	(1477)	(1478)	(1479)	(1480)	(1481)	(1482)	(1483)	(1484)	(1485)	(1486)	(1487)	(1488)	(1489)	(1490)	(1491)	(1492)	(1493)	(1494)	(1495)	(1496)	(1497)	(1498)	(1499)	(
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COST PROPOSAL TEMPLATE - CARLSON PARKS/ST FRANCIS FALLS

MECA Green Inc. dba StudioMECA
251 South Mission Road
Los Angeles, CA 90033
888.222.5555 ext. 600
213.228.5344

Title of Project: Riverside Gateway Project Suite
RFP Number: 2034

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	
C&W Corporates	Maximum Hourly Rate	Task 1.8 Project Management		Task 2.0 Survey/Data Gathering		Task 3.0 Master Plans		Task 4.0 Community Outreach		Task 5.0 California Environmental Quality Act		Grand Total (All Tasks)				
		Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount					
Direct Labor Classification	President	200	0.00 \$	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	
	Principal	170	13.00 \$	2,210.00	8.00 \$	1,260.00	1,020.00	1.00 \$	170.00	1.00 \$	170.00	29.00 \$	4,970.00	29.00 \$	-	
	Assistant Principal	155.00	0.00 \$	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	0.00 \$	-	
	Senior Associate	135	35.00 \$	4,725.00	12.00 \$	1,520.00	2,430.00	0.00 \$	0.00 \$	0.00 \$	0.00 \$	63.00 \$	8,775.00	63.00 \$	-	
	Associate	100	15.00 \$	1,500.00	16.00 \$	1,600.00	1,600.00	0.00 \$	0.00 \$	0.00 \$	0.00 \$	63.00 \$	7,775.00	63.00 \$	-	
	Project Designer	100	0.00 \$	0.00 \$	16.00 \$	1,600.00	20.00 \$	1,600.00	0.00 \$	0.00 \$	0.00 \$	0.00 \$	63.00 \$	5,600.00	63.00 \$	-
	Subtotal - Direct Labor		58.00 \$	8,135.00	54.00 \$	6,740.00	96.00 \$	11,290.00	1.00 \$	170.00	1.00 \$	170.00	210.00 \$	26,905.00	210.00 \$	-
	Overhead	0.00%	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	-
	Fringe	0.00%	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	-
	Subtotal - Overhead & Fringe (line G & H)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	-
Other Direct Costs (Other)	Fixed Fee	0.00%	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	-
	Other Direct Costs (Other)		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	-
	Printing - Directly Chargeable only		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	-
	Supplies & Materials - Directly Chargeable only		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	-
	Subtotal - Other		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	-
	Subcontractor		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	-
	Black Engineering Company		4.00 \$	721.35	37.00 \$	7,232.32	54.00 \$	8,134.20	0.00 \$	-	0.00 \$	-	95.00 \$	16,193.76	95.00 \$	-
	ICF		16.00 \$	2,382.70	16.00 \$	2,648.58	9.00 \$	0.00 \$	0.00 \$	-	0.00 \$	-	11,921.77	16,952.85	11,921.77	-
	Alba Planning + Design		3.00 \$	588.20	2.00 \$	379.93	3.00 \$	505.29	23.00 \$	4,469.82	0.00 \$	-	31.00 \$	5,943.24	31.00 \$	-
	Leghouston Consulting, Inc.		0.00 \$	0.00 \$	20.00 \$	5,428.29	0.00 \$	0.00 \$	0.00 \$	-	0.00 \$	-	3.00 \$	4,469.82	3.00 \$	-
Subtotal - Subcontractor(s)		23.00 \$	3,692.35	75.00 \$	151,720.01	67.00 \$	8,659.49	23.00 \$	4,469.82	0.00 \$	-	380.75 \$	44,516.18	380.75 \$	-	
GRAND TOTAL			81.00 \$	11,827.25	120.00 \$	22,513.01	153.00 \$	19,540.00	24.00 \$	4,639.82	24.00 \$	4,639.82	460.75 \$	71,071.15	460.75 \$	-
Check Totals			81.00 \$	11,827.25	120.00 \$	22,513.01	153.00 \$	19,540.00	24.00 \$	4,639.82	24.00 \$	4,639.82	460.75 \$	71,071.15	460.75 \$	-

SEA Group Inc. dba SeaGroup
251 South Main Road
Los Angeles, CA 90033
310.346-3444

