

# Baristo Park

Proposal: Phase 2 & 3

SEPTEMBER 27, 2024





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# Cover Letter

Thank you for the opportunity to participate in the Baristo Park Improvements project. We are genuinely excited to be involved in such a meaningful initiative.

Our team, led by Sotelo Landscape Architects, with Three Peak Corp. as the contractor and Michael Baker International as our Civil, Structural, and Geotechnical engineers, has studied and visited the site to evaluate its potential and challenges. We've crafted a plan focused on maximizing usable space, enhancing the park's identity, and creating a safe, vibrant gathering place for the community.

In our meeting with the Riverside County Flood Control and Water Conservation District (RCFC&WCD), we explored potential solutions to increase open space and connectivity within the park while ensuring a safe environment for children at play. We aim to fulfill the promise made in 1981 to turn this hideout into a real park, combining openness and connectivity with art to create a unique destination that enriches the neighborhood's quality of life.

Three Peaks holds General Engineering A and General Building B licenses from the California Contractors State License Board and is based in Calimesa. We have successfully completed a diverse range of projects, including sports parks, pocket parks, amphitheaters, and playgrounds, in cities such as Yucaipa, El Centro, Redlands, Riverside County, San Bernardino County, Brea, Fullerton, and throughout the Coachella Valley.

Our firms bring together an impressive portfolio of projects, providing us with the experience and expertise to deliver this project with the utmost care and professionalism. Our consultants have successfully worked together on numerous occasions and are eager to collaborate once more on this exciting project.



# Project Approach

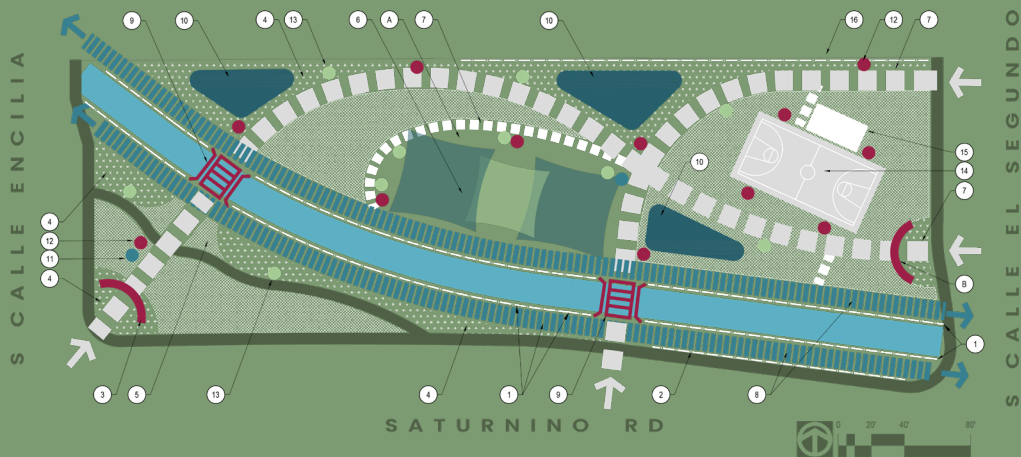
## GENERAL APPROACH

Our project process will aim to revitalize Baristo Community Park, addressing the urgent needs of the neighborhood while fostering a sense of community identity and pride. Through collaborative efforts with stakeholders and understanding of Baristo's unique community identity, this project aims to create a revitalized Community Park that serves as a safe, inclusive, and vibrant hub for residents. Together, we can transform Baristo Community Park into a cherished asset for current and future generations.

## DESIGN APPROACH

The bubble diagram below visually represents the key needs and requirements for the revitalization of Baristo Park. This diagram illustrates our holistic approach to transforming the park into a vibrant hub for families and individuals alike.

Figure 1. Bubble Diagram



### LEGEND

- |  |  |                                       |
|--|--|---------------------------------------|
| 1. Decorative guard rail along channel | 6. Play structure and shade to remain            | 11. New historic marker monument      |
| 2. Guard rail or planted hedge         | 7. Colored concrete paths                        | 12. New light fixtures                |
| 3. Overhead entry sign                 | 8. Convert maintenance path to a multi use trail | 13. New benches                       |
| 4. Landscape inspired by Palm Springs  | 9. Foot bridges                                  | 14. Resurfaced basketball court       |
| 5. Lawn near bridge to open up views   | 10. New amenities                                | 15. New bleachers and shade structure |

### ALTERNATES

- A. Rubber Play Surfacing
- B. Second overhead sign structure
- C. Add misters to shade structures





Our approach to essential features that will enhance the park's functionality, accessibility and overall appeal are listed next.

- **WELCOMING APPEARANCE.** Design elements will include colorful landscaping and engaging signage that reflect the vibrancy of Baristo.
- **WATER AND ELECTRICITY ACCESS.** Infrastructure will support both recreational activities and community events.
- **USABLE SPACE FOR PET WALKING.** Ample pathways will be inclusive to all, including pets and their owners. Signage will be provided to promote responsible pet ownership.
- **SAFE PATHWAY TO DOWNTOWN PALM SPRINGS.** Well-lit, secure pathways will connect the park to downtown, enhancing walkability and accessibility.
- **COMMUNITY GATHERING AREA FOR EVENTS.** A flexible space for events will be designed to accommodate cultural celebrations, markets and community meetings.
- **SEATING.** Ample seating options will be included throughout the park to encourage social interaction and relaxation.
- **COOLING AREA / SPLASH PAD.** A splash pad will provide a refreshing respite from the summer heat, making the park a popular destination for families.
- **BRIDGES OVER THE STORM CHANNEL.** The design will ensure safety and connectivity while maintaining the natural beauty of the surrounding area.
- **ELIMINATE HIDING SPACES.** Careful landscaping and design choices will be made to enhance visibility and safety throughout the park.
- **INCORPORATE EXISTING RECREATION FACILITIES.** The existing basketball court and playground will be integrated into the new design, enhancing usability.
- **IMPROVE OVERALL APPEARANCE.** We will focus on aesthetics, ensuring that the park is not only functional but also visually appealing, fostering community pride.

## PROJECT COORDINATION

We will address all stakeholders—The Baristo Neighborhood Organization, the City of Palm Springs, Riverside County Flood Control and Water Conservation District, and the Public Arts Commission—to create a vibrant and welcoming space that meets the unique needs of Baristo's diverse population.

