

**AGREEMENT TO PROVIDE LANDSCAPE ARCHITECTURAL
DESIGN SERVICES FOR STANDARD-MCFADDEN PARK**

THIS AGREEMENT is made and entered into on this 17th day of August, 2021 by and between David Evans and Associates, Inc. (“Consultant”) an Oregon Corporation and the City of Santa Ana, a charter city and municipal corporation organized and existing under the Constitution and laws of the State of California (“City”).

RECITALS

- A. On May 10, 2021 the City issued Request for Proposal No. 21-055, by which it sought a Consultant to provide design, development and contract documents for the proposed Standard-McFadden Park.
- B. Consultant submitted a responsive proposal that was selected by the City. Consultant represents that it is able and willing to provide the services described in the scope of work that was included in RFP No. 21-055.
- C. In undertaking the performance of this Agreement, Consultant represents that it is knowledgeable in its field and that any services performed by Consultant under this Agreement will be performed in compliance with such standards as may reasonably be expected from a professional consulting firm in the field.

NOW THEREFORE, in consideration of the mutual and respective promises, and subject to the terms and conditions hereinafter set forth, the parties agree as follows:

1. SCOPE OF SERVICES

Consultant shall perform the services described in the scope of work that was included in RFP No. 21-055 and which is attached as Exhibit A, and as more specifically delineated in Consultant’s proposal, the relevant portion regarding the scope of services is attached as Exhibit B and incorporated in full.

2. COMPENSATION

- a. City agrees to pay, and Consultant agrees to accept as total payment for its services for City, the rates and charges identified in Exhibit C. The total amount authorized under this Agreement shall not exceed \$300,000 during the term of this Agreement, including any extension periods. The sum is comprised of (1) the base amount of \$258,075 and (2) an approximate 16% contingency in the amount of \$41,925 for additional services at the City’s sole discretion.
- b. Payment by City shall be made within 45 days (forty-five) days following receipt of proper invoice evidencing work performed, subject to City accounting procedures. Payment need not be made for work which fails to meet the standards of performance set forth in the Recitals which may reasonably be expected by City.

3. TERM

This Agreement shall commence on the date first written above and terminate on August 16th, 2024, unless terminated earlier in accordance with Section 16, below. The term of this Agreement may be extended for two 1-year periods upon a writing executed by the City Manager and City Attorney.

4. PREVAILING WAGES

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., (“Prevailing Wage Laws”), which require the payment of prevailing wage rates and the performance of other requirements on “public works” and “maintenance” projects. If the services being performed are part of an applicable “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, and the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

5. INDEPENDENT CONTRACTOR

Consultant shall, during the entire term of this Agreement, be construed to be an independent contractor and not an employee of the City. This Agreement is not intended nor shall it be construed to create an employer-employee relationship, a joint venture relationship, or to allow the City to exercise discretion or control over the professional manner in which Consultant performs the services which are the subject matter of this Agreement; however, the services to be provided by Consultant shall be provided in a manner consistent with all applicable standards and regulations governing such services. Consultant shall pay all salaries and wages, employer's social security taxes, unemployment insurance and similar taxes relating to employees and shall be responsible for all applicable withholding taxes.

6. OWNERSHIP OF MATERIALS

This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement (“Documents & Data”). Consultant shall require all subcontractors to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were provided to Consultant by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City’s sole risk.

7. INSURANCE

Prior to undertaking performance of work under this Agreement, Consultant shall maintain and shall require its subcontractors, if any, to obtain and maintain insurance as described below:

- a. Commercial General Liability Insurance ("CGL"). Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits not less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
- b. Business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- c. Worker's Compensation Insurance. In accordance with the provisions of Section 3700 of the Labor Code, Consultant, if Consultant has any employees, is required to be insured against liability for worker's compensation or to undertake self-insurance. Prior to commencing the performance of the work under this Agreement, Consultant agrees to obtain and maintain any employer's liability insurance with statutory limits, not less than \$1,000,000 per accident for bodily injury or disease.
- d. Professional liability (errors and omissions) insurance, appropriate to Consultant's profession with limits of not less than \$2,000,000 per occurrence or claim with \$2,000,000 in the aggregate.
- e. If the Consultant, its agents, or subcontractors maintain broader coverage and/or higher limits than the minimums shown above, City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.
- f. Other Insurance Provisions- The insurance policies are to contain, or be endorsed to contain, the following provisions:
 1. Additional Insured Status- The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations

performed by or on behalf of the Consultant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 if a later edition is used).

2. Primary Coverage- For any claims related to this contract, the Consultant's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.
3. Notice of Cancellation- Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.
4. Waiver of Subrogation- The Consultant hereby grant to Grantee a waiver of any right to subrogation which any insurer of said Consultant may acquire against City by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
5. Self-Insured Retentions- Self-insured retentions must be declared to and approved by the City. The City may require the Consultant to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.
6. Acceptability of Insurers- Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.
7. Claims Made Policies (applicable only to professional liability, see below)- If any of the required policies provide claims-made coverage:
 - a. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.
 - b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.

- c. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Consultant must purchase “extended reporting” coverage for a minimum of five (5) years after completion of work.
8. Verification of Coverage- The Consultant shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to Entity before services are performed pursuant to this Agreement. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant’s obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time. Failure of the Consultant to provide the required verification of coverage prior to the start of any services shall be grounds for immediate termination of this Agreement.
9. Special Risks or Circumstances- City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

8. INDEMNIFICATION

Pursuant to the full language of California Civil Code §2782, Consultant agrees to indemnify, including the cost to defend, entity and its officers, officials, employees, and volunteers from and against any and all claims, demands, costs, or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant and its employees or agents in the performance of services under this contract, but this indemnity does not apply to liability for damages arising from the sole negligence, active negligence, or willful acts of the Public Entity; and does not apply to any passive negligence of the Public Entity unless caused at least in part by the Consultant. The Public Entity agrees that in no event shall the cost to defend charged to the Consultant exceed that Consultant’s proportionate percentage of fault. This duty to indemnify shall not be waived or modified by contractual agreement or acts of the parties.

9. INTELLECTUAL PROPERTY INDEMNIFICATION

Consultant shall defend and indemnify the City, its officers, agents, representatives, and employees against any and all liability, including costs, for infringement of any United States' letters patent, trademark, or copyright infringement, including costs, contained in the work product or documents provided by Consultant to the City pursuant to this Agreement.

10. RECORDS

Consultant shall keep records and invoices in connection with the work to be performed under this Agreement. Consultant shall maintain complete and accurate records with respect to the costs incurred under this Agreement and any services, expenditures, and disbursements charged to the City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such records and invoices shall be clearly identifiable. Consultant shall allow a representative of the City to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement during regular business hours. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement for a period of three (3) years from the date of final payment to Consultant under this Agreement.

11. CONFIDENTIALITY

If Consultant receives from the City information which due to the nature of such information is reasonably understood to be confidential and/or proprietary, Consultant agrees that it shall not use or disclose such information except in the performance of this Agreement, and further agrees to exercise the same degree of care it uses to protect its own information of like importance, but in no event less than reasonable care. "Confidential Information" shall include all nonpublic information. Confidential information includes not only written information, but also information transferred orally, visually, electronically, or by other means. Confidential information disclosed to either party by any subsidiary and/or agent of the other party is covered by this Agreement. The foregoing obligations of non-use and nondisclosure shall not apply to any information that (a) has been disclosed in publicly available sources; (b) is, through no fault of the Consultant disclosed in a publicly available source; (c) is in rightful possession of the Consultant without an obligation of confidentiality; (d) is required to be disclosed by operation of law; or (e) is independently developed by the Consultant without reference to information disclosed by the City.

12. CONFLICT OF INTEREST CLAUSE

Consultant covenants that it presently has no interests and shall not have interests, direct or indirect, which would conflict in any manner with performance of services specified under this Agreement.

13. NON-DISCRIMINATION

Consultant shall not discriminate because of race, color, creed, religion, sex, marital status, sexual orientation, gender identity, gender expression, gender, medical conditions, genetic information, or military and veteran status, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, teaching, training, utilization, promotion, termination or other employment related activities or any services provided under this Agreement. Consultant affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

14. EXCLUSIVITY AND AMENDMENT

This Agreement represents the complete and exclusive statement between the City and Consultant, and supersedes any and all other agreements, oral or written, between the parties. In the event of a conflict between the terms of this Agreement and any attachments hereto, the terms of this Agreement shall prevail. This Agreement may not be modified except by written instrument signed by the City and by an authorized representative of Consultant. The parties agree that any terms or conditions of any purchase order or other instrument that are inconsistent with, or in addition to, the terms and conditions hereof, shall not bind or obligate Consultant or the City. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which is not embodied herein.

15. ASSIGNMENT

Inasmuch as this Agreement is intended to secure the specialized services of Consultant, Consultant may not assign, transfer, delegate, or subcontract any interest herein without the prior written consent of the City and any such assignment, transfer, delegation or subcontract without the City's prior written consent shall be considered null and void. Nothing in this Agreement shall be construed to limit the City's ability to have any of the services which are the subject to this Agreement performed by City personnel or by other consultants retained by City.

16. TERMINATION

This Agreement may be terminated by the City upon thirty (30) days written notice of termination. In such event, Consultant shall be entitled to receive and the City shall pay Consultant compensation for all services performed by Consultant prior to receipt of such notice of termination, subject to the following conditions:

- a. As a condition of such payment, the Executive Director may require Consultant to deliver to the City all work product(s) completed as of such date, and in such case such work product shall be the property of the City unless prohibited by law, and Consultant consents to the City's use thereof for such purposes as the City deems appropriate.
- b. Payment need not be made for work which fails to meet the standard of performance specified in the Recitals of this Agreement.

17. WAIVER

No waiver of breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective unless it is in writing and signed by the party waiving the breach, failure, right or remedy. No waiver of any breach, failure or right, or remedy shall be deemed a waiver of any other breach, failure, right or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.

18. JURISDICTION - VENUE

This Agreement has been executed and delivered in the State of California and the validity, interpretation, performance, and enforcement of any of the clauses of this Agreement shall be determined and governed by the laws of the State of California. Both parties further agree that Orange County, California, shall be the venue for any action or proceeding that may be brought or arise out of, in connection with or by reason of this Agreement.

19. PROFESSIONAL LICENSES

Consultant shall, throughout the term of this Agreement, maintain all necessary licenses, permits, approvals, waivers, and exemptions necessary for the provision of the services hereunder and required by the laws and regulations of the United States, the State of California, the City of Santa Ana and all other governmental agencies. Consultant shall notify the City immediately and in writing of its inability to obtain or maintain such permits, licenses, approvals, waivers, and exemptions. Said inability shall be cause for termination of this Agreement.

20. MISCELLANEOUS PROVISIONS

- a. Each undersigned represents and warrants that its signature herein below has the power, authority and right to bind their respective parties to each of the terms of this Agreement, and shall indemnify City fully, including reasonable costs and attorney's fees, for any injuries or damages to City in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.
- b. All Exhibits referenced herein and attached hereto shall be incorporated as if fully set forth in the body of this Agreement.

21. NOTICE

Any notice, tender, demand, delivery, or other communication pursuant to this Agreement shall be in writing and shall be deemed to be properly given if delivered in person or mailed by first class or certified mail, postage prepaid, or sent by fax or other telegraphic communication in the manner provided in this Section, to the following persons:

To City:

Clerk of the City Council
City of Santa Ana
20 Civic Center Plaza (M-30)
P.O. Box 1988
Santa Ana, CA 92702-1988
Fax: 714- 647-6956

With courtesy copies to:

Nabil Saba, PE
Executive Director, Public Works Agency
City of Santa Ana
20 Civic Center Plaza (M-21)
P.O. Box 1988
Santa Ana, California 92702
Fax: 714-647-5635

To Consultant:

Kim S. Rhodes, PLA
David Evans and Associates, Inc.
17782 17th Street Suite 200
Tustin, CA 92780
Office: 714-665-4500

A party may change its address by giving notice in writing to the other party. Thereafter, any communication shall be addressed and transmitted to the new address. If sent by mail, communication shall be effective or deemed to have been given three (3) days after it has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above. If sent by fax, communication shall be effective or deemed to have been given twenty-four (24) hours after the time set forth on the transmission report issued by the transmitting facsimile machine, addressed as set forth above. For purposes of calculating these time frames, weekends, federal, state, County or City holidays shall be excluded.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written.

ATTEST:

CITY OF SANTA ANA

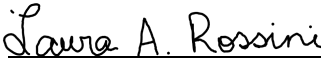
Daisy Gomez
Clerk of the Council

Kristine Ridge
City Manager


APPROVED AS TO FORM:

SONIA R. CARVALHO
City Attorney

CONSULTANT:




Laura A. Rossini
Chief Assistant City Attorney



Name: Kim S. Rhodes, PLA 3867
Title: Vice President

RECOMMENDED FOR APPROVAL:

Nabil Saba, PE
Executive Director
Public Works Agency



Name: Heath Habig, PLA 5028
Title: Associate

**Appendix
ATTACHMENT 1
SCOPE OF WORK**

**CITY OF SANTA ANA
REQUEST FOR PROPOSALS
FOR
LANDSCAPE ARCHITECTURAL DESIGN SERVICES
FOR
STANDARD-MCFADDEN PARK
RFP NO. 21-055**

INTRODUCTION/PROJECT BACKGROUND

The proposed Standard-McFadden Park will be a new 0.65 acre neighborhood park located at the northeast corner of the Standard Avenue and McFadden Avenue intersection. The intent of this park is to provide the local community with access to exercise and recreation facilities. Based on input from the local community, the project will include, but is not limited to, the following project components as illustrated on the conceptual plan, provided in the Appendix of this RFP as Attachment 4.

- Playground Area
- Rubberized Play surface
- Exercise Area
- Canvas shade structures
- Decorative pedestrian bridges
- Turf play area
- Skate Park “bowl”
- Half-size basketball court & court lighting
- Electrical system lighting for park and parking lot
- Water wise landscaping
- Water quality landscaping features
- Sprinkler irrigation system
- Decomposed granite walkways
- Site Furnishings (benches, bike racks, trash receptacles, drinking fountain, picnic tables)
- Perimeter Fencing/Screening
- Decorative Gate Entrance
- Park monument sign
- Hardscape (concrete flatwork, parking area paving)
- Concrete alley improvements
- Asphalt Concrete parking improvements (including drainage)
- Minor off-site repair work along new park right-of-way
- WQMP

The site is currently comprised of six separate parcels (APN's 011-251-20, 19, 18, 17, 39, 38). The six lots are currently identified as Low Density Residential (LR-7) land use and zoned Multi-Family residential (R3). Existing surface features include an artificial turf field, community garden, perimeter fencing, landscaping, and onsite irrigation. None of these features are to be protected except potential vegetation and irrigation to be determined by consultant and City staff. The Assessor's Parcel Map and Photos of the existing site condition can be found in the Appendix of the RFP as Attachment 4.

