

PROFESSIONAL SERVICES CONTRACT BETWEEN
THE CITY OF HUNTINGTON BEACH AND
RDC-S111, INC., dba STUDIO ONE ELEVEN
FOR
ON-CALL ARCHITECTURAL ENGINEERING, LANDSCAPE
ARCHITECTURAL ENGINEERING AND PROFESSIONAL
CONSULTING SERVICES

THIS AGREEMENT ("Agreement") is made and entered into by and between the City of Huntington Beach, a municipal corporation of the State of California, hereinafter referred to as "CITY," and RDC-S111, INC. dba STUDIO ONE ELEVEN., a California Corporation hereinafter referred to as "CONSULTANT."

WHEREAS, CITY desires to engage the services of a consultant to provide on-call architectural engineering, landscape architectural engineering and professional consulting services; and

Pursuant to documentation on file in the office of the City Clerk, the provisions of the Huntington Beach Municipal Code, Chapter 3.03, relating to procurement of professional service contracts have been complied with; and

CONSULTANT has been selected to perform these services,

NOW, THEREFORE, it is agreed by CITY and CONSULTANT as follows:

1. SCOPE OF SERVICES

CONSULTANT shall provide all services as described in **Exhibit "A,"** which is attached hereto and incorporated into this Agreement by this reference. These services shall sometimes hereinafter be referred to as the "PROJECT."

CONSULTANT hereby designates Kirk Keller who shall represent it and be its sole contact and agent in all consultations with CITY during the performance of this Agreement.

2. CITY STAFF ASSISTANCE

CITY shall assign a staff coordinator to work directly with CONSULTANT in the performance of this Agreement.

3. TERM; TIME OF PERFORMANCE

Time is of the essence of this Agreement. The services of CONSULTANT are to commence on _____, 20____ (the "Commencement Date"). This Agreement shall automatically terminate three (3) years from the Commencement Date, unless extended or sooner terminated as provided herein. All tasks specified in **Exhibit "A"** shall be completed no later than three (3) years from the Commencement Date. The time for performance of the tasks identified in **Exhibit "A"** are generally to be shown in **Exhibit "A."** This schedule may be amended to benefit the PROJECT if mutually agreed to in writing by CITY and CONSULTANT.

In the event the Commencement Date precedes the Effective Date, CONSULTANT shall be bound by all terms and conditions as provided herein.

4. COMPENSATION

In consideration of the performance of the services described herein, CITY agrees to pay CONSULTANT on a time and materials basis at the rates specified in **Exhibit "B,"** which is attached hereto and incorporated by reference into this Agreement, a fee, including all costs and expenses, not to exceed One Million Dollars (\$1,000,000.00).

5. EXTRA WORK

In the event CITY requires additional services not included in **Exhibit "A"** or changes in the scope of services described in **Exhibit "A,"** CONSULTANT will undertake such work only after receiving written authorization from CITY. Additional compensation for such extra work shall be allowed only if the prior written approval of CITY is obtained.

6. METHOD OF PAYMENT

CONSULTANT shall be paid pursuant to the terms of **Exhibit "B."**

7. DISPOSITION OF PLANS, ESTIMATES AND OTHER DOCUMENTS

CONSULTANT agrees that title to all materials prepared hereunder, including, without limitation, all original drawings, designs, reports, both field and office notices, calculations, computer code, language, data or programs, maps, memoranda, letters and other documents, shall belong to CITY, and CONSULTANT shall turn these materials over to CITY upon expiration or termination of this Agreement or upon PROJECT completion, whichever shall occur first. These materials may be used by CITY as it sees fit, provided that any such use not within the purposes intended, by the Agreement shall be at City's sole risk.

8. HOLD HARMLESS

A. To the extent allowed by Civil Code Section 2782.8, CONSULTANT hereby agrees to protect, defend, indemnify and hold harmless CITY, its officers, elected or appointed officials, employees, agents and volunteers from and against any and all claims, damages, losses, expenses, judgments, demands and defense costs (including, without limitation, costs and fees of litigation of every nature or liability of any kind or nature) arising out of or in connection with CONSULTANT's (or CONSULTANT's subcontractors, if any) negligent (or alleged negligent) performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement by CONSULTANT, its officers, agents or employees except such loss or damage which was caused by the sole negligence or willful misconduct of CITY. CONSULTANT will conduct all defense at its sole cost and expense and CITY shall approve selection of CONSULTANT's counsel. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as limitation upon the amount of indemnification to be provided by CONSULTANT.

B. To the extent that CONSULTANT performs “Design Professional Services” within the meaning of Civil Code Section 2782.8, then the following Hold Harmless provision applies in place of subsection A above:

“CONSULTANT hereby agrees to protect, defend, indemnify and hold harmless CITY and its officers, elected or appointed officials, employees, agents and volunteers, from and against any and all claims, damages, losses, expenses, demands and defense costs (including, without limitation, costs and fees of litigation of every nature or liability of any kind or nature) to the extent that the claims against CONSULTANT arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT. In no event shall the cost to defend charged to CONSULTANT exceed CONSULTANT’s proportionate percentage of fault. However, notwithstanding the previous sentence, in the event one or more other defendants to the claims and/or litigation is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, CONSULTANT shall meet and confer with CITY and other defendants regarding unpaid defense costs. The duty to indemnify, including the duty and the cost to defend, is limited as provided in California Civil Code Section 2782.8.

C. Regardless of whether subparagraph A or B applies, CITY shall be reimbursed by CONSULTANT for all costs and attorney’s fees incurred by CITY in enforcing this obligation. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONSULTANT.

9. PROFESSIONAL LIABILITY INSURANCE

CONSULTANT shall obtain and furnish to CITY a professional liability insurance policy covering the work performed by it hereunder. This policy shall provide coverage for CONSULTANT’s professional liability in an amount not less than One Million Dollars

(\$1,000,000.00) per occurrence and in the aggregate. The above-mentioned insurance shall not contain a self-insured retention without the express written consent of CITY; however an insurance policy "deductible" of Ten Thousand Dollars (\$10,000.00) or less is permitted. A claims-made policy shall be acceptable if the policy further provides that:

- A. The policy retroactive date coincides with or precedes the initiation of the scope of work (including subsequent policies purchased as renewals or replacements).
- B. CONSULTANT shall notify CITY of circumstances or incidents that might give rise to future claims.

CONSULTANT will make every effort to maintain similar insurance during the required extended period of coverage following PROJECT completion. If insurance is terminated for any reason, CONSULTANT agrees to purchase an extended reporting provision of at least two (2) years to report claims arising from work performed in connection with this Agreement.

If CONSULTANT fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the CITY with required proof that insurance has been procured and is in force and paid for, the CITY shall have the right, at the CITY's election, to forthwith terminate this Agreement. Such termination shall not effect Consultant's right to be paid for its time and materials expended prior to notification of termination. CONSULTANT waives the right to receive compensation and agrees to indemnify the CITY for any work performed prior to approval of insurance by the CITY.

10. CERTIFICATE OF INSURANCE

Prior to commencing performance of the work hereunder, CONSULTANT shall furnish to CITY a certificate of insurance subject to approval of the City Attorney evidencing the foregoing insurance coverage as required by this Agreement; the certificate shall:

- A. provide the name and policy number of each carrier and policy;
- B. state that the policy is currently in force; and
- C. shall promise that such policy shall not be suspended, voided or canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice; however, ten (10) days' prior written notice in the event of cancellation for nonpayment of premium.

CONSULTANT shall maintain the foregoing insurance coverage in force until the work under this Agreement is fully completed and accepted by CITY.

The requirement for carrying the foregoing insurance coverage shall not derogate from CONSULTANT's defense, hold harmless and indemnification obligations as set forth in this Agreement. CITY or its representative shall at all times have the right to demand the original or a copy of the policy of insurance. CONSULTANT shall pay, in a prompt and timely manner, the premiums on the insurance hereinabove required.

11. INDEPENDENT CONTRACTOR

CONSULTANT is, and shall be, acting at all times in the performance of this Agreement as an independent contractor herein and not as an employee of CITY. CONSULTANT shall secure at its own cost and expense, and be responsible for any and all payment of all taxes, social security, state disability insurance compensation, unemployment compensation and other payroll deductions for CONSULTANT and its officers, agents and employees and all business licenses, if any, in connection with the PROJECT and/or the services to be performed hereunder.

12. TERMINATION OF AGREEMENT

All work required hereunder shall be performed in a good and workmanlike manner. CITY may terminate CONSULTANT's services hereunder at any time with or without cause, and whether or not the PROJECT is fully complete. Any termination of this Agreement by CITY shall

be made in writing, notice of which shall be delivered to CONSULTANT as provided herein. In the event of termination, all finished and unfinished documents, exhibits, report, and evidence shall, at the option of CITY, become its property and shall be promptly delivered to it by CONSULTANT.

13. ASSIGNMENT AND DELEGATION

This Agreement is a personal service contract and the work hereunder shall not be assigned, delegated or subcontracted by CONSULTANT to any other person or entity without the prior express written consent of CITY. If an assignment, delegation or subcontract is approved, all approved assignees, delegates and subconsultants must satisfy the insurance requirements as set forth in Sections 9 and 10 hereinabove.

14. COPYRIGHTS/PATENTS

CITY shall own all rights to any patent or copyright on any work, item or material produced as a result of this Agreement.

15. CITY EMPLOYEES AND OFFICIALS

CONSULTANT shall employ no CITY official nor any regular CITY employee in the work performed pursuant to this Agreement. No officer or employee of CITY shall have any financial interest in this Agreement in violation of the applicable provisions of the California Government Code.

16. NOTICES

Any notices, certificates, or other communications hereunder shall be given either by personal delivery to CONSULTANT's agent (as designated in Section 1 hereinabove) or to CITY as the situation shall warrant, or by enclosing the same in a sealed envelope, postage prepaid, and depositing the same in the United States Postal Service, to the addresses specified below. CITY and CONSULTANT may designate different addresses to which subsequent notices, certificates or

other communications will be sent by notifying the other party via personal delivery, a reputable overnight carrier or U. S. certified mail-return receipt requested:

TO CITY:

City of Huntington Beach
ATTN: Dir. Comm. & Library Services
2000 Main Street
Huntington Beach, CA 92648

TO CONSULTANT:

RDC-S111, INC. dba STUDIO ONE
ELEVEN
ATTN: Kirk Keller
245 E. 3rd Street
Long Beach, CA 90802

17. CONSENT

When CITY's consent/approval is required under this Agreement, its consent/approval for one transaction or event shall not be deemed to be a consent/approval to any subsequent occurrence of the same or any other transaction or event.

18. MODIFICATION

No waiver or modification of any language in this Agreement shall be valid unless in writing and duly executed by both parties.

19. SECTION HEADINGS

The titles, captions, section, paragraph and subject headings, and descriptive phrases at the beginning of the various sections in this Agreement are merely descriptive and are included solely for convenience of reference only and are not representative of matters included or excluded from such provisions, and do not interpret, define, limit or describe, or construe the intent of the parties or affect the construction or interpretation of any provision of this Agreement.

20. INTERPRETATION OF THIS AGREEMENT

The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the parties. If any provision of this Agreement is held by an arbitrator or court of competent jurisdiction to be unenforceable, void, illegal or invalid, such holding shall not invalidate or affect the remaining

covenants and provisions of this Agreement. No covenant or provision shall be deemed dependent upon any other unless so expressly provided here. As used in this Agreement, the masculine or neuter gender and singular or plural number shall be deemed to include the other whenever the context so indicates or requires. Nothing contained herein shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no right to contract, then the latter shall prevail, and the provision of this Agreement which is hereby affected shall be curtailed and limited only to the extent necessary to bring it within the requirements of the law.

21. DUPLICATE ORIGINAL

The original of this Agreement and one or more copies hereto have been prepared and signed in counterparts as duplicate originals, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original. Each duplicate original shall be deemed an original instrument as against any party who has signed it.

22. IMMIGRATION

CONSULTANT shall be responsible for full compliance with the immigration and naturalization laws of the United States and shall, in particular, comply with the provisions of the United States Code regarding employment verification.

23. LEGAL SERVICES SUBCONTRACTING PROHIBITED

CONSULTANT and CITY agree that CITY is not liable for payment of any subcontractor work involving legal services, and that such legal services are expressly outside the scope of services contemplated hereunder. CONSULTANT understands that pursuant to *Huntington Beach City Charter* Section 309, the City Attorney is the exclusive legal counsel for

CITY; and CITY shall not be liable for payment of any legal services expenses incurred by CONSULTANT.

24. ATTORNEY'S FEES

In the event suit is brought by either party to construe, interpret and/or enforce the terms and/or provisions of this Agreement or to secure the performance hereof, each party shall bear its own attorney's fees, such that the prevailing party shall not be entitled to recover its attorney's fees from the nonprevailing party.

25. SURVIVAL

Terms and conditions of this Agreement, which by their sense and context survive the expiration or termination of this Agreement, shall so survive.

26. GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of the State of California.

27. SIGNATORIES

Each undersigned represents and warrants that its signature hereinbelow has the power, authority and right to bind their respective parties to each of the terms of this Agreement, and shall indemnify CITY fully for any injuries or damages to CITY in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.

28. ENTIRETY

The parties acknowledge and agree that they are entering into this Agreement freely and voluntarily following extensive arm's length negotiation, and that each has had the opportunity to consult with legal counsel prior to executing this Agreement. The parties also acknowledge and agree that no representations, inducements, promises, agreements or warranties, oral or otherwise, have been made by that party or anyone acting on that party's behalf, which are not embodied in this

Agreement, and that that party has not executed this Agreement in reliance on any representation, inducement, promise, agreement, warranty, fact or circumstance not expressly set forth in this Agreement. This Agreement, and the attached exhibits, contain the entire agreement between the parties respecting the subject matter of this Agreement, and supersede all prior understandings and agreements whether oral or in writing between the parties respecting the subject matter hereof.

