



## Bagdouma Wellness Hub

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April 14, 2026

**City of Coachella**

53990 Enterprise Way  
Coachella, CA 92236  
Brianna Greenwood

**RE: Bagdouma Wellness Center**

**Wellness Hub Renovation F-37**

Project Management team:

We affirm willingness to comply with the terms conditions and criteria contained in the RFP including indemnification and insurance requirements and any attachments and exhibits herein. The proposal is intended to be a part of the final agreement contract.

Relationship of the brand and the below names:

- Presented as a team: Design Builder Bergman - TWINSTEPS (Builder and Architect)
- Bergman Build LLC (company name formally as the design builder)
- Marketing / Branded as Bergman Construction.

We are a trusted, full-service general contractor with a proud history of serving clients across all 50 states, since 1982. We serve clients with a commitment to fostering long-term relationships, nurture strong partnerships with clients and suppliers, and treat our teams with respect. We stand by our Guiding Principles of *Build, Lead, Serve*.

In the design build delivery model we are a strong ally with our clients to perform smooth execution and final delivery of the best design to fit the scope program and budget.

Point of Contact:

Peter Livermore DBIA, VP, 714 809 1641

[peterl@bergmanbuild.com](mailto:peterl@bergmanbuild.com)

2850 Saturn St. Brea CA, main office. Phone 714 924-7000

The main office would serve this project.

Pricing is valid for 90 days

We have no family or relationships or interests in the city, nor any conflict of Interest with any staff member of the City of Coachella

Team identification

Peter Livermore DBIA: Project lead

Design Team List: Responsibility: Design and CA services

Twin Steps Architects: Jennifer Levesque



DRC Civil Engineering: Chris McKee

RPM Engineers Inc. mechanical, plumbing and electrical engineering

GC Structural Engineering

Construction Team list: Responsibility: Construction Execution

Dat Vo: Project Manager Construction

Sam Sanchez: Project Engineer Construction

James Ricchio: Project Superintendent Construction

The Presentation documents attached will provide a thorough representation of our team and offering.

Our team has provided a DB solution that aligns with the client goals of the project:

1. Budget control and accurate estimating
2. Commitment that the Final Design will be appropriate for the project requirements
3. Efficient design which will maximize the use of the budget in each key area, to achieve the project mandated scope

Sincerely,



Peter Livermore

Bergman

Vice President



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# Proposal Summary

## Proposal Summary

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Bergman Design build team has prepared a comprehensive presentation of the Design build delivery for the Bagdouma Park Wellness Center update.

We are pleased to display the offering of our team and the unique presentation of our credentials.

Section 2 provides the team profile, background on Bergman Construction and our team's lead design firm, Twinsteps.

As an example of a great team with a excellent history of working together, our team has been affiliated for 20 years. The commitment to great working relationships and long term connections; Peter Livermore, and Pete Morris were daily colleagues on a large scale project in Orange County CA in 2006. Over many years since this opportunity to work together, the expertise and abilities of each person have grown in the respective disciplines in which they serve. With this foundation, we continue to connect and collaborate on projects in many market categories.

Our proposal presents the background on the design teams and the team members which will have responsibility to delivery plans and specifications.

In Section 3 we present the Qualifications of the team and the history of our key sample experience working together at PACE myPlace Health in Los Angeles. Twinsteps and Bergman performed a major renovation and expansion project together with excellent results.

Section 4 provides the Work plan, schedule information and the heart of the proposal's technical details. The bar chart schedule clarifies the details of the work and the activity flow. At the close of this section we provide the management plan, design build approach with the Part A: design phase and the Part B build Phase methods and approach.

Section 5 provides the design narrative, a sample floor plan, and the design renderings for concept view of the façade. The specific work list items are detailed in this section as well as clarification on the minor items that will not fit into the limited budget.

We close section 5 with a detailed description of quality in construction and quality in design. A principle that we hold as part of our design build team's alignment of business principles.

Section 6 is our presentation of the team member's resume's, the Org chart, and the background of project history that will provide insight in the qualifications of our specific team members.

Section 7 notes that we have no exceptions to the contract template.

Section 8 provides the separate package for the cost of the work preliminary budget detail. Our presentation of the budget provides a high level of detailed breakdown to clarify our approach in each line item and scope of work element.

Section 9 provides the document set required to meet the addendum 1 requirements with notarized signatures on key forms.

Thank you for the opportunity to present the Bergman – Twinsteps design build team to the city of Coachella.

## Team Identification

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Peter Livermore DBIA: Project lead

Point of contact with the city is the DB lead.

Contact info is  
714 809 1641  
peterl@bergmanbuild.com

- The integrated team will report into the channels of the structure.
- In design charrettes or team working sessions, all team members are encouraged to be a part of the community of colleagues and provide input.
- For formal comments/ updates and reports the DB lead will present the updates to the city.

For Clarification: Peter and Jennifer will weekly connect as team leaders, will align on decisions and processes to expedite the design process.

Jennifer will be available at the below contact info:  
jennifer@twinstepsarch.com  
949 383 5382

### Design Team List: Responsibility: Design and CA services

The responsibility of this team is to deliver the complete design and the conceptual drawings for the initial community outreach.

Twin Steps Architects :

Jennifer Levesque, Design team primary exec / division leader

- Marcus Paris, Sr PM
- Nick Guarna, Job Captain

DRC Civil Engineering:

- Chris McKee

RPM Engineers Inc. Including the divisions : Mechanical, Plumbing and Electrical engineering

- Maurice Yee Mech Engineering Lead
- Lan V Nguyen Electrical Engineering Lead
- Jose Beltran: Plumbing Engineering design lead

Grimm Chen Structural Engineering:

- Jeff Y Chen
- Emmanuel Flores: Design engineer

Pre-construction and Estimating: Bergman Construction

- Christian Cruz
- Zachary Sandoval

Bergman Development Services: Support design and code compliance

- Matt Decker
- Chris Beck

### Construction Team list: Responsibility: Construction Execution: Bergman Construction

- Randy Workman QC and Ops Lead: field operations - construction
- Dat Vo: Project Manager Construction
- Sam Sanchez: Project Engineer Construction
- James Ricchio: Project Superintendent Construction
- Mary Skripko: Project Coordinator Construction



# 2

Firm Profile

## Firm Profile

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Bergman Build LLC is a Commercial Contracting, construction management and design build firm with 70 employees.

Bergman has completed approx. \$ 400 M in sales over the past 4 years. The work list we perform each year is a combination of Low rise commercial new and renovation projects.

This project will represent approximately 3 % of our corporate total volume of sales for each year 2026 and 2027. Our capacity for 2026 is between \$78-120 M for the annual total sales. Our team includes more than 20 superintendents and more than 20 PM, SPM, PE, APM, PC associates.

Bergman Construction (Bergman Build LLC) is part of a corporate group named the KPRS Group. Our affiliated company partner, Builder Services LLC provides support functions for our team and another 2 companies on a daily basis. The legal, admin, accounting, safety and other support functions are provided by "The Shared Services team". Bergman is a strong and growing business with growing associates.

The team assigned to this project has experience in health care projects and hospital inpatient renovations. The Bergman Health care team has performed projects with occupied conditions for multiple years. Peter Livermore has a resume of hi-tech and health care projects that span 15 years.

We have assembled an excellent team for this project.

The team includes our design partners: TWINSTEPS Architects, DRC Civil Engineering, RPM and other engineering and design team members as shown in the section 3.

The organization structure includes design build lead Peter Livermore DBIA, and Architect Jennifer Levesque. This team has worked together on the project PACE myPlace health in Los Angeles.

We are ready to support the city of Coachella in the goal of an expanded wellness community center, at Bagdouma Park.

Please view the organization chart.

### Legal Standing

Our legal standing status is as follows:

No outstanding lawsuit of litigation as a result of :

- Action on a public project in the last 5 years.
- Insurance or consultant payment for a claim

April 10, 2026

Brianna Greenwood  
[bgreenwood@coachella.org](mailto:bgreenwood@coachella.org).

