

**FIRST AMENDMENT TO  
PROFESSIONAL SERVICES AGREEMENT  
BETWEEN THE CITY OF CORONA  
AND WITH SVA ARCHITECTS, INC.  
(ARCHITECTURAL SERVICES - ON-CALL ENGINEERING AND PROFESSIONAL  
CONSULTING SERVICES, RFP 24-069AS)**

**1. PARTIES AND DATE.**

This First Amendment to the Professional Services Agreement (“First Amendment”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between the City of Corona (“City”) and SVA Architects, Inc., a California corporation (“Consultant”). City and Consultant are sometimes individually referred to as “Party” and collectively as “Parties” in this First Amendment.

**2. RECITALS.**

2.1 Agreement. City and Consultant entered into that certain Professional Services Agreement dated December 4, 2024 (“Agreement”), whereby Consultant agreed to provide on-call professional architectural consulting services,

2.2 Amendment. City and Consultant desire to amend the Agreement for the first time to (1) amend the Total Compensation to \$1,482,150 through fiscal year June 30, 2026 and will decrease to \$500,000 per fiscal year ending June 30, 2027; (2) replace Exhibit “A” (Scope of Services) with Exhibit “A-1” (Scope of Services); and (3) replace Exhibit “C” (Compensation) with Exhibit “C-1” (Compensation).

**3. TERMS.**

3.1 Rates & Total Compensation. Section 3.3.1 (Rates & Total Compensation) and Exhibit “C” (Compensation) of the Agreement, are hereby deleted in their entirety and replaced with the following:

“3.3.1 Rates & Total Compensation. Contractor shall receive compensation, including authorized reimbursement, for all Services rendered under this agreement at the rates set forth in Exhibit “C-1” attached hereto and incorporated herein by reference. The total compensation, including authorized reimbursements, shall not exceed **One Million Four Hundred Eighty-Two Thousand One Hundred Fifty Dollars (\$1,482,150) per fiscal year ending June 30, 2026** (“Total Compensation”) and **Five Hundred Thousand Dollars per fiscal year ending June 30, 2027** (“Total Compensation”) without written approval of the City’s Representative. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.”

3.2 Exhibit "A-1". Exhibit "A" (Scope of Services) of the Agreement is hereby deleted in its entirety and replaced with Exhibit "A-1" (Scope of Services) attached hereto and incorporated herein by reference.

3.3 Continuing Effect of Agreement. Except as amended by this First Amendment, all provisions of the Agreement shall remain unchanged and in full force and effect. From and after the date of this First Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this First Amendment.

3.4 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this First Amendment.

3.5 Counterparts. This First Amendment may be executed in duplicate originals, each of which is deemed to be an original, but when taken together shall constitute but one and the same instrument.

**[SIGNATURES ON FOLLOWING PAGE]**

**CITY'S SIGNATURE PAGE  
FOR  
FIRST AMENDMENT TO  
PROFESSIONAL SERVICES AGREEMENT  
BETWEEN THE CITY OF CORONA  
AND WITH SVA ARCHITECTS, INC.  
(ARCHITECTURAL SERVICES - ON-CALL ENGINEERING AND PROFESSIONAL  
CONSULTING SERVICES, RFP 24-069AS)**

IN WITNESS WHEREOF, the Parties have entered into this First Amendment to Professional Services Agreement as of the date noted on the first page of the Amendment.

**CITY OF CORONA**

By: \_\_\_\_\_  
Savat Khamphou  
Public Works Director/City Engineer

Reviewed By: \_\_\_\_\_  
Joel Bedding  
Economic Development Director

Reviewed By: \_\_\_\_\_  
Javier Luna  
CIP Manager / Assistant City Manager

Reviewed By: \_\_\_\_\_  
Tracy Martin  
Senior Project Manager

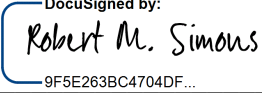
Reviewed By:  \_\_\_\_\_  
Signed by:  
7E695240B291469...  
Nicole McDaniel  
Assistant to the City Manager/Acting Purchasing Manager

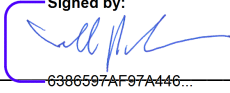
Attest: \_\_\_\_\_  
Sylvia Edwards, City Clerk  
City of Corona

**CONSULTANT'S SIGNATURE PAGE  
FOR  
FIRST AMENDMENT TO  
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BETWEEN THE CITY OF CORONA  
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(ARCHITECTURAL SERVICES - ON-CALL ENGINEERING AND PROFESSIONAL  
CONSULTING SERVICES, RFP 24-069AS)**

IN WITNESS WHEREOF, the Parties have entered into this First Amendment to Professional Services Agreement as of the date noted on the first page of the Amendment.

