



Stanislaus Consolidated Fire Protection District

3324 Topeka Street
Riverbank, CA 95367

Phone: (209) 869-7470 Fax: (209) 869-7475

Email: admin@scfpd.us

www.scfpd.us

Greg Bernardi
President
BOS District 1

Brandon Rivers
Vice President
Waterford

Richard Murdock
Director
BOS District 2

Charles E. Neal
Director
Riverbank

Steven Stanfield
Director
BOS District 1

AGENDA

Wednesday, May 21, 2025, at 6:00 p.m.

SPECIAL MEETING OF THE STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT BOARD OF DIRECTORS

Station 26 Meeting Room, 3318 Topeka Street, Riverbank, CA

(THE AGENDA PACKET IS POSTED AT EACH SCFPD LOCATION AND AT WWW.SCFPD.US)

1. CALL TO ORDER

President Bernardi

2. PLEDGE OF ALLEGIANCE

President Bernardi

3. INVOCATION

Pastor Charles E. Neal with Riverbank Assembly of God Church

4. ROLL CALL

Board President: Bernardi
Board Vice President: Rivers
Director: Murdock
Director: Neal
Director: Stanfield

5. APPROVAL OF AGENDA – *at this time, a Board Member may pull an item from the agenda.*

6. CONFLICT OF INTEREST DECLARATION – Declaration by Board of Director members who may have a conflict of Interest on any scheduled agenda item is to declare their conflict at this time.

7. PRESENTATION/ACKNOWLEDGEMENTS

No Presentation Items scheduled.

8. PUBLIC COMMENTS- The Board of Directors welcomes participation in Board meetings. Matters under the jurisdiction of the Board that are not posted on the agenda may be addressed by the public. California law prohibits the Board from acting on any matter which is not on the posed agenda, unless the Board determines that it is an emergency or other situation specified in Government Code Section 54954.2. Public comments are limited to three (3) minutes per individual. Please make your comments directly to SCFPD Board President. **Comments will be accepted via Teleconference.**

ACTION CALENDAR

9. CONSENT ITEMS- All matters listed on the Consent Calendar are considered routine and will be enacted upon by one motion unless otherwise requested by an individual Board Member or public for special consideration.

No Consent Items scheduled.

10. DISCUSSION ITEMS

No Discussion Items scheduled.

11. PUBLIC HEARING

No Public Hearing Items scheduled.

12. ACTION ITEMS

Item 12.A: Review of Proposals, Discussion, and Consideration of Selecting an Engineering Firm to Enter into an Agreement for the Construction of a New Fire Station

Recommendation: The Board Select an Engineering Firm for the Construction of a New Fire Station

13. COMMUNICATIONS

1. **Directors Comments** – *At this time, Board Members may verbally make individual announcements, report briefly on their activities, or request an item be place on a future agenda.*

14. CLOSED SESSION

15. RETURN TO OPEN SESSION

16. CLOSED SESSION REPORT

17. ADJOURNMENT

The next regularly scheduled meeting of the SCFPD Board of Directors is June 11, 2025, at 6:00 p.m. in the Station 26 Meeting Room, located at 3318 Topeka Street, Riverbank, CA.

AFFIDAVIT OF POSTING

I, Amanda McCormick, Clerk of the Board (A) of the Stanislaus Consolidated Fire Protection District, do hereby declare the foregoing agenda for the Regular and Closed Session meetings of the Board of Director has been posted at the Administrative Offices, District website of the Stanislaus Consolidated Fire Protection District at least 72 hours prior to the meeting date and will also be posted at each of the District Fire Stations.

Dated: May 20, 2025

Time: 4:00 p.m.

Amanda McCormick /s/

Amanda McCormick

Board Clerk

Stanislaus Consolidated Fire Protection District

ADA Compliance Statement: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Board Clerk at (209) 869-7470 or boardclerk@scfpd.us Notification 72 hours prior to meeting will enable the District to make reasonable arrangement to ensure accessibility to this meeting.



May 19, 2025

Amanda McCormick
Stanislaus Consolidated Fire Protection District
3324 Topeka Street
Riverbank, CA 95367
(209) 869-7470
amccormick@scfpd.us

RE: **Request For Qualifications/Proposals, Request for Revised Submittals**
Architectural Design Services – New Fire Station

Amanda,

Thank you for the opportunity to revise and resubmit our proposal for the Stanislaus Consolidated Fire District's new fire station in Riverbank, CA. We appreciate the District's thoughtful approach in aligning all proposals with a consistent scope, and we're proud that our initial submission helped establish that baseline.

While we understand that our proposed fee has been shared with the broader group of firms, we remain confident that our team offers exceptional value—not just in cost, but in the clarity, depth, and responsiveness of our approach. Our proposal was developed with a strong understanding of your operational goals and a practical strategy to meet them.

Aspen Street Architects brings deep expertise in designing mission-critical facilities for public safety and emergency response. This includes projects for ambulance dispatch centers, emergency services facilities, law enforcement buildings, and transit agency maintenance hubs. These projects—like fire stations—demand efficient response planning, durable and code-compliant design, and a user-focused approach—strengths that define our firm's work.

As I mentioned at the last Board meeting, although not having a vast portfolio of fire station projects, our firm is currently engaged in a fire station project with West Point Fire District, and our broader design team—including our experienced engineering subconsultants—has a **substantial track record in fire station design** throughout the central valley. Their depth of experience ensures that this project will benefit from proven technical solutions and fire service-specific knowledge from the outset.

Importantly, this is a **local team**, invested in the success of this community. We have an office and presence just up Highway 108 in Oakdale, and all of our engineering partners are located in Modesto. With Riverbank situated between us, we're uniquely positioned to provide responsive service, in-person collaboration, and continuity throughout the life of the project. Our long-standing, trusted relationships with our engineers result in seamless coordination and a unified commitment to project success.

We have reviewed our proposal to ensure it remains both competitive and representative of the quality and

commitment we bring to public safety design. We believe our approach delivers not only technical strength, but also a collaborative, transparent partnership focused on your long-term success.

Below is the fee proposal again:

		schematic design	design development	construction documents	agency review	bidding	con admin	subtotal
architectural	Aspen Street	\$ 51,800	\$ 59,400	\$ 112,200	\$ 22,200	\$ 12,210	\$ 76,313	\$ 334,123
subconsultants								
survey/boundary/base	MVE	\$ 6,400						\$ 6,400
civil	MVE	\$ 9,800	\$ 9,600	\$ 7,500	\$ 3,600	\$ 2,100	\$ 6,800	\$ 39,400
structural	Axiom	\$ 15,750	\$ 15,750	\$ 31,500	\$ 15,750	\$ 10,500	\$ 15,750	\$ 105,000
mech/plumb	Nexus			\$ 70,000	included	included	included	\$ 70,000
electrical	Pezzoni	\$ 5,980	\$ 5,980	\$ 8,970	\$ 2,990	\$ 1,495	\$ 4,485	\$ 29,900
specifications	Raeber			\$ 10,000				\$ 10,000
landscape	KLA			\$ 10,000				\$ 10,000
swppp	MVE			\$ 5,500				\$ 5,500
								\$ -
subconsultant subtotal		\$ 37,930	\$ 31,330	\$ 143,470	\$ 22,340	\$ 14,095	\$ 27,035	\$ 276,200
subconsultant overhead	15%	\$ 5,690	\$ 4,700	\$ 21,521	\$ 3,351	\$ 2,114	\$ 4,055	\$ 31,041
TOTAL		\$ 95,420	\$ 95,430	\$ 277,191	\$ 47,891	\$ 28,419	\$ 107,403	\$ 641,364
est reimbursables	1.5%							\$ 9,620
Grand TOTAL								\$ 650,984

Each phase of work (schematic, design development, construction documents, etc) is summed at the bottom of the column. It is understood that there is some discussion regarding access and utility plans moving forward initially. To do so, a good understanding of the schematic plan is necessary to ensure the site is properly designed. Therefore, to reach that level we would advise that full schematic is completed, and civil would need to take their piece to a CD/agency review level as well.

Thank you again for your continued consideration. We look forward to the opportunity to work together in delivering a high-quality, community-serving facility for the Stanislaus Consolidated Fire District.

Respectfully,



Nathan A. Morgan
President

Cost Proposal & Fee Schedule

Presented To:

Stanislaus Consolidated Fire Protection District
Riverbank, California

For
Fire Station Architectural Services
May 19, 2025

Presented for Consideration by:



commercialarch
architecture • planning • interiors

616 14th Street
Modesto • California • 95354
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May 19, 2025

Amanda McCormick
Stanislaus Consolidated Fire Protection District
3324 Topeka Street
Riverbank, CA 95367

Subject: Cost Proposal & Fee Schedule - Fire Station Architectural Services

Dear Members of the Board,

Thank you again for the opportunity to provide architectural and engineering services for the above-referenced project.

This letter and the attached cost proposal serve as a supplement to our earlier partial proposal, submitted under separate cover. The enclosed document now outlines the complete scope of services, incorporating all phases of work as detailed in the attached outline.

We remain committed to delivering tailored, high-quality architectural services that align with your team's goals and the needs of the community you serve. Should you have any questions or need clarification on any portion of this updated proposal, please don't hesitate to contact us directly.

We appreciate the opportunity to continue supporting the Stanislaus Consolidated Fire Protection District and look forward to delivering a successful project.

Sincerely,

Stacey Wellnitz
Architect / President
CommercialArch
209.571.8158
swellnitz@commercialarch.com

209.571.8158

616 14th street
modesto • california • 95354

www.commercialarch.com

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Section 1

Contract Summary

Contract Summary

Architectural & Engineering Fee Breakdown By Phase

Phase 1	Pre-Design & Programming	\$ 21,437.00	3.5 %
Phase 2	Site Planning & Schematic Design	\$ 73,500.00	14 %
Phase 3	Design Development	\$ 122,500.00	20 %
Phase 4	Construction Document Production	\$ 238,875.00	35 %
Phase 5	Bidding / Negotiation	\$ 30,625.00	5 %
Phase 6	Construction Administration	\$ 122,500.00	20 %
Phase 7	Project Dedication Ceremony	\$ 3,063.00	0.5 %
Total Cost Proposal		\$ 612,500.00	100%

The total fee presented in this cost summary is based on a percentage-of-construction-cost method. Our proposed architectural and engineering services are calculated at 8.75% of a budgeted construction cost of \$7,000,000, resulting in a total proposed fee of \$612,500.00.

This fee includes all services outlined in the attached scope of work and is intended to cover the full range of architectural and consultant services necessary to complete the project from initial design through construction close-out.

Our consultant team consists entirely of established Central Valley firms, each with direct experience in fire station and essential services facility design. This ensures deep familiarity with local permitting agencies, code requirements, and community expectations.

Our local consultant team includes:

- **Mid Valley Engineering** - Civil Engineering (Modesto, CA)
- **Mozaffari Engineering, Inc.**- Structural Engineering (Modesto, CA)
- **Nexus Engineering** - Mechanical and Plumbing Engineering (Modesto, CA)
- **HCS Engineering** - Electrical Engineering and Low Voltage Systems (Stockton, CA)
- **Sam Harned** - Landscape Architecture (Oakdale, CA)





Section 2

Project Work Plan

Project Work Plan

Work Plan

Phase 1 - Pre-Design / Programming

Tasks

- Conduct a project kick-off meeting with the District to introduce the full design team, confirm project objectives, review operational needs, and validate preliminary program requirements
- Perform a comprehensive site analysis to evaluate existing conditions, topography, access points, environmental constraints, utility infrastructure, adjacent land uses, and applicable zoning and code requirements
- Identify potential outside agency review requirements, including but not limited to:
 - * CEQA (California Environmental Quality Act) compliance
 - * California Building Code (CBC) and Essential Services Building (ESB) standards
 - * Stanislaus County Building and Planning Departments
 - * Stanislaus Consolidated Fire Protection District (Fire Marshal plan review)
 - * San Joaquin Valley Air Pollution Control District
 - * Stanislaus County Health Services Agency
 - * Local utility providers (water, sewer, stormwater, gas, electric, and telecom)
- Develop a preliminary project schedule, outlining major design milestones, agency review timelines, and potential construction phases
- Establish a preliminary project budget, based on cost per square foot analysis, recent comparable projects, and the initial space program

Meetings

- Project Kick-off Meeting: Team Introductions and Confirmation of Project Requirements
- Progress Review: 50% Pre-Design Report Review and Clarification
- Final Review Meeting: 100% Pre-Design Report Presentation

Deliverables

- Pre-Design Report including:
 - Summary of site opportunities and constraints
 - Agency review considerations
 - Initial building space program
 - Preliminary Project Schedule
 - Preliminary Construction Budget Estimate

Tasks

- Confirm the approved building program and incorporate any refinements based on Phase 1 findings and District input, including adjustments to space allocation, functionality, and projected staff needs.
- Develop site planning strategies focused on optimizing emergency vehicle access, internal traffic circulation, public entry points, staff and visitor parking, and overall site safety.
- Coordinate topographic and boundary surveys to document existing site conditions, including site grades, easements, above- and below-ground utilities, rights-of-way, and other relevant features impacting design.
- Prepare conceptual site layout plans that maximize operational efficiency and safety, delineating emergency and public zones, building placement, setbacks, parking, drive aisles, and preliminary utility and drainage configurations.
- Illustrate multiple points of access and egress, clearly defining apparatus entry/exit paths, secure staff entry, visitor parking and access, and emergency vehicle maneuvering (including turning radii and drive-through access where applicable).
- Develop schematic-level floor plans showing:
 - * Apparatus bay layout with support areas (decontamination, storage, mechanical, etc.)
 - * Firefighter living quarters including dorm rooms, restrooms/showers, kitchen, dayroom, dining, and fitness space
 - * Administrative and support areas including offices, report writing, reception/lobby, training/conference rooms, and gear storage
 - * Circulation paths and spatial relationships reflecting operational workflows and security zones
 - * General square footages and preliminary room/area labels
- Create building massing and conceptual exterior elevations to illustrate overall scale, roof forms, façade organization, and material direction, supporting review of architectural character and functional massing.
- Incorporate sustainability and resiliency strategies, such as solar orientation, passive shading, energy-efficient systems, sustainable materials, and utility backup/resilience planning where applicable.
- Prepare a preliminary Opinion of Probable Construction Cost (OPCC) based on the schematic design documents and comparative cost data from similar public safety projects.
- Facilitate collaborative review meetings with District stakeholders at key milestones to ensure alignment with operational goals, site constraints, aesthetic expectations, and budget parameters.

