

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

PAGE & TURNBULL, INC.

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

RECITALS

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

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

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

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

AGREEMENT

1. Scope of Services.

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

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

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

A. March 31, 2031; or

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

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

3. **Compensation/Payment.** Consultant shall receive compensation for all Services rendered under this Agreement at the rates negotiated for the Assigned Projects and set forth in the Supplemental Agreement issued by the City. The total amount to be paid to Consultant for all Assigned Projects shall not exceed Three Hundred Thousand Dollars (\$300,000.00) over the term of this Agreement without prior written approval of the City Council. Payments shall be made in accordance with City's usual accounting procedures upon receipt and approval of an itemized invoice setting forth the services performed. The invoices shall be delivered to City at the address set forth in Section 4 hereof.

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

To City

Community & Economic
Development Department
City of Riverside
3900 Main Street
Riverside, CA 92522

To Consultant

Page & Turnbull, Inc.

Attn: Christina Dikas Brobst
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

5. **Prevailing Wage.** If applicable, Consultant and all subcontractors are required to pay the general prevailing wage rates of per diem wages and overtime and holiday wages determined by the Director of the Department of Industrial Relations under Section 1720 et seq. of the California Labor Code and implemented by Resolution No. 13346 of the City Council of the City of Riverside. The Director's determination is available on-line at www.dir.ca.gov/dlsr/statistics_research.html and is referred to and made a part hereof; the wage rates therein ascertained, determined, and specified are referred to and made a part hereof as though fully set forth herein.

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

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

8. **Personnel.** Consultant shall designate a representative for each Assigned Project ("Project Representative"). Consultant's Project Representative shall be available to City at all reasonable times and will be the primary individual performing the Services under the Assigned Project. Consultant recognizes that the qualifications and experience of the personnel to be used are vital to professional and timely completion of the Services. The key personnel listed in Exhibit "B" attached hereto and incorporated herein by reference and assigned to perform portions of the Services shall remain assigned through completion of the Services. Any substitution of personnel or the Project Representative shall be subject to City's written approval. In the event that City and Consultant cannot agree as to the substitution of the Project Representative or other key personnel, City shall be entitled to terminate this Agreement.

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

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

11. **Indemnification.**

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

- A. An individual licensed as an architect pursuant to Chapter 3 (commencing with Section 5500) of Division 3 of the Business and Professions Code, and a business entity offering architectural services in accordance with that chapter.

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

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

11.3 Indemnity For Design Professional Liability. When the law establishes a professional standard of care for Consultant's services, to the fullest extent permitted by law, Consultant shall indemnify, protect and hold harmless the City and the City's employees, officers, managers, agents, and Council Members ("Indemnified Parties") from and against any and all claim for damage, charge, lawsuit, action, judicial, administrative, regulatory or arbitration proceeding, damage, cost, expense (including counsel and expert fees), judgment, civil fines and penalties, liabilities or losses of any kind or nature whatsoever to the extent the same arise out of, pertain to, or relate to the negligence, recklessness or willful misconduct of Consultant, or anyone employed by or working under the Consultant or for services rendered to the Consultant in the performance of the Contract, notwithstanding that the City may have benefited from its work or services and whether or not caused in part by the negligence of an Indemnified Party.

11.4 Defense Obligation For Other Than Design Professional Liability.

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

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

12. Insurance.

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

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

12.1.2 Ratings. Any insurance policy or coverage provided by Consultant or subcontractors as required by this Agreement shall be deemed inadequate and a material breach

of this Agreement, unless such policy or coverage is issued by insurance companies authorized to transact insurance business in the State of California with a policy holder's rating of A or higher and a Financial Class of VII or higher.

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

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

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

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

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

12.3.2 Consultant's automobile liability policy shall cover both bodily injury and property damage in an amount not less than \$1,000,000 per occurrence and an aggregate limit of not less than \$1,000,000. All of Consultant's automobile and/or commercial general liability insurance policies shall cover all vehicles used in connection with Consultant's

performance of this Agreement, which vehicles shall include, but are not limited to, Consultant owned vehicles, Consultant leased vehicles, Consultant's employee vehicles, non-Consultant owned vehicles and hired vehicles.