**SVA ARCHITECTS, INC.**  
a California corporation

By:   
9F5E263BC4704DF...  
Robert M. Simons  
Partner and President

By:   
6386597AF97A446...  
William R. Koster  
Corporate Secretary

**EXHIBIT “A-1”  
(SCOPE OF SERVICES)**

Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the On-Call Engineering and Professional Consulting Services necessary for the Project. The Services are more particularly described herein.

Design related services shall include preparation of project specific plans and specifications, including calculations signed and stamped by a professional engineer registered in the State of California with specific experience in the design and construction of subject facilities. Under the supervision of said engineer, the consultant shall perform or cause to be performed by others, all necessary services to prepare a complete set of biddable construction documents (following all applicable City of Corona standards, requirements and specifications). The consultant’s services shall include the following project management assistance in support of the services below:

- Provide project management and coordination with City staff. Prepare and provide project status updates including updates to scope status, schedule and cost.
- Perform Quality Assurance/Quality Control (QA/QC).
- Prepare and perform presentations to City staff, the public and other stakeholders.
- Prepare and attend project coordination meetings with City staff and other permitting agencies.
- Prepare cost estimates and project schedules.
- Prepare meeting agenda and minutes.

Support services typically needed by the City for each design-related service include, but are not limited to, the following:

**ARCHITECTURAL SERVICES**

Consultant must be a registered architect in the State of California and shall provide experienced personnel, equipment and facilities to perform the following tasks.

1. Provide architectural planning and design services for new structures or modifications of existing structures.
2. Prepare sketches, renderings, and materials boards providing alternative architectural concepts, designs, and options that can be applied to project requirements.
3. Prepare 2-dimensional and 3-dimensional models, sketches, renderings, and elevation drawings of proposed architectural designs and treatments.
4. Prepare construction drawings providing code requirements, floor plans, ceiling plans, roof plans, elevations, walls, materials schedules, door and window schedules, and details.
5. Provide technical specifications for materials and methods.
6. Prepare construction cost estimates.
7. Provide architectural support during bidding and construction of projects.
8. Provide record drawings.

## **Additional Scope of Services for North Mall Redevelopment Entitlement:**

Thank you for inviting **SVA Architects, Inc. (SVA)** to submit our proposal to the **City of Corona (City)** for the entitlement of a mixed-use project on approximately 10 acres in the center of Downtown Corona. SVA submitted to the City of Corona for the On-Call Professional Consulting Services in 2024 featuring mostly our municipality and community-focused projects such as civic centers, libraries, and community/recreation centers. SVA also has a substantial portfolio of mixed-use and affordable housing projects which we believe make us a great candidate for this project. Enclosed is a recap of the RFP, the project team, our fee proposal with a schedule, along with some of our most relevant mixed-use/housing projects for your reference.

### **I. Project Background (from RFP)**

#### Project Location

The property is located between E 6th Street on the south, Ramona Avenue on the east, East 3rd Street on the north, and South Main Street on the west.

#### Prior Design Work

A conceptual design has been prepared for this site to develop a general understanding of the intensity of development that the site can accommodate. This concept plan will be the basis of design for the entitlement package in terms of maximum development intensity and general massing.

#### Entitlement Approach

The City will be entitling this project, with the intent of identifying a private developer to build the project in one or more phases. The entitlement will be for a maximum number of residential units, density of units in each of the project quadrants, maximum square feet of commercial space, and location and room count for the hotel use. The entitlement will also establish the architectural character for each building.

The City expects the selected developer to further refine the plans to adapt it to its project proformas and development styles, but still within the limits of the overall development intensity and consistency with the project architecture. Consequently, the interiors of the buildings do not need to be fully developed, apart from general space planning to identify points of access for preparation of the Traffic Impact Analysis. With the exception of the ADA path to the two entries as noted above, other site work such as driveway, sidewalks, parking, and landscape design are not in scope.

**City of Corona**  
**North Mall Redevelopment Entitlement**  
September 10, 2025  
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## II. Scope of Services

Per the details of the RFP, our team will provide the required services and tasks as outlined in the RFP.