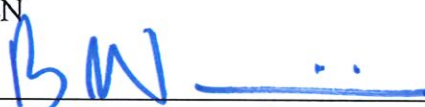
29. EFFECTIVE DATE

This Agreement shall be effective on the date of its approval by the City Council.

This Agreement shall expire when terminated as provided herein.

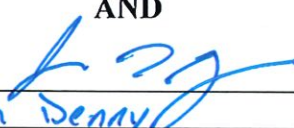
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their authorized officers.

CONSULTANT,
RDC-S111, INC. dba STUDIO ONE
ELEVEN

By: 
BRAD WILLIAMS
print name

ITS: (circle one) Chairman/President/Vice President

AND

By: 
Ian Denay
print name

ITS: (circle one) Secretary/Chief Financial Officer/Asst.
Secretary - Treasurer

CITY OF HUNTINGTON BEACH, a
municipal corporation of the State of
California

Mayor

City Clerk

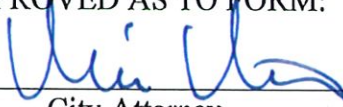
INITIATED AND APPROVED:

Director of Community & Library Services

REVIEWED AND APPROVED:

City Manager

APPROVED AS TO FORM:


City Attorney

Agreement, and that that party has not executed this Agreement in reliance on any representation, inducement, promise, agreement, warranty, fact or circumstance not expressly set forth in this Agreement. This Agreement, and the attached exhibits, contain the entire agreement between the parties respecting the subject matter of this Agreement, and supersede all prior understandings and agreements whether oral or in writing between the parties respecting the subject matter hereof.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their authorized officers.

CONSULTANT,
RDC-S111, INC. dba STUDIO ONE
ELEVEN

CITY OF HUNTINGTON BEACH, a
municipal corporation of the State of
California

By: _____

print name

ITS: (circle one) Chairman/President/Vice President

AND

By: _____

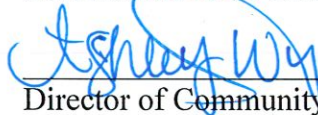
print name

ITS: (circle one) Secretary/Chief Financial Officer/Asst.
Secretary - Treasurer

Mayor

City Clerk

INITIATED AND APPROVED:

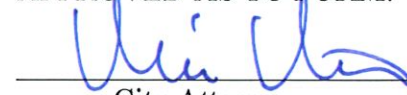


Director of Community & Library Services

REVIEWED AND APPROVED:

City Manager

APPROVED AS TO FORM:



City Attorney

EXHIBIT "A"

- A. STATEMENT OF WORK: (Narrative of work to be performed)

Consultant to provide on-call architectural engineering, landscape architectural engineering and professional consulting services

- B. CONSULTANT'S DUTIES AND RESPONSIBILITIES:

SEE ATTACHED EXHIBIT A

- C. CITY'S DUTIES AND RESPONSIBILITIES:

- D. WORK PROGRAM/PROJECT SCHEDULE:

EXHIBIT A



Rise Park Pavilion, Irvine | by Studio One Eleven

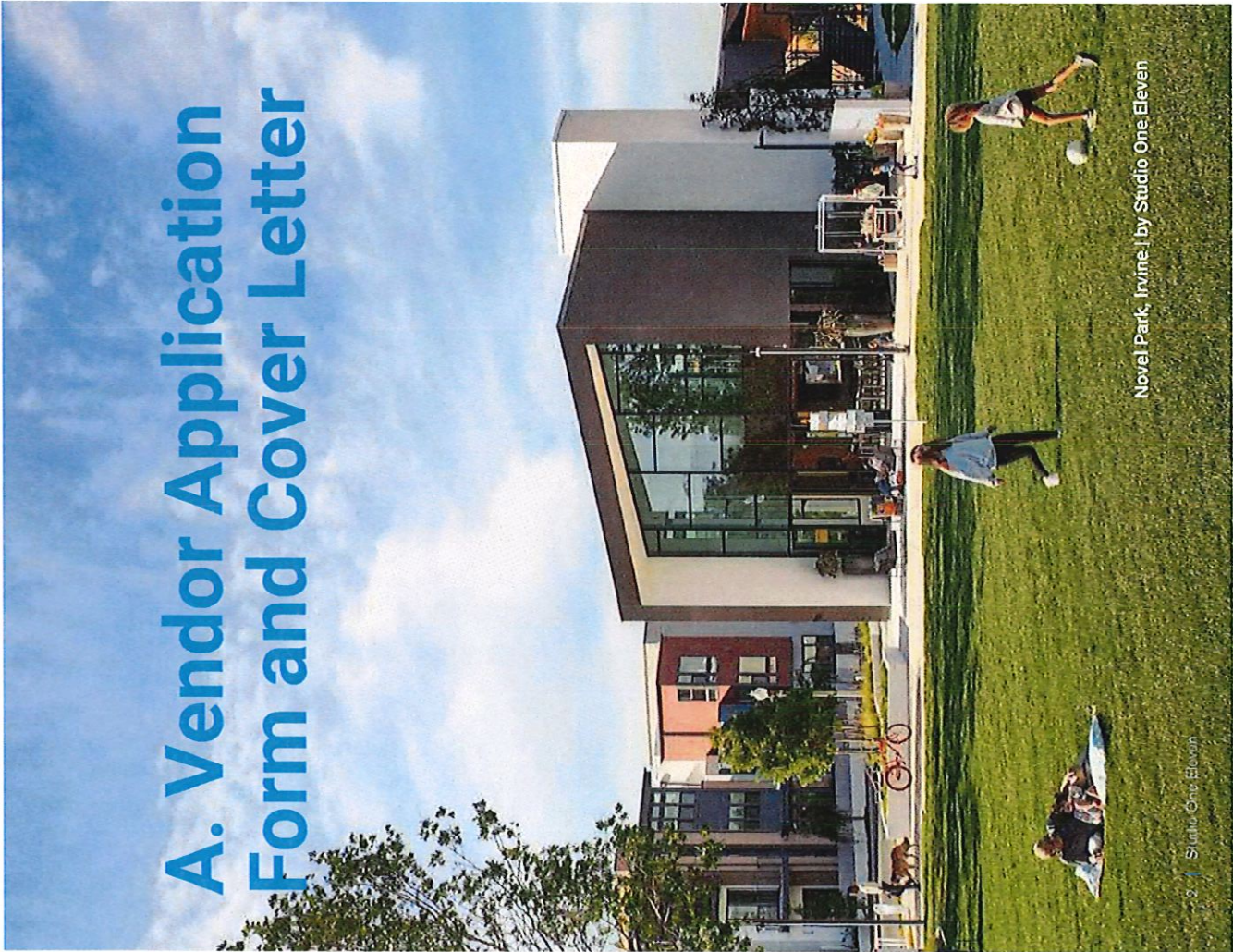
April 29, 2025

Community & Library Services Department
City of Huntington Beach

Response to: Request for Qualifications for On-Call Architectural Engineering, Landscape Architectural Engineering, and Professional Consulting Services

studioneleven

245 East Third Street, Long Beach, California 90802
t 562.901.1500 f 562.901.1501



A. Vendor Application Form and Cover Letter

Novel Park, Irvine | by Studio One Eleven

REQUEST FOR PROPOSAL

VENDOR APPLICATION FORM

TYPE OF APPLICANT:

☐ NEW

☒ CURRENT VENDOR

Legal Contractual Name of Corporation:

RDC-S111, Inc., dba Studio One Eleven

Contact Person for Agreement:

Kirk Keller

Corporate Mailing Address:

245 E. 3rd Street

City, State and Zip Code:

Long Beach, CA 90802

E-Mail Address:

kirk.keller@studio-111.com

Phone:

562.901.1500

Fax:

Contact Person for Proposals:

Kirk Keller

Title:

Principal

E-Mail Address:

kirk.keller@studio-111.com

Business Telephone:

562.901.1500

Business Fax:

Year Business was Established:

2000

Is your business: (check one)

☐ NON PROFIT CORPORATION

☒ FOR PROFIT CORPORATION

Is your business: (check one)

☒ CORPORATION

☐ INDIVIDUAL

☐ PARTNERSHIP

☐ LIMITED LIABILITY PARTNERSHIP

☐ SOLE PROPRIETORSHIP

☐ UNINCORPORATED ASSOCIATION

References of Work Performed Form (List 5 Local References)

Comany Name: Studio One Eleven

Names & Titles of Corporate Board Members (Also list Names & Titles of persons with written authorization/resolution to sign contracts)

Names Bradley Williams	Title Chief Executive Officer	Phone 562.628.8000
Ian Denny	Chief Financial Officer	562.628.8000
Mitra Esfandiari	Partner	562.628.8000
Michael Bohn	Partner	562.901.1500
Alan Pullman	Partner	562.901.1500
Sean Slater	Senior Principal	562.628.8000

Federal Tax Identification Number: 95-3384842

City of Huntington Beach Business License Number: A261970

(If none, you must obtain a Huntington Beach Business License upon award of contract.)

City of Huntington Beach Business License Expiration Date: 1/31/26

1. Name of Reference: City of Huntington Beach

Address: 2000 Main St. Huntington Beach, CA 926

Contact Name: Chau Vu, Director of Public Works Phone Number: 714.374.5345

Email: Chau.vu@surfcity-hb.org

Dates of Business: 2021-2024

2. Name of Reference: City of Paramount

Address: 15300 Downey Ave, Paramount, CA 90723

Contact Name: Adriana Figueroa, Public Works Director Phone Number: 562.220.2100

Email: afgueroa@paramountcity.gov

Dates of Business: 2014 - current

3. Name of Reference: City of Long Beach

Address: 411 W Ocean Blvd, Long Beach, CA 90802

Contact Name: Christopher Kooniz, Director of Development Services Phone Number: 562.570.6288

Email: Christopher.kooniz@longbeach.gov

Dates of Business: 2017 - current

4. Name of Reference: City of Anaheim

Address: 201 S Anaheim Boulevard Suite 1003, Anaheim, CA 92805

Contact Name: Grace Stepter, City of Anaheim & Community Development Phone Number: 714.765.4315

Email: GStepter@anaheim.net

Dates of Business: 2018 - current

5. Name of Reference: Los Angeles County Department of Parks and Recreation

Address: West, 1000 S Fremont Ave, Alhambra, CA 91803

Contact Name: Jorge Gutierrez, PLA, Section Head of County of Los Angeles Dept. of Parks & Recreation Phone Number: 626.588.5325

Email: jgutierrez2@parks.lacounty.gov

Dates of Business: 2022 - current

Cover Letter

April 29, 2025
Community & Library Services Department
City Hall – 2000 Main Street, 5th Floor
Huntington Beach, California 92648

RE: On-Call Architecture and Landscape Architectural Design Services

Dear Members of the Selection Committee,

We are pleased to submit our qualifications to provide comprehensive architecture and landscape architectural design services for the City of Huntington Beach. Studio One Eleven brings a unique combination of local insight, regional experience, and nationally recognized expertise—offering a collaborative and innovative approach rooted in place and purpose. Our team is well-positioned to help the City enhance the quality of life for residents and visitors alike through thoughtful, community-oriented design.

As an integrated practice of architecture, landscape architecture, and urban design, Studio One Eleven has worked across Southern California for 25 years to help cities become more vibrant, livable, and sustainable. We have a longstanding relationship with the City of Huntington Beach, having led Main Street revitalization plans, urban design studies, and the grant-funded and uplifting Oak View Neighborhood Beautification Project, among other initiatives. We look forward to continuing that spirit of collaboration through this on-call opportunity.

As an interdisciplinary firm, we bring complementary strengths to this effort, offering:

- **Integrated, Place-Based Expertise:** A collaborative team of architects, landscape architects, and urban designers with a shared commitment to resilient, community-centered design.
- **Local Roots & Regional Perspective:** Grounded in the Southern California context, we offer the responsiveness and regional nuance needed to deliver impactful, technically sound solutions.
- **Community Focus:** A strong track record of public engagement and projects that reflect and uplift community—balancing sustainability, creativity, and long-term value.

Studio One Eleven is known for transforming existing spaces through renovations, adaptive reuse, and context-sensitive infill. Our work is guided by a commitment to equity, environmental responsibility, and 21st-century mobility. We lead projects from early visioning through construction administration, with services including public outreach, concept design, visualizations, technical documentation, and bid support.

In the pages that follow, you'll find examples of our relevant work in civic buildings, parks, plazas, streetscapes, medians, and adaptive reuse. We understand the complexity of public projects and bring deep experience in building consensus among city agencies, communities, and stakeholders to deliver successful outcomes.

This contract will be managed from our Long Beach headquarters, located just 15 miles from City Hall. Should you have any questions, please don't hesitate to contact me at kirk.keller@studio-111.com or (562) 247-6206, as the primary contact and authorized representative of the firm. This proposal shall remain valid for a period of not less than 180 days from the date of submittal. Appendix A is attached as a supplement to this letter.

Thank you for the opportunity to share our qualifications. We welcome the chance to collaborate with the Community & Library Services Department and to continue shaping vibrant, lasting public spaces in Huntington Beach.