COST PROPOSAL TEMPLATE - JUPITER AVE TRAILHEAD

Title of Project: River-side Gateway Project Site

RFP Number: 2024

(a)	(b)	(c)		(d)		(e)		(f)		(g)		(h)		(i)		(j)		(k)		(l)																																					
		Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount																																								
Cost Categories	Maximum Hourly Rate	Task 1.0 Project Management		Task 2.0 Survey/Data Gathering		Task 3.0 Master Plans		Task 4.0 Community Outreach		Task 5.0 California Environmental Quality Act		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
		Task 1.1 Kick-off Meeting		Task 2.1 Base Sheet Preparation		Task 3.1 Preliminary Planning/Conceptual Design Services		Task 4.1 Marketing and Outreach Plan		Task 5.1 Existing Conditions Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
		Task 1.2 Progress/Coordination Meetings		Task 2.2 Site Inventory and Analysis		Task 3.2 Master Plan Document for Each Site		Task 4.2 Public Outreach Meetings and Workshops		Task 5.2 California Rapid Assessment Method for Wetland Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
		Task 1.3 Invoice Reports		Task 2.3 Review Existing Planning Documents		Task 3.3 Master Plan Document for Each Site		Task 4.3 Public Outreach Website with Online Public Comment Period		Task 5.3 California Rapid Assessment Method for Wetland Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
		Task 1.4 Project Schedule		Task 2.4 Geotechnical Soils Report		Task 3.4 Master Plan Document for Each Site		Task 4.4 Public Outreach Website with Online Public Comment Period		Task 5.4 California Rapid Assessment Method for Wetland Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
		Task 1.5 Project Team Management		Task 2.5 Geotechnical Soils Report		Task 3.5 Master Plan Document for Each Site		Task 4.5 Public Outreach Website with Online Public Comment Period		Task 5.5 California Rapid Assessment Method for Wetland Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
		Task 1.6 Project Schedule		Task 2.6 Geotechnical Soils Report		Task 3.6 Master Plan Document for Each Site		Task 4.6 Public Outreach Website with Online Public Comment Period		Task 5.6 California Rapid Assessment Method for Wetland Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
		Task 1.7 Project Team Management		Task 2.7 Geotechnical Soils Report		Task 3.7 Master Plan Document for Each Site		Task 4.7 Public Outreach Website with Online Public Comment Period		Task 5.7 California Rapid Assessment Method for Wetland Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
		Task 1.8 Project Schedule		Task 2.8 Geotechnical Soils Report		Task 3.8 Master Plan Document for Each Site		Task 4.8 Public Outreach Website with Online Public Comment Period		Task 5.8 California Rapid Assessment Method for Wetland Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
		Task 1.9 Project Team Management		Task 2.9 Geotechnical Soils Report		Task 3.9 Master Plan Document for Each Site		Task 4.9 Public Outreach Website with Online Public Comment Period		Task 5.9 California Rapid Assessment Method for Wetland Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
Task 1.10 Project Schedule		Task 3.0 Master Plans		Task 4.0 Community Outreach		Task 5.0 California Environmental Quality Act		Task 6.0 Environmental Opportunities and Constraints		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																	
Task 1.11 Project Team Management		Task 3.1 Preliminary Planning/Conceptual Design Services		Task 4.1 Marketing and Outreach Plan		Task 5.1 Existing Conditions Assessment		Task 6.1 Existing Conditions Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																			
Task 1.12 Project Schedule		Task 3.2 Master Plan Document for Each Site		Task 4.2 Public Outreach Meetings and Workshops		Task 5.2 California Rapid Assessment Method for Wetland Assessment		Task 6.2 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																					
Task 1.13 Project Team Management		Task 3.3 Master Plan Document for Each Site		Task 4.3 Public Outreach Website with Online Public Comment Period		Task 5.3 California Rapid Assessment Method for Wetland Assessment		Task 6.3 Cultural Resources Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																							
Task 1.14 Project Schedule		Task 3.4 Master Plan Document for Each Site		Task 4.4 Public Outreach Website with Online Public Comment Period		Task 5.4 California Rapid Assessment Method for Wetland Assessment		Task 6.4 Historical Resources Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																									
Task 1.15 Project Team Management		Task 3.5 Master Plan Document for Each Site		Task 4.5 Public Outreach Website with Online Public Comment Period		Task 5.5 California Rapid Assessment Method for Wetland Assessment		Task 6.5 California Environmental Quality Act		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																											
Task 1.16 Project Schedule		Task 3.6 Master Plan Document for Each Site		Task 4.6 Public Outreach Website with Online Public Comment Period		Task 5.6 California Rapid Assessment Method for Wetland Assessment		Task 6.6 Environmental Opportunities and Constraints		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																													
Task 1.17 Project Team Management		Task 3.7 Master Plan Document for Each Site		Task 4.7 Public Outreach Website with Online Public Comment Period		Task 5.7 California Rapid Assessment Method for Wetland Assessment		Task 6.7 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																															
Task 1.18 Project Schedule		Task 3.8 Master Plan Document for Each Site		Task 4.8 Public Outreach Website with Online Public Comment Period		Task 5.8 California Rapid Assessment Method for Wetland Assessment		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																																	
Task 1.19 Project Team Management		Task 3.9 Master Plan Document for Each Site		Task 4.9 Public Outreach Website with Online Public Comment Period		Task 5.9 California Rapid Assessment Method for Wetland Assessment		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																															
Task 1.20 Project Schedule		Task 3.10 Master Plan Document for Each Site		Task 4.10 Public Outreach Website with Online Public Comment Period		Task 5.10 California Rapid Assessment Method for Wetland Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																													
Task 1.21 Project Team Management		Task 3.11 Preliminary Planning/Conceptual Design Services		Task 4.11 Marketing and Outreach Plan		Task 5.11 Existing Conditions Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																											
Task 1.22 Project Schedule		Task 3.12 Master Plan Document for Each Site		Task 4.12 Public Outreach Meetings and Workshops		Task 5.12 California Rapid Assessment Method for Wetland Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																									
Task 1.23 Project Team Management		Task 3.13 Master Plan Document for Each Site		Task 4.13 Public Outreach Website with Online Public Comment Period		Task 5.13 California Rapid Assessment Method for Wetland Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																							
Task 1.24 Project Schedule		Task 3.14 Master Plan Document for Each Site		Task 4.14 Public Outreach Website with Online Public Comment Period		Task 5.14 California Rapid Assessment Method for Wetland Assessment		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																					
Task 1.25 Project Team Management		Task 3.15 Master Plan Document for Each Site		Task 4.15 Public Outreach Website with Online Public Comment Period		Task 5.15 California Rapid Assessment Method for Wetland Assessment		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																			