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

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

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

- a. The policy shall be endorsed to waive any right of subrogation against the City and its sub-consultants, employees, officers and agents for services performed under this Agreement.
- b. If the policy is written on a claims made basis, the certificate should so specify and the policy must continue in force for one year after completion of the services. The retroactive date of coverage must also be listed.
- c. The policy shall specify that the insurance provided by Consultant will be considered primary and not contributory to any other insurance available to the City.

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

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

13. **Business Tax.** Consultant understands that the Services performed under this Agreement constitutes doing business in the City of Riverside, and Consultant agrees that

Consultant will register for and pay a business tax pursuant to Chapter 5.04 of the Riverside Municipal Code and keep such tax certificate current during the term of this Agreement.

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

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

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

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

18. **Ownership of Documents.** All reports, maps, drawings and other contract deliverables prepared under this Agreement by Consultant shall be and remain the property of City upon City's compensation to Consultant for its services as herein provided. Consultant shall not release to others information furnished by City without prior express written approval of City.

19. **Copyrights.** Consultant agrees that any work prepared for City which is eligible for copyright protection in the United States or elsewhere shall be a work made for hire. If any such work is deemed for any reason not to be a work made for hire, Consultant assigns all right, title and interest in the copyright in such work, and all extensions and renewals thereof, to City, and agrees to provide all assistance reasonably requested by City in the establishment, preservation and enforcement of its copyright in such work, such assistance to be provided at City's expense but without any additional compensation to Consultant. Consultant agrees to waive all moral rights relating to the work developed or produced, including without limitation any and all rights of identification of authorship and any and all rights of approval, restriction or limitation on use or subsequent modifications.

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

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

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

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

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

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

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

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

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

25.2.2 City decides to abandon or postpone the Project.

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

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

28. **Venue.** Any action at law or in equity brought by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

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

30. **Severability.** Each provision, term, condition, covenant and/or restriction, in whole and in part, of this Agreement shall be considered severable. In the event any provision, term, condition, covenant and/or restriction, in whole and/or in part, of this Agreement is declared invalid, unconstitutional, or void for any reason, such provision or part thereof shall be severed from this Agreement and shall not affect any other provision, term, condition, covenant and/or restriction of this Agreement, and the remainder of the Agreement shall continue in full force and effect.

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

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

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

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

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

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

Exhibit "A" - Supplemental Agreement

Exhibit "B" - Key Personnel

[SIGNATURES ON FOLLOWING PAGE.]

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

CITY OF RIVERSIDE,
a California charter city and municipal
corporation

PAGE & TURNBULL, INC.,
a California corporation

By: _____
City Manager

By: Christina Dikas Brobst
Christina Dikas Brobst (Jun 16, 2026 14:35:55 PDT)
Print Name: Christina Dikas Brobst
Title: Vice President
(Signature of Board Chair, President, or
Vice President)

ATTESTED TO:

By: _____
City Clerk

and

CERTIFIED AS TO AVAILABILITY OF FUNDS:

By: Sergio Aguilar
Chief Financial Officer

By: Lada Kocherovsky
Lada Kocherovsky (Jun 23, 2026 15:18:29 PDT)
Print Name: Lada Kocherovsky, AIA
Title: Principal
(Signature of Secretary, Assistant
Secretary, CFO, Treasurer, or Assistant
Treasurer)

APPROVED AS TO FORM:

By: Tam A. Taro
Deputy City Attorney

EXHIBIT “A”

SUPPLEMENTAL AGREEMENT

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

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

Dated this _____ day of _____.

CITY OF RIVERSIDE,
a municipal corporation

CONSULTANT

By: _____
City Manager

By: _____
Name
Its:

Attest to:

By: _____
City Clerk

By: _____
Name
Its:

Certified as to funds availability:

By: _____
Finance Director

Approved as to form:

By: _____
Deputy City Attorney

EXHIBIT “B”

KEY PERSONNEL

Organizational Chart



Prime Consultant

Page & Turnbull (SBE, WBE)

Christina Dikas Brobst, AICP | Principal in Charge
 John Lesak, AIA, LEED AP, FAPT | Consulting Principal
 Flora Chou, LEED AP | Project Manager
 Heather Mangrum, LEED AP | Preservation Specialist
 Amanda Commins | Cultural Resources Planner

Archaeological Services

Aspen Environmental Group

Lauren DeOliveira | Cultural Resource Specialist
 Michael Hoke, M.A, R.P.A. | Cultural Resource Specialist

Page & Turnbull, a full-service planning, architecture, and preservation firm, will provide on-call Cultural Resource Services with archeological services support from Aspen Environmental Group (Aspen). We will manage the projects from our Los Angeles office.