Sincerely,



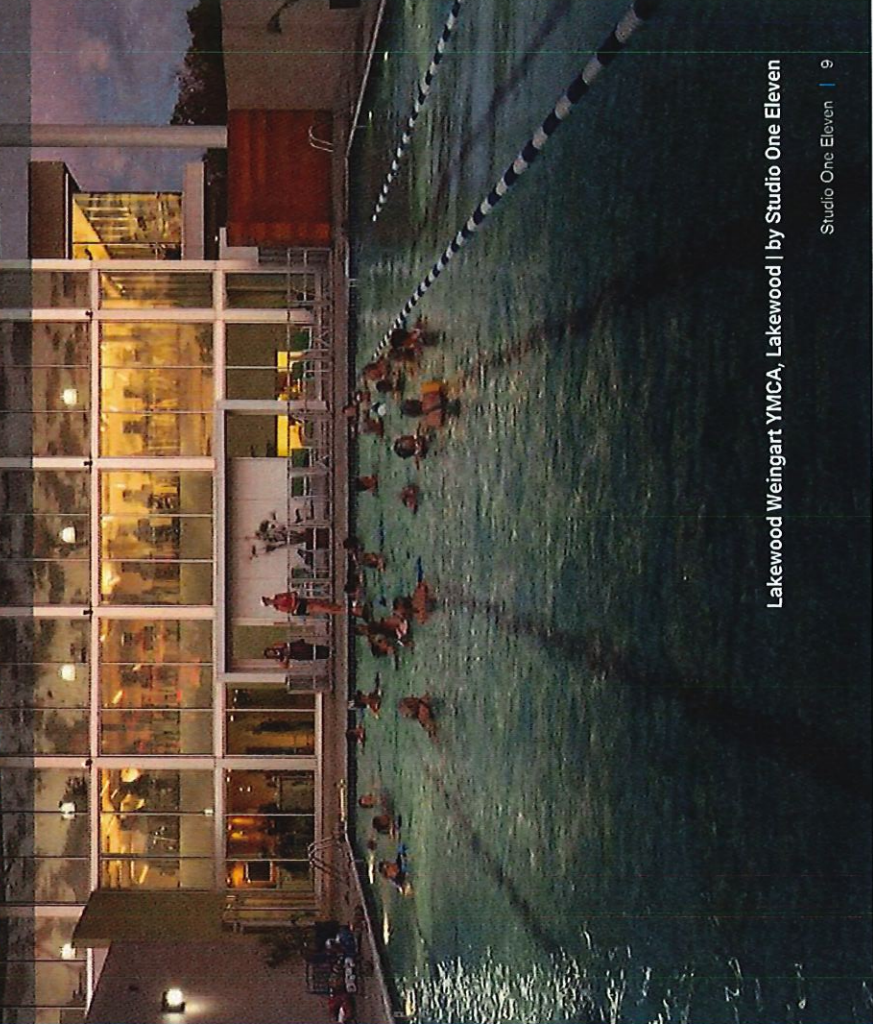
Kirk Keller, ASLA, LEED AP
Principal, Studio One Eleven
kirk.keller@studio-111.com, 562-247-6206
245 E. 3rd Street
Long Beach, CA 90802

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note: uploaded separately on Planet Bids as requested and is not included herein

B. Background and Project Summary Section



Background and Project Summary

Studio One Eleven (S111) brings deep familiarity with the City of Huntington Beach, having partnered with City staff since 2021 on transformative projects including the Downtown Urban Design Study, Main Street Streetscape Revitalization, and the Oak View Neighborhood Beautification Project. These efforts engaged a wide range of departments—Community Development, Economic Development, Public Works, Fire, Police, and the City Manager's Office—as well as local businesses, community stakeholders, and City Council members. Through this work, we've gained direct insight into Huntington Beach's priorities: creating vibrant, accessible, and resilient public spaces that respond to evolving community needs.

We understand that this On-Call contract requires flexible, full-service architectural and landscape architectural services—particularly focused on enhancing and adapting existing parks, community centers, and public spaces. Our interdisciplinary team is uniquely equipped to meet these needs, offering services from early concepts through construction documentation, permitting, bidding assistance, and construction administration. We know that small interventions—like accessibility upgrades, ADA improvements, and public realm enhancements—can have an outsized impact when thoughtfully executed.

At S111 we excel at transforming underutilized spaces into vibrant community destinations. Our approach integrates architecture, landscape architecture and urbanism to create people-centered environments that prioritize accessibility, sustainability, safety, and aesthetics. Projects such as SteelCraft and Bellflower and the Santa Ana Arts Collective have received recognition from the American Institute of Architects (AIA), the American Society of Landscape Architects (ASLA), and the American Planning Association (APA). This demonstrates our ability to deliver impactful, design-forward solutions.

We bring value through approaches that are both realistic and implementable, while pushing for innovation to meet the evolving opportunities and challenges of 21st-century cities. Our past and current projects reflect a deep commitment to uncovering creative and site-specific solutions that address the unique social, spatial, and environmental challenges communities face.

S111 has built a design culture that looks for potential to enhance the character and vitality of the public realm, building on the existing assets of each place. Our practice is built on collaboration, responsiveness, and design that enhances the vitality of the public realm. We coordinate seamlessly across departments, define clear goals, and establish quantifiable metrics for success aligned with project objectives.

We bring a values-based approach to every project, reflected in the following principles:

- We clearly define deliverables, set focused objectives, and establish measurable metrics for success.
- We prioritize user-friendly design and clear, visually compelling communication.
- We use a wide range of methods to foster meaningful participation and collaboration with diverse clients and communities.
- We strive to advance social equity, build a sense of place, support 21st-century mobility, and integrate sustainability into all projects.
- We identify and implement the right design interventions at the appropriate scale to maximize impact.
- We consistently integrate innovative environmental strategies into civic design.

Over the past five years, our firm has helped clients secure more than \$32 million in grant funding for public realm improvements demonstrating our ability to pair design excellence with strategic implementation. Our current work across Southern California includes the adaptive reuse of community centers in Anaheim, Paramount, and Long Beach; streetscape revitalizations in Corona and Santa Ana; park and plaza rehabilitations in Paramount; and specialized enhancements at Kenneth Hahn Regional Park in Los Angeles. This active portfolio reflects our ability to creatively adapt civic spaces to meet contemporary goals around access, sustainability, and resilience—ultimately creating meaningful, beautiful assets that serve their communities for generations to come. In addition, we are highly experienced in the adaptive reuse of commercial buildings into residential and retail uses, and have successfully navigated a wide range of construction types and complex renovation projects.

C. Methodology Section

GALLERY

Santa Ana Arts Collective, Santa Ana | by Studio One Eleven

Methodology

Implementation Plan and Project Management Methodology

At Studio One Eleven (S11), our project management approach is grounded in proactive leadership, strong collaboration, and clear communication from project initiation through completion. Each project is led by a dedicated team including a Principal-in-Charge, a Senior Project Architect or Landscape Architect, and a Project Manager, with the Project Manager serving as the primary day-to-day liaison. This leadership structure fosters continuity, responsiveness, and a strong relationship with City staff.

To effectively manage projects, we utilize a range of tools and methods tailored to the project's needs. We develop project schedules using Smartsheet and Microsoft Excel, with flexible formats such as Gantt charts or calendar views to track tasks, deliverables, costs, and overall timeframes. Schedules are updated regularly at milestone points and are shared with City staff to maintain transparency and alignment. Weekly or bi-weekly check-ins, either in-person or via platforms like Microsoft Teams or Zoom, are scheduled to monitor progress, address challenges, and confirm next steps. All meetings are documented with written minutes, updated schedules, and PDF records of deliverables for City review.

At the start of every project, we advocate for an on-site kickoff meeting with City staff and stakeholders to introduce the team, confirm scope and goals, establish the project schedule, review available funding sources, and set expectations for success metrics. Early collaboration helps identify interconnected factors that may influence design and phasing — such as pending infrastructure projects (e.g., a planned water main replacement) or adjacent improvements — ensuring our team operates with a complete and holistic understanding of the project environment.

We maintain a proactive quality assurance and quality control process throughout all project phases, regularly reviewing deliverables against project goals, technical standards, and applicable codes. We anticipate challenges and plan mitigation strategies early to maintain project momentum, budget discipline, and quality expectations.

Stakeholder Engagement and Documentation Approach

Meaningful collaboration with both internal and external stakeholders is central to our methodology. At the outset, we will work closely with Community and Library Services staff, City departments, and other identified stakeholders to develop a unified vision that balances functionality, materiality, constructability, maintenance, cost, and aesthetics.

- Our engagement process includes:
 - Regular consultation meetings with City staff to review and validate project progress.
 - Thoughtful outreach efforts with community members, local businesses, agency representatives, and elected officials to gather meaningful input, as applicable.
 - Use of collaborative platforms such as Miro and Bluebeam sessions to simulate live pin-up reviews and enable real-time stakeholder participation.
 - Comprehensive documentation of all stakeholder feedback, key decisions, and action items to maintain a transparent project record.

We also request timely feedback and early notification of any developments that may impact the project outcome to ensure effective phasing, coordination, and alignment across departments.

Efforts to Achieve Client Satisfaction

Client satisfaction is the foundation of our practice. We prioritize:

- Clear and proactive communication at every stage.
- Early and thorough understanding of the project scope, goals, and constraints.
- Flexibility and responsiveness to evolving project needs.
- Continuous alignment of the project with the City's broader goals and the unique character of each site.
- Regular milestone reviews to solicit feedback and confirm project alignment.
- Post-construction support, including maintenance guidance and follow-up evaluations, to ensure long-term project success.

By treating our clients as true partners, we create a collaborative environment that builds trust, fosters shared ownership of the project vision, and results in outcomes that consistently exceed expectations.

Design Principles

Design at multiple scales - Each project is an opportunity to incrementally enhance the urban condition. We design at the scale of the neighborhood and the scale of the storefront.

Put People at the Center - Designing for Urban Life is designing for people. We create inspiring places that prioritize the needs, aspirations, and wellbeing of people and the communities we serve.

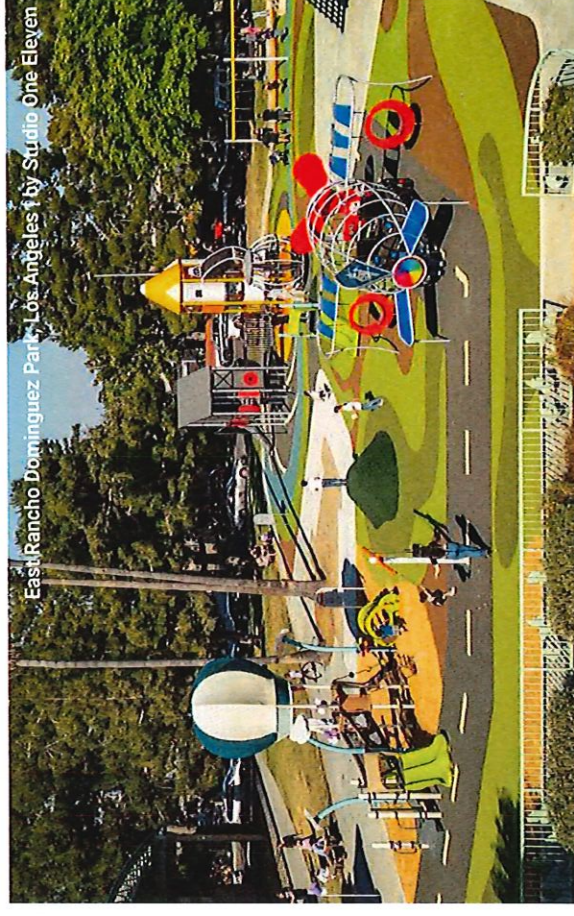
Reframe Constraints as Opportunities - We are optimistic about the potential of design to create impactful change. We drive towards ideal outcomes for places by innovating around real-world constraints

Embrace the Messy - Vibrant places are often made special by their quirks. We see design as a tool to enable this spontaneous life to flourish and celebrate the inherent character of a place.

City Staff Roles and Support Requirements
Successful project delivery depends on clear roles and collaboration between S11 and City staff. We respectfully request:

- Assignment of a City Project Manager or main point of contact to facilitate communication and cross-departmental coordination.
- Timely review and feedback on deliverables at key milestones.
- Assistance in coordinating internal City reviews (planning, engineering, utilities, etc.) where applicable.
- Sharing of information about any planned or potential projects in or near the project site that could affect design, scheduling, or implementation.

S11's role will include leading the overall design process, managing consultant teams as needed, facilitating public and internal stakeholder engagement, developing schedules, tracking costs, and maintaining quality control throughout the project lifecycle.



East Rancho Dominguez Park, Los Angeles | by Studio One Eleven



Staff Resumes and Organization Chart



Landscape
Architecture



Kirk Keller, ASLA, LEED AP
Principal in Charge
27 years experience

Architecture



Michael Bohn, AIA
Partner
35+ years experience

PRIME CONSULTANT Studio One Eleven



Shruti Shankar, AICP,
Int. Assoc. AIA
Urban Design Director
14 years experience



Jitka Dekojova, ASLA,
LEED SITES
Project Manager
12 years experience



Meiri Fleming, ASLA
Project Landscape
Architect
16 years experience



Scott Parker, RA
Design Director
25+ years experience



Matt Wister
Studio Director
25 years experience



Jennifer Nguyen
Design Manager
10 years experience

SUB-CONSULTANT TEAM



Electrical Engineering
RTM
Victor Leon, PE, LEED AP
25 years experience



Irrigation Design
ARROYO
Garry Collins, Principal
20 years experience



Geotechnical Engineering
LANGAN
Diane Fiorelli, PE, GE
23 years experience



Consulting Arborists
Alison Lancaster, ISA
Alison Lancaster, ISA
10 years experience



Cost Estimating
KPJ Consulting
Jacqueline Chan, President
36 years experience



CASp / Accessibility
Jensen Hughes
Ashley Pitts, MS, AIA, Senior
Accessibility Principal



Michael Bohn, AIA

Partner

Authorized to negotiate contracts on behalf of the firm.