The conceptual rendering provided in Attachment 4 of this RFP was based on input from the neighborhood through a community meeting. This project should include all the amenities depicted on the rendering; however, consultant is encouraged to provide creative ideas if reconfiguration or minor adjustment is needed in order to make the park more efficient.

There are currently two Protected Bike Lane projects in the design phase that affect the McFadden-Standard intersection. The consultant is to take the ultimate configuration of the intersection into consideration. The conceptual exhibit of this intersection project can be found in the Appendix of this RFP as Attachment 4. Construction for these projects is expected to begin in summer 2023.

The 2018 Parks Bonds Act-SPD & CR and Park Acquisition and Development (A&D) Funds provided the available total project budget of \$4,000,000.

CONSULTANT SERVICES

Consultant shall be responsible for the preparation and submittal of the PS&E package through completion with the approval from City to release for construction. This shall include, but not limited to, survey, civil engineering, landscaping and electrical engineering. Any additional tasks deemed necessary by the Consultant shall be clearly identified in the proposal.

- A. PROJECT COORDINATION.** The Consultant shall be fully responsible for the overall management and coordination for the project, which may include, but is not limited to project development team meetings, liaison with affected agencies, and utility companies. Prepare progress report and schedule, securing permits for all field studies and any other required permits from other agencies.
- B. RECORDS RESEARCH.** Research all information pertinent to the project including, but not limited to existing field condition, as-built plans and record drawings, right-of-way data and all future improvement plans adjacent to or affecting the project site. The selected Consultant shall identify all existing and proposed facilities within the projects limits and potential conflicts.
- C. PRELIMINARY DESIGN.** The consultant shall organize a kick-off meeting with City

staff to discuss the conceptual design plan, project goals and objectives, potential elements and issues, project schedule, review of existing information, and conduction of a site investigation. City staff shall be provided and approve a finalized conceptual site plan of the proposed park, final 3-D rendered conceptual exhibits, and a final schedule prior to the consultant beginning work on the PS&E package.

D. SURVEY. On-the-ground field topographical survey work is required for the Consultant (and/or the Consultant's Subconsultant) to identify existing horizontal and vertical features that are needed for the project. It is the Consultant's responsibility to provide only the survey necessary for the design of the project components identified within this RFP. Consultant shall identify in the proposal a detail list of features the survey would include. Design level survey and base mapping of the project site shall be prepared in US Customary English units by a California licensed Land Surveyor in accordance with the City guidelines and in Microstation CONNECT Computer Aided design and Drafting (CADD) format. The horizontal datum shall be NAD 83 and the vertical datum shall be NAVD 88.

E. WATER QUALITY. The Consultant shall coordinate with the City for the Low Impact Development (LID) requirements of the project and prepare a Water Quality Management Plan (WQMP) if deemed required. Consultant shall provide BMPs with appropriate size based on treatment and peak flow rates, freight to job site and one year of maintenance to include units and cost in the engineer's cost estimate.

The selection of Best Management Practices (BMPs) will always be subject to site specific conditions and the Consultant will be required to perform the research into the site specific conditions (e.g. prior contamination, depth to groundwater, soil conditions, interfering utilities, etc.) that could preclude infiltration. The Consultant shall also perform the required soils and/or infiltration testing per the Technical Guidance Documents, as necessary to design the infiltration system assuming it is the selected LID approach.

Please find information and links to relevant documents and regulations at the following site:

<http://ocwatersheds.com/documents/wqmp>.

F. PUBLIC OUTREACH. The Consultant shall be available for a minimum of 2 public outreach meetings to present the project to the community. The Consultant will be responsible for organizing, promoting and facilitating these meetings and will provide all presentation material, graphics, rendering (up to 2) rendering and any other printed materials. The meeting will serve to discuss key project aspects, benefits to the community, and consequences of the project, gain input from local residents on design or aesthetic features of the project. The City will assist in providing available meeting spaces by coordinating with City facilities.

G. UTILITY COORDINATION. The Consultant shall be responsible for all utility coordination efforts, including but not limited to; coordination with Edison for any electrical service connections, and water service connections for irrigation and water fountains.

H. CIVIL ENGINEERING PLANS. The consultant shall be responsible for the preparation of any civil engineering plans required for this project including, but not limited to, the following; Horizontal and Vertical Control plan, On-site Grading and Drainage plan, Site Utility Plan, and plans to include concrete alley improvements and minor off-site repair work along new park right-of-way.

I. LANDSCAPE AND IRRIGATION PLANS. The consultant shall be responsible for the preparation of any landscape architectural plans required for this project including, but not limited to, the following; Site Layout/Construction Plans and Details including all architectural feature components identified in the introduction portion of this RFP, Site Sections (as applicable), and Planting and Irrigation (plans, Details, Notes, Calculations).

J. ELECTRICAL PLANS. The consultant shall be responsible for the preparation of any electrical plans required for this project including, but not limited to, the following; Electrical Site Plan to include walkway lighting, shade structure lighting, basketball court lighting, parking area lighting, irrigation, Location of panels, switchgear, meters, Schedules, Details, Photometric Analysis, and Notes.

K. PLANS, SPECIFICATIONS AND ESTIMATES (PS&E)

1. Development of Plans, Specifications and Estimate (PS&E):

- a) All reports, plans, specifications and quantity calculations shall conform to criteria, policies, procedures and standards of the City. The Consultant shall use the boilerplate for cut sheets, specifications and estimates provided by the City.
- b) The plan development shall include four (4) milestone deliverables—30%, 60%, 90% (pre-final) and 100% (final). All plan sheets shall be prepared at a reasonable standard scale to be noted on plans. The necessary plans for each PS&E package shall include, but are not be limited to:
 - Title Sheet
 - Civil Engineering
 - Erosion Control Plan
 - Horizontal and Vertical Control Plan
 - Parking lot and alley
 - Grading (including precise) and On-Site Drainage plan
 - Site Utility Plan (for drinking fountain)

- Basketball Court
 - Skate Board Court
 - Canvas Shade Structure
 - Pedestrian Bridge
 - Playground
 - Decomposed Granite/Decorative Concrete Walkways
 - Landscape and Irrigation
 - Site Layout/Construction Plans and Details
 - Site Sections, as applicable
 - Planting Plans/Details/Notes
 - Irrigation Plans/Details/Calculations/Notes
 - Monument Detail
 - Electrical
 - Electrical Site Plan to cover walkway , shade canopy, turf, monument signs, basketball court, and parking lot
 - Location of panels, switchgear, meters
 - Single Line Diagram
 - Schedules
 - Details
 - Photometrics
 - General Notes
- c) All calculations for the design and quantities shall be submitted as part of the PS&E submittal requirements. Quantities for all contract pay items shall be substantiated by calculations. Quantity calculations shall be neat and orderly and shall show all sketches, diagrams, and dimensions necessary to allow them to be independently used by field inspectors during construction. All quantity calculations shall be independently checked and substantiated with independent calculations.
- d) Electronic files for all CADD (in Microstation CONNECT), reports, and calculations shall be submitted at the end of contract or when requested by the City.
- e) All electronic software developed, databases generated, spreadsheets and intellectual properties developed during the life of the Agreement shall become the properties of the City.

2. Deliverable PS&E package:

- a) 30% PS&E
 The package shall include the concept layout of the park improvement plan, alley and parking lot improvements, landscaping and irrigation, lighting, and cost estimate.

b) 60%, 90%, and 100%

1) The Consultant shall submit the following documents for review and approval:

Each milestone submittal shall include the electronic files of the following documents: Plans, Standard Special Provisions (SSP), preliminary quantities and estimates, pay item list, design calculations and all reports supporting the design (i.e. geotechnical report, hydraulic report).

2) The City reviews and comments on the PS&E package within four (4) weeks of receipt of the complete milestone PS&E package.

3) Constructability review meeting shall take place at 90% and shall include Consultant and City engineering staff. Prior to the City conducting the constructability review, the Consultant shall submit the QA/QC set of PS&E performed by the Consultant independently.

4) The City may request a set of QA/QC plans and estimates at any point during the design process to include methods for design and calculations.

5) The Consultant shall provide a final colored rendering of the project reflecting all items identified within the final construction documents.

c) Final PS&E for Approval and Bidding

The Consultant shall submit all electronic files (CADD, Word document, and Excel) and one set of PDF of the following documents for construction Bid purpose:

Signed final design plans
Signed final specifications
Signed QA/QC Checklist
Final cost estimate and final quantity calculations
Final design calculations

3. Construction Bidding Phase:

Bidding procedures will be the responsibility of the City. While the PS&E construction package is advertising for bids, all questions concerning the intent shall be referred to the City for resolution. In the event that any item requiring interpretation in the drawings or specifications is discovered during the bidding period, said items shall be analyzed by the Consultant for decision by the City.

4. Construction Support Phase:

- a) This task shall be included as optional in the fee proposal
- b) Consultant shall furnish, at the consultant's sole cost and expense, all necessary revised documents and drawings due to errors and omissions of the Consultant.
- c) Consultant shall review and approve all submittals and shop plan drawings required to support the construction contract. Consultant shall complete shop drawings reviews within two (2) weeks of receipt. Contract Change Order reviews shall be completed within two (2) working days of receipt.
- d) Consultant shall be available as requested by the City to resolve discrepancies in the contract documents. Consultant shall bring to the attention of the City any defects or deficiencies in the work by the construction contractor which the Consultant may observe. Consultant shall have no authority to issue instruction on behalf of the City, or to deputize another to do so.
- e) The Consultant shall prepare and deliver to the City the final as-built plans incorporating field marked prints supplied by the City. Upon completion of construction, the City will submit field-marked prints to Consultant. Consultant shall incorporate all changes to the plans electronically with all necessary revision notations and submit to the City.

GENERAL REQUIREMENTS

1. The Consultant has total responsibility for the accuracy and completeness of the plans and related designs, specifications and estimates prepared and shall check all such materials accordingly. The plans will be reviewed by the City for conformity with the requirements of the Agreement. Reviews by the city do NOT include detailed review or checking of design or the accuracy with which such designs are depicted on the plans. The responsibility for accuracy and completeness of such items remains solely that of Consultant.
2. Consultant or its sub consultants shall not incorporate in the design any materials or equipment of single or sole source origin without written approval of the City.
3. The plans, specifications, estimates, calculations, and other documents furnished under the Agreement shall be of a quality acceptable to the City and State. The criteria for acceptance shall be a product of neat appearance, well organized, technically and grammatically correct, checked, dated, and having the maker and checker identified. The minimum standard of appearance, organization and content of the drawings shall be that of similar types produced by the City Boiler Plate. The Consultant shall modify its work as necessary to meet the level of acceptability defined by the criteria above.
4. Specification language must be incorporated in the contract document according to its technical section and shall not be placed on the plans.

5. The Consultant shall have a quality control plan in effect during the entire time work is being performed under the Agreement. The Quality control plan shall establish a process whereby plans are independently checked, corrected and back checked, and all job related correspondence and memoranda dated and received by affected persons and then bound in appropriate job files. Plan check shall also be provided by the City of Santa Ana's Engineering Division, Building and Safety Department, Planning Division and the Parks and Recreation Department. Reviews by the City respective Divisions shall be coordinated by the City.

6. Manuals/Standards

Where applicable, engineering design of all PROJECT improvements shall be compatible and in accordance with the following:

- a. City of Santa Ana Standard Plans
- b. Caltrans Standards as needed
- c. Standard Special Provisions for Public Works Construction

It will be the responsibility of the Consultant to verify that it has received the latest version or update of these documents.

7. Street improvement plans shall adhere to City of Santa Ana Standard Plans and the Standard Special Provisions for Public Works Construction. Plans shall be computer drafted in Microstation CONNECT format and shall adhere to the current City of Santa Ana Public Works Agency Interagency CAD standards.
8. The Consultant's work will be subject to inspections by representatives of the City.
9. Project Progress
 - a. Meetings - Progress Review Meetings shall be held as deemed appropriate by the City.
 - b. Progress Reporting - Progress Reports shall be submitted at monthly intervals, indicating progress achieved during the reporting period in relation to the progress scheduled.
 - c. Project Schedule - The Consultant shall prepare the project schedule in Microsoft Project format. The project schedule should break the tasks and subtasks. Any major change to the project schedule must be approved by the City.
10. The responsible-charge of the project shall be a licensed professional landscape architect or professional civil engineer and shall sign and stamp title sheet and contract document. Landscape architectural, Civil, and electrical plans shall be signed by California licensed professionals according to their discipline.

PAYMENT AND INVOICING:

Selected Consultant shall invoice the City based on time and material according to the City's standard invoice template. Tasks and hours shall be clearly identified and all rates must match those included in the approved agreement. City shall retain ten percent (10%) of the invoice

amount from each payment until the completed Project has been accepted by the City.

Each invoice must include a Consultant Progress Report that contains tasks and activities completed and summary of work in the next month period. Certificate of insurance must be current in order for invoices to be processed.

CITY RESPONSIBILITIES:

The City will provide information in its possession relevant to the preparation of the required information in the RFP. The City will provide only the staff assistance and the documentation specifically in referred to herein.

- City staff will be responsible for the General Plan Amendment from Low Density Residential (LR-7) to Open Space (O), an Amendment Application to change the zoning district from Multi-Family Residence (R3) to Open Space Land (O) and the lot merger process.
- Furnish scope of work and provide general direction as needed for the assigned project.
- All plan check coordination within the City
- Advertise, award, and administer of construction contract
- Electronic files (sample plans & specifications, City of Santa Ana's CADD Standards)
- Electronic files for title sheets and sheet borders
- Facilitate meeting space and coordination and City facilities

CONSULTANT RESPONSIBILITIES:

- Provide all required insurance as outlined in Attachment 2 of this RFP.
- Submit renewal of Certificate of Insurance 30 days before expiring.
- Ensure Certificate of Insurance is current when submitting invoices.

Proposal to provide

Landscape Architectural Services for Standard-McFadden Park

RFP No. 21-055



Submitted by
Heath Habig, PLA #5028
Project Manager
David Evans and Associates, Inc.
17782 17th Street, Suite 200
Tustin, CA 92780

Submitted to
Kenny Nguyen
City of Santa Ana
20 Civic Center Plaza, M-36
Santa Ana, CA 92701



June 3, 2021

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**DAVID EVANS
AND ASSOCIATES INC.**

June 3, 2021

Mr. Kenny Nguyen
City of Santa Ana
Public Works Agency; M-36
20 Civic Center Plaza; Ross Annex
Santa Ana, CA 92701

**RE: PROPOSAL TO PROVIDE LANDSCAPE ARCHITECTURAL DESIGN SERVICES FOR
STANDARD-MCFADDEN PARK, RFP NO. 21-055**

Dear Mr. Nguyen:

On behalf of David Evans and Associates, Inc. (DEA), we enthusiastically provide you with a proposal for the design of Standard-McFadden Park. Our team has had the pleasure of working with the City of Santa Ana (City) on the design and implementation of both the award-winning Memory Lane Park, as well as the recently completed Mariposa Park. We've worked closely with Suzi Furjanic and Ron Ono. We've also had the opportunity to meet Executive Director of Parks, Recreation and Community Services, Lisa Rudloff at the grand opening of Mariposa Park (formerly known as 6th and Lacy Park). The benefits of working with us include:

- **Extensive Understanding of the City and Knowledge of the Proposed Project:** Having been involved in the design of these similar park projects with the City, and understanding the importance of grant funding and scheduling, DEA is pleased to once again express our sincere interest in continuing to collaborate with your team. We have in-house expertise and creativity from our landscape architects, civil engineers, park planners, surveyors, hydrology specialists, irrigation designers, and construction team members. We understand the City's desire to implement the design featured in the request for proposal in hopes of bringing the kind of successful community engagement and implementation as we have had the opportunity of providing on the two prior park projects noted above. Our expertise with public outreach, including availability of bilingual team members will support staff as needed during design and construction.
- **Technical, Creative and Efficient Team:** Coupled with our extensive portfolio of park projects throughout Southern California, we are an ideal match to team with the City for the redevelopment of the Standard-McFadden Park. We have provided a comprehensive scope of services based on the City's preliminary conceptual plan and overall project budget of \$4,000,000 provided by the 2018 Parks Bond Act - SPD & CR and Park Acquisition and Development Funds.
- **Team Continuity:** We have come together with our teaming partners including Design West for electrical engineering, Converse Consulting for geotechnical engineering, and Spohn Ranch for the skate park design. We have provided a comprehensive schedule to indicate how best to accomplish your scheduling needs.