- **BARISTO NEIGHBORHOOD ORGANIZATION.** We will collaborate closely with community leaders to ensure that the park reflects the values and aspirations of Baristo residents, incorporating their feedback into the design process.
- **CITY OF PALM SPRINGS.** Partnering with the city will be crucial for navigating regulations and securing funding. We will leverage city resources to enhance the park's accessibility and usability for all residents.
- **RIVERSIDE COUNTY DEPARTMENT OF FLOOD CONTROL.** To safely address the storm channel, we will work with this department to design a bridge that connects the two halves of the park, ensuring that it is both functional and aesthetically pleasing.
- **PUBLIC ARTS COMMISSION.** We will incorporate public art elements that celebrate Baristo's rich cultural diversity, creating visual connections that enhance community identity and pride.



# 1. Contractor Summary



## THREE PEAKS CORP, GENERAL CONTRACTOR

Three Peaks Corp. was established in 2009 and has since gained the trust and respect of both public and private entities by successfully completing over 300 projects. We maintain crews of multi-trade talented employees. We have completed a wide range of projects including but not limited to: sports parks, dog parks, skateparks, pocket parks, restroom/ concession buildings, amphitheaters, playgrounds, shade structures, parking lots, turf conversion projects, and field lighting projects. Our company has worked with a number of public agencies including City of El Centro, Heber PUD, City of Yucaipa, City of Redlands, County of Riverside, County of San Bernardino, City of Brea, City of Fullerton, and most of the Cities in the Coachella Valley. Our vast network of suppliers and subcontractors throughout Southern California including the Imperial Valley are paramount to the successful completion of every project we work on. Additionally, Three Peaks Corp. certifies that the company is in good standing with all licensing boards and is eligible to contract with any federal, state or local public agency.

REFERENCES:	City of Yucaipa 34272 Yucaipa Blvd. Yucaipa, CA 92399 Fermin Preciado Director of Development Services fpreciado@yucaipa.org (909) 797-2489, Ext 240	City of Indio 100 Civic Center Mall, Indio, CA 92201 Tim Wassil Public Works Director twassil@indio.org (760) 625-1801
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## SOTELO LANDSCAPE ARCHITECTS, LEAD DESIGNER & LANDSCAPE ARCHITECTURE

Sotelo Landscape Architects is an award-winning firm with over 20 years of experience in designing innovative outdoor social spaces that blend art, architecture, and environmental passion. Our projects range from private residences to large-scale developments like casinos and resorts, both nationally and internationally. Our team combines diverse expertise in a collaborative design process, emphasizing clear communication and integrity. We focus on creating inspiring, timeless spaces that fit perfectly with their surroundings, featuring clean lines and a carefully curated plant palette. Committed to sustainability, we prioritize drought-tolerant design and the long-term usability of each site, ensuring our projects endure.

REFERENCES:	Joseph Baruffaldi Jr., AIA HBG Design jbaruffaldi@hbg.design (203) 915-6840	Stephanie Schillig, CID, NCODQ Design Director stephanie@igroupdesign.com (619) 439-9538
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## MICHAEL BAKER INTERNATIONAL, CIVIL & STRUCTURAL AND GEOTECHNICAL ENGINEERING

Michael Baker International has been a leader in engineering and consulting services for over 80 years, tackling complex infrastructure challenges with expertise and innovation. With offices throughout southern California, including Palm Desert, they have a history of working on public projects like roads, bridges, mass transit and water treatment in Southern California with ample experience with Riverside County Flood Control. They act as trusted advisers to communities, enhancing safety, accessibility, and sustainability. Committed to transformational change, their dedicated experts challenge the status quo and bring diverse experiences to the table. Ultimately, they focus on delivering quality of life through visionary leadership and innovative solutions.

### REFERENCES:

City of Coachella  
1515 Sixth Street  
Coachella, California 92236  
Jonathan D Hoy  
City Engineer  
(760) 398-5744

Riverside County  
Flood Control District  
1995 Market Street  
Riverside, CA 92501  
Ms. Julianna Gonzalez  
(951) 955-8064  
[juliannagonzalez@rcflood.org](mailto:juliannagonzalez@rcflood.org)



## RIZZA ENGINEERING INC., ELECTRICAL ENGINEERING

Rizza Engineering is a nationally recognized, award-winning Electrical Engineering and Lighting Design firm based in Poway, CA. With a global reach, they specialize in the Hospitality, Education, and Wellness sectors, delivering tailored solutions that enhance each project. Their experienced team excels in power systems design, architectural lighting, telecommunications, and electronic security, ensuring successful outcomes for complex projects. From master planning to construction administration, they embrace challenges with a can-do attitude. Committed to sustainability, their LEED Accredited professionals help clients achieve eco-friendly goals while minimizing life cycle costs, making them a trusted partner for owners, architects and contractors alike.

### REFERENCES:

Sam Passanisi  
President of Neal Electric  
[sam.passanisi@nealelectric.com](mailto:sam.passanisi@nealelectric.com)  
(619) 742-8858

Kevin Cammall  
Managing Corporate Officer of  
Soltek Pacific Construction  
[kcammall@soltekpacific.com](mailto:kcammall@soltekpacific.com)  
(619) 417-2257



## 2. Capabilities and Methodology

### PHASE 1: FEASIBILITY AND COST

In this phase our design team, composed of the executives and staff listed in section 4 of this proposal, will start working on preliminary designs for the project. We've outlined the steps of this phase in the following points:

1. Our team will coordinate and attend a project Kick-off meeting within one (1) week of receiving the Notice-to-Proceed. The purpose of the meeting will be to introduce the team, establish clear lines of communications, refine the proposed scope, schedule, regulatory items, approval processes and establish general design guidelines. A written summary will be provided to all the parts.
2. We will perform necessary data collection that will include research, gathering and reviewing existing City, and County records appropriate for the project. This information will include but not be limited to:
  - Previous planning drawings and documents
  - Previous site improvement plans
  - Existing utility record drawings
  - City and County record drawings
  - Water and sewer maps
3. An initial survey of the site will be prepared to determine the limits of the easement, utilities, boundaries and topography. The resulting drawing will serve as the base for our preliminary design drawings.
4. A preliminary foundation report will be prepared by our Geotechnical engineers based on surface data to provide preliminary recommendations and assist structural designers in the feasibility study (Phase I Report, as stated in the RFP).
5. Sotelo Landscape Architects will prepare preliminary drawings, sketches and ideas showing the proposed improvements. Items related to the improvements for the flood channel will be thoroughly reviewed by the design team, receiving feedback and leaning on the experience of team members with working relationship with Riverside County Flood Control.
6. Our design team will hold meetings with the Board, City and Riverside County Flood Control & Water Conservation District to explore the feasibility of the project. In these meetings we'll receive input regarding the two main issues of the project: flood channel improvements and other additional park improvements.
7. The comments from these initial meetings will shape the design by providing possible solutions to the key project challenges. We'll incorporate changes into the preliminary plans and meet with the involved agencies again for a design review.
8. If no further comments occur, the preliminary design will be further developed into a preliminary masterplan. It will then be distributed to the civil, structural and electrical



engineers with enough information to develop preliminary submittal documents.