### A. Concept Refinement

A 10-page conceptual design with a program labeled as “Option 3” was provided with the RFP.

SVA will first assist the City in refining the concept designs to achieve a buildable project that reflects a shared parking approach for the retail uses, all Downtown Specific Plan required elements for mixed-use and multi-family residential projects. Once this refinement is complete, SVA will develop plans for the entitlement process. The portion of the site bounded in red in the RFP aerial map, which is approximately 1.9 acres in size, is to be included in the entitlement planning effort, but as a standalone site.

### B. Plan Development

SVA will be responsible for preparing plans that depict conceptual architectural for all elevations of each building based on the reference images included with this RFP, inclusive of the details outlined (#1-51).

Based on a confirmed program from the concept refinement phase, SVA will prepare schematic design studies of the development which may offer up to three (3) possible solutions to the City for selection and approval. These studies will include an overall site plan, diagrammatic plans of each level, and tabulated data indicating square footage and overall efficiencies of the development.

In addition to the schematic floor plans, schematic conceptual exterior elevations and sections which delineate the basic shape, structure, size, and character of the proposed development will be prepared. Façade studies will be conducted to develop more detailed exterior elevations. A maximum of a dozen of Three-dimensional renderings will be generated based on the two-dimensional design.

### C. Entitlement Support

SVA will make minor refinements to the plans based on City staff and City plan check comments to ensure they are ready for Planning Commission review.

### D. Meeting Attendance

During the concept refinement and plan development stage, SVA will attend bi-weekly (every other week) meetings with City staff. Following finalization of the plans, SVA will attend three City commission meetings to assist staff with presentations and support the entitlement public hearings.

### E. Other Consultants

The entitlement of this project will require the preparation of a Traffic Impact Analysis (TIA). SVA had selected EPD Solutions, Inc. to lead this effort. They have provided a comprehensive scope of services that will be required for this project, the details are provided in the Appendix for reference.

For other design requirements relating to the site, we also solicited VCA Engineers as our Civil Engineer and Architerra Design Group as our Landscape Architect – their input will be necessary in order to develop a viable overall design.

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F. Work Product

In addition to the plans and TIA described above, SVA will prepare up to one dozen 3D perspective renderings from various angles per City direction and presentation graphics to assist with City with public meetings and the developer selection process. SVA will provide electronic files for all work product produced through this contract.

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IV. **Project Team**

Based on the project requirements, we have assembled the following subconsultants to collaborate with SVA to deliver the required scope. We have a long history working with each of these proposed team members.

- Hotel Design Specialist                      Nile Brand                      [www.nilebrand.com](http://www.nilebrand.com)
- Environmental Planning Specialist: EPD Solutions, Inc.                      [www.epdsolutions.com](http://www.epdsolutions.com)
- Civil Engineer:                                      VCA Engineers, Inc.                      [www.vcaeng.com](http://www.vcaeng.com)
- Landscape Architect:                              Architerra Design Group                      [www.architerradesigngroup.com](http://www.architerradesigngroup.com)

**EXHIBIT “B”  
SCHEDULE OF SERVICES**

Consultant shall complete the Services within the Term of this Agreement, and shall meet any other reasonable schedules and deadlines established by City’s Representative.

The contract term shall be effective on or about December 4, 2025 through June 30, 2027 with one (1) additional three-year option renewal period, on an as-needed basis, with no guaranteed usage for on-call professional engineering and/or on-call professional consulting services. Pricing shall remain effective and in force for the entire initial contract term. City reserves the right to exercise option year renewals in its sole discretion. Subsequent contract term extensions, if exercised by the City, are as follows:

- **Option 1, if exercised, shall be effective July 1, 2027 through June 30, 2030.**

Option year pricing shall be negotiated by the Parties prior to commencement of each additional three-year period. Negotiated price adjustments will be made in accordance with and shall not exceed the percentage of change in the United States Bureau of Labor Statistics Consumer Price Index “All Urban Consumers for Riverside, California, Area (CPI-U), not seasonally adjusted, for the most recent twelve (12) months for which statistics are available. This method of price adjustment shall apply to each extension period exercised. Option years shall become effective only upon issuance by the City of a duly authorized Purchase Order.