As Principal in Charge and first point of contact, **Christina Dikas Brobst**, AICP, will be responsible for the quality and suitability of all deliverables, and guide the team to ensure that the project goals and milestones are in alignment with the city's expectations. Project Manager **Flora Chou**, LEED AP, will serve as the day-to-day contact with the City's project manager and provide regular updates regarding deliverables and schedule. Flora will lead the research and fieldwork strategy, and work with Cultural Resources Planner **Amanda Commins** as the primary researchers and authors preparing deliverables. With one of the largest studios of Architectural Historians

and Cultural Resource Planners in the state and our flexible staffing model, we can also quickly mobilize additional personnel as-needed.

Consulting Principal **John Lesak**, AIA, LEED AP, FAPT, is available to contribute his expertise as a licensed architect with over 30 years of experience on historic buildings. He is familiar with Riverside's processes and procedures as the architect of record on the Cheech Marin Center for Chicano Art adaptive reuse project. Preservation Specialist **Heather Mangrum**, LEED AP, will be part of projects where condition assessments, treatment recommendations, and other technical architectural skills are needed.

Cultural Resource Specialists **Lauren DeOlivier** and **Michael Hoke** from Aspen will be available to support our staff with archaeological services. These may include record searches, field surveys, engagement with Native American Tribes, Phase 1 archaeological reports, among others.



Christina Dikas Brobst AICP

Principal in Charge

Christina is Principal of Page & Turnbull's Cultural Resources Planning Studio and stands out for her exceptional communication skills and keen sensitivity to clients' needs, prioritizing flexibility and open dialogue. In her work, she values the sense of place, historical perspective, and sustainability inherent in cultural resource management and historic preservation. As a Principal, she leads Page & Turnbull's large-scale survey projects, Historic Resource Evaluations (HREs), CEQA documentation, Section 106 Technical Reports, Design Guidelines and Standards, contributions to General Plans and Specific Plans, and other planning documents. She has also developed a number of interpretive programs. Christina meets the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History and is an AICP certified planner.

EDUCATION

University of Virginia, Master of Architectural History, Certificate in Historic Preservation

University of California, Los Angeles, Bachelor of Arts in Sociology, Minor in Museum Studies

LICENSES & CERTIFICATIONS

Certified Planner

AFFILIATIONS

California Preservation Foundation, Former Member of Board of Trustees

San Francisco Architectural Heritage, Member

American Planning Association (APA), Member

Association of Environmental Professionals (AEP), Member

RELEVANT PROJECT EXPERIENCE

Whittier Historic Districts Historic Context Statement & Survey, Whittier, CA

Historic Context Statement and updated survey of the Central Park and Hadley-Greenleaf Historic Districts.

UCLA Historic Consulting Services On-Call, Los Angeles, CA

Historic preservation consultation and historic architecture services to UCLA Capital Programs, Campus & Environmental Planning, and Facilities Management – Design & Project Management departments since 2011.

Palo Alto Preservation On-Call Consultations, Palo Alto, CA

As-needed Cultural Resources Planning and CEQA services for the City of Palo Alto Planning Department since 2016.

Martha Gardens Historic Resource Survey Update, San Jose, CA

Survey of historic resources for the purpose of identifying, evaluating, and nominating National Register, California Register, and Historic Resource Inventory eligible resources.

Mountain View Historic Preservation Ordinance & Register Update, Mountain View, CA

Historic Context Statement, citywide survey, and Preservation Ordinance update.

San Luis Obispo Historic Preservation Ordinance & Historic Context Statement Update, San Luis Obispo, CA

Revisions to the HCS include updates to the Historic Context Statement to expand discussion of diverse communities and recent growth and development trends.