We thank you again for your consideration of our qualifications and look forward to the next step in the selection process. I am a principal of DEA and the main point of contact with legal authority to commit the firm under this contract. Please feel free to contact me at (909) 481-5750 or ksr@deainc.com if you have any questions or need additional information.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

Kim S. Rhodes

Kim S. Rhodes, PLA 3867
Vice President, Principal in Charge

B. Contract Agreement Statement

We concur with the contract language; however, if possible, David Evans and Associates, Inc. (DEA) respectfully requests the following edits within the indemnification language of the contract, due to updates within the California code and to be compliant with current state laws.

"Consultant agrees to defend, and shall indemnify and hold harmless the City, its officers, agents, employees, contractors, special counsel, and representatives from liability: (1) for personal injury, damages, just compensation, restitution, judicial or equitable relief arising out of claims for personal injury, including death, and claims for property damage, to the extent which may arise from the negligent ~~operations acts, errors or omissions~~ of the Consultant, its subcontractors, agents, employees, or other persons ~~acting-on-its-behalf~~ that it is legally liable for which relates to the services described in section 1 of this Agreement; and (2) from any claim that personal injury, damages, just compensation, restitution, judicial or equitable relief is due by reason of the terms of or effects to the extent arising from ~~this the negligent acts, errors or omissions in the performance of this~~ Agreement. This indemnity and hold harmless agreement applies to all claims for damages, just compensation, restitution, judicial or equitable relief suffered, ~~or-alleged-to-have-been-suffered~~, by reason of the events referred to in this Section or by reason of the terms of, or effects, arising from this Agreement."

C. Firm and Team Experience

DEA has been providing landscape architectural services to the public and private sector for 45 years. Founded in 1976 on the philosophy of hiring outstanding professionals and giving them the freedom and support to do what they do best, the landscape architecture team at DEA has become well established in today's marketplace.

DEA has more than 800 employee owners and maintains offices in California, Colorado, Idaho, Mississippi, Nevada, New York, Oregon, South Carolina, Texas, Utah, and Washington. We are consistently ranked among Engineering News Record's Top 100 Pure Design firms in the U.S. and among the leaders in many of our local markets.

DEA Services

DEA has the demonstrated capacity to perform the required services as described in the request for proposal, to provide landscape architectural services for the Standard-McFadden Park project. We have organized an experienced group of individuals to assist the City with this project to provide a creative, responsive, technically competent, and efficient team.

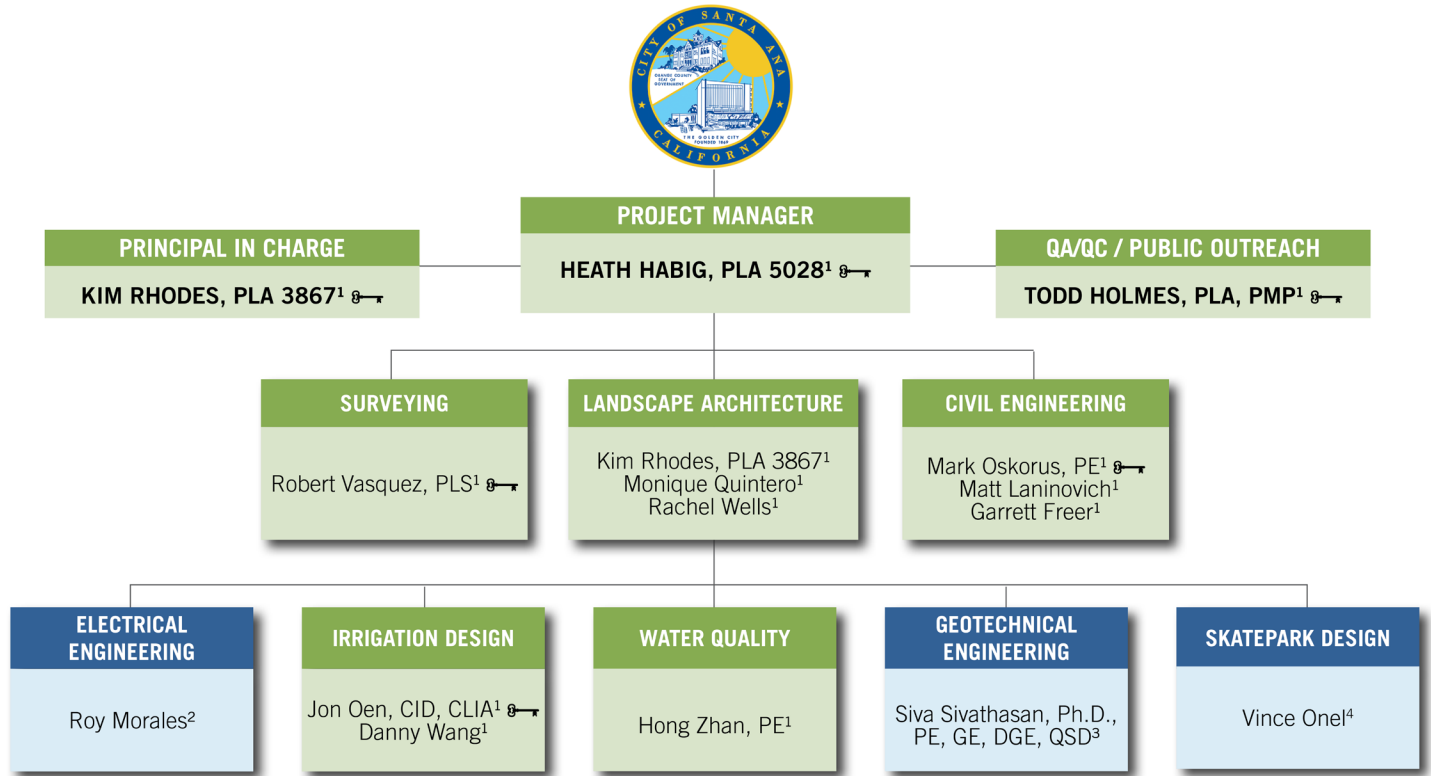
DEA will utilize staff from both our Ontario and our local Orange County office for this contract, located at 17782 17th Street, Suite 200, Tustin, CA 92780. Our Tustin office is within close proximity to the City of Santa Ana. Our team of technical and professional landscape architectural staff are supplemented by experts from across the west to provide the services you need.

Landscape architecture is an integral part of DEA's interdisciplinary approach. Our experience includes landscape design services for park and recreation areas, playgrounds, sports fields, trails, streetscape and highways, residential, and commercial site planning. We have worked seamlessly with numerous southern California municipalities providing design services, and have found that an essential element of our recreation, civic and community facility project success is client collaboration. Our best projects have been programmed, planned and designed with extensive input from our clients and their community. When clients are engaged in the process, they know that their interests and their stakeholders' needs are being addressed.



DEA's project manager and landscape architecture team have experience delivering award-winning projects throughout Southern California

Organizational Chart



LEGEND

➡ Key Personnel 1. David Evans and Associates, Inc. 2. Design West Engineering 3. Converse Consultants 4. Spohn Ranch

Key Staff

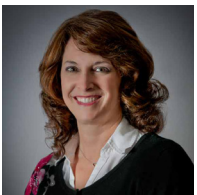


Heath Habig | Project Manager:

Heath is a senior landscape architect with 25 years of landscape architectural design experience at all phases of the project delivery process including schematic design, design

development, construction documentation and construction support. Heath has worked on a wide variety of projects during his career and continues to pull from this experience on city parks, trails, streetscapes, single family housing developments, senior living facilities and commercial sites. He is also an experienced project manager and recently completed the design and construction efforts on Mariposa Park for the City of Santa Ana.

Availability: 40%



Kim Rhodes | Principal-in-Charge:

Kim is a California registered, award-winning landscape architect, client manager, and vice president with DEA. For the past 36 years, she has been responsible for landscape

architectural design and management on numerous projects, including design and planning for parks, trails, streetscapes / roadways, sports facilities, transportation corridors, structure aesthetics, schools and universities, commercial, residential, and industrial developments. She worked with City staff on both the Memory Lane and Mariposa Park projects, and was instrumental in preparing award-winning submittals for Memory Lane Park.

Availability: 25%



Todd Holmes | QA/QC / Public Outreach:

Todd is a California licensed landscape architect with extensive experience in the public sector throughout Southern California. For the past 33 years, he has been

responsible for the design and management of a wide variety of projects including neighborhood and community parks, trails, campgrounds, streetscapes, restroom facilities and recreation centers. Todd has also been involved in significant and successful public outreach efforts throughout his career.

Availability: 30%



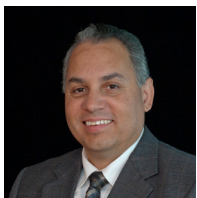
Jon Oen | Irrigation Design: Jon is a certified commercial irrigation designer, certified landscape irrigation auditor, and a partner with the U.S. Environmental Protection Agency's (EPA's) WaterSense program. For 23 years, he has worked on a wide variety of irrigation projects including parks, streetscapes, interchanges, hotels, resorts, residential, and commercial developments. Jon provides construction observation including submittal review and site visits (main line testing) specifically focused on irrigation systems and controls. He is well versed in the regulatory guidelines associated with AB1881 (Model Water Efficient Landscape Ordinance).

Availability: 40%



Mark Oskorus | Civil Engineering Task Lead: Mark has 25 years of experience in the civil engineering profession. He has successful hands-on design engineering experience on public works, education, commercial, and residential development projects. Mark has an extensive background in all aspects of computer technology as it relates to the civil engineering profession including grading, street, storm drain, sanitary sewer systems, and water design; in addition to coordination with utility companies for relocation and installation of new wet and dry utilities. Mark and his team were instrumental on the engineering tasks associated with Mariposa Park in the City of Santa Ana.

Availability: 40%



Robert Vasquez | Survey Task Lead: Bob has 34 years of experience in the field of land surveying. He has served in many roles from managing projects, field crews, office support teams, 3D laser scanning, and developing a new service for subsurface 3D utility mapping. Bob's past experience in the public sector adds to his overall knowledge and understanding of various rail, airport, highway, land development, flood control, water and some unique projects like moving the Space Shuttle Endeavour through the streets of Los Angeles.

Availability: 20%

Subconsultants

CONVERSE CONSULTANTS | Geotechnical Engineering

Converse is an employee-owned corporation providing geotechnical engineering and geological services. Their professional and technical staff includes in-house geotechnical engineers, engineering geologists, environmental scientists, deputy inspectors, laboratory and field technicians, drafting/CAD specialists, and other specialized support personnel. Their laboratories are certified by the Division of the State Architect, California Department of Transportation, US Army Corps of Engineers, American Association of State Highway and Transportation Officials, and the Cement and Concrete Reference Laboratory.

DESIGN WEST ENGINEERING | Electrical Engineering

Design West Engineering is a full-service electrical engineering consulting firm founded on the philosophies of second-to-none service, environmental sensibility, and commitment to forward-thinking innovation. They currently maintain approximately 45 employees offering a diversified range of practical experience in municipal, educational, green-building, transportation, medical, commercial, and residential building sectors. Their highly qualified and innovative engineers work in a multi-disciplined environment, each familiar with overall project requirements in addition to their specific area of expertise, offering the most up-to-date expertise in the latest technologies.

SPOHN RANCH | Skatepark Consultant

Spohn Ranch began as a community, anchored by Aaron Spohn's backyard half-pipe, and grew into an award-winning skatepark design-build firm. A cornerstone of wheel sports progression for over 30 years, Spohn Ranch's Los Angeles backyard roots have spread globally, culminating in hundreds of cutting-edge creations. Via three decades of municipal skatepark projects, Spohn Ranch has mastered a broad range of techniques specific to creating the highest-quality wheel-focused terrain possible. With a firsthand passion for skateboarding and wheel sports, the Spohn Ranch family of highly-skilled craftsmen, including landscape designers, iron workers, grading wizards and ACI-certified shotcrete nozzlemen, pride themselves on designing and building skateparks with the relentless dedication to detail and architectural finesse known in Spohn Ranch developments.

D. Project Understanding

Approach and Understanding

THE VALUE OF DEA

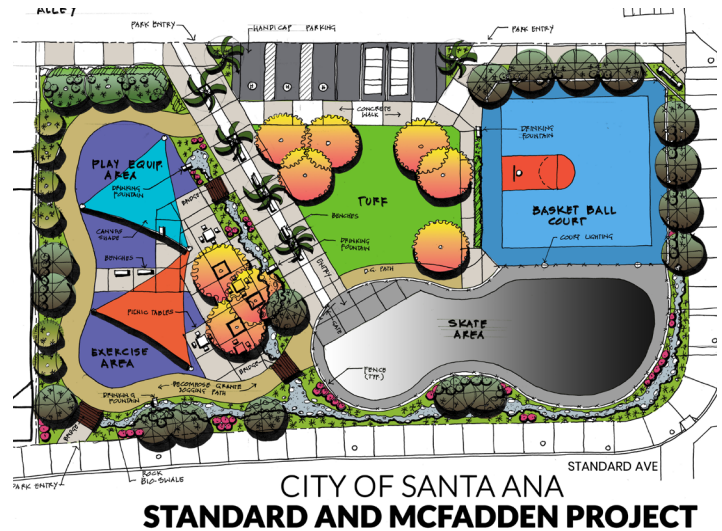
Having had the opportunity to partner with the City of Santa Ana (City) on the design and implementation of two similar parks (Memory Lane and Mariposa Parks), DEA has a significant understanding of the process by which the City has successfully achieved much needed recreational opportunities for the community. Both Memory Lane Park and Mariposa Park began with a strong conceptual design developed by the City and further refined through the public outreach process. Both parks were in underserved neighborhoods with enthusiastic involvement from the community and funded from sources requiring strict adherence to project schedules and design programs given grant funding guidelines.

