

**CONTRACT FOR CONSULTANT SERVICES BETWEEN  
THE CITY OF WATSONVILLE AND WALLACE GROUP, A CALIFORNIA  
CORPORATION**

**THIS CONTRACT**, is made and entered into this \_\_\_\_\_, by and between the **City of Watsonville**, a municipal corporation, hereinafter called "City," and **Wallace Group, A California Corporation**, hereinafter called "Consultant."

**WITNESSETH**

**WHEREAS**, the City needs to obtain certain professional, technical and/or specialized services of an independent contractor to assist the City in the most economical manner; and

**WHEREAS**, Consultant has the requisite skill, training, qualifications, and experience to render such services called for under this Contract to City.

**THE PARTIES HEREBY AGREE AS FOLLOWS:**

**SECTION 1. SCOPE OF SERVICES.** Consultant shall perform those services as specified in detail in Exhibit "A," entitled "SCOPE OF SERVICES" which is attached hereto and incorporated herein.

**SECTION 2. TERM OF CONTRACT.** The term of this Contract shall be from February 28, 2024 to December 31, 2025, inclusive.

**SECTION 3. SCHEDULE OF PERFORMANCE.** The services of Consultant are to be completed according to the schedule set out in Exhibit "B," entitled "SCHEDULE OF PERFORMANCE," which is attached hereto and incorporated herein. Consultant will diligently proceed with the agreed Scope of Services and will provide such services in a timely manner in accordance with the "SCHEDULE OF PERFORMANCE."

**SECTION 4. COMPENSATION.** The compensation to be paid to Consultant including both payment for professional services and reimbursable expenses as well as the rate and schedule of payment are set out in Exhibit "C" entitled "COMPENSATION," which is attached hereto and incorporated herein.

**SECTION 5. METHOD OF PAYMENT.** Except as otherwise provided in Exhibit "C," each month, Consultant shall furnish to the City a statement of the work performed for compensation during the preceding month. Such statement shall also include a detailed record of the month's actual reimbursable expenditures.

**SECTION 6. INDEPENDENT CONSULTANT.** It is understood and agreed that Consultant, in the performance of the work and services agreed to be performed by Consultant, shall act as and be an independent Consultant and not an agent or employee of City, and as an independent Consultant, shall obtain no rights to retirement

benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

**SECTION 7. ASSIGNABILITY.** Consultant shall not assign or transfer any interest in this Contract nor the performance of any of Consultant's obligations hereunder, without the prior written consent of City, and any attempt by Consultant to so assign this Contract or any rights, duties or obligations arising hereunder shall be void and of no effect.

#### **SECTION 8. INDEMNIFICATION.**

To the full extent permitted by law (subject to the limitations of Civil Code section 2782.8 for any "design professional services" performed under this Contract), Consultant will indemnify, hold harmless, release and defend the City (including its officers, elected or appointed officials, employees, volunteers or agents) from and against any and all liability or claims (including actions, demands, damages, injuries, settlements, losses or costs [including legal costs and attorney's fees])(collectively "Liability") of any nature, to the extent arising out of, pertaining to, or relating to Consultant's negligence, recklessness, or willful misconduct in the performance of this Contract. In no event shall the cost to defend charged to the Consultant exceed the Consultant's proportionate percentage of fault. Consultant's indemnification obligations under this Contract are not limited by any limitations of any insurance held by Consultant, including, but not limited to, workers compensation insurance.

#### **SECTION 9. INSURANCE.**

A. Errors and Omissions Insurance. Consultant shall obtain and maintain in full force throughout the term of this Contract a professional liability insurance policy (Errors and Omissions), in a company authorized to issue such insurance in the State of California, with limits of liability of not less than One Million Dollars (\$1,000,000.00) to cover all professional services rendered pursuant to this Contract.

B. Auto and Commercial General Liability Insurance. Consultant shall also maintain in full force and effect for the term of this Contract, automobile insurance and commercial general liability insurance with an insurance carrier satisfactory to City, which insurance shall include protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from any actual occurrence arising out of the performance of this Contract. The amounts of insurance shall not be less than the following:

(1) Commercial general liability insurance, or equivalent form, with a combined single limit of not less than \$500,000.00 per occurrence. If such insurance contains a general aggregate limit, such limit shall apply separately to each project Consultant performs for City. Such insurance shall (a) name City, its appointed and elected officials, and its employees as insureds; and (b) be primary with respect to insurance or self-insurance programs maintained by City and (c) contain standard separation of insured's provisions.

(2) Business automobile liability insurance, or equivalent form, with a combined single limit of not less than \$500,000.00 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.

C. Workers' Compensation Insurance. In accordance with the provisions of Section 3700 of the Labor Code, Consultant shall be insured against liability for Workers' Compensation or undertake self-insurance. Consultant agrees to comply with such provisions before commencing performance of any work under this Contract.

D. Proof of Insurance to City before Notice to Proceed to Work. Consultant shall satisfactorily provide certificates and endorsements of insurance to the City Clerk before Notice to Proceed to Work of this Contract will be issued. Certificates and policies shall state that the policy shall not be canceled or reduced in coverage without thirty (30) days written notice to City. Approval of insurance by City shall not relieve or decrease the extent to which Consultant may be held responsible for payment of damages resulting from services or operations performed pursuant to this Contract. Consultant shall not perform any work under this Contract until Consultant has obtained the required insurance and until the required certificates have been submitted to the City and approved by the City Attorney. If Consultant fails or refuses to produce or maintain the insurance required by these provisions, or fails or refuses to furnish City required proof that insurance has been procured and is in force and paid for, City shall have the right at City's election to forthwith terminate this Contract immediately without any financial or contractual obligation to the City. As a result of such termination, the City reserves the right to employ another consultant to complete the project.

E. Written notice. Contractor shall provide immediate written notice if (1) any insurance policy required by this Contract is terminated; (2) any policy limit is reduced; (3) or any deductible or self insured retention is increased.

**SECTION 10. NON-DISCRIMINATION.** Consultant shall not discriminate, in any way, against any person on the basis of age, sex, race, color, creed, national origin or disability in connection with or related to the performance of this Contract.

## **SECTION 11. TERMINATION.**

A. City and Consultant shall have the right to terminate this Contract, without cause, by giving not less than ten (10) days written notice of termination.

B. If Consultant fails to perform any of its material obligations under this Contract, in addition to all other remedies provided by law, City may terminate this Contract immediately upon written notice.

C. The City Manager is empowered to terminate this Contract on behalf of City.

D. In the event of termination, Consultant shall deliver to City copies of all work papers, schedules, reports and other work performed by Consultant and upon receipt thereof, Consultant shall be paid in full for services performed and reimbursable expenses incurred to the date of termination.

**SECTION 12. COMPLIANCE WITH LAWS.** Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local governments. Consultant shall obtain and maintain a City of Watsonville business license during the term of this Contract.

**SECTION 13. GOVERNING LAW.** City and Consultant agree that the law governing this Contract shall be that of the State of California. Any suit brought by either party against the other arising out of the performance of this Contract shall be filed and maintained in the Municipal or Superior Court of the County of Santa Cruz.

**SECTION 14. PRIOR CONTRACTS AND AMENDMENTS.** This Contract represents the entire understanding of the parties as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered hereunder. This Contract may only be modified by a written amendment.

**SECTION 15. CONFIDENTIAL INFORMATION.** All data, documents, discussions or other information developed or received by or for Consultant in performance of this Contract are confidential and not to be disclosed to any person except as authorized by the City Manager or his designee, or as required by law.

**SECTION 16. OWNERSHIP OF MATERIALS.** All reports, documents or other materials developed or received by Consultant or any other person engaged directly by Consultant to perform the services required hereunder shall be and remain the property of City without restriction or limitation upon their use.

**SECTION 17. COVENANT AGAINST CONTINGENT FEES.** The Consultant covenants that Consultant has not employed or retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure the Contract, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fees, commissions, percentage, brokerage fee, gift, or any other consideration contingent on or resulting from the award or making of this Contract, for breach or violation of this covenant, the City shall have the right to annul this Contract without liability, or in its discretion, to deduct from the Contract price or consideration or otherwise recover, the full amount of such fee, commission, percentage fee, gift, or contingency.

**SECTION 18. WAIVER.** Consultant agrees that waiver by City or any one or more of the conditions of performance under this Contract shall not be construed as waiver of any other condition of performance under this Contract.

**SECTION 19. CONFLICT OF INTEREST.**

A. A Consultant shall avoid all conflict of interest or appearance of conflict of interest in performance of this Contract. Consultant shall file a disclosure statement, if required by City Council Resolution, which shall be filed within thirty (30) days from the effective date of this Contract or such Resolution, as applicable.



B. No member, officer, or employee of the City, during their tenure, or for one (1) year thereafter, shall have any interest, direct or indirect, in this Contract or the proceeds thereof and Consultant agrees not to allow, permit, grant, transfer, or otherwise do anything which will result in such member, officer, or employee of the City from having such interest.

**SECTION 20. AUDIT BOOKS AND RECORDS.** Consultant shall make available to City, its authorized agents, officers and employees, for examination any and all ledgers and books of account, invoices, vouchers, canceled checks and other records or documents evidencing or related to the expenditures and disbursements charged to the City, and shall furnish to City, its authorized agents and employees, such other evidence or information as City may require with respect to any such expense or disbursement charged by Consultant.