9. The contractor in coordination with the entire team will prepare preliminary cost estimates based on the approved design and coordinate the submittals to the City of Palm Springs and the RCFC&WCD and provide us with their feedback.

## PHASE 2: DESIGN

Once the conceptual plans are approved by the agencies our team will start assembling the full Construction Documents for submittal. These plans will address two issues separately:

- Improvements Related to Baristo Flood Control Channel.  
These will include foot bridges, new design for a removable decorative fence along the channel that complies with the requirements of RCFC.
- Additional improvements.  
These will include new pathways, new landscaping, new lighting, resurfacing basketball, entry signs, site furniture, possible shade structures, water feature or splash pad, new bleachers with shade structure, and possibly resurfacing play areas and adding misters to new shade structures.

## PHASE 3: CONSTRUCTION, PURCHASING AND PROJECT MANAGEMENT

Once the CD's (construction documents) are finalized and the required permits and approvals from RCFC and the City of Palm Springs are obtained our Project Manager will identify all long lead time items required for the successful completion of this project.

- Upon obtaining estimated delivery dates from the various vendors our team will develop a timeline with clear milestones to track progress. Any delays that arise will be addressed and communicated promptly to ensure that any potential negative impacts to the schedule are mitigated.
- We will identify and select reliable suppliers for construction materials, tools, and equipment, leveraging our established relationships to secure competitive pricing, timely delivery, and high-quality products. We will ensure that all materials comply with the CD's.
- Regular inspections and quality checks are crucial during all phases of construction. We will establish procedures to ensure that the work aligns with the design team's vision and meets Client expectations.
- Strict safety protocols will be implemented.
- Upon the successful completion of the project all O&M's, warranty information, as-built plans and any necessary maintenance training will be completed and turned over to the Client.



# 3. Expected Results

## GENERAL APPROACH

One of our responsibilities as the design-build team is to work closely with the Board to help them identify, understand, and evaluate a wide array of considerations that directly and indirectly shape their project. We have assembled a team of industry professionals whose experience will help the Board navigate these decisions to best align their vision and goals with project opportunities and constraints.

Several of these considerations include:

- Foot bridges, decorative fencing, new pathways, new landscaping, new lighting, resurfacing basketball, entry signs, site furniture, possible shade structures, water feature or splash pad, new bleachers with shade structure, possibly resurfacing play areas and adding misters to new shade structures and other amenities best suited to host the community needs for Baristo Park.
- Park operations, maintenance, management, and related considerations.
- Prioritization of facilities, capabilities, and amenities to align with budget constraints.
- Strategies, selections, construction requirements, and creative opportunities to best utilize project funding, honor time restrictions, and plan for future potential.

## VALUE-BASED DESIGN AND ENGINEERING

It is our team's intent to develop the park while continually evaluating the project for value throughout the course of the design, engineering and construction. Our team's collective experience and understanding of the Board's priority to maximize value will guide our materials selections, building systems evaluation, functional and operational recommendations, and the like. We have found that projects are best served when value decisions are revisited during the course of all phases of development. Our focus on value is established in a detailed review meeting at the beginning of the project. Value is measured in multiple ways and it is vital that the design responds to these priorities as determined by the Board – cost/benefit, life-cycle, durability, capital/operational value, and similar. It is critical to the success of any project to have project priorities, scope, and budget aligned before significant design and engineering work commences. This firmly establishes the target in advance and provides a clear baseline against which the project design and decisions can be evaluated over the course of the entire project's development.

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## PHASE 2: DESIGN

The deliverables for the work related to the Flood Channel would be:

- Cover Sheet
- Sections and details
- Bridge foundation design calculations
- Bridge general plans and foundation plans
- Bridge special provisions

The deliverables for the work related to the additional improvements to the park would be:

- Demolition Plans
- Grading Plans
- Vertical and Horizontal control
- Erosion Control Plans
- Bmp plans
- Storm Water quality management (if required)
- Landscape Site Construction Plans
- Enlarged plans, section and construction details
- Landscape Planting Plans, notes, details and Specifications
- Landscape Irrigation Plans, notes, details and Specifications,
- Electrical Plans, notes, details
- Single line Diagram, Calculations and Schedules
- Photometric lighting plan
- Submittal of encroachment applications to Riverside County as needed for changes related to the Baristo Flood Control Channel, including License Agreements for maintenance of specific items.
- Submittal or plans as required to the City of Palm Springs.

## PHASE 3: CONSTRUCTION, PURCHASING AND PROJECT MANAGEMENT

### 1. PROJECT MANAGEMENT

It will be the responsibility of the project team contractor to obtain all necessary design encroachment permits, building permits, and health department permits including those permits required by RCFC. The team will provide representation semi-monthly (or as to be determined) for coordination meetings with the City's Staff at the City's Community Service office. The purpose of these meetings will be to report on the progress and to discuss and resolve any difficulties and issues. Each month The Design-Build entity shall present a progress report to the City or the board. Included will be a summary of the work accomplished during the preceding month together with an account of any significant problems encountered. Total effort expended by task broken down into the levels utilized and number of hours spent and percent of project completion by task. Minutes of said meetings will be prepared and delivered electronically to the City within five (5) working days from the meeting date. Additional entities will be provided the meeting minutes as needed.