Meetings

- Schematic Design Kick-Off & Program Review
- Progress Review: 30% Schematic Design Review and Clarification
- Progress Review: 60% Schematic Design Review and Refinement
- Schematic Design Refinement: 90% Completion
- Final Schematic Design Presentation

Deliverables

- Conceptual Site Plan Package:
 - * Site layout with building footprint and hardscape areas
 - * Vehicle circulation diagram (emergency, staff, and public)
 - * Preliminary utility and drainage layout
 - * Conceptual landscape zones and approach
- Schematic Design Package:
 - * Floor plans with labeled rooms, dimensions, and functional adjacencies
 - * Exterior elevations showing rooflines, wall materials, fenestration, and key architectural features
 - * Massing studies or 3D views
 - * Preliminary color and material palette direction
 - * Technical & Planning Documents:
- Updated project schedule
- Preliminary Opinion of Probable Construction Cost (OPCC)

Tasks

- Refine the schematic design based on District feedback, including adjustments to site layout, floor plans, building massing, and other schematic-level elements to align with operational needs, code requirements, and project budget.
- Develop detailed floor plans, incorporating:
 - * Room configurations with internal dimensions
 - * Refined door and window placements
 - * Preliminary furniture, fixture, and equipment layouts (FF&E)
 - * Adjacency refinements and circulation improvements
 - * Security zoning and access control concepts (public, staff, emergency)
- Advance exterior elevations and building sections, illustrating:
 - * Wall construction systems
 - * Roof forms and overhangs
 - * Window and door systems
 - * Proposed exterior materials and color schemes
- Coordinate with engineering consultants (civil, structural, mechanical, plumbing, electrical, landscape) to integrate building systems and utility connections into the design. Coordination will include:
 - * HVAC and exhaust systems for apparatus bays and living quarters
 - * Plumbing systems aligned with kitchen, restrooms, and janitorial spaces
 - * Electrical and low voltage pathways, equipment coordination, and lighting layout
 - * Preliminary grading, drainage, and utility routing
 - * Landscape and irrigation zones and plant palette concepts
- Develop preliminary building systems and materials, including structural system recommendations, envelope assemblies, energy compliance considerations, and proposed materials for interior and exterior finishes
- Address code compliance and Essential Services Building (ESB) criteria through spatial layout, exiting, fire separation, and accessibility planning
- Refine sustainability strategies, incorporating energy efficiency measures, daylighting, durable materials, and any green building goals or third-party certifications the District may pursue
- Update the Opinion of Probable Construction Cost (OPCC) to reflect the increased level of design detail and engineering coordination
- Conduct formal design development review meetings with District staff to present progress, confirm direction, and obtain approvals to proceed toward construction documents

Meetings

- Design Development Kick-Off and Scope Alignment
- Progress Review: 50% Design Development Review and Coordination
- Progress Review: 90% Design Development Review and Final Input
- Final Design Development Presentation

Deliverables

- Architectural Design Development Package:
 - * Dimensioned floor plans with room names and FF&E layout
 - * Refined exterior elevations with material callouts
 - * Building sections showing floor-to-roof relationships and key heights
 - * Updated roof plan
 - * Refined site plan with hardscape, landscape, utility, and grading coordination
 - * Code summary including exiting, occupancy, and accessibility strategy
- Engineering Coordination Documents (Consultants):
 - * Civil: Preliminary grading, drainage, utility plan
 - * Structural: Basis of design and preliminary framing layout
 - * Mechanical/Plumbing/Electrical: System layouts, fixture locations, equipment space allocation
 - * Landscape: Planting concepts, landscape zoning, preliminary irrigation planning
- Outline specifications (major systems, materials, assemblies)
- Updated Project Schedule
- Updated Opinion of Probable Construction Cost (OPCC)
- Design Development package compiled and delivered in PDF format

Tasks

- Prepare a complete set of construction documents suitable for permit submittal, competitive bidding, and construction. This will include detailed architectural drawings and coordination with all consulting disciplines to fully define the building and site scope
- Develop fully dimensioned floor plans, including:
 - * Wall types, openings, and interior elevations
 - * Enlarged plans for critical areas (restrooms, kitchens, apparatus bay support zones)
 - * Finish materials, key notes, and door schedules
 - * Fixture and equipment coordination
- Produce detailed exterior elevations and building sections, reflecting:
 - * Wall assemblies, materials, and finishes
 - * Window and door systems
 - * Roof configurations and drainage systems
 - * Building height dimensions and relationships
- Coordinate and integrate all consultant documents, including:
 - * Civil: Final grading, drainage, utility plans, and erosion control
 - * Structural: Foundation and framing plans, details, and schedules
 - * Mechanical, Plumbing, and Electrical: HVAC systems, plumbing schematics, lighting and power layouts, panel schedules, and equipment specifications
 - * Landscape: Planting plans, hardscape design, and irrigation layouts
- Develop technical specifications and project manual, including:
 - * CSI-format specifications for architectural and engineering disciplines
 - * Performance requirements, materials, product standards, and installation procedures
 - * General conditions and bidding requirements
- Ensure code compliance and essential services standards, incorporating:
 - * Accessibility compliance per CBC and ADA
 - * Fire/life safety requirements (exiting, separations, alarms)
 - * Essential Services Building (ESB) structural, operational, and utility criteria
- Assist with permit submittal coordination, including preparation of all required drawings, forms, and agency-specific documentation for submission to the Stanislaus County Building Department and other applicable authorities
- Refine and finalize the Opinion of Probable Construction Cost (OPCC) based on the completed construction document set, taking into account any value engineering outcomes or final scope decisions.

Meetings

- Construction Document Kick-Off & Schedule Review
- Progress Review: 50% CD Review and Technical Coordination
- Progress Review: 90% CD Review and Final Redlines
- Pre-Submittal Coordination Meeting with the District
- Agency Plan Check Response Coordination

Deliverables

- Architectural Construction Document Set:
 - * Complete architectural drawings (plans, elevations, sections, details)
 - * Door, window, finish, and equipment schedules
 - * Code compliance diagrams and egress plans
 - * Interior elevations and enlarged plans
- Engineering Construction Documents (Consultants):
 - * Final Civil, Structural, MEP, and Landscape plans
 - * Coordination details and system diagrams
 - * Equipment and fixture schedules
- Full technical specifications and project manual
- Finalized Opinion of Probable Construction Cost (OPCC)
- Permit submittal package for plan check
- Coordination with District and permit agency during plan check

Tasks

- Prepare the bid package, incorporating final construction documents, technical specifications, and Division 00 procurement requirements in coordination with the District's purchasing and contracting protocols
- Assist the District in advertising the project for bidding, including support with contractor outreach, bid notifications, and public posting
- Respond to bidder questions and clarifications during the advertisement period, issuing addenda as needed to address scope, design intent, or document inconsistency
- Facilitate a pre-bid conference and site walk, with the District, to provide prospective bidders an overview of the project, address procedural questions, and highlight key design elements and site constraints
- Review submitted bids for completeness and responsiveness, assisting the District in bid evaluation and recommendation of award
- Support post-bid negotiations or value engineering discussions, if needed, to align the project scope with the District's budget and schedule goals
- Update the Opinion of Probable Construction Cost (OPCC) based on actual bid results for record purposes and to inform final budget tracking

Meetings

- Pre-Bid Conference and Site Walk
- Bid Opening and Evaluation Discussion
- Post-Bid Scope Review or VE Session (if necessary)

Deliverables

- Complete Bid Package (Plans, Specifications, and Front-End Documents)
- Addenda and Clarifications (if applicable)
- Pre-Bid Conference Agenda and Sign-In Sheet
- Bid Tabulation and Evaluation Summary
- Recommendation for Award
- Updated OPCC based on bids received

Tasks

- Conduct a Pre-Construction conference with the contractor, District, and consulting team to confirm communication protocols, submittal procedures, schedule expectations, and administrative logistics
- Review and approve contractor submittals, including shop drawings, product data, and material samples for compliance with the design intent and specifications
- Respond to Requests for Information (RFIs) by providing timely written clarifications and supplemental drawings to address field conditions and ensure uninterrupted progress
- Conduct regular site observation visits to monitor construction quality, general conformance with documents, and safety/accessibility concerns, issuing field reports and photographic documentation
- Attend construction progress meetings, coordinating with the District, contractor, and consultants to address outstanding issues, track schedule and budget, and document decisions
- Issue Architect's Supplemental Instructions (ASIs) and Construction Change Directives (CCDs) to document minor clarifications or field adjustments as needed
- Review contractor payment applications, verifying percent completion and coordinating with consultants on discipline-specific items before recommending approval
- Evaluate and process change order requests, reviewing cost and schedule impacts, and preparing documentation for District approval
- Conduct substantial and final completion reviews, preparing punch lists, verifying correction of deficiencies, and confirming readiness for occupancy
- Assist with project close-out, including review of O&M manuals, warranty documents, as-built drawings, and coordination of final occupancy approvals

Meetings

- Pre-Construction Kick-Off
- Bi-weekly or Monthly Construction Progress Meetings
- Special Coordination Meetings (e.g., systems start-up, inspections)
- Substantial Completion Walk-Through
- Final Completion Review & Close-Out

Deliverables

- Submittal and RFI Log with Responses
- Field Observation Reports
- ASIs, CCDs, and Change Order Documentation
- Reviewed and Approved Payment Applications
- Substantial Completion Certificate and Punch List
- Final Close-Out Package (including reviewed As-Builts, Warranties, and O&M Manuals)

Tasks

- Coordinate with the District to confirm date, location, and scope of the dedication event.
- Provide renderings, site plans, and key design visuals developed during the pre-design and schematic phases for use in displays, presentations, or handouts.
- Assist with preparation of presentation boards, project narrative summaries, and talking points to highlight the design, community impact, and department's role.
- Collaborate with the District and public relations staff (if applicable) to ensure alignment with event goals and messaging.
- Attend the dedication event to provide architectural support, participate in presentations, and assist in responding to design-related questions from the public or media.

Meetings

- **Kick-off Coordination Meeting** – Review goals, materials needed, and event planning timeline.
- **Progress Check-in / Content Review** – Present draft materials and coordinate logistics.
- **Final Coordination Meeting** – Confirm event plan, finalize presentation visuals and talking points.
- **On-Site Support at Dedication Ceremony** – Participate in the event alongside District representatives.

Deliverables

- Mounted presentation boards with selected renderings, floor plans, and site plans
- Digital renderings and graphics for use in programs, signage, or digital media
- Event talking points or summary sheets describing the project goals and features
- Coordination memos or logistics summaries for internal event use
- On-site architectural team presence at the dedication event

Attention
Amanda McCormick



Friday, April 11, 2025

Stanislaus Consolidated Fire Protection District

Response to Request for Qualifications and Proposals for Architectural Services

Primary Contact

Clay Davis
Principal Architect
clay.davis@teterae.com

7535 N. Palm Ave., Ste. 201
Fresno, CA 93704
P: 559.437.0887 | F: 559.438.7554

[teterae.com](https://www.teterae.com)



The fire station at the Marine Corps Mountain Warfare Training Center is situated on rugged, mountainous terrain. The new Observation Tower has a 360° view and serves as a look out for fires and offers the base a safe, climate controlled environment and indoor training area.