Michael Bohn, AIA is a Senior Principal and Design Director with over 35 years of experience. His passion for urbanism lies in providing small interventions such as streetscapes, site activations, and the first parklets in Southern California which have supported small business during the pandemic. Michael has thoughtfully guided site designs such as a 90-acre site adjacent to wetlands in Southeast Long Beach, providing appropriately scaled mixed-use and architectural concepts appropriate for sensitive coastal areas to a six-block mixed use urban infill development in downtown Long Beach. His experience in the City of Long Beach includes the Downtown Vision Plan, which serves as the foundation for guiding development around the city's light-rail transit during the next 15 years and has resulted in 8,000 new units, replacing mostly underutilized surface parking lots. His housing experience includes affordable, student, and market-rate projects. To date, he is responsible for the completion of almost 2,500 units with another 2,000 under construction or in the planning stages. He has led several urban outdoor eateries to help anchor traditional downtowns. Michael led the team for the Long Beach airport concessions located in the north and south concourse. It was his suggestion to activate the post security courtyard by connecting the restaurants fronting the space with glass and operable doors to provide outdoor dining and amenities such as a fire table. The design brought 10,000 square feet of new retail and restaurant space, thoughtfully curated with a contemporary aesthetic that celebrates local culture. Michael has been a cornerstone of Studio One Eleven for twenty years.

Relevant Experience

- St Francis Center, Long Beach, CA
- Bellflower Service Shelter, Bellflower, CA
- Children Today Day Care Center, Long Beach, CA
- Los Altos YMCA, Long Beach, CA
- New City School, Long Beach, CA
- Santa Ana Arts Collective, Santa Ana, CA
- Watts Works, Los Angeles, CA
- Senior Arts Colony, Long Beach, CA
- The Annex, Long Beach, CA
- Ace 121, Glendale, CA



Kirk Keller, ASLA, LEED AP

Principal, Landscape Architecture

Authorized to negotiate contracts on behalf of the firm.

Kirk Keller is a Principal and Director of Landscape Architecture at Studio One Eleven, with over 25 years of experience leading sustainable public realm, civic, and urban development projects across Southern California. His work emphasizes the creation of resilient, accessible, and vibrant spaces that reflect the unique identity of each community. Kirk specializes in partnering with city agencies, community groups, and public stakeholders to deliver successful parks, plazas, streetscapes, civic facilities, and adaptive reuse developments. He is experienced in managing complex, multi-disciplinary teams across all phases of project delivery—from early concept development and community engagement through construction documents, permitting, bidding support, and construction administration—with a strong understanding of public agency processes, technical standards, and funding requirements. His portfolio includes award-winning and internationally recognized projects such as The Urban Green, The Oaks School Greenspace, Children Today Ecohouse, SteelCraft, and the Paramount Boulevard Streetscape Revitalization Project. Kirk has also directed major civic and public realm initiatives including the Glendale Arts and Entertainment District Vision Plan, The Streets renovation in Downtown Long Beach, and several nationally recognized parklet programs and tactical urbanism efforts. His work consistently focuses on creating vibrant, sustainable environments that enhance civic life, strengthen community identity, and foster a deeper connection to nature. In addition to his project leadership, Kirk advances the field of public space design as a speaker at local, national, and international conferences, sharing insights on elevating the public realm through thoughtful, community-driven, and sustainability-focused strategies. He is a licensed Landscape Architect in California, Nevada, Idaho, and Texas, and has been a LEED Accredited Professional since 2007.

Relevant Experience

- Oak View Neighborhood Beautification, Huntington Beach, CA
- George Washington Carver Park, Los Angeles, CA
- East Rancho Dominguez Park, Los Angeles, CA
- Progress Park and Paramount Civic Center renovation, Paramount, CA
- Rancho Los Cerritos Innovative Stormwater, Long Beach, CA
- Main Street Revitalization, Huntington Beach, CA
- Long Beach Airport Expansion + Gardens, Long Beach, CA
- Overlook at Rice Park, Irvine, CA
- MOLAA Demonstration Botanical Garden, Long Beach
- Paramount Boulevard Urban Revitalization, Paramount, CA
- Broadway Medians, Long Beach, CA

Education:

- Bachelor of Architecture, Cum Laude, Cal Poly University, San Luis Obispo, CA
- Ecole d'Art American, Fontainebleau, France
- State Archaeological Camp with the Smithsonian and British Institutes, India

Affiliations:

- Board member AIA LB/SB
- Board member AIA CA
- Co-Chair AIA CA Housing Steering Committee
- Board Member Institute of Innovation+Entrepreneurship

Awards:

- Watts Works: Architect's Newspaper Best of Design Award, Social Impact Category
- Santa Ana Arts Collective: 2023 AIA CA Residential Honor Award
- Santa Ana Arts Collective: 2020 Parkade Collective: 2023 US Green Building Council Award
- Watts Works: 2023 AIA LA Design Award
- Lasenfischer: 2023 AIA OC Honor Award
- 200 West Ocean: 2023 AIA OC Citation Award
- Watts Works: 2023 AIA OC Merit Award
- Parkade Collective: 2023 Long Beach Heritage Preservation Award
- Watts Works: 2022 Westside Urban Forum Merit Award
- Steelcraft Garden Grove: 2022 AIA OC Citation Award
- Steelcraft Bellflower: 2021 Westside Urban Forum
- Restaurant Design Merit Award
- The Roost: 2019 AIA Long Beach/South Bay Merit Award
- ACE 121: 2018 NAHB Multifamily Pillars Award - Affordable Housing, 2018 SCDP Citation Award, 2018 Multi Housing News Excellence Awards
- In "Development & Design: Affordable," 2018 SCDP Design & Philanthropy Awards Winner

Education:

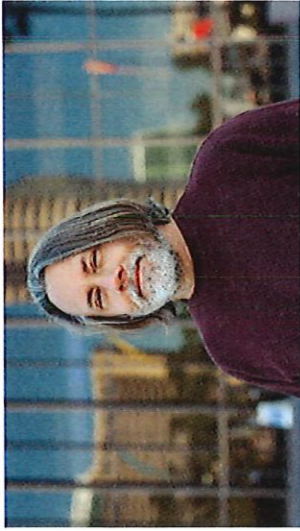
- Bachelor of Science, Landscape Architecture with Honors, Cornell University, Ithaca, NY
- Henriot-Watt University, Landscape Architecture III, Edinburgh, Scotland

Affiliations:

- American Society of Landscape Architects
- United States Green Building Council
- Council of Landscape Architects Registration Board

Awards:

- ASLA Nevada Project of the Year - The Urban Green, 2023
- ASLA Merit Award, The Oaks School Greenspace, 2023
- APA Los Angeles Merit Award, Downtown Mar Vista Beautification Project, 2022
- Santa Ana Arts Collective, 2021 - AIA OC Honor Award
- AIA Long Beach, South Bay Honor Award SCDP, Honor Award
- ASLA Honor Award Paramount Blvd Urban Revitalization, 2021
- ASLA Merit Award Steelcraft Garden Grove, 2021
- The Roost, Santa Ana, CA, 2019
- AIA Long Beach/South Bay Merit Award, 2017 SCDP Architecture Award
- ACE 121: 2018 National Association of Homebuilders Multifamily Pillars Award, 2018 SCDP Citation Award
- ASLA Merit Award 2018, The Roost, EcoHouse, Long Beach Parklet Program
- RDCS111, Inc. Office: 2018 Architecture MasterPrize Honorable Mention, 2017 AIA Long Beach/South Bay Award, 2017 USGBC 1st Place in Health + Wellness: 2017 Architects Newspaper Design Award, Honorable Mention; 2017 SCDP Architecture Award; 2017 LEED Platinum; 2017 WELL Certified



Scott Parker, RA
Design Director, Associate Principal

Scott Parker is a licensed architect with over 25 years of experience in architectural design. As Project Design Director and Associate Principal at Studio One Eleven, his work encompasses various project types, including hospitality, civic and mixed-use developments. Since joining Studio One Eleven in 2013, Scott has led the design efforts on several significant projects. These include West Harbor, a multi-phase retail, dining, and entertainment project in the Port of Los Angeles including a 6,200-seat outdoor amphitheater operated by the Nederlander Organization. He also successfully competed for the Laserfiche HQ project, which received a recent AIA Orange County award. His portfolio extends to The Lot (Plaza and Courtyard Buildings), a substantial redevelopment of the United Artists production lot in West Hollywood, and numerous award winning projects at the Great Park, Irvine both in design and master planning.

Scott's approach emphasizes creating meaningful places while ensuring value for project stakeholders. He also brings his teaching experience into his role of Design Director, fostering a collaborative design studio atmosphere within his teams. In addition to his professional work, Scott has taught at several major Los Angeles-area universities, including Sci-ARC, Otis College of Art and Design, Art Center, Cal Poly Pomona, and USC, contributing to architectural education in the region. Scott has been a strong influence on design at Studio One Eleven for eleven years.

Relevant Experience

- West Harbor Waterfront Redevelopment, San Pedro, CA
- 4th and Central, Los Angeles, CA
- Hollywood Central, Los Angeles, CA
- Laserfiche HQ, Long Beach, CA
- Parasol Park Community Bldg and Greenhouse, Irvine Great Park, CA
- Novel Park Community Center, Irvine Great Park CA
- Cadence Park Arts Buildings, Irvine Great Park, CA
- Overlook at Rise Park, Irvine Great Park, CA
- Steelcraft, Garden Grove, CA
- The Exchange, Bellflower, CA

Education:

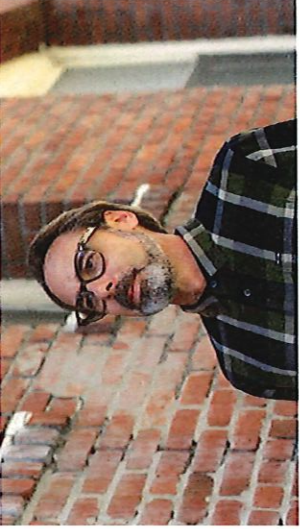
- Bachelor of Architecture, California State Polytechnic University, Pomona, CA

Affiliations:

- Adjunct Professor Tenures at Otis College, Art Center, Cal Poly Pomona and USC
- Lecturer at California State Polytechnic University, Pomona, CA

Awards:

- Laserfiche: 2023 AIA OC Honor Award, USGBC-LA Sustainable Innovation Award for Health & Wellbeing Excellence
- The Orange County Great Park: 2022 AIA OC Framework for Design Excellence Citation Award, 2021 Golden Nugget Award, Bet Community Amenity - Rise Park, 2019 AIA OC Merit Award - Cadence Park, AIA OC Citation Award - Great Parks Neighborhood, 2018 Lumen West Award of Merit - Novel Park, 2017 AIA Long Beach / South Bay Award - Novel Park
- Steelcraft: 2022 AIA OC Citation Award, 2021 ASLA Merit Award, Westside Urban Forum Retail / Restaurant Design Merit Award, 2020 APA California Urban Design Merit Award, APA OC Award of Excellence
- The Lot: 2015 AIA Long Beach / South Bay Design Award



Matt Wister
Studio Director, Senior Associate

A well-rounded design professional, Matthew Wister is a Studio Director at Studio One Eleven and has extensive experience in all phases of the architectural process. From planning and conceptual phases through design development, construction documentation and administration, Matthew embodies a passionate drive for design excellence, innovative solutions, thorough analyses, attention to detail, and successful project execution. Matthew has deep experience working with existing buildings through adaptive re-use and rehabilitation projects, often resulting in significant reductions in carbon footprint vs. new construction. He has delivered projects for both public and private clients, establishing sustainability goals early in the design process to realize successful project outcomes. Matthew received his bachelor's degree in architecture from California State Polytechnic University Pomona and has demonstrated success in managing multiple projects while building healthy and productive working relationships with owners, clients, consultants and colleagues.

Relevant Experience

- Cadence Park, Irvine, CA
- Rise Park, Irvine, CA
- Weingart YMCA, Lakewood, CA
- Ronald McDonald House, Long Beach and West Los Angeles, CA
- Children Today, Long Beach, CA
- St. Francis Center, Long Beach, CA
- Store One, Anaheim, CA
- Santee Court, Los Angeles, CA
- Universal Buildings, Los Angeles, CA
- The Gallery, Santa Monica, CA
- Plaza Building on The Lot Creative Campus, West Hollywood, CA
- La Plaza, La Jolla, CA

Education:

- Bachelor of Architecture, California State Polytechnic University, Pomona, CA

Awards:

- 2024 Westside Urban Forum Merit Award, Adaptive Reuse, Built - 200 W. Ocean
- 2024 AIA LA Residential Architecture Climate Positive Award, Merit for Sustainability - 200 W. Ocean
- 2023 AIA OC Citation Award - 200 W. Ocean
- 2019 AIA Long Beach/South Bay Merit Award - District La Brea
- 2018 Lumen West Award of Merit
- 2017 AIA Long Beach/South Bay Design Award, Parasol Park



Shruti Shankar, AICP, Assoc. AIA
Urban Design Director, Senior Associate

Shruti Shankar is the Urban Design Director at Studio One Eleven and a certified planner with a background in Urban Design, Architecture, and Sustainability. With over a decade of experience in the U.S. and abroad, she has led projects ranging from strategic planning to master plans, housing capacity analyses for infill sites, and design review for mixed-use developments. Shruti has worked with cities across Southern California including the SBCCOG member cities, and is involved in all phases of projects—from research and stakeholder engagement to design and implementation—and mentors junior staff in design coordination and deliverables.

Shruti led efforts on behalf of Studio One Eleven for SBCCOG's REAP 1.0 funded Housing Roadmap study, as well as SCAG's Other-to-Residential Toolkit. Her recent work includes leading the community-driven Huntington Park Station Area Plans, Downtown Torrance Visioning, and housing capacity analyses for LA Metro's Joint Development Team. She has also worked on a masterplan for infill development at the Montclair Place Mall and the Disadvantaged Communities Planning Initiative across six Southern California cities. Shruti Shankar represented S111 at the International Parklet Symposium in Bologna, Italy highlighting the firm's commitment to urban repair and global placemaking dialogue through adaptive streetscape design.