**SECTION 21. NOTICES.** All notices shall be personally served or mailed, postage prepaid, to the following addresses, or to such other address as may be designated by written notice by the parties:

**CITY**

City Clerk's Office  
275 Main Street, Suite 400  
Watsonville, CA 95076  
(831) 768-3040

**CONSULTANT**

Wallace Group, a California Corporation  
612 Clarion Ct.  
San Luis Obispo, CA 93401  
(805) 544-4011

**SECTION 22. EXHIBITS:**

Exhibit A: Scope of Services  
Exhibit B: Schedule of Performance  
Exhibit C: Compensation

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**WITNESS THE EXECUTION HEREOF**, on the day and year first hereinabove written.

**CITY**

**CONSULTANT**

**CITY OF WATSONVILLE**

**WALLACE GROUP, A CALIFORNIA  
CORPORATION**

BY \_\_\_\_\_  
Rene Mendez, City Manager

BY \_\_\_\_\_  
Kari E. Wagner, P.E.

**ATTEST:**

BY \_\_\_\_\_  
Irwin I. Ortiz, City Clerk

**APPROVED AS TO FORM:**

BY \_\_\_\_\_  
Samantha W. Zutler, City Attorney

## **EXHIBIT "A"**

### **SCOPE OF SERVICES**

The scope of services is as follows:

See attachment labeled **Exhibit "A"**

## **EXHIBIT “B”**

### **SCHEDULE OF PERFORMANCE**

Services shall commence immediately upon execution of this Contract. All services performed under the provisions of this Contract shall be completed in accordance with the following schedule:

- February 28, 2024 to December 31, 2025

## **EXHIBIT "C"**

### **COMPENSATION**

a. Total Compensation. The total obligation of City under this Contract shall not exceed \$119,175.

b. Basis for Payment. Payment(s) to Consultant for services performed under this Contract shall be made as follows and shall [not] include payment for reimbursable expenses:

c. Payment Request. Consultant shall submit a request for payment for services on a monthly basis by letter to Director, or said Director's designated representative. Such request for payment shall cover the preceding monthly period during the term hereof, shall note the City's purchase order number for this Contract, shall contain a detailed listing of the total number of items or tasks or hours for which payment is requested, the individual dates on which such services were rendered, and invoices for reimbursable expenses, if any. Upon receipt in the Office of Director of said payment request, Director shall cause payment to be initiated to Consultant for appropriate compensation.





# Community Treasure



Proposal Prepared for:  
**City of Watsonville**  
Landscape Architect & Environmental  
Engineering – Ramsay Park Phase IV Design

Submitted by:



WALLACE GROUP®

612 CLARION COURT  
SAN LUIS OBISPO  
CALIFORNIA 93401  
T 805 544-4011  
F 805 544-4294

[www.wallacegroup.us](http://www.wallacegroup.us)



January 31, 2024

Toto Vu-Duc, Sr. Environmental Projects Analyst  
City of Watsonville Department of Public Works and Utilities  
500 Clearwater Lane, Watsonville, CA 95076

Re: Landscape Architect & Environmental Engineering – Ramsay Park Phase IV Design

Dear Ms. Vu-Duc:

Culture, art, recreation, leisure, and sports activities are shown to have positive and direct effects on improving the health and well-being of individuals, contributing to the empowerment of individuals, and promoting the development of inclusive communities. With environmental issues on the rise, the need for education, understanding of the vital environmental systems, and appreciation of these green infrastructure systems is needed now more than ever. We believe this project provides an amazing opportunity to showcase these systems in an integrated and thoughtful way and feel that Wallace Group will provide the best team for the project.

Wallace Group is an established design and engineering firm incorporated as an S Corporation in the State of California, located on the Central Coast with offices in Salinas, San Luis Obispo and Santa Barbara. Established in 1984, we have celebrated more than 39 years of providing successful services to local public agencies in a wide variety of roles.

It is no secret that environmental trails and outdoor experiences build happier and safer communities and this is why the City of Watsonville and community members have a wonderful opportunity before them - to enhance the educational, recreational, and the sense of community at Ramsay Park. By implementing the enhanced Green Infrastructure features and ADA access for the new Nature Center the City is prioritizing not only the immediate needs for recreation, safety and health, but they are making a deliberate investment in a resilient future for the community members of Watsonville. Wallace Group has a great history of helping local agencies deliver projects as an extension to their public works team including the City of Watsonville. Dedication to public service is the primary focus for our company, and where we excel.

I will lead our creative and experienced personnel as Principal-in-Charge. I have been working in Monterey Bay area for years and have a history of serving the needs of the community. Our key team members have collaborated on the design and development of park amenities, trails, and rehabilitation projects of all scales and complexity. Matt Wilkins, as Project Manager and working from our San Luis Obispo office, will take the lead on the overall project delivery and work in partnership with the City to address key goals throughout the project. He is active in several park projects and is thrilled to help Agencies with projects like this, because "Parks Make Life Better!" Our team understands firsthand the significant role this complex plays in bringing the community together and look forward to creating a space that family, friends, and neighbors can enjoy together.

Wallace Group has reviewed and understood the Sample City of Watsonville Standard Consultant Contract and—if selected—can agree to all terms and conditions listed therein, and request that the indemnification requirements in Section 8 be replaced with the indemnification clause provided to us under the City of Watsonville, On-Call Water and Wastewater Professional Design Services Firms contract signed on June 24, 2021. I can be reached at 805 544-4011 or email kariw@wallacegroup.us. Thank you for the opportunity to serve the City of Watsonville.

Sincerely,



WALLACE GROUP, A California Corporation

Kari E. Wagner, PE C66026, Principal

621 Clarion Court, San Luis Obispo, CA 93401

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# Your Vision, Our Mission

## 1. UNDERSTANDING

Wallace Group understands that the City of Watsonville was awarded a grant to enhance Green Infrastructure (GI) features for the new facility replacing the Nature Center currently under development at Ramsay Park. Our team has visited the site, reviewed all transmitted documents and files, and engaged the City to gain further understanding of the project, the City's goals, and overall objectives. Our team includes EMC Planning who has tremendous knowledge and experience with the site and completed the overall CEQA studies providing invaluable insights and further knowledge to the team.

We understand that Phase III of the Ramsay Park redevelopment includes a new building designed to provide a fit-for-multi-purpose facility for school field trips and trail users to learn about the natural environment with amenities such as a community classroom and a welcoming open space. We recognize that the goals of the GI features of Phase IV are to make the new Nature Center a flagship for sustainable design and support the Center's educational content with its ability to impact visitors through on-site demonstrations for water conservation and low impact solutions in buildings and landscaping.

We understand that this project is focused on designs of three key project features, including:

1. A tree-lined, permeable, ADA accessible, multi-sensory switchback path connecting the building and lower parking lot. The path will enhance accessibility while also serving as an outdoor exhibit extension of the new Nature Center, providing a functional, inclusive entrance demonstrating natural bank stabilization and cooling. Tree and plant selection will prioritize species that are California natives, drought-tolerant, and support bank-stabilization and erosion control.
2. Green roof landscaping (the roof's structure itself is scoped into Phase III) and;



3. Bio-swale design enhancing benefits from stormwater postconstruction control requirement (PCR) levels 2 to 3. A PCR 2 design is scoped into Ramsay Park Phase III Exploration Center; the scope of Phase IV Green Infrastructure will build on this for an enhanced PCR 3 design.

We assume for the green roof element of the project that the architect will provide structural support, domestic water connection, drainage for planters, water proofing & sealing, and all building related requirements. Wallace Group's understanding is that our effort will be to assist in plant selection, finding a manufactured tray system, and coordination with the building architect through the City's PM. We assume that we will coordinate with the engineer for the Nature Center on stormwater to flow into the bioretention area from the building and plazas. We have also provided an allowance for electrical engineering that could be used as a contingency for the project or to bring on an electrical engineer if needed for pathway lighting or other electrical engineering needs, up to the extent of the allowance. We also assume per discussions with the City that the scope of work under task 3 "Community/Stakeholder Engagement" is not desired for this proposal as the City will handle coordination with stakeholders; however, we have provided some time to assist with some meetings and coordination as needed up to the amount of time scoped for the project.

# Solutions Oriented

## 2. APPROACH

### TASK 1: PROJECT INITIATION & KICK-OFF

#### Subtask 1.1 – Document Review Memo:

Wallace Group will review all provided project information and develop a memorandum for integration and use throughout the design of the project plan. The memorandum will include a summary of the various documents and will include the following items specifically:

- A. Relevant City Plans and Policies, including:
  - 1. Climate Action & Adaptation Plan
  - 2. Green Infrastructure Implementation Plan (attached)
  - 3. Local Hazard Mitigation Plan
  - 4. Urban Greening Plan
- B. Environmental Site Conditions
  - 1. Underground Utilities Map
  - 2. Ramsay Park Initial Study (incl. ancillary environmental reports)
- C. Ramsay Park Phase III (new Nature Center/ Exploration Center) Designs
- D. Summary of Community Engagement to Date
- E. CNRA Urban Greening Program Requirements

#### Subtask 1.2 Kick-Off Meeting:

Wallace Group will plan and facilitate a kick-off meeting and site visit with the relevant project stakeholders. We will provide the needed materials for this meeting, including the memorandum prepared under subtask 1.1. We will meet with the City Project Manager and departmental staff to review the prepared scope of work for the project and coordinate with personnel on concurrent Ramsay Park Phases (II-III).

#### Subtask 1.3 – Site Analysis Memorandum:

Following the kick-off meeting site visit, Wallace

Group will synthesize all the site information, photos, and analysis into a short memorandum for review and use throughout the project. Wallace Group will also conduct any further required information gathering and discovery on site with maintenance staff to review utility locations.