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Section F

Fee Schedule & Proposal

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April 11, 2025

Stanislaus Consolidated Fire Protection District
3324 Topeka Street
Riverbank, CA 95367

Dear Stanislaus Consolidated Fire Protection District's Procurement Team,

We understand the critical importance of the District's proposed new Fire Station project and what it means for you and your community. As experts in the design of Fire Stations and other publicly funded municipal projects, we know what it means to be good stewards of your public dollars and the impact it can have on the community. We believe we are an ideal partner based on the following:

Relevant Experience: With our recent experience with two new local area Fire Stations, and the challenges presented with limited public budgets, TETER is the best qualified firm for your proposed project. Both our Farmersville Fire Station and Fire Station 72 projects were faced with very challenging construction budgets that were greatly impacted by high inflationary construction costs. TETER was creatively able to solve these issues through the use of a very efficient structure and efficient design.

Local Presence: With five office locations from Modesto to Bakersfield, TETER maintains a strong local presence. Stanislaus Consolidated Fire Protection District is less than 9 miles from our Modesto office, allowing us to serve you with maximum efficiency while delivering the highest quality of client service.

Firm Size & Team Collaboration: With 137 employees, TETER has the capacity to manage multiple projects simultaneously. Our integrated team of architects and engineers fosters seamless collaboration, responsive communication, innovative problem-solving, and high-quality design. We actively engage all stakeholders to ensure the new facility meets both current and future needs.

Technical Expertise & In-House Engineering: TETER brings 46 years of experience in architectural design, electrical, mechanical, plumbing, and structural engineering, as well as construction administration and CASp surveying. Our deep understanding of your standards and methodologies ensures high performance and quality throughout the development of the project.

We are confident that TETER's commitment, local presence, extensive team collaboration, and technical expertise make us the ideal partner for the District. We look forward to the opportunity to contribute to a project that will provide lasting benefits to the community.

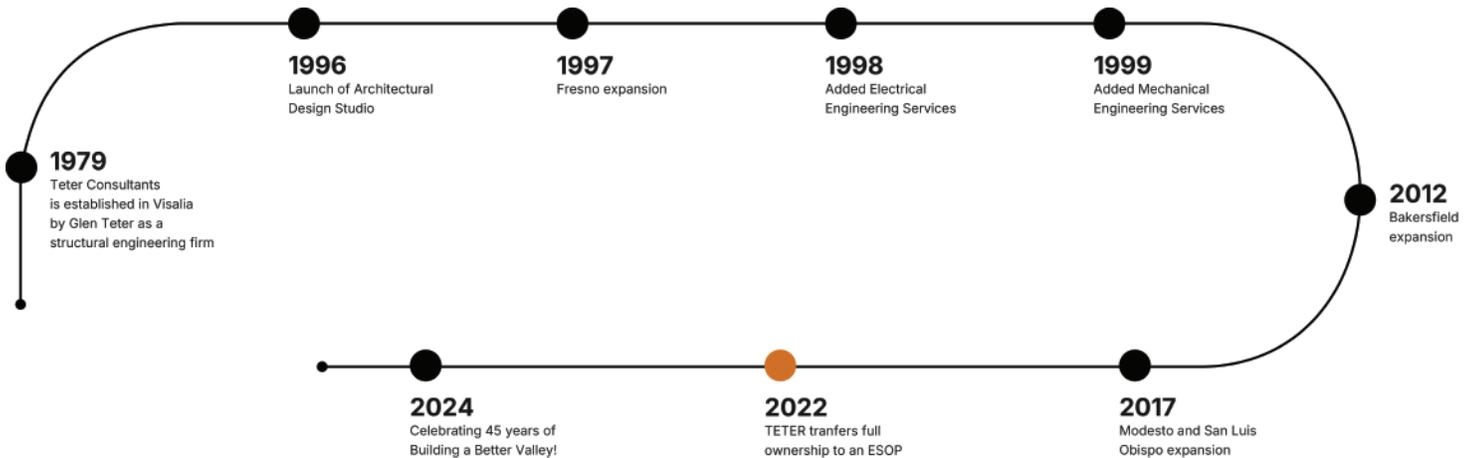
Sincerely,



Clay Davis
Principal Architect in Charge / Primary Contact
clay.davis@teterae.com

About Us.

TETER Inc. provides full-service architectural and engineering solutions from project inception to completion, including programming, project planning with client representatives, assistance with educational specifications, coordination with local and state agencies, and construction administration through project closeout. With a 46-year history serving Central California, TETER is uniquely positioned to understand your specific challenges and facility needs. As the largest architectural and engineering firm headquartered in the Central Valley, we offer a local design team of 137 employee owners with extensive internal resources and vast experience in both new and modernization projects for public facilities.



Local Presence

TETER operates from five office locations: Fresno, Visalia, Bakersfield, Modesto, and San Luis Obispo. Our One-Firm Firm approach ensures seamless collaboration across all locations, with Stanislaus Consolidated Fire Protection District projects primarily led from our Modesto office and supported by our broader team.

Our Services

Architecture & Planning Pre-Design and Programming | Full Design services | Equipment Planning | Facility Needs Assessment | Facility Master Planning | Project Budgeting | Educational Planning and Specifications | Capital Outlay Processing | DSA Project Certification | CASp Services **Interior Design** FF&E design and sourcing | Environmental Graphics | Material selection **Electrical Engineering** Site Electrical | Power Distribution | Low and Medium Voltage | Emergency & Standby Power Systems | Lighting Design | Electric Vehicle Charging | Solar Photovoltaic | Battery Energy Storage Systems | Arc Flash Hazard Studies | Signal and Communication | Telecommunication Systems | Low Voltage | Public Address | Fire Alarm & Voice EVAC **Mechanical Engineering** HVAC design | Fire Protection Systems | Energy Use Services | Medical and Laboratory Piping | Plumbing Systems **Structural Engineering** Building Structures | Seismic upgrades | Seismic Evaluation | Value Engineering | Remedial Design **Sustainable Design & Construction Administration** LEED Services | Sustainable Design | Construction Administration

Recognized as a 'Best Firm to Work For' by A/E/C industry leader Zweig since 2019:



Our Team.

TETER's geographic reach spans California's Central Valley and Central Coast and includes a team of 137 professionals, including 27 California-licensed architects, 16 licensed engineers, and 10 full-time LEED-accredited professionals, TETER provides clients across the region with comprehensive, locally-focused services. This local presence ensures that districts across the Central Valley and beyond benefit from our comprehensive services.



TETER Architectural Professionals

Clay Davis
Principal-in-Charge
Project Architect

Lyle Munch
Senior Architect

Articia Rodriguez
Project Manager

TETER Engineering Professionals

Bryan Glass, PE
Electrical Engineer

Steven Jones, PE
Mechanical Engineer

Megan, SE
Structural Engineer

Clay Davis

Principal Architect / Director of Multi sector

Clay's diverse expertise and technical architecture skills contribute to his comprehensive understanding of sustainable design and the practice of architecture. Clay offers decades of design-build project delivery experience.

City of Farmersville

Fire Station #83

Farmersville Transit Center

Fresno County Fire Protection District

Fire Station #72

City of Fresno

Fire Station #3 Renovation

City of Porterville

Fire and Police Public Safety Facility

Fresno County Rural Transit Agency

Maintenance and Operations Facility

County of San Joaquin

Registrar of Voters Tenant Improvement

County of Kings

Evidence Building

Sheriff's Operations Building

City of Merced

Veterans Memorial Hall Renovation

Oakdale Irrigation District

Greger Facility

Pacific Gas and Electric

Thorne Avenue General Construction Yard Upgrades

Lemoore Service Center

Antioch Service Center

Santa Cruz Service Center

California Military Department

Eureka Armory Renovation



A/E/C Experience

43 Years

Education

Bachelor of Arts,
College Of Environmental Design,
University Of California, Berkeley

Employment History

Teter: 1997 - Present

Somam, Inc: 1990 - 1997

Vigen Associates: 1986 - 1990

Registration

State of California

Registered Architect

C22511

Lyle Munsch

Senior Architect / Associate

Lyle has over 40 years of experience in architecture, with a focus on programming, master planning, and design, spanning public and private sectors, including education, office, healthcare, retail, and industrial projects.

City of Farmersville

Farmersville Transit Center

Fire Station #83

Fresno County Fire Protection District

Fire Station #72

Fresno County Rural Transit Agency

Maintenance and Operations Facility

City of Porterville

Porterville Transit Center

City of Woodlake

Woodlake Transit Center

Tulare Redevelopment Agency

Tulare Transit Center

City of Visalia

Visalia Transit Center

Riverway Sports Park

Whitman Community Center Renovation

Visalia Community Campus

Recreation Park Activity Center Remodel

Central Valley Regional Center

Visalia Branch Office Building

Family Health Care Network

Visalia Administrative Headquarter Tenant Improvement

Valley Business Bank

Visalia Administrative Office Exterior Renovation & Interior TI

Visalia Community Bank

Corporate Headquarters for Four Branch Bank Offices

Visalia Chamber Of Commerce

New Administrative Office Building

Navigator Development Group

Quail Park at Shannon Ranch



A/E/C Experience

44 Years

Education

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

Employment History

TETER: 2012-Present
Canby Architects: 1988-2012
Architectural Enterprises: 1986-1988
Designworks: 1979-1986

Registration

State of California
Registered Architect
C15693

Articia Rodriguez

Project Manager

Articia's interactive and personable project management style, combined with her professional experience across a wide range of project types make her highly responsive to client service needs and deeply invested in the process of design.

City of Farmersville

Fire Station #83

Fresno County Fire Protection District

Fire Station #72

Chevron

Various Tenant Improvements
Kern River Electrical Building

Pacific Gas & Electric

Various Tenant Improvements
Antioch Service Center
Fleet Maintenance Center
Concord Distribution Center Room Relocation

Suncrest Bank

Administration Office, Visalia Branch

Sun World

New Office, Visitor Center, R&D Lab

Hyde Commercial

Dowling Aaron Tenant Improvement

Pacific Process US Incorporated

CDI Hygiene Zoning

Navigator Development Group

Quail Park at Shannon Ranch, New Retirement Community

Broken Yolk Cafe

New Restaurant, Bakersfield

Kern Community College District

Porterville College Allied Health Building

Valley Children's Hospital

McKinley Home Care Remodel

Golden Valley Health Centers

Merced Northview Medical Office Building



A/E/C Experience

10 Years

Education

Bachelor of Architecture,
NewSchool of Architecture & Design

Employment History

TETER: 2015-Present

Bryan Glass, PE, RCDD

Principal Electrical Engineer

Bryan's professional approach to projects reflects his personal passion for quality, ensuring a smooth and effective design delivery stems from a thorough initial investigation and staying abreast of industry news.

City of Dinuba

Fire Station #2

City of Corcoran

Police Department Headquarters

City of Visalia

Transit Operations & Maintenance Facility

County of Kings

County Jail Phase II

I.T. Department Renovation

Human Resources Agency Modular Office Building

County of Madera

County Jail Expansion

County of Kern

1420 H Street Restroom and Hazmat Remediation

Digital Video Surveillance System

Fire Administration Building HVAC Replacements

Medical Center UPS By-Pass Switch

County of Merced

Los Banos Justice Center Building Remodel

Merced Veterans Hall HVAC Replacement

Human Services Agency Building Fire Alarm System

County of Tulare

Transit Operations & Maintenance Facility

City of Fresno

Courthouse Park Transit Shelter

New Bus Rapid Transit Stations

Fulton Mall Improvements

City of McFarland

2nd Street Street Improvements



A/E/C Experience

22 Years

Education

Bachelor of Science,
Electrical Engineering,
California State University, Fresno

Employment History

Teter: 2003-Present

Registration

State of California
Registered Electrical Engineer
E17773

Registered Communications
Distribution Designer
RCDD 201344r

Steven Jones, PE

Principal Mechanical Engineer

Steven's design expertise encompasses all facets of HVAC from packaged units to campus wide central utility plants in K-12, higher education, commercial, industrial, public, and institutional buildings.

City of Dinuba

New Fire Station #2

County of Kings

County Jail Phase II and III
I.T. Department Renovation

County of Madera

County Jail Expansion

County of Merced

Winton Behavioral Health Recovery Center
Los Banos Courthouse Renovation

City of Corcoran

New Police Department

City of Tranquility

Water Treatment Operations Building

County of Kern

Lerdo Water & Wastewater System Improvements

Oakdale Irrigation District

Greger Facility

Department of Veteran Affairs

Fresno VA Medical Center Chilled Water System Correction
Clinical Laboratory HVAC Renovation



A/E/C Experience

25 Years

Education

Bachelor of Science, Mechanical Engineering, California Polytechnic State University, San Luis Obispo

Employment History

Teter: 2000-Present

Registration

State of California
Registered Mechanical Engineer
M32797

Megan Chang, SE

Principal Structural Engineer

Megan excels in translating complex designs into dynamic, build-able structures, swiftly embracing new ideas and optimizing the structural design process while maintaining flexibility to adjust to unforeseen conditions along the way.