The Standard-McFadden Park will require very similar processes for design and construction, including design amenities that can be found in both aforementioned parks. Both projects were an enjoyable collaboration between the City and DEA. Given our interest in continuing to be a part of the City's goal of providing the local community with access to exercise and recreational facilities, DEA has kept an ongoing dialog with City staff knowing that this project would eventually be the next park slated for design and construction.

The City continues to make great strides in providing parks for the community. The Standard-McFadden Park will also be connected with nearby public transportation and new bike lanes - thus we can expect a busy, vibrant, and active park with amenities for all. The juxtaposition of the selected improvements will be important to ensure that we consider safety, visibility, adjacencies, noise, circulation, and access.

FUNDING

Based on the information noted in the request for proposal (RFP), the City has secured approximately \$4,000,000 dollars for the development of the Standard-McFadden Park. Funding is being provided by a 2018 Parks Bond Act-SPD & CR and Park Acquisition and Development (A&D) Funds. The .65-acre project site is located at the northeast corner of the Standard Avenue and McFadden Avenue intersection and is currently composed of six separate parcels identified as low-density residential land use and zoned multi-family residential. None of the existing features are to remain unless there is



significant value in maintaining existing vegetation or irrigation components.

PUBLIC INPUT

We understand that although additional public outreach will occur, the City began the design process by holding several community meetings to obtain input regarding the desired elements of the park. This resulted in the development of a conceptual plan prepared by the City and included as part of the RFP. The anticipated park elements include:

- Hardscape / Walkways / Parking area AC paving / Concrete Alley Improvements
- Playground Area with Rubberized Play Surface
- Decorative Pedestrian Bridges and Decomposed Granite Walkways
- Canvas Shade Structures
- Decorative Gate Entrance
- Exercise Area
- Turf Play Area
- Skate Park "bowl"
- Basketball Half Court with Lighting
- Perimeter Fencing / Screening
- Water Quality Landscape Features such as a Rock Bioswale
- California Friendly / Waterwise Landscaping
- Automatic Irrigation System
- Site Amenities (park entrance sign, interpretive signage, benches, picnic tables, bike racks, and a drinking fountain)

- Drainage (Utilizing Low Impact Development Concepts) / Water Quality Management Plan
- Minor Off-Site Improvements Along New Park Right-of-Way
- Site and Parking Lot Lighting

EFFECTIVE PROCESS

DEA again anticipates working closely with the City to schedule and facilitate community meetings upon award of the contract to obtain consensus of the desired park amenities, and to determine if these elements are within the construction budget. Our team has extensive experience with community outreach and workshop facilitation. **We will also provide a bilingual design team member at each meeting.** We have worked with a number of agencies to assist in expediting construction schedules by utilizing various programs available to cities whereas a reduction in cost is achieved in addition to a savings in the schedule.

ADHERENCE WITH THE GRANT

While we understand that five community meetings have occurred to date, the continued outreach will focus not only on design, but also on color schemes, plant materials, and artwork. Although not included in our scope of services at this time, we have created educational materials and imagery for all kinds of interpretive signs should the City like to incorporate these items. Because security is high atop the list of community concerns, our design team can suggest other means of monitoring safety beyond that provided by 'roving security guards'. Past DEA projects have also included assistance from the California Conservation Corp (CCC) and therefore, should the City desire collaboration between the contractor and CCC and / or OCCC, we are happy to consider the most effective ways in which to do so.

While sustainability is important in all aspects of design, DEA continues to implement sustainable design practices within our projects including the selection of plant material and irrigation equipment best suited to a project's needs. Pervious surfaces will be included such as a rock bioswale to retain on-site water thus allowing for groundwater recharge, in addition to decomposed granite paths, both of which were included in the two previous parks we designed for the City. These elements are not only functional, but provide for improved aesthetics. Drought tolerant, California-friendly plants and SMART irrigation systems will also be incorporated. Where recycled materials can be used, such as for playground



Decorative Paving at Central Park West

resilient surfacing, these elements will also be incorporated. Park lighting will be LED yet will avoid 'light spill' along nearby residential housing.

SCHEDULE

DEA has prepared a comprehensive schedule (found at the end of this section) that requires full cooperation by our design team members as well as the City and outside agencies to ensure the work is completed in accordance with the City goals as well as the criteria necessary in compliance with the Parks Bond Act (although we understand that the dates noted will shift based on the current status of the project). This 'dynamic schedule' will be updated at each progress meeting, making adjustments as needed and determining if there are any matters that could cause potential issues, and if so, to determine how to mitigate these concerns. As we move beyond the pandemic, we will identify any topics of concern, for example health and safety, maintenance, connectivity, current cost of lumber and construction; but also to ensure that long lead items will be available when needed.

Our scope and fee addresses each of the elements denoted in the RFP in addition to the tasks necessary to prepare a comprehensive set of construction documents. Given our extensive experience with award-winning park projects, we look forward to sharing our ideas with you on how best to implement your project within the available funding and prior to the desired deadlines.

We would also like to include (at not cost to the City), a drone "flyover" once the project is complete. DEA provided this for Mariposa Park as the City may find this beneficial for project close-out and ongoing community outreach.

DEA's success on the City of Santa Ana's Mariposa Park, demonstrates our team's commitment to delivering quality projects.

Scope of Work

Task 1 – Pre-Design / Project Start-Up Meeting

The DEA project team will attend a start-up meeting with the City staff to review the scope of services, project goals, deliverables, budget, funding and schedule. This task will also include a site visit with City staff.

Deliverables: Attendance at project start-up meeting and site visit by key members of the project team.

Task 2 – Conceptual Plan (30%)

DEA will provide one rendered conceptual plan based on input from the community outreach meetings in addition to the preparation of one revised plan and 3-D rendered conceptual exhibit which incorporates community input. The final colored conceptual plan will be a refinement of the City-provided plan which was generated through earlier outreach meetings held by the City's Parks, Recreation and Community Services Agency. A construction cost estimate and final schedule will be provided and approved by the City prior to commencing work on the PS&E package.

As noted in the RFP, the intent of this park is to provide the community with access to exercise and recreation facilities and includes each of the elements denoted on page A1-1 of the RFP and as reflected in Attachment 4 which highlights the City provided conceptual plan.

Deliverables: One conceptual plan, one revised / colored plan, a construction cost estimate and final schedule.

Task 3 – Topographic Survey

It is our understanding that ground surveys will be the preference as required by the city. The limits for the ground survey will be that parcel of land shown, in a roughly 135' X 185' area of the northeast corner of Standard and McFadden Avenues in the city of Santa Ana, California. Of importance, will be the need to identify the property lines along the northerly and easterly boundaries of the planned park improvements.

Due to city requirements for ground surveys, no aerial mapping will be provided.

Topographic Field Surveys: The topographic field surveys will be used to collect surface visible utilities, invert elevations, and other visible features within the survey limits described. Surveyors will collect sidewalks, walls, or natural terrain features, etc., for use in the topographic mapping. Ground



Pedestrian Bridge at Memory Lane Park

surveys will be limited to the existing curb and gutter along Standard and McFadden Avenues and along the boundaries of the building to the north and the common property line to the east. A 25-foot grid collection will be surveyed over the existing playing field and dirt area to the north.

For the purposes of this proposal, two 8-hour field days have been allotted for this subtask.

Record Mapping: The record parcel lines will be computed from publicly available record maps. Research will be conducted at the County of Orange for record files and/or available cadastral records in support of the record controlling lines stated above. The record base map will be based upon the latest county assessor roles. It is assumed that the city will provide a current vesting deed for the park parcels.

Key property corner monuments will be tied into the horizontal survey control established for this project and utilized in the mapping of the record controlling lines stated. The centerline and right-of-way limits will be calculated only within the limits of the project stated above.

A Record of Survey Map may be required by state law in the event that insufficient monumentation is recovered and a boundary resolution be required. This appears to be highly likely in this area, as preliminary research does not show any current recorded maps in this area since the original tract map was recorded in 1958. A fee to provide a more extensive boundary survey, Record of Survey Map preparation, review and recording has not been included in this proposal. Setting of boundary corners is also excluded at this time.

The following items are not included in this scope of services:

- Record of Survey Map Preparation, Review and Recordation with the County
- Corner Records Map Preparation, Review and Recordation with the County
- Extensive Boundary survey
- Title Reports
- Legal descriptions/plats
- Utility Mapping

Deliverables: Topographic Survey as noted above.

Task 4 – Geotechnical Investigation

Project Set-up

Under the direction of the project manager, a staff professional will set-up the project to provide the services outlined under our scope of work. The project set-up will include the following.

- Coordinate with City representative to schedule the field investigation.
- Stake the boring locations prior to drilling.
- Notify Underground Service Alert (USA) to clear the boring locations of conflict with underground utilities.
- Arrange for a drill rig.

Field exploration will consist of drilling a total of seven borings and conducting water infiltration tests.

Borings will be drilled to depths of 5 feet (2), 15 feet (3) and 50 feet (1) below existing ground surface (bgs) or to refusal, whichever is more shallow. The purpose of the borings will be to obtain subsurface information, and obtain undisturbed and bulk samples of the various soil types for laboratory testing. The borings will be backfilled with soils cuttings and tamped.



Fitness Equipment at Memory Lane Park



Public Workshop Meeting for Bryce Hanes Park

Percolation Test: We understand surface runoff will be captured on-site with overflows discharged within the site via a drainage device. Two percolation tests, one- to five-feet and the other to ten-feet deep, will be conducted to estimate the water infiltration rate.

Laboratory Testing: The laboratory testing program will depend upon the type of soils encountered during our field exploration and the quality of samples obtained. Laboratory tests will include, but may not be limited to R-value, expansion index, and soils corrosivity.

Report Preparation: Data obtained from the exploratory borings and the laboratory testing program will be evaluated. A report will be prepared which will include the following items.

- Logs of the exploratory borings summarizing the subsurface conditions encountered, and a plan indicating the locations of the explorations.
- Depth to groundwater (if encountered) and its impact on the proposed development.
- Location of active faults relative to the site and its impact.
- Design seismic coefficient based on the 2016 CBC.
- Water infiltration rate.
- Grading recommendations, including removal of unsuitable soils.
- Shrinkage and subsidence coefficients.
- Subgrade preparation for slab, foundation and walkway.
- Structural backfill recommendation
- Soils bearing pressure for shallow foundation design.

- Static and seismic lateral earth pressure for retaining walls (pedestrian bridges)
- Light pole foundation design and construction recommendations.
- Geotechnical parameters for skate bowl design
- Parking Lot pavement design recommendations
- Parking lot subgrade preparation recommendations
- Sidewalk and flatwork recommendations.

Deliverables: Geotechnical report.

Task 5 - Preliminary Hydrology and Hydraulics Analysis

DEA will prepare a preliminary drainage study for the project site. A rational method analysis of the site will be performed addressing the pre and post construction 10- and 50-year storm events. The rational analysis will determine the pre-and post-construction surface flow and serve as the basis for sizing of on-site drainage facilities to retain the difference in the pre- and post-construction conditions. This analysis, along with the percolation test data provided by the project geotechnical engineer will be used to size the project infiltration system.

Deliverables: Hydrology and hydraulic analysis report.

Task 6 - Public Outreach and Project Meetings

DEA will be available for two public outreach meetings to present the project to the community. We understand that these may be virtual or in-person and hence will be prepared for either format once this is determined. DEA will organize, promote (create mailing list based on City input) and facilitate these meetings in addition to providing the presentation material (graphics and renderings). The goal of these meetings includes discussing key project aspects, benefits and consequences, and to gain input from local residents on the design and aesthetics. DEA will have a bilingual design team member available for each team meeting.

Additionally, the DEA team will attend progress meetings once to twice a month with staff throughout the duration of the project in addition to the start-up meeting. Fees are based on an average meeting time of 1 hour. If additional meetings are required beyond the allocated hours, DEA will provide a scope and fee to supplement this task if needed. Where appropriate, virtual meetings will be hosted by DEA. Given the proximity of our office to the City, we anticipate being



Decorative Fencing at Ovrom Park Basketball Court

available for in-person meetings as needed.

Deliverables: Attendance at two public outreach meetings including assistance with promoting said meetings, in addition to attendance at project meetings during the design development / construction document phase of work as noted and as allocated in the fee schedule.

Task 7 – Design Development Plans (60%)

Based on the approved conceptual plan, DEA will prepare a 60% design development package including landscape architectural, civil and electrical engineering plans, in addition to draft technical specifications and a preliminary cost estimate. Milestone submittals shall include plans, specs, preliminary quantities, pay items, design calculations and reports (geotechnical, hydrology).

Deliverables: Preparation of a design development level PS&E package as described above.

Task 8 – Final Construction Document Phase (90% and 100% plans)

Constructability review meetings will occur at 90% and shall include the City and DEA. The design team will perform the quality assurance/ quality control (QA/QC) efforts and provide those to the City prior to the constructability review.

During the construction document phase, DEA will include two full sets of the construction documents for review at 90%, in addition to one electronic PDF copy in MicroStation CONNECT.

At 100% completion, DEA will provide one full sized set of signed and sealed bond copies in addition to one electronic PDF copy (signed final design plans, specifications in Word, QA/QC checklist, cost estimate and design calculations).

Task 8.1 – Site Plan

DEA landscape architects will provide a site plan for the proposed items of construction. This plan will designate features of the proposed project including placement, detail references, material and manufacturer callouts, general construction notes, and specific elements of the overall design which are necessary for the proper construction of proposed items. At this time, we anticipate that the park will include some or all of the following: alley and on-site parking, picnic area, playground area, site furnishings / amenities (bike racks, benches, trash receptacles, pedestrian bridges), skate park, basketball half court, exercise area, walking paths, landscaping, lighting, and fencing.

Deliverables: 1"=20' scale site plan.

Task 8.2 – Site Utility Plan and Coordination

DEA will perform utility research in preparation of the site utility plan. This research will include searching for available record utility data within or adjacent to the project limits. DEA will gather available information from the utility purveyors regarding their facilities in the project area. Underground plan utilities will be mapped by record public information only; subsurface utilities that are not identified on existing record maps will not be shown. The record utility information will be used to determine points of connection for electrical (Southern California Edison), irrigation and domestic water in the preparation of a site utility plan.

Deliverables: Data collection, utility research, and the preparation of a site utility plan to provide power/ electrical, irrigation and domestic water to the project site.

Task 8.3 – Horizontal Control Plans

DEA will prepare a 1"= 20' scale horizontal control plan for the project depicting a survey control line and dimensions to pertinent site features for use in the layout of the park and site features during construction.

Deliverables: 1" = 20' scale horizontal control plan.

Task 8.4 - Grading and Drainage Plan

DEA will prepare a 1"= 20' scale precise grading, drainage and paving plan for the project depicting grading contours, slopes, finish surface elevations, drainage patterns, swales, typical cross sections, details and proposed civil related improvements including pavement, hardscape flatwork, and access ramps. The plan will consider ADA requirements for accessibility.



Play Area at Mariposa Park

Deliverables: 1" = 20' scale grading and drainage plan.