Task 1.26 Project Schedule		Task 3.16 Master Plan Document for Each Site		Task 4.16 Public Outreach Website with Online Public Comment Period		Task 5.16 California Rapid Assessment Method for Wetland Assessment		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																																	
Task 1.27 Project Team Management		Task 3.17 Master Plan Document for Each Site		Task 4.17 Public Outreach Website with Online Public Comment Period		Task 5.17 California Rapid Assessment Method for Wetland Assessment		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																															
Task 1.28 Project Schedule		Task 3.18 Master Plan Document for Each Site		Task 4.18 Public Outreach Website with Online Public Comment Period		Task 5.18 California Rapid Assessment Method for Wetland Assessment		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																													
Task 1.29 Project Team Management		Task 3.19 Master Plan Document for Each Site		Task 4.19 Public Outreach Website with Online Public Comment Period		Task 5.19 California Rapid Assessment Method for Wetland Assessment		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																											
Task 1.30 Project Schedule		Task 3.20 Master Plan Document for Each Site		Task 4.20 Public Outreach Website with Online Public Comment Period		Task 5.20 California Rapid Assessment Method for Wetland Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																									
Task 1.31 Project Team Management		Task 3.21 Preliminary Planning/Conceptual Design Services		Task 4.21 Marketing and Outreach Plan		Task 5.21 Existing Conditions Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																							
Task 1.32 Project Schedule		Task 3.22 Master Plan Document for Each Site		Task 4.22 Public Outreach Meetings and Workshops		Task 5.22 California Rapid Assessment Method for Wetland Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																					
Task 1.33 Project Team Management		Task 3.23 Master Plan Document for Each Site		Task 4.23 Public Outreach Website with Online Public Comment Period		Task 5.23 California Rapid Assessment Method for Wetland Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																			
Task 1.34 Project Schedule		Task 3.24 Master Plan Document for Each Site		Task 4.24 Public Outreach Website with Online Public Comment Period		Task 5.24 California Rapid Assessment Method for Wetland Assessment		Task 6.24 Historical Resources Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation																	
Task 1.35 Project Team Management		Task 3.25 Master Plan Document for Each Site		Task 4.25 Public Outreach Website with Online Public Comment Period		Task 5.25 California Rapid Assessment Method for Wetland Assessment		Task 6.25 California Environmental Quality Act		Task 6.24 Historical Resources Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation															
Task 1.36 Project Schedule		Task 3.26 Master Plan Document for Each Site		Task 4.26 Public Outreach Website with Online Public Comment Period		Task 5.26 California Rapid Assessment Method for Wetland Assessment		Task 6.26 Environmental Opportunities and Constraints		Task 6.25 California Environmental Quality Act		Task 6.24 Historical Resources Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation													
Task 1.37 Project Team Management		Task 3.27 Master Plan Document for Each Site		Task 4.27 Public Outreach Website with Online Public Comment Period		Task 5.27 California Rapid Assessment Method for Wetland Assessment		Task 6.27 Environmental Impacts		Task 6.26 Environmental Opportunities and Constraints		Task 6.25 California Environmental Quality Act		Task 6.24 Historical Resources Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation											
Task 1.38 Project Schedule		Task 3.28 Master Plan Document for Each Site		Task 4.28 Public Outreach Website with Online Public Comment Period		Task 5.28 California Rapid Assessment Method for Wetland Assessment		Task 6.28 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.27 Environmental Impacts		Task 6.26 Environmental Opportunities and Constraints		Task 6.25 California Environmental Quality Act		Task 6.24 Historical Resources Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation									
Task 1.39 Project Team Management		Task 3.29 Master Plan Document for Each Site		Task 4.29 Public Outreach Website with Online Public Comment Period		Task 5.29 California Rapid Assessment Method for Wetland Assessment		Task 6.29 Environmental Impacts		Task 6.28 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.27 Environmental Impacts		Task 6.26 Environmental Opportunities and Constraints		Task 6.25 California Environmental Quality Act		Task 6.24 Historical Resources Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation							
Task 1.40 Project Schedule		Task 3.30 Master Plan Document for Each Site		Task 4.30 Public Outreach Website with Online Public Comment Period		Task 5.30 California Rapid Assessment Method for Wetland Assessment		Task 6.30 Environmental Opportunities and Constraints		Task 6.29 Environmental Impacts		Task 6.28 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.27 Environmental Impacts		Task 6.26 Environmental Opportunities and Constraints		Task 6.25 California Environmental Quality Act		Task 6.24 Historical Resources Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation					
Task 1.41 Project Team Management		Task 3.31 Preliminary Planning/Conceptual Design Services		Task 4.31 Marketing and Outreach Plan		Task 5.31 Existing Conditions Assessment		Task 6.31 Existing Conditions Assessment		Task 6.30 Environmental Opportunities and Constraints		Task 6.29 Environmental Impacts		Task 6.28 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.27 Environmental Impacts		Task 6.26 Environmental Opportunities and Constraints		Task 6.25 California Environmental Quality Act		Task 6.24 Historical Resources Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation			
Task 1.42 Project Schedule		Task 3.32 Master Plan Document for Each Site		Task 4.32 Public Outreach Meetings and Workshops		Task 5.32 California Rapid Assessment Method for Wetland Assessment		Task 6.32 California Rapid Assessment Method for Wetland Assessment		Task 6.31 Existing Conditions Assessment		Task 6.30 Environmental Opportunities and Constraints		Task 6.29 Environmental Impacts		Task 6.28 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.27 Environmental Impacts		Task 6.26 Environmental Opportunities and Constraints		Task 6.25 California Environmental Quality Act		Task 6.24 Historical Resources Assessment		Task 6.23 Cultural Resources Assessment		Task 6.22 California Rapid Assessment Method for Wetland Assessment		Task 6.21 Existing Conditions Assessment		Task 6.20 Environmental Opportunities and Constraints		Task 6.19 Environmental Impacts		Task 6.18 Initial Agency Coordination for Project Permitting and Mitigation		Task 6.17 Environmental Impacts		Task 6.16 Environmental Opportunities and Constraints		Task 6.15 California Environmental Quality Act		Task 6.14 Historical Resources Assessment		Task 6.13 Cultural Resources Assessment		Task 6.12 California Rapid Assessment Method for Wetland Assessment		Task 6.11 Existing Conditions Assessment		Task 6.10 Environmental Opportunities and Constraints		Task 6.9 Environmental Impacts		Task 6.8 Initial Agency Coordination for Project Permitting and Mitigation	
Task 1.43 Project Team Management		Task 3.33 Master Plan Document for Each Site		Task 4.33 Public Outreach Website with Online Public Comment Period		Task 5.33 California Rapid Assessment Method for Wetland Assessment		Task 6.33 Cultural Resources Assessment		Task 6.32 California Rapid Assessment Method for Wetland Assessment		Task 6.31 Existing Conditions Assessment		Task 6.30 Environmental Opportunities and Constraints																																											