Salinas Historic Resources Survey Update, Salinas, CA

Preparation of citywide Historic Context Statement and update to the city's Historical and Architectural Resources Survey to support informed preservation planning.

Potrero Power Station, San Francisco, CA

Historic Resource Evaluation and Preservation Alternatives Analysis for a former industrial site including CEQA mitigation, HABS documentation, video recordation, interpretive planning, and construction monitoring.



John Lesak AIA, LEED AP, FAPT

Consulting Principal

John is Principal and Founder of Page & Turnbull's 13-person Southern California office. With an interdisciplinary education in architecture, engineering, and materials science, he specializes in the preservation, rehabilitation, repair, and reuse of historic structures. John's award-winning historic architecture projects include the restoration of Neptune Pool and Hearst Castle roof at San Simeon State Historic Park; the rehabilitation of The Greek Theater, a Los Angeles Historical-Cultural Monument; numerous projects at The Webb Schools in Claremont, CA; and the restoration of the spire at Marin County Civic Center, designed by Frank Lloyd Wright. John, an Adjunct Professor at the USC School of Architecture, is an advocate of and sought-after speaker on developing a holistic approach to preservation, sustainability, resiliency, and equity. John meets the Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture.

EDUCATION

University of Illinois, Urbana-Champaign,
Master of Architecture, Structures Option

University of Illinois, Urbana-Champaign,
Bachelor of Science in Architecture

France Study Program, Versailles

Coursework in the Conservation of Stone
and Marble, Verona, Italy

LICENSES & CERTIFICATIONS

California Architect: C26607

LEED Accredited Professional

AFFILIATIONS

Preservation Action (PA), Board of Directors –
California Representative 2019-present

American Institute of Architects (AIA),
Los Angeles Chapter - Historic Resource
Committee, Chair 2016-2017

Association of Preservation of Technology
International (APTi) Board of Directors 2005-
2006

Technical Committee on Sustainable
Preservation, Co-Founder and U.S. Chair
2004-2006 West Coast Chapter, President
2003-2009

Annual Conference Chair College of Fellows
induction 2010

RELEVANT PROJECT EXPERIENCE

Long Beach Historic Preservation On-Call Services, Long Beach, CA

Training workshops on the basics of historic
preservation and on applying the SOI
Standards to common project reviews.

Torrance Citywide Historic Preservation Ordinance & Preservation Plan, Torrance, CA

Citywide Historic Preservation Ordinance
and preservation plan for the residential
properties in the original Torrance Tract.

Orange Design Standards for Eichler Tract Historic Districts, Orange, CA

Design Standards for the protection and
preservation of three districts containing
Eichler Homes, Inc. housing tracts.

Dana Point Harbor Historic Structures Assessment, Dana Point, CA

Structure Assessment, Construction
documents for gazebo restoration and
new faux bois fencing, including security
screening at gazebo openings.

Annenberg Community Beach House Pavilion & Pool, Santa Monica, CA

Maintenance plan and pool repairs to Julia
Morgan-designed facility.

Riverside Art Museum, Riverside, CA

Facility improvements for their main building,
focusing on enhancing functionality while
preserving its character-defining features.

Cheech Marin Center for Chicano Art & Culture, Riverside, CA

Architect of Record for the rehabilitation of
the Riverside Library for reuse as a museum
for Chicano Art.

Orange Coast College Historic Structure Report, Costa Mesa, CA

Historic Structures Report for CEQA review,
Preservation Alternatives for the Districts 2020
Plan, and HABS documentation review as part
of mitigation measures.

Irvine Ranch Historic Park Building Assessments, Irvine, CA

Condition assessments with repair
recommendations and a cost estimate to
rehabilitate six buildings and structures.

Rubel Castle Preservation Plan, Glendora, CA

Preservation plan and conditions
assessment report of 1.7 acre folk art site to
assess ongoing maintenance challenges.