Relevant Experience

- SCAG Other to Residential Toolkit, SCAG Region, CA
- Redevelopment of Commercial Sites to Housing, South Bay Cities, CA
- LA ROSAH Land Use Study for Joint Development, LA County, CA
- Downtown Ontario Vision and Plan, Ontario, CA
- Huntington Park Station Area Plans, Huntington Park, CA
- Downtown Torrance Visioning, Torrance, CA
- City Place Living Community Sustainability Study, Long Beach, CA
- Alamitos Bay EcoDistrict Framework, Long Beach, CA
- South Bay Cities Climate Action Plans, South Bay Cities, CA
- Glendale Arts & Entertainment District Visioning, Glendale, CA
- Montclair Place Master Plan, Montclair, CA
- SCAG Go Human Campaign, Round 3, Los Angeles and Orange Counties
- Disadvantaged Communities Planning Initiative, Southern California

Education:

- Global Certificate in Sustainability, University of California, Los Angeles - Extension
- Master of Urban Design, Washington University, St. Louis, Missouri
- Bachelor of Architecture, Anna University, Chennai, India

Affiliations:

- American Planning Association
- American Institute of Architects

Awards:

- 2023 APA LA (Honor) and APA CA (Merit) Award under 'Best Practices' for the Other-to-Residential Toolkit*
- 2022 APA LA Honor Award under 'Best Practices' for Huntington Park Station Area Plans
- Doggerel-ARUP Essay Writing Competition, Runner Up; 2017
- Making LA together winner, deLAB2017
- American Planning Association: 2013 Awarded, Missouri Chapter, Outstanding Student Project Award
- Fulbright-Nehru Fellowship in Leadership Development, 2011-12
- Metro Anna Salai 2008, Urban Transport Hub



Moiri Fleming, ASLA
Project Landscape Architect, Associate

Moiri Fleming is a Senior Project Landscape Architect at Studio One Eleven and has a wide range of experience in conceptual planning through construction implementation for a variety of landscape architectural projects including parks, streetscapes and urban plazas.

She has been responsible for leading design efforts on various landscape studio projects including most recently the Reno Entertainment District 2-acre Urban Green, Liberty Dogs Campus for Military Veterans in Reno, NV, Harvey Milk Park and The Streets of Long Beach, Paramount Boulevard Urban Revitalization, citywide bus shelter renovations and al fresco dining, Oak View Streetscape Beautification and Downtown / Main Street Studies in Huntington Beach Main Street Redesign, Oak View Neighborhood Beautification, Sherman Way Streetscape, and the design of a range of public spaces in Los Angeles. Her experience entails designing spaces that promote pedestrian activity within the public realm, community gathering spaces and connectivity to open space, master-planning, green infrastructure / storm water capture and re-use, and incorporating California adapted and native plants into the design. Moiri is a licensed landscape architect in California. Moiri has been providing landscape architectural leadership at Studio One Eleven for a decade.

Relevant Experience

- Oak View Streetscape Beautification, Huntington Beach, CA
- Main Street Redesign, Huntington Beach, CA
- The Streets, Long Beach, CA
- Century Blvd. Greenway, Paramount, CA
- Walnut Street Urban Greening, Santa Ana, CA
- Sherman Way Streetscape Improvements, Los Angeles, CA
- Long Beach Parklets, Long Beach, CA
- Paramount Boulevard Streetscape, Paramount, CA
- Artsakh Avenue Urban Design and Placemaking, Glendale, CA
- City Place Remodel and Streetscape, Long Beach, CA
- Santee Court Urban Plaza, Los Angeles, CA
- Shoreline Village Masterplan, Long Beach, CA
- Downtown Ventura Masterplan, Ventura, CA
- Reno Aces Ballpark Family Play Zone, Reno, NV

Education:

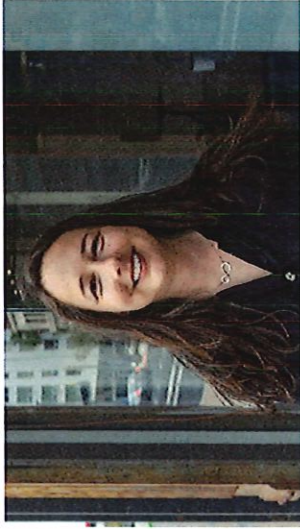
- Bachelors of Science Landscape Architecture, Temple University, Philadelphia, Pennsylvania

Affiliations:

- American Society of Landscape Architects

Awards:

- ASLA Nevada Project of the Year - The Urban Green, 2023
- ASLA Merit Award, The Oaks School Greenspace, 2023
- ASLA Honor Award Paramount Blvd Urban Revitalization, 2021
- RDG-S111, Inc. Office: 2018 Architecture MasterPize
- Honorable Mention, 2017 AIA Long Beach/South Bay Award; 2017 USGBC 1st Place in Health + Wellness; 2017 Architects Newspaper Design Award, Honorable Mention; 2017 SCDF Architecture Award; 2017 LEED Platinum; 2017 WELL Certified



Jitka Dekojova, ASLA, SITES AP
Project Manager

Jitka Dekojova is Project Manager at Studio One Eleven, and a licensed landscape architect with an interdisciplinary background in Urban Design and Environmental Planning. She brings over a decade of project experience in the USA and internationally to her work. She has lead and worked on a variety of project types and scales, from streetscape improvement projects, to urban design, civic plazas, community engagement efforts to public parks. Jitka is well equipped to balance both aesthetics, current urban needs, and ecology in landscape design, while emphasizing adaptive reuse and green stormwater infrastructure. She takes into account the ephemeral phenomenological aspects of the urban environment: the need for whimsical elements, the joy of unexpected discovery in everyday urbanism, the advantage of flexibility in planned spaces, and the importance of mix of people to bring vibrancy into urban spaces.

Jitka earned her Masters' in Landscape Architecture from University of New Mexico following a double Masters' degree in Landscape Engineering and Environmental Planning from Czech Republic. She is a licensed landscape architect and SITES Accredited Professional.

Jitka joined Studio One Eleven in 2024

Relevant Experience

- Walnut Street Urban Greening, Santa Ana, CA
- Paramount Public Space Standards, Paramount, CA
- Seal Beach Visioning Plan, Seal Beach, CA
- Main Street Revitalization, Huntington Beach, CA
- 6th Street Beautification, Corona, CA
- Kenneth Hahn Japanese Garden, Los Angeles, CA
- Albuquerque Rapid Transit, Albuquerque, NM*
- Civic Plaza Revitalization, Albuquerque, NM*
- National Pollutant Discharge Elimination System Manual, Santa Fe, NM*
- ABQ Film Studios, Albuquerque, NM*
- Gene Howe Park and Master Plan, Amarillo, TX

*Completed prior to working at Studio One Eleven

Education:

- Master of Landscape Architecture, University of New Mexico, Albuquerque, NM
- Master of Landscape Engineering and Environmental Planning, Czech University of Life Sciences, Prague

Affiliations:

- American Society of Landscape Architects

Awards:

- ASLA New Mexico Honor Award NPDES Manual Update, 2021
- ASLA New Mexico Merit Award Albuquerque Civic Plaza Renovations, 2021
- ENR Southwest Top Young Professional, 2020
- ASLA New Mexico Award of Academic Excellence, 2012



Jennifer Nguyen
Design Manager

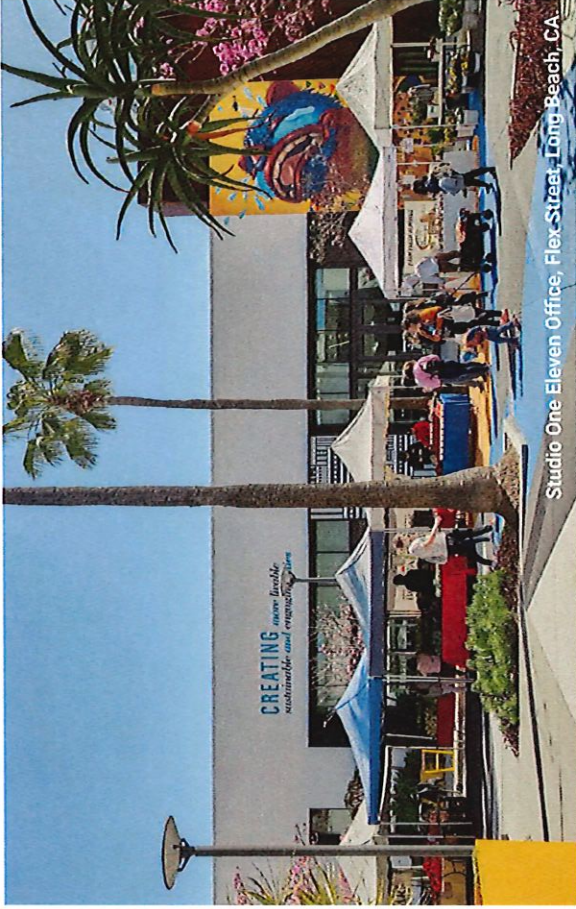
Jennifer serves as a Design Manager at Studio One Eleven and is a highly intuitive artist at heart. Her design process stems deeply from a place of art working to stimulate one's thoughts and emotions by creating meaningful dialogue woven through architecture, place and user. She seeks to create authentic connections with people she works with and serve. Jennifer also focuses on watercoloring with a style that is fluid and flexible as she believes the same principles are key to good design and work that instills inclusivity in our community. Jennifer has been a valued member of Studio One Eleven for over three years.

Relevant Experience

- TCE Main, Los Angeles, CA
- Hahn Square, Los Angeles, CA
- Ronald McDonald House, West Los Angeles, CA
- Balboa Fun Zone, Newport Beach, CA
- Commonwealth Avenue, Anaheim, CA
- Paramount Park Community Center, Paramount, CA
- Century Blvd. Greenway, Paramount, CA

Education:

- University of Tennessee, Bachelor of Architecture



Third-Party / Subcontractors

FIRM PROFILE - RTM Lighting and Electrical

9931 Muirlands Blvd. Irvine, CA 92618
Contact: Victor Leon, PE, LEED AP



Founded in 1981, RTM has since evolved into a nationwide leader in the engineering industry. With strategically located offices across the country and licensure in all 50 states, RTM is renowned for its provision of Mechanical, Electrical, Plumbing (MEP), Civil, and Structural engineering services. Despite its expansive reach, the firm maintains an unwavering commitment to nurturing local relationships and establishing deep connections with clients. RTM fosters an environment of knowledge sharing, empowering its teams to develop expertise across various markets and disciplines. The firm's reputation is built on practical experience, continuous education, and ample opportunities for career advancement.

They go beyond traditional boundaries, striving to align with the goals, processes, and individuals involved in each project. By thoroughly understanding their clients, RTM delivers tailored solutions for projects of any scope and type. RTM has worked with Studio One Eleven on as MEP engineer on numerous public park, community center renovations and streetscape projects within Los Angeles County. RTM has worked with Studio One Eleven on as MEP engineer on numerous public parks open spaces, community center renovations and streetscape projects within Los Angeles County.

FIRM PROFILE - ARROYO Irrigation Design

13660 Gershon Pl, North Tustin, Ca 92705
Contact: Garry Collins, Principal



Arroyo Irrigation is an irrigation consulting firm which specializes in irrigation design, irrigation auditing and water management services. The firm is unique with one foot in the office/design space and its other foot in field/water management space, as this allows Arroyo to implement proven effective water saving solutions. Founded by Garry Collins, ASIC, CLIA, Water Sense Partner, the firm's primary focus is to provide efficient irrigation solutions, while presenting clients with the highest levels of customer service.

We have successfully built a strong working relationship with Arroyo Irrigation through collaboration on several parks and open space projects

FIRM PROFILE - KPJ Cost Estimating

3461 Rosewood Ave, Los Angeles, California 90066
Contact: Jacqueline Chan, President, 213.800.1568, jchan@kpjconsultingusa.com



Founded in 2014, KPJ Consulting, an S Corporation is SBE/DBE/MBE/WBE certified. KPJ Consulting is especially skilled in providing accurate budgets at the early programming and conceptual phases of a project when that accuracy is critical to a project's ultimate success. KPJ Consulting achieves this with early advice during the design phase by creating functional solutions to meet budget expectations.

KPJ has firsthand experience to analyze and understand the design solutions researched by design teams and user groups. KPJ can forecast the "unforeseen" cost implications for each design solution. KPJ finally appraises the solutions are measured, evaluated, and presented in easy to comprehend format. KPJ understands the critical current market conditions in the project location is an essential factor in providing an accurate estimate. At the early design phase, KPJ obtains key quotes from vendors for uniquely specified items. When a current event impacts the construction industry, KPJ will often research the dynamics of that impact to determine the cost considerations for your project.

FIRM PROFILE - Alison Lancaster Consulting Arborist

Alison Lancaster Consulting Arborists LLC
1744 Franklin Street Unit B, Santa Monica, CA 90404
Contact: Alison Lancaster, RCA #770, 818.631.4664



Alison Lancaster has been a consulting arborist in southern California since 2016 and focuses her work on helping Angelenos act as thoughtful and responsible stewards of their trees. She has an AS in Wildland Resources and Forestry from Citrus College and a BA in Political Science from UC Irvine. She began her career as an intern at City of Pasadena Urban Forestry, then transitioned to training and working as a consultant for five years before opening her own business. Since then she has earned her Registered Consulting Arborist qualification, was elected to the Western Chapter ISA Board of Directors, and received the 2019 WCISA Young Professional Award.

Ms. Lancaster's clients are municipalities, homeowners, HOAs, public and private landowners and managers, architects, contractors, and many others. Her services include tree pruning evaluation and recommendations; tree risk assessment and mitigation recommendations; pest, disease, and environmental stress diagnosis and recommendations; evaluation of hardscape and infrastructure damage by trees; tree surveys and inventories; tree preservation suitability studies for development projects; impact analysis and preservation recommendations for trees in construction; monitoring of trees during pruning, construction, public works projects, or any other situations where trees may be impacted or damaged; tree selection, planting, and establishment care recommendations.