#### Task 1 Deliverables:

- Document Review Memo
- One (1) on-site Team Kick-Off Meeting
- Site Analysis Memorandum

### TASK 2: PROJECT PLANNING, MANAGEMENT AND CEQA REVIEW

#### Subtask 2.1 – Project Planning:

Wallace Group will prepare a project schedule for the use of the project team and the City. The schedule will indicate the various tasks/sub-tasks in a Gantt chart style and will callout the specific milestones such as preliminary, detailed, and construction design documentation, engineering requirements, and environmental documents (i.e., studies, surveys, and permits) in order to facilitate project planning and flow. The team will provide the schedule to the City for use in coordinating with the Ramsay Park Phase III (New Nature Center) project team, City Parks, and Community Services department and Watsonville Wetlands Watch to ensure that the design plan works in conjunction with concurrent site projects.

Wallace Group will also provide a Project Execution Plan (PEP) for use throughout the duration of the project. The PEP will include a Project Charter, Communications Plan, and requirements traceability matrix.

# Solutions Oriented

## 2. APPROACH

### Subtask 2.2: CEQA Review:

Wallace Group's sub-consultant, EMC Planning Group, prepared an initial study and mitigated negative declaration for the Ramsay Park Renaissance Project, which was adopted by the Watsonville City Council in 2023. The currently proposed project is subject to the mitigation measures adopted in that mitigated negative declaration. EMC Planning Group's role would include the following:

1. Review the currently proposed improvements to determine whether they are covered by the adopted mitigated negative declaration. Based upon the project information in the October 11, 2023 RFQ, it appears that no additional environmental review process is necessary. EMC will provide written justification for that determination.
2. Identify what mitigation measures in the adopted mitigated negative declaration would apply to this project and prepare a mitigation monitoring and reporting plan specifically for this project.

### Subtask 2.3 – Project Management, Administration & Meetings:

This task includes project management for the phase including internal team coordination needs and coordination with City staff for the project. This task also includes project setup, coordination, budget/schedule monitoring, status updates, and invoicing. Wallace Group will assist with any comment tracking and will compile and respond to them using the desired format. Scans of the comments will be emailed, if desired, to the City's PM. We assume the project duration to be less than twelve months and, per the description in task 4, assume that the PM and admin does not cover the construction administration phase of the project.

### Subtask 2.4 – Project Team Meetings (6 videoconference meetings):

The team will include up to six (6) videoconference calls for the project to provide ample opportunities to coordinate tasks, project milestones, and other project management tasks.

Subtask 2.5 – Quality Assurance / Quality Control: Providing Quality Work is inherent in what we do here at Wallace Group. Quality work products allow public agency funds to be spent prudently, and provide the following benefits:

- Avoids unnecessary re-work;
- Addresses our client's objectives and goals clearly, reducing client and consultant time; required during project reviews;
- Allows good quality bids during the public bid process;
- Minimizes change orders during construction.

While our Quality Assurance/Quality Control (QA/QC) process is tailored to each project it typically involves independent senior staff reviews of major milestone deliverables. Having provided plan-checking services for our public agency clients over the years, we have developed an extensive checklist to guide us through a methodical, thorough review of project plans and specifications. Our team will provide QA/QC services throughout the project for the entire project PS&E set within our areas of expertise.

# Solutions Oriented

## 2. APPROACH

### Task 2 Deliverables:

- Project Schedule and Project Execution Plan
- CEQA Review Memo & MMRP
- On-going Project Administration, Management, & QA/QC
- Six (6) Team Teleconference Meetings & one (1) Site Team Meeting

### TASK 3: DESIGN (30%, 60%, 95%, AND 100% PSE)

For each of the four (4) project submittals, Wallace Group and the associated sub-consultants will provide the following improvement plans (see descriptions in sub-tasks below). We anticipate approximately 13 (24" x 36") sheets at 20 scale including the following:

- Cover Sheet (1 Sheet)
- General Notes (1 Sheet)
- Grading and Drainage Plans (1 Sheet)
- Erosion Control Plans and Details (2 Sheets)
- Construction Details (3 Sheet)
- Planting Plans, Notes, and Details (2 Sheets)
- Irrigation Plans, Notes, and Details (3 Sheets)

Below is a description of each of the anticipated plans and reports in more detail:

**Cover Sheet:** Wallace Group will provide the Cover Sheet which will include general project information, vicinity map, phase map, sheet index, and design team contact information.

**General Notes:** Wallace Group will provide the General Notes Sheet which will include notes related to general site construction, site grading, utilities, and erosion/dust control. As appropriate,

the general notes sheet will also include the County of San Bernardino standard notes. Building codes applicable to the civil-related elements of the project will be identified on this sheet.

**Demolition Plan:** Wallace Group will provide a demolition plan which will call out items to be demolished, protected in place, and other provisions as needed to successfully guide the contractor in the demolition and preparation of the project site for construction.

**Grading and Drainage Plans:** Wallace Group will provide the Grading and Drainage Plans and will utilize current topographic survey data to create a finish-grade surface. Plans will show the elevation and slopes of sidewalks, ramps, and landscape bioswale areas. We assume the grading strategy demonstrated in the DD grading plan is acceptable and will not substantially change during the subsequent construction document phases. The proposed storm drainage system will be shown including inlets, storm drainpipes, and other applicable drainage features if necessary.

**Erosion Control Plans:** Wallace Group will provide the Erosion Control Plans which will include the location and implementation of best management practices (BMPs) to reduce erosion and the spread of sediment from the project site during construction. Details will be provided for the selected site BMPs.

**Construction Details:** Wallace Group will provide Construction Details which will show the components of surface improvements such as DG, concrete, sidewalk, ramps, interpretive signage, and green roof tray systems.



# Solutions Oriented

## 2. APPROACH

**Planting Plans:** Wallace Group will provide Planting Plans which will include planting layouts, notes, and details for all planting areas within the site per City's standards. For the 30% schematic plan deliverable, the planting plan will only include hatching and the anticipated trees, with a such as plant list.

**Irrigation Plans:** Wallace Group will provide Irrigation Plans which will include irrigation equipment types, layout, and water demand calculations as required for landscape water efficiency ordinances and County review. The irrigation plans assume that a point of connection is available for use. For the 30% submittal, Wallace Group will provide a basis of design narrative and will account for the areas of irrigation via the costs analysis.

### Subtask 3.1 - 30% Schematic Design

**Plans:** The Design Team will prepare 30% Plans (schematic level plans) for the City's review. The plans will follow the descriptions of the above sheets; however, projects notes, and information will represent a preliminary schematic level of effort. Additionally, project details will not be included in the respective sheet sets. The following sheets sets will be included: Grading and Drainage Plans and a Planting Plan.

**Specs:** Specifications are not included in the 30% deliverable.

**Estimate:** Wallace Group will prepare an itemized 30% engineer's opinion of probable construction cost for defined components of the work with appropriate contingency for this level of estimate. Relevant unit bid information will be acquired from

available public bid sources for unit costs. Based on this information, an Engineer's Opinion of Probable Construction Cost will be generated and submitted to the City for budgeting purposes.

### Subtask 3.2 - 60% Design Development:

**Plans:** The Design Team will prepare 60% Plans (Design Development level plans) for the City's review. The plans will follow the descriptions of the above sheets; however, notes and details will represent a preliminary DD level of effort. The following sheets sets will be included: Cover Sheet, General Notes, Grading and Drainage Plans, Erosion Control Plans and Details, Construction Details, Planting Plans/Notes/Details, and Irrigation Plans/Notes/Details.

**Specs:** Wallace Group will prepare a TOC for the anticipated specifications for the work using CSI MasterSpec format.

**Estimate:** Wallace Group will prepare an itemized 60% engineer's opinion of probable construction cost for defined components of the work with appropriate contingency for this level of estimate. Relevant unit bid information will be acquired from available public bid sources and Caltrans published unit costs. Based on this information, an Engineer's Opinion of Probable Construction Cost will be generated and submitted to the City for budgeting purposes.

# Solutions Oriented

## 2. APPROACH

### Subtask 3.3 - 95% PS&E:

**Plans:** Following the 60% review, the Design Team will address the comments and prepare 95% Plans for the City's review. The plans will follow the aforementioned descriptions of the above sheets. The following sheets sets will be included: Cover Sheet, General Notes, Grading and Drainage Plans, Erosion Control Plans and Details, Construction Details, Planting Plans/Notes/Details, and Irrigation Plans/Notes/Details.

**Specs:** Wallace Group will prepare 95% technical specifications for the work using CSI MasterSpec format to be incorporated as Technical Provisions with the City's standard front-end documents.

**Estimate:** Wallace Group will update the itemized 60% engineer's opinion of probable construction costs to a 95% level for defined components of the work with appropriate contingency for this level of estimate. Relevant unit bid information will be acquired from available public bid sources and Caltrans published unit costs. Based on this information, an Engineer's Opinion of Probable Construction Cost will be generated and submitted to the City for budgeting purposes.

### Subtask 3.4 - 100% PS&E:

**Plans:** Following the 95% review, the Design Team will address the comments and prepare 100% Final Bid Ready Plans for the Final Bid Package to the City for signatures. The plans will follow the above description of the above sheets. The following sheets sets will be included: Cover Sheet, General Notes, Grading and Drainage Plans, Erosion Control Plans and Details, Construction Details, Planting Plans/Notes/Details, and Irrigation Plans/Notes/Details.