Increases in labor costs subject to mandated prevailing wage or minimum wage increases during any contract extension term must be supported, at time of contract negotiation, with documentation from the appropriate entity enforcing the increase in labor costs. Consultants must provide labor cost increases to the City a minimum of thirty (30) days in advance of contract or amendment term end date.

**Additional Schedule for North Mall Redevelopment Entitlement:**

**III. Proposed Schedule**

Timelines vary from project to project based on available information, necessary studies, noticing requirements, project design changes, and agency schedules. SVA will work with the City up front to develop a detailed and efficient timeline and will maintain regular communication with the City in anticipation of circumstances that may result in modified schedules.

The City has communicated that they are seeking to have the entitlement plans and traffic study ready to submit for the entitlement process in approximately six months. We believe this is attainable with sufficient clarity and energy directed to the project by all stakeholders and have planned accordingly. The following table gives an estimated timeline for delivering the documentation on this timeline. We suggest creating a contingency plan for an extended period should the City Planning Commission or City Council desire more changes to the plans than outlined by the RFP.

<b>List of Deliverables</b>	<b>Proposed Time Frame</b>
Draft Project Description and Review Existing Technical Studies	2 weeks
Preparation of Technical Studies (If/As Needed)	6 weeks
Administrative Draft 15183 Exemption Checklist (2 weeks after last tech study is completed)	4 weeks
Preparation of Architectural Plans <ul style="list-style-type: none"> <li>• Program Confirmation &amp; Refinement of Concepts (3 Weeks)</li> <li>• Development of Schematic-Level Design (8 Weeks)</li> <li>• Review and Refinement (3 Weeks)</li> <li>• Produce 3D Renderings (3 Weeks)</li> </ul>	(Concurrent with other tasks)
City Review of Administrative Draft 15183 Exemption Checklist	2 weeks
Screencheck Draft 15183 Exemption Checklist	2 weeks
City Review of Screencheck Draft 15183 Exemption Checklist	2 weeks
Public Draft 15183 Exemption Checklist	1 week
Public Hearings	TBD
<b>Total</b>	<b>Approx. 12 - 20 weeks (2 - 3 months)</b>



**Fee Breakdown by Disciplines**

<b>A. ARCHITECTURAL DESIGN</b>		<b>SVA and Nile Brand</b>	
<b>Task #</b>	<b>Tasks</b>	<b>Fee Type</b>	<b>Fee</b>
<b>1</b>	<b>Project Initiation</b>		
1.1	Project Kickoff Meeting	Fixed Fee	\$2,000
1.2	Research and Site Investigation	Fixed Fee	\$4,000
<b>2</b>	<b>Review of Existing Design Documents</b>	Fixed Fee	\$4,000
<b>3</b>	<b>Preparation of Architectural Plans</b>		
3.1	Site Plans	Fixed Fee	\$48,750
3.2	Program / Floor Plans - Residential	Fixed Fee	\$65,000
3.3	Program / Floor Plans - Hotel, Retail, F&B, Entertainment	Fixed Fee	\$81,250
3.4	Code Analysis	Fixed Fee	\$16,250
3.5	Architectural Styles / Elevation Studies	Fixed Fee	\$81,250
3.6	Design Coordination with AE Team	Fixed Fee	\$32,500
3.7	Twelve (12) 3D Renderings	Not to Exceed	\$42,000
<b>4</b>	<b>Meetings and Public Hearings</b>		
4.1	Meetings	Not to Exceed	\$12,000
4.2	Public Hearings	Not to Exceed	\$30,000
<b>5</b>	<b>Project Management</b>	Not to Exceed	\$30,000
<b>Total</b>			<b>\$449,000</b>