Dear Brianna,

### **Firm Overview & Team Structure**

TWINSTEPS Architecture is a full-service architectural firm with over fifteen years of experience delivering high-quality design and technical services for public and private sector clients throughout California. The firm has extensive experience with tenant improvements, healthcare-related facilities, and projects requiring coordination with multiple agencies and stakeholders.

Our organizational structure is intentionally streamlined to provide direct Principal and Project Manager involvement throughout all phases of the project. This approach ensures clear communication, efficient decision-making, and accountability. For the Bagdouma Wellness Tenant Improvement Project, TWINSTEPS will serve as the Architect of Record (AOR) and will lead all aspects of project delivery, including design, coordination, permitting, and construction administration.

The project team will include dedicated project management, technical production staff, and quality control oversight to ensure the project remains aligned with the City of Coachella's goals, schedule requirements, and budget parameters.

### **Financial Stability, Capacity, and Resources**

TWINSTEPS Architecture is a financially stable firm with the operational capacity and staffing resources necessary to successfully deliver the Bagdouma Wellness Tenant Improvement Project. The firm maintains a consistent workload with adequate personnel to ensure that all project commitments are met without impacting quality or schedule.

We utilize industry-standard technology, including Building Information Modeling (BIM), to enhance coordination, reduce conflicts, and improve overall project efficiency. Our established internal quality control processes and project management protocols are designed to support schedule adherence, cost control, and timely delivery of all project milestones.

TWINSTEPS also maintains long-standing relationships with highly qualified consultants who are experienced in working on municipal projects and are familiar with local codes, permitting processes, and agency coordination requirements.

### **Subconsultants (MEP & Structural)**

As required, TWINSTEPS will retain additional subconsultants, which may include mechanical, electrical, plumbing and structural engineering consultants necessary to support the project's successful execution.

All subconsultants will be selected based on their qualifications, relevant project experience, and ability to meet the City's standards and regulatory requirements. Supporting information for each firm, including organizational structure and capacity, will be provided as part of the final proposal.

TWINSTEPS will serve as the primary point of contact for all subconsultants and will be responsible for ensuring coordination, communication, and compliance with all applicable City of Coachella requirements. Our team will work collaboratively with City staff and stakeholders to support a smooth review, approval, and construction process.

TWINSTEPS Architecture is excited for the opportunity to partner with the City of Coachella on the Bagdouma Wellness Tenant Improvement Project. We look forward to leveraging our experience, technical expertise, and collaborative approach to successfully deliver a project that meets the City's goals and serves the community.

Best Regards,



Peter Morris, AIA, LEED AP  
President  
[pete@twinstepsarch.com](mailto:pete@twinstepsarch.com)

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# FIRM PROFILE

TWINSTEPS architecture was founded in 2010 by Peter Morris. With approximately 30 years of experience in the architecture industry and having worked on projects ranging from corporate high-rises to local churches, Peter started TWINSTEPS architecture with one goal in mind: offering a full service architectural experience, while taking every step necessary to exceed the client's expectations; everything from the overall design experience to the completed build.

WE FOCUS ON PROVIDING INNOVATION AND EXCELLENCE IN DESIGN THAT CATERS TO THE DEMANDS OF OUR TIME, AND PREPARES FOR TOMORROW.



## COMMITMENT

We are committed to being a full-service architectural firm. We believe in seeing a project through, from pre-design research to schematics, from design development to construction on through completion. We are there, every step of the way - 100% committed to our client's complete satisfaction.



## QUALITY

We strive for creative and comprehensive solutions to meet our client's needs. Our passion, teamwork, and commitment allow TWINSTEPS architecture to provide the highest quality possible in everything from the overall design experience to the completed build.



## COMMUNITY

Whether it's the impact of our designs or the donation of our personal time and resources, TWINSTEPS architecture is dedicated to making a positive impact on our community.

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# WE DESIGN YOUR WORLD

TWINSTEPS architecture is dedicated to providing the best possible service to our clients by combining our COMMITMENT to full-service architecture, the QUALITY in everything we do, and our passion for our COMMUNITY.

## DESIGN IS OUR PLAYGROUND

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The basic principles of TWINSTEPS' Core Values are Commitment, Quality, and Community. We are a client focused organization and it is with these Core Values in mind that we approach everything we do. We maintain a high level of leadership on every project to give our clients maximum value and a broad range of experience. This also allows for timely decisions to be made with confidence. Our team structure allows for a higher level of mentorship and a broader range of involvement within the

TWINSTEPS team. We encourage our team to press forward in their learning and take on new challenges to continue to expose them to new opportunities so that they too can become experienced leaders. Our goal is to provide exceptional service to our clients while creating leaders in the architectural profession.



## OUR SERVICES

We are driven to create design experiences that deliver results for your business and for your users.

MASTER PLANNING

SITE PLANNING

SPACE PLANNING

CAMPUS PLANNING

MEDICAL PLANNING

BUILDING ANALYSIS

LONG TERM  
PROGRAM ANALYSIS

BUILDING AND  
SPACE DESIGN

PROGRAMMING

PROJECT  
SCHEDULING

HCAI (OSHDP)\*

LEAN DESIGN IN  
MEDICAL PLANNING

COMPLETE  
ARCHITECTURAL  
SERVICES

ENVIRONMENTAL  
GRAPHICS AND  
WAYFINDING

INTERIOR DESIGN

\*Department of Health Care Access and Information (HCAI), formerly the Office of Statewide Health Planning and Development (OSHDP)

### MARKETS

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TECHNOLOGY  
HEALTH CARE  
SENIOR CARE / HOUSING  
RETAIL  
HOSPITALITY