City of Armona

Water Treatment Operations Building

City Of Tranquility

Water Treatment Operations Building

Oakdale Irrigation District

Greger Facility

Pacific Gas & Electric

Thorne Avenue General Corporation Yard Upgrades

Lemoore Service Center

Lemoore Service Center Fleet Maintenance and Truck Wash

Antioch Service Center

Shafter Regional Service Center

Santa Cruz Service Center

United Parcel Service

New UPS Distribution Center

California Military Department

Eureka Armory Renovation

Saputo Cheese USA

Saputo Paige Plant Expansion

Califia Farms

Office and Plant Addition

Department of Veteran Affairs

New I.T. & Engineering Building (Fresno)

Golden Valley Health Centers

Merced Northview Medical Office Building



A/E/C Experience

19 Years

Education

Bachelor of Science,
Structural Engineering,
University of California, San Diego

Employment History

TETER: 2014 - Present

J.S. Dyer: 2010 - 2014

Hope-Amundson: 2008 - 2010

DCI Engineers: 2006 - 2008

Registration

State of California
Registered Structural Engineer
S7243

State of California
Registered Professional Engineer

Our Work.

TETER's integrated architecture and engineering services foster seamless collaboration and coordination, delivering a holistic and successful design-to-construction experience. With in-house expertise across all project phases, we consistently deliver trusted outcomes and cultivate long-standing relationships with our clients. Our extensive experience partnering with a wide range of public agencies equips us with the professional insight and proven processes needed to support the Stanislaus Consolidated Fire District through the programming phase and architectural services for the proposed Fire Station Project.

By developing relationships and trust over half a century, we've built a network of clients and staff focused on improving our communities.

As a full-service firm, TETER is committed to environmental stewardship and offers comprehensive services to support our clients' modernization and infrastructure goals. For us, "Building a Better Valley" is more than a slogan—it's the heart of everything we do, no matter the size or scope of the project.

Our work on fire station projects for Fresno County, Visalia, and Farmersville has provided valuable lessons learned that will directly inform and enhance the needs assessment and design process for your project. The projects highlighted on the following pages illustrate the depth of our public agency experience and the specialized expertise our team will bring to serve your needs.



Designed with safety and security at the forefront, Stanislaus County's new Sheriff's Probation facility balances bullet-resistant features with a welcoming, open environment—supporting staff, public interaction, and operational efficiency across probation, sheriff, and behavioral health departments.

Farmersville Fire Station #83

Fresno County Fire Protection District, Fresno

The new Pre-Engineered Metal Building (PMB) Fire Station is visually appealing, practical, and cost-effective, meeting the needs of the fire department and community.

The City of Farmersville's new Fire Station No. 83 is both an aesthetically appealing and a fully functional facility that caters to the needs of firefighters with three double-deep drive-through apparatus bays and work-live spaces.

It contains four double-occupancy crew bedrooms, one Battalion Chief bedroom, shared crew bathrooms, a public

restroom, three private offices, a work station, a turn-out area with extractor, a kitchen, a living room, a dining room, a fitness room, and training center.

The new site has an emergency power generator, a building-mounted solar electric (PV) system, a secure firefighter parking, and an adjacent public parking.

Project Type
Fire Station

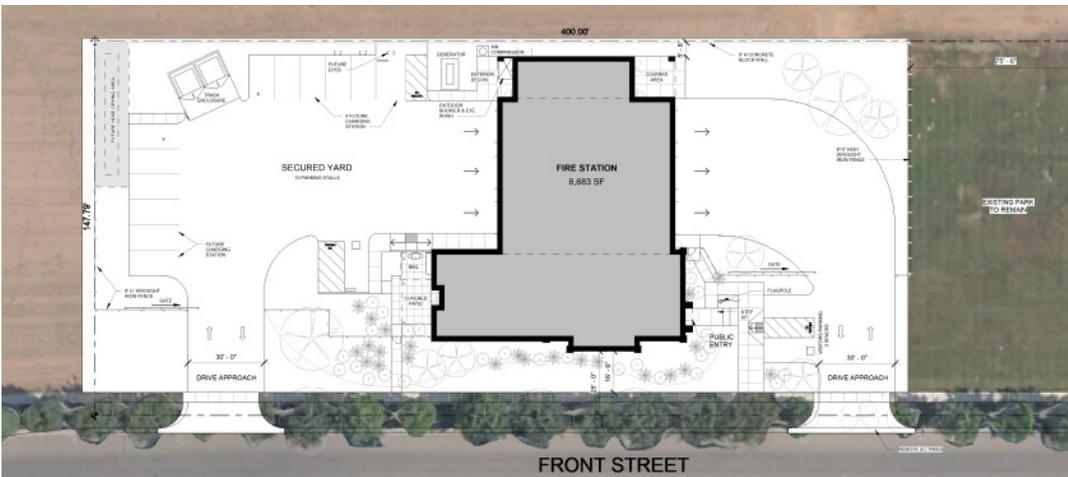
Size
8,430 SF

Cost
\$6,421,861

Start Date
January 2023

Completion
October 2025

Disciplines
Architectural
Structural



Owner Reference
Jim Thomas
Battalion Chief
559.747.0791



Fire Station #72

Fresno County Fire Protection District, Fresno

Marking Fresno County's first new fire station in two decades, this adaptable facility is designed for 24/7 operations, providing space for fire trucks, crew quarters, and administrative staff.

The new three-bay fire station addresses the immediate needs of the surrounding rural area while accommodating long-term demands. Designed for rapid response, firefighters can exit the bays from interior halls in under 60 seconds.

More than just a station, it serves as an office, living quarters, gym, and a fully equipped emergency hub, dedicated to protecting lives and property. The facility

also functions as a community education center and is equipped with on-site solar power and backup generators to ensure operations during outages.

Upon completion, it will house an aerial ladder fire truck to support potential rescue operations for a nearby seven-story hotel.

Project Type

Design-Build Fire Station

Size

6,975 SF

Cost

\$6,451,247

Start Date

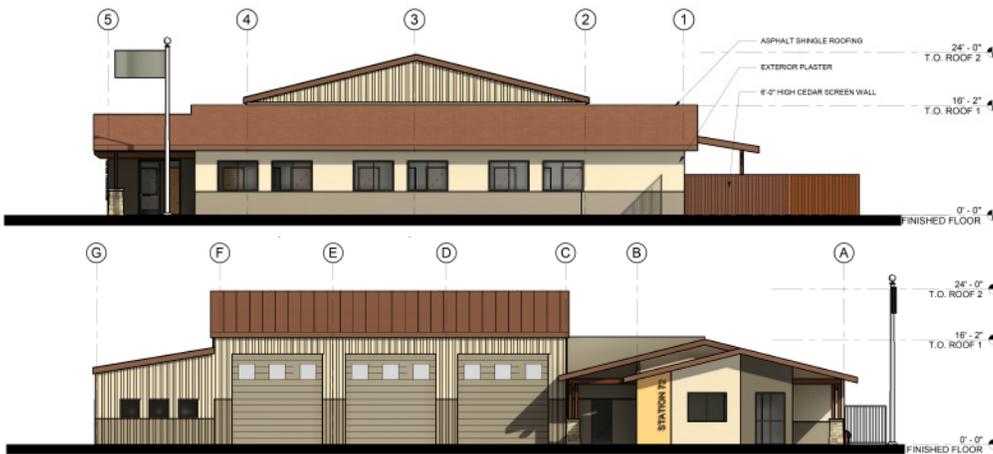
January 2023

Completion

October 2025

Disciplines

Architectural
Structural
Construction Admin.



Owner Reference

Dustin Hail
Fire Chief
559.281.4306



Maintenance & Operations Facility

Fresno County Rural Transit Agency, Selma

Constructed to accommodate natural gas and electric transit buses, this cutting-edge facility features solar power and battery storage, water recycling capabilities, and a dedicated training facility.

This recently completed project in Selma boasts a maintenance shop equipped to handle both natural gas and electric transit buses, alongside an administrative dispatch office and training facility.

Emphasizing sustainability, the facility incorporates on-site solar power and battery storage. Its water recycling system facilitates the utilization of storm water retention for the bus wash.

The integration of bio-swales and drought-tolerant landscaping further enhance the site's resilience to environmental challenges.

Overall, this project sets a commendable standard for eco-friendly infrastructure development, serving as a model for future endeavors.

Project Type

Design-Build MOT Facility

Size

19,850 SF

Cost

\$19,307,620

Start Date

April 2022

Completion

January 2024

Disciplines

Architectural
Construction Admin.



Owner Reference

Moses Stites
General Manager
559.233.6789



Farmersville Transit Center

City of Farmersville, Farmersville

Farmersville Transit Center blends historic inspiration, sustainable design, and future rail connectivity to serve as a vital hub for local and regional transit systems.

The architectural style of the building, influenced by a historic Farmersville Train Station, employs contemporary low-maintenance materials. Sustainability is at its core.

The design incorporates climate resilience and environmental compliance. The new four-bay transit facility provides shelter for transit users and serves as an epicenter for local and county-wide

transit systems. The siting of the building for impending rail travel takes advantage of the existing rail spur by providing the option for future access to a passenger loading dock.

This transformational project connects Farmersville residents and the surrounding communities to the High-Speed Rail.

Project Type
Transit Center

Size
3,643 SF

Cost
\$4,694,557

Start Date
July 2023

Completion
September 2024

Disciplines
Architectural
Mechanical
Electrical
Plumbing



Owner Reference
Jay Brock, Police Chief
Interim City Manager
(559) 747-0458



Police Department Dispatch Center

City of Lemoore, Lemoore

Moving emergency dispatch operations into town and designing it efficiently, using modular construction, has improved community safety and police while not impacting the current operations.

The City of Lemoore wanted to move their dispatch operations to town from the County Sheriff's center. Their existing building was too small and on a constrained site, so we placed a new building next to it, relieving some of the pressures the main building was experiencing.

In addition to full dispatch services and infrastructure, the new structure provides a spacious public lobby with adjacent meeting room, twice as much room for records, and a new police chief's office. Outdoors, we created a secure parking lot for officers with a second exit, and a visitors' lot that sits adjacent to the new lobby.

Project Type
Police Station

Size
3,840 SF

Cost
\$2,573,846

Start Date
September 2019

Completion
June 2021

Disciplines
Architectural
Mechanical
Construction Admin.



Owner Reference
Michelle Speer
Assistant City Manager
559.924.6707



Police Substation & Satellite City Offices

City of Shafter, Shafter

Enhancing public safety and sustainability with modular police, fire, and city facilities designed for long-term efficiency, faster delivery, and reduced environmental impact.

The City of Shafter is developing a new Police Department Substation and satellite City Offices in the growing southeast region along 7th Standard Road. In partnership with the Kern County Fire Department, the City has also commissioned a new Fire Station adjacent to these facilities. To streamline delivery and meet sustainability goals, all buildings will be constructed using modular methods.

Modular construction offers a faster timeline, cost predictability, and environmental benefits, including reduced material waste and minimized site disruption.

With the Fire Department also exploring a prototype station for future locations, this approach provides a scalable, efficient solution for expanding public safety infrastructure.

Project Type
Police Station

Size
8,650 SF

Cost
tbd

Start Date
March 2024

Completion
March 2026 est.

Disciplines
Architectural
Mechanical
Electrical
Plumbing



Owner Reference
Lance Lippincott
City Manager
661.746.5000



Fire Station #55 and Training Facility

City of Visalia, Visalia

This new Fire Station includes four apparatus bays, a two-story burn prop building, and a training classroom—designed for firefighter training, future growth, and sustainability, all within a carefully managed budget.

This new Fire Station is a vital addition to the City's public safety infrastructure, designed to support both current needs and future growth. The facility features four apparatus bays equipped with a diesel exhaust system to ensure a safe and efficient working environment.

A key component of the station is the two-story Training Burn Prop Building, constructed of durable concrete and outfitted with fire and smoke simulation props, industrial-grade lighting,

and integrated smoke and propane distribution systems. The adjacent Training Classroom includes a modern video projection system to enhance instruction and training sessions.

Throughout the design and construction process, the team prioritized sustainability, incorporating environmentally conscious materials and practices while maintaining strict adherence to the project budget.

Project Type
Fire Station

Size
16,682 SF

Cost
\$4,900,000

Start Date
December 2006

Completion
April 2009

Disciplines
Mechanical
Electrical
Plumbing
Construction Admin

Owner Reference
Steve Soloman
City Manager
559.713.4312



Litigation

TETER has not been involved in any litigation in connection with prior projects within the past five years.

Agreement Comments

3.1.1 Scope of Services. Please omit "[INSERT IF FEDERAL FUNDS WILL BE USED...]. It is our understanding the project will not be federally funded.

3.4.1 Standard of Care. Please omit "Designer warrants and represents..." and please rewrite "any services necessary to correct negligent errors and omissions..."

3.5.1 Knowledge and Compliance. Please add *negligent* before "violations of such laws..." and "failure or alleged failure..."

3.5.2 Drawings and Specifications. Please rewrite "Designer shall exercise standard of care to ensure that specifications conform to any applicable requirements..."