Task 8.5– Alley Improvement Plans

DEA will prepare a 1" = 40' improvement plan for the reconstruction of the alley adjacent to the project site. Plan will show finish surface elevations, drainage patterns, swales, typical cross sections, details and proposed civil related improvements including pavement, hardscape flatwork, and access ramps. The plan will consider ADA requirements for accessibility.

Deliverables: 1" = 20' alley improvement plan.

Task 8.6 – Water Quality Management Plan (WQMP)

DEA will prepare a WQMP report to include treatment flow rate calculations, and descriptions of BMPs and treatment systems in order to provide compliance with water treatment requirements.

Deliverables: WQMP report as noted above.

Task 8.7 – Erosion Control Plan

This plan will include the preparation of erosion control measures for use in construction to reduce sediment transport within the site.

Deliverables: 1" = 20' erosion control plan.

Task 8.8 - Site Amenities Plan

This plan will include the recommended placement of amenities throughout the Standard-McFadden Park in addition to design and specification data of the proposed elements such as benches, drinking fountains, bike racks, trash receptacles, lighting, play equipment, shade structure, picnic tables, fencing, and skateboard ramps.

Deliverables: 1" = 20' site amenities plan.

Task 8.9 - Skate Park Plans

The skate park plans will be prepared by Spohn Ranch. Services include attendance at the kick off meeting and site walk, information gathering, design development, the preparation of a 3D rendering, and construction documents that include layout plan, steel plan, jointing plans, grading and drainage, sections, details and specifications.

Deliverables: Skate park plans as described above.

Task 8.10 - Planting Plans

Plans will include a plant legend indicating trees, shrubs, and ground covers in addition to information regarding the placement of materials such as decomposed granite, mulch and boulders. The legend will indicate the botanical and common names, quantity, size, and remarks (such as variety and staking procedure). The plans will provide an appropriate palette utilizing sustainable landscape materials including California-friendly, drought tolerant plants.

Deliverables: 1" = 20' planting plan and details.

Task 8.11 - Irrigation Plans

The irrigation plans will provide the necessary information for a complete and fully automatic irrigation system for the .65 acre park. The plans will indicate the point of connection based upon agency requirements, backflow prevention and pressure regulation (as necessary), and equipment size and type in the irrigation legend. "Smart" Water Application Technologies (SWAT) will be utilized. Flow monitors, moisture sensors, and ET based controllers will be implemented. We also anticipate providing the following information:

- Prepare water usage calculations (MAWA and ETWU)
- Provide water efficient landscape worksheet and hydrozone table for each remote control valve.



Skatepark at Mariposa Park



Decorative Fencing around Skatepark at Bryce Hanes Park

- Obtain horticultural soils report (Agronomic data) based on soil samples obtained from site.
- Provide irrigation run time schedule based on soil type.
- Rain and wind sensors will be added in addition to WUCOLS water use classifications

Deliverables: 1" = 20' irrigation plans and details. (Recycled water is not anticipated).

Task 8.12 – Electrical Plans

Design West Electrical Engineers will provide lighting for entry walkways, the basketball court, shade structure and parking lot. Power design for the irrigation controller is included in addition to the design and coordination of the new electrical pedestal with the local utility company. Plans will also highlight the location of panels, switchgear, and meters. Schedules, details, notes and a photometric analysis will be provided.

Deliverables: Electrical engineering plans, details and specifications as noted above.

Task 8.13 - Construction Details

DEA will prepare construction details for hardscape elements, pedestrian bridges, footings, site furnishings (if necessary), planting and irrigation components. In most instances, footing details and calculations (if necessary) for pre-fabricated items such as shade canopies and play equipment will be provided by the manufacturer.

Deliverables: Construction details as noted above.

Task 8.14 - Technical Specifications

DEA will prepare technical specifications for each of the components in 'Green Book' format. DEA will work with City staff in combining these specifications

with the City-provided boiler plate information such as general conditions, special provisions, notice inviting bids etc.

Deliverables: Preparation of technical specifications.

Task 8.15 – Independent Final Opinion of Probable Cost

The project team will prepare a final construction cost estimate in a per unit basis (or lump sum) of proposed park improvements once the construction documents have been completed to 100%. This format will directly match the contractor bid schedule for ease of comparison. The estimate will be in tabular form for each construction item indicating quantity, unit price, and total cost.

Deliverables: Construction Cost Estimate.

Task 8.16- Plan Submittals, Approval Process, and Permitting

The construction documents will be prepared in accordance with the California Building Code and ADA. PS&E's will be submitted to the City for review and approval at four milestone deliverables - 30%, 60%, 90% and 100%. Plans will be signed by a licensed professional as appropriate.

Deliverables: Submittal, review, and revisions associated with obtaining project approval as noted above.

Task 8.18- Final Colored Rendering

DEA graphic artists will prepare a final colored rendering depicting the proposed site features identified within the final construction documents.

Deliverables: Final colored site plan at 1" = 20' scale (or larger) as noted above.



Ovrom Park

BID ADVERTISEMENT, CONSTRUCTION ADMINISTRATION AND RECORD DRAWINGS

Task 9 – Bid Advertisement (Optional)

DEA will attend the pre-bid meeting and will provide responses to bid request for information and assist with answering questions, and providing clarification if conflicts arise. Each item will be reviewed by the City prior to release of information.

Deliverables: Attendance at pre-bid meeting and bid assistance as noted above.

Task 10 – Construction Administration (Optional)

DEA's construction management team will answer questions, review submittals, shop drawings and schedules required to be submitted by the contractor for conformance with the design plans and specifications. The DEA team will review and respond to RFI's and clarifications during construction within five calendar days of receipt. DEA will complete shop drawing reviews within two weeks of receipt and contract change order reviews shall be completed within two working days of receipt. We understand that the City will handle the day to day construction management process.

DEA has anticipated the hours denoted in the fee schedule for each of the respective disciplines. Please note that this task shall require compensation on a time and materials basis in accordance with the level of effort required / desired. The fees for this task are shown for budgetary purposes only and shall be determined prior to the start of construction to allow the City to decide how best to utilize the DEA team resources along with their own staffing. At this time, it is difficult to determine the level of effort for the tasks listed and therefore we recommend negotiating this task once the contractor has been selected and prior to construction.

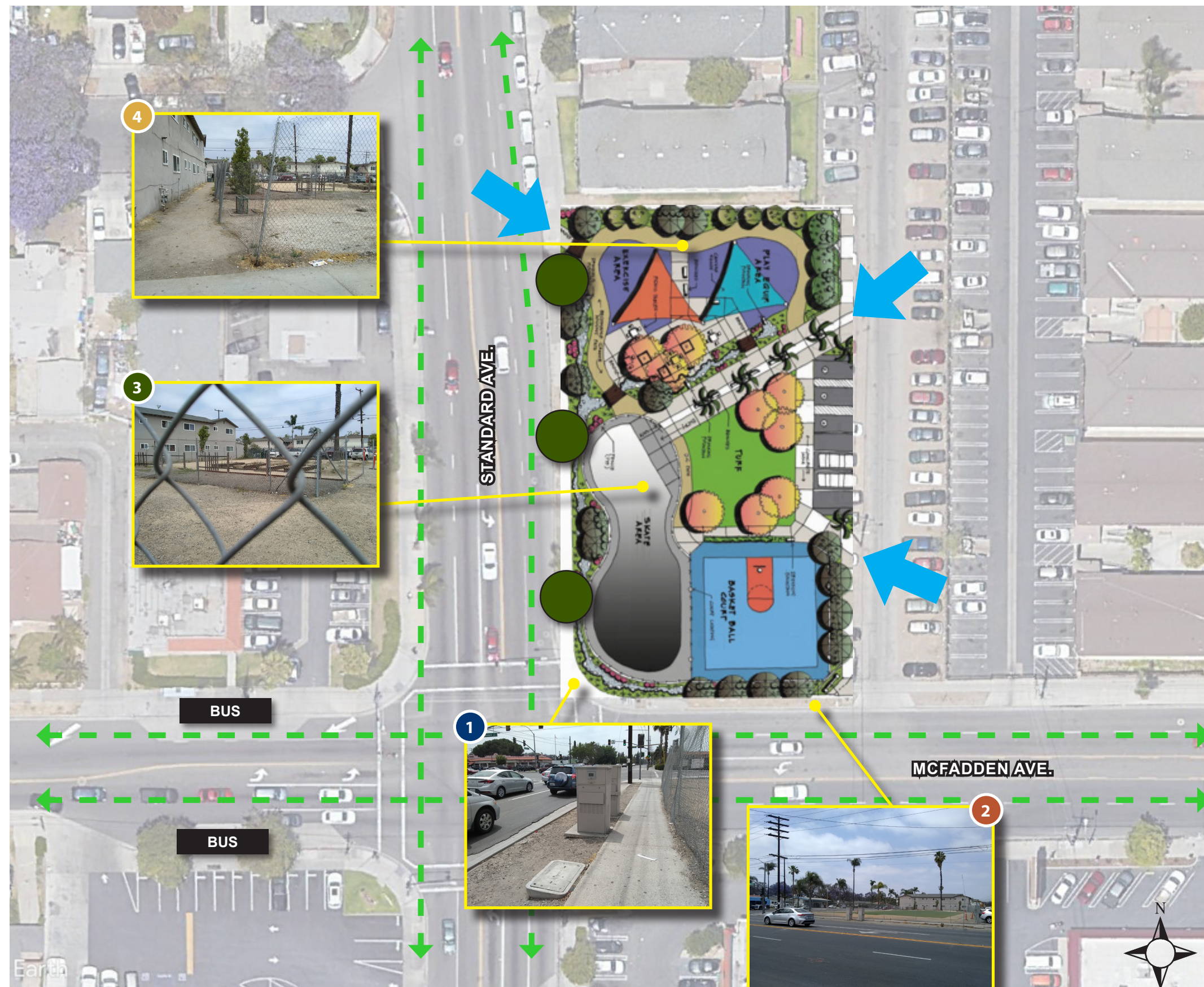
Task 11 – Record Drawings / As Built Plans (Optional)

Utilizing General Contractor provided 'field marked plans provided by the City', DEA will incorporate As Built information into the drawing files such that we can provide the City with electronic 'Record Drawings'.

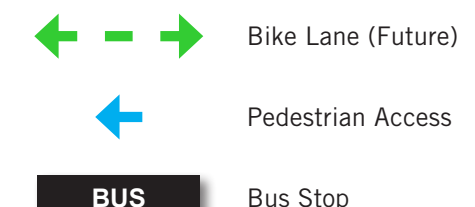
Deliverables: One set of electronic As Built plans based on contractor provided red lines.

Challenges and Solutions Map

Standard-McFadden Park

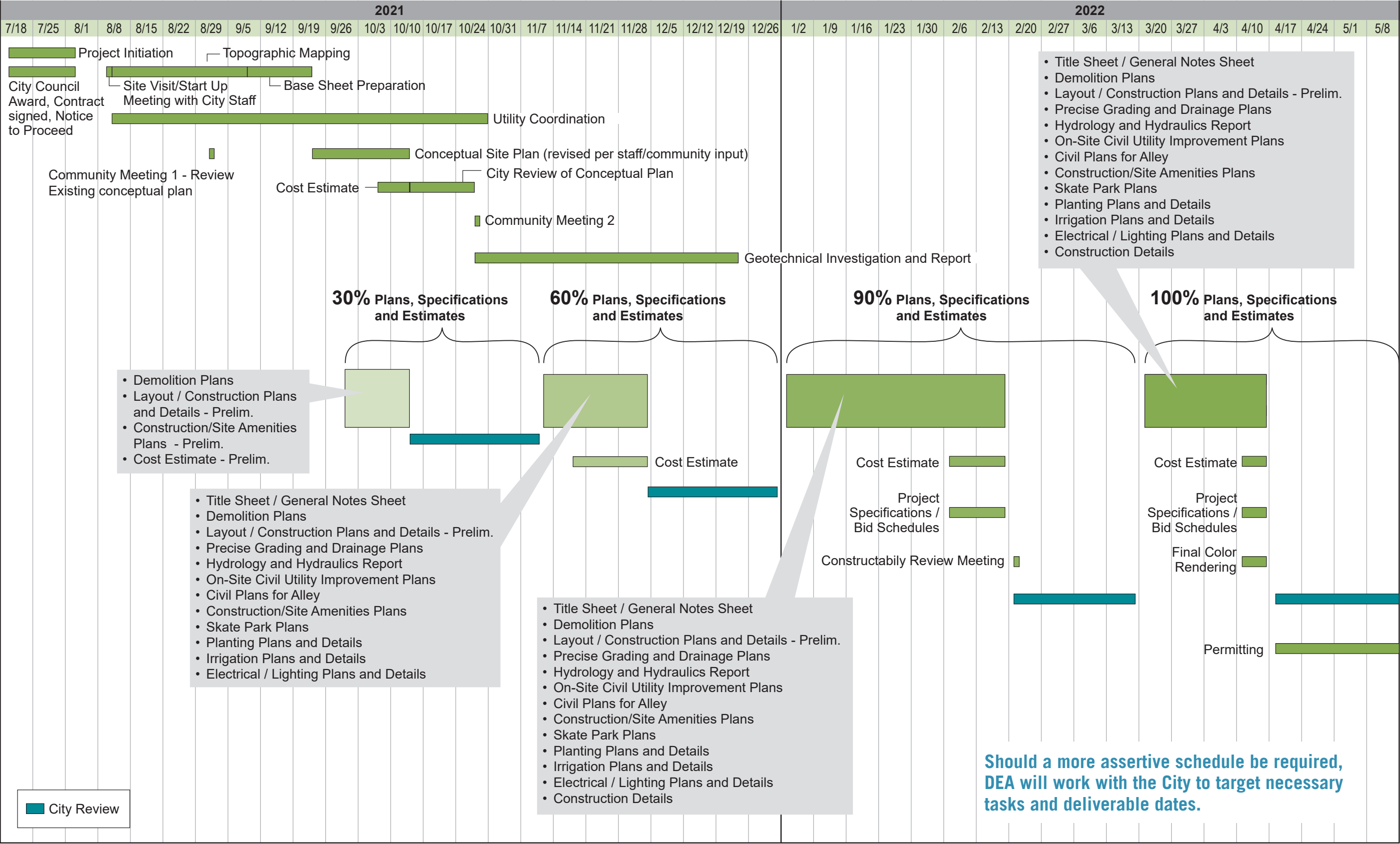


- Challenge**
Adjacent high volume streets pose challenges including noise, safety, and exposure to fumes and particulates.
 Solution
The placement of active sports in this area can be a positive solution given high use (more 'eyes' on the park) but will require both landscape buffering and the potential of a tall fence which can become a canvas for Art in Public Places. This will allow protection from errant basketballs going into the street or alley parking. It may also be important to keep 'language' away from the nearby residential development (as players can become excitable).
- Challenge**
The site is located within a liquefaction zone.
 Solution
Following our geotechnical investigation with borings to 50' deep, recommendations for the location of park amenities will become more clear and therefore the design will reflect solutions to address any potential challenge (currently unknown).
- Challenge**
Minimal opportunities for active recreation are available to this community.
 Solution
Access to recreation and fitness in the Cornerstone Village neighborhood will be addressed with the construction of this park which provides something for all ages and is accessible by car, on foot, by nearby bus routes, and by bicycle via the proposed bike lane project. The elimination of a vacant parcel lessens illegal activities and discourages homelessness.
- Challenge**
Noise around nearby residential units on the north could be a challenge.
 Solution
By placing elements such as the fitness equipment, play area, and picnic area in this proximity, it provides for 'less vocal' uses than the skate park or basketball court and is more conducive to families. It also keeps the children away from the busy street corner.