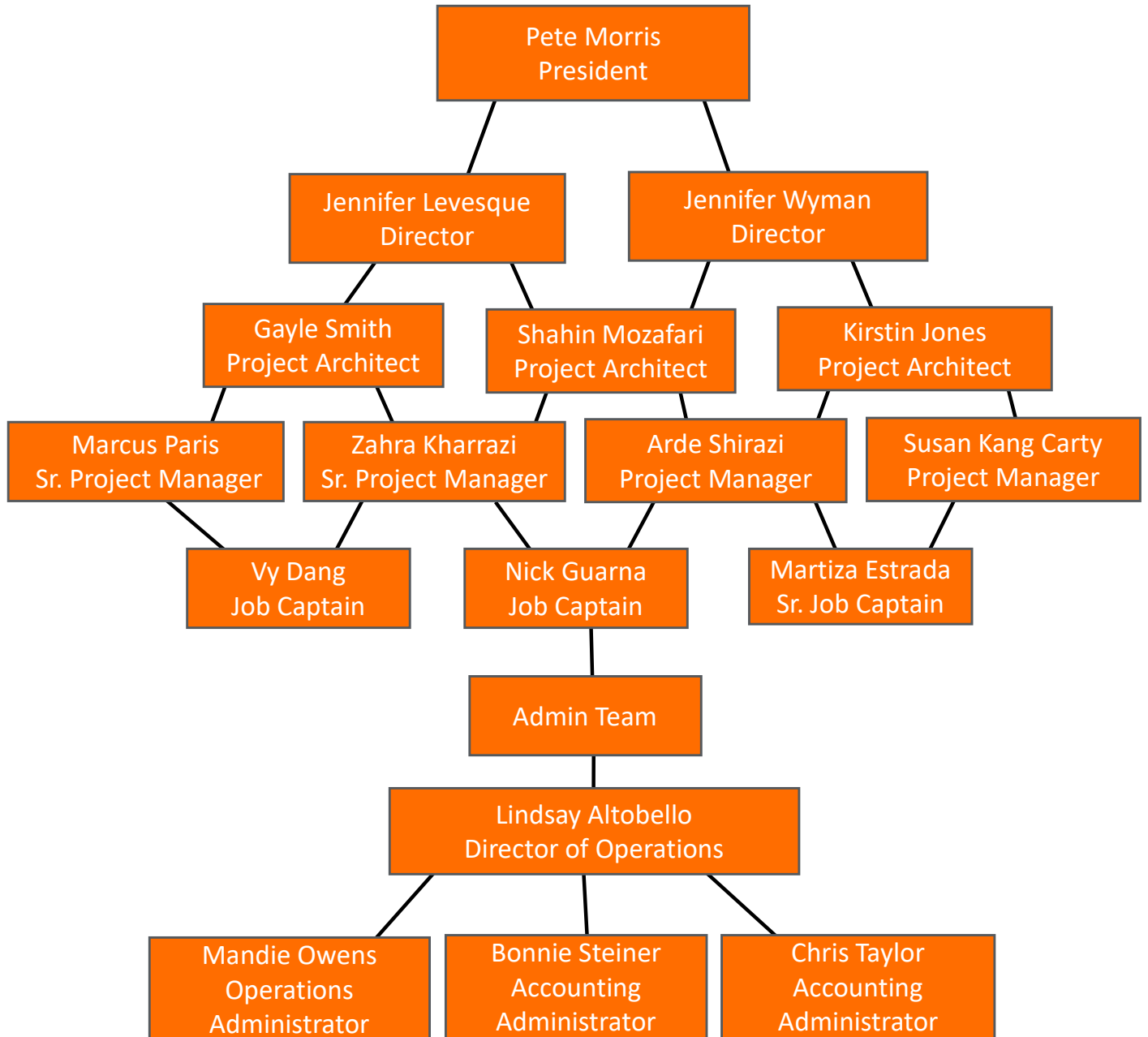
MANUFACTURING  
GENERAL OFFICE  
INDUSTRIAL  
RELIGIOUS  
MIXED-USE

CREATIVE OFFICE  
TENANT IMPROVEMENT  
BUILD TO SUIT  
ADAPTIVE REUSE  
CULTURAL  
AUTOMOTIVE



# TWINSTEPS **ORG CHART**

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## COMPANY PROFILE

### **Smart. Value. Innovative.**

Grimm & Chen is an Orange County, California-based Structural Engineering practice created to provide engineering design services to the construction and development industry. At Grimm & Chen Structural, value engineering is a key component of our design services. We deliver a hands-on, higher standard of personalized service which results in creative, innovative solutions that satisfy the project design needs while adhering to the project budget and schedule.

### **Communicate. Build. Deliver.**

We work with Architects, Contractors and Business Owners as a team to provide solutions for the challenges of construction. Our design team has experience with projects ranging in construction cost size from less than \$1 million up to \$10 million. At Grimm & Chen we continue to establish a long-term relationship and a reputation for excellence. Accordingly, our business model is to grow at a pace entirely consistent with that philosophy so as to ensure all projects and clients are treated as a priority.

### **Experienced. Efficient. Achieved.**

Grimm & Chen excels at the fast-paced and demanding environment that required an extremely high level of expertise and efficiency from design professionals. Our extensive project experience and approach to engineering will ensure the most appropriate and economic structural solution is achieved consistent with all architectural and planning constraints. The company's reputation and track record comes from its people as we employ only top quality professionals. Our staff is well recognized for their capabilities, which have been demonstrated across a wide range of projects over 10 years.

## Industry Experience

- Institutional/educational projects
- High-rise structures
- Commercial projects
- Retail projects
- Hospital and Health Care projects
- Industrial projects



## **RPM** ENGINEERS, INC.

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RPM Engineers, Inc. was established 1993 in Irvine, California. Providing air conditioning, plumbing & electrical design for commercial office buildings, retail stores in malls, industrial buildings, major distribution centers, manufacturing and assembly plants, schools, auto dealerships, medical and healthcare facilities, restaurants, entertainment, golf and country clubs.

We have similar project design to provide the engineering services for your buildings.

We provide professional design services with energy conservation standards incorporated into all of our designs for low operating cost and safe environment. Some of our recent projects are LEED certified.

Our engineers are highly qualified professional engineers with many years of design and project management experiences who will be in charge of the project designs and decision making.

We have six (7) registered professional engineers, sixteen (16) designer engineering staff members, one (1) drafting/production personnel & information technology, and one (1) office administrator to support our services.

All engineering drawings are produced in Auto Cad Release 2019 format, in house plotting and printing to reduce reproduction cost to our clients.

RPM Engineers, Inc. is looking forward to facing any challenge to meet your needs in Building Mechanical, Plumbing and Electrical Design.



# 3

Qualifications



Location	Work Performed	Total Project Cost	% of Work Performed	Project Timeline	Client Contact
MyPlace Health - LA PACE, Los Angeles, CA	32,000 SF TI consisted of a hair/nail salon, physical therapy room, occupational therapy room, kitchen, dining room, day room, dental offices, medical office exam rooms, procedure rooms, and new outdoor space.	\$8,336,503.00	100%	11 Months	Anthony Ferlan, VP of Real Estate (617) 913-2925
City of Corona Day Care Corona, CA	Design/Permit/Construction Drawings	\$900,000.00	100%	7 Months	Tracy Martin, Utilities Project Panager for the City of Corona Public Work (951) 736-2234
San Ysidro Health - PACE Facility El Cajon, CA	Two-Story concrete tilt-up shell for a medical office, tenant improvement for an all-inclusive care for elderly including adult daycare and basic medical office for San Ysidro health	\$12,696,657.76	100%	6 Months	Turner Impact Capital - Ramiro Viramontes, President of Construction Services rviramontes@turnerimpact.com
Dermatology Pasadena Pasadena, CA	Clinical health care consisting of exam rooms, lab, storage, lobby, specialist practice dermatology unique finishes and custom display cabinetry which matches adjacent suite 200	\$850,000	100%	4 Months	Edgewood Realty - Becky Rios, Asset Manager brios@edgewoodrealty.com



Our selection of projects to present includes the following:

### **myPlace Health PACE Center: Upgrades/Renovation and PACE Tenant Improvement**

#### **Qualifier Project Specifics:**

myPlace Health

LOCATION: Alvarado and First Street: Los Angeles, California

Permitting agency: City of Los Angeles

STATUS: Completed

Design Completed: 2022

Construction Completed 2023

Total Project Area: 44,000 SF

Construction Cost: \$ 8.1 M

#### **PROJECT TEAM**

Anthony Ferlan

myPlace Health

Senior Director Real Estate and Facility Operations

aferlan@myplacehealth.com

617-913-2925

TWINSTEPS Architects: Jennifer Levesque and Zahra

Peter Livermore: Senior Project Manager

Justin Pesavento: Project Manager

#### **Project Overview**

Design and Construction of an Adult Day Care center with Clinical, Physical Therapy, Food Service and Social and counselling services.

#### **Description**

PACE is a program in multiple states, Medicare services for elder care as an aging in place service program for all health care needs in lieu of a primary care and food service, active adults social and memory care services.

The renovation was planned in an existing non-active building where the space available was fitting for the owner's scope and use plans for an adult/geriatric care facility. The existing 3 story building and 3 level parking structure was constructed in 1963 and served as an office on level 3 and dental services space on level 2. The first level is a parking structure deck. The second floor is an office deck with a parking level 2 main entry point. The third level is an office deck with an upper floor parking entry point.

The 3-level project scope included the following program items:

New elevator sized 4500 LB capacity and a CMU and Drywall shaft and elevator cab for 3 stops, and a restoration of the existing small elevator cab rehabilitation of operations.

Removal of the existing stairs from floor 2 to 3, the fill in of the floor 3 deck with steel and concrete.

Removal of the existing steel stair and patio deck above the level 3 parking structure. Creation of the new concrete ADA ramp and stair to enter level 3 office level from the parking structure upper deck, with handrails and a new auto slider glass door. A new concrete stair at the second entry point of level 3.

The Floor 3 project area South scope included administration areas and renovation of the existing office, break room, conference rooms etc. The North scope area provided a complete rebuild of all areas to create a medical clinic with a new elevator lobby, waiting room, reception, exam rooms lab and doctor's office space, with future dental spaces. The new exterior CMU walls, canopy and steel stairs at the exterior balcony provide emergency exit path of travel in lieu of the existing stairs which are non-compliant.