## 2. CONSTRUCTION SERVICES AND PURCHASING.

- Once the design and specifications are finalized, our team will obtain the required permits and approvals from RCFC and the City of Palm Springs.
- We will develop a timeline with clear milestones to track progress. Our project manager will ensure the project stays on schedule, and any delays are addressed promptly.
- Regular inspections and quality checks are crucial during and after construction. We will establish procedures to ensure that the work aligns with the design team's vision and meets client expectations.
- Strict safety protocols will be implemented to protect workers and ensure compliance with OSHA regulations.
- We will identify and select reliable suppliers for construction materials, tools, and equipment, leveraging our established relationships to secure competitive pricing, timely delivery, and high-quality products.
- A detailed purchasing plan will be created to align with the project's budget and timeline.
- We will ensure that all materials comply with the necessary environmental and regulatory standards.

## 3. PROJECT CLOSE-OUT AND AS-BUILT PLANS.

When the work is found to be substantially complete, we will have a final walk through with the City and address any punchlist items needed. Once the City is satisfied with the construction of the park, we will prepare as-built plans, record drawings and perform an as-built survey as follows:

- The project design team will update the most current set of approved drawings to incorporate record field modifications provided by the contractor and as noted during the final walk of the site, including the appropriate record drawing documentation as required by the City.
- Additionally, Altum will perform an as-built survey of existing field conditions and structures on the property, showing encroachments into adjacent lots, if possible. The as-built survey is for horizontal locations only and will not include vertical elevations.
- The City will provide two hardcopy sets of the as-built plan and survey, as well as digital plans on a USB drive in AutoCAD 14 or higher.
- It is understood that final construction acceptance by the City will not be granted until the as-built plans have been received.



# 4. Executives, Staffing and Management

## THREE PEAKS CORP, GENERAL CONTRACTOR



### ERIK SIMMONS,

*Three Peaks Corp., President,  
State of California Licensed Contractor Type A, B, C-10, C-33*

Erik is a graduate of California State University San Bernardino with a BA in Entrepreneurial Management and a graduate of University of Redlands with a Master of Business Administration. Prior to starting Three Peaks Corp., he worked for a home builder and was responsible for the coordination of permits and approvals from various municipalities and government agencies, construction document review, construction estimates, preparing bid packages, implementing project controls, construction coordination and project closeouts. Since founding Three Peaks Corp. in 2009 the company has completed over 300 public works projects throughout Southern California. Erik oversees all company operations.

### RICHARD ALLEN,

*Three Peaks Corp., Project Manager/ Head Estimator,*

Richard is a graduate of California State University San Bernardino with a BS in Economics and Business Administration with over 37 years of construction experience. Prior to joining Three Peaks Corp., Richard managed and completed hundreds of landscapes and park development projects for both private and public entities. Since joining Three Peaks Corp. Richard has helped establish the company as a trusted leader in park construction having completed over 30 park projects since 2019. Personally, his most revered qualification is that every client he has worked with over those 37 years is happy with the completed projects and can be used as a reference.

## PROJECT MANAGEMENT

During all phases of development a project manager will be assigned to the project for all aspects of the project. While managing their other projects they will attend all required design meetings and coordinate with the design team providing input on specifications, costs and lead times to ensure the projects success. Upon issuance of final construction documents they will then manage the construction of the project to turnover.

## FIRM STAFF CAPACITY:

34 Full Time Employees

## DEDICATED STAFF:

- President
- Project Manager



## SOTELO LANDSCAPE ARCHITECTS, LEAD DESIGNER



### ANGELINA SOTELO, ASLA, LEED AP

*Sotelo Landscape Architects*

*Principal, RLA #5254*

Angelina is an active member of the ASLA and has been designing landscapes in Southern California for over 20 years. With experience spanning more than 2,000 projects and numerous awards, her work has garnered widespread recognition. In 2011, she founded Sotelo Landscape Architects, where she leads a talented design team with global expertise, enriched by diverse academic, artistic, and environmental backgrounds. Her firm integrates specialized knowledge into a collaborative design process that extends beyond the office, fostering strong relationships with clients and consultants to meet even the most demanding time and budget requirements. Her team values open communication, integrity, and are committed to upholding both our design principles and our clients' values throughout every project.

Angelina Sotelo will serve as the primary contact for your project, personally handling the design, attending meetings, and overseeing its progress. Additionally, a dedicated Project Manager will be assigned to coordinate documentation and supervise production. Our Project Manager, currently based in Palm Desert, will be readily available to visit the site during construction and assist contractors in maintaining the design intent throughout the process.

### FIRM STAFF CAPACITY:

10 Full Time Employees

### DEDICATED STAFF:

- Principal (\$200hr)
- 1 Project Manager (\$150 hr)
- 1 Irrigation Designer (\$120 hr)
- 2 Project Designers (\$100 hr)
- 1 Draftsperson (\$80 hr)



## MICHAEL BAKER INTERNATIONAL, CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERING



### GREG KUMP, PE, QSD

*Michael Baker International*

*Senior Associate - Land Development*

With extensive engineering leadership in public and private sectors, his expertise includes streets, sewer, water, drainage systems, and hydraulic design. He has a strong background in navigating local, state, and federal permitting processes and providing cost estimating services while overseeing projects to ensure they meet design specifications and quality standards. Specializing in parks and recreation facilities, his typical involvement in park development includes tasks such as preparing detailed topographic maps, master plans, conceptual designs, and construction plans, as well as providing contract administration and overseeing construction. He has ample experience working with Riverside County Flood Control and Water Conservation District (RCFC&WCD).

### FIRM STAFF CAPACITY:

4,500 Full Time Employees

### DEDICATED STAFF:

- 1 Project Manager (\$270 hr)
- 1 Senior Bridge Engineer (\$262 hr)
- 1 Technical Manager (\$225hr)
- 1 Project Engineer (\$180 hr)
- 1 Bridge Engineer (\$170 hr)

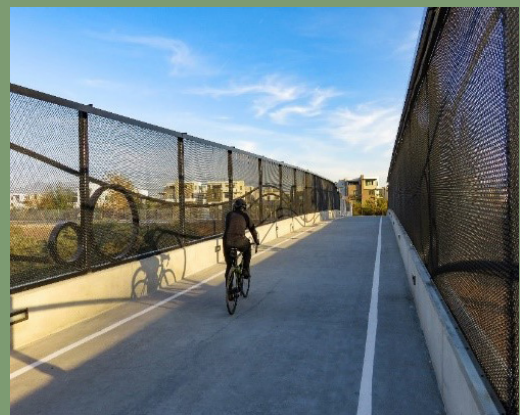


### SOFIA E. LANDIS, P.E.

*Michael Baker International*

*Senior Engineer / Project Manager*

Civil Engineer with expertise in project management and technical design, including prestressed precast concrete bridges, post-tensioned bridges, concrete retaining walls, and MSE walls. Experienced in various delivery methods, including Design-Build and traditional Design-Bid-Build. Skilled in preparing planning documents, PS&E, and providing construction support. Also serves as an owner's representative, preparing bridging documents and cost estimates to assist with programming.