**Specs:** Wallace Group will prepare 100% technical specifications for the work using CSI MasterSpec format to be incorporated as Technical Provisions with the City's standard front-end documents.

**Estimate:** Wallace Group will update the itemized 90% engineer's opinion of probable construction costs to a 100% level for defined components of the work with appropriate contingency for this level of estimate. Relevant unit bid information will be acquired from available public bid sources and Caltrans published unit costs. Based on this information, an Engineer's Opinion of Probable Construction Cost will be generated and submitted to the City for budgeting purposes.

### Subtask 3.5 - Stormwater Control Plan:

Wallace Group will provide a SWCP. The report will follow the City's template and requirements and will include information such as the project and site and watershed descriptions, best management practices, inspection and maintenance responsibility of post-construction BMPs, the site and drainage plans, and the required forms. Stormwater Control Plans will not be provided at the 30% schematic deliverable.

#### Task 3 Deliverables:

- 30% Schematic Design Set
- 60%, 95%, & 100% PS&E Package
- Stormwater Control Plan

# Solutions Oriented

## 2. APPROACH

### **TASK 4: INTEGRATION - BIDDING SUPPORT AND CONSTRUCTION ADMINISTRATION (OPTIONAL)**

#### **Subtask 4.1 – Pre-Bid Assistance:**

Wallace Group will attend one (1) virtual Pre-Bid Meeting. Wallace Group will also provide technical and design support services for the project during the Bidding Phase of the Construction Package:

- Assist with preparing a bid package including the bidder's list and descriptions, plans, and specifications.
- Respond to questions during the bidding process as well as supporting City lead addendums.

#### **Subtask 4.2 – Construction Admin Support:**

**Construction Kick-off Meeting:** Wallace Group's team understands that the construction kick-off meeting is an opportunity to get the project construction off on the right foot by creating a collaborative working environment between the City, Contractor, CM team, and Design Team which is important to the success of the project. We will provide input and participate in the kickoff meeting to establish a Project Management Team (PMT) consisting of City staff, Wallace Group, and additional team members as required. The purpose of this meeting is to review the construction contract documents, clarify issues, establish working relationships, and review and verify mutual understanding of contract administration issues.

**Submittal and RFI Review:** The Design Team will assist in submittal and RFI review for the project and assumes up to 40 hours based on the current assumptions as outlined in the project understanding. The team assumes that submittals will be grouped into subject matter and follow the required format as spelled out in the specifications.

#### **Subtask 4.3 – Site Observations & Reports:**

The Design Team will provide site observations and develop punch lists for the contractor highlighting any issues and/or corrections that may be needed and assumed up to 80 hours for site observations and reports based on the current assumptions as outlined in the project understanding.

#### **Subtask 4.4 – Record Drawings:**

The Design Team will Review the final record drawings submitted by the contractor at the completion of construction. Prepare correction memos for the contractor to perform record drawing revisions.

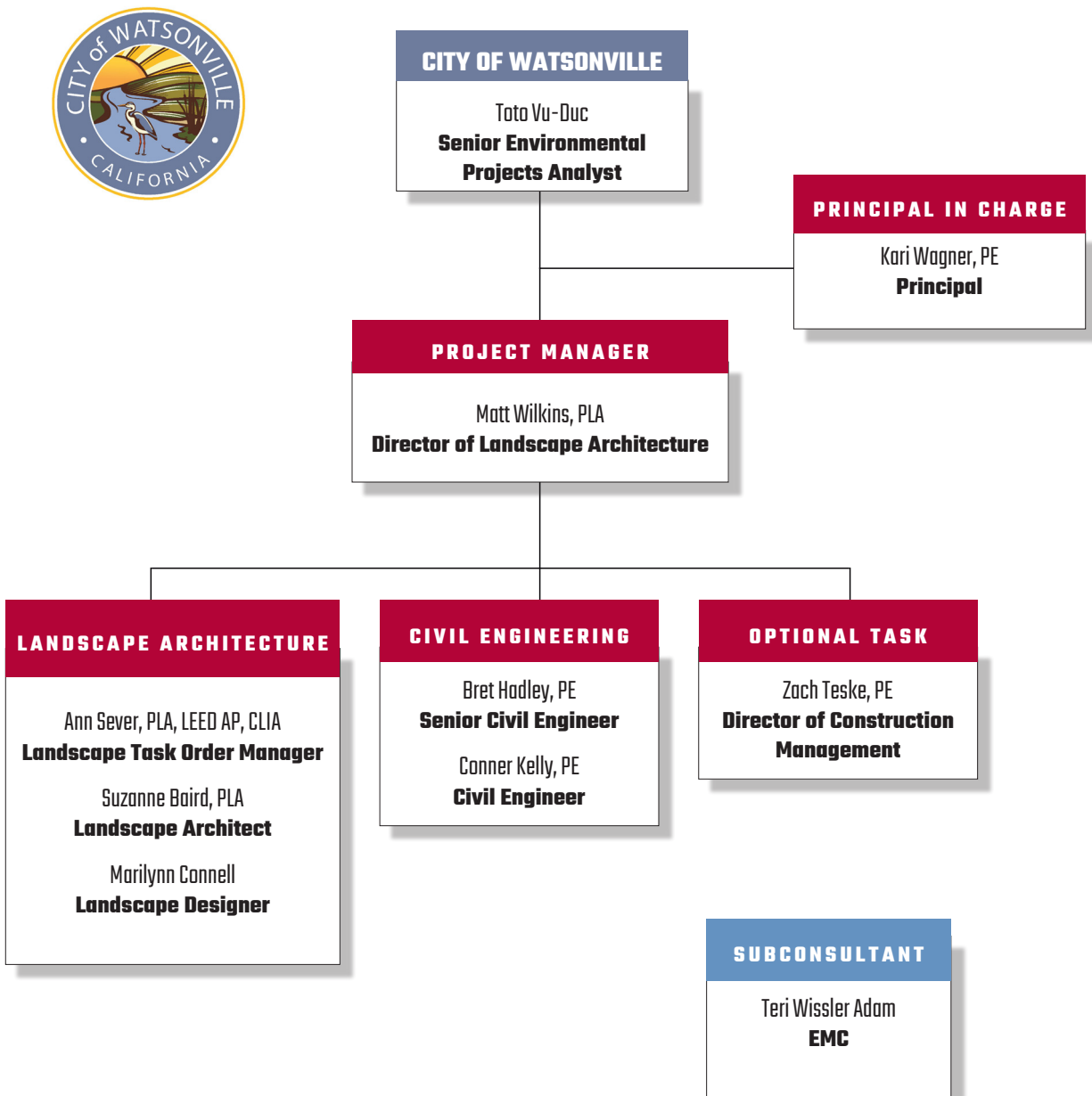
#### **Task 4 Deliverables:**

- Up to forty (40) hours of submittal and review responses in pdf format
- Up to eighty (80) hours for site observation and reports in pdf format
- Response to contractor record drawing package. One (1) memo in pdf format

# Dedication to Service

## KEY PERSONNEL

Wallace Group has assembled a dedicated and highly qualified team of professionals to service this project. We take pride in our quality of work and ability to seamlessly provide successful projects to our clients. The following section provides detailed information on the staff assigned to this project.





# Experience Matters

## STAFFING



**Kari Wagner, PE**  
**Principal in Charge**

Kari provides principal level oversight and team support to ensure the quality and responsiveness Wallace Group is known for.



**Matt Wilkins, PLA, Director of Landscape Architecture**

Matt brings valuable knowledge of sustainability, trails, transportation design, park design, landscape architecture, construction, and digital technology to the team. With his passion for building a better tomorrow and background in athletics, he is dedicated to building better infrastructure for our communities. Matt will serve as project manager and lead of the landscape team.



**Ann Sever, PLA, LEED AP, Senior Landscape Architect**

Ann is a specialist in park layout and design, trails, playground selection, planting and irrigation. Ann provides analytical and thorough insight; and has extensive trails and park design experience to make your multi-functional projects a raving success.



**Brett Hadley, PE, QSD/P**  
**Senior Civil Engineer**

As project engineer, Brett continues the ease of coordinating form and function, to deliver ADA compliant and high-performing parks. Brett's extensive experience with ADA compliance within parks will be an invaluable asset to this project.

## SUBCONSULTANT



**EMC PLANNING GROUP INC.**  
A LAND USE PLANNING & DESIGN FIRM

EMC Planning Group is a full-service, interdisciplinary environmental planning, land use planning, and design firm located in Monterey, California. Since its inception in 1978, EMC Planning Group has been guided by exceptional commitment to clients and to client satisfaction. Our firm has earned a reputation for being responsive, attuned to client needs, skilled in developing and implementing strategies to meet client goals, and producing quality products. EMC Planning Group is a California certified small business and a locally-certified green business.



**Teri Wissler Adam, Vice President/Senior Principal – Environmental**

Ms. Wissler Adam's area of expertise is in CEQA and NEPA compliance and directs the firm's CEQA and NEPA compliance projects. She has extensive experience with complex and controversial projects, and has prepared environmental documentation of a variety of project types including public works projects, school facilities projects, recreational projects, and private projects including residential, commercial, industrial, and mixed use.

# *Additional Expertise*

## SUPPORT RESOURCES



### **Suzanne Baird, PLA, Landscape Architect**

Suzanne's skill set includes site design, construction drawings, planting design, fuel modification plans, tree and plant sourcing, hardscape design, and personable interface with clients and contractors. She will provide landscape plan production for the project.



