



City of Lake Elsinore

Historic Resources Inventory Update

Technical Proposal





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January 11, 2024

City of Lake Elsinore

Community Development Department
130 South Main Street
Lake Elsinore, California 92530

**RE: PROFESSIONAL SERVICES FOR A HISTORIC RESOURCES INVENTORY UPDATE AND AN
ASSOCIATED HISTORIC CONTEXT STATEMENT**

To Whom It May Concern:

Environmental Science Associates (ESA) appreciates the opportunity to submit this proposal to prepare a historic context statement and to conduct a citywide survey of historical resources for the City of Lake Elsinore. We understand the City wishes to update previous historic resource inventories completed in 1983 and 1991, and to identify any buildings or structures potentially eligible for listing on the National Register of Historic Places, on the California Register of Historical Resources, and as California Points of Historic Interest, Riverside County Historical Landmarks, and Local Historic Landmarks. The updated historical resources inventory and associated comprehensive report would assist in supporting the City's preservation goals, including streamlining the application processes for redevelopment, alterations, and demolition, benefiting both City staff and property owners and project applicants.

ESA has provided specialized environmental consulting services for more than 50 years. ESA's expertise in historic resource investigations and numerous large-scale, intensive-level surveys throughout the greater Los Angeles Metropolitan area) makes us well suited to efficiently and successfully meet the City's needs for this important project. ESA recently completed a reconnaissance-level survey of the West San Gabriel Valley and associated historic contexts for eight communities in unincorporated Los Angeles County. Additionally, prior to her tenure at ESA, Project Manager Shannon L. Papin successfully managed five large-scale countywide historic surveys in South Dakota, where every structure within the county over the age of 50 years was evaluated for historic significance and potential eligibility for state and national registers. Ms. Papin and ESA have a proven track record of completing complex projects and high-quality work products on time and on budget.

ESA looks forward to working with the City of Lake Elsinore to comprehensively update its historic inventory and historic context statement to document the unique patterns of development that contribute to its rich history. Please contact Project Manager Shannon L. Papin at (505) 231.0285 or spapin@esassoc.com with your questions or comments regarding our proposal. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon L. Papin".

Shannon L. Papin
Project Manager

A handwritten signature in black ink, appearing to read "Ruta Thomas".

Ruta Thomas,
Vice President,
Southern California Regional Director



Table of Contents

SECTION 1

Firm History, Organization, and Culture	5
---	---

SECTION 2

Team	7
------------	---

SECTION 3

Project Understanding and Approach	9
--	---

SECTION 4

Relevant Project Experience	14
-----------------------------------	----

SECTION 5

Schedule	17
----------------	----

SECTION 6

Costs	18
-------------	----

SECTION 7

Exceptions to RFP	18
-------------------------	----

SECTION 8

Insurances and Licenses	18
-------------------------------	----

ATTACHMENTS

Attachment A: Resumes

Attachment B: Costs

Attachment C: Sample Insurance and Licenses

Firm History, Organization, and Culture

ESA is an environmental consulting and community planning firm that helps public and private sector clients understand, address, and solve environmental issues; develop urban planning strategies; and make policy decisions. Since 1969, ESA has guided integrated decision-making, developing innovative and workable solutions that inform projects based on science, policy, and planning. We are a 100 percent employee-owned, California-based S-corporation with offices across the West Coast and the Southeast. We have more than 700 in-house environmental specialists and community planners, which allows us to achieve truly integrated solutions in preparing environmental documentation for compliance with the California Environmental Quality Act (CEQA).

With a vested interest in the success of our firm, you will find that our employees are highly dedicated and collaborative, always seeking to find the best outcomes to benefit our clients. ESA staff is fully integrated between offices; as a result, we can easily assemble teams with a broad variety of specialists to meet the unique needs of individual projects.

As employee-owners, our commitment to diversity and inclusion is a meaningful and central part of who we are as a company, and it is one of the core pillars of our current five-year strategic plan.

Historic Resources Qualifications

Our Southern California Architectural History Team has prepared numerous historic contexts, historic resource evaluations, historic resource surveys, mitigation solutions such as Historic American Buildings Surveys and interpretive materials, environmental impact report sections, and other related cultural resource studies for a wide array of projects in Southern California. We work closely with clients and regulators during initial planning and environmental review stages of proposed projects to proactively design



CHIEF EXECUTIVE OFFICER

Leslie Moulton-Post



CHIEF FINANCIAL OFFICER

Albert Cuisinot

CHIEF OPERATING OFFICER

Eric Haase

REGIONAL DIRECTORS (4)

BUSINESS GROUP DIRECTORS (18)

PRACTITIONERS/SUBJECT MATTER EXPERTS (675+)

"I am energized by ESA's commitment to justice, equity, diversity, and inclusion. It is core to our firm's mission, vision, and values, and foundational to our purpose of using our professional skills to have a positive impact in making our world more equitable, sustainable, and resilient."

— Leslie Moulton-Post, CEO (on the importance of JEDI principles as a part of ESA's culture)

practical solutions that address their cultural resource and built environment challenges. With decades of experience evaluating potential sites for historic eligibility and managing the preservation and treatment of historical resources, we distinguish ourselves by preparing efficient and effective documentation in conformance with local municipal codes and preservation ordinances, California Public Resources Code and state preservation guidelines, CEQA requirements, the Secretary of the Interior's Standards, and Section 106 of the National Historic Preservation Act.

Within the field of historic preservation and architectural history, ESA offers experts who are highly qualified in the technical analysis of cultural and historic resources. All of our architectural history staff meet and exceed the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) for History, Architectural History, and/or Historic Architecture. Our team has extensive experience inventorying and evaluating historic-age buildings and structures for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, and local historic resource registers across the state. For this contract, ESA has selected the most qualified staff to assist the City of Lake Elsinore in accomplishing its goals.

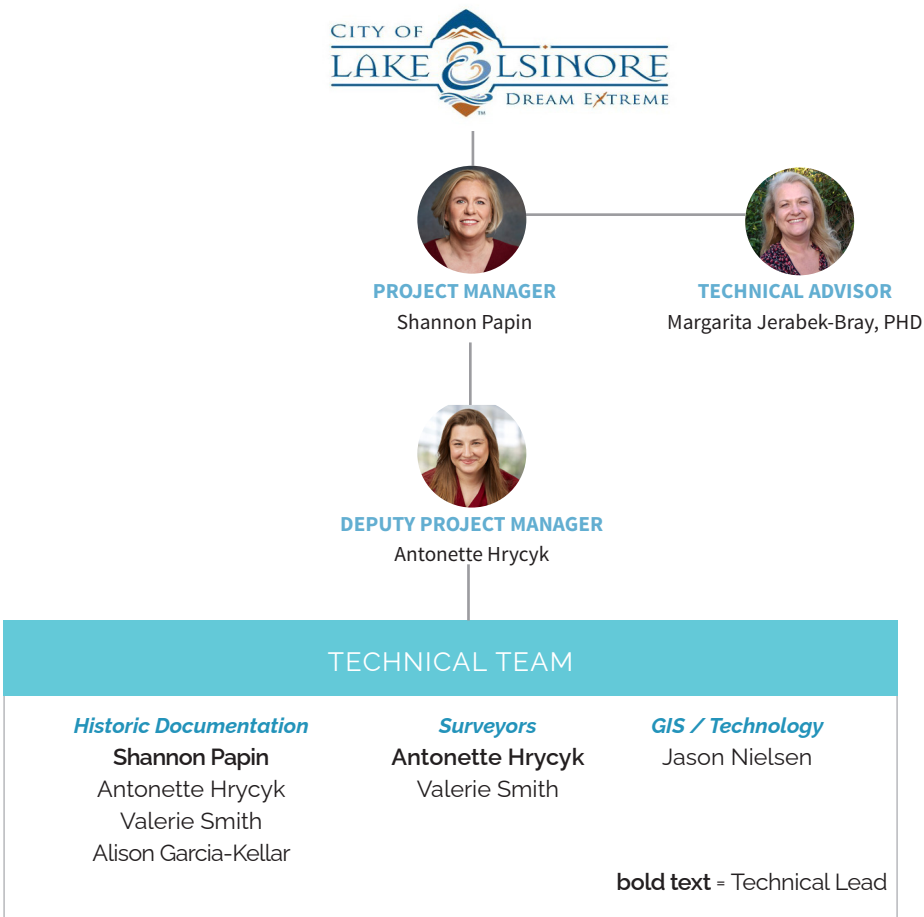


Team

ESA's dedicated and passionate team of historic resources enthusiasts is committed to the invaluable task of preserving historic and cultural resources. Through exhaustive research, field surveys, and collaborative efforts, we aim to breathe new life into historical records, ensuring they accurately reflect the unique stories and significance of each site. With an unwavering dedication to accuracy and cultural sensitivity, our historic resources team stands at the forefront of safeguarding the City's legacy for future generations. Together, we embark on the noble mission of not only preserving the city's history but also making it accessible and meaningful to all who seek to connect with the roots of the community it represents.

Shannon Papin, project manager, will be the single point of contact serving as a liaison between the City and the project team and responsible for the day-to-day management of the project. She will be supported by **Antonette Hrycyk**, deputy project manager, who will work closely with the project manager to coordinate with the in-house team and ensure the seamless integration of project research and field data into the overall documentation. Both Shannon and Antonette will have the expertise of **Margarita Bray-Jerabek**, strategic advisor, who will be responsible for providing strategic insight and technical advice on an as-needed basis. Additionally, Architectural Historian Valerie Smith will assist with coordination of survey information and Department of Parks and Recreation (DPR) forms. Biographies for key staff are provided below and resumes for the entire team can be found in **Attachment A**.

Organizational Chart





SHANNON L. PAPIN, Project Manager / Historic Documentation Technical Lead

Shannon Papin will serve as the project manager and the primary contact working directly with the City of Lake Elsinore. Ms. Papin is a senior architectural historian and cultural resources specialist with over 25 years of professional experience in architectural history; cultural resources management; and historic preservation planning, policy, and economics. At ESA, she serves as our historic services manager. She has authored numerous historic resources assessments, State and National Register nominations, historic structure reports, CEQA impacts analyses, feasibility studies, Los Angeles Historic-Cultural Monuments nominations, and Historic American Buildings Survey and Historic American Engineering Record reports. She has extensive experience with survey and associated historic contexts, including multiple countywide surveys for the State of South Dakota State Historic Preservation Office. Her most recent project was a survey and context of the West San Gabriel Valley, done at the behest of Los Angeles County. She has worked with multiple municipalities throughout Southern California, including Pasadena, Los Angeles, Beverly Hills, Santa Monica, West Hollywood, Long Beach, Culver City, Glendale, Alhambra, Altadena, San Gabriel, Santa Ana, Lancaster, Agoura Hills, and Avalon. Shannon will serve as the project manager and the City's point of contact and will be responsible for day-to-day coordination, management of survey work, overseeing research, and management and completion of all deliverables.