COST PROPOSAL TEMPLATE - MARTHA MCLEAN ANZA NARROWS PARK

SLA Green Inc. the Studio SLA
251 South Main Street
Los Angeles, CA 90033
310.460.0000
info@slagreen.com

Title of Project: Riverside Gateway Project Site

RFP Number: 2004

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	(t)	(u)	(v)	(w)	(x)	(y)	(z)	(aa)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
Cost Categories	Maximum Hourly Rate	Task 1.8 Project Management	Task 2.2 Survey/Data Gather	Task 2.3 Master Plans	Task 4.3 Outreach	Task 4.1 Marketing and Outreach Plan	Task 4.2 Schedule, Coordination, and Conduct Meetings and Public Hearings/Outreach	Task 4.3 Existing Conditions Assessments	Task 4.4 Public Outreach Website with Online Survey and Community Input Map Tool	Task 4.5 Initial Agency Coordination for Project Permitting and Mitigation Crediting	Task 4.6 Local Natural Resource and Utility Agencies and Districts	Task 4.7	Task 4.8	Task 4.9	Task 4.10	Task 4.11	Task 4.12	Task 4.13	Task 4.14	Task 4.15	Task 4.16	Task 4.17	Task 4.18	Task 4.19	Task 4.20	Task 4.21	Task 4.22	Task 4.23	Task 4.24	Task 4.25	Task 4.26	Task 4.27	Task 4.28	Task 4.29	Task 4.30	Task 4.31	Task 4.32	Task 4.33	Task 4.34	Task 4.35	Task 4.36	Task 4.37	Task 4.38	Task 4.39	Task 4.40	Task 4.41	Task 4.42	Task 4.43	Task 4.44	Task 4.45	Task 4.46	Task 4.47	Task 4.48	Task 4.49	Task 4.50	Task 4.51	Task 4.52	Task 4.53	Task 4.54	Task 4.55	Task 4.56	Task 4.57	Task 4.58	Task 4.59	Task 4.60	Task 4.61	Task 4.62	Task 4.63	Task 4.64	Task 4.65	Task 4.66	Task 4.67	Task 4.68	Task 4.69	Task 4.70	Task 4.71	Task 4.72	Task 4.73	Task 4.74	Task 4.75	Task 4.76	Task 4.77	Task 4.78	Task 4.79	Task 4.80	Task 4.81	Task 4.82	Task 4.83	Task 4.84	Task 4.85	Task 4.86	Task 4.87	Task 4.88	Task 4.89	Task 4.90	Task 4.91	Task 4.92	Task 4.93	Task 4.94	Task 4.95	Task 4.96	Task 4.97	Task 4.98	Task 4.99	Task 4.100	Task 4.101	Task 4.102	Task 4.103	Task 4.104	Task 4.105	Task 4.106	Task 4.107	Task 4.108	Task 4.109	Task 4.110	Task 4.111	Task 4.112	Task 4.113	Task 4.114	Task 4.115	Task 4.116	Task 4.117	Task 4.118	Task 4.119	Task 4.120	Task 4.121	Task 4.122	Task 4.123	Task 4.124	Task 4.125	Task 4.126	Task 4.127	Task 4.128	Task 4.129	Task 4.130	Task 4.131	Task 4.132	Task 4.133	Task 4.134	Task 4.135	Task 4.136	Task 4.137	Task 4.138	Task 4.139	Task 4.140	Task 4.141	Task 4.142	Task 4.143	Task 4.144	Task 4.145	Task 4.146	Task 4.147	Task 4.148	Task 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4.695	Task 4.696	Task 4.697	Task 4.698	Task 4.699	Task 4.700	Task 4.701	Task 4.702	Task 4.703	Task 4.704	Task 4.705	Task 4.706	Task 4.707	Task 4.708	Task 4.709	Task 4.710	Task 4.711	Task 4.712	Task 4.713	Task 4.714	Task 4.715	Task 4.716	Task 4.717	Task 4.718	Task 4.719	Task 4.720	Task 4.721	Task 4.722	Task 4.723	Task 4.724	Task 4.725	Task 4.726	Task 4.727	Task 4.728	Task 4.729	Task 4.730	Task 4.731	Task 4.732	Task 4.733	Task 4.734	Task 4.735	Task 4.736	Task 4.737	Task 4.738	Task 4.739	Task 4.740	Task 4.741	Task 4.742	Task 4.743	Task 4.744	Task 4.745	Task 4.746	Task 4.747	Task 4.748	Task 4.749	Task 4.750	Task 4.751	Task 4.752	Task 4.753	Task 4.754	Task 4.755	Task 4.756	Task 4.757	Task 4.758	Task 4.759	Task 4.760	Task 4.761	Task 4.762	Task 4.763	Task 4.764	Task 4.765	Task 4.766	Task 4.767	Task 4.768	Task 4.769	Task 4.770	Task 4.771	Task 4.772	Task 4.773	Task 4.774	Task 4.775	Task 4.776	Task 4.777	Task 4.778	Task 4.779	Task 4.780	Task 4.781	Task 4.782	Task 4.783	Task 4.784	Task 4.785	Task 4.786	Task 4.787	Task 4.788	Task 4.789	Task 4.790	Task 4.791	Task 4.792	Task 4.793	Task 4.794	Task 4.795	Task 4.796	Task 4.797	Task 4.798	Task 4.799	Task 4.800	Task 4.801	Task 4.802	Task 4.803	Task 4.804	Task 4.805	Task 4.806	Task 4.807	Task 4.808	Task 4.809	Task 4.810	Task 4.811	Task 4.812	Task 4.813	Task 4.814	Task 4.815	Task 4.816	Task 4.817	Task 4.818	Task 4.819	Task 4.820	Task 4.821	Task 4.822	Task 4.823	Task 4.824	Task 4.825	Task 4.826	Task 4.827	Task 4.828	Task 4.829	Task 4.830	Task 4.831	Task 4.832	Task 4.833	Task 4.834	Task 4.835	Task 4.836	Task 4.837	Task 4.838	Task 4.839	Task 4.840	Task 4.841	Task 4.842	Task 4.843	Task 4.844	Task 4.845	Task 4.846	Task 4.847	Task 4.848	Task 4.849	Task 4.850	Task 4.851	Task 4.852	Task 4.853	Task 4.854	Task 4.855	Task 4.856	Task 4.857	Task 4.858	Task 4.859	Task 4.860	Task 4.861	Task 4.862	Task 4.863	Task 4.864	Task 4.865	Task 4.866	Task 4.867	Task 4.868	Task 4.869	Task 4.870	Task 4.871	Task 4.872	Task 4.873	Task 4.874	Task 4.875	Task 4.876	Task 4.877	Task 4.878	Task 4.879	Task 4.880	Task 4.881	Task 4.882	Task 4.883	Task 4.884	Task 4.885	Task 4.886	Task 4.887	Task 4.888	Task 4.889	Task 4.890	Task 4.891	Task 4.892	Task 4.893	Task 4.894	Task 4.895	Task 4.896	Task 4.897	Task 4.898	Task 4.899	Task 4.900	Task 4.901	Task 4.902	Task 4.903	Task 4.904	Task 4.905	Task 4.906	Task 4.907	Task 4.908	Task 4.909	Task 4.910	Task 4.911	Task 4.912	Task 4.913	Task 4.914	Task 4.915	Task 4.916	Task 4.917	Task 4.918	Task 4.919	Task 4.920	Task 4.921	Task 4.922	Task 4.923	Task 4.924	Task 4.925	Task 4.926	Task 4.927	Task 4.928	Task 4.929	Task 4.930	Task 4.931	Task 4.932	Task 4.933	Task 4.934	Task 4.935	Task 4.936	Task 4.937	Task 4.938	Task 4.939	Task 4.940	Task 4.941	Task 4.942	Task 4.943	Task 4.944	Task 4.945	Task 4.946	Task 4.947	Task 4.948	Task 4.949	Task 4.950	Task 4.951	Task 4.952	Task 4.953	Task 4.954	Task 4.955	Task 4.956	Task 4.957	Task 4.958	Task 4.959	Task 4.960	Task 4.961	Task 4.962	Task 4.963	Task 4.964	Task 4.965	Task 4.966	Task 4.967	Task 4.968	Task 4.969	Task 4.970	Task 4.971	Task 4.972	Task 4.973	Task 4.974	Task 4.975	Task 4.976	Task 4.977	Task 4.978	Task 4.979	Task 4.980	Task 4.981	Task 4.982	Task 4.983	Task 4.984	Task 4.985	Task 4.986	Task 4.987	Task 4.988	Task 4.989	Task 4.990	Task 4.991	Task 4.992	Task 4.993	Task 4.994	Task 4.995	Task 4.996	Task 4.997	Task 4.998	Task 4.999	Task 4.1000

COST PROPOSAL TEMPLATE - SANTA ANA RIVER TRAIL GREENWAY

N.M.J. Green Inc dba StudioN.M.J.
201 South Mission Road
Los Angeles, CA 90033
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213-344-3444

