

OUTSTANDING CAREER OPPORTUNITY

— CITY OF IRVINE, CALIFORNIA —

GREAT PARK PROJECT MANAGER

Up to \$195,436* DOE/DOO

*This includes 3% Management Incentive Pay



THE ORANGE COUNTY
REGISTER



Recruitment services provided by Ralph Andersen & Associates

The City of Irvine seeks a highly motivated and results-oriented manager to join one of the most prestigious, award-winning cities in the country. This is a unique opportunity to lead the implementation of the City's vision for the continued development of the Great Park as a world class and iconic metropolitan park. Importantly, this position is not-limited term but rather will facilitate the capital projects during the multi-year build-out and function as an Owner's Representative (City of Irvine) for on-going project delivery and asset management.

The Great Park Project Manager will coordinate planning and development efforts for the remaining 750 acres of the 1,300-acre Great Park, including cultural and recreational amenities as well as significant infrastructure, roadway, and transportation facilities. Recognized for the premier quality of life it offers its citizens, the City of Irvine is seeking an experienced professional with a high level of knowledge and skills related to planning, construction, and development of large capital projects with significant public visibility. This management level position will report directly to the Executive Director of the Great Park and has responsibility for coordination of Great Park development initiatives.

THE CITY OF IRVINE

The City of Irvine is a Charter City, operating under a Council/Manager form of government. Its eight departments include the City Manager's Office, City Clerk's Office, Community Development, Community Services, Administrative Services, Human Resources, Public Safety, and Public Works & Transportation. Since its incorporation in 1971, Irvine has become a nationally recognized City, with a population of approximately 310,000 that spans 66 square miles and is recognized as one of America's safest and most successfully master-planned urban communities. In 2021, Irvine was the fastest growing city in California and is now the 13th largest city in the State by population.

Irvine is home to more than 20,000 businesses and several robust industry clusters including, life sciences, information technology, aerospace, advanced manufacturing, and digital arts and media. Top-rated educational institutions like UC Irvine, an enterprising business atmosphere, sound environmental stewardship, and respect for diversity, equity, & inclusion all contribute to Irvine's high quality of life. This family-friendly city features more than 16,000 acres of parks, sports fields, and dedicated open space and is the home of the Great Park. Other notable attractions include the Irvine Spectrum Center, University of California Irvine Arboretum, Irvine Barclay Theatre, and Bommer Canyon.



ONE IRVINE

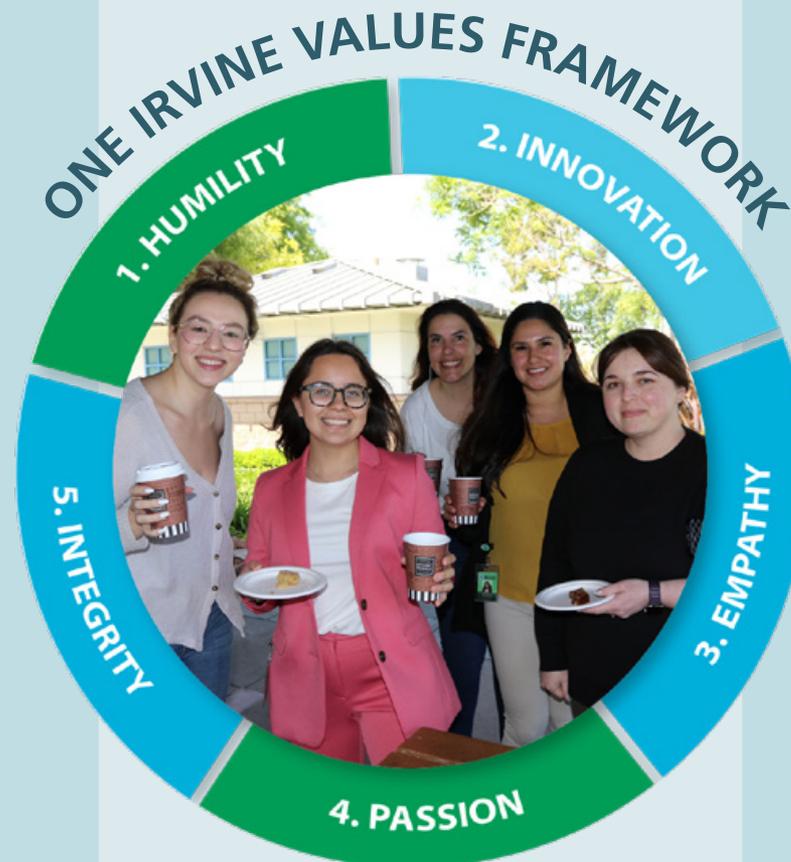
TO BE SUCCESSFUL IN IRVINE, an individual needs to have an authentic interest in teamwork and must be able to get excited about our One Irvine operating model. Through that model, we've established the following key operational framework:

We are one team that exists to serve our community in the continual pursuit of a City that offers an exceptional quality of life.

We have one focus to differentiate ourselves by maintaining an intense focus on establishing Irvine as a learning organization that will serve as a launching pad for people, ideas, programs, and careers.