ANTONETTE HRYCYK, M.S. | Deputy Project Manager / Surveyor Technical Lead / Survey Technical Lead

Antonette is an architectural historian with 11 years of experience in historical research, museum collections, exhibit design, and educational outreach. Her work in historical and cultural heritage in California has included authoring and conducting research for the development of historic resource assessments, National and California Register nominations, visitor studies of museums, and interpretive public history sites. Prior to her work with ESA, Antonette worked in both formal and informal education for K-12 Schools, natural history museums, zoos and environmental education organizations, and historical societies and museums. Antonette applies her understanding of urban development and historic research to inform historic resource evaluations and assessments in Southern California, with a focus on the greater Los Angeles area and San Diego. Her day-to-day responsibilities include site visits and documentation, historical research, report writing, and preparation of DPR forms. Antonette will conduct archival research, surveys, and report preparation for City task orders. Her most recent project was assisting Ms. Papin with the San Gabriel Valley Area Plan, which included a reconnaissance-level survey and associated historic context.



MARGARITA JERABEK-BRAY, PHD, Technical Advisor

Margarita has 35 years of professional experience as an architectural historian in historic resources management and preservation, including 17 years of experience as ESA's director of historic resources. She has managed ESA's on-call historic preservation contracts for Santa Monica, Los Angeles, West Hollywood, South Pasadena, Long Beach, Laguna Beach, Hermosa Beach, and the Los Angeles Unified School District, as well as an on-call cultural resources services contract for the San Bernardino Department of Public Works. She has managed numerous task orders under on-call contracts for the City of Los Angeles Recreation and Parks Department, City of Los Angeles Bureau of Engineering, Los Angeles County Department of Public Works, Long Beach Unified School District, San Diego County Recreation and Parks, San Diego Department of Public Works, San Diego Unified School District, and Port of San Diego. She is an expert in preservation planning and preservation law, an accomplished regulatory practitioner, and has served for many years as a trusted consultant for municipal and county agencies. A highly accomplished technical practitioner, she is well versed in National Park Service requirements and the Secretary of the Interior's Standards and Guidelines, California's historical resources statutes and policies, and local ordinances and planning requirements. Margarita will provide strategic guidance on complex historic preservation issues, as needed.

Project Understanding and Approach

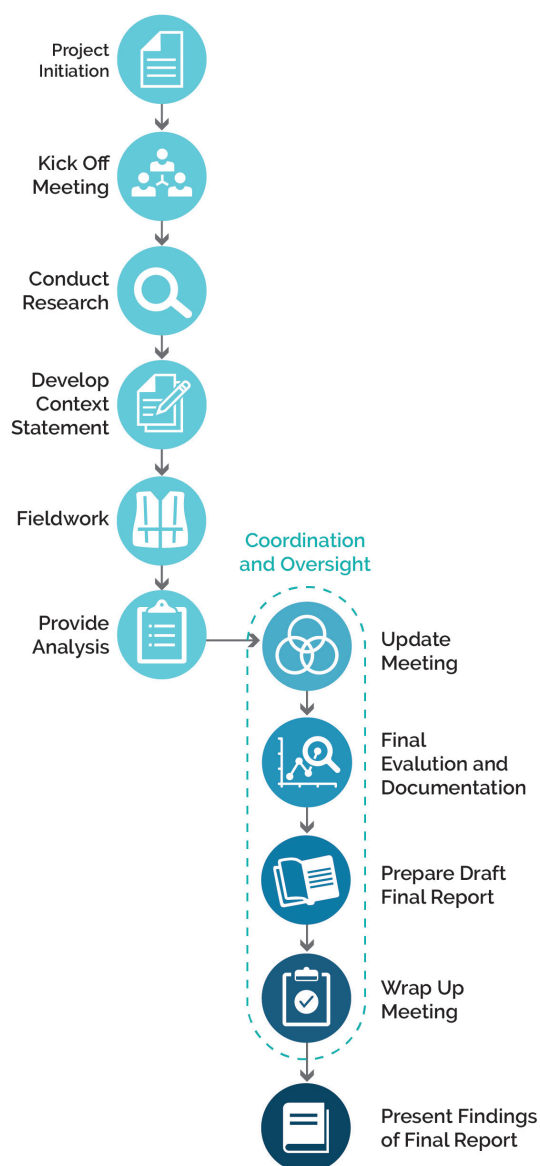
Project Understanding

Located in the heart of Southern California, Lake Elsinore is not merely a geographic location but also a repository of stories. The City of Lake Elsinore seeks a consultant to develop a Comprehensive Historic Resource Inventory and Historic Context Statement (Comprehensive Report) to record and preserve these stories and to provide a framework to assist in future evaluations of the built environment within the City. The final Comprehensive Report will assist City staff with future CEQA compliance, General Plan updates, and downtown revitalization efforts, among other benefits. Our architectural historians seek to capture not only tangible touchstones of the past but also the intangible essence that defines each community.

Two previous surveys provide guidance on existing historic resources. In 1983, the City of Lake Elsinore commissioned a historic resources inventory, resulting in survey information for approximately 266 buildings, structures, and trees, some addresses with multiple buildings and structures. In 1991, the Elsinore Valley Community Development Corporation produced a survey of historical structures and sites, which contained 199 buildings. There are 160 buildings which appear on both surveys; therefore there are a total of 305 buildings, structures, and objects which have previously been identified as historic within Lake Elsinore and its sphere of influence.

These surveys are a testament to the City's efforts to recognize and preserve its heritage. However, over 30 years have passed since these surveys were completed, during which time the City of Lake Elsinore and the surrounding area has seen a massive wave of development and new residents. ESA is excited about the opportunity to assist the City in its commitment to preserve Lake Elsinore's unique heritage and to ensure that its legacy continues to inspire and resonate with future generations of residents through the development of a Comprehensive Historic Resources Inventory and Historic Context Statement.

According to the RFP, 878 parcels over the age threshold of 50 years will need to be surveyed. ESA's own data, obtained from the Riverside County Open GIS Data Source, indicates that if the threshold is updated to 45 years to comply with guidance provided by the State Office of Historic Preservation's Instructions for Recording Historical Resources (March 1995), approximately 1,400 parcels will need to be surveyed. Because the City of Lake Elsinore desires this Comprehensive Historic Context Statement and Historic Resource Inventory to assist with the requirements of CEQA,



ESA authored this proposal under the assumption that the 45-year age threshold will be the most economical and strategic choice for the City of Lake Elsinore. The 45-year age threshold meets CEQA requirements and will give the City time to adopt the Comprehensive Report and integrate its findings into the planning process.

Therefore, ESA assumes that a total of approximately 1,700 parcels will be surveyed within the limits of the City of Lake Elsinore and its sphere of influence (Study Area) in order to complete the Comprehensive Report as desired by the City.

Project Approach

Task 1: Project Initiation

ESA will review relevant plans and policies and compile a list of data requests from the Historic and GIS teams. Copies of relevant files, reports, forms, base maps, and databases will be requested and obtained as available. ESA will work with City staff to compile and confirm a list with updated and accurate contact information for all parties involved with the project, including stakeholders who have expressed an interest in providing research materials or feedback at critical points throughout the project. The project team will meet with the City staff to finalize the scope of work, schedule, and data needs.

Assumptions:

- ➔ Communications will be conducted via email and Microsoft Teams/Zoom.
- ➔ The City will provide access to all previous surveys, contexts, and general plans to assist ESA in their research.
- ➔ The City will provide updated boundaries of the City Limits and the “sphere of influence” along with assessor parcel information, including date of construction, to ESA's GIS team.

Task 2: Kick-Off Meeting

This phase is essential to establish a clear foundation of understanding of the project as well as established communication protocols that will be used throughout. ESA will meet virtually with City staff and two members of the Lake Elsinore Historical Society. Topics of this meeting will include confirmation of project goals, opportunities, and constraints; organization of background materials and baseline data; clarification of the work plan and schedule; establishment of project management roles and responsibilities; and establishment of data management and communication protocols.

Deliverable:

- ➔ Summary memo of kick-off meeting (communication protocol, finalized scope of work, project schedule).

Assumptions:

- ➔ The City will be responsible for scheduling the kick-off meeting with all appropriate parties.
- ➔ Any community outreach will be conducted by the City of Lake Elsinore



Task 3: Initial Research

ESA will review the existing historical resources data and associated surveys, reports, studies, plans, publications, mapping, and property data. Documents such as the 2011 Lake Elsinore General Plan, its appendices, the 16 district plans that have been published since, and the 1983 Riverside County Historic Survey and the 1991 Survey of Historic Structures and Sites will provide a starting point for this effort. ESA will also review the Built Environment Resources Directory maintained by the California Office of Historic Preservation to ensure that all previously evaluated or identified resources are addressed. Other research on the history of the City and its sphere of influence will include a review of published books and pamphlets, parcel maps, zoning maps, historical maps, Sanborn maps, aerial photography, and any archives at the Lake Elsinore Historical Society. ESA will also review pertinent information from our in-house library. With these resources, ESA will develop a draft outline for the Historic Context to guide more focused research and writing as the project progresses.

Deliverable:

- ➔ Draft Historic Context Outline.

Assumptions:

- ➔ ESA will not respond to comments on the draft Historic Context outline from the City but will incorporate any comments and suggestions into the Draft Historic Context Statement draft (Task 4).

Task 4: Historic Context Statement

In addition to prior study and evaluation review, ESA will leverage its knowledge of the geography and history of the area to organize existing contextual information and identify gaps in the historical narrative. A combination of outreach, consultation with the City and community, research, and field data collection will provide a solid foundation for the Historic Context Statement to cover all aspects of the history, land use patterns, and societal and cultural influences that have significantly shaped the development of Lake Elsinore. The resulting Historic Context Statement will identify a period of significance and registration requirements for each identified theme. This will serve as the basis for evaluating the significance of the properties within the study area under Task 7.