The floor 2 Exterior North Zone required a path of travel compliant entry with a ADA Ramp. The floor 2 provides the adult day care space with memory care day rooms, standard day rooms, kitchen food service, storage and new concrete ramps and stairs from the parking structure.

The new cut-out wall openings with glass windows were designed to bring in daylighting. The new day rooms, restrooms, kitchen and physical therapy spaces, with new entry reception from the parking structure with ADA compliant entry and motorized doors openers placed on a new 2 hour rated glass pair set of doors.

Floor 1 TI space renovation included a set of restrooms showers, mechanical room, and locker room. The parking area scope included the new elevator shaft, elevator machine room, replacement of existing parking lighting, removal of the large existing storage room, and a new parking security roll up motorized gate.

Exterior street front west area renovation program included new entry security gates, card readers, locks and main entry glass storefront pair door.

Exterior Street front East area renovation included a new entry mangates at 2 points of entry, painting of the entire façade and parking structure. The South zone of the parking structure required a new steel exterior stair with security gate, complete with painting and concrete walk path and concrete step-up stairs to the public sidewalk. The building roof level was updated with a tear off of the existing roof and a new roof system with new perimeter sheet metal, the new plaster elevator overrun building extension above the existing roof, and the new HVAC Unit for the IT room. This building had multiple skylights that were removed, then deck filled in and roofed over the prior opening.

In the mechanical room on the rooftop, the team replaced the existing water heater for domestic hot water serving the entire building.

### **Project Delivery Method**

The PACE Center for MyPlace Health was developed as a GMAX project delivery method: Design assist preconstruction services, GMP budgeting and open book accounting. The build team was a significant part of the support process through the design iterations, which was a benefit to the owner based on Peter Livermore's experience in the PACE and Medical center facility type. Lessons learned and similar facilities design build experiences in San Bernardino at InnovAge provided a meaningful source of experience for the client and Architecture team. The center was required to provide a complete submission package and facility inspection to the California center for Medicare Medicaid services (CMS). This "licensing process" mandated that an experienced team support the client in the effort to prepare for the readiness meetings.

### **Contractor and Architect's Role and Responsibilities**

The project architect and design team performed well throughout the life of the design stage and build stage. Once the suite demolition was complete, the design updates were frequent related to the reality of aged building had several surprises in the skeleton/internal system. The builder support provided by Peter Livermore, and Justin Pesavento with budgeting and design review sessions, constructability comments reports and ongoing coordination meetings provided an iterative process to refine scope and plan updates. Based on Peter Livermore's experience in the PACE and inpatient hospital renovations, many pitfalls were avoided. The lessons learned list was used from similar PACE facilities (which were conducted using the design build delivery model). Prior experiences in San Bernardino at InnovAge assisted the client, Engineers and Architecture team. The experience in the Fire Inspection process and facility inspection with the California center for Medicare services (CMS) from other PACE Center openings was valuable to the team.

### **Challenges**

The Client Budget requirements were exceeded from the first budget report draft, but the conditions of the building left by the prior owner were difficult. In this case, the owner- landlord had performed a complete delegation of the work to update the building to the tenant and it's construction crew.

Challenges / design updates and new activities mandated due to changes to the initial project scope included:



- Depression in the deck on level 1
- Weight sensitive floor leveling solution to remove 3 inches of depression in the existing deck CIP concrete
- New fire sprinkler main building riser from level 1 to 3, and branch distribution with new heads in each room on level 2 and 3.
- New Fire alarm system
- New ERRC / Emergency call system for Fire Department
- New access control, security, camera, cat 6 cable, and wanderguard
- Door lock with EL Lock designated specification coordination with code mandated egress hardware, the project specific memory care restricted access control, staff access control card readers, and motorized door openers locations, as well as the existing door types.
- Steel framing support under the deck 2 due to the new concrete leveling system
- Relocation of the main electrical feeders due to structural beams support under the new concrete ramps and stairs on level 2
- Steel framing support below the new concrete ramps on level 3
- Existing conditions that provided a list of adjustments to scope including the change in the space requirements of the main electrical room, and a reconfiguration of the parking garage exhaust fan duct plenum shape.
- HVAC controls replacement at the AC Variable volume boxes and at IT rooms
- Replacement of HVAC controller mixing units and controls in each zone on level 1 north, and level 2 north.
- Structural wall and deck opening changes for new doors, windows, elevators, etc., provided a phase and staging element that was a critical fast moving schedule element at the startup.
- The re-location of the ADA parking stall layout with new epoxy deck coating on the deck and striping installation at multiple parking decks was another field coordination process.
- Time is of the essence to open the facility on the target date. Delays to the grand opening and the CMS review processing date was not acceptable.

### **Lessons Learned and Contributions to the Coachella Wellness Project**

#### 1. Organizational Management is critical to achieving schedule success

The project magnitude and scale of the many field observation challenges and unforeseen scope updates for the renovation work in every area of the building was difficult. This provided a coordination challenge due to the mass of issues, for design and build team members. The solution was an upgraded count of mandated meetings and reporting with many sessions of strong collaboration. Our team's regimented approach to the supplemental design updates, meeting minutes, hot list issues system and tracking items in PROCORE was critical for organizing data.

Other tools included many sketches, architecture and engineer specialist walk through and calls for connecting teammates on many issues in the weekly and half weekly meeting was a key to the resolution of open issues. We truly became a strong integrated team. Attitude and leadership with the theme of "we must get it done together" was a major part of the success.

Future Benefit: The tools of the collaboration process will be used in future health care projects. The collaborative nature shown on this project and the "can do attitude" is part of our process, in design build and all projects in general.

#### 2. Collaboration is Key to finding solutions to new obstacles

Throughout the life of the project and preconstruction, the contractor and designer were acting daily as a design build team due to the fundamental relationship with client and the early start collaboration.

Future Benefit: The team reassembled in future health care projects will have the experience and skill to approach the work with poise and control. The collaborative nature in design build delivery method will be second nature to our team.

#### 3. Achieving great results in the public system: Medicare

Our team performed the redevelopment of a new set of suites and a building repositioning program for the major purpose of satisfying the mandated requirements of the CMS. The CMS review process and pre-submission preparation was a significant lesson learned on what and how to do things the right way.

Future Benefit: Our team has valuable experience for reuse: AHJ and state review process. We experienced the



requirements of the sequence of CMS readiness review submission document packages, the building department approval with a Certificate of Occupancy, the ADA code as well as elder care physical adjustment, the mandated process of field review and approval from CMS.

### **Achieving Design Excellence at the myPlace Pace Center in Los Angeles**

With the creativity and excellent evaluation of TWINSTEPS, The design presented many key enhancements and features to increase the utility of the building and create an excellent space, while working within the constraints of the existing structure, lot lines and parking requirements.

#### **Part 1 Daylighting:**

- The daylighting and views to the outdoors was crafted with the following design elements:
- The Generally large window zone facing west was highlighted
- The design invited the light from west windows to flow to the west facing day rooms
- The north and south walls had no windows in the solid wall Brick façade.
- New windows were cut into the wall facing south
- New double door storefront type was cut into the north wall

#### **Part 2 Reuse of open environment on floor 2 entry area.**

The lobby of the clinical area reused a prior glass condition which allowed a large light from the East facing windows on level 3 to create connections to the outdoors and daylighting into the reception and waiting area. The design replaced the glass system and increased the functionality by adding a new auto sliding door.

#### **Part 3 Outdoor gathering spaces**

Participants can enjoy the sun and fresh air outside of the North Day room. The floor 2-3 north patio and balcony enhancement was performed with an elevated Steel and concrete deck at the level 1 patio. This deck and concrete structure was surrounded by a CMU and plaster coated wall, painted white. Since the grade naturally falls to the west, the design called for an elevated structure to keep the patio level. The parking lot adjacent to the north patio falls approx. 5 feet in the direction of the west. The walking path from the East Road and the patio was protected from wandering participants and unauthorized guests with gates. The exterior stair to the third floor is adjacent to the new patio. The sunshade canopy is constructed with Steel shapes and painted white. Adjacent to the sunshade is the balcony, which can be used by staff for a fresh air break.