We are One Irvine through the embrace of a team-oriented approach by living our values every day.

Of primary importance for our One Irvine operating model is our values structure, which serve as an articulation of the behaviors that we expect from all members of our team. Those values include humility, innovation, empathy, passion, and integrity.



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GREAT PARK FRAMEWORK OVERVIEW

The Great Park spans approximately 1,300 acres, with more than 400 acres developed and approximately 300 acres in planning and design phases. Upon completion, it will join America's inventory of national treasures and set a new standard for great metropolitan parks around the world.

In 2001, Orange County voters passed a ballot measure designating the former El Toro Marine Corps Air Station as a central park/nature preserve and multi-use development originally known as the Orange County Great Park. The first built portions of the park included a preview of things to come with the reimagining of several base-area structures, the great park balloon area and other open space areas. In more recent years, the City opened the sports park offering a variety of top-quality facilities and an expansion of athletic and outdoor public programming. Partnerships with the Anaheim Ducks, Wild Rivers Water Park, and Live Nation have brought additional facilities that have rounded out the Great Park as an exciting regional and national destination.

A new round of public outreach began in 2021 to refresh the City's understanding of community priorities for the Great Park and to assist with the planning of the next phase of park development. Extensive public outreach emphasized the needs for a newly conceived park, generating a variety of concepts for public amenities that served as the foundation for a Framework Plan to guide the future of the Great Park. The plan emphasizes the Great Park's distinct districts while unifying the entire Property through a network of pedestrian linkages and a central grand promenade. Drawing on the good ideas from past planning efforts and examples from other great metropolitan parks around the world, the Framework Plan includes a variety of passive and active recreational, entertainment, and cultural uses.



GREAT PARK FRAMEWORK OVERVIEW *CONTINUED*

Phase 1 Development

While there are approximately 750 acres of undeveloped property in the park, the Framework Plan outlines a first phase of approximately 300 acres. This will deliver an initial set of priority park elements and build a framework for over 450 acres of future development that can evolve to meet community needs. This first phase includes the following primary components:

- **Amphitheater:** A 20-acre, 14,000-seat amphitheater at the center of the Great Park will serve as a premier entertainment venue with views of the lakes, botanical garden, Great Meadow, Sports Park, and Cultural Terrace. The new venue is a fully funded project and will be a partnership between the City and Live Nation and is targeted for completion in 2025.
- **Lakes:** The Framework Plan includes a series of lakes that will serve as an area for quiet contemplation, picnics, and play and could serve as a component of the site-wide drainage and water quality system.
- **Cultural Terrace:** Existing and new facilities for future museum and cultural uses will provide a robust first phase of the Cultural Terrace.
- **Library:** A new branch library is contemplated as a substantial civic element to anchor the developing northern portion of the Great Park.
- **Botanic Garden:** The initial core gardens will be a first step toward a future 125-acre garden. The gardens provide a strong foundation that can be expanded over time with cultural, arts, and events spaces.
- **Veterans Memorial Garden:** The Framework Plan includes a substantial veteran's memorial garden space to serve as a focal point within the Great Park for the recognition of the history of the site and a tribute to those that served and sacrificed for the nation.
- **Great Meadow:** A central feature of the Plan is the Great Meadow, a park within the Great Park accommodating both passive and contemplative uses, as well as large community events.
- **Full Circle Farm:** As a nod to the site's agricultural past, the Plan outlines up to 70 acres as a farming operation, including unique farm-to-table dining and programming opportunities and a Farm and Food Lab, which has been an integral part of the Great Park for more than a dozen years.
- **Sports Park Improvements:** The Framework Plan contemplates several substantial additions to the Sports Park section of the Great Park, including the addition of an aquatics center in partnership with USA Water Polo, a gym, enhanced public spaces, and food and beverage options.

Great Park Development Costs and Available Funding

A variety of available funding sources will be used to cover project costs, including redevelopment settlement funds and a robust community facilities district. The City estimates that total funds on available for capital investment over the next five years total nearly \$600 million.

For additional information on the Great Park, visit: cityofirvine.org/orange-county-great-park.

OVERVIEW OF POSITION

The Great Park Project Manager leads the ongoing planning, development, and property/asset management activities at the Orange County Great Park.

Current emphasis is on directing planning efforts related to the remaining undeveloped portions of the Great Park, including cultural and recreational amenities as well as significant infrastructure, roadway, and transportation facilities; and to serve as a key liaison between the City's Great Park team, operating departments, and key consultants and stakeholders.