3.5.4 Permits, Approvals, and Authorizations. Please rewrite "Designer will use its best professional efforts to a list of all permits..."

3.5.5 (a) Compliance With Water Quality Laws, Ordinances, and Regulations. Please rewrite "Designer will use its best professional efforts to keep itself..."

Please rewrite "Designer additionally will use its best professional efforts to comply with the lawful requirements..."

3.5.5 (b) Standard of Care. Please omit "warrants" and replace with *represents*.

3.5.5 (c) (i) Indemnity. Please add *negligent* before "noncompliance with the laws..."

3.5.5 (c) (ii) Defense. Please add *negligent* before "failure to comply with ..."

3.5.5 (c) (ii) Damages. Please add *negligent* before "failure to comply with ..."

3.10.5 Withholding Payment to Designer. Please omit entire section.



City of Porterville's Fire & Police Public Safety Facility features design and energy-efficiency measures that reduce lifetime operating and maintenance costs, and creates an important public-safety presence for a growing area.

3.12.3 Documents and Other Data. Please include the following language at the end of the section: *"The Client acknowledges the Consultant's construction documents as instruments of professional service. Nevertheless, the plans and specifications prepared under this agreement shall become the property of the Client upon completion of the work and payment in full of all monies due to the Consultant. The Client shall not reuse or make any modifications to the plans and specifications without the prior written authorization of the Consultant. The client agrees, to the fullest extent permitted by the law, to indemnify and hold the Consultant harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of any unauthorized reuse or modification of the construction documents by the client or any person or entity that acquires or obtains the plans and specifications from or through the Client without the written authorization of the Consultant."*

3.13.2 Right to Use (c). Please omit section (c).

Please omit the sentence "and the use or reuse of the Project Documents for these purposes shall not be construed or interpreted to waive of limit District's right to recover for latent defects or for errors or omissions of the Designer."

Please omit "District's own risk ~~with respect to third parties:~~"

3.14.1 Please add *negligent* before "acts, errors or omissions..."

3.15.2 Additional Insured. Please omit "agents"

3.15.3 Commercial General Liability (d) Please omit "agents"

3.15.4 Automobile Liability (a) Please omit "owned"

3.15.4 Automobile Liability (b) Please omit entire "b" section

3.15.4 Automobile Liability (c) Please omit "agents"

3.15.6 Professional Liability (Errors and Omissions). Please omit "This insurance shall be endorsed to include contractual liability applicable to this Agreement."

Please omit "The policy must "pay on behalf" of the insured and must include a provision establishing the insurer's duty to defend"

3.15.7 Minimum Policy Limits Required (b) Please omit section (b). These types of cost are not insurable.

3.15.7 Minimum Policy Limits Required (c) Please omit "Any available coverage shall be provided to the parties required to be named as Additional Insured pursuant to this Agreement."

Exhibit A Designers Scope of Services

1.2 Exclusions from Basic Services. Civil and Landscape services are required to execute the project and will be included in TETER's Proposal for Professional Services.

2.2 Meeting Budget and Project Goals. Please rewrite "drawing and specifications *on a time and materials basis*, to bring the bids within the required budget"

3.1 Funding Documents. Please omit entire section. Based upon previous conversations with the Fire District, it is our understanding that Federal Funds are not required, instead will be Developer Funded.

7.3 Over Budget. Please rewrite "District may request Designer to amend, *on a time and materials basis*, the Final Drawings..."

8.4 Site Visits of Contractor's Work. Please replace ~~weekly~~ with *Bi-Monthly*.

8.5 Site Visits of Inspector's Work. Please omit "Designer shall conduct site visits to communicate and observe the activities of the District inspectors."

8.10 Written Records. Please omit entire section.

8.21 Warranties. Please rewrite "Designer shall coordinate and provide these materials to the District *upon approval of contractor submitted data*."

10.1 Advice. Please rewrite "Designer shall provide advice to District on apparent deficiencies in the Project during any applicable warranty periods for the Project *on a time and materials basis*."



TETER
ARCHITECTS ENGINEERS CONNECTED

Proposal for Professional Services

April 11, 2025

Stanislaus Consolidated Fire Protection District

3324 Topeka Street
Riverbank, CA 95367

Subject: Fee Proposal for Architectural and Engineering Design Services
Stanislaus Consolidated Fire Protection District – New Fire Station
Riverbank, CA

TETER Project No.: 25-13317

Dear Sir or Madam,

TETER is pleased to submit this Proposal for Professional Services to the **Stanislaus Consolidated Fire Protection District** in connection with the proposed new Fire Station to be located in Riverbank, CA. The fee Proposal herein is based upon TETER providing Architectural and Engineering services as follows:

Project Summary

The project consists of a new Fire Station consisting of apparatus bays, living quarters, administrative offices, training areas, and community engagement spaces.

This proposal includes the following professional design services:

- Architectural Design
- Civil Engineering
- Landscape Design
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering

Project Summary

Based on the above description, our scope of services shall be as follows:

Part 1: Design Phase – Schematic Design Thru Issuance of Permit

Provide Architectural and Engineering services consisting of the following:

1. **Schematic Design (SD):** *The TETER design team shall provide design services including:*

- a. Client interviews to determine the project Space Needs (Programming)
- b. Develop conceptual site/floor plan for review & comment
- c. Develop Presentation drawings
 - i. Site Plan, Floor & Roof Plans and Exterior Elevations
 - ii. 3D renderings of the exterior design
- d. 3-4 Client meetings for review & incorporate comments into design

2. Entitlements – Authority Having Jurisdiction (AHJ) Approvals (Site Plan Review): *The TETER design team shall lead the effort to secure planning approvals with the AHJ consisting of the following:*

- a. Assemble a submittal package for Site Plan Review (SPR).
- b. In addition to the Architectural Concept approved in the previous phase, the following additional documents will be prepared for entitlement submittal:
 - i. Operational Statement for the proposed building
 - ii. Preliminary Grading and Drainage Plans
 - iii. Preliminary Landscape Plan
 - iv. Preliminary Off-Site Improvement Plans
 - v. Preliminary Site Lighting Plan

3. Design Development (DD): *From the approved Schematic Design documents, the TETER design team shall provide Design Development services that will define and document the scope of work as follows:*

- a. Architectural coordination with Fire District stakeholders
- b. Provide base drawings for use by other disciplines and consultants.
- c. Design and develop the Architectural design & drawings (TETER).
 - i. Site plan
 - ii. Dimensioned floor plans, reflected ceiling & roof plans.
 - iii. Exterior elevations
 - iv. Building sections
- d. Coordinate the consultant’s system requirements into building design
- e. Structural Engineering (TETER)
 - i. Roof framing plan
 - ii. Preliminary foundation plan
 - iii. Preliminary wall framing coordination with PEMB manufacturer (if applicable)
- f. Mechanical/Plumbing Engineering (TETER)
 - i. Mechanical design; HVAC system selection and equipment location, system distribution and preliminary Title 24 calculations
 - ii. Plumbing design; plumbing system selection and location, site gas design/coordination with civil engineers and generate preliminary building plumbing distribution plans (water, gas and sewer).
 - iii. Equipment & fixture cutsheets/ product literature
- g. Electrical Engineering (TETER)
 - i. Electrical service coordination with Utility company
 - ii. Main Switchgear equipment size and location

- iii. Electrical design; preliminary lighting and power plans,
 - iv. Light fixtures cutsheets/ product literature
 - h. Interior Design (TETER)
 - i. Interior material selection and color board
 - ii. Preliminary material locations on floor plan
 - i. Landscape Design (Consultant to TETER)
 - i. Preliminary planting plan
 - j. Civil Engineering (Consultant to TETER)
 - i. Topographical survey
 - ii. Preliminary grading & drainage plan
 - iii. Preliminary Utility service plan
 - k. Meetings with Fire District to review progression of plans and approval of DD package (2-3 meetings allotted)

4. Construction Documents (CD): *Upon approval of the Design Development package, The TETER team shall develop Construction Drawings (CD) & specs for issuance of building permit, consisting of the following:*

- a. Meetings with Client to review progression of plans and approve CD package (2-3 meetings allotted)
- b. Develop Construction Drawings in sufficient detail to provide the General Contractor with the proper guidance during construction and to obtain a building permit. The following will be provided for the TETER Architectural and Structural scope as well as what will be expected by each of the Consultants that are direct to Fire District, as well as the design-build contractors:
 - i. Architectural (TETER)
 - 1. Fully dimensioned and annotated Site Plan
 - 2. Fully dimensioned and annotated small scale and enlarged Floor, Reflected Ceiling & Roof Plans
 - 3. Fully annotated Exterior Elevations of all faces of the buildings
 - 4. Building Sections
 - 5. Door, window, and finish schedules
 - 6. Selection of exterior materials and colors
 - 7. Details and Sheet Specifications
 - ii. Civil (Consultant to TETER)
 - 1. Topographic Survey
 - 2. Grading and Drainage Plans
 - 3. Off-site improvement plans (if applicable)
 - 4. Site Utilities Plan
 - 5. Details and Sheet Specifications
 - iii. Landscape Architect (Consultant to TETER)
 - 1. Planting Plans
 - 2. Irrigation Plans
 - 3. Details and Sheet Specifications
 - iv. Structural (TETER)
 - 1. Fully dimensioned and annotated Foundation and Roof Framing Plans

2. Shear wall schedule (if applicable)
3. Details and Sheet Specifications
4. Structural calculations
- v. Plumbing (TETER)
 1. Piping plans (gas, water and sewer)
 2. Fixture Schedules
 3. Details and Sheet Specifications
- vi. Mechanical (TETER)
 1. Fully annotated HVAC Distribution Plans
 2. Mechanical Roof Plan
 3. Equipment Schedules
 4. Details and Sheet Specifications
 5. Energy calculations
- vii. Electrical (TETER)
 1. One-line diagrams
 2. Power Plans
 3. Panel Schedules
 4. Data/communication Plans
 5. Lighting Plans
 6. Details and Sheet Specifications
 7. Energy calculations
- viii. Interior Design (TETER)
 1. Floor material plan, including flooring, ceiling & paint colors,
 2. Interior Elevations with wall tile and casework materials callouts
 3. Interior Finish Schedules, details & sheet specifications
- d. Provide progress submittals (plans, specs, calculations) to the Fire District for their review and comment:
 - i. Concept Design
 - ii. 60% Construction Documents
 - iii. 90% Construction Documents
 - iv. 100% Construction Documents
- e. Submit plans to the Building Department, address Plan Check corrections required for issuance of a building permit

Part 2: Construction Phase: Bid Phase

Provide professional services to assist the Fire District with the public bid process:

1. Bidding

- a. Attend the pre-bid conference if scheduled
- b. Issue plans to prospective bidders
- c. Respond to bid time RFI's
- d. Issue Addenda's as required
- e. Attend bid opening if requested by the Fire District

Part 3: Construction Phase: Construction Administration

Provide Architectural, Interior Design and Engineering Construction Administration services as follows:

2. Construction Administration (CA)

- a. Project Management web based Meetings (1 per month included)
- b. Site visits as requested (4 included)
- c. Review of shop drawing submittals and product literature review
- d. Respond to Request for Information (clarification) of plans and specifications as required (i.e. RFI's)
- e. Development of end of project punchlists
- f. Project Closeout
- g. Record Drawings (from Contractor provided red-marked sets)

Schedule

Upon receipt of a fully executed Agreement, it is anticipated that the Design and Development of construction documents will be ready for plan check submittal in 9-12 months. Scheule assumes the timely review and approval by the District of interim submittals.

Compensation

As the RFP did not provide information on the site for which the building will be constructed, or the desired square footage of the building or the anticipated budget, it is not possible for TETER to determine a "fixed" fee for the project. As an example, an undeveloped site needing off-site street improvements and utility extensions would require a significant amount of additional engineering work on behalf of our civil engineer vs. a site with curbs and gutters already in place with all utilities stubbed to the site. In addition, the size and construction type for the Fire Station greatly impacts the fees for Architectural, Structural, and Mechanical, Electrical and Plumbing design/engineering.

The following fees are based upon the Scope of Services outlined above:

Proposed Fees - Design through Construction Administration: 8 ½ -9% of Construction Costs*

** Fee percentage to be negotiated once the full scope of the project has been determined*

Reimbursable Expenses

The following expenses incurred on this project are not part of the contract total and will be billed separately:

1. Reproductions, plans, reports, and documents required outside of Architect's normal working sets and in-house progress sets shall be a reimbursable expense to be billed as they are incurred plus fifteen percent (15%) of the expenses incurred.
2. Expenses for mailing such as postage, UPS, FedEx, courier services, etc. shall be a reimbursable expense to be billed as they are incurred plus fifteen percent (15%) of the expenses incurred.