Deliverable:

- ➔ Draft Historic Context Statement.

Assumptions:

- ➔ The Historic Context Statement (Task 4) and fieldwork (Task 5) will be performed at the same time; information from the fieldwork and survey is likely to inform the final Historic Context Statement.
- ➔ If there are no architectural resources identified under a specific historical theme, no registration requirements will be developed. A general history of each theme will be developed; however, it will not be as in-depth as themes for which there are extant historic resources.



Task 5: Fieldwork

For this project, ESA proposes that the field survey be split into two phases. The first would occur during the initial research phase (Task 3) and would concentrate on establishing the existing conditions of properties that have been previously documented. This survey would document the integrity of all these buildings, confirm the boundaries of the City of Lake Elsinore Downtown Historic National Register District, and confirm if any of the structures have been demolished since the publication of the 1983 Riverside County Historic Survey and the 1991 Survey of Historic Structures and Sites. ESA will prepare an existing conditions memorandum for the City that will include updated survey information and status codes for all previously surveyed resources, and likely boundaries of the previous Lake Elsinore Downtown Historic National Register District.

The second phase would be a reconnaissance survey of all of the historic-age buildings and structures (45 years old or greater) within the project area. This survey will be conducted from public rights-of-way to record/confirm property data through photography and field notes. Prior to beginning both phases of fieldwork, ESA's GIS team will develop a map of the survey area on the iPad application FieldMaps in addition to pre-populating an Excel database to assist in the survey. This survey database will, at a minimum, include the property type, location (APN and address), and date of construction. ESA anticipates that approximately 1,700 parcels will be surveyed, resulting in 250–300 potentially eligible resources. At all times, ESA surveyors in the field will carry a letter from the City explaining the nature of the project, should any local residents have questions or concerns about survey personnel taking photos of potential resources.

Deliverables:

- ➔ Existing conditions memorandum.
- ➔ Survey database (Excel).

Assumptions:

- ➔ All buildings and structures will be surveyed from the public right-of-way. If they are not publicly accessible, buildings and structures will not be surveyed, and it will be indicated in the survey database.
- ➔ If there are significant properties that the City wishes to have surveyed that are not able to be surveyed from the public right-of-way, the City will be responsible for coordinating access for ESA to survey the property.
- ➔ Only potentially eligible properties will be recorded using DPR forms. Properties that are not significant or do not retain the required historic integrity will be presented in an Excel database that includes each property's address, APN, and date of construction.



Task 6: Analysis

Following the fieldwork (Task 5) and a review of the historic research and developed Historic Context Statement, ESA will prepare a preliminary determination of the significance for each property using the guidance from the California Office of Historic Preservation as detailed in its Instructions for Recording Historical Resources. Each property will be assigned the appropriate preliminary California Historical Resource Status (CHRS) Code.

Information collected during fieldwork (Task 5) will be included in the California Department of Parks and Recreation 523 series (DPR 523) form sets or within the survey database (Excel) as appropriate. The Lake Elsinore Downtown Historic National Register District will be documented on a District Record (DPR523D), with contributing resources documented individually on DPR523A forms and included as attachments to the District Record. Additional historic resources and potential new historic districts identified outside of the Lake Elsinore Downtown Historic National Register District will be recorded on Primary Record (DPR523A) and Secondary Record (DPR523B) forms with continuation sheets as needed.

Deliverables:

- ➔ Draft DPR forms for both the Lake Elsinore Downtown Historic National Register District and individually evaluated resources. ESA estimates there will likely be 250–300 eligible resources.
- ➔ Update survey database with California Historical Resource Status Codes.
- ➔ An optional meeting with the City of Lake Elsinore summarizing results and progress of survey.

Assumptions:

- ➔ Buildings which were surveyed on the 1983 Riverside County Historic Survey or the 1991 Survey of Historic Structures and Sites that have lost integrity, been demolished, or no longer fall within the City's boundaries will be included in the Excel database, but no DPR forms will be prepared for these buildings.
- ➔ Full evaluation of any properties or districts is not covered under the scope of this project, only a preliminary determination of potential eligibility and the assigning of a CHRS status code.
- ➔ DPR523A forms will not be completed for any properties assigned a "6" or "7" CHRS status code (these are properties that are determined ineligible or were unable to be surveyed). However, a list of these resources will be compiled for the City's record.

Task 7: Update Meeting

Ongoing coordination between the City of Lake Elsinore and ESA will be performed primarily through email, though meetings may be scheduled at any time on Zoom or Microsoft Teams if either the City or ESA needs to involve multiple stakeholders in an update.

Deliverable:

- ➔ Notes will be taken for any meetings and distributed to all parties that participated.

Assumptions

- ➔ ESA assumes no more than four online meetings will be necessary for the completion of this project.
- ➔ ESA assumes that the only in-person meetings will be one update meeting during the fieldwork (Task 5) and the presentation of the findings of the Final Report to the Planning Commission and City Council (Task 11).



Task 8: Final Evaluation and Documentation

ESA will document all eligible properties surveyed on State of California DPR 523A forms and will file all appropriate forms and data with the California Historical Resources Information System.

Deliverable:

- No specific deliverables will be prepared for this task. All DPR forms will be included as an appendix to the Final Comprehensive Report (Task 9).

Assumption:

- ESA will not prepare a DPR form for any properties ruled ineligible.

Task 9: Prepare Final Report

ESA will prepare a Draft Final Comprehensive Report that contains both the complete Historic Context Statement and the updates to the Historic Resources Inventory as its major components. Other portions of the report will include objectives, descriptions of the area surveyed, research design, methodology, sources, and any appropriate maps.

Deliverable:

- Draft Comprehensive Historic Resource Inventory and Historic Context Statement.

Assumption:

- ESA will respond to one round of comments (Task 10).

Task 10: Wrap-Up Meeting

ESA will provide the Draft Comprehensive Final Report to the City Steering Committee for review and will respond to one round of comments on the revised document.

Deliverable:

- Incorporation of comments into the Final Comprehensive Report.

Assumption:

- The City of Lake Elsinore will be responsible for notifying property owners of the inclusion of their property on the HRI and will be responsible for the final determination of inclusion of private property.

Task 11: Present Findings of Final Comprehensive Report to Planning Commission and City Council

ESA will prepare and present, with City Staff, a PowerPoint presentation of the results of the project to the City of Lake Elsinore Planning Commission and to the City Council.

Deliverables:

- PowerPoint Presentation.
- Final Comprehensive Historic Resource Inventory and Historic Context Statement (digital only).

Relevant Project Experience

We have highlighted three recent historic resources projects that are especially relevant to the City of Lake Elsinore Community Development Department's needs and interests.

West San Gabriel Valley Area Plan & PEIR



ESA is working collaboratively with the County of Los Angeles in the preparation of an Area Plan for West San Gabriel Valley (WSGV) in Los Angeles County. Our Architectural History team researched and wrote historic context statements for eight communities within the unincorporated areas of Los Angeles County in the WSGV,

including a general history of the San Gabriel Valley, timelines of historical events and impacts, community-specific historical backgrounds, examination of 12 significant themes within the region, and registration requirements for potential resources (associated property types, eligibility standards, and character-defining features, and integrity consideration). Additionally, the team completed a community cultural assets brief that identified the known cultural and paleontological resources within each of the eight communities as well as opportunities to highlight and promote cultural assets and potential future development constraints. Finally, the team authored a Historic Preservation Element that outlined a comprehensive set of objectives and policies for the preservation and enhancement of the historic resources of the eight communities included within the plan area.

Adelante Eastside Redevelopment Area Survey



ESA led an intensive-level survey for the Adelante Eastside Redevelopment Area which involves the identification, evaluation, and documentation of all Potentially eligible historical resources located within the redevelopment area. The redevelopment area encompasses approximately 2,200 acres and includes approximately 2,800

parcels of land in the Boyle Heights community. The area is made up of a mix of low- to moderate-density urban uses, including residential, commercial and industrial resources dating from the 1880s through the 1950s, as well as some later infill development. Commercial development is concentrated along the major east-west streets, avenues and boulevards, while industrial uses are generally concentrated adjacent to the Los Angeles River and on the southern portion of the Project Area. Residential architecture, including single-family dwellings as well as mixed-use commercial/residential buildings, exists along the commercial corridors and in some scattered locations within the industrial areas.

Client Name

County of Los Angeles,
Department of Regional Planning

Reference

Mi Kim, Supervising Regional Planner
P: 213.974.6425
E: MKim@planning.lacounty.gov

Benefit Statement:

Ms. Papin and Ms. Hyryck led historical resources on the large-scale survey and associated historic context. They successfully completed two weeks of long days in the field and have developed a protocol for the assessment of resources in a quick but comprehensive manner.

Client Name

City of Los Angeles, Community
Redevelopment Agency

Reference

Robert Manford, PhD., Urban
Planning, Land Use and International
Development
P: 408.535.7900
E: Robert.manford@sanjoseca.gov

Benefit Statement:

ESA staff completed significant research on the Boyle Heights neighborhood, allowing them to develop a framework of associated history while actively surveying. This context enabled them to successfully assess large numbers of historic resources in the field.

State of South Dakota Historic Preservation



Ms. Papin performed four county-wide architectural surveys for the State of South Dakota, where every structure over 50 years of age within the county was evaluated for historic significance. For Moody County, completed in 2017 – 2018, approximately 521 square miles were surveyed, resulting in approximately 200

rural and urban resources recommended as potentially eligible for the National Register of Historic Places, including farmsteads, schools, commercial buildings, churches, industrial/agricultural resources, cemeteries, and residences. For Walworth County, completed in 2016 – 2017, approximately 745 square miles were surveyed, resulting in approximately 150 rural and urban resources recommended as potentially eligible for the National Register of Historic Places, including farmsteads, schools, commercial buildings, churches, industrial/agricultural resources, cemeteries, and residences. For McPherson County, completed in 2014 – 2015, approximately 1,152 square miles were surveyed, resulting in approximately 170 rural and urban resources recommended as potentially eligible for the National Register of Historic Places, including farmsteads, schools, commercial buildings, churches, industrial/agricultural resources, cemeteries, and residences. For Tripp County, completed in 2011-2012, approximately 1,617 square miles were surveyed, resulting in approximately 350 rural and urban resources recommended as potentially eligible for the National Register of Historic Places, including farmsteads, schools, commercial buildings, churches, industrial/agricultural resources, cemeteries, and residences. All four projects included research and the completion of an accompanying historic context and report. Inventory forms were completed for all survey resources, regardless of eligibility status.