### **Conner Kelly, PE, Civil Engineer**

Conner's work is focused on Land Development projects, utilizes all the information he has learned and continues to improve his AutoCAD Civil3D abilities. Conner is passionate about designing neighborhood spaces that contribute to an active community for generations. He is proficient in grading, utility, and site design using Autocad Civil 3D.



### **Marilynn Connell, Landscape Designer**

Marilynn brings a strong background in sustainable design solutions. Her skills include public outreach, client relations, printed communications, and wayfinding and signage design. She assists project managers with construction documentation, public outreach, printed communications, and illustrative conceptual plans.



### **Zachary Teske, PE Director of Construction Management**

Zachary excels at managing and coordinating projects through construction with many moving parts. His work will include assisting with developing the unit costs for the cost estimates and providing a constructability review.

# Raving Fans

## REFERENCES

The Wallace Group team has a long history of successful park projects from San Benito County to Ventura County and all the counties in between. Parks are a passion of ours. We know how important quality design and construction are to create a park that becomes a much loved jewel in the community that it serves. The table below includes some of our park projects completed in recent years. Additional details on the first five parks are provided on the following pages.

	Project Name	Playground	Picnic Areas	Exercise Stations	Sports Courts / Fields	Trails/ADA	Drought Tolerant / LID	Interpretive Signs / Public Art	Amphitheater	Grant Funding
01	<b>Ramona Park</b> Grover Beach, CA	●	●	●	●	●	●	●		
02	<b>Riverview Park</b> San Benito County, CA	●	●	●	●	●	●	●	●	●
03	<b>San Miguel Park</b> San Luis Obispo County, CA		●		●	●	●			●
04	<b>Hart Park</b> Kern County, CA	●	●			●	●			●
05	<b>LeRoy Park</b> Guadalupe, CA	●	●	●		●	●		●	●
06	<b>Sea Haven Park</b> Marina, CA	●	●	●	●	●	●			
07	<b>Rice Ranch Park</b> Orcutt, CA	●	●		●	●	●			
08	<b>Laguna Lake Dog Park</b> San Luis Obispo, CA		●				●	●		
09	<b>Kitiyepumu Park</b> Santa Ynez, CA	●	●	●	●	●	●			
10	<b>Central Park</b> Guadalupe, CA	●	●	●	●	●	●			●





## *Lucia Mar Unified School District LID Project*

SAN LUIS OBISPO COUNTY, CA

Wallace Group was contracted through Harris Architecture to provide stormwater treatment design through implementation of modern low impact development practices for the Lucia Mar Unified School District. Funding and programming for this project was provided by the Drought Response Outreach Programs for Schools (DROPS) grant awarded to the Lucia Mar Unified School District. The goals of this project were to treat stormwater runoff, increase on-site infiltration, and provide opportunities to educate students and the community on sustainable stormwater management practices. The project included an evaluation of five school sites within the district to determine which were best suited for stormwater treatment facilities. Wallace Group prepared a scoping study which reviewed the characteristics of each site including soil type, anticipated infiltration rate, geological conditions, existing drainage conditions, functionality, educational benefit, and other site constraints/ opportunities. In collaboration with school district staff, three of the five school sites were selected for

detailed design and construction. Design and construction of two of the three schools (Harloe and Oceanview Elementary) was completed during the summer of 2017 and the third (Oceano) was constructed the summer of 2018.

The design criteria for stormwater facilities was to capture and infiltrate the 95th percentile storm event from the contributing watershed. This was accomplished through the implementation of permeable pavers and bioretention facilities. In the parking lot and courtyard area, existing asphalt pavement was replaced with permeable pavers with layers of gravel beneath for storage and infiltration. Existing landscape islands within the parking lot were converted to depressed bioretention areas with layers of bioretention soil media and gravel. Stormwater runoff from areas of existing asphalt were directed to the bioretention facilities through curb cuts. The stormwater analysis was modeled using the Santa Barbara Unit Hydrograph Analysis Method within HydroCAD software.

### REFERENCE

**Project Manager:** Brett Hadley, PE and Ann Sever, PLA, T 805 544-4011

**Client Project Manager:** Harris Architecture and Design - Kyle Harris, T 805 574-1550





## *Pine Street Long-Term Parking*

### PASO ROBLES, CA

The Pine Street parking lot, located in downtown Paso Robles east of Pine Street between Sixth and Seventh Street, offers a new option for long and short term parking in the area. The improvement of this parking lot provides 43 parking spaces, two of which are designated ADA accessible and also includes improving the street frontage of the site and construction of a new pedestrian access bridge.

Wallace Group was retained by the City of Paso Robles to prepare the Plans, Specifications, and Estimate (PS&E) package for a long term parking lot. This over \$600,000 capital improvement project provides additional long-term parking facilities and community access to the City's Historic Depot Commercial Center at Pine Street. The improvements are a combination of new on-street parking and an off-street lot to include motorcycle parking, bicycle racks, street lighting, and utility stub-outs for future connection of electric vehicle charging stations. In addition, pedestrian access to adjacent roadways will be improved with new ADA compliant walkways. The lot was designed to maximize parking while providing landscape amenities, protecting existing oak trees, and meeting the new storm water post-construction requirements. Low impact development

(LID) features, with an emphasis on storm water quality, water conservation, and natural hydrology, include the placement of approximately 8,000 square-feet of pervious concrete, pervious pavers, and landscaping designed to retain and infiltrate storm water.

While onsite, Wallace Group verified that the pervious concrete test panels were placed using approved mixing proportions, materials, procedures, and specialized equipment, as proposed for the project. Wallace Group provided photo recordation during the concrete installation and maintained job records that properly documented the concrete placement and location of each concrete load delivered.

Professional surveying services for the improvements included topographic, boundary, and Right of Way surveying compiled to serve as the base map for the design of the project. As the project moved into construction, Wallace Group also provided the construction staking through the City, while coordinating the effort with the general contractor. Part of the construction surveying services included locating and rebuilding monuments that were in jeopardy of being destroyed by construction and preparing the appropriate Corner Records documents to preserve the record of these monuments.

### REFERENCE

**Project Manager:** Jorge Aguilar, PE, Project Manager, T 805-544-4011

**Client Project Manager:** City of Paso Robles, Ditas Esperanza, 805 237-3861



## *LeRoy Park & Community Center Rehab*

GUADALUPE, CA

Wallace Group completed the design and construction documents for LeRoy Park in Guadalupe, CA. The park was funded by a \$4.5 million dollar Community Development Block Grant awarded to rehabilitate the facility and park to address a critical need for the underserved community of Guadalupe. The 18 years old and younger demographic comprises 34% of the population. Park improvements will help create a place for kids to feel safe and have access to the movement, facilities, and community they need for development, growth, and connection. Site improvements include ADA access and trails for improved accessibility and continuity, while peripheral rain gardens will mitigate stormwater impacts to the low-lying, native dunes towards the west. This project was completed in Spring of 2021.

### REFERENCE

**Project Manager:** Ann Sever, PLA/Project Manager & Lead Landscape Architect, T 805 547-5630; Brett Hadley, PE/Project Lead Civil Engineer, T 805 805-597-7157

**Client Project Manager:** ADG Architecture/Design, Andrew Goodwin, AIA, LEED AP, T 805 439-1611





# *Cal Poly Beach Volleyball*

SAN LUIS OBISPO, CA

Wallace Group provided engineering, landscaping, and surveying services for the new Beach Volleyball Facility on the Cal Poly San Luis Obispo campus, south of Mott Gym. The project includes a 5-court sand area, a landscaped spectator zone, and renovations to the surrounding areas to better accommodate the additional traffic the facility will generate along with perimeter seating. The courts are contained by a combination of seat walls and retaining walls, creating a natural barrier between the play surface and walkways while permitting viewing from any

angle around the courts. The transition from asphalt basketball courts to sand volleyball courts provided Wallace Group an opportunity to improve the drainage and stormwater runoff collection as well as update the site with new landscaping to better match the coastal aesthetic created by the new sand courts. This project was a successful collaboration of ideas, vision, and expertise among Cal Poly staff, athletic coaches, donors, contractor, and the design team. Wallace Group, as part of the design team, was able to help deliver this distinct facility on an expedited construction schedule.

## REFERENCE

Project Manager: Brett Hadley, PE and Ann Sever, PLA, Project Managers, T 805-544-4011

Client Project Manager: California Polytechnic State University, Brandon Medeiros, T 805 756-2504



# *Nexus, Vespera on Ocean*

PISMO BEACH, CA

The Nexus Vespera on Ocean hotel is a major development in Pismo Beach that offers 124 guest rooms, conference rooms, a restaurant, and recreational facilities. The hotel lies adjacent to the Pismo beachfront, where guests can enjoy impressive views of the ocean and have direct access to downtown Pismo Beach. Vespera became the first podium project for Wallace Group where project managers were able to integrate with other disciplines. The existing site drainage provided innovative design opportunities to utilize natural infiltration characteristics and reduce stormwater runoff. A unique challenge to the project was offsetting the hotel's water usage. Supplying funds to several water saving projects within the community helped save approximately 19.3 acre-ft of water per year. This helped neutralize the impact to the City's water supply while also supporting local retrofit projects. Wallace Group served as a trusted guide from preliminary development to ribbon cutting. Our Civil Engineering team worked from concept through construction until occupancy. Not only were we responsive and active throughout the

project, having a local presence allowed for regular onsite visits to advocate for design intents. Our landscape architectural team worked closely with the architect, structural engineer, and civil engineer for the design of the landscaping on the pool deck which is the roof of the subterranean parking lot.