## RIZZA ENGINEERING

### ELECTRICAL ENGINEERING



#### MICHAEL RIZZA, PE, RCDD, CTS-D, LEED AP

*Rizza Engineering, Inc.*

*Principal and President / CEO*

Michael has over 25 years of experience in electrical engineering and lighting design. As a licensed Professional Engineer in 11 states, he is known for his dedication to client relationships and his expertise in building design. With a background as an electrical contractor, he effectively visualizes installations and communicates ideas to create practical solutions for his team.

As a skilled team leader responsible for overseeing the project team and dealing with contractual issues, clients appreciate his ability for listening to requirements and recommend solutions that technically and financially benefit the project. His technical knowledge of Power Distribution & Generation, Lighting Design & Controls, and Low Voltage Systems craft a turn-key electrical package. His passion for sustainability and energy efficiency has led him to become a LEED Accredited Professional. Flexible and innovative designs provide owners with the ability to adapt their facilities for future changes.

#### FIRM STAFF CAPACITY:

4,500 Full Time Employees

#### DEDICATED STAFF:

- Principal (\$230 hr)
- 1 Associate (\$205 hr)
- 1 Engineer (\$160 hr)
- 1 Lighting Designer (\$150 hr)



## 5. Communication

Three Peaks Corp. utilizes Autodesk Build to manage their projects. This ensures open communication between the office and the field. Their systems safeguard and ensure superior quality, code compliance, coordination of drawings and specifications. Three Peaks' field personnel are trained to employ quality work which prevent re-work, condense schedules and provide the communities in which we work with a high-quality product.

Design quality control is a significant part of their long history of successful projects and the process is reflected in the chart below. They work with all stakeholders early on to ensure budgets, schedules, and expectations are agreed upon and clearly communicated. Designs are created and continuously measured against these definitions of success to ensure a proper outcome and follow through is achieved with minimal surprises. They recognize that though each design phase is evaluated differently, it's important to revisit the initial goals and objectives. Regular communication will be maintained with all parties to assess the current project trajectory and plan for effective counter measures as challenges or changes arise.

During the design phase, the team will hold regular meetings, share documents via a cloud platform, and present progress drawings and exhibits to the board. This approach ensures a smooth and collaborative design process.

## 6. Equipment

Three Peaks Corp. maintains an compliant fleet of equipment. They maintain crews of multi-trade talented employees. Their owned equipment includes:

- Dump trucks
- Water trucks
- Excavators
- Track loaders
- Skid Steers
- Scrapers
- Asphalt paver
- Various compaction equipment

Any additional equipment needs will be provided through their vast network of rental company partners.



# 7. Expense Breakdown



## PHASE 2. DESIGN

**TOTAL \$283,850.00**

### 2A. DEVELOP PLANS

#### 2A.A. CONSTRUCTION DOCUMENTS FOR WORK RELATED TO BARISTO CHANNEL

**\$95,850.00**

• <b>CIVIL, STRUCTURAL AND GEOTECHNICAL</b>	<b>\$75,100.00</b>
Bridge Foundation Design Calculations	\$19,500.00
Bridge General Plans and Foundation Plans	\$39,900.00
Bridge Special Provisions and QA/QC	\$15,700.00
• <b>LANDSCAPE ARCHITECT</b>	<b>\$12,750.00</b>
Site Construction Plans, Notes & Details	\$2,500.00
Enlarged Plans, Sections & Details	\$7,000.00
Submittal Package to RCFC	\$3,250.00
• <b>ELECTRICAL ENGINEER</b>	<b>\$4,000.00</b>
Electrical Plans, Notes, Details, Diagrams, Calculations and Schedules	\$4,000.00
• <b>GENERAL CONTRACTOR &amp; PROJECT MANAGER</b>	<b>\$4,000.00</b>
Coordination	\$4,000.00

#### 2A.B. CONSTRUCTION DOCUMENTS FOR ADDITIONAL IMPROVEMENTS

**\$172,000.00**

##### CIVIL AND STRUCTURAL

**\$82,100.00**

Cover Sheet	\$3,500.00
Sections	\$3,500.00
Details	\$2,200.00
Grading Studies	\$5,800.00
Grading Plans	\$6,800.00
Site ADA Analysis	\$1,900.00
Vertical Control	\$19,500.00
Horizontal Control	\$7,800.00
Erosion Control Plans	\$2,500.00
BMP Plan	\$3,500.00
Storm Water Quality Management Plan	\$7,800.00
Meetings	\$7,000.00
Project Coordination	\$10,300.00

##### LANDSCAPE ARCHITECT

**\$57,400.00**

Site Construction Plans, Notes & Details	\$5,400.00
Enlarged Plans, Sections & Details	\$12,000.00





Planting Plans, Notes, Details & Specifications	\$5,000.00
Irrigation Plans, Notes, Details & Specifications	\$5,000.00
Site Furniture Selection	\$3,500.00
Landscape Lighting Layout & Coordination	\$3,500.00
3D Modeling	\$4,000.00
Submittal Documentation	\$7,000.00
Assist in Cost Estimate	\$2,000.00
Value Engineering	\$7,000.00
Meetings and Coordination	\$3,000.00

<b>ELECTRICAL ENGINEER</b>	<b>\$8,000.00</b>
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Electrical Plans, Notes, Details, Diagrams, Calculations and Schedules	\$8,000.00
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<b>GENERAL CONTRACTOR / PROJECT MANAGER</b>	<b>\$2,500.00</b>
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Coordination	\$2,500.00
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<b>2B. SUBMITTAL PLANS FOR APPROVAL</b>	<b>\$16,000.00</b>
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<b>2B.A. RIVERSIDE COUNTY REGARDING</b>
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<b>BARISTO FLOOD</b>	<b>ESTIMATE</b>	<b>\$8,000.00</b>
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Submit Encroachment Permit Application to  
Riverside County as needed for changes related  
to the Baristo Flood Control Channel

