Baristo Park

Proposal: Phase 1

SEPTEMBER 27, 2024

THREE PEAKS CORP.

sotelo LANDSCAPE ARCHITECTS

Contents

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

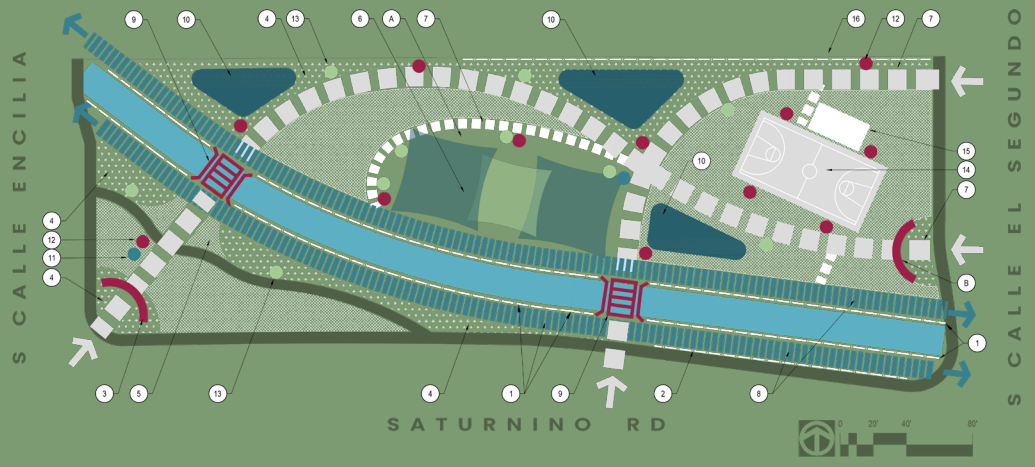
GENERAL APPROACH

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

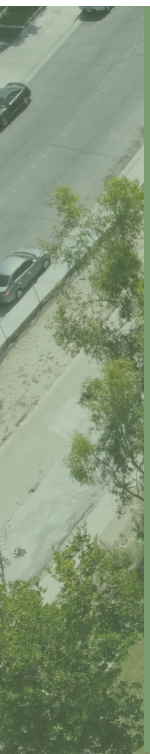
1. *Decorative guard rail along channel*
2. *Guard rail or planted hedge*
3. *Overhead entry sign*
4. *Landscape inspired by Palm Springs*
5. *Lawn near bridge to open up views*
6. *Play structure and shade to remain*
7. *Colored concrete paths*
8. *Convert maintenance path to a multi use trail*
9. *Foot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

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

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

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

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
(619) 742-8858

Kevin Cammall
Managing Corporate Officer of
Soltek Pacific Construction
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. Ú 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 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.

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.

PHASE 1: FEASIBILITY AND COST

Our deliverables for this phase would be:

- A preliminary Master Plan to scale and in color showing the proposed improvements, for presentation to the community and agencies
- A Landscape Site plan showing all improvements with notes on materials, finishes and design intent
- Enlarged plans, sections and elevations for bridges, shade structures, and other possible amenities such as event plaza, overhead entry signs, decorative fencing, bleachers, splash pad, etc.
- 3D renderings
- Preliminary structural Bridge studies
- Dry utility coordination, Storm Drain layout and analysis
- Storm Water Hydrology Calculations as required by RCFC&WCD
- Storm Water Quality Calculations and Analysis (if required)
- Preliminary evaluation of existing utilities
- Preliminary Lighting layout and selection of fixtures
- Provide a fee based on the approved design for developing the plans for construction
- Preliminary cost estimate for the proposed improvements

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 faciliries, 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:

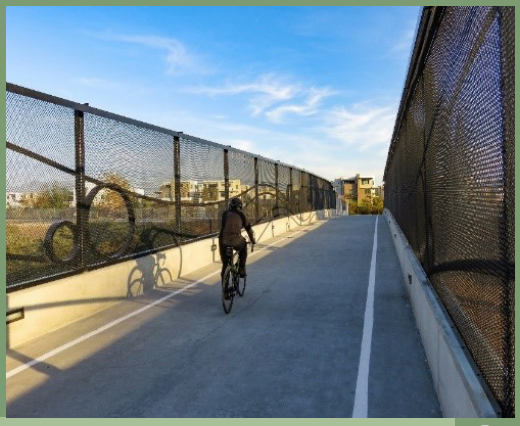
- 1 Project Manager ($270 hr)
- 1 Senior Bridge Engineer ($262 hr)
- 1 Technical Manager ($225hr)
- 1 Project Engineer ($180 hr)
- 1 Bridge Engineer ($170 hr)

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 thei vast network of rental company partners.