Assumptions

We have assumed the following in the development of this proposal:

1. Soils Investigation and Report; it is assumed that the Client will provide a Geotechnical Report to TETER for the design of the building foundations and for design of the paving sections by Civil.
2. Construction drawings will be developed either utilizing Autodesk REVIT software to an LOD 250 level at TETER's discretion.
3. Design concept developed by TETER and approved by Owner will form the basis of the Design and Construction documents. Should revisions to the design be requested once the Construction Documents have commenced, additional time and fees may be required.
4. Fees assume that utilities are reasonably close to the project site and extensions beyond 50 feet will not be required.
5. Proposal assumes that the project site has the appropriate zoning for the Fire Station and that a rezoning process is not required.
6. Fire Sprinkler design, engineering and drawings are assumed to be a "deferred submittal" as allowed by the building department. Drawings and design will be completed by the successful bidder.
7. Proposal assumes that TETER will design the project to the new Building Code that will be in effect on January 1, 2026. Any code updates needed due to a delayed construction bid date will be an additional service.

Exclusions

The following services are not included in this Proposal but may be available upon Client's request at an additional fee:

1. Any services related to CEQA application/reviews, traffic studies, acoustical studies, environmental reviews and studies, etc.
2. Site Assessments including Historical, Archaeological and Endangered Species.
3. Fire Sprinkler design, engineering and drawings.
4. Boundary/ALTA Surveys and Topographic Surveys.
5. Site Use and Entitlement services, beyond SPR submittal, including Conditional Use Permits, Variances, Zoning and Use Issues, and Lot Line Adjustments.
6. Value Engineering or Owner-requested design changes after approval of the 100% Design Development milestone (any changes requested beyond that point will be considered additional services and will be negotiated on a Time and Materials basis).
7. LEED Certification Design and Documentation.
8. Agency negotiations, approvals, design and documentation for handling and storage of hazardous Materials and designated wastes, including but not limited to asbestos, its detection and removal
9. Site visits and client meetings in addition to those specified above.
10. Selection/Specification/Coordination of Systems Furniture, Furnishings and Equipment.
11. All Plan Check and Permit Fees, School Fees and other fees that may be required by an Authority Having Jurisdiction.
12. Materials testing and Special Inspections.
13. Costs and services for an acoustical consultant.
14. Geotechnical surveys and reports
15. Services associated with traffic light design.
16. Costs and services for a traffic study.

17. Services associated with the design and detailing of Data, Telecom or Security Systems.
18. Building Commissioning services.
19. Revisions to the completed building plans should the bids come in higher than the approved final construction cost estimate. Any revisions requested will be performed on a Time and Materials basis.
20. Any other fee or service not specifically described in this Proposal.

Proposal Expiration

This proposal is valid for 90 days. If an Executed Agreement is not received within 90 days, the proposal is subject to re-evaluation.

Should you have any questions regarding this Proposal, please do not hesitate to contact me at (559) 437-0887, Ext. 2313.

Sincerely,



Clay Davis, AIA, NCARB, LEEP AP
Senior Principal | Architect

Attachments: Hourly Rate Schedule and Exhibit A

Architecture

Principal Architect	\$275.00/hr
Senior Architect	\$220.00/hr
Architect	\$180.00/hr

Civil Engineering

Principal Civil Engineer	\$255.00/hr
Senior Civil Engineer	\$195.00/hr
Civil Engineer	\$170.00/hr

Structural Engineering

Principal Structural Engineer	\$270.00/hr
Senior Structural Engineer	\$240.00/hr
Structural Engineer	\$200.00/hr

Mechanical Engineering

Principal Mechanical Engineer	\$270.00/hr
Senior Mechanical Engineer	\$235.00/hr
Mechanical Engineer	\$185.00/hr

Electrical Engineering

Principal Electrical Engineer	\$290.00/hr
Senior Electrical Engineer	\$235.00/hr
Electrical Engineer	\$185.00/hr

Court Appearances / Expert Testimony / Consultation / Specialty

Professional Engineer	\$450.00/hr
Architect	\$450.00/hr
Certified Access Specialist (CASp)	\$290.00/hr

Construction Administration

Senior Construction Administrator	\$185.00/hr
Construction Administrator	\$140.00/hr

Project Management

Principal Project Manager	\$255.00/hr
Senior Project Manager	\$220.00/hr
Project Manager	\$185.00/hr
Job Captain	\$150.00/hr
Senior Administrator	\$145.00/hr
Administrator	\$120.00/hr

Support Services

Systems Manager	\$195.00/hr
Engineer-In-Training II	\$145.00/hr
Engineer-In-Training I	\$135.00/hr
Design Professional II	\$125.00/hr
Design Professional I	\$120.00/hr
Senior Drafter	\$125.00/hr
Drafter	\$105.00/hr

Reimbursable items

Mileage	Current Federal Rate + 15%
Prints (11" x 17")	\$0.15/sheet
Prints (24" x 32")	\$1.00/sheet
Prints (24" x 36")	\$1.50/sheet
Prints (30" x 42")	\$2.00/sheet
Sub-Consultants	Invoice + 15%
Other Direct Costs	Cost + 15%



PROPOSAL FOR OWNER'S REPRESENTATION AND PROJECT DEVELOPMENT SERVICES

NEW FIRE STATION – STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT

May 2025

Stanislaus Consolidated Fire Protection District
Attn: Amanda McCormick
3324 Topeka Street
Riverbank, CA 95367

EXECUTIVE SUMMARY

Jaureguy's Design & Construction (JDC) is pleased to present this proposal to support the Stanislaus Consolidated Fire Protection District (SCFPD) in delivering a new fire station facility. As your Owner's Representative, we will manage and coordinate the project through all phases—from early discovery through design, permitting, construction, and closeout—ensuring alignment with your goals, budget, and schedule.

JDC is not an architectural or engineering firm, but a highly experienced design-build project manager and construction advisor. We will lead the selection and coordination of all third-party professionals and contractors, mitigating risk and ensuring transparency throughout the process.

OUR ROLE & LEADERSHIP APPROACH

As your Owner's Representative, JDC will:

- Lead all project phases from pre-design through construction
- Represent SCFPD in meetings and negotiations with consultants, agencies, and developers
- Manage the selection and oversight of architects, engineers, and general contractors
- Provide proactive cost control, schedule management, and quality assurance
- Ensure project milestones align with SCFPD's operational requirements



PHASED PROJECT PLAN & SCOPE OF SERVICES

Phase 1 – Discovery & Criteria Definition

- - Host stakeholder workshops to define operational and spatial needs
- - Develop a performance-based program and initial space plan
- - Deliver a conceptual layout and building footprint to inform design direction

Phase 2 – Civil Coordination & Survey

- - Coordinate topographic and boundary survey efforts
- - Manage civil engineering layout including fire apparatus access and utility planning
- - Facilitate integration with the adjacent residential development and local agencies

Phase 3 – Consultant Procurement & Design Management

- - Lead the selection process for architectural and engineering consultants
- - Manage consultant scopes, schedules, and deliverables
- - Coordinate design reviews and ensure code compliance and operational alignment

Phase 4 – Permitting & Regulatory Support

- - Support preparation and submission of entitlement and permit packages
- - Coordinate with jurisdictional reviewers and assist in response documentation

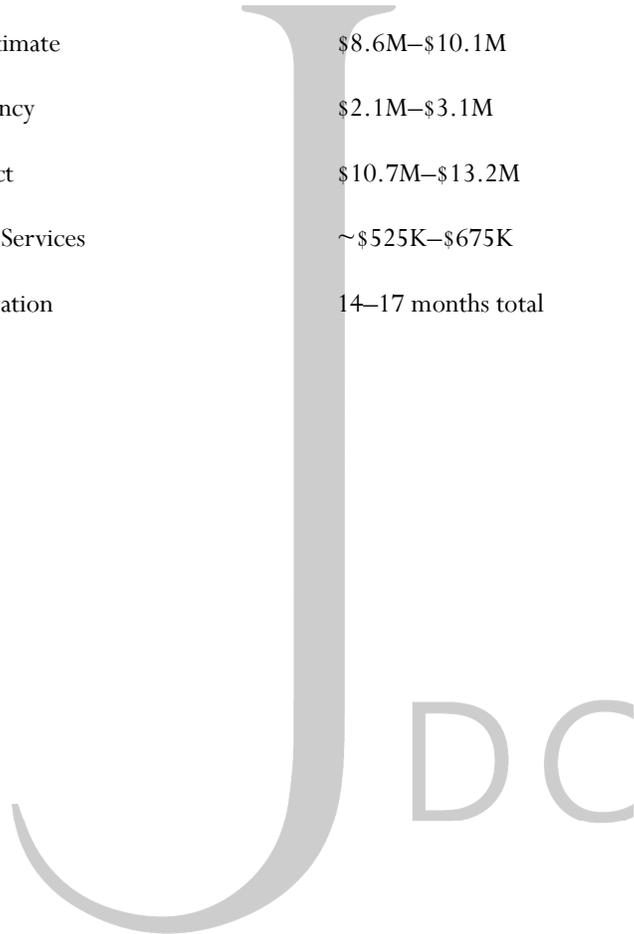
Phase 5 – Construction Oversight & Closeout

- - Support bidding or GMP negotiations
- - Oversee contractor performance, respond to RFIs, manage submittals
- - Review pay applications, lead progress meetings, and ensure timely completion
- - Assist with occupancy, punch list resolution, and closeout documentation



ESTIMATED FACILITY SIZE AND COST

Item	Estimate
Estimated Building Size	15,000 SF
Construction Cost Range	\$575–\$675/SF
Hard Construction Estimate	\$8.6M–\$10.1M
Soft Costs & Contingency	\$2.1M–\$3.1M
Total Estimated Project	\$10.7M–\$13.2M
Design & Engineering Services	~\$525K–\$675K
Estimated Project Duration	14–17 months total





UPDATED FEE STRUCTURE – OWNER’S REPRESENTATION ACROSS ALL PHASES

Phase	Estimated Hours	Estimated Fee	Description
Discovery & Programming	200 hrs	\$50,000	Stakeholder engagement, initial planning, conceptual coordination
Civil Coordination	120 hrs	\$30,000	Survey oversight, utility planning, agency coordination
Consultant Procurement & Management	180 hrs	\$45,000	Selection and oversight of A/E teams and scope control
Design Oversight (SD to CD)	260 hrs	\$65,000	Consultant management, plan review, and code alignment
Permitting & Regulatory Interface	100 hrs	\$25,000	Permit prep, agency support, and document management
Bidding or Negotiation Support	60 hrs	\$15,000	GC procurement, scope evaluation, and GMP alignment
Construction Oversight	320 hrs	\$80,000	Site visits, pay app reviews, submittals, progress monitoring
Closeout & Commissioning Support	60 hrs	\$15,000	Occupancy coordination, punchlist, final documentation
Total Estimated Hours	1,300 hrs	\$325,000	Blended management across full project lifecycle



HOURLY BILLING RATES

Project Management Role	Rate
Principal Project Manager	\$255.00/hr
Senior Project Manager	\$220.00/hr
Project Manager	\$185.00/hr
Job Captain	\$150.00/hr
Senior Administrator	\$145.00/hr
Administrator	\$120.00/hr

CONCEPTUAL PHASE TIMELINE

Phase	Duration
Discovery Workshop	Week 1–2
Conceptual Design & Civil Coordination	Week 3–5
Developer Engagement & Utility Coordination	Week 6–8
Final Review and Packaging	Week 9
District Review & Procurement Planning	Week 10+

PROJECT ASSUMPTIONS & EXCLUSIONS

Assumptions

- - Timely access to project site and SCFPD stakeholders
- - Developer to provide mapping and base data
- - One revision to conceptual plans included

Exclusions

- - CEQA or environmental documentation
- - Dry utility coordination (PG&E, telecom, etc.)
- - Final construction documents or permit submittal
- - Direct contracting of architectural, structural, or fire protection design



NEXT STEPS

- - Authorize this proposal to begin Phase 1 services
- - Schedule kickoff and stakeholder workshop
- - Proceed with consultant procurement and design coordination

CLOSING STATEMENT

We appreciate the opportunity to support SCFPD's mission and stand ready to serve as a trusted extension of your team. Our integrated approach and commitment to transparency will ensure that this project is delivered with the quality, functionality, and fiscal responsibility the District expects.

Sincerely,

Eric Jergenson

President

Jaureguy's Design & Construction





JAUREGUY'S
DESIGN & CONSTRUCTION

REQUEST FOR QUALIFICATION



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INTRODUCTION LETTER

Dear Stanislaus Consolidated Fire District,

We are pleased to submit our qualifications in response to the District's **Statement of Qualifications (SOQ)** request for architectural services in connection with the development of a new fire station facility. We appreciate the opportunity to introduce **Jaureguy's Design & Construction**, and we are enthusiastic about the potential to serve as your trusted partner in delivering this important project.

Jaureguy's Design & Construction is a **local design-build firm** that focuses on serving as an **owner's representative and project management partner**, ensuring that projects are strategically led from concept to completion. Our approach is rooted in assembling the right team tailored to each project's needs—engaging experienced professionals, including architects and engineers, to develop and deliver successful, cost-effective outcomes that reflect our clients' priorities.