Client Name

South Dakota State Historic Preservation Office

Reference

Chris Nelson, Historic Preservation Specialist

P: 605-773-3103

E: ChrisBNelson@state.sd.us

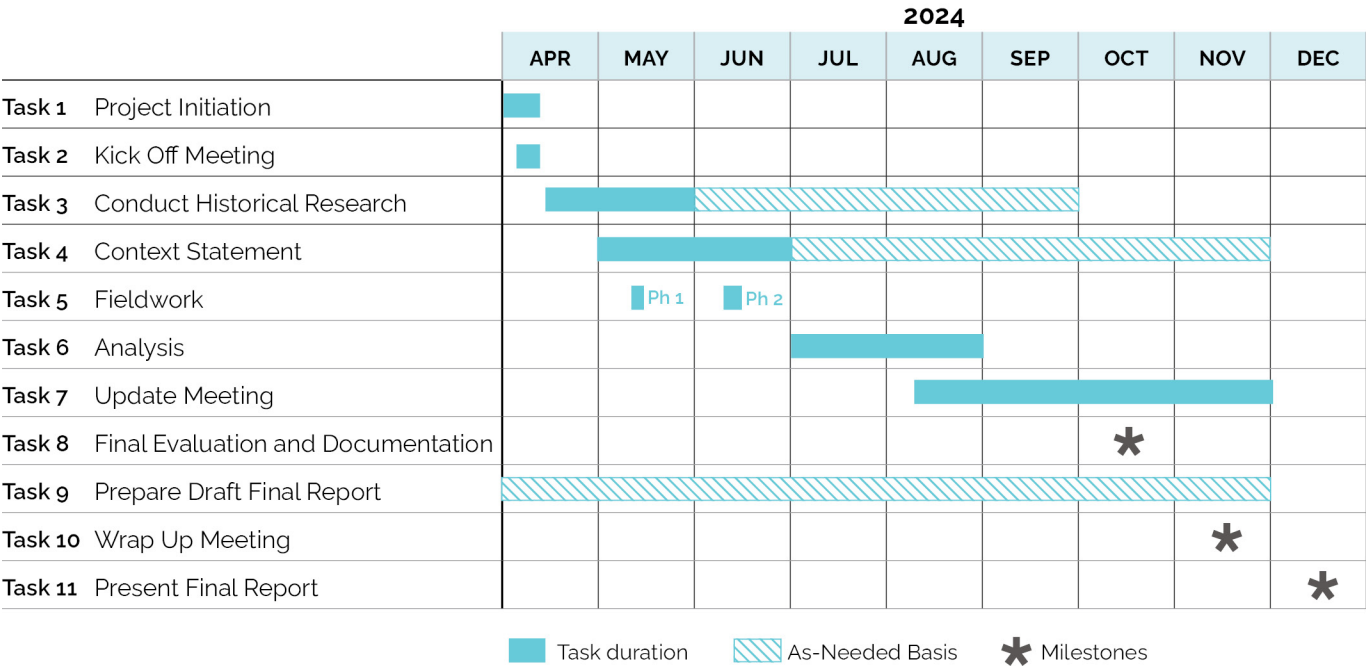
Benefit Statement:

Ms. Papin has a proven track record of successfully managing large-scale surveys with a significant number of resources to record. She is comfortable in the field, doing research in new places, and managing survey personnel.



Schedule

All ESA team members with resumes included in Attachment A will be available to work on the Comprehensive Report. We carefully track and plan staff hours using Deltek Vision software to accurately plan for future work. Our goal is to run at 60% capacity to have the ability to take on new work and best serve all our clients' needs by delivering high-quality projects on time and on budget. By focusing only on our areas of expertise, we effectively manage our workload and maintain availability for new assignments. We anticipate a nine-month project schedule, beginning on April 1, 2024, with project completion anticipated by December 31, 2024.



Costs

ESA has provided a detailed summary of our proposed project budget based on our proposed scope of work and the information presented in the RFP. Our proposed cost is \$99,961 as detailed in **Attachment B**.

Exceptions to RFP

While ESA intends to sign into agreement, we would like to recommend the following exceptions stated within the RFP for Professional Services for a Historic Resources Inventory Update.

1. 12. **Professional Ability of Consultant.** City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field [providing similar services under similar circumstances](#) expertise.
2. 15. **Indemnity.** Consultant shall indemnify, defend (except for professional liability claims), and hold harmless the City and its officials, officers, employees, ~~agents~~, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, ~~in whole or in part~~, by the willful misconduct or negligent acts or omissions of Consultant or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, ~~or by the quality or character of their work~~. The foregoing obligation of Consultant shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises from the sole negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Consultant or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Consultant to indemnify and hold harmless includes the duty to defend [\(except for professional liability claims\)](#) as set forth in Section 2778 of the California Civil Code. [Irrespective of any language to the contrary in this Agreement, Consultant has no duty to provide or to pay for an up-front defense against unproven claims or allegations arising out of the performance of professional services by Consultant, but Consultant shall reimburse those reasonable attorney's fees incurred by the City to the extent caused by the negligence, recklessness, or willful misconduct of Consultant or its employees, agents or subcontractors.](#) Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Consultant acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

Insurance and Licenses

ESA has provided a sample insurance and licensing in **Attachment C**.



Attachment A: Resumes

Shannon L. Papin

Project Manager / Historic Documentation Technical Lead



EDUCATION

M.A., in Historic Preservation (American Studies Department)
George Washington University Washington, DC.

B.A., in English (Writing)
Rhodes College Memphis, TN.

25 YEARS' EXPERIENCE

CERTIFICATIONS/ REGISTRATION

Approved Consultant,
California Historical Resources Information System Consultant List (History & Architectural History)

Certified Historian & Architectural Historian,
New Mexico SHPO Directory

Approved Historian, City of Santa Fe, NM

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians, Member

National Trust for Historic Preservation and NTHP Forum, Member

Preservation Action, Member

Shannon L. Papin is a Senior Architectural Historian and Cultural Resource Specialist with 25 years of professional experience in architectural history, historic resource management, and historic preservation planning, policy, and economics. Her qualifications meet and exceed the Secretary of the Interior's Professional Qualification Standards in History and Architectural History. Shannon has a proven track record of historic resources management and preservation consultation services for all stages of project development, preparation of required documentation for environmental compliance, project review and permitting, and implementation of mitigation measures. She has authored numerous historic resource assessments, State and National Register Nominations, historic structure reports, CEQA Impacts Analysis, historic resource technical reports, feasibility studies, LAHCM nominations, and HABS/HAER reports. She has managed and conducted planning and technical studies for a broad range of clients and projects throughout Southern California and western states.

Previous Experience

County-wide Architectural Surveys, South Dakota. *Project Manager.* Shannon served as the Project Manager on four county-wide architectural surveys, including integrity evaluation, identification of potentially significant resources for inclusion in the National Register of Historic Places; research and writing of an accompanying historic context. Locations included: Tripp County: 1,617 square miles, 351 surveyed resources, McPherson County: 1,152 square miles, 168 surveyed resources, Walworth County: 745 square miles, 211 surveyed resources, and Moody County: 521 square miles, 204 surveyed resources.

Pasadena Avenue Historic District, Pasadena, CA. *Project Manager.* Shannon completed re-survey and prepared State and National Register Nomination of historic district that included approximately 130 residential resources.

Multiple Property Documentation Form for the Cañon neighborhood, Taos, NM.

Project Manager. Shannon performed the initial neighborhood survey, individual nominations for three resources, and associated historic context. The properties listed included a residential compound, a guesthouse/hotel and a community chapel.

Alhambra Health Center, Historic Resource Assessment and Focused EIR, Alhambra, California.

Project Manager for Historic Resource/Principal Architectural Historian.

Shannon led the historic resource analysis for the Alhambra Health Center EIR, prepared by ESA for the City of Alhambra. The project would redevelop a 23,000-sf medical facility constructed in 1930 and found eligible for the National Register of Historic Places. ESA's environmental analysis found the project would result in a significant and unavoidable impact. In addition to the initial assessment of the building, Shannon was responsible for developing a range of feasible alternatives to avoid or reduce impacts, authoring architectural studies on the adaptive reuse and rehabilitation of the structure, and

Shannon L. Papin (Continued)

Project Manager / Historic Documentation Technical Lead

assisting in the public review process, including conducting several public outreach meetings with community stakeholders and preservation advocates.

Historic American Building Surveys, Kirtland Air Force Base, Albuquerque, NM. *Project Manager.* Shannon prepared the building documentation (HABS Level II standard) of the 21st EOD Headquarters at Kirtland Air Force Base.

Historic American Building Surveys, White Sands Missile Range, Alamogordo, New Mexico. *Project Manager.* Shannon prepared the building documentation (HABS Level II standards) of the old Officer's Club at White Sands Missile Range.

Hermon Park Building Evaluations, Los Angeles, CA. *Project Manager.* Shannon prepared a memorandum that included structural assessments, documentation, and evaluations of two fire-damaged buildings located within Hermon Park, a National Register-eligible property that is part of the Arroyo Seco Park system and owned by the City of Los Angeles.

Seismic Retrofit Project, Lockwood Elementary School, Los Angeles, CA. *Project Manager.* Shannon managed a documentation project for LAUSD campus in Hollywood in preparation for a planned seismic retrofit. Project deliverables include character-defining matrixes and California DPR forms for multiple historical resources.

Seismic Retrofit Project, First Street Elementary School, Los Angeles, CA. *Project Manager.* Shannon managed a documentation project for LAUSD campuses in Boyle Heights in preparation for a planned seismic retrofit. Project deliverables include character-defining matrixes and California DPR forms for multiple historical resources.

High Desert Hospital, Historic Resource Assessment, Lancaster, CA. *Project Manager.* Shannon prepared a documentation and evaluation of High Desert Hospital and Coroner's Office, a historic property owned by the LADPW. The Report included a CEQA impacts analysis in preparation for a planned redevelopment.