## Project Highlights

- Total acres: 1.45
- Total gallons of water saved: 6,298,698
- Total number of dwelling units: 124 guest rooms, conference rooms, fitness center, swimming pool, restaurant, public courtyard with public art and deck connection to pismo boardwalk
- Two ADA ramps were added to the pool deck
- Natural Stone and natural hardwood decking compatible with the coastal environment

## REFERENCE

Project Manager: Brett Hadley, PE and Ann Sever, PLA, Project Managers, T 805-544-4011  
Client Project Manager: Nexus Construction, Rob Eres, T 714 546-5600



Wallace Group Team Resource Estimate for the PP23-8000 CITY OF WATSONVILLE RAMSAY PARK GREEN INFRASTRUCTURE																			BUDGET SUMMARY	
PHASE/TASK No.	TASK DESCRIPTION	PRINCIPAL	PRINCIPAL ENGINEERING	DIRECTOR OF CIVIL ENGINEERING	SENIOR ENGINEER III	ENGINEER IV	DIRECTOR OF LA	SENIOR LANDSCAPE ARCHITECT III	LANDSCAPE ARCHITECT IV	LANDSCAPE DESIGNER II	DIRECTOR OF CM	CONSTRUCTION INSPECTOR II*	OFFICE ASSISTANT	PROJECT ASSISTANT III	EMC ENVIRONMENTAL	ALLOWANCE/CONTINGENCY	Misc. Direct Costs	TOTAL LABOR HOURS		TOTAL
		HRS	HRS	HRS	HRS	HRS	HRS	HRS	HRS	HRS	HRS	HRS	HRS	HRS	COST	COST	COST	HRS	LABOR \$	COST \$
	RATE	\$270	\$240	\$220	\$210	\$185	\$185	\$170	\$155	\$125	\$220	\$155	\$110	\$125						
1	PROJECT INITIATION & KICK-OFF																			
1.1	Document Review Memo	2			4		6	4										16	\$3,170	\$3,170
1.2	Kick-Off Meeting				6		8	6		2							\$250	22	\$4,010	\$4,260
1.3	Site Analysis Memorandum				4		8	4		4								20	\$3,500	\$3,500
2	PROJ. PLANNING, MNGT AND CEQA REVIEW																			
2.1	Project Planning	2					8	2		6								18	\$3,110	\$3,110
2.2	CEQA Review						6								\$ 3,637.5			6	\$1,110	\$4,748
2.3	Proj. Mgmt., Admin. & Meetings	6					16							4				26	\$5,080	\$5,080
2.4	Project Team Meetings (6 vid.)	2			6		10	2		4							\$250	24	\$4,490	\$4,740
2.5	Quality Assurance / Quality Control			14														14	\$3,080	\$3,080
3	DESIGN (30%, 60%, 95%, AND 100% PSE)																			
3.1	30% Schematic Design				6	36	6	4	6	18						\$ 1,500		76	\$12,890	\$14,390
3.2	60% Design Development				6	36	8	4	4	28						\$ 2,000		86	\$14,200	\$16,200
3.3	95% PS&E		4		4	20	6	4	2	34						\$ 2,000		74	\$11,850	\$13,850
3.4	100% PS&E Final		6		4	20	8	6	4	24						\$ 2,000		72	\$12,100	\$14,100
3.5	Stormwater Control Plan				2	30												32	\$5,970	\$5,970
SUB-TOTALS		12	10	14	42	142	90	36	16	120				4			\$500	486	\$84,560	\$96,198
WALLACE GROUP LABOR COSTS		\$3,240	\$2,400	\$3,080	\$8,820	\$26,270	\$16,650	\$6,120	\$2,480	\$15,000				\$500						\$84,560
WALLACE GROUP DIRECT COSTS																			\$500	
SUBCONSULTANT DIRECT COSTS															\$3,638	\$7,500			\$11,138	
DIRECT COSTS OVERHEAD @																			15%	\$1,746
TOTAL																				\$97,943
OPTIONAL TASK / FUTURE PHASE																			BUDGET SUMMARY	
4	INTEGRATION - BID SUPPORT & CONST. ADMIN.																			
4.1	Pre-Bid Assistance	2			4	2	8			4								20	\$3,730	\$3,730
4.2	Construction Admin Support	4			8	2	12		4	4	2	4						40	\$7,530	\$7,530
4.3	Site Observations & Reports	4			18	6	40			4		8					\$1,000	80	\$15,110	\$16,110
4.4	Record Drawings						8			8								16	\$2,480	\$2,480
SUB-TOTALS		10			30	10	68		4	20	2	12					\$1,000	156	\$28,850	\$29,850
WALLACE GROUP LABOR COSTS		\$2,700			\$6,300	\$1,850	\$12,580		\$620	\$2,500	\$440	\$1,860								\$28,850
WALLACE GROUP DIRECT COSTS																			\$1,000	
SUBCONSULTANT DIRECT COSTS																				
DIRECT COSTS OVERHEAD @																			15%	\$150
TOTAL																				\$30,000

Task Budgets may fluctuate within Overall Budget

\* Designates Prevailing Wage

2024 std rates apply

# *Appendix*

## RESUMES

**MATT WILKINS, PLA**  
**Director of Landscape Architecture**

Matt Wilkins is the Director of Landscape Architecture at Wallace Group. Matt has worked in inter-disciplinary groups throughout his career and brings valuable knowledge of sustainability, transportation design, park design, landscape architecture, construction, and digital technology to the team. His dedication to the profession and interest in 3D and digital technology has allowed him to lead the discussion about technology use in practice. He is currently the Webmaster of the American Planning Academy Central Coast Section and a frequent presenter at national conferences, including ASLA (American Society of Landscape Architecture) in which he's presented on transportation, mobility, and public infrastructure projects. He has prepared and led landscape design projects from concept to completion, and has created various 3D models, animations and photo simulations for site and city-wide design solutions. With his passion for building a better tomorrow, Matt is dedicated to building better infrastructure for our communities.

### REPRESENTATIVE PROJECTS

#### Riverview Park, San Benito County, CA

Director overseeing the development of Riverview Park which is a 74-acre new regional park that will be an amazing asset for the County of San Benito. Amenities include a 5K cross country course for the adjacent high school, ADA access paths, various multi-purpose trails, and various other amenities.

#### Sea Haven Park, Marina, CA

Sea Haven Park is a new park in the planned community of Sea Haven in the City of Marina. It will be a large regional park with the following amenities: a large all-access playground, ADA accessible pathways, picnic and BBQ areas, dog park, disc golf course, plaza for farmer's market, sports courts, and a parking lot. Matt manages the landscape architecture team who is leading the development of the conceptual design, construction documents, and final implementation.

#### Dr. Martin Luther King, Jr. Sculpture Garden, Marina, CA

The City of Marina recently installed an impressive bronze structure of Dr. Martin Luther King, Jr. The City hired Wallace Group to develop a new plaza and gathering lawn that highlights and features sculpture. Matt assisted the team during coordination of the bidding and construction processes.

#### Bob Jones Bike Path, County of San Luis Obispo, CA

Director overseeing the landscape architectural improvements for the Bob Jones Bike Path which is a 4.5-mile extension of the existing trail that connects from Avila Beach at Ontario Road to the Octagon Barn. Understanding how to refine the Bob Jones Trail alignment to maximize user experience while harmonizing the trail with active ag operations, a floodplain, and other natural constraints are major aspects of completing this project.



### EDUCATION

Bachelor of Landscape Architecture, Cal Poly San Luis Obispo

### REGISTRATION

Professional Landscape Architect  
 6398

### AFFILIATION

American Society of Landscape Architects  
 American Planning Association  
 Digital Technology Practicing Professional Network, Co-Chair

### AWARDS

2022 APWA San Diego Honor Award,  
 Parks, North Park Mini-Park

2022 APA Los Angeles Award of Merit,  
 Comprehensive Plan - Small Jurisdiction,  
 City of Montebello Parks Master Plan

2022 APWA San Diego Project of the Year,  
 Transportation, Mid-Coast LRT

Extension of the UCSD Blue Line  
 2020 APWA Ocean Beach Street Access  
 Honor Award, Parks (\$2-\$5M)

2020 CMAA San Diego, Public Works Less  
 than \$15 M, Ocean Street Beach Access  
 Improvements

2017 APWA, Armorlite Drive Complete  
 Street Plan

2014 ASLA Junipero Serra Museum  
 Historic Landscape Assessment and  
 Documentation

2014 ASLA, City of Lemon Grove Main  
 Street Promenade



WALLACE GROUP®

**KARI E. WAGNER, PE**  
Principal

Kari is one of six managing Principals and the Director of Water Resources. She has 20 years of experience working as Project Engineer and Project Manager for a variety of projects, primarily focused on utilities, water, wastewater, and storm drainage for both public and private clients. Kari specializes in assessment district engineering services, water, wastewater, and storm water planning studies, design, and treatment processes. As a Project Manager, she oversees and coordinates the technical design, maintains the budget and schedule, prepares status updates and maintains communication with the Client. She also coordinates with other project team members to ensure that they are apprised to the latest conditions of the project.

Kari has engineered water mains, storage reservoirs, booster stations, gravity sewers, wastewater treatment plants, lift stations, and pond systems, as well as water and wastewater master planning, hydraulic modeling, assessment district formation, vulnerability assessment, undergrounding of overhead utilities, utility and Client coordination, and funding procurement. Kari has been highly involved in the American Society of Civil Engineers, having served nearly every officer position including president. She also served as practitioner advisor, liaison to the student ASCE chapter for many years.