# 4

## Work Plan & Schedule

## Objectives

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The project is at the city property located at 51-251 Douma Street, Coachella, CA 92236.

Bergman Design build team is ready to perform the objectives of the project, including the following: Renovate, upgrade and expand the existing 4,000 SF Coachella Community Center at Bagdouma Park between Douma Street and Bagdad Avenue.

Services will align with the programmed two phases and task orders will be awarded as the project progresses.

Both phases include these services, but are not limited to, prelim design, final design, and permitting for final design of providing capital improvements to the Coachella Community Center into a Wellness Hub, with ADA improvements.

This will be a dynamic iterative design process working closely with City Staff and the Desert Recreation District (DRD) to determine design options. This process will also include at a minimum, three (3) public outreach meetings providing design charettes and surveys to receive public input.

Our budget will hold the following cost items in the Contingency category:

1. Surveying
2. Geotechnical
3. Hazardous materials testing

The first phase of the project at a minimum, will include a kitchen remodel, replacement flooring and ceiling, interior and exterior paint, LED lighting and installation of a reception welcome desk.

The D/B team will also evaluate the roof and provide a recommendation for roof improvements. Roof replacement will be pending the budget final evaluation, but will remain a top 3 priority item

The D/B team will also evaluate the mechanical and electrical components in the building and make Modifications which will align with the master Budget.

Improvements will include 2 EV charging stations with 13 charging capable parking stalls and additional exterior improvements will include sidewalk and ADA ramp improvements. The first phase will include design and installation of a fire suppression lateral and closet with the second phase to complete the fire sprinkler system.

The second phase of the project at a minimum, will include the completion of the fire suppression system, approximately 1,500 square feet addition to the existing building and exterior improvements for an activated outdoor recreation area with a shade structure.

All improvements and additions will meet the 2025 California Green Building Standards Code (CALGreen).

Based on meetings and priorities, and budget allowing, the D/B team will evaluate other improvements and enhancements, and offer advisement comments to the city for response.

The D/B Team will provide the City with up to three options for the proposed renovations within the City's budget. Each concept shall include color renderings of the proposed renovation.

Following approval of the concept by the City, the D/B Team shall be responsible for providing all design and construction services required for the project inclusive of, but not limited to, the following: architectural, electrical, structural, mechanical, plumbing, and any other required specialty.

We have clarified the budget will not allow for the following items to be performed:

1. Emergency communications and security systems



2. Accessibility challenges in the existing building layout, including multiple upgrades and layout reconfigurations required in community center
3. Mechanical system replacement
4. Electrical system replacement
5. Electrical service upgrade
6. Electrical subpanel addition
7. Electrical switchgear replacement
8. Roofing of single ply system replacement
9. Tile roof replacement
10. Restroom updates or upgrades
11. Changes in the classroom and existing storage room

The Budget document prepared as the attached project control budget includes the following:

- Topographic Survey
- Geotechnical Survey
- Utility Conflicts/Research
- Conceptual/Preliminary Design
- Architectural Renderings
- Final Engineering Plans
- Detailed Construction Cost and preliminary control budget at the start of the design phase.
- Master budget update prior to the kickoff of phase B
- A comprehensive hazardous materials survey
- Electrical and mechanical system upgrade report or evaluation
- Roof report or evaluation for upgrade or replacement
- Report or comment for advisement on the Augment broadband capacity
- Repairs to exterior grounds
- Record drawings
- Fulfill all obligations of D/B Team under the Contract Documents;
- Fulfill all obligations of Architect of Record for the Project;
- Comply with the requirements of all Federal, State, County, and other authorities having jurisdiction regulations for required reviews, approvals, permits, construction, inspection, and record keeping;
- Create a Project that is energy efficient and uses sustainable design elements and construction practices and minimizes life-cycle costs;
- Thoroughly start-up and test and commission new systems to ensure efficient and reliable operation;
- Systematically furnish all required warranties, operation and maintenance manuals, and record documents and successfully transition and train facility staff, closing out the Project with no defects.

## Work Plan + Schedule

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As noted in the attached Budget detailed statement: Design Build Project Control Budget.

As Shown in the attached detailed bar Chart Schedule

Bergman Design build team will adhere to the schedule below mandated by the RFP instructions.

Phase 1: Design: June 1 2026 – December 1 2026

Phase 1: Build: January 1, 2027 – September 2027

Phase 2: Design: Jan 1, 2027 – September 2027

Phase 2: Build: October 1, 2027 – June 2028

Bergman Design build team will adhere to the budget below mandated by the RFP instructions.

\$2,116,430 Phase 1

\$ 3,000,000 Phase 2











### **A. Schedule Management- Preconstruction Phase:**

During the preconstruction phase, the schedule will be managed by the design Build Lead Peter Livermore in a deliberate way, which clarifies that the design team works daily in progressing the design decisions, drawing production, owner approvals, and delivery of design progress milestones. The DB Lead, Estimator and PM will be tracking objectives and progress, weekly meeting with the Architect and engineering team members.

Communication Method: Biweekly review of the master schedule milestones and the PX will clearly ask for a status check with design team leads.

Documentation: The owner and the team will collect the weekly meetings, with the list of immediate action items, and schedule updates.

### **B. Schedule Management - Construction Phase:**

#### **a. CONSTRUCTION OPERATIONS**

At Bergman, we strive to collaborate, plan and follow up until final completion. Based on the corporate guidelines and strong training program internally, the teams are trained to perform the processes below. The below noted methods of proper prior planning will allow for good execution of the schedule. The tools are the processes of diligent and thorough look ahead scheduling reports, the early plan review sessions, the RFI documentation based on the QA QC handbook, and trade preconstruction preinstallation meetings.

When a new issue arises that may threaten the ability to execute the schedule on time, we compile different strategies to provide options for the best method. After resolving what strategy works best, we then start planning, notifying trade partners and executing on our method. We will continue to follow up throughout the plan to make sure everything is executed perfectly.

#### **b. SUBMITTALS/ LONG LEAD TIME ITEMS**

The submittal and procurement schedule provides the needed target delivery dates, the assumed lead time, the processing time for submittal review and the time to prepare the submittal by the subcontractor or the vendor. We continue to track the actual dates of the submittals and release dates in Procore and publish this report weekly. Lead time projections are updated monthly which is needed in this current environment of lengthy lead times due to COVID material and labor issues.

#### **c. SCHEDULE**

As part of the planning stages, we created a prelim (bid version) construction schedule, updated with a project contract schedule, and then revise the schedule each month for as built data and a more exact date forecast. With the use of a progressed/ updated monthly bar chart master schedule, we can keep the trade parties up to date, and have an efficient workflow. The next activity is to prepare a rough delivery forecast date per type of material, that are needed per the required project flow. Conducting a pull schedule analysis meeting and processing the report post meeting to all participant trades provides peace of mind and confidence in the ability to execute per planned dates.

Early material orders are needed for special equipment and equipment or items that have experienced difficult lead times, since early 2021. We would set up an early submittal to identify the items and release a PO asap to the vendor, without a final subcontract in place.

#### **d. PRE INSTALLATION MEETINGS**

We will do preconstruction pre-installation meetings with our team to maintain time control with our projected schedule. Our project manager will do pull schedule planning and meetings allowing everyone to know when and what needs to be done to keep the project rolling. Along with doing pull schedule planning, our PM will also provide a 3 week look ahead schedule for our subcontractors to follow.

RFI coordination and preinstallation meetings are published to the subcontractor group, and processed via Procore. Email RFI notices are sent to subcontractors and RFI logs are published to allow for proper integration. Our project manager and superintendent will perform the trade weekly schedule update and safety meetings onsite to keep all parties in proper communication and to record, report and coordinate the needed onsite project issues.



### **2. Cost Management Plan:**

The project schedule can be performed while managing project costs, since good cost control is always related to schedule. Only decisions that will not impact schedule are approved to be considered for final approval. Our team makes a priority of schedule performance when considering the unacceptable or acceptable cost options. When the schedule extends, so does the cost, due to the daily staff costs.