Isadore House Significance Evaluation and Historic Structure Report, Isadore House, Los Angeles, CA. *Project Manager.* Shannon prepared a structural assessment, documentation, and evaluation of Isadore House, a historic property owned by the Recreation and Parks of the City of Los Angeles. The Report included a CEQA impacts analysis in preparation for a planned redevelopment.

Sunshine House Historic Structure Report, Los Angeles, CA. *Project Manager.* Shannon prepared a structural assessment, documentation, and evaluation of the Sunshine House, the former caretaker's residence at the Silver Lake Reservoir Complex, owned by LADWP.

Garvanza Pump Station, Historic Structure Report, Los Angeles, CA. *Project Manager.* Shannon prepared a structural assessment, documentation, and evaluation of the Garvanza Pump Station, a historic property associated with the Garvanza Reservoir in northeast Los Angeles, owned by LADWP.

Historic Structure Report, New Mexico Veteran's Home, Truth or Consequences. *Project Manager.* Shannon served as the Project Manager on the preparation of an Historic Structure Report for a 1937 hospital for crippled children, including historic narrative and context, evaluation of significance, documentation of original construction and later modifications, and historic preservation recommendations.

Historic American Building Surveys, Walker Air Force Base, Roswell, NM. *Project Manager.* Shannon prepared the building documentation (HABS Level III standard) of three buildings at the former Walker Air Force Base as well as the former Roswell Airfield Terminal Building

Antonette M. Hrycyk

Deputy Project Manager / Survey Technical Lead



EDUCATION

MA, History, San Diego State University (*in progress*)

MS, Museum and Field Studies, The University of Colorado-Boulder

BS, Anthropology, The Ohio State University

11 YEARS' EXPERIENCE

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians, Member

American Planning Association, Member

AWARDS

Museum Student Research Award, 2013

Antonette is an architectural historian with a background in historic research, museum collections, exhibit design, and educational outreach. Her work with historic research and cultural heritage in California has included authoring and contributing research to historic contexts statements, historic resource assessments, National and California Register Nomination, visitor studies of museums and public history sites, in addition to extensive archival research. Antonette applies her understanding of urban development and historic research to inform evaluation assessments of historic resources in the Southern California area, with a focus in the Greater Los Angeles area and San Diego.

Relevant Experience

West San Gabriel Valley Area Plan Historic Context Statement, Los Angeles County, CA. Architectural Historian. Antonette is the lead researcher and author of the Historic Context Statement for seven unincorporated communities within the West San Gabriel Valley Planning Area. Involving archival research, windshield surveys, and on-going collaboration with Los Angeles County, the Historic Context Statement will provide a framework for future historic assessments within these unincorporated areas. In addition, Antonette will be contributing to the Historic Preservation Element of the West San Gabriel Area Plan.

3592 Eastham Drive Historic Resources Assessment, Culver City, CA. Architectural Historian. Antonette was the lead researcher and author of the Historic Research Assessment on a property that included one mid-century modern office building and two industrial buildings within the Hayden Tract in Culver City.

3550 Hayden Avenue Historic Resources Assessment, Culver City, CA. Architectural Historian. Antonette was the lead researcher and author of the Historic Research Assessment on a large mid-century modern industrial warehouse in the Hayden Tract in Culver City.

Burbank Airport Flight Path, Section 106, Los Angeles and Ventura Counties Architectural Historian. Antonette assisted on this large-scale analysis of the potential impacts of the change in flight path at the Burbank Airport on all listed historic resources underneath. Antonette's use of GIS and mapping skills in addition to integrity analysis assisted and streamlined the overall impacts assessment.

5835 Washington Boulevard Historic Resources Assessment, Culver City, CA. Architectural Historian. Antonette was the lead researcher and author of the Historic Research Assessment on two buildings which had functioned as nightclubs, industrial sites, and commercial properties. 5835 Washington was previously listed on Culver City's HPAC Survey; Antonette's reevaluation of its significance under criteria A/1 and C/3 contributed to an updated understanding of Culver City's preserved built environment.

44900 N. 60th St., W. Historic Resources Assessment, Lancaster, CA. Architectural Historian. Antonette served as the lead researcher and author of the Historia Research

Antonette M. Hrycyk (Continued)

Deputy Project Manager / Survey Technical Lead

Assessment of a mid-century modern community hospital, which was designed by Adrian Wilson & Associates, and was originally operated as a Tubercular Hospital by the Los Angeles County Sheriff. Antonette's research determined the hospital was not a significant historic resource.

Control Gorge Modular Homes Historic Resources Assessment, Bishop & Los Angeles, CA. *Architectural Historian.*

Antonette was the primary researcher and author of this unique assessment which looked at the structures associated with the Control Gorge Hydroelectric Plant, owned and operated by LADWP. Antonette constructed a full site chronology of the Control Gorge Site and wrote a detailed historical context of the Owens Gorge Hydroelectric Project. This project, though located in Bishop, California, the Subject Property was evaluated under LAHCM criteria as it has been continuously owned, improved, and operated by LADWP, in addition to being inextricably tied to the development of Los Angeles' power supply. Though the research determined the assessed structure to not be significant, recommendations for future potential districts were included in the HRA.

1038 Venice Boulevard Historic Resources Assessment, Pico-Union, Los Angeles, CA. *Architectural Historian.*

Antonette was the lead researcher and author of the Historic Research Assessment on an office space and warehouse in the Pico-Union neighborhood of Los Angeles.

1845, 1853, and 1857 Taft Avenue Historic Resources Assessment, Hollywood, Los Angeles, CA. *Architectural*

Historian. Antonette was the lead author of the Historic Resources Assessment which determined that the three Craftsman homes were each significant as an individual resource under National and California Register C. Constructed in 1912 and 1915, these three homes are significant for their association with the Craftsman style, a previously common style in the residential development of Hollywood. Antonette assembled the construction and occupancy history of the properties and wrote the significance and integrity evaluation.

Morningside High School Mitigated Negative Declaration, Hollywood, Los Angeles, CA. *Architectural Historian.*

Antonette assisted with research on the Inglewood School District historical context and completed a construction chronology. Antonette also assisted with organization and preparation of HABS documentation.

Compton Boulevard, Et Al, Historic Resource Assessment, Compton, CA. *Architectural Historian.* Antonette was the primary researcher of this Historic Resource Assessment, which resulted in three diverse properties being submitted for nomination on the National and California Register. These properties included Dale's Donuts under criteria A/1 for its significance to Compton's neighborhood identity and criteria C/3 as a rare extant example of a programmatic drive-thru restaurant; Colin P. Kelly Elementary School under criteria A/1 for its significance to the educational history of the City of Compton; and East Rancho Dominguez Park under criteria B/2 for its historic and continued association with the tennis history of Venus and Serena Williams. Antonette conducted supplemental in-depth research and assisted with the significance and integrity evaluation.

Project Bristol, Historic Research Assessment, Santa Ana, California. *Architectural Historian.* Antonette was a contributing author and primary researcher of the historic significance evaluation determination for Project Bristol, a planned demolition of seven contemporary Spanish Colonial Revival strip mall buildings, banks, and other commercial buildings. Antonette researched and wrote the historic context on the development of the strip mall in Southern California and researched and wrote a detailed construction chronology and occupancy history for each of the seven buildings in the project.

Margarita Jerabek-Bray, PhD

Technical Advisor



EDUCATION

Ph.D., Art History, University of California, Los Angeles, 2005

M.A., Architectural History, and Certificate of Historic Preservation, University of Virginia, 1991

B.A., Art History, Oberlin College, 1983

36 YEARS' EXPERIENCE

AWARDS

2023 Preservation Design Award, Reconstruction, California Preservation Foundation (CPF)

2020 Gold Nugget Merit Award, Best Rehabilitation Project, PCBC

2020 Award of Excellence, Environmental Analysis, APA

2018 Merit Award, Environmental Analysis, AEP

2016 Preservation Design Award, Interpretive Exhibit, CPF

2014 Preservation Award, Rehabilitation, Los Angeles Conservancy

2014 Westside Prize, Rehabilitation, and Design Award, Landscape, Westside Urban Forum (WUF)

2012 Preservation Design Award, Historic Resource Report, CPF

Margarita Jerabek-Bray, Ph.D., has 36 years of professional practice in the United States with an extensive background in architectural history, historic resources management, and historic preservation. Her qualifications and experience meet and exceed the Secretary of the Interior's Professional Qualification Standards in History, Architectural History, and Archaeology. Margarita assists clients with strategic advice and historic preservation consultation services to support project success. Highly experienced and solution oriented, she provides historic resources management and preservation consultation services for all stages of project development, from due diligence through planning and design, to preparation of required documentation for environmental compliance, project review and permitting, and implementation of mitigation measures.

Dr. Jerabek-Bray leads a team of highly qualified professional architectural historians who are a part of ESA's more than 30-member Cultural Resources Group. She is expert in the preparation of legally defensible documentation for compliance with the National Environmental Policy Act (NEPA), Sections 106 and 110 of the National Historic Preservation Act (NHPA), Section 4(f) of the Department of Transportation Act, the California Environmental Quality Act (CEQA), and local ordinances and planning requirements. She has managed and conducted planning and technical studies for a broad range of clients and projects throughout California and the United States. She has prepared numerous historic resources technical reports, Secretary of the Interior's Standards conformance reviews, provided preservation consulting services for rehabilitation plans, relocation plans, construction monitoring and reporting, prepared Mills Act, HABS/HAER/HALS documentation, salvage inventories, developed interpretive programs and exhibits, documentary films, oral history videos, and interpretive websites. She has provided strategic planning and policy expertise for several specific plans involving historical resources and municipal general plan updates.

Relevant Experience

City of Laguna Beach, Historic Preservation Services, Laguna Beach, CA. *Project Manager/Principal Architectural Historian.* Since 2006, Margarita and ESA's historic resources group have prepared numerous studies including Historic Resources Assessments (HRAs), Secretary of the Interior's Standards (SOI) Plan Reviews, character-defining features reports and CEQA impacts analyses, as well as rehabilitation plans and conducted construction monitoring for a wide variety of projects. ESA assists project applicants from due diligence through design development and environmental review to reduce impacts to historical resources for compliance with CEQA and the City's preservation ordinance.