FIRM PROFILE - LANGAN

Geotechnical Engineering

13660 Gershon Pl, North Tustin, CA 92705
Contact: Diane Fiorelli, PE, GE

Langan provides an integrated mix of engineering and environmental consulting services in support of land development projects, corporate real estate portfolios, and the energy and renewables industry. Our clients include public agencies, developers, property owners, corporations, institutions, and energy companies around the world. Our team has worked on numerous transportation improvement projects, including roadways, bridges, intersections, and pedestrian facilities in urban, rural, and suburban environments. We are dedicated to safety and sustainability and have expertise in traffic analysis and transportation planning, making us a trusted partner for clients looking to enhance the mobility and accessibility of their communities. Our expertise ranges from environmental engineering and geotechnical analysis to landscape architecture and traffic engineering. We ensure compliance and safety in regulated building materials, and our geologists contribute essential insights for site evaluation and foundation planning. We are dedicated to excellence in all aspects, committed to helping our clients achieve their project objectives with precision and innovation, while prioritizing sustainability and safety.

Langan has worked with Studio One Eleven on multiple public park projects within Los Angeles County and two National Register of Historic Places site in Long Beach to provide geotechnical engineering design services.

FIRM PROFILE - JENSEN HUGHES

CASp / Accessibility

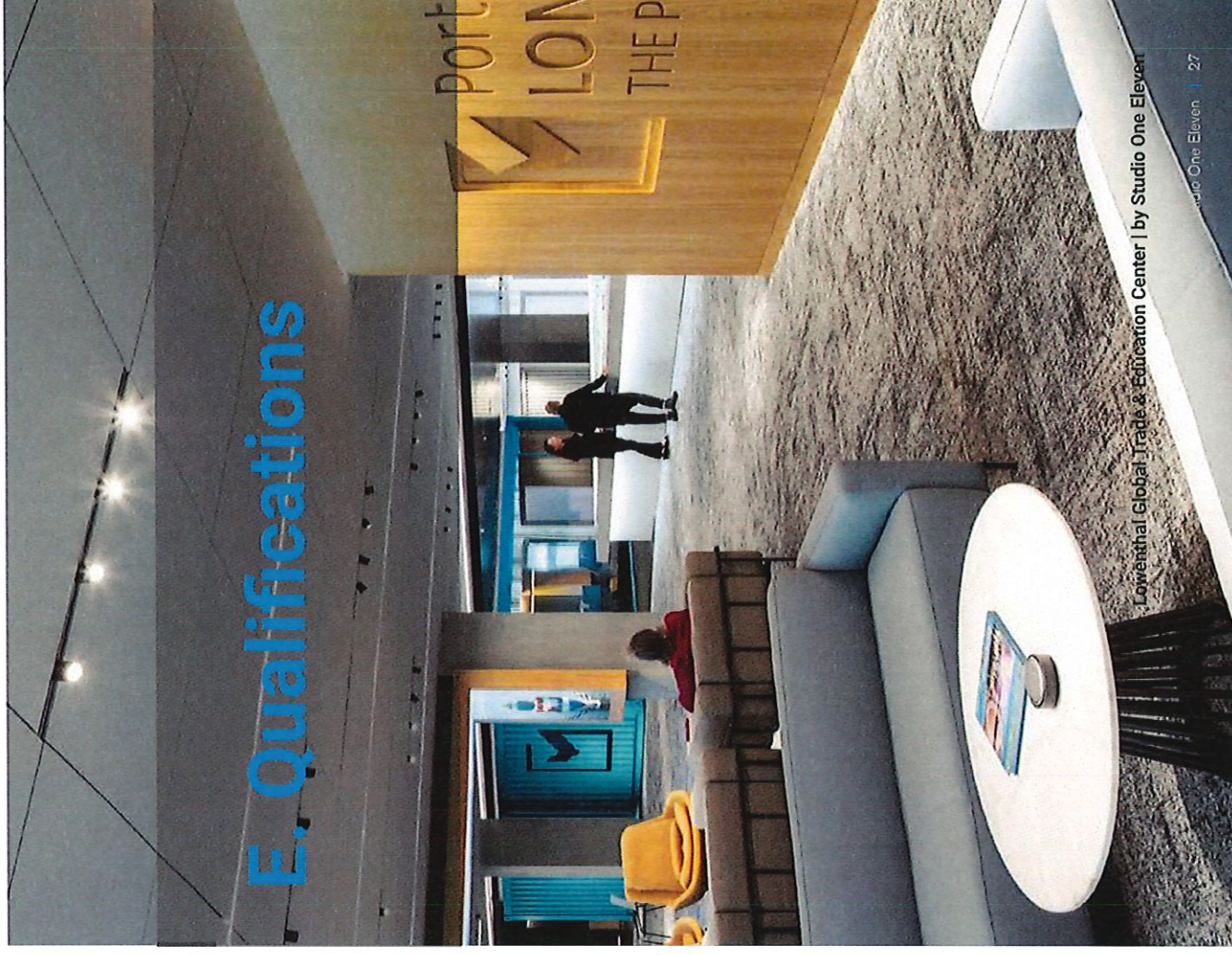
1000 Wilshire Boulevard, Suite 250, Los Angeles, CA 90017
Contact: Ashley Pitts



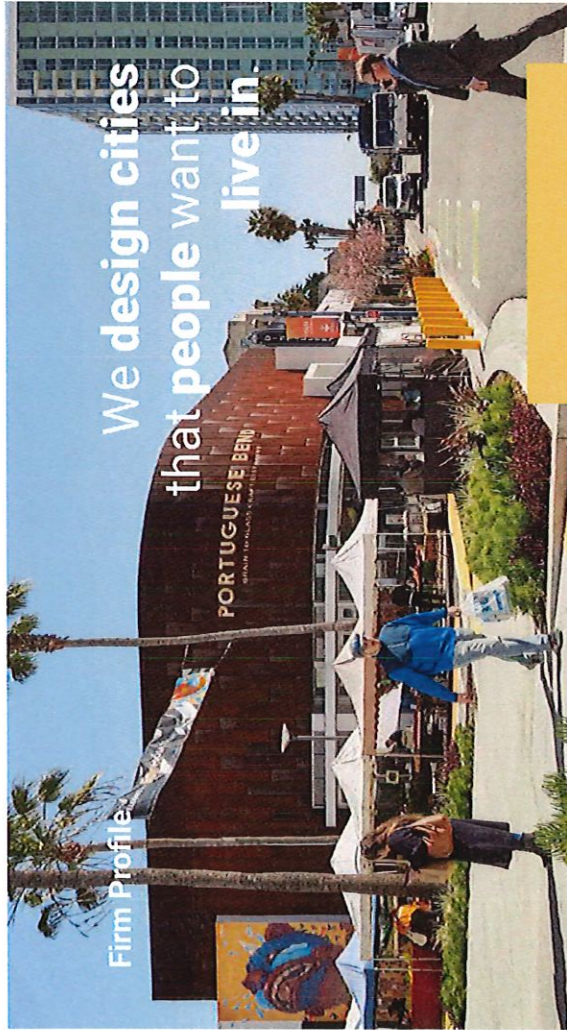
JENSEN HUGHES

Across our global partnership of experts, clients and communities, Jensen Hughes is recognized worldwide for our leadership in fire protection engineering, a legacy of responsibility we have advanced with pride since 1939. Today, our expertise extends broadly across closely related risk management fields — from accessibility consulting, risk and hazard analysis, process safety and forensic investigations to security risk consulting, emergency management and digital innovation. As we champion best practices, set industry standards and support communities with innovative solutions, we are making the world a better place.

At Jensen Hughes, we are passionate about making our world safe, secure and resilient. With over 1,500 engineers, consultants, analysts and strategists drawing upon a powerful platform of expertise, experience and perspectives, we provide state-of-the-art solutions that not only answer the needs of our clients across a wide range of markets but also help make a real difference within the communities and industries we serve. From government, healthcare, science and technology to energy, mission critical and transportation, we support thousands of clients and have completed over 40,000 projects worldwide, driving positive change for a more equitable and sustainable future. Moreover, we strive to create a culture of trust, integrity, and inclusion that supports innovation and growth for our team members, clients and industry.



Lowenthal Global Trade & Education Center | by Studio One Eleven



Our Focus



Championing Housing for All

We design diverse and affordable housing solutions that foster dignity, stability, and a sense of belonging for individuals and communities.



Renewing the Public Realm

We work to invite people into our shared collective places, whether buildings or parks, sidewalks or public squares.



Building Community + Place

We build thoughtfully and humanely, as conscientious neighbors, to benefit the local economy and celebrate the uniqueness of place and culture.



Supporting 21st Century Mobility

We make streets safer for walking, biking, and rolling—improvements that make getting around more equitable, convenient, and available.



Furthering Equity & Sustainable Design

We sit side-by-side with nonprofits and underfunded organizations to understand the effects of our projects on the communities we serve; meaningful engagement and outreach are vital to our process.

Experience

Studio One Eleven (\$111) and our consultant team have the depth of experience and skilled staff to fully perform all the services required to provide comprehensive and wide-ranging visioning and complete design and documentation services, enthusiastically welcoming the prospect to further contribute to the City's growth and long-term sustainability.

The core of our practice is the repair of cities and positive transformation of communities through architecture, landscape architecture and urban design. However, we don't define our work by singular typologies - instead, we conceptualize our projects as urban interventions at a variety of scales - from planning, to architecture, streetscapes, parks and open space improvements and tactical demonstrations - to promote resilient, prosperous and joyful cities, and improve livability and wellness.

For over 25 years we have been creating vibrant public spaces embraced by their communities. We have worked with numerous public agencies, departments, commissions, elected officials, and community members to develop small- and large-scale visioning efforts, public outreach engagements, and innovative and implementable plans that have consistently resulted in award-winning projects. Our office has found success by collaborating and communicating early and often with clients and key stakeholders to align expectations with measurable outcomes.

Firm Recognition

Studio One Eleven has been nationally recognized for design excellence and innovation, earning Architect's Newspaper's Best of Practice Award and Fast Company's Innovation by Design Award. Committed to AIA 2030 sustainability goals, we create resilient, equitable places that shape vibrant urban futures.



25+
Years In Business
Founded in 2000 we are a California C-Corporation

45+
Employees
Comprised of licensed architects, planners, landscape architects, sustainability experts and graphic designers. Up to eight employees are available to work on various projects at any given time.

180+
Awards
and commendations from numerous professional and community associations.

Our Values

We are passionate about using design to create better outcomes for the communities we serve. As designers, we believe in our responsibility to craft the built environment in ways that support our collective well-being, today and into the future. For us, this means a commitment to meeting our client's goals while also addressing the social, economic and environmental health of the broader community through our work. We enjoy proactively initiating projects with community partners and bringing impactful, innovative ideas to life.

Our Work

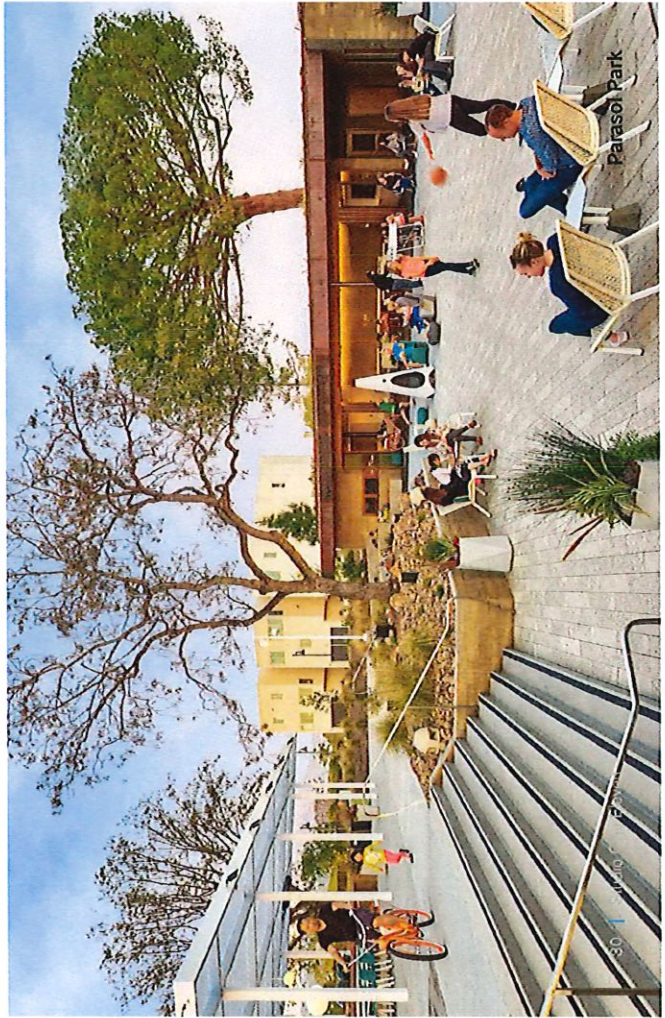
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Our Method

Studio One Eleven's practice is rooted in the integration of our core skills - architecture, landscape architecture and urban design. We begin with a multidisciplinary approach to define a project brief that best fits our client's needs, the neighborhood's character and community input. Shaping the urban context is complex work, which is why we forge partnerships with the most progressive experts to provide viable and impactful design solutions.



Novel Park



Parasol Park



CADENCE PARK

703 BENCHMARK

Client:
Fivepoint

Dates:
2015 - 2022

What We Did:

Architecture, Landscape
Architecture and Masterplanning

Key Staff:

Alan Pullman, Principal-in-Charge
Scott Parker- Design Director
Matt Wister- Project Manager/Dir.
Kirk Keller - Landscape Architect
(Rise Park)

Reference:

Jana Rowe, Senior Vice President
Marketing, FivePoint,
Jana.Rowe@fivepoint.com,
949.349.1014

Great Parks

Irvine, CA

Composed of 10 new residential neighborhoods surrounding a regional sports park facility, the project has emerged on 1300 acres of the former El Toro Marine Air Base in Irvine.