Flora Chou **LEED AP**

Project Manager

As a Cultural Resources Planner, Flora has extensive experience in researching and evaluating sites for their historic eligibility, applying the Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) to project reviews; and complying with CEQA, NEPA, and other regulatory requirements for historic resources. Her expertise with historic sites ranges from mid-19th century adobe structures to mid-20th century modern buildings. She works to integrate historic preservation with urban planning, sustainable design, and community development while incorporating diverse cultural resources more fully into the field. Prior to joining Page & Turnbull, Flora was a Preservation Advocate for the Los Angeles Conservancy. She has served on the national board of Docomomo US, a nonprofit organization dedicated to the documentation and conservation of buildings, sites and neighborhoods of the Modern Movement, since 2013. Flora meets the Secretary of the Interior's Professional Qualification Standards (SF 36 CFR Part 61) for Architectural History.

EDUCATION

Columbia University, Master of Science in Historic Preservation

Claremont McKenna College, Bachelor of Arts in International Relations and History

LICENSES & CERTIFICATIONS

LEED Accredited Professional

AFFILIATIONS

Docomomo US, Board Member

Friends of the Michael White Adobe, Board Member

Los Angeles Conservancy

Docomomo Southern California

RELEVANT PROJECT EXPERIENCE

Whittier Historic Districts Historic Context Statement & Survey, Whittier, CA

Historic Context Statement and updated survey of the Central Park and Hadley-Greenleaf Historic Districts.

Asian American Pacific Islanders in California, 1850-1970 Historic Context Statement, Statewide, CA

Statewide context statement that tells the stories of the AAPI communities who helped to shape California from its founding in 1850 up to 1970.

Long Beach Historic Preservation On-Call Services, Long Beach, CA

Training workshops on the basics of historic preservation and on applying the SOI Standards to common project reviews.

Torrance Citywide Historic Preservation Ordinance & Preservation Plan, Torrance, CA

Citywide Historic Preservation Ordinance and preservation plan for the residential properties in the original Torrance Tract.

Greek Theater, Los Angeles, CA

Historic Resource Study, consultation, and SOI Standards-compliance for Facility Historic Enhancement project as well as consultation and entitlements on seismic upgrades.

Orange Design Standards for Eichler Tract Historic Districts, Orange, CA

Design Standards for the protection and preservation of three districts containing Eichler Homes, Inc. housing tracts

Santa Barbara African American Historic Context Statement, Santa Barbara, CA

Historic Context Statement focused on the African American community in Santa Barbara.

UCLA Historic Consulting Services On-Call, Los Angeles, CA

Historic preservation consultation and historic architecture services to UCLA Capital Programs, Campus & Environmental Planning, and Facilities Management – Design & Project Management departments since 2011.



Heather Mangrum LEED AP

Preservation Specialist

Heather is an experienced materials conservation specialist who incorporates architecture and history into her work. She has worked throughout the United States, and as part of her master's program, in the UK, and Mosul, Iraq. Heather's passion is understanding and implementing historic preservation practices, including materials conservation, to create thriving and economically sustainable communities. An ICCROM consultant, Heather developed "how to" guidelines for reinvigorating historic properties in communities that have experienced displacement due to conflict, environmental disasters, or other issues. Heather manages challenging projects to align with client's budgets and schedules. She understands and works with a wide range of materials and is especially skilled analyzing and developing repair recommendations for wood, masonry, marble, and concrete structures.

EDUCATION

American University of Rome, Masters of Architecture, Sustainable Cultural Heritage
University of Tennessee. Bachelor of Architecture

LICENSES & CERTIFICATIONS

LEED Accredited Professional

RELEVANT PROJECT EXPERIENCE

Santa Ana Library Renovation, Santa Ana, CA

Renovation to modernizes and enhance the public building to better serve the community.

Rubel Castle Preservation Plan, Glendora, CA

Preservation plan and conditions assessment report of 1.7 acre folk art site to assess ongoing maintenance challenges.

Caltech Center for Quantum Precision Measurement Consultation, Pasadena, CA

Project Analysis and historic preservation consultation for a proposed new research building within the historic core of the Caltech Campus.

Azusa Old Schoolhouse, Azusa, CA

Relocation and rehabilitation of one-room schoolhouse for reuse as a cultural center and museum.

San Gabriel River Center, La Puente, CA

Transformation of a 1929 Spanish colonial revival farmhouse into a water-wise educational resource and community center for the public.