Statement of Qualifications – Litigation Disclosure

In accordance with the District's request, we confirm that **Jaureguy's Design & Construction has had no litigation, arbitration, or negotiated/settled disputes with clients within the past five years**. We are proud of our collaborative, transparent, and problem-solving approach, which has resulted in a strong record of positive partnerships and successful project completions.

Proposal & Fee Structure

As part of this submission, we have included a base fee schedule in our cover letter that provides an early framework for anticipated project services. This estimate is based on limited available information and is intended to help define and structure the scope moving forward. Final costs will be determined through collaboration with the District, solicitation of qualified architectural partners, and development of a detailed control estimate aligned with project goals.

We respectfully invite the District to review our full RFQ response, and we welcome the opportunity to meet, discuss project specifics, and refine our proposal to meet your operational and community needs.

Thank you for considering Jaureguy's Design & Construction. We look forward to the possibility of supporting the Stanislaus Consolidated Fire Protection District on this meaningful initiative.

Warm regards,

Eric Jergenson & Colby Bailey
President & Vice-President



JAUREGUY'S DESIGN & CONSTRUCTION

1440 Freitas Park, Turlock, CA 95380

About

Phone: 209.634.2002
Website: www.jaureguys.com
Email: office@jaureguys.com

Established 1989, Incorporated 1/1/2008

Federal tax ID number: 26-1852094
CA Resale #: 101-056904
DIR #: 1000058448
CA Contractor's License #: 920776
Classifications: B-general building contractor, C33
NV License #: 86611

Officers

Eric J. Jergenson President 1026 Sierra Drive Turlock, CA 95380 209.678.6897	Colby J. Bailey Vice President 2075 East Canal Drive Turlock, CA 95380 209.648.7701	John Jaureguy Secretary/Treasurer 3277 Summit Camp Carson City, NV 89705 209.678.6894
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Bank

Bank of Stockton
134S. Golden State Blvd.
Turlock, CA 95380
209.669.2777
Contact: Wonderly Correia

Teams Relevant Experience

Talbott Winery Wine Production Line Expansion, *Gonzales, CA*
Halo Recycling Facility, *Modesto, CA*
Capacity Chemical – Chemical processing and batching. PLC/HMI programming, *Westly, CA*
George Reed Construction – Table Mountain and JVQ Crush Plant, *Friant, CA*
Siskiyou Forest Products – Equipment Building, *Anderson, Shasta County, CA*
Meena Farms Production Bldg. Cherry Packing Facility, *Gustine, CA*
Hilmar Cheese - New Plant, *Dodge City, KS*
Cal Chef Facility, *Stockton, CA*
GloriAnn Farms/Five Crowns Facility, *Tracy, CA*
Comar Facility, *Rancho Cucamonga, CA*



JDC PROJECT EXAMPLES



Project Name: Halo Glass Recycling Plant and CSP Expansion

Location: 720 S. Riverside Drive, Modesto, CA 95354

Project Description: JDC was awarded the contract for the Design-Bid-Build of the Halo Glass Recycling facility with a budget of \$22M. Halo released this project to bid at 80% design completion. Shortly after starting the job JDC and the Halo discovered the design to be only 60%. Halo then fired the design project manager and JDC assumed the role of Project Manager. JDC and its team of engineers, sub-contractors, and consultants were able to finalize the design and deliver a functional facility. By the end of the project, JDC and Halo teams were functioning as a collaborative Design-Build team. Final Budget \$42.7M

Lessons learned from the initial project led Halo to opt for the Design-Build method due to its collaborative nature with the owner, design, and construction teams for the expansion contract. JDC was awarded the contract as the design-build firm to design, engineer, construct, and commission the new processing line. \$2.2M

Project Delivery:

Method: Design-Build with GMP

Design Process: JDC contracted and managed architects and civil, structural, mechanical, and electrical engineers to produce a functioning glass recycling facility. This project went through many design and constructability reviews, including BIM modeling, detailed scheduling utilizing Primavera P6 with resource allocation, and Procore project management software. The final plan included 100 % construction drawings, a baseline schedule, and a firm budget. This project approach is now used as our template for all our Design-Build projects.

Contractor Bids: JDC interviewed the applicable trades before soliciting bids. Special consideration was taken to be sure all subcontractors selected could meet the complexities and manpower requirements needed for this build. Winning contractors and vendors were selected based on their ability to meet both JDC and Halo contract terms and conditions.

Construction: JDC's construction role included procuring all necessary equipment and materials and managing sub-contractors to execute the project successfully. JDC reported daily logs to the client including JHA's, progress photos, and schedule updates. JDC performed PSSR walks with all relevant parties. JDC produced a final set of as-built documentation, commissioned all systems, and completed all punch list items requested by Gallo. The project was completed on time and on budget.

Project Owner & Contact:

Owner: Halo Glass Recycling

Representative: James Mulhern 209.485.8981

James is a senior project manager for Gallo Winery and represented the majority investor. He was intimately involved with this project from inception to completion.





Project Name: Gallo Flavors Warehouse 1 & 2
Location: 600 Yosemite Ave., Modesto, CA 95354
Project Description: Cold storage warehouses to store concentrates used in the expanding flavored seltzer and spirits' market. JDC selected as the design build firm to design, engineer, construct, and commission. \$5.6M

Project Delivery:

Method: Design Build with GMP

Design Process: Gallo Winery approached JDC with a need to expand the storage of their flavor concentrates. Gallo identified the location, size, and GMP for the proposed facility. JDC contracted with a specialized cold storage engineer and a structural engineer to generate a final plan set complete with drawings and specification.

Contractor Bids: JDC solicited the applicable trades and reviewed with complete transparency the bids with Gallo. Contractors and vendors were selected based on their ability to meet both JDC and Gallo's contract terms and conditions.

Construction: JDC's construction role included procuring all necessary equipment, materials, and managing of sub-contractors to execute the project successfully. JDC reported daily logs to the client including JHA's, progress photos, and schedule updates. JDC performed PSSR walks with all relevant parties. JDC produced a final set of as-built documentation, commissioned all systems, and completed all punch-list items requested by Gallo. Project completed on time and on budget.

Project Owner & Contact:

Owner: Gallo Winery

Representative: Darin Grams 209.247.7582

Darin is a senior project manager for Gallo Winery. Darin had daily involvement with this project since its inception. Darin and JDC reviewed the budget and schedule regularly. Darin communicated, with future users at Gallo, making sure JDC met their needs.





Project Name: Clear Creek Tahoe Lot 214

Location: 216 Walton Toll Road, Carson City, NV 89705

Project Description: Complete design and construction service for an investment group on a speculation home. Ground up construction of a 5000 ft² luxury home in the Clear Creek Tahoe development community. JDC's design role included all aspects of site, building size, style, and architect selection. JDC's role as construction manager included all aspects of sub-contractor/ material vendor selection and project oversight from breaking ground to client punch list. \$6.8M



Project Delivery:

Method: Design Build with GMP

Design Process: JDC and the owners established a comprehensive budget setting the project's GMP. JDC was then able to find a site, establish a SOW (style, size, finish level), select an architect, and engineer. The architect created a set of plans that met the owner's style, budget, and timeline requirements.

Contractor Bids: A minimum of three subcontractors per trade with required NV license, previous experience, and agreement to JDC's terms and conditions were solicited. Bids were solicited at the 80% design phase to keep on investor construction schedule. Bids were reviewed by JDC and the owner. Selections were made on a matrix of price, confidence, and schedule availability. A final budget was established from the selected subcontractor and suppliers' bids.

Construction: JDC as the general contractor oversaw all aspects of construction. JDC utilized ProCore construction management software assisting in communications between architects, interior designers, and contractors. JDC construction team was able to deliver on time and underbudget.

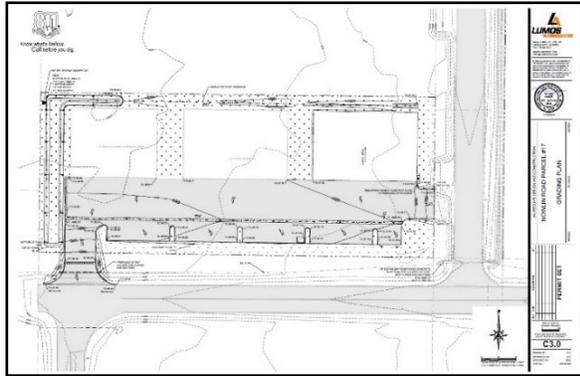
Project Owner & Contact:

Owner: Kokin, LA & MA TTEE ET AL

Representative: Dave Smith 530.448.1808

Dave's role was to meet with JDC team onsite and verify to investors that the project was meeting the contract's quality and completion milestones.





Project Name: Nowlin Road Commercial Complex Phase 1

Location: 2436 Nowlin Road Minden, NV 89423

Project Description: Development of a new commercial 3 building complex. Project includes all civil engineering, architectural and structural design, infrastructure installation, and building construction. \$3.7M

Project Delivery:

Method: Project delivery was Design Build with no GMP

Design Process: JDC worked in conjunction with its Client, JS Enterprises, in selection of a site to meet their project’s needs. Once a property was selected JDC contracted an Architect and Civil Engineer. JDC and its team then began the design and presentation process, ensuring that constructability, client needs, and aesthetic requirements were considered. After the final design was approved a budget and SOW were created. Projected costs were reviewed at the 10%, 50%, and 90% design completion milestones.

Contractor Bids: A minimum of three subcontractors per trade with required NV license, previous experience, and agreement to JDC’s terms and conditions were solicited. Bids were reviewed by JDC and the owner. Selection of subcontractor and suppliers were made based on a matrix of price, confidence, and schedule availability. A final budget was established from the selected subcontractor and suppliers’ bids.

Construction: A schedule with key milestones was created and monitored daily. JDC managed all the communication between the contractors, design team, county office, special inspectors, and utility providers. JDC’s onsite foreman ensured that our Q.C., safety protocols, and performance needs were met. Client reviews of schedule and budget were conducted regularly throughout the construction process.

Project Owner & Contact:

Owner: JS Enterprises

Representative: Mark Baer 775.350.0258

Mark was JS Ent., onsite inspector. Tasks included reporting progress for contract draws, schedule milestones completion, and quality of craftsmanship.





Project Name: Talbott Winery Modifications

Location: 1380 River Road, Gonzales, CA 93926

Project Description: Modify existing HVAC system to passive air cooling, design and build a climate-controlled fermentation room, design and build a sanitary wine transfer system for onsite bottling line.

Project Delivery:

Method: Project delivery was a combination of design bid build (HVAC system designed by others) and GMP design build for the fermentation and transfer system.

Design Process: JDC and selected engineering firms prepared and presented plan options with the owner. Through the process of reviews and revisions, a plan was finalized. The final plan was reviewed to ensure all constructability, procurement, and execution had been address. Project was there sent out for subcontractor bid.

Contractor Bids: A Minimum of three subcontractors with correct CA contractor’s license and previous experience per trade were solicited. Bids were reviewed by JDC (project manager) and Talbott Winery (Owner). Selection of subcontractor and suppliers were made based on a matrix of price, confidence, and schedule availability.

Construction: A schedule was created and followed. Weekly site visits and QC check were performed throughout the duration. Project was delivered on-time and on-budget. JDC and team were able to overcome obstacles due to COVID labor and supply chain issues.

Project Owner & Contact:

Owner: Talbott Winery

Representative: Jack Loveless, Project Manager,
707.287.6542

As PM Jack reviewed and approved all decision regarding design, cost, and schedule. Once under construction Jack answered all RFI’s and approved all submittals. Weekly job walks were performed to ensure the quality and schedules were being met.





Project Name: Gallo Glass Furnace 1 Rebuild

Location: 605 S Santa Cruz Ave, Modesto, CA 95354

Project Description: The Glass Furnace Rebuild project for Gallo Glass, located in California, exemplifies a significant achievement in high-temperature industrial furnace design, construction, and commissioning. The project involved the comprehensive overhaul and modernization of a large-scale glass melting furnace, critical to the production operations of one of the largest glass container manufacturers in the United States.

A senior engineer and project manager, now a valued member of the JDC team, played a pivotal role in the successful execution of this endeavor. Their responsibilities included project planning, coordination with multidisciplinary teams, and ensuring compliance with stringent safety and environmental standards. Leveraging extensive expertise in thermal systems and refractory materials, they guided the design enhancements to optimize furnace efficiency, extend operational lifespan, and reduce energy consumption.

The project required meticulous attention to detail, from managing engineering, procuring international equipment, scheduling shutdown activities to managing contractors and overseeing the installation of advanced control systems. The senior engineer's hands-on involvement in troubleshooting and commissioning ensured the project was delivered on time, within budget, and to the owner's exacting specifications.

This experience reflects the high level of technical proficiency and leadership that JDC's team now embodies, enabling us to deliver exceptional results for similar complex industrial projects.



Project Information:

Final Budget: \$120.1M

Duration: 3 years

Method: Design-Build with GMP



Project Owner & Contact:

Owner: Gallo Glass

Representative: James Mulhern 209.485.8981

James is Operations Director for Gallo Glass and represented the majority investor on the project. He was intimately involved with this project from inception to completion.