City of Santa Monica On-Call Historic Preservation Services, Santa Monica, CA. *Project Manager/Principal Architectural Historian.* Dr. Jerabek is the primary point of contact and contract administrator for ESA's on-call contract for historic preservation services with the City of Santa Monica. Under her 12-year tenure, Margarita and ESA's historic division has

Margarita Jerabek-Bray, PhD (Continued)

Technical Advisor

prepared hundreds of studies including preliminary assessments, landmark assessments, structure of merit assessments, neighborhood surveys and contexts, Secretary of the Interior's Standards plan reviews and preservation recommendations, landscape assessments, character-defining features reports and CEQA impacts analyses.

City of Hermosa Beach On-Call Historic Preservation Services. *Project Director and Principal Architectural Historian.* ESA has performed several surveys, Certificate of Appropriateness, and CEQA compliance reviews for historic structures while serving as a historic preservation consultant for the City of Hermosa Beach. Projects include historic resources surveys, SOI plan reviews for three of the oldest commercial buildings in the downtown area of Hermosa Beach: Bank of America building at 90 Pier Avenue, the Hermosa Hotel at 26 Pier Avenue, Art Deco-style Community Center, and the Neoclassical Revival-style Bijou Theatre located at 1221-1227 Hermosa Avenue. ESA provided consulting services for several tenant improvements in the Bijou Theatre including Certificate of Appropriateness reviews, preservation treatment oversight and construction monitoring. Additionally, ESA provided paint analysis and restoration treatment recommendations for the Art Deco-style Hermosa Beach Community Center.

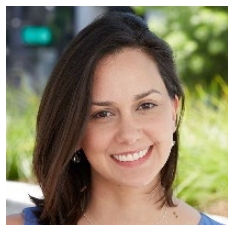
City of South Pasadena, Historic Preservation Services, South Pasadena, CA. *Project Manager/Principal Architectural Historian.* Dr. Jerabek has served as the primary point of contact and contract administrator for ESA's historic preservation services for project applicants in the City of South Pasadena. ESA's historic resources group has prepared numerous of studies including historic resources assessments, Secretary of the Interior's Standards (SOI) plan reviews and preservation recommendations, character-defining features reports and CEQA impacts analyses. These include historic resource assessments for 1622 Bank Street, 808 Adelaine Avenue, and 1101-1115 Mission Street, and SOI Standards reviews for 260 St. Albans, 625 Milan, 2037 Primrose Avenue, 1305 Monterey Road, 1708 Fletcher Avenue, 1812 Fletcher Avenue, and 1020 Milan Avenue.

City of Los Angeles, Planning Department, Historic Preservation Consulting Services. *Project Director/Principal Architectural Historian.* Dr. Jerabek has served as the primary point of contact and contract administrator for ESA's historic preservation services for project applicants in the City of Los Angeles. ESA's historic resources group has prepared hundreds of studies including historic resources assessments (HRAs), CEQA compliance reviews, Secretary of the Interior's Standards (SOI) plan reviews, character-defining features reports, relocation plans, and rehabilitation plans for adaptive reuse and redevelopment projects in Los Angeles. ESA is currently working on the exterior preservation of the Earl Carroll Theatre on Sunset Boulevard in Hollywood including preparation of a Historic Structure Report and SOI Standards plan review of the exterior preservation plans prepared by a team of historic architects, engineers, paint and neon conservators; the project has been approved by the planning department, Cultural Heritage Commission and stakeholders and is in the final stages of City approval.

City of Los Angeles, Recreation and Parks Department, Historic Resources Services. *Project Director/Principal Architectural Historian.* Under our on-call contract for environmental services, Margarita leads task orders for historic resources management and preservation services including preparation of resource nominations, historic structure reports, SOI plan reviews and construction monitoring for eligible and designated resources. These task orders have included the Historic Structure Evaluation and Treatment Plan for the MacArthur Park Historic Viaduct Railings; Historic Structure Report and construction monitoring for the Exposition Park Rose Garden brick perimeter walls; Historic Structure Report for the Isadore House in the West Adams neighborhood of Los Angeles; evaluation of fire damaged structures in Herman Park; evaluation of fire damaged LA Shares structure in Griffith Park; HABS report for the Rancho Cienega Celes King III Swimming Pool; National Register nomination and City of Los Angeles Historic Cultural Monument application for Point Fermin Lighthouse and Battery Osgood.

Alison Garcia Kellar

Historic Documentation Specialist



EDUCATION

MS, Historic Preservation,
University of Pennsylvania

BA, Design, University of
California at Davis

12 YEARS EXPERIENCE

PROFESSIONAL AFFILIATIONS

Latinos in Heritage
Conservation, Education
Committee Member

California Preservation
Foundation, Member

Society of Architectural
Historians, Member

National Trust for Historic
Preservation, Member

Alison is a senior architectural historian with 12 years of professional experience with a background in historic preservation, design, and museum collections. Her work with historic resources and cultural heritage in California has included managing and authoring historic resource assessments, Nominations, historic structure reports, feasibility studies, tax Ccredit applications, in addition to archival research and resource documentation. Alison applies her understanding of preservation design and historic interiors to inform impacts analyses of proposed development and recommendations for adaptive reuse.

Relevant Experience

Morningside High School Historic Resources Assessment and Impacts, Inglewood, CA.

Senior Architectural Historian. Alison was the lead author of the Historic Resources Assessment which determined that the high school campus buildings and landscape are significant as a potential historic district. Constructed in 1950, the property is significant for its association with the challenges of public-school integration in California and within the City of Inglewood, for its Mid-Century Modern architectural style, and for its association with notable modernist architectural firms. Alison assembled the construction history for the campus and created a character-defining features analysis identifying features at the campus. Alison reviewed the upgrade project to ensure that the project met the SOI Standards and CEQA compliance. She authored and oversaw the production of a HABS report to document the campus prior to selective demolition and construction.

Long Beach Unified School District, ESSER Shade Structure Impacts Analysis Report, Long Beach, CA.

Senior Architectural Historian, Project Manager. Alison conducted a survey of five Long Beach Unified School District schools which were previously determined to be historical resources. Alison documented the current conditions of each school's outdoor recreational play area as part of the impacts analysis study which evaluated the potential effects of new outdoor shade structures at each of the schools. She reviewed project site plans and canopy specifications for compliance with CEQA and for conformance with the SOI Standards. Alison oversaw the development of a records to identify adjacent historical resources. She analyzed each school against the project for direct and indirect analysis and reviewed each proposed project against the SOI Standards, determining that project would have no adverse effects to historic resources.

Celes King III Swimming Pool Historic American Building Survey, Los Angeles, CA.

Senior Architectural Historian, Deputy Project Manager. ESA was hired to conduct HABS documentation for the City of Los Angeles Park and Recreation Department. Constructed in the early 1960s, the Celes King III Swimming Pool was designed by architect Albert Criz in the Mid-Century Modern-Expressionist style. Alison conducted in-depth research related to the history of the surrounding recreational complex, construction of the swimming pool, architect, and neighboring communities.

Alison Garcia Kellar (Continued)

Historic Documentation Specialist

Benjamin Franklin Elementary School Historic Resource Evaluation and Mitigated Negative Declaration, San Diego, CA. *Senior Architectural Historian.* Alison conducted an HRA for the 1930s, 40s, and 50s-designed elementary school campus. The property was found to be a historic district eligible for its association with the post-war development of the Kensington neighborhood, and for its association with two master San Diego architects. The proposed project was reviewed for compliance with the Secretary of the Interior's Standards, and a CEQA analysis was performed, resulting in the Mitigation Measures and design considerations for future construction within the district. Alison authored and oversaw the production of a HABS report to document the campus and its buildings prior to project construction.

Mt. Helix Park Rock Wall Short-Term Preservation Project, San Diego, CA. *Senior Architectural Historian.* Alison is serving as the deputy project manager for a rehabilitation project to document and provide short term preservation recommendations for the 1932 rock wall that borders a hilltop park. Work has included documentation of failing portions of the rock wall with digital photograph, extensive research through local archives, and the development of a character-defining features matrix for the rock walls. Working closely with Mel Green Associates and Silman Structural Engineers, ESA has developed treatment and stabilization recommendations for the deteriorating rock wall portions.

MacArthur Park Historic Viaduct Railings Historic Structure Evaluation and Treatment Plan, Los Angeles, CA. *Senior Architectural Historian.* Alison was the lead author of a report that documents and recommends treatments for a historic 1938 concrete wall that lines Wilshire Boulevard through MacArthur Park. Alison conducted archival research on the park and on the walls, and conducted a significance evaluation for the walls. She conducted a character-defining features analysis for the walls and associated roadway which informed recommendations with a team of subconsultants. Alison coordinated with the engineering and architectural subconsultants to compile recommendations and for the City.

Whittier Public Library Historic Resources Assessment, Whittier, CA. *Senior Architectural Historian.* Alison was the lead author of the Historic Resources Assessment which determined that the library is significant as an individual resource. Constructed in 1958, the property is significant for its association with Mid-Century Modernism, postwar period institutional properties, and architect William Henry Harrison. Alison assembled the construction history for the library and the Whittier Civic Center. She identified significant and contributing features at the property. Alison coordinated with the project architect to ensure that the project met the SOI Standards to meet community's needs while respecting the building's historic character. Alison authored and oversaw the production of a HABS report to document the library building prior to demolition and construction.

Celes King III Swimming Pool Historic American Building Survey, Los Angeles, CA. *Senior Architectural Historian, Deputy Project Manager.* ESA was hired to conduct HABS documentation for the City of Los Angeles Park and Recreation Department. Constructed in the early 1960s, the Celes King III Swimming Pool was designed by architect Albert Criz in the Mid-Century Modern-Expressionist style. Alison conducted in-depth research related to the history of the surrounding recreational complex, construction of the swimming pool, architect, and neighboring communities.

Port of San Diego Old Police Headquarters Assembly Building Peer Review, San Diego, CA. *Project Manager, Senior Architectural Historian.* Alison conducted a peer review for proposed rehabilitation modifications and tenant improvement to a historic former police headquarters in San Diego. Work included a review of historic documentation including nomination forms and original plans, and a review of the applicant's proposed plans to modify the historic building into an events space. Alison recommended that the applicant include a more robust Standards review discussion, provide supportive graphics, reference historic documentation, and a create more comprehensive project description for the proposed submission to be adequately substantiated for City review and approval.