Key duties and responsibilities include:

- ▶ Assisting the Executive Director in providing support to the City Council and the Great Park Corporation Board of Directors in planning and implementing their vision for development of the Great Park; and ensuring the protection of the City's interests in all aspects of Great Park development.
 - ▶ Providing management and coordination for all matters related to the Great Park; developing and implementing clear and effective goals and objectives consistent with the Department's mission in support of City priorities; and continuously and objectively reviewing and evaluating achievements in support of Department and City priorities.
- ▶ Providing management and direction to architectural and engineering consultants for conceptual planning for the Great Park and developing conceptual designs for presentation to the Great Park Board of Directors and the City Council for consideration.
 - ▶ In coordination with the Administrative Services Department, managing fiscal analyses, and economic studies of Great Park projects and/or operations.
 - ▶ Providing project support and oversight for development and design projects to ensure City and Board of Directors interests are met and to ensure a logical evolution of development activities.
 - ▶ Managing environmental issues through coordination with City departments; and interfacing with outside entities, contractors, and others to ensure effective resolutions are developed and implemented timely.
 - ▶ Participating in strategic planning for division activities and developing short- and long-range goals, objectives, policies, and priorities; and participating in identification of and planning for future Capital Improvement Project (CIP) needs for the Great Park.
 - ▶ Working closely with management of other City departments to ensure adherence to City policies in Great Park development activities and programs; and coordinating with other departments on issues affecting the operation and development of the Great Park.
 - ▶ Appropriately managing reports and records, including legal property appraisal descriptions, escrows, title reports, construction plans, purchase orders, property rights documents and project schedules; developing staff reports related to assigned activities and services; and reviewing reports prepared by other staff.

THE IDEAL CANDIDATE

The position is entrusted with leading the implementation of the community's vision for the Great Park, aspiring to be one of the world's most iconic metropolitan parks. The position requires a dynamic professional with a high level of knowledge and experience related to planning and development of large capital projects with significant public visibility. This top candidate will be able to drive projects to completion with an emphasis on timely and cost-effective use of City's resources.

The position reports to the Great Park Executive Director and will often be working and interacting with all levels of the organization including the Irvine City Council, the Great Park Board of Directors, and the community. This position and the high degree of interaction requires a professional who is highly skilled in communicating clearly, with confidence and integrity.

The top candidate will be a demonstrated strategic thinker who honors past decisions and can translate current strategic goals and vision to project level outcomes.

The ideal candidate will also have a track record of success in complex contract development, negotiation, administration, and monitoring; and have provided effective oversight to contract staff.

Additional qualities and experience the ideal candidate will possess include:

- Knowledge of the principles, practices, and techniques related to construction management, urban design, and complex land development projects
- Demonstrated experience in successful real estate negotiation, land development projects, land appraisal and acquisition, maintenance, and public project financing.
- An ability to accurately analyze, interpret, and evaluate complex issues and data and to clearly communicate appropriate recommendations for action.
- Demonstrated ability to manage multiple development projects tasks and priorities in a wide variety of disciplines to achieve desired goals.



QUALIFICATIONS FOR CONSIDERATION

Education/Experience: The position requires a Bachelor's degree from an accredited college or university in Public or Business Administration, Real Estate, Urban Planning, Finance, Economics, or other relevant discipline. At least six years of increasingly responsible management or supervisory experience in complex program administration, construction management, or other general administration of complex functions, preferably in a municipal government or private-sector real estate development environment or any combination of education and experience that provides equivalent knowledge, skills, and abilities.

Prior or current experience managing a major function in a public agency, with a primary focus on public works, will be considered favorably. Experience with the construction delivery model of design-bid-build ("DBB") will be an added plus for top contenders.



COMPENSATION AND BENEFITS

Annual salary for the position is up to \$195,436 DOE/DOQ (this includes 3% Management Incentive Pay). Salary offered to the selected candidate will be commensurate with experience and qualifications.

The City offers an attractive benefits package that includes:

- **Retirement:** the City offers the CalPERS 2% at 62 formula for new CalPERS members; or 2% at 55 formula for existing CalPERS ("Classic") members with less than a six-month break in service from another CalPERS or CalPERS reciprocal agency.
- **Retirement Health Saving**
- **Health Plans, Medical, Dental, and Vision Insurance**
- **Leave:** 11 paid holidays per year; 71 hours personal leave; 96 hours sick leave; 60 hours administration leave.
- **Vacation:** 120-200 hours.
- **Allowances:** \$100/month for cellular service; \$1,000 for cellular equipment initially and once every two years; \$550/month city vehicle; \$1,300/year for professional development.
- **Flexible Schedule:** 9/80 workweek schedule.
- **401 A Plan:** The City offers a pre-tax contribution of 4%.
- **Life Insurance and AD&D:** City-paid policy for full year's base salary rounded to the next highest thousand.
- **Additional benefits offered:** EAP, Talk Space, Employee discounts, and Wellness program.



TO BE CONSIDERED

Well qualified candidates are encouraged to submit by **Monday, January 9, 2023**. An electronic version of all submittals is required. Interested candidates should apply immediately by submitting a compelling cover letter and comprehensive resume to apply@ralphandersen.com.

Questions, nominations, and confidential inquiries regarding the position or the recruitment process should be addressed to: Ms. Heather Renschler, Project Director or Mr. John Slaughter Co-Project at (916) 630-4900 or request a specific date/time to discuss this career opportunity by emailing scheduling@ralphandersen.com.

The City of Irvine is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the Agency will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

The City of Irvine is an Equal Opportunity Employer and provides reasonable accommodations to qualified individuals with disabilities. We encourage you to inform Human Resources at least two business days prior to the first phase of the selection process if you have a disability that may require an accommodation.