Project Schedule

DEA is committed to dedicating the resources needed to complete this park project within the allotted City schedule. Realistic task schedules will be established through close coordination with the City project manager. An emphasis will be placed on making sound project decisions that do not need to be revisited later. Decisions that require stakeholder input will be pursued so that the project stays on schedule. Our proposed schedule is found below.



E. Relevant Project Experience

Memory Lane Park, Santa Ana, California

DEA prepared conceptual planning and final design for the award-winning Memory Lane Park and Trailhead in the City of Santa Ana. The park was designed to provide recreational opportunities to the area residents, general public, and bike & equestrian riders along the Santa Ana River Trail. The pocket park includes a children's play area, fitness equipment, nature garden, trails, bike racks, equestrian hitching posts, picnic area, site furnishings, a dry creek bed with pedestrian bridge, signage, security lighting and landscaping.

Year Completed: 2016

Client Name: City of Santa Ana

Contact: Suzi Furjanic - 714.571.4241



Mariposa Park, Santa Ana, California

DEA provided surveying, engineering, and landscape architectural design for a new half-acre neighborhood park in the City of Santa Ana. The local residents requested that the park include a playground, a teaching area for active lifestyle classes, and a community garden. The design includes walkways, playground equipment, a picnic area, a shade structure, a rock bioswale, California friendly plants (including fruit trees), drip irrigation, low impact development drainage, lighting, and other amenities, including a park entrance sign, interpretive signage, benches, picnic tables, bike racks, and a drinking fountain.

Year Completed: 2019

Client Name: City of Santa Ana

Contact Name: Suzi Furjanic - 714.571.4241



The Tracks at Brea, California

DEA landscape architects and civil engineers prepared conceptual plans and final construction documents for several segments of the multiple award-winning Tracks at Brea, a four-mile trail that traverses from west to east across the City of Brea. Segment 3 is a one-mile segment of Class I meandering trail through an abandoned rail corridor. The project scope included work between Brea Boulevard and State College Boulevard and incorporates both hard and soft surface trail, native plantings, site furnishings, and a lighted parking area. Segment 4 is a nearly one-mile long multi-modal trail between State College and Birch Street. The trail consists of separate paths for both pedestrians and bicyclists. The meandering path is 20 feet wide,



allowing 10 feet for each use. Segment 2 included soil remediation and rough grading construction. Segment 2 is approximately 1,400 lineal feet in length and terminates on the east at Brea Boulevard. The work included coordination with a geotechnical consultant to implement the Removal Action Work Plan, the development of soil removal and rough grading plans, and the Notice of Intent and Stormwater Pollution Prevention Plan. The rough grading plans were developed to incorporate the concept plan prepared by DEA's landscape architects. The project includes a dual purpose trail system, site furnishings and plantings, maintenance vehicle access, and a stair system for access to Segment 1.

Year Completed: 2018

Client Name: OCTA (formerly with City of Brea)

Contact: Roslyn Lau - 714.671.4403



Bryce Hanes Park, San Bernardino, California

DEA landscape architects developed a conceptual master plan and construction documents for the award-winning two-acre Bryce Hanes Park in the City of San Bernardino. The park is located on a busy corner in an underserved neighborhood and includes many of the elements identified throughout the community input process such as a water 'sprayground', a skate park, soccer field, open space play, picnic areas, a basketball court, signage, fitness area, a restroom, art in public places, and parking. Sustainable features include permeable paving, drought tolerant planting, solar lighting, 'Smart' irrigation techniques, recycled/ recyclable materials and groundwater recharge.

Year Completed: 2016

Client Name: San Bernardino Valley Municipal Water District

Contact: Wen Huang, PE - 909.435.8418



OCTA Bicycle and Pedestrian Trail Garden Grove, California

The City of Garden Grove selected DEA to design a Class I trail that provides connectivity for bicyclists and pedestrians to a variety of uses along the Orange County Transportation Authority railroad right-of-way, including neighborhoods, schools, parks, and commercial centers. This project is a critical "first-mile" bicycle and pedestrian trail for the City, and extends from Brookhurst Avenue to Stanford Street.

Year Completed: 2019

Client Name: City of Garden Grove

Contact: Paul Guerrero - 714.741.5179



F. References

Project	Reference	DEA Project Manager
Memory Lane Park	City of Santa Ana Contact: Suzi Furjanic P: 714.571.4241 E: sfurjanic@santa-ana.org	Heath Habig
OCTA Bicycle and Pedestrian Trail	City of Garden Grove Contact: Paul Guerrero P: 714.741.5179 E: paulg@ggcity.org	Heath Habig
The Tracks at Brea	OCTA (formerly with the City of Brea) Contact: Roslyn Lau P: 714.560.5341 E: rlau@octa.net	Kim Rhodes
I-15 / Railroad Canyon Rd. Interchange	City of Lake Elsinore Contact: Remon Habib P: 951.674.3124 ext. 212 E: rhabib@lake-elsinore.org	Kim Rhodes
Washington Park	City of Pasadena Contact: Hayden Melbourn P: 626.744.4267 E: hmelbourn@cityofpasadena.net	Todd Holmes

APPENDIX A RESUMES

Heath Habig, PLA 5028

Project Manager

Education

BS, Landscape Architecture, 1996, California State Polytechnic University, Pomona

Registration

Professional Landscape Architect, California (5028), 2005

Years of Experience

25

Heath is a senior landscape architect within DEA's land development business unit with more than 25 years of landscape architectural design experience at all phases of the project delivery process including schematic design, design development, construction documentation and construction support. Heath has worked on a wide variety of projects during his career including city parks, streetscapes, single family housing developments, senior living facilities, and commercial sites. He is also an experienced project manager having recently managed a similar park project for the City of Santa Ana.

Mariposa Park, Santa Ana, California

Heath served as project manager for Mariposa Park, a one-acre neighborhood park in the City of Santa Ana. The local residents requested that the park include a playground, a teaching area for active lifestyle classes and a community garden. The design includes walkways, playground equipment, a picnic area, a shade structure, a rock bioswale, California friendly plants, drip irrigation, low impact development drainage and lighting. Other amenities including a park entrance sign, interpretive signage, benches, picnic tables, pedestrian bridge, bike racks, and drinking fountain were also provided in the design.

Lagos De Moreno Park, Brea, California

DEA provided design and construction services for Lagos de Moreno Park in the City of Brea. The park was built adjacent to an elementary school and included a playground and fitness equipment. Heath provided full construction support services during installation. His duties included submittal/request for information response, preparing clarification drawings, coordination of construction activities with the contractor, coordination with Division of the State Architect (DSA), client, and on-site observation. Heath served as the project manager.

Pickleball Courts at Sunrise Park, Palm Springs, California

DEA prepared conceptual design plans for 16 pickleball courts at Sunrise Park in the City of Palm Springs. Heath worked closely with City staff to develop several court layout alternatives which incorporated existing park features. The designs also included site furnishings, proposed trees, and hardscape.

San Sevaine Trail, Phase 1- Segment 2, Fontana, California

The DEA team is preparing final construction documents for a 1.25-mile multi-use trail along the San Sevaine / Etiwanda Creek Channel. The proposed trail will lie within the San Bernardino County Flood Control District right-of-way and connects the Pacific Electric Trail in the City of Fontana, to Banyan Street in the City of Rancho Cucamonga. Heath is assisting with the final design for the trailheads.

Lake Cahuilla Veteran's Memorial, La Quinta, California

DEA landscape architects provided conceptual design and final construction documents for a new veteran's memorial at the main entrance of Lake Cahuilla Veteran's Regional Park in the city of La Quinta. The design incorporated flags with a decorative wall, memorial plaque and time capsule to commemorate Riverside County veterans of the five-armed service branches of the US military. An army colonel spoke at the opening of the memorial. Heath served as the client contact and project manager.

Bicycle and Pedestrian Trail Landscape and Irrigation Project, Garden Grove, California

DEA landscape architects provided plans, specifications and construction administration for the installation of new trees along an existing one mile stretch of city bike trail which was previously designed by DEA civil engineers. Full irrigation design plans were also provided by DEA irrigation specialists. Heath served as the client contact and project manager.

Kim S. Rhodes, PLA 3867

Principal in Charge

Education

BS, Landscape Architecture, 1985, California Polytechnic State University, Pomona

Registration

Professional Landscape Architect, California (3867), 1993

Years of Experience

36

Kim is a California registered, award-winning landscape architect, client manager, and vice president with DEA. For the past 36 years, she has been responsible for landscape architectural design and management on numerous projects, including design and planning for parks, trails, streetscapes / roadways, sports facilities, transportation corridors, structure aesthetics, schools and universities, commercial, residential, and industrial developments.

Memory Lane Park, Santa Ana, California

Kim served as principal-in-charge for the award-winning Memory Lane Park and Trailhead in the City of Santa Ana. The park was designed to provide recreational opportunities to the area residents, general public, and bicycle and equestrian riders along the Santa Ana River Trail. The pocket park includes a children's play area, fitness equipment, nature garden, trails, bike racks, equestrian hitching posts, picnic area, site furnishings, a dry creek bed with pedestrian bridge, signage, security lighting and landscaping.

Mariposa Park, Santa Ana, California

Kim served as principal in charge for Mariposa Park, a one-acre neighborhood park in the City of Santa Ana. The local residents requested that the park include a playground, a teaching area for active lifestyle classes and a community garden. The design includes walkways, playground equipment, a picnic area, a shade structure, a rock bioswale, California friendly plants, drip irrigation, low impact development drainage and lighting. Other amenities including a park entrance sign, interpretive signage, benches, picnic tables, pedestrian bridge, bike racks, and drinking fountain were also provided in the design.

The Tracks at Brea, California

As project manager, Kim prepared conceptual and final construction documents for four miles of Class I meandering trail through an abandoned rail corridor in Brea. Segments 2-4 include work between Brea Boulevard and Birch Street and incorporates both hard and soft surface trail, native plantings, site furnishings, a lighted parking area, restroom building,

plaza space, community gardens, bioswale, fitness area and interpretive signage. The site underwent soil remediation efforts prior to the construction of the trail. The project was a multiple award winner including an ASLA Honor Award for design.

Gibson Mariposa Park, El Monte, California

As principal-in-charge, Kim worked with Amigos de Los Rios, an environmental and community activist group providing design assistance, project coordination, and preparation of construction documents. The park was themed after butterflies; creating exciting opportunities to integrate unique design elements into the park. The monument sign resembled a large caterpillar, the shade canopies were shaped like large butterflies, and a community stage was modeled after a caterpillar-eaten leaf. Plantings were designed for the butterfly habitat, using only California native plant material.

Bryce E. Hanes Park, San Bernardino, California

Kim served as principal-in-charge for the award-winning two-acre Bryce E. Hanes Park in San Bernardino. The park is located on a busy corner in an underserved neighborhood and will include many of the elements identified throughout the community input process, such as a water 'sprayground', a skate park, soccer field and open space play, picnic areas, a basketball court, signage, fitness area, a restroom, art in public places, and parking. Sustainable features include permeable paving, drought tolerant planting, solar lighting, 'Smart' irrigation techniques, recycled/ recyclable materials and groundwater recharge.

Ocotillo Park, Cathedral City, California

Kim served as principal-in-charge and QA/QC manager for the preparation of a master plan, design development, and preparation of final construction documents for Ocotillo Park, a 5-acre park in Cathedral City. Working closely with the city appointed grant writer, DEA developed a plan for active recreation facilities while considering the incorporation of sustainable features such as recycled materials, the use of decorative rock and decomposed granite, 'Smart Irrigation' techniques, and drought tolerant plant material. The park features playground and picnic areas, walking paths, a ball field with soccer field overlay, parking, plaza space and picnic shelters, in addition to fitness stations, a restroom, lighting and signage.

Todd Holmes, PLA 3561, PMP

Quality Assurance/Quality Control / Public Outreach

Education

BS, Landscape Architecture, 1988, California State Polytechnic University, Pomona

Registration

Professional Landscape Architect, California (3561), 1991

Registered Landscape Architect, Nevada (#1070), 2021

Project Management Professional (#1878299), 2015

Years of Experience

33

Todd is a California licensed landscape architect with extensive experience in the public sector throughout Southern California. For the past 33 years, he has been responsible for the design and management of a wide variety of projects including neighborhood and community parks, trails, campgrounds, streetscapes, restroom facilities and recreation centers. Todd has also been involved in significant and successful public outreach efforts during his career.

La Pintoresca Park, Pasadena, California

Under the direction of Todd Holmes, DEA provided landscape architectural services for the renovation of La Pintoresca Park in the City of Pasadena. This project will replace existing facilities and add new amenities to the park. New features include a splash pad for water play, new lighting for the skate park and basketball courts, replacement of aged fencing with new decorative fencing, installation of a new shade structure over the playground, correcting drainage problems and court resurfacing. The project also included community meetings and construction support.

Jackson and Kenner Memorial Park, Indio, California

Todd provided quality assurance / quality control for the development of a community park on two-acres of land in the City of Indio. DEA prepared conceptual and final construction plans, and collaborated with the City and the community to enhance the concepts through community input.

Robinson Park, Pasadena, California

Todd served as landscape architect for the complete redesign of Robinson Park, a community park located in Pasadena. The project was driven by extensive community engagement and a lengthy workshop process that resulted in a final design with strong community support. The project included the replacement of the existing obsolete community center with a new multi-purpose recreational facility.

The park was expanded by acquisition of an adjacent property to allow construction of a new synthetic turf football and baseball fields, restrooms and parking. A new playground, picnic area and landscape areas were also included in the final design.

Reese's Retreat Playground, Brookside Park, Pasadena, California

As project leader, Todd worked with Shane's Inspiration (a non-profit group with a mission to create inclusive playgrounds and programs that unite children of all abilities) to obtain a one-million dollar grant from the State of California to design and construct a large inclusive playground in Brookside Park in Pasadena. Todd worked closely with community members, including the City's Accessibility and Disability Commission, to create a playground design that fit the needs of the residents and was well suited to the chosen site in one of Pasadena's most prominent parks.

Washington Park Community House, Pasadena, California

DEA was a critical part of a multidisciplinary design team that created plans for a new multipurpose building in a historic park in the City of Pasadena. Todd has been engaged in the park design for almost 20 years and was responsible for the development of the park's master plan, in addition to managing a major renovation of the park. This project required extensive community engagement and Todd's background with the community played a significant role in the success of the project. The exterior spaces around the building were designed to be used for programming that would integrate both interior and exterior activities. The DEA team developed 3D graphics to guide the design process and enable the project stakeholders to visualize the project's features. This project required extensive collaboration with the project's architect and civil engineer as the site was constrained and presented several challenges that had to be overcome to achieve a successful design.