Valerie Smith

Survey Specialist



EDUCATION

MS, Historic Preservation,
Columbia University

Advanced Certificate,
Columbia University

BA, Studio Art, Hope College

**4 YEARS' EXPERIENCE
(HISTORIC
PRESERVATION)**

**23 YEARS' EXPERIENCE
(PHOTOGRAPHY)**

**18 YEARS' EXPERIENCE
(FINANCIAL SERVICES)**

PROFESSIONAL AFFILIATIONS

Preservation Alumni,
Columbia University, Board
Member

Columbia University,
Mentorship Committee
Member

California Preservation
Foundation, Member

National Trust for Historic
Preservation, Member

DOCOMOMO US, Member

Association for Preservation
Technology (APT), Member

Valerie is an architectural historian with four years of experience in historic preservation in California and New York. Her work with historic resources and cultural heritage includes extensive and detailed archival research, drafting historic resource assessments, historic preservation consulting such as plan reviews and construction monitoring, feasibility studies, and resource surveys and documentation. She has experience with conservation projects, conditions assessment reports, and materials science. Her studio art background and photography training have proven helpful for onsite documentation and she is currently training to be a HABS photographer. In addition to historic preservation and photography, Valerie has 18 years of professional experience in finance and investor relations with strong client and project management skills, which have been an asset in her role at ESA.

Relevant Experience

West San Gabriel Valley, Historic Context Statement, Los Angeles County, CA.

Architectural Historian. Valerie authored the residential section of the West San Gabriel Historic Context Statement which involved extensive research, and the development of architectural context narratives and residential resource registration requirements. Valerie conducted an archival record search at the South Central Coastal Information Center (SCCIC) to determine the presence of cultural resources in eight unincorporated study areas.

Ventura County Transportation Commission, US 101 Improvement Project, Ventura County, CA.

Architectural Historian. While working for ICF, Valerie assisted with California Department of Parks and Recreation DPR 523 forms as part of the US 101 improvement Project. The extensive project included writing historic context reports, survey of buildings in the study area, research, photography, and the preparation of CEQA and Section 106 compliance forms.

Los Angeles Housing Department (LAHD), Section 106 Reviews, Los Angeles County, CA.

Architectural Historian. While working for ICF, Valerie researched areas of potential effect as part of the Section 106 requirements for the City of Los Angeles. She reviewed and drafted DPR documents and completed deliverables for development projects. As part of her responsibilities, she wrote building descriptions, conducted site visits, conducted research, and evaluated buildings located in the vicinity of development projects.

City of Los Angeles, Venice Coastal Zone Survey, Los Angeles County, CA.

Architectural Historian. While working for ICF, Valerie expanded on existing research included in SurveyLA to evaluate contributing/non-contributing members of the Millwood Historic district of Venice, CA. Research was conducted on close to 100 bungalow style homes and included permit research and the analysis of existing data.

Valerie Smith (Continued)

Survey Specialist

3916 Martin Luther King Jr, Historic Resource Assessment, Los Angeles, CA. *Architectural Historian.* Valerie co-authored the production of a Historic Resource Evaluation (HRA) to establish the building's historic significance in the Crenshaw neighborhood of Los Angeles. Valerie's research provided context for a 1962 bank building in the International Style that was occupied by a Black-owned savings and loan company for over twenty years. The founder, Peter Dauterive was instrumental in race relations in Los Angeles and provided financial services to underserved communities, served on the board of various foundations, and started a scholarship fund at USC for minority students.

1000-1018 N. Croft Avenue, Historic Resource Assessment, Los Angeles, CA. *Architectural Historian.* Valerie provided research, wrote historical contexts, and compiled a Historic Resource Assessment for four multi-family properties in Hollywood. One property was designed in a Mediterranean Style using a house stock plan from the local company Bungalowcraft. Two of the properties are Spanish Colonial Revival duplexes constructed in the 1920s and 1930s. The fourth property was designed in 1940 by a notable Los Angeles architect who became known for his unique window treatment and Minimal Traditional designs. The four properties were found significant as early dwellings in the Hollywood Scenic Tract under Criterion A, and as excellent examples of three different architectural styles applied multi-family properties under Criterion C.

133 Vieudelou Avenue, Historic Resource Assessment, Catalina Island, CA. *Architectural Historian.* Valerie researched the oldest house in Avalon, Catalina Island and compiled a Historic Resource Assessment. The house belonged to a family who settled on the island during the early days of development into a resort town. The house is Folk Victorian style and constructed in 1888. The property was found eligible for the National Register and California Register for its significance under Criterion A, B, and C.

301 Beacon Street, Historic Resource Assessment, Catalina Island, CA. *Architectural Historian.* Valerie researched a multi-family property on Beacon Street in Avalon, Catalina Island and compiled a Historic Resource Assessment. The dwelling has been owned by the same family who constructed it in 1923. The style is vernacular with elements of Italianate and Mediterranean Revival. It was called the White House Apartments and housed the original family and other short-term guests visiting the island. The property was found eligible as a rare example of a multi-family property from the 1920s in Avalon, Catalina Island.

California Historical Resources Information System (CHRIS) – Authorized Researcher

Valerie is authorized to perform record searches to uncover archeological and historic resources at one of the twelve Information Centers managed by the California Office of Historic Preservation. Valerie has been trained to review 7.5 USGS Quadrangle Maps, historical resource records and reports, and computerized data housed at the South Central Coastal Information Center at California State University, Fullerton.

Photography

Trained as a photographer, with a B.A. in Studio Art from Hope College, Valerie has 23 years of photography experience. She has a large portfolio of architectural photographs from site visits, college courses and fine art photography exploration. She completed an architectural photography course at UCLA in 2018, and she is currently being trained as a Historic American Buildings Survey (HABS) photographer.

Jason Nielsen

GIS/Technology Technical Lead



EDUCATION

BA, Environmental
Geography, California
State University
Northridge

GIS Certificate, California
State University
Northridge

18 YEARS' EXPERIENCE

CERTIFICATIONS/ REGISTRATION

FAA Part 107 Commercial
Drone License, Credential
ID 4511384

Jason Nielsen has more than 17 years of experience managing and supporting GIS for a broad range of environmental services including biological resources, cultural resources, environmental permitting, water resources, and community development. He is the Geospatial services lead for Southern California region. Jason and his team provide ESA's technical staff with mobile data collection deployment, including unmanned aerial vehicles (UAVs), field data collection and reporting using multiple platforms, web-based applications, data visualizations, and cartographic support for technical documents.

Relevant Experience

County of Riverside, North Shore Yacht Club Assessment, Riverside County, CA. *GIS Analyst.* Located on the shores of the Salton Sea in Riverside County about 30 minutes from Palm Springs, the North Shore Yacht Club was once part of a thriving recreational development that was created in the late 1950s. ESA was hired to prepare a Mitigated Negative Declaration and Historic Assessment for the redevelopment of the Yacht Club for use as a community center. Jason developed project area maps and graphics for the MND and Historic Assessment. Jason assisted staff in field work and data collection.

City of Ventura, Water Supply Projects and Indirect Potable Reuse Program EIR, Ventura, CA. *Senior GIS Specialist.* Ventura is proposing to divert discharges from the Santa Clara River Estuary (SCRE) and beneficially reuse the treated effluent to support an Indirect Potable Reuse Project. The project will provide multiple benefits, including providing a new water supply to help meet the City's dry-year potable water demands and reducing wastewater discharges into the SCRE. ESA assisted in evaluating the impacts of the reduced discharge into the estuary. The EIR analyzed the construction of a new advanced water treatment facility, pipelines and pump stations, injection wells, and a concentrate disposal pipeline, including a new ocean outfall. The Final EIR was certified in October 2019. Jason provided map creation and data collection for the biology and jurisdictional delineation reports; figure creation, review of historic imagery, and prepare map updates to support the EIR; and permitting application support.

The Ocean Foundation, Aliso Creek Estuary Restoration and Public Access Concept Plan, Laguna Beach, CA. *Senior GIS Analyst.* ESA developed the restoration and public access plan for the Aliso Creek estuary in Laguna Beach, CA with funding from an SCC grant. This involved public outreach and coordination with a Science Team, as well as data collection, hydraulic and lagoon mouth modeling (QCM), and restoration and public access design. ESA used the data collection, models, and historic understanding of the site to develop the restoration alternatives, which also include options for public access. A draft and final restoration plan was developed and presented for public and agency review and is available at: <https://www.lagunaoceanfoundation.org/aliso-creek-estuary-restoration/>. Jason provided technical staff with GPS preparation and post-processing of data collected in the field.

Jason Nielsen (Continued)

GIS/Technology Technical Lead

California Department of Water Resources (DWR), Perris Dam Seismic Retrofit Project EIR, Riverside County, CA.

GIS Manager. ESA is managing environmental services for the Perris Dam Seismic Retrofit Project including preparation of an EIR, agency consultation, and conducting biological and cultural surveys to support permit mitigation requirements. DWR proposes to implement the Lake Perris Remediation Program to remediate the Lake Perris dam, replace the outlet tower, and construct an outlet conveyance to connect with the Perris Valley storm drain. Lake Perris is located within the Lake Perris State Recreation Area (SRA). Jason conducted GIS analysis and map production for the EIR and Biological Assessment for the Perris Dam Retrofit Project. Jason provided technical oversight to GIS team in regards to field data collection and CAD integration. In addition, he provided Quality Control / Quality Assurance on mapping products that included biological resources, cultural mapping, and public meeting presentation graphics.

Newport Bay Conservancy, Big Canyon Restoration, Phase 2, Newport Beach, CA. *Senior GIS Analyst.* Big Canyon Phase 2A is an entirely grant-funded project that ESA commenced work on in March 2018 in collaboration with our client, the Newport Bay Conservancy. Under substantial pressure to show progress, and with a very tight budget ESA staff completed data collection and analysis for all technical reports for the CEQA Initial Study / Mitigated Negative Declaration while simultaneously conducting hydrological modeling and preparing plans and specifications for removal of over 6 acres of invasive Brazilian pepper trees and restoration of a mosaic of coastal riparian and alkali meadow wetland habitats. Jason provided GIS analysis and mapping for the IS/MND and provided oversight for field data collection.