Title of Project: Riverside Gateway Project Suite

RFP Number: 2034

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	(t)	(u)	(v)	(w)	(x)	(y)	(z)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Cost Categories		Task 1.8 Project Management	Task 1.9 Survey/Data Gather	Task 2.0 Master Plans	Task 2.1 Basic Short Preparation	Task 2.2 Site Inventory and Analysis	Task 2.3 Preliminary Planning/Conceptual Design Services	Task 2.4 Public Outreach	Task 2.5 Final Design	Task 2.6 Final Design	Task 2.7 Final Design	Task 2.8 Final Design	Task 2.9 Final Design	Task 3.0 Final Design	Task 3.1 Final Design	Task 3.2 Final Design	Task 3.3 Final Design	Task 3.4 Final Design	Task 3.5 Final Design	Task 3.6 Final Design	Task 3.7 Final Design	Task 3.8 Final Design	Task 3.9 Final Design	Task 3.10 Final Design	Task 3.11 Final Design	Task 3.12 Final Design	Task 3.13 Final Design	Task 3.14 Final Design	Task 3.15 Final Design	Task 3.16 Final Design	Task 3.17 Final Design	Task 3.18 Final Design	Task 3.19 Final Design	Task 3.20 Final Design	Task 3.21 Final Design	Task 3.22 Final Design	Task 3.23 Final Design	Task 3.24 Final Design	Task 3.25 Final Design	Task 3.26 Final Design	Task 3.27 Final Design	Task 3.28 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5.02 Final Design	Task 5.03 Final Design	Task 5.04 Final Design	Task 5.05 Final Design	Task 5.06 Final Design	Task 5.07 Final Design	Task 5.08 Final Design	Task 5.09 Final Design	Task 5.10 Final Design	Task 5.11 Final Design	Task 5.12 Final Design	Task 5.13 Final Design	Task 5.14 Final Design	Task 5.15 Final Design	Task 5.16 Final Design	Task 5.17 Final Design	Task 5.18 Final Design	Task 5.19 Final Design	Task 5.20 Final Design	Task 5.21 Final Design	Task 5.22 Final Design	Task 5.23 Final Design	Task 5.24 Final Design	Task 5.25 Final Design	Task 5.26 Final Design	Task 5.27 Final Design	Task 5.28 Final Design	Task 5.29 Final Design	Task 5.30 Final Design	Task 5.31 Final Design	Task 5.32 Final Design	Task 5.33 Final Design	Task 5.34 Final Design	Task 5.35 Final Design	Task 5.36 Final Design	Task 5.37 Final Design	Task 5.38 Final Design	Task 5.39 Final Design	Task 5.40 Final Design	Task 5.41 Final Design	Task 5.42 Final Design	Task 5.43 Final Design	Task 5.44 Final Design	Task 5.45 Final Design	Task 5.46 Final Design	Task 5.47 Final Design	Task 5.48 Final Design	Task 5.49 Final Design	Task 5.50 Final Design	Task 5.51 Final Design	Task 5.52 Final Design	Task 5.53 Final Design	Task 5.54 Final Design	Task 5.55 Final Design	Task 5.56 Final Design	Task 5.57 Final Design	Task 5.58 Final Design	Task 5.59 Final Design	Task 5.60 Final Design	Task 5.61 Final Design	Task 5.62 Final Design	Task 5.63 Final Design	Task 5.64 Final Design	Task 5.65 Final Design	Task 5.66 Final Design	Task 5.67 Final Design	Task 5.68 Final Design	Task 5.69 Final Design	Task 5.70 Final Design	Task 5.71 Final Design	Task 5.72 Final Design	Task 5.73 Final Design	Task 5.74 Final Design	Task 5.75 Final Design	Task 5.76 Final Design	Task 5.77 Final Design	Task 5.78 Final Design	Task 5.79 Final Design	Task 5.80 Final Design	Task 5.81 Final Design	Task 5.82 Final Design	Task 5.83 Final Design	Task 5.84 Final Design	Task 5.85 Final Design	Task 5.86 Final Design	Task 5.87 Final Design	Task 5.88 Final Design	Task 5.89 Final Design	Task 5.90 Final Design	Task 5.91 Final Design	Task 5.92 Final Design	Task 5.93 Final Design	Task 5.94 Final Design	Task 5.95 Final Design	Task 5.96 Final Design	Task 5.97 Final Design	Task 5.98 Final Design	Task 5.99 Final Design	Task 6.00 Final Design	Task 6.01 Final Design	Task 6.02 Final Design	Task 6.03 Final Design	Task 6.04 Final Design	Task 6.05 Final Design	Task 6.06 Final Design	Task 6.07 Final Design	Task 6.08 Final Design	Task 6.09 Final Design	Task 6.10 Final Design	Task 6.11 Final Design	Task 6.12 Final Design	Task 6.13 Final Design	Task 6.14 Final Design	Task 6.15 Final Design	Task 6.16 Final Design	Task 6.17 Final Design	Task 6.18 Final Design	Task 6.19 Final Design	Task 6.20 Final Design	Task 6.21 Final Design	Task 6.22 Final Design	Task 6.23 Final Design	Task 6.24 Final Design	Task 6.25 Final Design	Task 6.26 Final Design	Task 6.27 Final Design	Task 6.28 Final Design	Task 6.29 Final Design	Task 6.30 Final Design	Task 6.31 Final Design	Task 6.32 Final 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6.76 Final Design	Task 6.77 Final Design	Task 6.78 Final Design	Task 6.79 Final Design	Task 6.80 Final Design	Task 6.81 Final Design	Task 6.82 Final Design	Task 6.83 Final Design	Task 6.84 Final Design	Task 6.85 Final Design	Task 6.86 Final Design	Task 6.87 Final Design	Task 6.88 Final Design	Task 6.89 Final Design	Task 6.90 Final Design	Task 6.91 Final Design	Task 6.92 Final Design	Task 6.93 Final Design	Task 6.94 Final Design	Task 6.95 Final Design	Task 6.96 Final Design	Task 6.97 Final Design	Task 6.98 Final Design	Task 6.99 Final Design	Task 7.00 Final Design	Task 7.01 Final Design	Task 7.02 Final Design	Task 7.03 Final Design	Task 7.04 Final Design	Task 7.05 Final Design	Task 7.06 Final Design	Task 7.07 Final Design	Task 7.08 Final Design	Task 7.09 Final Design	Task 7.10 Final Design	Task 7.11 Final Design	Task 7.12 Final Design	Task 7.13 Final Design	Task 7.14 Final Design	Task 7.15 Final Design	Task 7.16 Final Design	Task 7.17 Final Design	Task 7.18 Final Design	Task 7.19 Final 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7.63 Final Design	Task 7.64 Final Design	Task 7.65 Final Design	Task 7.66 Final Design	Task 7.67 Final Design	Task 7.68 Final Design	Task 7.69 Final Design	Task 7.70 Final Design	Task 7.71 Final Design	Task 7.72 Final Design	Task 7.73 Final Design	Task 7.74 Final Design	Task 7.75 Final Design	Task 7.76 Final Design	Task 7.77 Final Design	Task 7.78 Final Design	Task 7.79 Final Design	Task 7.80 Final Design	Task 7.81 Final Design	Task 7.82 Final Design	Task 7.83 Final Design	Task 7.84 Final Design	Task 7.85 Final Design	Task 7.86 Final Design	Task 7.87 Final Design	Task 7.88 Final Design	Task 7.89 Final Design	Task 7.90 Final Design	Task 7.91 Final Design	Task 7.92 Final Design	Task 7.93 Final Design	Task 7.94 Final Design	Task 7.95 Final Design	Task 7.96 Final Design	Task 7.97 Final Design	Task 7.98 Final Design	Task 7.99 Final Design	Task 8.00 Final Design	Task 8.01 Final Design	Task 8.02 Final Design	Task 8.03 Final Design	Task 8.04 Final Design	Task 8.05 Final Design	Task 8.06 Final 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8.50 Final Design	Task 8.51 Final Design	Task 8.52 Final Design	Task 8.53 Final Design	Task 8.54 Final Design	Task 8.55 Final Design	Task 8.56 Final Design	Task 8.57 Final Design	Task 8.58 Final Design	Task 8.59 Final Design	Task 8.60 Final Design	Task 8.61 Final Design	Task 8.62 Final Design	Task 8.63 Final Design	Task 8.64 Final Design	Task 8.65 Final Design	Task 8.66 Final Design	Task 8.67 Final Design	Task 8.68 Final Design	Task 8.69 Final Design	Task 8.70 Final Design	Task 8.71 Final Design	Task 8.72 Final Design	Task 8.73 Final Design	Task 8.74 Final Design	Task 8.75 Final Design	Task 8.76 Final Design	Task 8.77 Final Design	Task 8.78 Final Design	Task 8.79 Final Design	Task 8.80 Final Design	Task 8.81 Final Design	Task 8.82 Final Design	Task 8.83 Final Design	Task 8.84 Final Design	Task 8.85 Final Design	Task 8.86 Final Design	Task 8.87 Final Design	Task 8.88 Final Design	Task 8.89 Final Design	Task 8.90 Final Design	Task 8.91 Final Design	Task 8.92 Final Design	Task 8.93 Final 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MR. X Green Inc dba StudiosXLLA
251 South Mission Road
Los Angeles, CA 90033
studio@studiosxll.com
213-584-3844