Jon S. Oen, CID

Senior Irrigation Specialist

Education

BS, Landscape Irrigation Science, 1998, California State Polytechnic University, Pomona

Certification

Certified Irrigation Designer #30459

Certified Landscape Irrigation Auditor #30459, California

Los Angeles County Sanitation District Certification – Recycled Water Users Site Supervisor Training Program, 2013

Years of Experience

23

Jon is a certified commercial irrigation designer, certified landscape irrigation auditor, and a partner with the U.S. Environmental Protection Agency's (EPA's) WaterSense program. For 23 years, he has worked on a wide variety of irrigation projects including parks, streetscapes, interchanges, hotels, resorts, residential, and commercial developments. Jon provides construction observation including submittal review and site visits (main line testing) specifically focused on irrigation systems and controls. He is well versed in the regulatory guidelines associated with AB1881 (Model Water Efficient Landscape Ordinance).

Mariposa Park, Santa Ana, California

Jon provided landscape irrigation design for Mariposa Park, a new half-acre neighborhood park in the City of Santa Ana. The local residents requested that the park include a playground, a teaching area for active lifestyle classes, and a community garden. The design included walkways, playground equipment, a picnic area, a shade structure, a rock bioswale, California friendly plants (including fruit trees), drip irrigation, low impact development drainage, lighting, and other amenities, including a park entrance sign, interpretive signage, benches, picnic tables, bike racks, and drinking fountain.

Memory Lane Park, Santa Ana, California

Jon provided irrigation design for the final plans for the award-winning Memory Lane Park and Trailhead for the City of Santa Ana. With access to the Santa Ana River Trail, the pocket park includes a children's play area, fitness equipment, nature garden, trails, bike racks, equestrian hitching posts, picnic area, site furnishings, a dry creek bed with pedestrian bridge, signage, and security lighting.

Ocotillo Park, Cathedral City, California

Jon prepared the irrigation design for the multiple award-winning Ocotillo Park in Cathedral City.

Working closely with the city appointed grant writer, DEA developed a plan for active recreation facilities while considering the incorporation of sustainable features such as recycled materials, the use of decorative rock and decomposed granite, 'Smart Irrigation' techniques, and drought tolerant plant material. The park featured playground and picnic areas, walking paths, a ball field with soccer field overlay, parking, plaza space and picnic shelters, in addition to fitness stations, a restroom, lighting and signage.

Bryce Hanes Park, Riverside, California

Jon provided the irrigation design for the two-acre Bryce Hanes Park in San Bernardino. The park is located on a busy corner in an underserved neighborhood and includes many of the elements identified throughout the community input process, such as a water 'sprayground', a skate park, soccer field, open space play, picnic areas, a basketball court, signage, fitness area, a restroom, art in public places, and parking.

Ovrom Park, Burbank, California

Jon provided irrigation design for a mixed use site in the City of Burbank that includes a community center and urban park. This small urban space and the many uses it provides was the site's greatest design challenge. The park includes a basketball court, play areas, picnic shelters, picnic tables, open turf area, restroom building and an informal, passive, garden area.

Marshall Community Park, San Gabriel, California

Jon provided irrigation design for a 2.4-acre park that incorporated sustainable features such as a synthetic turf sports field, drought tolerant plant material, 'Smart Irrigation' equipment for water conservation, and recycled materials for paving and site furnishings, while still maintaining state-required standards for elementary school outdoor play. The site features include many active amenities such as playground and picnic areas, walking paths, a baseball/softball field with soccer field overlay, a basketball court, a handball court, standard school ground court activities, and fitness stations. The passive amenities include an educational demonstration garden, picnic shelters, a restroom, lighting and signage, decorative fencing, an educational/community history mural wall, on-street parking and new street frontage landscape.

Danny Wang

Landscape Irrigation Design

Education

BS, Landscape Architecture, 2006, California State Polytechnic University, Pomona

Registration

Registered Landscape Contractor #897552

Years of Experience

15

Danny is a landscape designer at DEA with extensive field experience in landscape construction and design. He has 15 years of experience using AutoCAD, Adobe PhotoShop, and Adobe Illustrator to assist him in the production of construction documents. Danny has been involved in numerous aspects of landscape architecture including public parks, streetscapes, trails, residential, commercial development, and construction management.

Memory Lane Park and Trailhead, Santa Ana, California

Danny assisted with the final design for Memory Lane Park and Trailhead in the City of Santa Ana. With access to the Santa Ana River Trail, the pocket park includes a children's play area, fitness equipment, nature garden, trails, bike racks, equestrian hitching posts, picnic area, site furnishings, a dry creek bed with pedestrian bridge, signage, security lighting, and landscaping.

Lagos De Moreno Park, Brea, California

Danny assisted with the final design and construction documents for Lagos De Moreno Park in the City of Brea, located on the northerly-most end of Laurel Elementary School. The design was prepared as a joint-use City/School District project and meets DSA requirements. Some of the design features included playground areas for ages 2-5, and 5-12, with shade sails over the equipment, improvements to the hard court play area (while protecting and incorporating existing mature trees), the addition of a new restroom building, park entrance improvements at three locations (alley, corner at Flower and Birch, and access from the school), one new shade structure, picnic areas, turf play area, planters, fencing improvements, ADA access / pedestrian circulation, parking, infrastructure improvements, site furnishings, signage, and park landscaping.

The Tracks at Brea, Segment 3, Brea, California

Danny assisted with the conceptual and final construction documents for a one mile segment of Class I meandering trail through an abandoned rail corridor in Brea. Segment 3 included work between

Brea Boulevard and State College Boulevard, and incorporates both hard and soft surface trail, native plantings, site furnishings, and a lighted parking area. Future uses include a restroom building, splashpad, plaza space, community gardens, bioswale, fitness area and interpretive signage. The site underwent soil remediation efforts prior to the construction of the trail. Segment 3 is one of six segments planned for the four -mile trail that traverses from west to east across the city.

Bryce Hanes Park, San Bernardino, California

Danny served as landscape designer for the two acre Bryce Hanes Park in San Bernardino. The Proposition 84 park is located on a busy corner in an underserved neighborhood and includes many of the elements identified throughout the community input process, such as a water 'sprayground', a skate park, soccer field and open space play, picnic areas, a basketball court, signage, fitness area, a restroom, art in public places, and parking. Sustainable features include permeable paving, drought tolerant planting, solar lighting, 'Smart' irrigation techniques, recycled/ recyclable materials and groundwater recharge.

Ocotillo Park, Cathedral City, California

Danny prepared the design documents, graphics, and cost estimates for Ocotillo Park. Working closely with the city appointed grant writer, DEA developed a plan for active recreation facilities while considering the incorporation of sustainable features such as recycled materials, the use of decorative rock and decomposed granite, 'Smart Irrigation' techniques, and drought tolerant plant material. The park featured playground and picnic areas, walking paths, a ball field with soccer field overlay, parking, plaza space and picnic shelters, in addition to fitness stations, a restroom, lighting and signage.

El Camino Real Park Renovation, Orange, California

Danny provided landscape design for this park improvement project in the City of Orange. The project included softball field renovation, addition of a batting cage and bullpens, shaded dugouts, new picnic areas and benches. Existing buildings were restored to meet building codes, and two new buildings were added to the site. New softball fields, sport courts, and security walkway lighting were part of the renovation.

Monique Quintero

Landscape Designer

Education

BS, Landscape Architecture, 2015, California State Polytechnic University, Pomona

Years of Experience

6

Monique has six years of landscape design experience where she has attained practical knowledge in parks, trails, and transportation projects including streetscape and interchange design. She has experience in managing and developing master plans for office properties, retail properties, and apartment communities, as well as working on smaller scaled size projects, such as high-end residences and commercial developments.

Mariposa Park, Santa Ana, California

Monique provided landscape design services for Mariposa Park, a new neighborhood park in the City of Santa Ana. The local residents requested that the park include a playground, a teaching area for active lifestyle classes, and a community garden. The design includes walkways, playground equipment, a picnic area, a shade structure, a rock bioswale, California friendly plants (including fruit trees), drip irrigation, low impact development drainage, lighting, and other amenities, including a park entrance sign, interpretive signage, benches, picnic tables, bike racks, and drinking fountain.

Jackson and Kenner Park, Indio, California

Monique provided landscape design services for Jackson and Kenner Park in the City of Indio. DEA prepared conceptual and final construction plans, and collaborated with the City and the community to enhance the concepts through community input. Located at the northwest corner of Jackson Street and Kenner Avenue, this highly visible two-acre parcel lends itself to an ideal location for welcoming visitors and residents alike into the City.

Washington Park Community House, Pasadena, California

Monique assisted with the design plans for a new multipurpose building in a historic park in the City of Pasadena. The exterior spaces around the building were designed to be used for programming that would integrate both interior and exterior activities. The DEA team developed 3D graphics to guide the design process and enable the project stakeholders to visualize the project's features. This project required extensive collaboration with the project's architect and civil engineer as the site was constrained

and presented several challenges that had to be overcome to achieve a successful design.

Cathedral City Community Amphitheater, Cathedral City, California

Monique provided landscape design for a new outdoor amphitheater and multipurpose urban space and park that will provide a venue for concerts, productions, cultural and community events for the residents of Cathedral City.

San Sevaine Trail, Phase 1 - Segment 2, Fontana, California

Monique assisted with the conceptual design of three trail heads for a segment of the San Sevaine Trail. Monique worked closely with the project engineers to ensure all regulations were met when working within or near the Flood Control District areas. Upon request, Monique researched the design criteria for trails within Rancho Cucamonga as examples of design for the San Sevaine Trail. Overall deliverables included a conceptual plan, proposed site amenities, and cost estimates.

Lake Cahuilla Veterans Regional Park, La Quinta, California

Monique assisted with designing a space dedicated to Veterans from throughout the Coachella Valley. The design included components such as flags / flagpoles for all five military branches, personalized plaques for the dedication of the space, and military seals for all five military branches. Overall deliverables included a demolition plan, grading plan, construction plan, planting plan, irrigation plan, details, specifications, and cost estimates.

I-15 / Railroad Canyon Road Interchange, Lake Elsinore, California

Monique provided landscape design for the conceptual and final design of the I-15 / Railroad Canyon Road interchange in the city of Lake Elsinore. Her efforts included planting and irrigation design throughout the corridor. The design intent includes permanent planting in highly visible areas such as at on and off ramps. Meandering, colorful bands of planting and decorative hardscape will be installed during roadway construction. DEA is also responsible for coordinating the artistic panels which will be incorporated into the abutment walls. These images will provide an opportunity to depict the history of the region. Each panel will be illuminated providing night-time interest for the travelling public.

Rachel Wells

Landscape Designer

Education

BS, Landscape Architecture, 2019, California State Polytechnic University, Pomona

Years of Experience

2

Rachel Wells has two years of professional landscape design experience and has worked on a variety of land development projects ranging from parks, trails, streetscapes, and demonstration gardens. Additionally, Rachel has been involved with the design of several transportation projects ranging from single interchanges to expansive corridors.

Mariposa Park, Santa Ana, California

Rachel provided drone imagery for Mariposa Park, a one-acre neighborhood park in the City of Santa Ana. The local residents requested that the park include a playground, a teaching area for active lifestyle classes and a community garden. The design includes walkways, playground equipment, a picnic area, a shade structure, a rock bioswale, California friendly plants, drip irrigation, low impact development drainage and lighting.

Turf Removal and Demonstration Garden, Palm Springs, California

DEA landscape architects provided conceptual design services for turf removal at the Palm Springs International Airport in California's Coachella Valley. Rachel is spearheading the design efforts for a 10,000 square foot demonstration garden immediately outside the main terminal for the airport. This garden will demonstrate water-saving alternatives to the traditional turf lawns for home and business owners alike. Various planting schemes will be demonstrated in the garden including wildflowers, native plants, pollination plants, edible plants, cacti, succulents, spreading groundcovers, and synthetic turf. Inert materials of gravel and decomposed granite will delineate pathways for navigation through the garden.

San Sevaine Bike Trail, Fontana, California

Rachel has been assisting DEA's traffic engineers in the design of the San Sevaine Bike Trail in Fontana, California. Beginning at Banyan Avenue, this bike trail project runs southward along the western side of San Sevaine/Etiwanda Channel for about a mile and a half. After passing under both the 210 and I-15 freeways and across Victoria Street, the bike trail ends at the Pacific Electric Bike Trail. Streetscape and pedestrian connectivity improvements along Victoria Street are also a major part of this project Rachel has

been assisting on. Simultaneously, Rachel has been working on the landscape design of the trailheads for this project. Close coordination with the cities of Rancho Cucamonga and Fontana were integral to achieve the desired landscape of native planting, rock blanket, permanent irrigation, and site amenities like benches, drinking fountains, and trash receptacles.

Contemplation Garden, Claremont, California

In addition to producing color conceptual plan graphics, Rachel assisted in the design of a contemplation garden at Harvey Mudd College in Claremont, California. DEA landscape architects worked with Harvey Mudd College to design a contemplative space for students to relax and unwind while on campus. The design includes drought tolerant, California friendly plants, large benches, a relaxing water feature, and small shade structure.

Morningstar, Mission Viejo, California

Rachel finalized the design and plan processing efforts for the Morningstar Senior Care Facility in the City of Mission Viejo.

Railroad Canyon Interchange Wall Aesthetics, Lake Elsinore, California

DEA landscape architects provided conceptual and final design for the I-15 / Railroad Canyon Road interchange in the city of Lake Elsinore which included planting and irrigation throughout the corridor. The plant palette includes drought tolerant, California friendly plants such as Palo Verde, Pistache, Oak, Toyon, Agave, Texas Ranger, Ornamental grasses, Bougainvillea and a colorful hydroseed mix suitable for soil stabilization and erosion control. The design intent includes permanent planting in highly visible areas such as at on and off ramps. Meandering, colorful bands of planting and decorative hardscape will be installed during roadway construction. This approach required the preparation of a 'Landscape Exception' document indicating the advantages of installing the improvements as part of the overall project. DEA is also responsible for coordinating the artistic panels which will be incorporated into the abutment walls. These images will provide an opportunity to depict the history of the region. Each panel will be illuminated providing night-time interest for the travelling public. Rachel was involved in the interchange design and processing efforts for Transportation Art.

Mark Oskorus, PE

Lead Civil Engineer

Education

BS, Civil Engineering, 1996, California State University, Fullerton

Registration

Professional Civil Engineer, California (62159) 2001

Years of Experience

25

Mark has 25 years of experience in the civil engineering profession. He has successful hands-on design engineering experience on public works, education, commercial, and residential development projects. Mark has an extensive background in all aspects of computer technology as it relates to the civil engineering profession including grading, street, storm drain, sanitary sewer system, and water design, in addition to coordination with utility companies for relocation and installation of new wet and dry utilities.