PROJECT TEAM



Eric Jergenson, President/ Project Manager

Licenses

California Contractors License #920776 (C, B22)

Nevada Contractors License #86611

About

Eric is a general building contractor with 20 years of construction experience. His experience covers design and construction support in the residential, educational, food service, commercial, and industrial industries. Eric has progressed his career starting as a designer, then a general contractor, to construction manager. Eric has taken a small family retail business and developed it into a full-service design-build construction firm operating multiple project teams in California and Nevada.

Education

UNIVERSITY OF CALIFORNIA SANTA CRUZ; Santa Cruz, CA
Degree in Business Management and Economics 2005

CONSTRUCTION MANAGEMENT ASSOCIATION OF AMERICA; Los Angeles, CA
Certified Construction Management 2018

Experience

Little Lights Preschool, *Turlock, CA*
Modesto Irrigation Lab Remodel, *Waterford, CA*
Halo Recycling Facility, *Modesto, CA*
Del Puerto Water District Remodel, *Patterson, CA*
CSUS Starbucks Café Construction, *Turlock, CA*
West Hills Community College Starbucks Café Construction, *Lemoore, CA*
Diablo Grande Clubhouse Remodel and Starbucks Café Construction, *Patterson, CA*
Talbot Winery Wine Production Line Expansion, *Gonzales, CA*
Columbia Valley Winery Production Line Expansion, *Seattle, WA*

Community

Turlock Chamber of Commerce Leadership Turlock, 2009
Active 20/30 Club President, 2015
Turlock Noon Rotary, *past member*
First United Methodist Church Turlock, *current member*



Colby Bailey, Vice-President/Construction Manager

Licenses

California Contractors License #920776 (C, B22)

Nevada Contractors License #86611

About

Colby is a seasoned construction professional with a proven track record of success in industrial project management. He has cultivated a career marked by delivering increasingly complex and large-scale projects. His expertise spans the full project lifecycle, from initial design-build planning to on-site execution, while maintaining a sharp focus on managing client expectations and ensuring seamless delivery.

Colby has played a pivotal role in the successful completion of several high-profile projects, including Halo, CSP, and Ultra-Fines. His hands-on approach, problem-solving acumen, and ability to coordinate multidisciplinary teams have been instrumental in their success. Colby's dedication to excellence and his results-driven mindset make him an invaluable partner in driving industrial construction projects to completion with precision and efficiency.

Experience

Halo Recycling Facility, *Modesto, CA*

Halo Recycling, CSP Line, *Modesto, CA*

Modesto Irrigation Lab Remodel, *Waterford, CA*

Del Puerto Water District Remodel, *Patterson, CA*

CSUS Starbucks Café Construction, *Turlock, CA*

West Hills Community College Starbucks Café Construction, *Lemoore, CA*

Diablo Grande Clubhouse Remodel and Starbucks Café Construction, *Patterson, CA*

Talbott Winery Wine Production Line Expansion, *Gonzales, CA*

Columbia Valley Winery Production Line Expansion, *Seattle, WA*



Luis Mejia Jr., Design Project Manager

Licenses

Project Management Professional (PMP) – 3413424 - 2023

About

Luis is a designer with 10 years of experience as an owner representative. His expertise spans commercial, industrial, and public institution projects. He began his career at Gallo Winery, where he progressed from draftsman to project coordinator, senior engineer, and eventually project manager. In the public sector, Luis managed and facilitated the execution of the first off-campus building for Cal Poly, coordinating with both local and state agencies while driving decision-making in the complex academic industry.

Education

CALIFORNIA POLYTECHNIC STATE UNIVERSITY, San Luis Obispo, CA
Degree in Architecture, B.Arch - 2013

UNIVERSITY OF SOUTHERN CALIFORNIA, Los Angeles, CA
Master's in Project Management, M.S. - 2022

Experience

- Cal Poly Mustang Business Park, *San Luis Obispo, CA*
- Cal Poly Recreation Center Leisure Pool, *San Luis Obispo, CA*
- Cal Poly Consolidated Services Center, *San Luis Obispo, CA*
- Halo Recycling Facility, *Modesto, CA*
- Gallo Glass Furnace 1 Rebuild, *Modesto, CA*
- Gallo Winery Laboratory Master Plan Remodel, *Modesto, CA*
- Gallo Winery Electrical Substation Replacements, *Stanislaus County, CA*



CHRISTOPHER WELLS, Principal Electrical Engineer
Unity Design Group

ABOUT

Christopher Wells graduated from CSU Sacramento in 2014 with a Bachelor of Science degree in Electrical Engineering. Christopher started his career at a local public utility company. Since 2015 Christopher has been in the consulting industry working as a Designer, Project Manager, and Electrical Engineer.

EDUCATION

CALIFORNIA STATE UNIVERSITY, SACRAMENTO
Bachelor Of Science – Electrical Engineering

OBJECTIVE

To understand the client's needs to ensure that the project always exceeds the client's expectations within the client's budget and time frame. This often includes an extensive site visit along with constant communications with the client.

VITALS

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LICENSES

California: E23118
Arizona: 72815
Florida: PE95081
Nevada: 027861
Idaho: 19886
Kansas: 30258
Utah: 12118640-2202
Oregon: 102627PE
New Jersey: 24GE05908500

EXPERIENCE

HEALTHCARE

Christopher has extensive experience in healthcare projects ranging from major equipment replacements to complete medical office buildings and hospital expansions. He also has experience with OSHPD.

INDUSTRIAL / COMMERCIAL

From storage warehouses to office buildings and process manufacturing facilities, Christopher has completed countless projects. These designs included power distribution, general power lighting, fire alarm, security, and building automation.

FOOD AND BEVERAGE

Christopher has several years of experience in the food and beverage industry. His completed list of projects is continuously growing and ranges from guard shacks to tank farms, process packaging, cooling plants, and facility energy metering and power quality.

UTILITY

Christopher's completed projects range from the as-builts verification of hydroelectric and high voltage substations to overhead/underground and distribution lines. Christopher has also assisted several utility companies with CAISO audits. Assistance ranged from facility descriptions to tracing out metering equipment for the purpose of identifying meter locations.

**JUSTIN W. CAPP, CE, SE**

justin.capp@justinwcapp.com

www.justinwcapp.com

Licenses and Professional Certifications

California Structural Engineer License #S4813

California Civil Engineer License #C61393

LEED Accredited Professional – October, 2006

California Certified Access Specialist, CASp-765

Professional Engineer licenses in TX, AZ, LA, OR, WA, HI, ID, MO, WY, SD, CO, ND, AL, KS, NV, FL, UT, NM, Saskatchewan, and British Columbia

Education

- July, 2008 **University of California at Davis**
Green Building and Sustainable Design Program – 20 quarter units
Program was a combination of project-based coursework grounded in sustainable building and design along with planning and public policy.
 - July, 2004 **University of California at Berkeley**
Earthquake Engineering Certificate Program – 14 semester units
This program combined structural engineering, geotechnical engineering and public policy coursework to provide a holistic background in seismic design of buildings and infrastructure.
 - May, 1996 **University of Southern California, Trustee Scholar**
Bachelor of Science in Building Science (Structural Engineering)
Engineering degree program run jointly by the USC Schools of Architecture and Engineering with focus on integrating technical design and architectural programming to produce designers with a broad focus.
 - May, 1992 **National Merit Scholar**
- Employment History*
- 3/97 – 4/99 **Plan Check Engineer**, Stanislaus County, CA
Reviewed commercial/industrial plans and specifications for code compliance and general structural safety. Because of demonstrated ability, also reviewed bridge and building capital projects not under the jurisdiction of the building department.
 - 4/99 – 11/11 **Structural Engineer**, R.B. Welty & Associates, Modesto, CA
Design of new commercial and industrial structures and also significant experience in adaptive reuse of existing structures. Past projects have included commercial buildings, bridges, seismic retrofits, and major industrial structures.
 - 11/11 - Present **President**, Justin W. Capp Engineering + Design, Modesto, CA
Owner and manager of a structural and civil engineering design firm. We work primarily in the design of commercial and industrial projects, are the lead design professional for most of our projects, and perform non-structural design work to support those projects.



PROJECT APPROACH



Project Approach

Preconstruction

Architectural Design and Engineering, Phase 1

Jaureguy's Design & Construction, Inc. and its team of design and engineering professionals (hereinafter to as "design-builder") will collaborate with the Owner to create the project's basis of design, functionality requirements and then advances that design. Design and other project decisions are based on cost, schedule, quality, operability, life cycle and other considerations, with the design-builder providing ongoing, transparent cost estimates to ensure that the owner's budgetary requirements are being achieved. The cost expectation proposal will be established and updated at the 10%, 50%, 90%, and 100% design completion.

The design-builder will implement their quality control plan ("Design Q.C.") with special attention given to constructability and site-specific logistics to ensure successful implementation of the design.

The design-builder will create a project schedule starting on the Notice to Proceed date and ending on the date of final completion. The project schedule will include specific design (i.e. 50% design completion, constructability reviews complete, contract awarding) and construction milestones (i.e. civil, structural, and MEP installation, close-out).

The design-builder will be utilizing Procore to manage all communication, documents, submittals, RFI's, schedule, budget, and job logs.

Trade Bid Preparation and Contracting, Phase 2

At the point in time where the design has been advanced to an appropriate level of definition that aligns with the District's requirements, the design-builder will provide a final design and trade bid packages.

Trade bid packages with comprehensive scopes of work will be created and reviewed with the district. The design-builder will solicit RFQ's to all subcontractors proving their ability to meet our established requirements. At minimum three qualified contractors per trade will be solicited. The procurement of bids will comply with Public Contractor Code Section 22172.3(b). These bids will be reviewed by both the design-builder and the Owner. The design-build will provide their recommendation per trade based on a matrix of price, quality, and schedule. However, the district will have the final decision in awarding the bid packages.

The Guaranteed Maximum Price (GMP) will be established with the committed contractor bids. This GMP will be submitted to the Owner for all construction and preconstruction fees.



Construction

Schedule Administration

Design-builder will maintain the construction phase schedule in Microsoft Project software package and list all tasks in the schedule from finish to start. No task may be longer than five (5) days unless approved by the Owner.

The schedule will be issued every week, including baselining and recommendations for addressing schedule deficiencies. The design-builder shall suggest options for parallel path activities to make up for deficiencies in the schedule. The design-builder shall participate in a multifunctional internal team review with key stakeholders to ensure that the construction success criteria are established.

Vendor shall manage the material and labor contract suppliers to meet the commitments and coordinate the timing throughout the construction of the project.

ProCore construction management software will be set up and maintained to ensure efficient communication among all design-build team members, District team members and contractors.

Construction Management

The design-builder will provide construction management services in accordance with the scope provided in the detailed design drawing set. These Services include managing all phases of procurement, construction, and commissioning, including but not limited to the following:

- Prior to issuing the major installation bid packages, Construction Manager (CM) shall conduct a constructability review with the Owner to verify the schedule and the ability to execute the design in the proposed timeline.
- Managing all in-scope construction activities against the approved project schedule, including mitigation and reaction plans for any deviations from the plan.
- Inspecting the contractors' work to ensure that all the Owner's standards are followed and that the contractors' work is of acceptable quality. (Q.C. program)
- Inspecting all equipment and materials used for the appropriateness of the project.
- Coordinating activities and schedules between the contractors and the Owner.
- Tracking and managing all contractor labor at the project location, including daily staffing and progress reports, and receiving any timesheets needed for allowance scope items and/or time-and-materials contract changes.
- Negotiating and facilitating change orders for all construction contracts (field changes). The CM shall manage and report field change orders on a weekly basis to the Owner.
- Developing and maintaining a construction punch list for each discipline. The CM shall update and publish each punch list on a weekly basis following the substantial completion of the scope.



Budget and Payment

A detailed project budget containing all costs (fixed fees, overhead/expenses, hard cost, soft costs, equipment, rental etc.) matching the established GMP shall be submitted to the Owner. This budget will be updated as costs are incurred. Monthly cash flow projections based on resource allocation and schedule progress will be submitted to the Owner. All subcontractors and suppliers will need to submit invoicing including.

- Subcontractor invoice detail including pre-approved schedule of values, invoice through date and value needs to match the lien release.
- Conditional lien release for current period.
- Unconditional lien release for prior period.
- Confirm Jaureguy's has a copy of current contract compliance certificate of insurance.
- Conditional/Unconditional lien releases from 2nd tier subs/suppliers

Quality Control Plan

- A project specific quality control plan will be developed with Owner.

Preconstruction

- Project manager will oversee the ProCore Submittal module assigning the correct design and engineering personnel to approve all shop drawings, plans, detailing etc.

Construction

- The construction manager will oversee the Q.C. program with the special inspector and our own dedicated Q.C. monitor. Daily onsite and shop Q.C. checks will be conducted during construction.

**A sample qc plan available upon request.*