#### **A. PROCORE**

At Bergman, Procore is the application we use as the PMIS companywide on all projects. This system is robust for excellent control and tracking of documents. Procore has many features as it is multi-functional and has various modules. Within the system, Procore provides a fast RFI send and receive processor module including email transmission to all parties.

Using Procore, The Project Manager will send out a detailed schedule report on the current project every 3 weeks. Procore offers a vast variety of reporting tools, including PCO and financial reports, submittal entry and logs, and meeting minutes via Procore.

#### **B. MONTHLY REPORTS**

Each month we will provide a monthly narrative that highlights any risks and potential delays we may have encountered. Along with the narrative you'll also be receiving a Cash Flow Chart Update, Bulletin Logs, and RFI logs.

#### **C. MEETINGS**

Every week we will be hosting Owner meetings, the agenda will utilize the Procore template for last week's meeting minutes. Owner meetings will include the architect and engineers as necessary through the stages of specific submittals and the post installation observation stages.

We will be conducting Subcontractor pre-planning meetings and utilize the corporate QAQC manual which has preinstall meeting topics list, checklist of points, lessons learned and QA QC elements. At the close of the session, Bergman will publish minutes to document the decisions to our internal partner subcontractors. We will perform preinstall meetings with a 60 days' notice to discuss early any potential threats. We will also prepare a draft solution via RFI with an included suggestions for a resolution, if an undocumented issue rises, and quickly resolve any new challenges and opportunities for new successful issue outcomes.

#### **D. LOOKING AHEAD**

We are in the business of identifying needs and open issues, then closing out those items, so that the work can be performed on time, in the correct sequence, without a delay to the installation of each trade.

Bergman's policy for early plan review and look ahead at scope integration issues is a 90 day forecast timeline. At the mark of 90 days prior to the specific trade category of installation, we'll look carefully at all plan details, field conditions to determine if we will encounter any integration errors or missing detail concerns.

#### **E. BUDGET AND COST CONTROL**

Our goal is to be a Leader for the owner and entire team to make sure everything runs smoothly until completion. We are always looking for ways to cut costs and save funds as the project is being completed. One way we can save funds is by using VE material options or other specification alternative ideas to save funds.

We are there to advocate in the owner's interest on schedule and overall time as well as managed cost control. We are confident in our systems of organization, notification, and the corporate culture of providing early warnings and solutions to new issues with experience, skill and clear documentation. Our team starts with the construction cost control budget (bid version) and then updates it monthly and controls the version by date and ID number.

#### **F. RISK**

Bergman provides a risk assessment and score to support the owner in assessment of future issues and the assignment of the score of 1-5 in the ranking of the risk from being 1 (not likely) to 5 (100% likely) with an associated cost of solving this risk item. The risk assessment worksheet is based on the PMI documentation for



risk management. The risk worksheet final tally of cost assessments is aligned with the contingency assumed per 3 major categories.

### **G. COST**

Cost creep is a common problem on projects, which can be controlled with proper guidance and strict evaluation. Our team is aligned with the owner's goal of conservation of capital to provide a final project actual cost that is under the owner's master budget forecast.

Bergman Project Manager will be providing to owner's rep the cost control updates monthly with the billing statement. Master financial data will be including the total cost to date, total procurement value completed to date. Adjustment of the plug value for each trade purchase. Purchasing status report will present the name of each closed subcontract, the status per trade of Open /Closed /Pending, and total variance from control budget.

The risks report and log will be updated monthly in order to forecast the contingency items and close open risk holds which have been concluded or closed via PCO reports.



### 1. Design Build Methodology

Our Design-Build approach centers on collaboration and efficiency. From the outset, we integrate the designer, MEP subcontractors, and the owner into a cohesive team to deliver a project that meets and exceeds expectations. By maintaining open communication and seamless coordination throughout the process, we successfully realize project objectives while managing cost, schedule, and quality.

### 2. Health and Safety Plan

#### Comprehensive Safety Program:

At Bergman, safety is a top priority on every project. We begin by reviewing the safety programs of all subcontractors and developing a comprehensive safety plan for the project. This plan will be submitted to the owner for approval and will comply with all relevant Occupational Safety and Health Administration (OSHA) requirements. Throughout the project, we monitor subcontractor compliance with safety regulations, taking corrective action, when necessary, in collaboration with project personnel responsible for fire and safety regulations.

#### Safety Program Overview:

Safety is embedded in every project phase, beginning with subcontractor onboarding. All subcontractors are thoroughly briefed on Bergman's safety requirements, referenced in our contracts and incorporated into each Scope of Work. The subcontractors also include these guidelines to ensure adherence throughout the project.

#### Bergman Training:

Bergman's commitment to safety extends beyond compliance. Our comprehensive training programs empower field superintendents, project engineers, assistant project managers, and office staff with up-to-date knowledge of the latest industry best practices and safety procedures. We conduct monthly and quarterly safety-related training sessions and provide self-directed learning tools for continuous professional development.

#### New Job Orientation Meeting:

Safety takes center stage during the initial orientation meeting, which is led by our Senior Project Manager and Superintendent. This meeting covers essential safety documents such as Urgent care-Medical Care Access Maps, Job Site Maps, and the Bergman Construction Rules and Regulations.

#### Safety Audits:

Bergman regularly conducts site safety audits to identify and mitigate potential hazards, ensuring the highest safety standards are maintained. Our safety audits are comprehensive, including the following key components:

- Documentation Review: Inspection of safety policies, procedures, and manuals for compliance with relevant regulations. Verification of training records to ensure workers have received necessary safety training.
- Site Walkthrough: Physical Inspection of the construction site to identify potential hazards and assessing overall site organization.
- Equipment Inspection: Examination of construction equipment to ensure proper maintenance and adherence to safety guidelines.
- Personal Protective Equipment Assessment: Evaluation of the use and condition of personal protective equipment.
- Emergency Preparedness: Inspection of emergency exits, evacuation routes, and first aid facilities. Assessment of the site's emergency response plan and communication systems.
- Worker Interviews: Assessing workers' awareness of safety protocols and gathering feedback on safety concerns.
- Compliance with Regulations: Verification of compliance with local, state, and federal safety regulations.
- Recordkeeping: Review of incident reports and safety-related documentation to identify trends.
- Superintendent's Handbook: Our Superintendent's Handbook serves as the foundational Policy and Procedure manual for Bergman project managers. It includes essential safety documents such as the Injury, Illness Prevention Plan (IIPP) Handbook, Safety Toolbox and Tailgate Meeting Checklist, Code of Safe Practices, Monthly Safety Meeting Report, and Daily Reports.



### 3. Quality Assurance and Quality Control

#### Pre-Installation Meetings:

We hold pre-installation meetings with our internal team to ensure quality and maintain the project schedule. This ensures all parties are aligned and aware of the project timelines, scope of work, and upcoming activities. Additionally, our Project Manager facilitates pull-schedule planning and provides a 3-week look-ahead schedule for subcontractors.

RFIs are managed through Procore, where subcontractors are notified, and RFI logs are maintained for transparency and coordination. Our project manager and superintendent lead weekly schedule updates and hold safety meetings to ensure clear communication and documentation of project progress.