B. ENVIRONMENTAL PLANNING		EPD Solutions	
Task #	Tasks	Fee Type	Fee
<b>1</b>	<b>Project Initiation</b>		
1.1	Project Kickoff Meeting	Fixed Fee	\$2,130
1.2	Background Research and Field Investigation	Fixed Fee	\$4,500
1.3	Project Description	Fixed Fee	\$4,400
<b>2</b>	<b>Review of Existing Technical Studies</b>	Fixed Fee	\$3,975
<b>3</b>	<b>Preparation of Technical Studies</b>		
<b>3.1</b>	<b>Traffic Impact Analysis</b>		
3.1.1	Trip Generation Analysis	Fixed Fee	\$7,500
3.1.2	Vehicle Miles Traveled (VMT) Screening Memo	Fixed Fee	\$3,500
3.1.3	Traffic Impact Analysis (TIA) Scoping Agreement	Fixed Fee	\$10,000
<b>4</b>	<b>CEQA 15183 Exemption Justification</b>		
4.1	Administrative Draft – 15183 Exemption Justification	Fixed Fee	\$19,275
4.2	Screencheck Draft – 15183 Exemption Justification	Fixed Fee	\$6,260
4.3	Public Draft – 15183 Exemption Justification	Fixed Fee	\$6,670
<b>5</b>	<b>Meetings and Public Hearings</b>		
5.1	Meetings	Not to Exceed	\$7,130
5.2	Public Hearings	Not to Exceed	\$12,280
<b>6</b>	<b>CEQA Project Management and Coordination</b>	Not to Exceed	\$10,965
<b>7</b>	<b>Project Management</b>	Not to Exceed	\$30,000
<b>Total</b>			<b>\$128,585</b>

C. CIVIL ENGINEERING		VCA Engineers	
Task #	Tasks	Fee Type	Fee
<b>1</b>	<b>Project Coordination &amp; Meetings</b>	Fixed Fee	\$11,700
<b>2</b>	<b>Review of Existing Documents and Site Investigation</b>	Fixed Fee	\$7,800
<b>3</b>	<b>Preparation of Civil Engineering Documents</b>	Fixed Fee	\$58,500
<b>Total</b>			<b>\$78,000</b>

D. LANDSCAPE DESIGN		Architerra Design Group	
Task #	Tasks	Fee Type	Fee
<b>1</b>	<b>Project Coordination &amp; Meetings</b>	Fixed Fee	\$6,000
<b>2</b>	<b>Review of Existing Documents and Site Investigation</b>	Fixed Fee	\$4,000
<b>3</b>	<b>Preparation of Landscape Design Documents</b>	Fixed Fee	\$29,100
<b>4</b>	<b>Illustrative Landscape Plans &amp; Coordination</b>	Fixed Fee	\$8,520
<b>5</b>	<b>Entitlement Package Split</b>	Fixed Fee	\$3,390
<b>Total</b>			<b>\$51,010</b>

- B. **Optional Tasks – Allowance:** Our team is also providing an allowance for the Optional Tasks for an additional **Two Hundred Sixty Thousand Five Hundred and Fifty-Five Dollars (\$260,555.00)**, to be provided by EPD Solutions.

E. OPTIONAL TASKS - ALLOWANCE		EPD Solutions	
Task #	Tasks	Fee Type	Fee
3.1.4	Level of Service (LOS) Analysis	Fixed Fee	\$150,000
3.1.5	Parking Demand Analysis	Fixed Fee	\$10,000
<b>3.2</b>	<b>Air Quality, Energy, Greenhouse Gas, and Health Risk Analyses</b>		
3.2.1	Air Quality Impact Analysis	Fixed Fee	\$10,280
3.2.2	Energy Demand Calculations	Fixed Fee	\$4,225
3.2.3	Greenhouse Gas Emissions Analysis	Fixed Fee	\$7,130
3.2.4	Construction Health Risk Assessment (HRA)	Fixed Fee	\$7,460
3.3	Noise and Vibration Impact Analysis	Fixed Fee	\$10,585
3.4	Technical Services Project Management	Not to Exceed	\$21,375
3.5	Archaeological/Paleontological Assessment	Fixed Fee	\$8,250
3.6	Historic Resources Evaluation	Fixed Fee	\$31,250
<b>Total for Optional Tasks</b>			<b>\$260,555</b>

- C. **Reimbursable Allowance:** Reimbursement for any direct expenses will be 1.10 times the actual expense. Reimbursable expenses will include, but not be limited to, computer plots, printing and reproduction, photo work, overnight delivery, messenger services, and travel expenses. SVA’s in-house progress sets are excluded from reimbursement. We propose an allowance of **Fifteen Thousand Dollars (\$15,000.00)** to be included.
- D. **The Grand Total for the Base Fee, Optional Tasks Allowance, and Reimbursable Allowance is Nine Hundred Eighty-Two Thousand One Hundred and Fifty Dollars (\$982,150.00).**
- E. Exclusions – our team did not include the services of other engineers not mentioned (i.e. Structural, Electrical, etc.) or a Cost Estimator in our proposal. If their services are required, we can provide as additional scope for the City’s review.