<b>2B.B. CITY OF PALM SPRINGS</b>	<b>ESTIMATE</b>	<b>\$8,000.00</b>
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Submit Plans as Required to the  
City of Palm Springs

<b>DESIGN ALTERNATE: RESTROOMS</b>	<b>ADDITIONAL</b>	<b>\$37,500.00</b>
Architectural Services		\$22,000.00
Structural Engineering Services		\$5,250.00
Mechanical, Plumbing, Electrical, T-24 Services		\$5,250.00
Additional Coordination		\$5,000.00





### PHASE 3. CONSTRUCTION, PURCHASING AND PROJECT MANAGEMENT

**\$2,895,725.50**

#### 3A. CONSTRUCTION ADMINISTRATION

**\$95,900.00**

• <b>CIVIL AND STRUCTURAL</b>	<b>\$61,800.00</b>
Meetings	\$14,500.00
Coordination Meetings	\$9,700.00
Construction RFIs & Submittals	\$29,700.00
Project Closeout	\$5,900.00
Construction Site Visits	\$2,000.00
• <b>LANDSCAPE ARCHITECT</b>	<b>\$16,000.00</b>
Meetings	
Coordination Meetings	
Construction RFIs & Submittals	
Project Closeout	
Construction Site Visits	
• <b>ELECTRICAL ENGINEER</b>	<b>\$3,600.00</b>

#### 3B. PROJECT MANAGEMENT

**\$260,000.00**

#### 3C. CONSTRUCTION AND PURCHASING

#### ESTIMATE

**\$2,539,825.50**

	<i>Qty.</i>	<i>Unit Price</i>	<i>Total</i>
1. Remove Chain Link and Replace with Decorative Fence at RCFC	1050	\$185.00	\$194,250.00
2. Second Guard Rail or Planted Hedge for Grade Change	160	\$115.00	\$18,400.00
3. New Overhead Entry Sign	1	\$85,000.00	\$85,000.00
4. New Lawn and Irrigation	25,300	\$4.40	\$111,320.00
5. New Desert Planting and Drip Irrigation	12,800	\$15.50	\$198,400.00
6. Extended Lawn Near Bridge	700	\$4.20	\$2,940.00
7. Shade and Playground, Protect in Place	1	\$ -	\$ -
8. New Colored Concrete Paths with Top Cast Finish (Includes Demolition of Existing).	10,015	\$17.70	\$177,265.00
9. Multi Use Trail at RCFC Maintenance Road	13,116	\$6.25	\$81,975.00
10. New Foot Bridges with Possible Grate Floor	2	\$215,575.00	\$431,150.00



11. Splash Pad (2,000 SF)	1	\$700,000.00	\$700,000.00
12. Picnic Tables (3) with Shade Structures (3)	3	\$57,000.00	\$171,000.00
13. Event Pad with Shade Structure (1000 SF)	1	\$75,000.00	\$75,000.00
14. Historic Marker Monument	1	\$12,000.00	\$12,000.00
15. New Light Fixtures with Footings	8	\$10,800.00	\$86,400.00
16. New Precast Concrete Benches	9	\$2,850.00	\$25,650.00
17. Resurface Basketball Court with Minor Grading	1	\$43,000.00	\$43,000.00
18. Shade Structure at Basketball Court with Bleachers	1	\$60,000.00	\$60,000.00
19. Remove Chain Link and Replace with Decorative Fence at Property Line	285	\$215.00	\$61,275.00
20. Bollards	4	\$1,200.00	\$4,800.00

#### CONSTRUCTION ADMINISTRATION

##### ALTERNATE: RESTROOMS

ADDITIONAL \$37,500.00

Architectural Services

\$14,500.00

Structural Engineering Services

\$7,000.00

Mechanical, Plumbing, Electrical, T-24 Services

\$1,750.00

Additional Coordination

\$4,000.00

#### CONSTRUCTION & PURCHASING

##### ALTERNATE: RUBBER PLAY SURFACING

ADDITIONAL \$104,760.00

Qty: 3,600, Unit Price: \$29.10

#### CONSTRUCTION & PURCHASING

##### ALTERNATE: 2ND OVERHEAD SIGN STRUCTURE

ADDITIONAL \$85,000.00

Qty: 1, Unit Price: \$85,000.00

#### CONSTRUCTION & PURCHASING

##### ALTERNATE: ADDITIONAL MISTERS TO SHADE STRUCTURES

ADDITIONAL \$11,000.00

Qty: 1, Unit Price: \$11,000.00

#### CONSTRUCTION & PURCHASING

##### ALTERNATE: RESTROOMS

ADDITIONAL \$750,000.00

Qty: 1, Unit Price: \$750,000.00



# 8. Expense Summary

2	<b>PHASE 2. DESIGN</b>		<b>\$283,850.00</b>
	<b>2A. DEVELOP PLANS</b>		<b>\$267,850.00</b>
	2A.A. Construction Documents for Work Related to Baristo Channel		\$95,850.00
	2A.B. Construction Documents for Additional Improvements		\$172,000.00
	<b>2B. SUBMITTAL PLANS FOR APPROVAL</b>	<b>ESTIMATED FEE</b>	<b>\$16,000.00</b>
<b>DESIGN ALTERNATE: RESTROOMS</b>		<b>ADDITIONAL</b>	<b>\$37,500.00</b>

3	<b>PHASE 3. CONSTRUCTION, PURCHASING AND PROJECT MANAGEMENT</b>		<b>\$2,895,725.50</b>
	3A. Construction Administration		\$95,900.00
	3B. Construction & Purchasing	Estimated Cost	\$2,539,825.50
	3C. Alternates	Estimated Cost	\$200,760.00
	3D. Project Management		\$260,000.00