Kari is the former District Engineer for Heritage Ranch Community Services District. During her eight years, she provided services for a multitude of projects, including preparation of the water master plan and conservation plan, drought contingency plan, and development plan design and review for water and wastewater facilities.

Kari has participated in Toastmasters, honing her public speaking skills for use in public presentations. Her professional leadership at Wallace Group is highly valued.

## REPRESENTATIVE PROJECTS

### **Wastewater Service Area Study, Monterey Regional Water Pollution Control Agency, Monterey, CA**

Project Manager for the preparation of a Feasibility Study for the Toro Park customers. The Feasibility Study evaluated the options to construct a new sewer main that would connect the Toro Park sewer collection system to the Salinas Lift Station that ultimately is transported to the MRWPCA Regional WWTP. The Feasibility Study also evaluated the costs to construct the pipeline, buy out the private company who currently owns and operates the Toro Park collection system and WWTP, and create a public agency that would own, operate and maintain the collection system once the buy-out occurs.

**Water Main Improvements (Design-Build), Watsonville, CA - 15,500 LF of water main replacement.**

### **Storm Drainage Master Plan, Hollister, CA**

Project Manager for the preparation of the Storm Drain Master Plan for the City of Hollister. Evaluated the study area, including the watershed, topography, climate, soils, and land use. Evaluated the existing storm drain system and drainage problems and provided the



## EDUCATION

BS, Civil Engineering, California Polytechnic State University, San Luis Obispo, CA

## REGISTRATION

California Registered Civil Engineer, Number 66026

## AFFILIATION

American Society of Civil Engineers (ASCE)

## AWARDS

2009 ASCE Region 9 Award  
Winner: Outstanding Practitioner Advisor

2010 ASCE San Luis Obispo Branch Award Winner:  
Outstanding Younger Civil Engineer



**KARI E. WAGNER, PE**  
Principal

City with a list of recommended capital improvement projects to address the CIPs. Provided storm water management and long-term watershed protection recommendations and storm drain design standard recommendations based on the RWQCB's hydromodification and LID requirements. Also evaluated the City's Industrial WWTP and its ability to accept, treat, and dispose of storm water.

**Lake Street Emergency Sewer Replacement, Salinas, CA**

Wallace Group was retained by the City of Salinas to provide design and construction inspection services for a new 30-inch sewer main to replace existing 21-inch and 12-inch sewer mains. The 21-inch sewer main had an epoxy lining that was delaminating from the asbestos cement pipe (ACP) and causing blockages. The design was modified to incorporate the aging 12-in sewer collector that ran down Lake Street parallel to the 21-inch line. Due to the critical nature of this project, construction documents were turned around in 7 weeks and the City of Salinas retained an on-call Construction Contractor to construct the new sewer main. Kari worked closely with the Contractor to provide the City with the most cost-effective and constructable solution.

**Various Projects, City of Salinas, CA**

As Project Manager and overall client manager, Kari has been overseeing the development of the Sewer Master Plan, Storm Drain Master Plan, and Emergency Sewer Main Design for Lake Street. She has also been involved in the utility design for the Boronda Road Project and other projects over the past 5 years.

**Del Monte Sewer Upgrade, Seaside, CA**

Project Manager for the design of a sewer replacement project for Seaside County Sanitation District. This project included re-routing sewer flows from an existing sewer line that was exceeding its capacity to a newly designed sewer main. The project will construct 5,300-LF of new and replaced sewer lines. In addition, an aging and underutilized lift station was able to be abandoned and replaced with a gravity sewer line, and several parallel sewer lines were consolidated into one line. A portion of the project has been designed, and the specifications have been written, with the option for the contractor to select pipe bursting or open trench construction. The final design for the project was completed in Winter 2019, bid in Spring 2020, and is currently in construction.

**Salinas Valley Basin Groundwater Sustainability Plan, Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)**

Subconsultant and serving as the project engineer for the development of the Groundwater Sustainability Plan for the Salinas Valley Basin in compliance with the Sustainability Groundwater Management Act (SGMA). Primary responsibilities include development of the projects to bring the basin into sustainability.

**Plan Checking, Hollister, CA**

Serves as the Project Manager for the development review for the City of Hollister. Oversee staff to complete the review of mapping, public improvement plans, stormwater compliance, water and sewer reports.



## ANN SEVER, PLA, LEED AP

### Senior Landscape Architect

Ann is an accomplished Landscape Architect who since 1990 has created, enhanced, and improved landscapes from Washington State to Southern California. She excels in project management, project coordination, Client relations, and directing design teams on both public and private development projects.

In addition to her leadership skills, Ann's talents include all phases of design, from preliminary concepts to master planning to construction documents. Her work includes site planning, public outreach, stakeholder meetings, wayfinding, hardscape design, interpretive sign design, planting and irrigation design, preparation of construction documents, construction observation and coordination, and Irrigation Auditing.

Ann's expertise includes parks and recreation designs, bike trails, streetscape design, LEED-sensitive design and documentation, Low Impact Development (LID) techniques, Cal Green requirements, MWEL documentation requirements, recycled water irrigation design, and mitigation plans. She has worked on public projects such as community parks, streetscapes, and educational facilities, as well as private residential and business developments. This varied experience makes Ann a valuable resource on any landscape design project.

### REPRESENTATIVE PROJECTS

#### LeRoy Park, Guadalupe, CA

LeRoy Park is a well-loved park in the City of Guadalupe. It has suffered from neglect and age for several years. The City teamed with Wallace Group and a local architectural firm to develop extensive renovations for the on-site community center and grounds. The new site amenities include a large playground, ADA accessible pathways, picnic and BBQ areas, amphitheater, open lawn area, and parking lot. Ann worked with the team to develop the conceptual design of the park and then the construction documents.

#### Ramona Park, Grover Beach, CA

Ramona Park is a community park that is a key amenity for the community and needs a facelift. Working with the City of Grover Beach, Ann assisted in the design of the park upgrades which include ADA access path of travel, ADA Restroom facilities, all access playground, amphitheater, sports courts, picnic and BBQ areas, game tables, plazas, art installations, and new landscaping. Ann coordinated with the City and stakeholders to develop a four-phase approach for the design and then participated with the team to develop construction documents.

#### Hart Park, Kern County, CA

Hart Park is a large regional park that is a key amenity for the County of Kern. Nestled in the center of the park the County desired to add an all-access playground, splash pad, new restroom, and small ADA parking lot. Ann coordinated with the County and



### EDUCATION

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

### REGISTRATION

California Licensed Landscape  
Architect, Number 4038

### CERTIFICATION

LEED Accredited Professional  
(Leadership in Energy and  
Environmental Design)

### PUBLICATION

"Laguna Lake Park Fitness Course,"  
Landscape Architect and Specifier  
News, March 2014





**ANN SEVER, PLA, LEED AP**  
**Senior Landscape Architect**

stakeholders to develop a conceptual design and then led the team during the production of construction documents.

**Dr. Martin Luther King, Jr. Sculpture Garden, Marina, CA**

The City of Marina has an impressive bronze bust of Dr. Martin Luther King, Jr. It has been in storage for a few years because its original location was too far from public access. The City hired Wallace Group to develop a new plaza and gathering lawn that highlights and centers on the sculpture. Ann led the team during the production of the construction documents and is currently helping coordinate the bidding process.

**Riverview Park, San Benito County, CA**

Riverview Park is a large new community park that will be a wonderful asset for the community once it is built. Working with the County of San Benito, Ann developed the conceptual design of the park. Amenities include a 5K cross country course for the adjacent high school, ADA access path of travel, ADA Restroom facilities, all access playground, amphitheater, sports courts, softball diamonds, picnic and BBQ areas, bike pump track, RC car track, outdoor classroom facilities, botanical garden, community garden, disc golf course, plazas, interpretive signs, new landscaping, and parking lot. Ann coordinated with the City and stakeholders to develop the conceptual design and then led the team during the production of construction documents.

**Sea Haven Park, Marina, CA**

Sea Haven Park is a new park in the planned community of Sea Haven in the City of Marina. It will be a large regional park with the following amenities a large all-access playground, ADA accessible pathways, picnic and BBQ areas, dog park, disc golf course, plaza for farmer's market, sports courts, and parking lot. Ann worked with the team to develop the conceptual design of the park and then the construction documents.

**Islay Hill Park, San Luis Obispo, CA**

Islay Hill Park is a 7-acre community park that provides recreational opportunities for the community. The park amenities include a children's playground split into two areas (one for ages 2-5 and one for ages 5-12), large open turf, baseball diamond, tennis court, basketball court, sand volleyball court, picnic areas, and restroom facilities. Working with the City of San Luis Obispo, Ann assisted in the design of the park playground equipment replacement project, upgrading the ADA access path of travel and Restroom ADA facilities to meet new State requirements. Ann coordinated with the City and their three preferred playground equipment manufacturers.



**Brett Hadley, PE, QSD/P**  
Civil Engineer

Brett joined Wallace Group in 2013 as a Licensed Professional Civil Engineer. He has over twelve years of engineering experience with an emphasis on Land Development engineering including residential, commercial, institutional and municipal. His project background covers site grading, and utility design. He is experienced in hydraulic and hydrologic modeling, water systems modeling, floodplain mapping, erosion control design, drainage reports, cost estimates and the production of development plans. Brett graduated with a Bachelor of Science in Civil Engineering from Brigham Young University and is a licensed civil engineer in the state of California.