#### QA/QC Example:

##### A. Preconstruction/Purchasing/Planning Phase:

1. Appoint a Qualified QC Lead: Assign the designated Bergman Quality Control (QC) lead to oversee the QA/QC efforts. For this project, the personnel responsible are named staff for Roles of Project Director, and Superintendent.
2. Constructability Review: The Senior Project Manager will ensure a formal Constructability Review of the plans and specifications is conducted and properly documented.
3. Submit Questions from the Review: Any questions arising from the Constructability Review will be formally submitted to the Architect for resolution.
4. Utilize the Master List of Issues: Bergman maintains a Master List of Constructability Issues, which will be referenced during the formal review. This document is available in the shared Quality Management folder on Egnyte.
5. Pre-Installation Guidelines: Bergman has a Master List of Pre-installation Guidelines that will be reviewed when preparing the scope of work documents for subcontractors, ensuring that all necessary items are covered in the subcontract agreements.
6. Determine Required Mock-Ups: Collaborate with the Architect and Owner to identify any project components requiring Mock-Ups. These should be included as scope items for subcontractor awards.
7. Architect/Engineer Design Presentation: Schedule a design presentation by the Architect and Engineers to present their plans to the project team, including MEP subcontractors. This early review helps identify potential questions or issues before they arise on-site.
8. Engage Third-Party Inspectors: Confirm which third-party inspectors will be utilized on the project, including but not limited to inspectors for:
  - Waterproofing
  - Roofing
  - Window Walls/Glass
  - Exterior Walls (Plaster, EIFS, Metal Panels)
  - Kitchen Installations
  - Hazardous Materials
  - Industrial Hygiene
  - Elevators
  - ADA Consultant
  - Commissioning Agent/HERS Rater
  - Telecommunication Data / Low Voltage Systems
9. Deputy Inspectors: Confirm which Deputy Inspectors will be engaged for services such as:
  - Geotechnical/Soils
  - Concrete/Rebar
  - Masonry
  - Steel/Welding/Steel Shop
  - Fireproofing
  - Asphalt
10. Peer Reviews: Assess whether any peer reviews of the design are required. Specifically, consider a structural review, and it is strongly recommended that a window wall consultant review the exterior wall and window details.
11. Subcontractor QA/QC Program: Bergman will require major subcontractors to submit their own QA/QC programs



for review and approval before processing their first payment request.

12. Flood Testing Requirements: Identify any project areas requiring flood testing (if not specified), such as flat decks, balconies, shower pans, and planters.

13. Deputy Inspector for Steel Shop Inspections: Bergman strongly recommends that the Owner hire a deputy inspector for steel shop inspections to ensure structural integrity is maintained.

14. Long Lead Items List: Subcontractors must submit a list of long lead items to ensure materials are ordered and delivered on time.

15. Value Engineering and Design Updates: If a Value Engineering or Cost Savings effort has been undertaken, ensure that the Architect has updated the plans via bulletins or addenda. This is critical to ease the submission of the Architect's "Record Set."

16. Architect's On-Site Presence: Encourage the Owner to contract adequate CA services, ensuring the Architect dedicates at least one full day on-site weekly to review field conditions and respond to RFIs. If design issues are frequent, the Owner should consider increasing the Architect's on-site time to avoid schedule delays caused by unresolved design issues.

17. Subcontractor Punch List Penalties: Bergman enforces a contract clause that charges subcontractors \$500/day for an incomplete punch list remaining open beyond 30 calendar days. This fee covers the cost of staff time to supervise the delayed completion.

18. Deficiency Log Penalties: Any items remaining on the Deficiency Log for more than 30 days will result in a minimum of \$1,000 being withheld from the subcontractor's pay request for each unresolved item. For more substantial issues, Bergman may withhold a corresponding amount or reject a payment application.

19. Update Underground Utility As-Builts: Subcontractors must update under-ground utility as-builts weekly and post them in the trailer. These updates are a prerequisite for approving the monthly pay request.

20. O&M Manuals for MEP Subcontractors: MEP and other subcontractors must submit their Operation & Maintenance (O&M) Manuals 30 days before the scheduled Temporary Certificate of Occupancy (TCO) date. This gives the Owner's maintenance staff time to familiarize themselves with the equipment before acceptance.

21. Mold Mitigation Program: Bergman has a separate Mold Mitigation Program to address water intrusion. This program must be developed and submitted to Bergman Executive Management by October 1st each year.

22. Pre-Installation Checklists: Bergman maintains a detailed catalog of pre-installation checklists for each subcontract item. These checklists are reviewed at pre-installation meetings with major subcontractors to ensure essential QC measures are included in their bids and scope of work.

Notable items include:

- Surveyors must check all anchor bolts and embeds before concrete placement.
- Moisture emissions from new concrete slabs must be addressed, as most flooring products will not adhere without a vapor barrier.

23. Spare Parts and Equipment Ordering: Identify spare parts and equipment (such as fire dampers, exit fixtures, and fan coils) that should be ordered during the initial buyout. This helps avoid delays caused by defective units and provides the Owner with surplus materials if the items are not needed.

#### 4. Schedule Creation and Management

Schedule Management - Preconstruction Phase:

During the preconstruction phase, our Project Manager (PM) actively coordinates with the design team to track progress and milestones. Weekly meetings with the Architect, Engineers, and Subcontractors ensure that all decisions, approvals, and deliverables are on track.

Project updates are tracked and shared through Procore, where owners can access up-to-date information, including photos, logs, weather updates, visitor logs, and daily reports. Our Owner-Architect-Contractor (OAC) meetings provide an opportunity to review the master schedule and verify the status of design decisions and approvals.

Schedule Management - Construction Operations:

At Bergman, we emphasize collaboration, proactive planning, and continuous follow-up throughout construction to ensure timely project completion. Our teams are guided by well-established corporate guidelines and comprehensive internal training, which prepare them to execute the following processes effectively:

- Look-Ahead Scheduling: We utilize detailed look-ahead scheduling reports to

## Project Approach (Design Build)

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track progress, anticipate upcoming tasks, and identify potential challenges before they impact the timeline.

- Early Planning Reviews: Our teams conduct early plan review sessions to ensure all stakeholders are aligned and any foreseeable issues are addressed at the outset.
- RFI Documentation: We maintain rigorous RFI documentation in line with our QA/QC handbook, ensuring that any design or construction issues are identified and resolved promptly.
- Trade Pre-Construction and Pre-Installation Meetings: These meetings serve as a forum for discussing critical schedule milestones, clarifying responsibilities, and setting expectations for subcontractors and team members.

When a new issue could potentially affect the project schedule, we immediately develop multiple strategies to address the challenge. After evaluating the options, we select the most effective approach and execute the plan. Throughout this process, we monitor progress, notify trade partners of updates, and maintain consistent communication to ensure all tasks are completed according to the revised schedule.

### Submittals/ Long Lead Items:

We maintain a detailed submittal and procurement schedule, tracking lead times and ensuring timely deliveries. We review lead time updates monthly, particularly considering ongoing supply chain disruptions.

### Schedule:

During the planning phase, we establish an initial preliminary construction schedule (based on the bid version), which is then refined into a project contract schedule. This schedule is updated monthly to incorporate as-built data and provide more accurate date forecasts. By utilizing a monthly progress bar chart master schedule, we ensure that all trade partners are kept up-to-date and that the workflow remains efficient.

As part of our scheduling process, we also prepare rough delivery forecasts for materials required throughout the project. To ensure alignment and timely execution, we conduct pull-schedule analysis meetings, following up with a detailed report distributed to all trades involved. This proactive approach provides transparency, reassurance, and confidence that all parties can meet their deadlines.

Given the current supply chain challenges, early ordering of long-lead materials and specialized equipment is critical. For items with extended lead times, we initiate early submittals to identify these materials and issue purchase orders as soon as possible, even before final subcontract agreements are in place. This ensures that material procurement is streamlined and avoids delays later in the project.



### 1. Delivering and Managing Design Services

At Bergman, our approach to the design phase is built around a collaborative team effort, ensuring comprehensive communication at every stage. We gather the project's objectives and goals to understand the building's intended use and future potential. Recognizing real estate as a long-term investment, we aim to ensure the building has enduring value.

We will coordinate weekly or as-needed meetings to ensure design progress remains on track. A detailed project schedule will outline each phase's key milestones and expected completion dates, ensuring alignment across all team members—including the Owner, Architect, and Engineers. Rather than waiting for completion, we set clear due dates to keep everyone accountable.

After the first draft of the design plans, we conduct internal reviews with our design team to check for constructability issues. These revisions are then shared with the broader team, and the process repeats until the Owner is satisfied with the final design.