Los Cerritos Wetlands Authority, Los Cerritos Wetlands Restoration Plan Program EIR, Long Beach and Seal Beach, CA. *Senior GIS Analyst.* ESA is assisting the Los Cerritos Wetlands Authority with preparation of a Program Environmental Impact Report for the Los Cerritos Wetlands Conceptual Restoration Plan (CRP) in the cities of Long Beach and Seal Beach, California. The study will focus on determining a proposed ecological restoration alternative design and analyzing the potential environmental impacts resulting from the implementation of that restoration alternative across the entire Los Cerritos Wetlands complex. Jason oversaw GIS work and provided QA/QC on all project deliverables.

City of Carlsbad and Carlsbad Municipal Water District (CMWD), Environmental Management Services, San Diego County, CA. *Senior GIS Analyst.* ESA is responsible for the management of task orders issued under Master Service Agreements (MSAs) with the City of Carlsbad and Carlsbad Municipal Water District. ESA is providing management and oversight of stream channel maintenance, dam vegetation maintenance and habitat restoration projects to ensure work activities are being completed on schedule and in compliance with project permits. Many of the projects occur within the City's preserve system. ESA is tracking budgets and managing environmental consultants and landscape/restoration contractors retained by the City and CMWD. This work includes reviewing and editing reports (on behalf of the City) prepared by other consultants before they are submitted to the resource agencies. Jason created a centralized database for the City of Carlsbad to access, share, and update project files. Within the database, Jason created a web map that displayed data for each individual mitigation site.

City of Carlsbad, Preserve Steward, San Diego County, CA. *Senior GIS Analyst.* ESA's staff have served as the Preserve Steward for the City of Carlsbad since 2012, in an effort to maintain a healthy and thriving preserve system. ESA's main responsibilities include oversight of the City's preserve system, coordination with the City's Preserve Manager and multiple stakeholders (City staff from multiple departments, resource agencies, preserve managers, special-interest groups, and the general public), and ensuring compliance with the Multiple Habitat Conservation Program. Jason provided GIS Analysis and web maps for field teams to access in the field.



Attachment B: Costs



ESA Labor Detail and Expense Summary

		<i>Employee Names</i>								
		Technical Advisor	Project Manager	Historian A	Historian B	GIS	Publications	Editing		
		Margarita Jerabek	Shannon Papin	Antonette Hrycyk	Valerie Smith	Chance Scott	Aaron Guzman	Megan Rhode		
		<i>Labor Category</i>								
		Senior Principal Consultant 1	Managing Consultant 3	Associate Consultant 2	Associate Consultant 3	Associate Consultant 1	Senior Consultant 1	Associate Consultant 2	Total Hours	Labor Price
Task #	Task Name/Description	\$250	\$223	\$141	\$153	\$128	\$142	\$141		
									-	\$ -
1	Project Initiation		4	6		4			14.00	\$ 2,250
2	Kick-Off Meeting		2	2					4.00	\$ 728
3	Conduct Research	2	8	30	30	4			74.00	\$ 11,616
4	Context Statement (Draft)	2	16	40		2	12	12	84.00	\$ 13,360
5	Fieldwork		80	80		8			168.00	\$ 30,144
6	Analysis	2	20	40	8				70.00	\$ 11,824
7	Update Meetings		4	4					8.00	\$ 1,456
8	Final Evaluation and Documentation (including DPRs)	2	8	16	40				66.00	\$ 10,660
9	Prepare a Draft Final Report		10	22		2	8	8	50.00	\$ 7,852
10	Wrap Up Meeting and Final Report		8	14					22.00	\$ 3,758
11	Presentation of Findings		6	10					16.00	\$ 2,748
Total Hours		8	166	264	78	20	20	20	576	
Total Labor Costs		\$ 2,000	\$ 37,018	\$ 37,224	\$ 11,934	\$ 2,560	\$ 2,840	\$ 2,820		\$ 96,396
Percent of Effort - Labor Hours Only		1.4%	28.8%	45.8%	13.5%	3.5%	3.5%	3.5%	100.0%	
Percent of Effort - Total Project Cost		2.0%	37.0%	37.2%	11.9%	2.6%	2.8%	2.8%		96.4%

PROJECT COST ESTIMATE SUMMARY TABLE

ESA Labor Cost	\$	96,396
ESA Labor Technology and Data Management Fee	\$	-
ESA Non-Labor Expenses		
Reimbursable Expenses (see Attachment A for detail)	\$	3,565
ESA Equipment Usage (see Attachment A for detail)	\$	-
Subtotal ESA Non-Labor Expenses	\$	3,565
Subconsultant Costs (see Attachment B for detail)	\$	-
PROJECT TOTAL	\$	99,961

Attachment A
Cost Proposal: ESA Non-Labor Expenses Summary

Reimbursable Expenses	
Project Supplies	\$ -
Printing/Reproduction	\$ -
Document and Map Reproductions (CD + Digital Photo)	\$ -
Postage and Deliveries	\$ -
Mileage	\$ 600
Vehicle Rental	\$ -
Lodging	\$ 1,200
Airfare	\$ -
Other Travel Related	\$ -
Historic Aerials	\$ 100
Per Diem	\$ 1,200
-	\$ -
Subtotal Reimbursable Expenses	\$ 3,100
15% Fee on Reimbursable Expenses	\$ 465
Total Reimbursable Expenses	\$ 3,565



Attachment C: Sample Insurance and Licenses





ENVISCI-05

MCCOWANA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/29/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768 IOA Insurance Services 3636 Nobel Drive Suite 410 San Diego, CA 92122	CONTACT NAME: Ali Smith PHONE (A/C, No, Ext): (619) 788-5795 50206 FAX (A/C, No): (619) 574-6288 E-MAIL ADDRESS: Ali.Smith@ioausa.com
INSURED Environmental Science Associates 5309 Shilshole Ave. NW #200 Seattle, WA 98107	INSURER(S) AFFORDING COVERAGE INSURER A : RLI Insurance Company INSURER B : Crum & Forster Specialty Insurance Company INSURER C : INSURER D : INSURER E : INSURER F :
	NAIC # 13056 44520

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Cont Liab/Sev of Int <input checked="" type="checkbox"/> XEU/BFPD GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: Incl Water Craft Liability			PSB0007416	12/1/2023	12/1/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 Ded \$ 0
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY Comp Ded \$1,000 Coll Ded \$1,000			PSA0002468	12/1/2023	12/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			PSE0004550	12/1/2023	12/1/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	PSW0004135	12/1/2023	12/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Prof Liab/Ded. \$50K			PKC114779	12/1/2023	12/1/2024	Per Claim 8,000,000
B	Poll Liab/Ded. \$50K			PKC114779	12/1/2023	12/1/2024	Aggregate 8,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROOF OF INSURANCE - This coverage applies to insureds interest only in the Joint Venture: ESA+Orion Joint Venture.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

FOR YOUR REFERENCE ONLY



July 31, 2024

Ms. Nancy Huynh
City of Lake Elsinore

Community Development Department
130 South Main Street
Lake Elsinore, California 92530

RE: Professional Services for a Historic Resources Inventory Update and an Associated Historic Context Statement

Dear Ms. Huynh,

Environmental Science Associates (ESA) appreciates the opportunity to submit an updated budget for the proposal to prepare a historic context statement and to conduct a citywide survey of historical resources for the City of Lake Elsinore. We understand the City wishes to update previous historic resource inventories completed in 1983 and 1991, and to identify any buildings or structures potentially eligible for listing on the National Register of Historic Places, on the California Register of Historical Resources, and as California Points of Historic Interest, Riverside County Historical Landmarks, and Local Historic Landmarks. The updated historical resources inventory and associated comprehensive report would assist in supporting the City's preservation goals, including streamlining the application processes for redevelopment, alterations, and demolition, benefiting both City staff and property owners and project applicants.

The attached revised budget reflects our current 2024 rates, as well as a now required contingency. The only clarification to the scope is an addition to an assumption on page 12 which read as follows:

If there are significant properties that the City wishes to have surveyed that are not able to be surveyed from the public right-of-way, the City will be responsible for coordinating access for ESA to survey the property. This is limited to up to three potential districts (i.e. ranch, farm property, school campus with multiple buildings etc.) and five individual resources.

Please contact Project Manager Shannon L. Papin at (505) 231.0285 or spapin@esassoc.com with your questions or comments regarding our proposal. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon L. Papin". The signature is fluid and cursive, with the first name "Shannon" and last name "Papin" clearly distinguishable.

Shannon L. Papin
Architectural History Program Manager, Southern California



Project Name Here		ESA LABOR COST		EXPENSES	TOTAL PROJECT COST
		ESA Total Hours	Total ESA Labor Cost	Total Expense (\$) Amount	
Task #	Task Name/Description				
1.1	Project Initiation	16.00	\$ 3,394	\$ -	\$ 3,394
1.2	Kick-off Meeting	4.00	\$ 836	\$ -	\$ 836
1.3	Conduct Research	74.00	\$ 13,675	\$ 115	\$ 13,790
1.4	Context Statement - Draft	82.00	\$ 15,118	\$ -	\$ 15,118
2.1	Fieldwork	168.00	\$ 35,204	\$ 3,450	\$ 38,654
2.2	Analysis	68.00	\$ 13,180	\$ -	\$ 13,180
2.3	Update Meetings	8.00	\$ 1,672	\$ -	\$ 1,672
3.1	Final Evaluation and Documentation (List and DPRs)	66.00	\$ 12,100	\$ -	\$ 12,100
3.2	Prepare a Draft Final Report	50.00	\$ 9,259	\$ -	\$ 9,259
3.3	Wrap Up Meeting and Final Report	24.00	\$ 4,868	\$ -	\$ 4,868
3.4	Presentation of Findings	16.00	\$ 3,196	\$ -	\$ 3,196
	Total Hours	576.00	\$ 112,501	\$ 3,565	\$ 116,066
	Total (\$) Amount				

PROJECT COST ESTIMATE SUMMARY TABLE

ESA Labor	\$107,144
Annual Rate Escalation Allowance	
Contingency	\$5,357
Technology and Data Management Fee	
ESA Labor Amount	\$112,501
ESA Non-Labor Expenses	
Reimbursable Expenses (see Attachment A for detail)	\$3,565
ESA Equipment Usage (see Attachment A for detail)	
Subtotal ESA Non-Labor Expenses	\$3,565
Subconsultant Costs	
PROJECT TOTAL	\$116,066