Mariposa Park, Santa Ana, California

Mark served as lead civil engineer for Mariposa Park, a one-acre neighborhood park in the City of Santa Ana. The local residents requested that the park include a playground, a teaching area for active lifestyle classes and a community garden. The design includes walkways, playground equipment, a picnic area, a shade structure, a rock bioswale, California friendly plants, drip irrigation, low impact development drainage and lighting. Other amenities including a park entrance sign, interpretive signage, benches, picnic tables, bike racks, and drinking fountain were also provided in the design.

Newport Village Park, Newport Beach, California

DEA provided engineering services for this 12-acre, passive park site including a 120-space parking lot located behind the Newport Central Library. The site was contour-graded to maintain park features and provide ADA pathway from the Library building to new parking lots and site facilities. Mark provided engineering support for this project.

Santiago Creek Bike Trail, Orange, California

As project engineer, Mark provided engineering support for the expansion of an existing regional bike trail from Tustin Street northerly to its terminus at the City of Villa Park southerly boundary. The trail includes over three miles of asphalt paving and dirt pathways, two pedestrian bridges crossing Santiago Creek, and coordination with Caltrans and the County of Orange for issuance of construction permits within their jurisdiction. The project was funded through Federal Transportation Enhancement Activities

program funds, and included the preparation of technical studies for completion and approval of the National Environmental Policy Act /The California Environmental Quality Act (NEPA/CEQA) project environmental document.

Santa Ana College Central Plant and Infrastructure /Quad Renovation, Santa Ana, California

Mark led DEA's team providing civil engineering and survey services for the proposed Central Plant building and the campus-wide utility renovation and quad renovation for Santa Ana College campus. The project consisted of the demolition of four existing tennis courts and an existing adjacent facilities building, the design and construction of a new central plant building. Additionally, the project included the demolition and replacement of the campus-wide sewer, domestic water, fire, and storm drain utilities, including the construction of new utility laterals to all existing buildings. The scope of work also included the removal and replacement of approximately 5,000 lineal feet of sewer, 6,500 lineal feet of domestic water, 3,800 lineal feet of fire water systems and 5,000 lineal feet of storm drain. The new storm drain includes approximately 56,000 cubic feet (419,000 gallons) of overflow storage capacity in the proposed amphitheater in the event storm events exceed anticipated flows and the downstream detention basins become overloaded.

I-5 On Ramp / Culver Drive Intersection Improvements, Irvine, California

As project engineer, Mark provided design support for this project that improved Culver Drive from Scottsdale Drive to the I-5 southbound on-ramps. Specifically, he was responsible for the storm drain improvement plans. The project included street widening to provide an additional fourth lane northbound on Culver, traffic signal modifications, ramp metering and street lighting plans, design for the extension of an existing city mainline storm drain, ADA compliance, water pollution and erosion control plans, utility coordination, and processing an encroachment permit for construction with Caltrans.

Matt Laninovich, PE, QSD/P

Civil Engineer

Education

BS, Civil Engineering, 2012, California State University

Registration

Professional Civil Engineer, California (85721), 2016

Qualified SWPPP Developer (QSD), (26474)

Years of Experience

9

Matt has nine years of civil engineering experience including public works, commercial, and residential development projects. His experience includes grading, street, storm drain, sanitary sewer system, and water design.

Mountain Village at Tejon Ranch, Tejon, California

Mountain Village is a fully entitled community comprising of 3,450 homes, up to 160,000 square feet of commercial development and up to 350,000 square feet of support facilities. The commercial development includes hotel, spa and resort facilities with up to 750 lodging units. Amenities include riding and hiking trails, equestrian facilities and private community centers that fit into and enhance the natural terrain. Facilities to support the development include fire stations, two helipads, electrical substation, water treatment and a Water Resources Recover Facility (WRRF). The entitlement area is 26,417 acres, of which 80% will be permanently preserved as ranchland and other undeveloped open space. DEA is providing civil engineering design to obtain final map and improvement plans for Phases 1 and 2 of TTM1 and for the first phase of Farm Village Commercial Development. Matt is providing engineering support services.

Alberhill Ridge Master-Planned Community, Riverside County, California

While with another firm, Matt provided civil engineering support for this master-planned community in the County of Riverside. The development includes 397 acres and 939 single-family home units. His tasks also included a vesting tentative tract map, hillside grading, utility master planning, and lot line adjustments.

Oakmont Senior Living, Irvine, California

Matt provided civil engineering support for the four-acre Oakmont Senior Living facility in the City of Irvine in Orange County. He provided final engineering, storm drain, water, sewer, street, grading, in addition to creating a recreational trail plan.

Garrett Freer, EIT

Engineering Designer

Education

BSE, Civil Engineering, 2013, Northern Arizona University

Registration

Engineer-in-Training, CA (152561), 2014

Years of Experience

8

Garrett has eight years of experience in civil engineering and construction. He is proficient in AutoCad Civil 3D and has designed streets, storm drains, water, sewerlines, rough grading, precise grading, retaining walls, demolition, and erosion control plans for arterial roads, private lots, parks, commercial buildings, and master residential neighborhoods.

Van Ness, Santa Ana, California

As engineering designer, Garrett worked on a five-lot residential project for Newport Pacific Family of Companies. He coordinated and worked with the client and project architect to design the street, water, sewer, storm drain, and precise grading plans. Additionally, Garrett assisted with the preparation of the Water Quality Management Plan WQMP.

Cougar Park, Covina, California

As civil designer, Garrett's main role was designing the pad and wall area around the cell towers to be constructed for AT&T. He worked on the final engineering, grading, and utility layout plans. Garrett was also responsible for coordinating with the project subconsultants, the client, and Southern California Edison. Additionally, he coordinated with surveyors, utility locators, and soil testers.

The Boardwalk, Irvine, California

The Boardwalk is a new Class A, office campus currently under construction on Jamboree Road in Irvine, California in the heart of the Irvine Business Complex. The project sits on 7.5 acres, and is comprised of two, nine-story towers totaling approximately 545,000 square feet of premier office space, 5,000 square feet of restaurant-focused retail, and two acres of landscaped open space. DEA provided the civil engineering including the design of the precise grading, site utility, stormwater control, and off-site improvement plans. DEA also provided design survey and construction survey services. Garrett served as civil designer responsible for the as-built sewer revisions, sending survey crews out, analyzing data, conducting redesign, and overseeing construction in field.

Hong Zhan, PE, QSD/P

Water Quality Engineer

Education

MS, Civil Engineering, Rutgers University, 1997

BS, Civil Engineering, Zhenzhou University of Technology, 1982

Registration

Professional Civil Engineer, California (67753), 2005

QSD/QSP Certificate #21462

Years of Experience

30

Hong has 30 years of experience in civil engineering focusing on hydrology. Her civil engineering experience includes preparing and designing water, sewer, and streets; conducting sewer area studies; and performing hydraulic calculations, flood plain analysis, and retaining walls calculations and designs. Hong specializes in hydrology studies and storm drain designs and WQMP & SWPPP preparation. She is knowledgeable in AutoCAD Civil 3D, Micro Station, Terrain Model, HEC-1, HEC-2, HEC-6, HEC-RAS, HEC-HMS, CIVILED, Flow Master, WMS, Mora, and F0601.

Harvest Project, Upland, California

Hong led the project design preparation and prepared the hydrology Best Management Practice (BMP's), the low-impact development study, and the storm drain design. Hong prepared street design plans and reviewed the drawings and coordinated with the client and city engineers.

Bear Valley Road Commercial Center, Hesperia, California

Hong provided civil engineering services for this 11-acre site retail center. The tenants include ALDI Market, Panera Bread, Auto Zone, Les Schwab Tire Center, and Quick Quack Car Wash. Work included surveying, final engineering, and post design services.

Fontana Commerce Center, Fontana, California

DEA provided surveying, entitlements, and preliminary and final engineering for three industrial buildings totaling 500,000 sf. This project was one of the final developments within the 400-acre Fontana Commerce Center located on Cherry Avenue between Foothill Blvd. and Baseline Avenue. DEA is the engineer of record for Fontana Commerce Center and provided all of the engineering and surveying for the master infrastructure. Hong prepared the hydrology report and coordinated with agency and client for processing.

Colony Commerce Center East, Ontario, California

DEA provided engineering services including

entitlements, final engineering, and survey mapping for Phase 2 of Colony Commerce Center in Ontario, California. Located at the southwest corner of Archibald and Merrill Avenues, the project comprises 1,667,420 million square feet of industrial space divided into nine buildings. The largest building is 1,000,930 square-foot, with 40-foot clear heights. Colony Commerce Center East has 185-foot wide truck courts, cross-dock loading, 100% concrete drive aisles and excess trailer parking stalls. Hong prepared the hydrology report for the project.

Knox Business Park, Perris, California

The Knox Business Park is a 31-acre development that did not include any public infrastructure. DEA designed the civil elements for Building E, a 555,615 sf industrial building, and Building D, a 702,645 sf industrial building, along with grading and drainage; sewer, water, and storm drain; street improvements for Oleander Avenue and Decker Road. There is a vertical elevation difference that necessitated a series of slopes, retaining walls, and above ground basins for both water quality and attenuation. The buildings were entitled together and we managed the completion of the Environmental Impact Report. Hong assisted with the Preliminary Low Impact Development/ Water Quality Management Plan and the Storm Water Pollution Prevention Plan and finalized the NPDES/ Water Quality Management Plan.

Stevenson Ranch, Santa Clarita, California

Hong prepare and designed the hydrology study, storm drain, sewer, and water plans for a large scale residential, commercial, park, and school. She prepared the Letter of Map Revision and Conditional Letter of Map Revision studies. Additionally, she completed the Federal Emergency Management Agency firm map revision and process. She also prepared the as-built plans.

Edison Avenue and Haven Avenue Extension, Ontario, California

Hong prepared street plans and street re-alignment for this project in the City of Ontario. She coordinated with the city engineer for the plan approval. Additionally, Hong prepared storm drain plans and the hydrologic analysis. She was also responsible for the plan review and leading the project through final completion.



DAVID EVANS
AND ASSOCIATES INC.

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City of Santa Ana Standard - McFadden Park Project Fee Schedule																		
Task & Description		PM/LA \$175	LA/QA \$185	PME \$205	PE \$170	ENG \$150	ECAD \$130	HYENG \$175	SID \$145	SLD \$140	LCAD \$105	ADM \$100	SVY LS	GEO LS	EE LS	SPHON LS	Total \$	Reim. \$
1	Pre-Design/Start Up Meeting	6		6													\$ 2,280	\$ 100
2	Conceptual Plan (30%), 3D Exhibit / Final Schedule	24	6	2	12	4			6	20	60	2				\$ 2,600	\$ 21,130	\$ 250
3A	Topographic Survey	2			2								\$ 10,500				\$ 11,190	\$ 100
3B	Record Mapping												\$ 7,500				\$ 7,500	\$ 100
4	Geotechnical Investigation and Report	2		1										\$ 18,500			\$ 19,055	\$ 100
5	Preliminary Hydrology and Hydraulics Analysis	2	2	2	24	8		40									\$ 13,410	\$ 100
6	Public Outreach and Project Meetings	32	12	12						16	24						\$ 15,040	\$ 300
7	Design Development Plans (60%)	24	8	2	40	24			24	36	40	2				\$ 5,500	\$ 34,910	\$ 300
8	Final Construction Documents (90%-100%)																	
8.1	Site Plan	8	6							8	30	2					\$ 6,980	\$ 100
8.2	Site Utility Plan and Coordination	2	2	2	12	14	4					2			\$ 4,990		\$ 10,980	\$ 100
8.3	Horizontal Control Plans	2	2	1	8	12	4					2					\$ 4,805	\$ 100
8.4	Grading and Drainage Plans	2	2	2	24	40	8					2					\$ 12,450	\$ 100
8.5	Alley Improvement Plans	1	2	2	16	32	8										\$ 9,515	\$ 100
8.6	WQMP	1	1	2		16		24				2					\$ 7,570	\$ 300
8.7	Erosion Control Plan	1	1		2	8	4					2					\$ 2,620	\$ 100
8.8	Site Amenities Plan	16	2							16	36	2					\$ 9,390	\$ 100
8.9	Skate Park Plan	6	2								6					\$ 9,000	\$ 11,050	\$ 100
8.10	Planting Plan	4	2							4	32						\$ 4,990	\$ 100
8.11	Irrigation Plan	4	2						24		40	2					\$ 8,950	\$ 100
8.12	Electrical Plans	4	1												\$ 5,760		\$ 6,645	\$ 100
8.13	Construction Details	8	2	2	2	8	4		8	12	24	2					\$ 9,800	\$ 100
8.14	Technical Specifications	8	4	8					10	4	10	6					\$ 7,440	\$ 50
8.15	Independent Final Opinion of Probable Cost	3	2	2	2	8			10	2	10						\$ 5,625	\$ 25
8.16	Plan Submittals, Approval Process, and Permitting	8	2	4	8				12	4	12	2					\$ 7,710	\$ 300
8.17	Final Colored Rendering	2	1							4	24						\$ 3,615	\$ 200
	Optional Tasks / Construction																	
9	Bid Advertisement	6	4	2					2	4	2						\$ 3,260	\$ 150
10	Construction Administration	16	4	16	4				8	2	6						\$ 9,570	\$ 500
11	As Built Plans	3	2	1	2	8			6	4	16						\$ 5,750	\$ 250

Legend:
PM/LA=Project Manager Landscape Architect, LA/QA - Senior Landscape Architect / Quality Assurance, PME= Project Manager Engineering, PE=Professional Engineer, ENG=Engineer, HYENG=Hydrology Engineer, SID=Senior Irrigation Designer, LCAD=Landscape CAD, ADM=Administrative, SVY=Survey, GEO= Geotechnical Engineer, EE=Electrical Engineer, SPHON=Skatepark Designer

Total Tasks 1-8.17	\$ 254,650	\$ 3,425
Optional Tasks 9-11	\$ 18,580	\$ 900
Grand Total	\$ 273,230	\$ 4,325

Please note that scope and fee are negotiable.
Reimbursables included for budgetary purposes only.
Greyed out areas are not included in the total cost.



David Evans and Associates, Inc.

Schedule of Hourly Rates

*Rates effective through December 31, 2021**

Principal Landscape Architect	\$210
Project Manager – Landscape Architect	\$175
Senior Landscape Architect / QAQC	\$185
Project Manager – Senior Engineer	\$205
Professional Engineer	\$170
Project Engineer	\$150
Engineering CADD	\$130
Hydrology Specialist	\$175
Senior Irrigation Designer	\$145
Senior Landscape Designer	\$140
Landscape Designer	\$115
Landscape CADD / Graphics	\$105
Administrative	\$100

Reimbursable Expenses:

Client shall pay the costs plus 15% for any applicable governmental fees, title company charges, outside vendor reproductive cost, in-house reproductive costs, and delivery or messenger services incurred on Client's behalf.

Mileage will be charged at the current IRS rate.

**Please note that rates may be subject to a 3 - 5% escalation each year.*