OBO Cape town Consul General's

Residence Cultural Landscape Report with a history of the property, assessment of the landscape, evaluation of the site's cultural heritage, and stewardship recommendations.

Tustin Hanger No. 2 Maintenance & Voluntary Upgrades, Tustin, CA

Conditions Assessment, Reuse Study, and investigation and construction documents of the Historic South Hangar at the former Marine Corps Air Station.

Annenberg Community Beach House Pavilion & Pool, Santa Monica, CA

Maintenance plan and pool repairs to Julia Morgan-designed facility.

Houghton Park Maintenance & Improvement Plan, Long Beach, CA

Historic Building Improvement Plan and Historic Structure Report for the 1930 building eligible for local designation.



Amanda Commins

Cultural Resources Planner

Amanda Commins is a dedicated Cultural Resource Planner with over 3 years of experience in documenting historic structures and consulting on historic preservation design. She excels in conducting architectural surveys for federally and state-funded projects and performing in-depth historical research to thoroughly understand project areas and their affected resources. Her project background spans NHPA Section 106 consultation, historic resource surveys, and proposed project analyses for compliance with the Secretary of the Interior's Standards. Amanda meets the Secretary of the Interior's Professional Qualification Standards (SF 36 CFR Part 61) for Architectural History.

RELEVANT PROJECT EXPERIENCE

EDUCATION

Savannah College of Art & Design, Master of Arts, Preservation Design

University of California San Diego, Extended Studies, Introduction to NEPA Certification

University of California Berkeley, Bachelor of Arts, Urban Studies

Whittier Historic Districts Historic Context Statement & Survey, Whittier, CA

Historic Context Statement and updated survey of the Central Park and Hadley-Greenleaf Historic Districts.

SLAC Historic Resource Survey & Section 106 Consultation, Menlow Park, CA

Survey of all 280 buildings and structures associated with the facility, as well as evaluations of a select number of resources for their eligibility in the National Register.

San Diego Mid-city Reconnaissance Survey, San Diego, CA

Reconnaissance Survey to identify areas of shared history that may be eligible historic districts or expanded historic districts, as well as identified properties along that warrant further research.

Scholle House Historic Structure Report, Camarillo, CA

Historic Structure Report of the building's significance, condition, and treatment recommendations, for a Rehabilitation and Restoration Plan to guide the adaptive reuse of the structure.

South Fern Avenue & Emporia Street Conditions of Approval, Ontario, CA

Building documentation, salvage determination, and interpretative plan assistance to meet the conditions of approval for historic resources required as part of the planned development.

1958 20th Street Historic Resource Assessment, Santa Monica, CA

Historic Resource Assessment for the Landmark nominated property significant with the African American Community.

137 Hart Avenue Historic Resource Assessment, Santa Monica, CA

Historic Resource Assessment for the Landmark nominated property identified as early development of tourist cottages in the Ocean Park neighborhood.

A.M. King Jr. Residence Historic Resource Assessment, Santa Monica, CA

Historic Resource Assessment for the Landmark nominated property identified as Historic Importance, association with historic person, and Architect.



Lauren DeOliveira

CULTURAL RESOURCE SPECIALIST



PROFILE: Lauren DeOliveira has more than 15 years of academic and professional experience in research and archaeological fieldwork in southern California. She has 13 years of both supervisory and project management experience encompassing all phases of archaeological investigations, including compliance with CEQA, NEPA, Section 106 and Section 110 of the NHPA, and AB 52 Tribal consultations. Ms. DeOliveira is a Registered Professional Archaeologist and a BLM Permitted Principal Investigator for the state of the California and southern Nevada, with experience working on CA State Park Land. She currently oversees Aspen’s cultural resources team, including all tasks related to paleontology.

EDUCATION:

- MS, Geographic Information Science, California State University Northridge, 2018
- BA, Liberal Studies, Emphasis on Archaeology, California State University Channel Islands, 2010

PROFESSIONAL EXPERIENCE

ON CALL- CULTURAL RESOURCES SERVICES

Western Area Power Administration- Sierra Nevada Region; 2024-present

Ms. DeOliveira serves as Principal Investigator and project manager for this on-call contract and is responsible for coordinating and overseeing all cultural and paleontological resources tasks. Tasks typically revolve around operations and maintenance activities like vegetation removal, access road grading, and pole replacements. Cultural services include pre-construction cultural surveys, flagging resources for avoidance, monitoring construction crews, resource evaluations including architectural history, and providing final reporting.