COST PROPOSAL TEMPLATE - TIQUESQUITE EXTENSION SOUTH

Title of Project: Riverside Gateway Project Site

RFP Number: 2024

(a)	(b)	(c)		(d)		(e)		(f)		(g)		(h)		(i)		(j)		(k)		(l)		(m)			
		Task 1.0 Project Management		Task 2.0 Survey/Data Center		Task 3.0 Master Plans		Task 4.0 Community Outreach		Task 5.0 Environmental Assessments		Task 6.0 California Environmental Quality Act		Task 7.0 Final Report		Task 8.0 Permitting and Mitigation		Task 9.0 Grand Total		Task 10.0		Task 11.0			
		Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount		
Cost Categories	Direct Labor Classification(s)	Principal	200	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Assistant Principal	170	5,950.00	12.00	\$	2,040.00	10.00	\$	1,700.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Senior Associate	135	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Associate	120	10,530.00	34.00	\$	4,590.00	6.00	\$	920.00	12.00	\$	2,420.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Project Designer	170	7,260.00	24.00	\$	3,120.00	16.00	\$	2,080.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead & Profit (max. 6.5%)	173.00	23,680.00	118.00	\$	14,790.00	47.00	\$	55,080.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Profit	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Fixed Fee	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Direct Labor Classification(s)																							
Subcontract	Direct Labor Classification(s)	Principal	200	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Assistant Principal	170	5,950.00	12.00	\$	2,040.00	10.00	\$	1,700.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Senior Associate	135	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Associate	120	10,530.00	34.00	\$	4,590.00	6.00	\$	920.00	12.00	\$	2,420.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Project Designer	170	7,260.00	24.00	\$	3,120.00	16.00	\$	2,080.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead & Profit (max. 6.5%)	173.00	23,680.00	118.00	\$	14,790.00	47.00	\$	55,080.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Profit	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Fixed Fee	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Direct Labor Classification(s)																							
Subcontract	Direct Labor Classification(s)	Principal	200	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Assistant Principal	170	5,950.00	12.00	\$	2,040.00	10.00	\$	1,700.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Senior Associate	135	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Associate	120	10,530.00	34.00	\$	4,590.00	6.00	\$	920.00	12.00	\$	2,420.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Project Designer	170	7,260.00	24.00	\$	3,120.00	16.00	\$	2,080.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead & Profit (max. 6.5%)	173.00	23,680.00	118.00	\$	14,790.00	47.00	\$	55,080.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Profit	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Fixed Fee	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Direct Labor Classification(s)																							
Subcontract	Direct Labor Classification(s)	Principal	200	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Assistant Principal	170	5,950.00	12.00	\$	2,040.00	10.00	\$	1,700.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Senior Associate	135	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Associate	120	10,530.00	34.00	\$	4,590.00	6.00	\$	920.00	12.00	\$	2,420.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Project Designer	170	7,260.00	24.00	\$	3,120.00	16.00	\$	2,080.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead & Profit (max. 6.5%)	173.00	23,680.00	118.00	\$	14,790.00	47.00	\$	55,080.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Profit	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Fixed Fee	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Direct Labor Classification(s)																							
Subcontract	Direct Labor Classification(s)	Principal	200	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Assistant Principal	170	5,950.00	12.00	\$	2,040.00	10.00	\$	1,700.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Senior Associate	135	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Associate	120	10,530.00	34.00	\$	4,590.00	6.00	\$	920.00	12.00	\$	2,420.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Project Designer	170	7,260.00	24.00	\$	3,120.00	16.00	\$	2,080.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead & Profit (max. 6.5%)	173.00	23,680.00	118.00	\$	14,790.00	47.00	\$	55,080.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Profit	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Fixed Fee	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Direct Labor Classification(s)																							
Subcontract	Direct Labor Classification(s)	Principal	200	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Assistant Principal	170	5,950.00	12.00	\$	2,040.00	10.00	\$	1,700.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Senior Associate	135	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Associate	120	10,530.00	34.00	\$	4,590.00	6.00	\$	920.00	12.00	\$	2,420.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Project Designer	170	7,260.00	24.00	\$	3,120.00	16.00	\$	2,080.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead & Profit (max. 6.5%)	173.00	23,680.00	118.00	\$	14,790.00	47.00	\$	55,080.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Profit	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Fixed Fee	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Direct Labor Classification(s)																							
Subcontract	Direct Labor Classification(s)	Principal	200	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Assistant Principal	170	5,950.00	12.00	\$	2,040.00	10.00	\$	1,700.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Senior Associate	135	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Associate	120	10,530.00	34.00	\$	4,590.00	6.00	\$	920.00	12.00	\$	2,420.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Project Designer	170	7,260.00	24.00	\$	3,120.00	16.00	\$	2,080.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead & Profit (max. 6.5%)	173.00	23,680.00	118.00	\$	14,790.00	47.00	\$	55,080.00	2.00	\$	340.00	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Overhead	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Profit	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Fixed Fee	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Direct Labor Classification(s)																							
Subcontract	Direct Labor Classification(s)	Principal	200	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-	0.00	\$	-
		Assistant Principal	170	5,950.00	12.00	\$	2,040.00	10.00	\$	1,700.00	2.00	\$	340.00	0.00	\$	-</									

EXHIBIT “C”

KEY PERSONNEL

D. COMPANY PERSONNEL

Landscape Architecture

MIA LEHRER, FASLA

PRESIDENT | LOS ANGELES



Mia Lehrer founded Studio-MLA with a vision to improve quality of life through landscape. She is internationally recognized for progressive landscape design, advocacy for sustainable and people-friendly public places, and catalyzing work for a climate-appropriate future. Mia has led the design and implementation of ambitious public and private projects, that go from Master Plan into implementation including the Hollywood Park Racetrack redevelopment and its new LA NFL Stadium, the LA County Natural History Museum Gardens, the Painted Turtle Camp, and many Los Angeles River-related projects. Among recent accomplishments, she received the ASLA's LaGasse Medal last year and lectures around the world.

EDUCATION

Harvard University Graduate School of Design
Master of Landscape Architecture
Tufts University, Bachelor of Arts

RECENT LECTURES

"Recalibrating the City: Advocacy by Design," Isabella Stewart Gardner Museum, Boston, MA, 2017
"Lessons Learned from Los Angeles," Leading with Landscape III, Renewing San Antonio's Brackenridge Park Summit, The Cultural Landscape Foundation, San Antonio, TX, 2017
"Connecting Community through Advocacy and Design," Reimagining Local Government, Chapman University, Orange, CA, 2016
"Recalibrating the City: Advocacy by Design", Architectural League Lecture, New York, NY, 2016
"Adapting by Design: Sense of Place," Conversations in Place, Rancho Los Alamitos, 2015
"Adapted by Design," Sink or Swim, Annenberg Space for Photography
"Embracing the Beauty in Sustainability, challenges of the drought in L.A.," Ebell Women's Club, Los Angeles, CA, 2015
"Adapting by Design: Urban Interventions," Landscape as Necessity Debate Series, Culver City, CA, 2015
"Recalibrating Urban Rivers", ASLA, Chicago, IL, 2015