The Orange County Great Park (OCGP) is part of the re-development of the El Toro Marine Corps Air Station, with 1,300 acres dedicated to public spaces that honor the region's history while embracing recreation, sports, parkland, and environment. Ten new residential neighborhoods each have a unique character, and each is anchored by a central green space that connects to the greater community through a network of trails and open spaces. Studio One Eleven designed places that encourage community within several of OCGP neighborhood parks.

The various projects at the Orange County Great Park (OCGP) have received award recognition, with one AIA Orange County jury noting, "Strong integration of architecture and landscape as you weave the two through a series of pavilions and trails. It challenges the stereotypes often found in suburban tracts."



Centro CHA Long Beach, CA

An adaptive reuse project creating a vibrant cultural hub with services, art, and community spaces.

This adaptive reuse and addition seeks to create a cohesive community center for Centro CHA reflective of a rich and vibrant Latino culture. It is to be both a physical and metaphorical beacon to the surrounding community that it serves. The project program consists of administrative offices to assist the community with immigration legal services, business development, youth and workforce development. The project includes a lobby-art gallery and gift shop will support local Latino artists and youth art programs, a multi-purpose

This project is currently in construction documents.

Client:
City of Long Beach

Dates:
2020 - ongoing

What We Did:
Architecture, Landscape Architecture

Key Staff:
Alan Pullman - Principal-in-Charge
Matt Wister - Project Director
Kirk Koller - Landscape Architect

Reference:
Eric Lopez, Public Works,
eric.lopez@longbeach.gov
562.570.6333



Store One Anaheim, CA

There is a modest storefront in Anaheim that is both a landmark and launching pad.

Client:
City of Anaheim

Dates:
2018 - ongoing

What We Did:
Architecture, Landscape Architecture

Key Staff:
Alan Pullman - Principal-in-Charge
Matt Wister - Project Director
Kirk Koller - Landscape Architect

Reference:
Grace Sooter, City of Anaheim & Community Development,
gssooter@anaheim.net,
714.765.4315

The City of Anaheim has envisioned Store One, a Food Services Incubator and Job Training Center, to support the economic recovery from the COVID-19 pandemic and provide upward mobility opportunities in one of the City's most disadvantaged communities. Located in the original Northgate González Market, the building's former use serves as the inspiration for the future food and entrepreneurship programming. Studio One eleven was engaged by the City of Anaheim to collaborate with community stakeholders,

This project is currently in plan check.



Long Beach Airport

Long Beach, CA

Transforming an airport jewel into a city gateway with a world-class, inviting atmosphere in Long Beach.

Client:
City of Long Beach

Dates:
2012 - present

What We Did:
Architecture, Landscape Architecture

Key Staff:
Michael Bohn - Principal-in-Charge
Kirk Koller - Principal-in-Charge

Reference:
Ambi Thurai
Former LGB Airport Engineering
Officer, AmbiThurai@longbeach.gov
562.570.2623

Studio One Eleven has a long-standing relationship with The Long Beach Airport (LGB) which began over twelve years ago with the addition of two new terminal buildings for which we designed three distinct outdoor dining patios and the retail and restaurant spaces resulting in numerous accolades for the airport including the California Transportation Foundation Aviation Project of the Year and included in the Top 10 Most Beautiful Airports in the World and Top 5 Airport in the US. In 2018 we began work on the \$80 million expansion project for which we designed and documented an 84,000sf meet and greet public plaza that features custom hard-scape, planting, lighting, and site furnishings that complement the existing secure open-air concourse. We also designed and documented a new 88,000sf ground transportation center as well as streetscape improvements to Donald Douglas Drive. Additionally, the Long Beach Airport hired S111 to conceptualize improvements to the central garden space to create a more pleasurable environment during COVID-19 that supports more flexible seating, an outdoor performance area and flex lawn, outdoor art gallery and landscape improvements. The expansion project is currently under phase 4 of construction.



Paramount Park Community Center

Paramount, CA

Blending heritage and modernity to strengthen community spaces.

Studio One Eleven is leading the renovation and 4,420-square-foot expansion of the Paramount Park Community Center, enhancing its ability to serve the City's senior community. Improvements include modernizing the banquet hall, activity rooms, and support spaces; creating a private outdoor senior lounge; and updating site landscaping and hardscaping. The design strengthens the indoor-outdoor connection, respects the character of the original building, and introduces a touch of modernism reflective of Paramount's architectural history. New construction is seamlessly integrated with the existing structure while maintaining site access from Paramount Boulevard, supporting a vibrant senior program with flexible spaces for performances, events, and community gatherings.

This project is currently in construction documents.

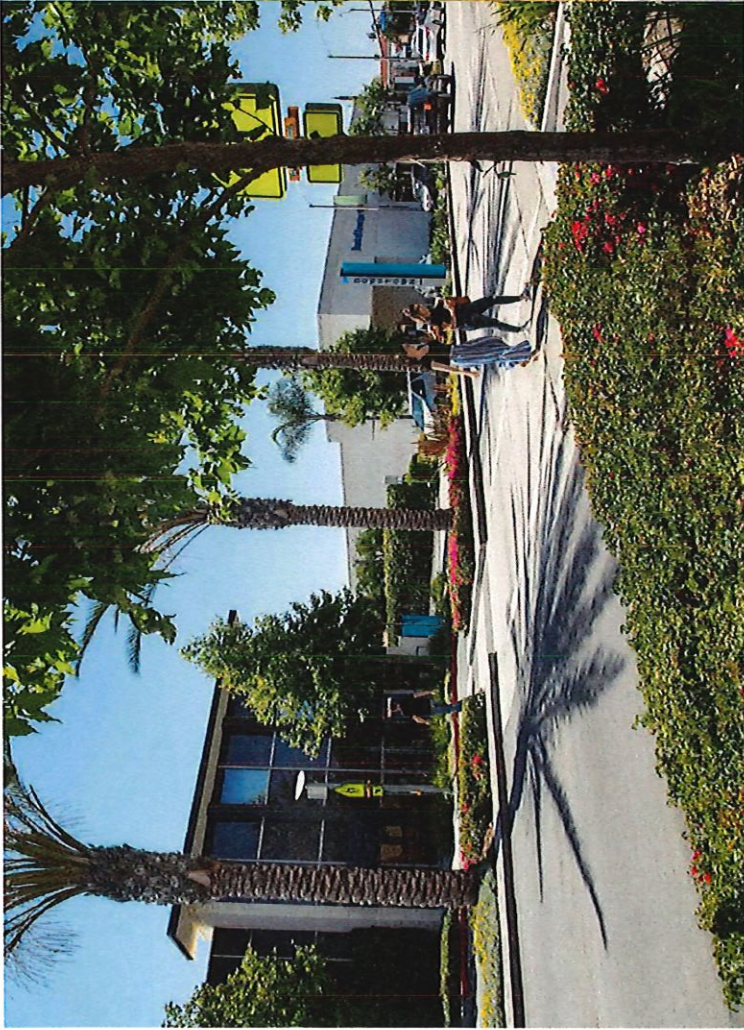
Client:
City of Paramount

Dates:
2023 - present

What We Did:
Architecture, Landscape Architecture

Key Staff:
Michael Bohn - Principal-in-Charge
Kirk Koller - Principal-in-Charge
Scott Parker - Design Director
Miori Fleming - Project Landscape Architect

Reference:
Yecenia Guillen, Community Services
Director, City of Paramount
YGuillen@paramountcity.gov
562.220.2130



Paramount Boulevard Urban Revitalization

Paramount, CA

This streetscape renovation helped re-envision the character of downtown Paramount and serves as a catalyst for additional public improvements throughout the city

Located in the heart of downtown Paramount, this transformative half-mile streetscape project reimagines the public realm with a focus on livability, sustainability, and safety. Studio One Eleven led a comprehensive analysis of existing conditions and collaborated with the City to design a flexible "kit of parts" that includes widened sidewalks, traffic calming features, enhanced lighting, pedestrian crossings, a parklet, and upgraded transit amenities.

In partnership with the civil engineer, the team also integrated bioswales to manage stormwater and support irrigation. The project not only revitalized Paramount's downtown core but also sparked broader investments in streets, the civic center, and transit infrastructure citywide.

Client:
City of Paramount

Dates:
2014-2016 (Streetscape)
2019 - 2024 (Bus Shelters)

What We Did:
Landscape Architecture

Awards:
ASLA Honor Award

Key Staff:
Kirk Keller - Principal-in-Charge
Molri Fleming - Project Landscape Architect

Reference:
Adriana Figueroa, Director of Public Works, City of Paramount
afigueroa@paramountcity.com
562-220-2100
36 | Studio One Eleven



Downey Avenue Medians

Downey, CA

Studio One Eleven's collaboration with the City of Paramount is providing the community with 17,000 SF of urban gardens.

With a total of 10 urban garden renovations, the landscape design incorporates existing mature trees with 2,300 native and drought-friendly plants. The drought tolerant and low maintenance species provide year-round interest through bold colors, textures and scale. By focusing on sustainability during a seven-year drought, Studio One Eleven has provided a solution to reduce water usage and energy use. The new landscape design requires ¼ the amount of water that was originally needed to maintain the turf grass. The Downey Avenue Median Pilot Program

was thoroughly envisioned to allow for replicability of its model throughout the city and other Southern California locations.

The project contributed to the City of Paramount achieving the Platinum Level Sustainability Best Practices Beacon Spotlight Award from the Institute for Local Government and the Statewide Energy Efficiency Collaborative. The pilot program's success led to the renovation of 2.6 miles of streetscape medians throughout the city.



Client:
County of Los Angeles Department
of Parks and Recreation

Dates:
2023 - 2024

What We Did:
Landscape Architecture

Key Staff:
Kirk Koller - Principal-in-Charge

Reference:
Jorge Gutierrez, PLA, Section Head
County of Los Angeles Dept. of
Parks & Recreation, 626.535.5325,
jgutierrez2@parks.lacounty.gov

George Washington Carver Park Renovation

Los Angeles, CA

Celebrating Agricultural Heritage Through Play and Learning

George Washington Carver Park, formerly Willowbrook Park, honors the legacy of George Washington Carver, a renowned African American scientist, educator, and inventor. The \$1.5 million playground renovation draws inspiration from the farming fields and crops Mr. Carver championed, such as peanuts, sweet potatoes, and soybeans. This thoughtful design not only celebrates Carver's contributions to agriculture but also fosters an engaging and educational environment for children. It connects them to the history and significance of his work while celebrating Willowbrook's agrarian heritage. The renovation includes all new

play equipment and surfacing, accessibility improvements, lighting, site furnishings, planting, and stormwater upgrades. The organic forms and layout of the playground design supports a series of multi-sensory spaces and activities. This playground has been honored as a Project of Excellence within the National Demonstration Site (NDS) Network, reflecting commitment to promoting physical activity through active play and encouraging the developmental progression of skills through healthy movement. This project was designed, documented and constructed in parallel with East Rancho Dominguez Park renovation, also led by Studio One Eleven.



Oak View Neighborhood Beautification and Masterplan

Huntington Beach, CA

Creating a vibrant, safer, and more connected community while honoring its unique character

The City of Huntington Beach partnered with Studio One Eleven to revitalize Oak View, one of its most densely populated and historically underserved neighborhoods.

walkability, and sustainability — featuring traffic-calming bulb-outs, drought-tolerant landscaping, stormwater management, and over 120 new trees.

Through a \$5 million Caltrans Clean California grant, Studio One Eleven led the transformation from concept to completion, enhancing streetscapes, open spaces, and adding new signage and murals. Extensive community outreach helped shape a design focused on safety,

In collaboration with residents, the City, and a local artist, the project celebrates Oak View's rich culture, bringing pride and identity to the neighborhood through vibrant murals and welcoming entry signage.

Client:
City of Huntington Beach

Dates:
2022 - 2024

What We Did:
Landscape Architecture and
Signage/Graphics

Key Staff:
Kirk Koller - Principal-in-Charge
Moiri Fleming - Project Landscape
Architect

Reference:
Chau L. Vu, Deputy Director Public
Works, City of Huntington Beach,
Chauvu@surfcity-hb.org
714.374.5345

EXHIBIT "B"

Payment Schedule (Hourly Payment)

A. Hourly Rate

CONSULTANT'S fees for such services shall be based upon the following hourly rate and cost schedule:

SEE ATTACHED EXHIBIT B

B. Travel Charges for time during travel are not reimbursable.

C. Billing

1. All billing shall be done monthly in fifteen (15) minute increments and matched to an appropriate breakdown of the time that was taken to perform that work and who performed it.
2. Each month's bill should include a total to date. That total should provide, at a glance, the total fees and costs incurred to date for the project.
3. A copy of memoranda, letters, reports, calculations and other documentation prepared by CONSULTANT may be required to be submitted to CITY to demonstrate progress toward completion of tasks. In the event CITY rejects or has comments on any such product, CITY shall identify specific requirements for satisfactory completion.
4. CONSULTANT shall submit to CITY an invoice for each monthly payment due. Such invoice shall:
 - A) Reference this Agreement;
 - B) Describe the services performed;
 - C) Show the total amount of the payment due;
 - D) Include a certification by a principal member of CONSULTANT's firm that the work has been performed in accordance with the provisions of this Agreement; and
 - E) For all payments include an estimate of the percentage of work completed.