7. Expense Breakdown

PHASE 1. FEASIBILITY AND COST		TOTAL $148,800.00
1A. CIVIL, STUCTURAL AND GEOTECHNICAL ENGINEERS		**$48,400**
Site Investigations		$3,100.00
Site Support and Coordination		$2,500.00
Preliminary Bridge Studies		$13,000.00
Dry Utility Coordination		$1,200.00
Storm Drain layout and Analysis		$2,600.00
Storm Water Hydrology Study		$5,900.00
Hydrology Study		$8,900.00
Storm Water Quality Calculations and Analysis		$4,600.00
Feasibility Exhibits		$2,600.00
Meetings & Coordination		$4,000.00
1B. GEOTECHNICAL STUDIES		**$17,300.00**
1C. TOPO AND BOUNDARY SURVEY		**$32,100.00**
Site Topo Survey		$14,700.00
Boundary Survey		$7,300.00
Mapping, Research, Clacs, Analysis, Mapbase		$5,500.00
Easement Plotting		$2,000.00
Utility Mapping (AirX)		$2,600.00
1D. LANDSCAPE ARCHITECT		**$38,500.00**
Site Visit and Data Collection		$2,000.00
Base Map on Survey		$1,000.00
Preliminary Design		$9,000.00
Color Site Plan For Board Presentation		$2,500.00
Schematic Design Details		$4,500.00
Preliminary Landscape Design And Plant Palette		$3,500.00
3d Renderings		$1,500.00
Utility Coordination		$2,500.00
Up To 2 Revisions To Design		$2,500.00
Documents For Preliminary Submittal To Rcfc		$3,500.00
Opinion Of Probable Cost		$2,000.00
Coordinations, Presentations And Meetings		$4,000.00
1E. ELECTRICAL ENGINEERING		**$8,000.00**
Evaluation of Existing Utilities and Layout of Fixtures		$8,000.00
1F. CONTRACTOR AND PROJECT MANAGER		**$4,500.00**
Cost Estimate and Project Coordination		$4,500.00

FEASIBILITY ALTERNATE: RESTROOMS	ADDITIONAL	$15,500.00
Architectural Services		$8,500.00
Structural Engineering Services		$2,000.00
Mechanical, Plumbing, Electrical, T-24 Services		$2,000.00
Additional Coordination		$3,000.00

8. Expense Summary

PHASE 1. FEASIBILITY AND COST		**TOTAL $148,800.00**
1A. Civil, Structural and Geotechnical Engineers		$48,400.00
1B. Geotechnical Studies		$17,300.00
1C. Topo and Boundary Survey		$32,100.00
1D. Landscape Architect		$38,500.00
1E. Electrical Engineering		$8,000.00
1F. Contractor and Project Manager		$4,500.00
FEASIBILITY ALTERNATE: RESTROOMS	**ADDITIONAL**	**$15,500.00**