STUDIO-MLA

60 River-Side Gateway Project Suite

PROJECT EXPERIENCE

Aerospace Campus Master Plan, Pasadena, CA
Annenberg Community Beach House, Santa Monica, CA
Baldwin Hills Park Master Plan, Los Angeles, CA
Ballona Creek Master Plan and Trails Study, Los Angeles, CA
Beverly Gardens Park Lily Pond Restoration, Beverly Hills, CA
Bio Tech Campus Site Improvements, Thousand Oaks, CA
Caltech Keck Institute, Pasadena, CA
California EPA Headquarters, Sacramento, CA
Compton Creek Regional Garden Park Master Plan, Compton, CA
Compton Creek Implementation Plan, Compton, CA
Dodger Stadium Site Improvements Los Angeles, CA
Ishihara Park, Santa Monica, CA
Hollywood Park Specific Plan, Inglewood, CA
John Anson Ford Amphitheater, Los Angeles, CA
Los Angeles River Bikeway and Greenway, Los Angeles, CA
Los Angeles Riverfront Greenway, Los Angeles, CA
Los Angeles River Revitalization Master Plan, Los Angeles, CA
Los Angeles River and Verdugo Wash Confluence Feasibility Study, Los Angeles, CA
Los Angeles NFL Entertainment District, Los Angeles, CA
Los Angeles Football Club Stadium, Los Angeles, CA
Lower Los Angeles River Master Plan, Los Angeles County, CA
Los Angeles NFL Entertainment District, Los Angeles, CA
Los Angeles Football Club Stadium, Los Angeles, CA
MGM Tower, Los Angeles, CA
Nature Gardens, Natural History Museum, Los Angeles, CA
Orange County Great Park, Irvine, CA
Painted Turtle Camp, Lake Hughes, CA
San Gabriel Valley Greenway Implementation Plan, Los Angeles County, CA
UCLA Mildred Mathias Botanical Garden, Los Angeles, CA
UCLA Teaching and Learning Center for Health Sciences, LA, CA
Upper LA River and Tributaries Revitalization Plan, LA, CA
Waterfront Promenade and Development Plan, San Pedro, CA
Downtown Revitalization Specific Plan, San Bernardino, CA
Vista Hermosa Natural Park, Los Angeles, CA
Wilshire Temple Camp, Malibu, CA

ORGANIZATIONS

USC GeoDesign Advisory Board, 2018-Present
SCDF Board Member, 2018-Present
City of Los Angeles, Zoning Advisory Committee, 2014-Present
Latino Urban Forum Board, 2006-Present
Los Angeles-San Salvador Sister City Committee, 2005-Present
Hollywood Design Review Committee, 2000-Present
Salvadoran-American Leadership Fund, 2000-Present
US Fine Arts Commission, 2014-2018
Landscape Architecture Foundation Board, 2010-2017
City of Los Angeles, Mayor's Design Advisory Panel, 2010-2013
National Gardening Association Board, 2010-2012
Harvard Design Magazine Advisory Board, 2008-2012
City of Los Angeles, Cultural Affairs Commissioner, 2007-2010

JAN DYER, PLA, ASLA, ULI, LABC, CCA
PRINCIPAL | LOS ANGELES



Jan has 25 years of project design and construction administration experience. Prior to joining Studio-MLA, she was the construction manager for a real estate developer building hotels, high-rise office and residential developments, and industrial parks. Jan's experience on both sides of the table helps her to successfully collaborate on a wide range of projects. As Director of Infrastructure for transportation, transit, airport and river projects at Studio-MLA, Jan possesses knowledge of public agencies and processes that allows her to connect planning to strong design and successful implementation. She oversees transit, watershed planning, civic master plans, park design and higher education projects, most recently for the LA River Bikeway and Greenway Feasibility Study and Metro's Purple Line Westside Extension. Jan thrives on participating in strategic planning with all kinds of public and non-profit agencies.

PROFESSIONAL EXPERIENCE

Studio-MLA, Principal, 2007-Present
LA Group, Project Manager, 2005-2006
James Dean ASLA, Senior Project Manager, 2004-2005
Borstein Enterprises, Project Manager, 1991-2004

EDUCATION

University of California, Los Angeles Extension, Professional Certificate,
Landscape Architecture, 2006

PROFESSIONAL LICENSE

California, #5623

OFFICE LOCATION

Los Angeles

PROJECT EXPERIENCE

Atwater Bridge, Los Angeles, CA
Compton Creek Earthen Bottom Feasibility Study, Compton, CA
Compton Creek Implementation Plan, Compton, CA
Crenshaw LAX Transit Project, Los Angeles, CA
Gerald Desmond Bridge, Long Beach, CA
Glendale-Burbank Regional Streetcar Feasibility Study, Glendale, CA
Glendale Space 134 Freeway Ramps, Glendale, CA
Glendale Water Treatment Facility, Glendale, CA
Jordan Downs Public Housing Master Plan, Los Angeles, CA
Dept of Rec & Parks Needs Assessment, Los Angeles, CA
Los Angeles Mission College, Sylmar, CA
Los Angeles Needs Assessment, Los Angeles, CA
Los Angeles River Bikeway and Greenway, Los Angeles, CA
Los Angeles Riverfront Greenway, Los Angeles, CA
Los Angeles River Revitalization Master Plan, Los Angeles, CA
Los Angeles World Airports Bradley West, Los Angeles, CA
Lower Los Angeles River Master Plan, Los Angeles County, CA
MetroLink Raymer to Bernson, Encino, CA
MTA Westside Subway Extension, Los Angeles, CA
MTA Crenshaw LAX Metro, Los Angeles, CA
Owens Lake Dust Mitigation Program Phase 7a, Lone Pine, CA
Pacoima Bikeway Feasibility Study, Pacoima, CA
Palmdale Transit Oriented District Plan, Palmdale, CA
Piggyback Yard Conceptual Master Plan, Los Angeles, CA
Pitzer College Residential Life Phase II, Claremont, CA
Queen Mary Island Development, Long Beach, CA
Greening the Code, San Gabriel, CA
Saban Media Center, North Hollywood, CA
San Gabriel Valley Greenway Implementation Plan, Los Angeles County, CA
Terminal Island Visitor Experience, Los Angeles, CA
Thermal Property Master Plan, Indio, CA
UCLA Health Services Teaching and Learning, Los Angeles, CA
Upper LA River and Tributaries Revitalization Plan, LA, CA
Ventura Botanical Gardens Vision Plan, Ventura, CA
Vernon Los Angeles River Bikeway Project, Vernon, CA
Water Replenishment District, Pico Rivera, CA

LECTURES/EVENTS

De LAB Making LA, "Envisioning the Future of the LA River," 2014
ULI Technical Assistance Panel – South Park, 2013
"Women & Architecture" Dwell On Design, 2012
CA Architects Panel "Looking Up, Moving Forward," 2011
11th Congresso Brasileiro de Paisagismo "Los Angeles River Revitalization Master Plan," Sao Paulo, Brazil, 2009

ORGANIZATIONS

American Society of Landscape Architects
Central City Association
Los Angeles Business Council
Southern CA Planning Congress, Board of Directors (former)
Urban Land Institute

D. COMPANY PERSONNEL
Landscape Architecture

MATT ROMERO, ASLA
SENIOR ASSOCIATE



Matt Romero is a landscape designer inspired by creating transformative public places for community benefit. Matt embraces the potential for landscape architecture to offer environmental justice solutions while working with the community's needs. He is interested in providing sustainable, impactful environments through socially and ecologically sensitive, community-driven design. Matt's musical background facilitates attention to creative detail and a collaborative ethos that he brings to a variety of projects at Studio-MLA – from master planning and parks to mixed use residential and corporate campuses. Matt is the board chair of From Lot to Spot, a local nonprofit that provides disadvantaged communities with healthy public spaces that are the direct result of effective community engagement.