Upon submission of any such invoice, if CITY is satisfied that CONSULTANT is making satisfactory progress toward completion of tasks in accordance with this Agreement, CITY shall approve the invoice, in which event payment shall be made within thirty (30) days of receipt of the invoice by CITY. Such approval shall not be unreasonably withheld. If CITY does not approve an invoice, CITY shall notify CONSULTANT in writing of the reasons for non-approval and the schedule of performance set forth in **Exhibit "A"** may at the option of CITY be suspended until the parties agree that past performance by CONSULTANT is in, or has been brought into compliance, or until this Agreement has expired or is terminated as provided herein.

5. Any billings for extra work or additional services authorized in advance and in writing by CITY shall be invoiced separately to CITY. Such invoice shall contain all of the information required above, and in addition shall list the hours expended and hourly rate charged for such time. Such invoices shall be approved by CITY if the work performed is in accordance with the extra work or additional services requested, and if CITY is satisfied that the statement of hours worked and costs incurred is accurate. Such approval shall not be unreasonably withheld. Any dispute between the parties concerning payment of such an invoice shall be treated as separate and apart from the ongoing performance of the remainder of this Agreement.

EXHIBIT B



studioneleven

245 east third st. long beach, CA 90802 t 562.628.8000

STUDIO-111.COM

EXHIBIT "A"
CITY OF HUNTINGTON BEACH
SCHEDULE OF FEES
EFFECTIVE JANUARY 1, 2025 – JANUARY 28, 2029

- 1. PROFESSIONAL STAFF CATEGORY**

	HOURLY FEE
Senior Principal/Staff 12:	\$340.00
Principal/Staff 11:	\$320.00
Director/Staff 10:	\$300.00
Associate Principal/Staff 9:	\$280.00
Senior Associate/Staff 8:	\$260.00
Senior Manager/Staff 7:	\$250.00
Manager/Staff 6:	\$235.00
Advanced Staff II/Staff 5:	\$225.00
Advanced Staff I/Staff 4:	\$205.00
Designer/Drafter III/Staff 3:	\$180.00
Designer/Drafter II/Staff 2:	\$160.00
Designer/Drafter I/Staff 1:	\$120.00

- 2. MILEAGE AND SUBSISTENCE**

Auto Mileage:	\$0.70 per mile
Air Travel and Auto Rental:	Actual cost plus 15%
Subsistence (lodging, meals and incidentals):	Actual cost plus 15% (where the work requires that employee stay over night away from home, or travels beyond 100 miles one-way from our office).

- 3. MATERIALS AND SUPPLIES**
 - a. Office and drafting supplies are included in the hourly rate in Paragraph 1.
 - b. Cost of printing, color copies, CAD plotting and reproductions are charged at cost plus 15% from commercial reprographics companies.
 - c. Outside services i.e., messenger, Federal Express, express mail, etc., are charged at actual cost plus 15%.
 - d. Any reimbursable expenses requested by the client subsequent to the completion of our contract scope of work shall be billed on a time and material basis. This includes the cost of professional fees required to process this request.

- 4. CONSULTANTS**

Actual cost plus 10%.

US West Region – 2025 Billing Rates by Title

POSITION	HOURLY RATE
Administrative	\$110
Project Administrator	\$135
Technician / Intern	\$120
Associate 1	\$170
Associate 2	\$190
Associate 3	\$205
Associate 4	\$215
Consultant 1	\$235
Consultant 2	\$245
Consultant 3	\$255
Consultant 4	\$280
Senior Consultant 1	\$300
Senior Consultant 2	\$315
Senior Consultant 3	\$335
Senior Consultant 4	\$345
Senior Consultant 5	\$360
Technical Fellow	Varies

SCHEDULE OF FEES AND CONDITIONS

Effective 1 July 2022

BILLING CATEGORY	HOURLY BILLING RATE
Technician I	95
Technician II	130
Technician III	155
Staff Personnel - Level I	205
Staff Personnel - Level II	220
Staff Personnel - Level III	235
Senior Staff Personnel - Level I	250
Senior Staff Personnel - Level II	270
Senior Staff Personnel - Level III	290
Project Personnel - Level I	300
Project Personnel - Level II	310
Project Personnel - Level III	325
Senior Project Personnel - Level I	335
Senior Project Personnel - Level II	350
Executive Associate/Senior Associate/Associate	365
Associate Principal	395
Principal	405
Senior Principal	460

Hourly Rates

Principal	\$160/hr
Project Manager	\$130/hr.
Irrigation Designer	\$105/hr.
Clerical	\$85/hr.

Hourly Rates



Principal	\$282.00/Hr.
Associate	\$230.00/Hr.
Senior Design Engineer	\$188.00/Hr.
Design Engineer	\$150.00/Hr.
CAD Technician	\$120.00/Hr.
Clerical	\$80.00/Hr.

ALISON LANCASTER

Hourly Rates

Consulting Arborist	\$225/hr.
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Hourly Rates

Senior Cost Estimator	\$165/hr.
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/10/2025

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 AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd Suite 230 Lafayette CA 94549		CONTACT NAME: Robyn Catania PHONE (A/C, No, Ext): 360-626-9535 E-MAIL: DesignProCerts@AssuredPartners.com ADDRESS: DesignProCerts@AssuredPartners.com	
License#: 6003745 RDC-INC-01		INSURER(S) AFFORDING COVERAGE	
INSURED RDC-S111, Inc./Studio One Eleven PO Box 22027 562-628-8000 Long Beach CA 90801		NAIC #	
		INSURER A: Travelers Property Casualty Company of America 25674	
		INSURER B: Travelers Casualty and Surety Co of America 31194	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: 1406717104 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	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual Liab ☒ XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y	Y	6800J889444	4/18/2025	4/18/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/POP AGG \$2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	Y	Y	BA6R060679	4/18/2025	4/18/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☐ EXCESS LIAB ☐ DED ☒ RETENTION \$0 ☒ OCCUR ☐ CLAIMS-MADE	Y	Y	CUP6847Y136	4/18/2025	4/18/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$ PER STATUTE OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liability Claims Made			107612018	4/18/2025	4/18/2026	Per Claim Aggregate Limit \$2,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The following policies are included in the underlying schedule of insurance for umbrella/excess liability: General Liability/Auto Liability/Employers Liability.
Project Name: On Call Services City of Huntington Beach is named as Additional Insured on General Liability/Auto Liability forms, with respect to the operations of the Named Insured as required by written contract. General Liability is Primary/Non-Contributory per policy form wording. Professional Liability Deductible: \$10,000 per claim

By: MICHAEL J. VIGLIOTTA
CITY ATTORNEY
CITY OF HUNTINGTON BEACH

CERTIFICATE HOLDER

CANCELLATION 30 Day Notice of Cancellation

City of Huntington Beach 2000 Main Street Huntington Beach, CA 92648	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 <u>Rt Catania</u>

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Names of Additional Insured Person(s) or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part, provided that such written contract was signed by you before, and is in effect when, the "bodily injury" or "property damage" occurs or the "personal injury" or "advertising injury" offense is committed.

Location of Covered Operations:

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

(Information required to complete this Schedule, if not shown above, will be shown in the Declarations.)

- A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" caused, in whole or in part, by:**

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

- B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:**

This insurance does not apply to "bodily injury" or "property damage" occurring, or "personal injury" or "advertising injury" arising out of an offense committed, after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):

Any person or organization that you agree in a written contract to include as an additional insured on this Coverage Part for "bodily injury" or "property damage" included in the products-completed operations hazard, provided that such contract was signed by you before, and is in effect when, the "bodily injury or "property damage" occurs.

Location And Description Of Completed Operations

Any project to which a written contract with the Additional Insured Person(s) or Organization(s) in the Schedule applies.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the

location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

COMMERCIAL GENERAL LIABILITY

c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each Insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other Insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of Insurance to the total applicable limits of insurance of all Insurers.

d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this Insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

- a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this Insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each Insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:
 - a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
 - b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

occupational therapist or occupational therapy assistant, physical therapist or speech-language pathologist; or

- (b) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph 6. of **SECTION III – LIMITS OF INSURANCE:**

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph 2., Exclusions, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY:**

Sale Of Pharmaceuticals

"Bodily Injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

- a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or
- b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis,

that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph 2.a.(1) of Section II – Who Is An Insured.

K. MEDICAL PAYMENTS – INCREASED LIMIT

The following replaces Paragraph 7. of **SECTION III – LIMITS OF INSURANCE:**

7. Subject to Paragraph 5. above, the Medical Expense Limit is the most we will pay under Coverage C for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

- a. \$10,000; or
- b. The amount shown in the Declarations of this Coverage Part for Medical Expense Limit.

L. AMENDMENT OF EXCESS INSURANCE CONDITION – PROFESSIONAL LIABILITY

The following is added to Paragraph 4.b., **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

This insurance is excess over any of the other insurance, whether primary, excess, contingent or on any other basis, that is Professional Liability or similar coverage, to the extent the loss is not subject to the professional services exclusion of Coverage A or Coverage B.

M. BLANKET WAIVER OF SUBROGATION – WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

The following is added to Paragraph 8., **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS:**

If the insured has agreed in a written contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

- a. "Bodily Injury" or "property damage" that occurs; or
- b. "Personal and advertising injury" caused by an offense that is committed;

subsequent to the signing of that contract or agreement.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AUTO COVERAGE PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- | | |
|---|---|
| A. BLANKET ADDITIONAL INSURED | H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT |
| B. EMPLOYEE HIRED AUTO | I. WAIVER OF DEDUCTIBLE – GLASS |
| C. EMPLOYEES AS INSURED | J. PERSONAL PROPERTY |
| D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS | K. AIRBAGS |
| E. TRAILERS – INCREASED LOAD CAPACITY | L. AUTO LOAN LEASE GAP |
| F. HIRED AUTO PHYSICAL DAMAGE | M. BLANKET WAIVER OF SUBROGATION |
| G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT | |

A. BLANKET ADDITIONAL INSURED

The following is added to Paragraph A.1., **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the **Who Is An Insured** provision contained in Section II.

B. EMPLOYEE HIRED AUTO

- The following is added to Paragraph A.1., **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating a covered "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while

performing duties related to the conduct of your business.

- The following replaces Paragraph b. in B.5., **Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1) Any covered "auto" you lease, hire, rent or borrow; and
- (2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

C. EMPLOYEES AS INSURED

The following is added to Paragraph A.1., **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

COMMERCIAL AUTO

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

D. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph A.2.a.(2) of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:
 - (2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
2. The following replaces Paragraph A.2.a.(4) of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:
 - (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

E. TRAILERS – INCREASED LOAD CAPACITY

The following replaces Paragraph C.1. of **SECTION I – COVERED AUTOS**:

1. "Trailers" with a load capacity of 3,000 pounds or less designed primarily for travel on public roads.

F. HIRED AUTO PHYSICAL DAMAGE

The following is added to Paragraph A.4., Coverage Extensions, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Hired Auto Physical Damage Coverage

If hired "autos" are covered "autos" for Covered Autos Liability Coverage but not covered "autos" for Physical Damage Coverage, and this policy also provides Physical Damage Coverage for an owned "auto", then the Physical Damage Coverage is extended to "autos" that you hire, rent or borrow subject to the following:

- (1) The most we will pay for "loss" to any one "auto" that you hire, rent or borrow is the lesser of:
 - (a) \$50,000;
 - (b) The actual cash value of the damaged or stolen property as of the time of the "loss"; or
 - (c) The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality.

- (2) An adjustment for depreciation and physical condition will be made in determining actual cash value in the event of a total "loss".

- (3) If a repair or replacement results in better than like kind or quality, we will not pay for the amount of betterment.

- (4) A deductible equal to the highest Physical Damage deductible applicable to any owned covered "auto".

- (5) This Coverage Extension does not apply to:

- (a) Any "auto" that is hired, rented or borrowed with a driver; or
- (b) Any "auto" that is hired, rented or borrowed from your "employee".

G. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph A.4.a., Transportation Expenses, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

H. AUDIO, VISUAL AND DATA ELECTRONIC EQUIPMENT – INCREASED LIMIT

Paragraph C.1.b. of **SECTION III – PHYSICAL DAMAGE COVERAGE** is deleted.

I. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph D., Deductible, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

J. PERSONAL PROPERTY

The following is added to Paragraph A.4., Coverage Extensions, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Property Coverage

We will pay up to \$400 for "loss" to wearing apparel and other personal property which is:

- (1) Owned by an "insured"; and
- (2) In or on your covered "auto".

This coverage only applies in the event of a total theft of your covered "auto".

No deductibles apply to Personal Property coverage.

K. AIRBAGS

The following is added to Paragraph B.3., Exclusions, of SECTION III – PHYSICAL DAMAGE COVERAGE:

Exclusion 3.a. does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs A.1.b. and A.1.c., but only:

- a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;
- b. The airbags are not covered under any warranty; and
- c. The airbags were not intentionally inflated.

We will pay up to a maximum of \$1,000 for any one "loss".

L. AUTO LOAN LEASE GAP

The following is added to Paragraph A.4., Coverage Extensions, of SECTION III – PHYSICAL DAMAGE COVERAGE:

Auto Loan Lease Gap Coverage for Private Passenger Type Vehicles

In the event of a total "loss" to a covered "auto" of the private passenger type shown in the Schedule or Declarations for which Physical Damage Coverage is provided, we will pay any unpaid amount due on the lease or loan for such covered "auto" less the following:

- (1) The amount paid under the Physical Damage Coverage Section of the policy for that "auto"; and

(2) Any:

- (a) Overdue lease or loan payments at the time of the "loss";
- (b) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
- (c) Security deposits not returned by the lessor;
- (d) Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchased with the loan or lease; and
- (e) Carry-over balances from previous loans or leases.

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph A.5., Transfer Of Rights Of Recovery Against Others To Us, of SECTION IV – BUSINESS AUTO CONDITIONS:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of the operations contemplated by such contract. The waiver applies only to the person or organization designated in such contract.