<b>CONSTRUCTION ADMINISTRATION ALTERNATE: RESTROOMS</b>	<b>ADDITIONAL</b>	<b>\$37,500.00</b>
<b>CONSTRUCTION &amp; PURCHASING ALTERNATE: RUBBER PLAY SURFACING</b>	<b>ADDITIONAL</b>	<b>\$104,760.00</b>
<b>CONSTRUCTION &amp; PURCHASING ALTERNATE: 2ND OVERHEAD SIGN STRUCTURE</b>	<b>ADDITIONAL</b>	<b>\$85,000.00</b>
<b>CONSTRUCTION &amp; PURCHASING ALTERNATE: ADDITIONAL MISTERS TO SHADE STRUCTURES</b>	<b>ADDITIONAL</b>	<b>\$11,000.00</b>
<b>CONSTRUCTION &amp; PURCHASING ALTERNATE: RESTROOMS</b>	<b>ADDITIONAL</b>	<b>\$750,000.00</b>



## 9. Licensing and Bonding

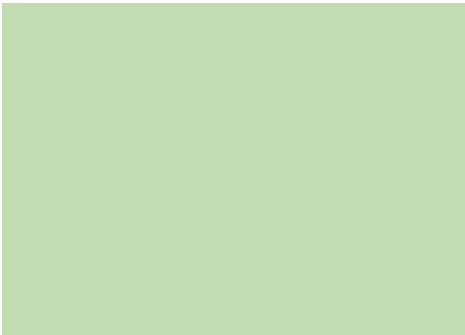
- a. CSLB: 941528 -A, B, C-10, C-33 EXP. 12/31/2025
- b. Rule 403.1 Coachella Valley Fugitive Dust Control Training
- c. Bonding Capabilities: 10MM Single Project, 20MM Aggregate

## 10. Insurance

- |    |                       |          |
|----|-----------------------|----------|
| a. | General Liability:    | 1MM/ 2MM |
| b. | Automobile Liability: | 1MM      |
| c. | Umbrella Liability:   | 4MM/4MM  |
| d. | Workers Compensation: | 1MM      |
| e. | Inland Marine:        | 250K     |



# 11. Project References



## AGUA CALIENTE CULTURAL MUSEUM SOTELO LANDSCAPE ARCHITECTURE

The Agua Caliente Cultural Plaza in Palm Springs, California, is a significant cultural center dedicated to the history, heritage, and contemporary culture of the Agua Caliente Band of Cahuilla Indians. Opened in 2023, the plaza serves as both a tribute and a living museum, showcasing the traditions, art, and history of the Cahuilla people.

The design of the Agua Caliente Cultural Plaza is deeply connected to the surrounding desert landscape and Cahuilla cultural symbols. It incorporates a Plaza for cultural events and an Oasis Trail with native plants and features water elements, drawing attention to the tribe's enduring relationship with nature. It serves as a place of learning, wellness, and cultural exchange for both tribal members and the public.

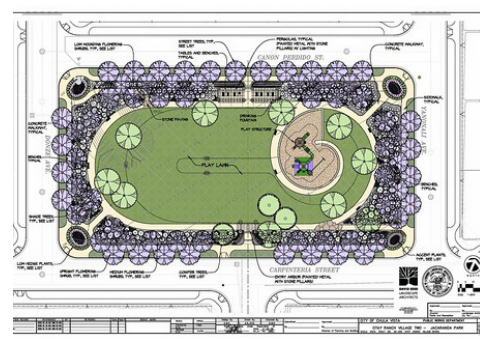
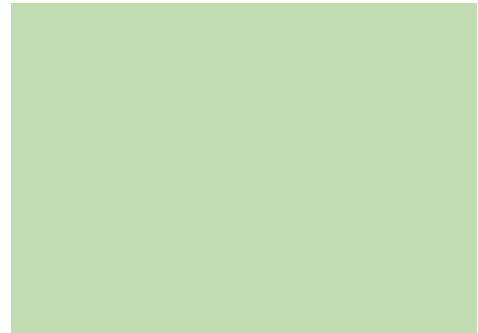
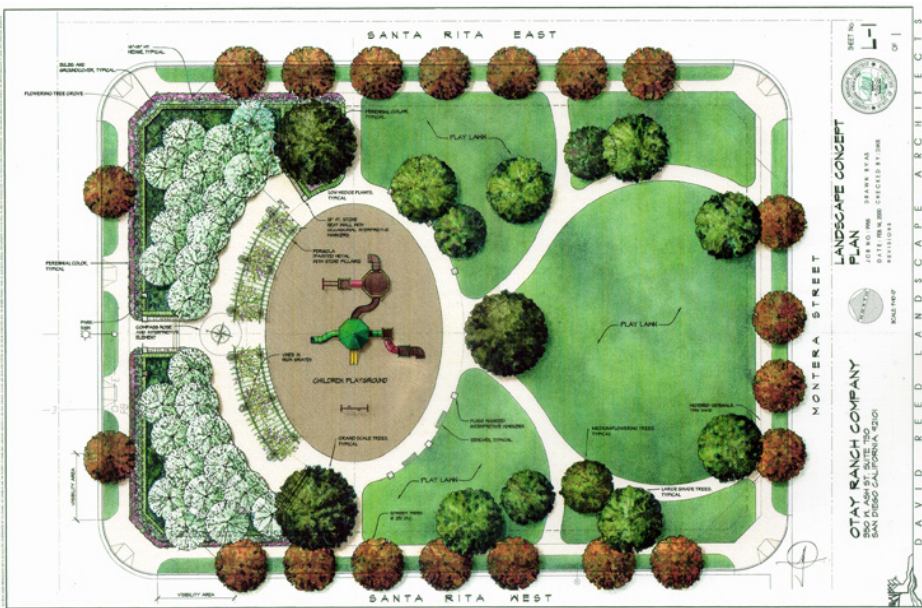
## REFERENCES:

Dan Malcolm, AICP  
Director of Planning  
Phone: 760-883-1945  
Email: [dmalcolm@aguacaliente-nsn.gov](mailto:dmalcolm@aguacaliente-nsn.gov)

Bill Jeorling  
Senior Project Manager JCJ Architecture  
Phone: 602-909-3975  
Email: [bjeorling@jcj.com](mailto:bjeorling@jcj.com)







## OTAY RANCH PARKS, SOTELO LANDSCAPE ARCHITECTURE

Situated in the heart of Otay Ranch, we designed four parks inspired by the charm of small-town America and the elegance of 20th-century parks. These parks feature state-of-the-art play structures, welcoming entry porticos, and shaded seating areas with tables and benches beneath graceful pergolas. Orchards line the main entrances, while winding paths and gently rolling lawns encourage both active and leisurely activities. Lush border plantings further enhance the serene atmosphere. These parks were created as a Principal and Project Manager of David Reed Landscape Architects.