LAKEVIEW/NUEVO LATERALS A AND B, STAGE 1 RESTORATION PROJECT

Riverside County Flood Control District; 2025

Ms. DeOliveira serves as cultural lead and was responsible for overseeing a desktop review which consisted of a CHRIS record search and historic photo review of the project area. Ms. DeOliveira also assisted Aspen’s paleontologist with a desktop review and paleo record search of the project area. These desktop reviews were used to determine the level of CEQA documentation needed for the project and which technical studies were required.

MESA WIND REPOWER PROJECT/ALTA MESA WIND PROJECT

Brookfield Renewable Inc., 2022-2023

Ms. DeOliveira serves as archaeological lead for this project and is responsible for coordinating and overseeing the implementation of the cultural resources monitoring plans. These projects fall on land managed by BLM, Riverside County, and private owners.

THOUSAND PALMS FLOOD CONTROL PROJECT

Coachella Valley Water District and U.S Army Corps of Engineers, 2022

Ms. DeOliveira serves as archaeological lead for this project and is responsible for coordinating the record search and pedestrian field survey for newly added project areas and authoring supplemental reports that were reviewed by both Coachella Valley Water District and U.S. Army Corps of Engineers. Ms. DeOliveira also revised the cultural resources section of the EIR/EIS.



Michael Hoke, M.A. R.P.A.

CULTURAL RESOURCE SPECIALIST



PROFILE: Mr. Hoke has eight years of experience in archaeology and cultural resource management in Southern California and 15 years of experience in management. Performance duties include project management and planning, training, working with volunteers, creating and upholding budgets, health and safety advocate, accounting, laboratory director and technician, field director and technician, researcher, editor/writer, and contract preparer. Experience working with both private sector and public agencies including California State Parks, California Fish and Wildlife, City of San Diego, County of San Diego, Indian Health Services (IHS), City of Encinitas, City of El Cajon, City of Calexico, Imperial County, local Tribal Governments, and the Native American Heritage Committee (NAHC). Knowledge of governing compliance regulations including CEQA, Section 106, Public Resource Code 5024, Native American Graves and Repatriation Act (NAGPRA), California Health and Safety Code (HSC) 7050.5, and related regulatory codes. Experience preparing forms, reports, and documents for environmental review and compliance at both Federal and State level. Several years of computer experience with word processing, spreadsheet programs, geographic information systems (GIS) applications, and data entry and database management procedures. Mr. Hoke is a Registered Professional Archaeologist (RPA #5285).

EDUCATION:

- M.A. Anthropology, San Diego State University, San Diego, CA, 2022
- B.A. Anthropology, San Diego State University, San Diego, CA, 2018
- Nate Harrison Field School, Palomar Mountain, San Diego State University, San Diego, CA, 2017
- Medieval Funerary Excavation, Transylvania Romania, 2016
- A.A. Communications, Miramar College, San Diego, CA, 2015

PROFESSIONAL EXPERIENCE

UPPER SANTA ANA RIVER HCP

San Bernardino Valley Municipal Water District, 2024-Present

Mr. Hoke served as cultural lead for this project and is responsible for coordinating monitoring and daily activities and completing a Cultural Resources Monitoring Report in support of the Upper Santa Ana River HCP project in Los Angeles County.

ON-CALL ENVIRONMENTAL DOCUMENTATION SERVICES

Los Angeles County Department of Public Works, 2024-Present

Mr. Hoke serves as a cultural resources specialist for this project and is responsible for completing on call tasks for the Los Angeles County Department of Public Works as needed. These tasks include assistance with AB-52 consultation, assessing initial study requirements, and completing technical reports and memorandums.

ON-CALL CULTURAL RESOURCE SUPPORT

Western Area Power Administration, 2024-Present

Mr. Hoke serves as a cultural resources specialist for this project and is responsible for completing on call tasks for the Western Area Power Administration as needed. These tasks include assessing initial study requirements, coordinating monitoring and reporting, and completing technical reports and memorandums.