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

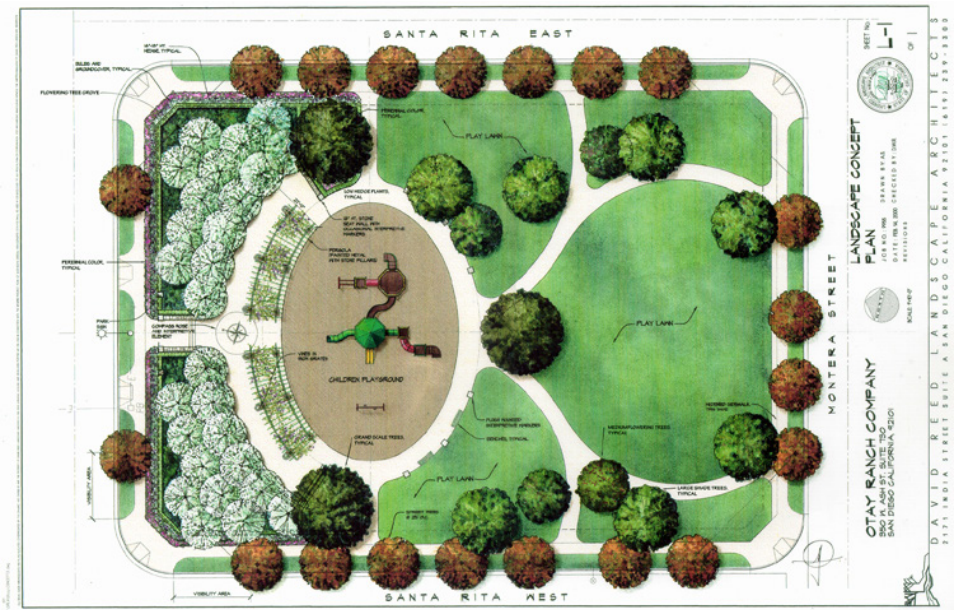
The Agua Caliente Cultural Plaza in Palm Springs, California, is a significant cultural center dedicated to the history, heritage, and contemporary culture of the Agua Caliente Band of Cahuilla Indians. Opened in 2023, the plaza serves as both a tribute and a living museum, showcasing the traditions,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

Bill Jeorling
Senior Project Manager JCJ Architecture
Phone: 602-909-3975
Email: bjeorling@jcj.com



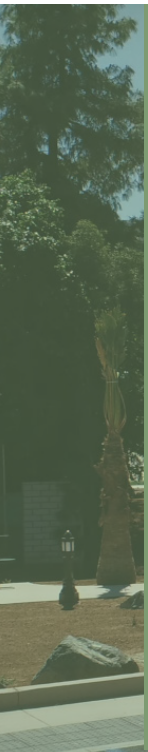
OTAY RANCH PARKS, SOTELO LANDSCAPE ARCHITECTURE

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

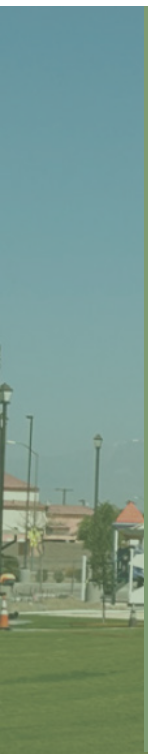


MICHAEL S. WOLFSON PARK
THREE PEAKS CORP

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

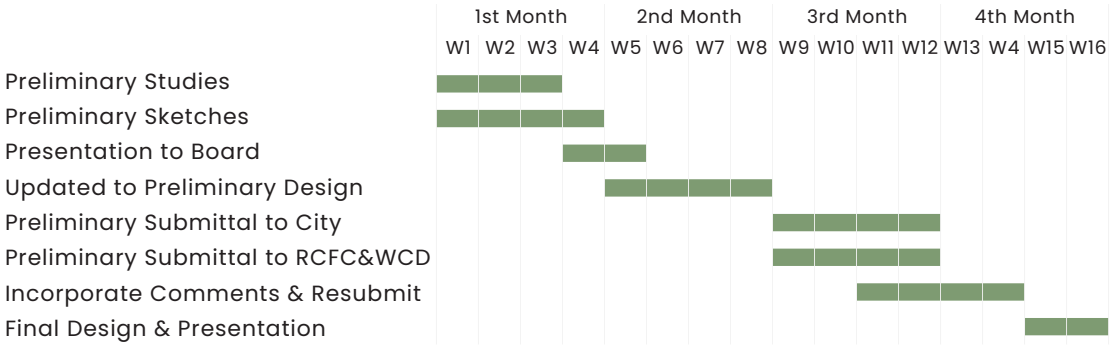
KELVIN PEDESTRIAN BRIDGE PROJECT, MICHAEL BAKER INTERNATIONAL

The project included preliminary evaluation, design, and construction of a multi us 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.

Project Schedule



Payments

The total cost of 'Phase 1: Feasibility and Cost' and any approved alternates will be done in monthly installments, according to the following:

1ST PAYMENT. After Presentation to Board or at Week 4.
35%

2ND PAYMENT. Before Preliminary Submittals or at Week 8.
35%

3RD PAYMENT. After Preliminary Submittals or at Week 12.
30%

Thank you!