### REPRESENTATIVE PROJECTS

#### **Cal Poly Beach Volleyball Facility, San Luis Obispo, CA**

Project Manager for the new Beach Volleyball Facility on the Cal Poly San Luis Obispo campus. The project included a 5-court sand area, a landscaped spectator zone, and renovations to the surrounding areas to better accommodate the additional traffic the facility will generate along with perimeter seating. The courts are contained by a combination of seat walls and retaining walls, creating a natural barrier between the play surface and walkways while permitting viewing from any angle around the courts. The site design had to consider several existing large utilities, both wet and dry. Some of the utilities were rerouted where possible and others were ultimately incorporated into the site design. The transition from asphalt basketball courts to sand volleyball courts provided Wallace Group an opportunity to improve the drainage and stormwater runoff collection as well as update the site with new landscaping to better match the coastal aesthetic created by the new sand courts.

#### **LeRoy Park & Community Center Rehab, Guadalupe CA**

Project Manager for LeRoy Park, a 4-acre park in Guadalupe that serves an underprivileged community but is currently in a state of disrepair. The City of Guadalupe has acquired a CDBG (Community Development Block Group) grant to fund a facility rehabilitation of the park and Community Center. The project includes rehabilitating LeRoy Park along with the community center located on the park's property. The design includes new parking, existing parking lot surfacing, ADA ramps, new concrete and decomposed granite trails, wood railing and chain link fencing, rain gardens, new landscaping throughout the site, an entry monument sign, group picnic areas of various sizes with BBQ setups, two age appropriate playgrounds, graded turf amphitheater, group outdoor exercise stations, and utility upgrades for the community center and separate restroom building.

#### **Outdoor Learning Centers - Lucia Mar Unified School District, Arroyo Grande, CA**

Wallace Group was contracted to provide site grading design for two outdoor learning centers - one at Oceanview Elementary in Arroyo Grande and the other at Fairgrove Elementary in Grover Beach. The outdoor learning centers were designed to allow teachers and students to have educational experiences outside the formal classroom setting. The outdoor learning centers included permeable pavers, concrete walkways, seating areas, shade

### EDUCATION

BS Civil Engineering, Brigham Young University, UT

### REGISTRATION

California Registered Civil Engineer, Number 80124

Utah Registered Civil Engineer Number 8321263-2202

Qualified SWPPP

Developer/Practitioner (QSD/P)

### AFFILIATION

American Society of Civil Engineers (ASCE) -Los Angeles Section, San Luis Obispo Branch, Secretary

### SOFTWARE

AutoDesk Civil 3D

HEC-RAS

HEC-HMS

Storm and Sanitary Analysis

StormCAD

WaterCAD

ESRI ArcMap



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**Brett Hadley, PE, QSD/P**  
Civil Engineer

structures, and provisions for ADA accessibility. The Fairgrove project included detailed grading of tiered seating in an amphitheater approach to match the slope of the site. Both projects are planned for construction Summer of 2018.

#### **San Miguel Community Park Expansion County of San Luis Obispo, CA**

Wallace Group was contracted by the County of San Luis Obispo to expand and enhance the San Miguel Community Park.

Improvements included realignment of roadways to expand park area, new parking surfaces, paved pedestrian pathways, and new landscape and signage features. Brett lead the civil grading and drainage design for the project and the preparation of construction documents for bidding. The San Miguel Park project was completed in 2017 and is actively used for soccer and other community events.

#### **Cal Poly Drumm Reservoir Study, San Luis Obispo, CA**

Wallace Group was contracted by Cal Poly to prepare a preliminary study for an on-campus irrigation reservoir (Drumm Reservoir). As project engineer for this study, Brett prepared watershed delineations, hydrologic calculations, a review of existing underground pipelines, an analysis of the reservoir's capacity and day to day operations, and recommendations for future improvements. This work was requested to support the planning of a new student housing area proposed adjacent to the existing reservoir. Wallace Group collaborated with Cal Poly Staff to review the existing facilities and to gather information to prepare the technical report. Brett also provided a review of the existing FEMA floodplain associated with Brizziolari Creek which is also adjacent to the proposed student housing area. The existing floodplain mapping was compared to existing topographic data and evaluated in the field to provide recommendations for planning the proposed student housing area.

#### **Pismo Beach Resort - Pismo Beach, CA**

Project Engineer responsible for civil site design and project management to obtain a Coastal Development Permit through the City of Pismo Beach and the California Coastal Commission. The proposed resort is planned for a new 128 room hotel along the beachfront in Pismo Beach. Brett was tasked with site grading, underground utility design, storm drain management, post construction stormwater compliance, and coordination with the client and design team. Preliminary water demand estimates for the proposed project were provided and water saving measures within the City were analyzed in effort to offset the project's estimated water usage.



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## Teri Wissler Adam

SENIOR PRINCIPAL

### PROFESSIONAL EXPERIENCE

Ms. Wissler Adam joined the EMC Planning Group in 1991. Her area of expertise is in California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance.

Ms. Wissler Adam directs the CEQA and NEPA compliance projects for the firm. She has been responsible for a large variety of private projects, including residential, commercial, industrial, mixed-use, and large specific plan and general plan projects. She has also managed several projects for public facilities, such as recycled water projects, roadway projects, bikeway projects, bridge projects, elementary schools, high schools, and college campuses, and other public facilities, such as health clinics, landfills, child development centers, and federal research facilities. She has represented public clients throughout Monterey County, San Benito County, Santa Clara County, Merced County, San Luis Obispo County, San Mateo County, Santa Cruz County, and as far south as Los Angeles County.

### EDUCATION

B.S. California Polytechnic State University at San Luis Obispo, Business Administration, Concentration in Environmental Management, 1991

### PROFESSIONAL ACHIEVEMENTS

- Presenter, CEQA Seminar, Lorman Education Services
- Presenter, CEQA Workshop, Association of Environmental Professionals
- Member, Association of Environmental Professionals
- Contributor, *Environmental Mitigation Handbook*, California's Coalition for Adequate School Housing, February 2009
- Past Director/President/Newsletter Editor, Monterey Bay Area Chapter, Association of Environmental Professionals

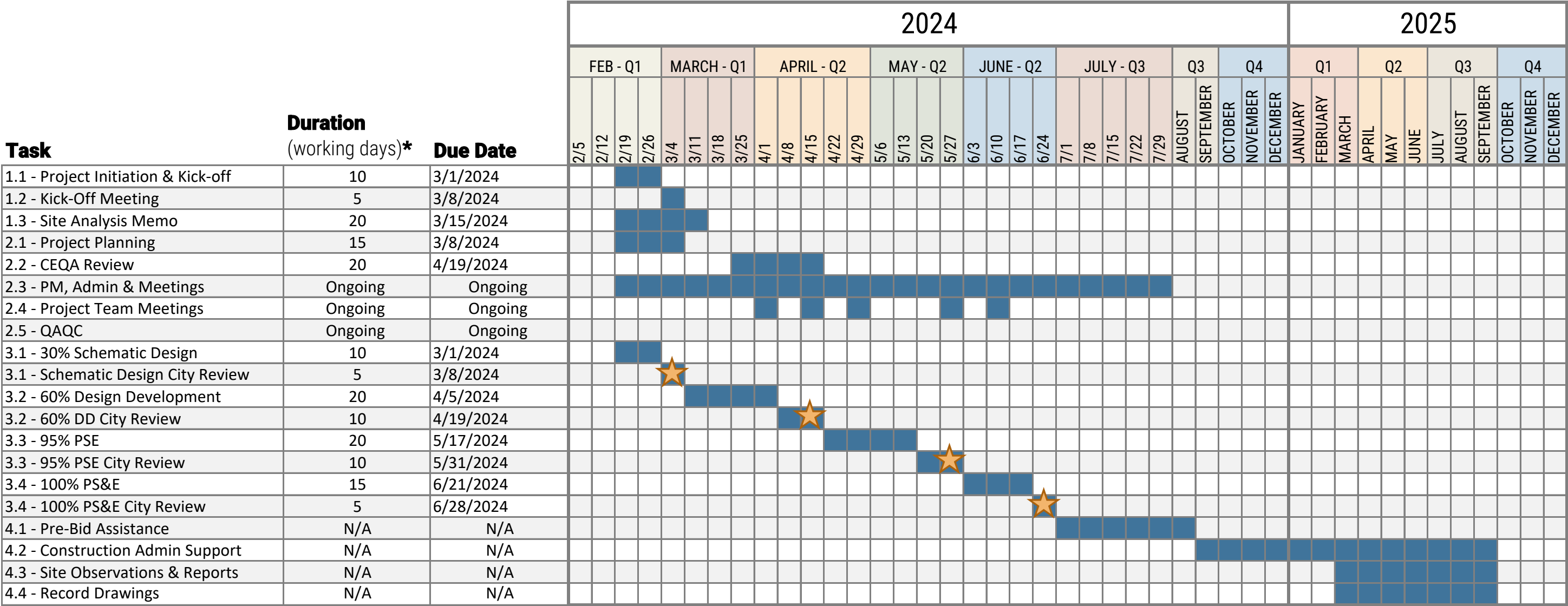
### PROFESSIONAL ASSOCIATION

- Member, Association of Environmental Professionals

Ramsay Park Green Infrastructure Project - Project Schedule

2/8/2024

Draft



\*Note: Doesn't include holidays.

**Legend**

Task Duration

Milestone / Key Date