## REFERENCES:

David Reed ASLA  
David Reed Landscape Architects  
david@drasla.com  
(619) 971-1962

Don Ross, Project Manager  
The Otay Ranch Company  
(619) 397-1641







## MICHAEL S. WOLFSON PARK THREE PEAKS CORP

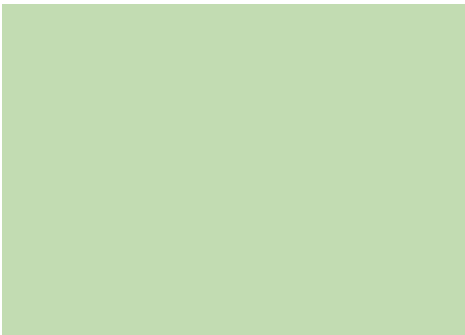
Dedicated on November 26, 1986, Michael S. Wolfson Park is located at DaVall and Frank Sinatra Drives on a one-acre, triangular-shaped parcel adjacent to the trails system and the Whitewater Wash. This Park follows a Victorian Theme, featuring a fountain, decorative lighting fixtures, benches, a Braille-marked trail and a fragrance garden. A recorded "welcome" from Dinah Shore and Frank Sinatra, who lived nearby, may be heard at the entrance to the park.

## REFERENCES:

City of Rancho Mirage  
Charles Nesbit  
ADA Coordinator  
charelsn@ranchomirageca.gov  
Phone: (760) 285-0244





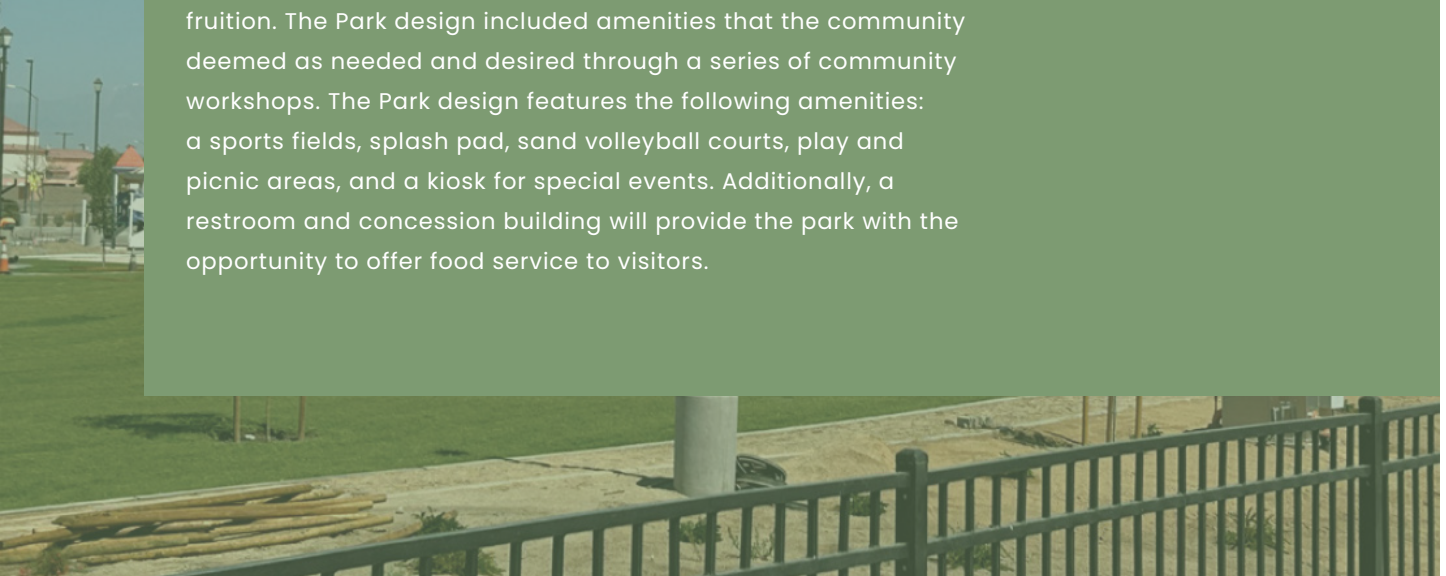


## MECCA SPORTS COMPLEX, THREE PEAKS CORP.

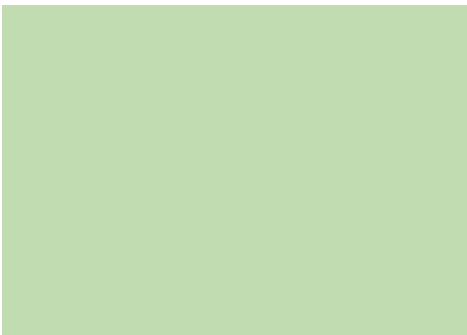
Three Peaks teamed with HDG on the construction of Mecca Sports Park, HDG was responsible for the design that would provide the under-served community of Mecca with an exciting new park. The California Outdoor Access for All Initiative, the County of Riverside, and CDBG provided the necessary funding that would bring the Mecca community's vision to fruition. The Park design included amenities that the community deemed as needed and desired through a series of community workshops. The Park design features the following amenities: a sports fields, splash pad, sand volleyball courts, play and picnic areas, and a kiosk for special events. Additionally, a restroom and concession building will provide the park with the opportunity to offer food service to visitors.

## REFERENCES:

References:  
County of Riverside  
Anna Rodriguez  
760-863-2537  
aarodriguez@rivco.org  
44199 Monroe Street, Suite B  
Indio, CA 92201







## KELVIN PEDESTRIAN BRIDGE PROJECT, MICHAEL BAKER INTERNATIONAL

The project included preliminary evaluation, design, and construction of a multi use path and pedestrian bridge over Barranca Channel, owned and operated by Orange County Flood Control District (OCFCD).

Michael Baker performed a feasibility study, which documented the existing conditions, evaluated future considerations for the OCFCD channel, explored feasible bridge alternatives, and documented total future construction costs for the project moving forward. The feasibility study also explored the necessary permits, right of way, and steps toward obtaining environmental clearance for the project.

As part of the subsequent phase, the Michael Baker team designed the joint use path and bridge spanning the Barranca Channel: a 60-ft long prefabricated metal truss bridge with cast-in-place abutments on spread footings.



**Thank you!**