PROFESSIONAL EXPERIENCE

Studio-MLA, Associate, 2016-Present
ValleyCrest Design Group, Project Designer, 2012-2016
Jeffrey Gordon Smith, Intern, 2010

EDUCATION

California Polytechnic State University, San Luis Obispo, Bachelor of Landscape Architecture, 2011

PROJECT EXPERIENCE

220 Center St Mixed Use, Los Angeles, CA
6400 Sunset Mixed Use, Los Angeles, CA
6AM Mixed Use, Los Angeles, CA
Broadway at Fourth Mixed Use, Los Angeles, CA
Dodgers Stadium Improvements, Los Angeles, CA
Eagle Rock Elementary Greening Project, Los Angeles, CA
Expo Line Mixed Use, Los Angeles, CA
Frost Amphitheater, Palo Alto, CA
Griffith Park Horticultural Center, Los Angeles, CA
Los Angeles River Bikeway Study, Vernon, CA
Lower LA River Revitalization Master Plan, Los Angeles, CA
Metro Integrated Station Design Solutions, Los Angeles, CA
Pacoima Wash Bikeway, Los Angeles, CA
Reseda High School, Los Angeles, CA
Robert Redford Conservancy, Claremont, CA
Second Street Elementary School, Los Angeles, CA
Urban Orchard Park, South Gate, CA
Vernon Los Angeles River Bikeway, Vernon, CA
Victory Elementary School, Los Angeles, CA
Watts 103rd Street Urban Greening, Los Angeles, CA
Willow Springs Wetland Restoration, Long Beach, CA
Wilmington Waterfront Promenade, Long Beach, CA
WRD Groundwater Reliability Improvement, Pico Rivera, CA

PREVIOUS PROJECT EXPERIENCE

Beacon Park, Irvine, CA
iLo at Playa Vista, Playa Vista, CA
Irvine Blvd Pedestrian Bridge, Irvine, CA
Orange County Great Park, Irvine, CA
Pavilion Park, Irvine, CA
Riot Games, Los Angeles, CA
Segerstrom Center for the Arts, Costa Mesa, CA
Sony Studios, Culver City, CA

ORGANIZATIONS

From Lot to Spot, Board Chair
American Society of Landscape Architects (ASLA),
Officer and Past Co-Chair
Environmental Justice Professional Practice Network
ULI Los Angeles
Building Healthy Places Initiative Committee
Urban Marketplace Committee

JEAN YANG, ASLA, APA

ASSOCIATE | LOS ANGELES



With a background in landscape architecture, urban planning, geographic information systems and economics, Jean Yang brings a multi-disciplinary approach to her work. Her ability to translate between city policy, community need, economic feasibility, and aesthetic experience has helped build public space in historically challenging areas. Prior to Studio-MLA, Jean built productive public spaces and development guidelines in the Kibera slums of Kenya, South Los Angeles, and El Segundo's abandoned industrial sector. She came to landscape architecture to envision and create places where people can come together to build community and consensus. Jean also taught Urban Design studios at UCLA and landscape architecture studios at Cal Poly Pomona.

PROFESSIONAL EXPERIENCE

Studio-MLA, Associate, 2016-Present
John Kaliski Architects, Designer & Project Manager, 2014-2016
Kounkuey Design Initiative (KDI), Project Manager, 2010-2012
Westfield Group, Strategy & Market Research Manager, 2007-2009

EDUCATION

University of Southern California School of Architecture, Masters in Landscape Architecture, 2014
University of Southern California Spatial Science Institute, Certificate in Geographic Information Systems, 2014
University of California, Los Angeles, Masters in Urban Planning, 2011
Cornell University, Bachelor of Arts, Economics, Government, 2007

PROJECT EXPERIENCE

Aerospace A-11 Building, El Segundo, CA
Crenshaw Corridor Linear Museum, Los Angeles, CA
Crenshaw/LAX Development Guidelines, Los Angeles, CA
Hollywood Park Mixed-Use Development, Inglewood, CA
Hunter's Point, San Francisco, CA
Los Angeles River Bikeway, Los Angeles, CA
Los Angeles River and Verdugo Wash Confluence Feasibility Study, Los Angeles, CA
Los Angeles County Parks and Recreation Strategic Plan, Los Angeles, CA
Los Angeles County Sustainability Plan, Los Angeles, CA
Macerich Properties Stormwater Analysis, California
Metro Integrated Design Solution, Los Angeles, CA
San Gabriel Valley Greenway Implementation Plan, Los Angeles County, CA
Santa Monica Civic Auditorium Specific Plan, Santa Monica, CA
Santa Monica Memorial Park Specific Plan, Santa Monica, CA
Upper LA River and Tributary Plan, Greater Los Angeles, CA
Taylor Yard Concept Study, Los Angeles, CA
2050 Mid-Century Plan General Plan Update, Temple City, CA
Upper LA River and Tributaries Revitalization Plan, LA, CA

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AWARDS/LECTURES/PUBLICATIONS

Patchwork Agriculture, UD4U's Urban Design, 2015
A Better City, Enterprise Rose Architecture Finalist, 2015
ASLA Honor Award, 2014
USC School of Architecture, Commencement Speaker, 2014

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ORGANIZATIONS

LA County Bike Coalition, Board Member
American Society of Landscape Architects
American Planning Association
Urban Land Institute
Tau Sigma Delta Honor Society, 2011-2014

D. COMPANY PERSONNEL

Landscape Architecture

EDEN FERRY, PLA, ASLA

ASSOCIATE



Eden Ferry is driven by her fascination in urban ecology, specifically waterways and systems, as well as a pursuit of environmental and social justice. Her ability to visualize natural systems solutions through an artistic lens is particularly helpful for efforts communicating ecological design to communities and stakeholders. She was recently part of a volunteer team who dedicated themselves to mapping potential issues and renewable energy alternatives for the Dakota Access Pipeline. Eden is currently working on renovating downtown Los Angeles' California Plaza, and landscape designs for two new mixed-use housing developments: College Station in Chinatown and the Ice House in the Arts District, as well as design concepts for highly visible Los Angeles River-adjacent public spaces including the Los Angeles Glendale Water Treatment facility.

PROFESSIONAL EXPERIENCE

Studio-MLA, Associate, 2015-Present
Bionic Landscapes, 2015
San Francisco Public Utilities Commission, 2014-2015
Growing Home Project, 2011-2012
Anderson Ranch Arts Center, 2010-2011

EDUCATION

University of California, Berkeley, Master in Landscape Architecture
2015
University of Puget Sound, Bachelor of Arts, Printmaking and
Environmental Policy, 2010

PROFESSIONAL LICENSE

California, #6580

PROJECT EXPERIENCE

G2 Taylor Yard Park, Los Angeles, CA
6AM, Los Angeles, CA
Bay Meadows, San Mateo, CA
Hollywood Park Retail, Los Angeles, CA
Mesquit, Los Angeles, CA
LA-Glendale Water Reclamation Plant Campus Plan, LA, CA
LA-Glendale Water Reclamation Plant Personnel Building, LA, CA
Santa Monica Sand Dune Restoration, Santa Monica, CA
5407 Wilshire Mixed-Use, Los Angeles, CA
California Plaza Renovation, Los Angeles, CA
NFL Tenant Improvement, Inglewood, CA
College Station Mixed-Use, Los Angeles, CA
First and Broadway Park, Los Angeles, CA
UCLA Switzer Plaza, Los Angeles, CA
Audrey Irmas Pavilion at Wilshire Blvd Temple, Los Angeles, CA

AWARDS

ASLA Honor Award in Communications, An Introduction to the
Dakota Pipeline Issue, 2018
H. Leland Vaughan Award, UC Berkeley, 2015

ORGANIZATIONS

American Society of Landscape Architects
ALMA

LECTURES/PUBLICATIONS

Ground Up Journal Issue #4 Out West, Design Director, 2015
Ground Up Journal Issue #3 HERE, Graphics Team, 2014

STUDIO-MLA

64 River-Side Gateway Project Suite