### 2. Collaboration with Owner, City, and Subcontractors

#### Technical Services:

Our team prides itself on delivering projects that meet the highest quality standards, within budget, and on schedule. Our proprietary cost management system consolidates all project requirements into a single document, offering flexibility to accommodate client-specific needs. This system integrates various software tools, including "BuildingConnected" for subcontractor management, Assemble for 3D takeoffs, and PlanSwift and Bluebeam for cost control and documentation.

#### The Team Approach:

We engage as active members of the project team, working collaboratively with the Owner and consultants to ensure success. Our focus is on delivering high-quality work while managing costs and schedules.

#### Conceptual Estimate:

We prepare a conceptual estimate based on the programming documents and assumptions agreed upon with the Owner and Design Team. Our approach to estimating is transparent and fact-based, providing clear information for decision-making. Early in the design phase, we collaborate with the Architect and Owner to offer cost data for various design alternatives, forming the foundation for the project budget. These early decisions, when options are still flexible, have the most significant potential to influence final costs.

#### Design Development Estimate:

Once final design development drawings are available, we prepare a detailed estimate using Assemble or PlanSwift. This estimate will include a comprehensive review of design elements, enabling us to assess any cost increases or necessary adjustments. It will be updated regularly to ensure that design changes or cost variations are accurately tracked and managed.

#### Construction/ Market Analysis:

As part of our preconstruction services, we conduct a thorough market analysis, focusing on:

- Availability of skilled subcontractors
- Availability of specialized craftspeople
- Projections for future construction workloads
- Local labor conditions and the capability of local businesses
- Management, financial capability, and workload of potential bidders

Based on this analysis, we compile a list of prequalified subcontractors, tracked on Monday.com and managed through BuildingConnected.

#### Historical Data:

Throughout preconstruction, we compare the current project to similar projects in terms of size and scope. Our extensive historical database informs cost projections and ensures accurate estimates based on real-world data.



### Budget Control:

We implement cost control procedures from the outset, including regular updates on the project budget and monthly cost reports. These procedures ensure that the project remains on budget and that any potential cost overruns are identified early.

### Schedule of Values:

We assist in creating a reliable Schedule of Values (SOV) format, providing a clear structure for requisition payments and ensuring financial transparency throughout construction.

### Value Engineering Studies:

Our value engineering studies are an integral part of the preconstruction process. They focus on reducing costs, improving quality, and accelerating construction. This is achieved through collaboration with the Owner, Architect, Engineers, and subcontractors and by investigating current market trends. We provide detailed reports and alternatives for the Owner and Architect to evaluate, helping guide decisions that optimize the project's value. Throughout design development, we will continuously assess the project's cost effectiveness and ensure the design aligns with the Owner's goals. Life cycle cost analysis will recommend systems that best balance initial costs and long-term value.

### 3. Design Changes and Documentation

#### Design Changes:

Design changes are a standard part of any project, whether they arise from inspection requests or design flaws. We are well-versed in managing these changes efficiently. When a design change is required, we gather input from all relevant stakeholders—including the Owner, Architect, Design Team, and Subcontractors.

During our weekly OAC (Owner-Architect-Contractor) meetings, we present the options, highlighting cost, schedule, and quality impacts. Once a decision is made, the change is documented in the OAC meeting minutes, and an official RFI is submitted via Procore to the Architect for a response. The RFI is logged and can be exported for future reference during project closeout.

### 4. Project Access for the Project Manager

#### PM Project Controls:

At Bergman, we utilize Procore as our Project Management Information System (PMIS) across all projects. As the Owner, you will have exclusive access to the project via our Procore account, where you can view daily reports entered by the site superintendent alongside daily photos documenting project progress. Key features available to you include:

- Visitor logs
- Subcontractor logs
- Hours worked logs
- Safety reports
- Weather updates

Procore's comprehensive suite of tools ensures excellent document control and tracking, and its RFI module enables swift communication with all project parties. The Project Manager will also provide a detailed project schedule update every three weeks via Procore, along with reports on PCOs, finances, submittals, and meeting minutes.

#### Monthly Reports:

We provide a detailed narrative every month highlighting any risks or potential delays. Along with the narrative, you will receive an updated Cash Flow Chart, Bulletin Logs, and RFI logs to keep you informed on project status.

#### Meetings:

Weekly Owner meetings will be conducted, with agendas based on the Procore template for previous meeting minutes. The meetings will include the Architect and Engineers as necessary, especially during critical phases such as submittals and post-installation observations.

## Design Phase Approach

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We will also conduct pre-planning meetings with subcontractors, utilizing our corporate QAQC manual. This includes pre-installed meeting topics, checklists, and lessons learned, ensuring all stakeholders are aligned. Meeting minutes documenting decisions will be published to our internal team and subcontractors.

### Look Ahead Planning:

Our policy emphasizes early identification and resolution of potential issues. We conduct 90-day look-ahead planning to assess any scope integration concerns or missing details before specific trades begin their work. This proactive approach helps prevent delays and ensures smooth coordination among all trades.

### Budget and Cost Control:

Our goal is to serve as a trusted leader, ensuring that the project runs smoothly from start to finish. We are committed to identifying cost-saving opportunities throughout the process, whether through Value Engineering material options or other specification alternatives. We advocate for the Owner's best interests regarding cost, schedule, and quality, ensuring that every project step is documented with clear notifications and solutions. We start with a construction cost control budget based on the bid version and update it monthly to maintain accurate cost tracking and project control.



## 1. General Approach

### Pre-Construction Planning:

- **Kick-Off Meeting:** Bergman conducts a comprehensive kick-off meeting involving all key stakeholders—the Owner, project managers, key subcontractors, and special inspection agencies. This ensures alignment with the project objectives, scope of work, and timeline for completion.
- **Detailed Scheduling:** We develop a robust project schedule that outlines each construction phase, with clear milestones and deadlines. This schedule is shared with all parties to maintain transparency and accountability.
- **Site Setup:** Our team mobilizes the construction site, establishing essential facilities such as job trailers, storage areas, dumpsters, portable toilets, and safety equipment, ensuring the site is ready for efficient operations.

### Construction Resource Management:

- **Labor and Equipment Allocation:** Bergman ensures the efficient allocation of labor and equipment to meet project demands, coordinating closely with all subcontractors to confirm the timely availability of necessary resources.
- **Material Procurement:** We proactively manage the procurement of long-lead items and ensure subcontractors secure their materials well in advance, avoiding potential delays through meticulous tracking and delivery coordination.

### Construction Execution and Monitoring:

- **Daily Operations:** The Bergman site superintendent oversees all daily construction activities to ensure schedule and quality standards adherence. Regular inspections are conducted to maintain project compliance, and any issues arising are promptly addressed with subcontractors.
- **Progress Tracking:** We utilize Procore, our project management software, to track all project documentation, daily reports, schedule updates, RFIs, and submittals. We hold weekly meetings to review project progress and resolve challenges.

### Construction Quality Control:

- **Bergmans Quality Assurance Team:** Quality is paramount. Our Project Manager ensures all quality protocols are met, while the site superintendent oversees critical aspects of the project to ensure compliance with quality standards.
- **Bergman Quality Protocols:** We begin each project with a thorough review of plans and specifications, followed by a detailed submittal process, material verification, and pre-installation meetings. Inspections continue during installation to confirm that all standards are met and any issues are addressed immediately.

### Health and Safety:

- **Safety Plan:** Bergman adheres to a comprehensive safety plan that complies with OSHA regulations and other relevant standards. Every subcontractor undergoes an “onboarding” site orientation that covers our health and safety procedures.
- **Safety Audits:** The site superintendent conducts regular safety audits to identify potential hazards. Subcontractors must conduct weekly safety meetings, which are reviewed and followed up on to ensure compliance with safety protocols and appropriate use of PPE.

### Communication:

- **Weekly Updates:** We hold Owner-Architect-Contractor (OAC) meetings to discuss project progress, address emerging issues, and review upcoming decisions. We maintain open lines of communication through various channels to ensure all stakeholders are fully informed and engaged.

### Risk Management:

- **Proactive Risk Identification and Mitigation:** Bergman’s extensive experience allows us to identify potential risks early. We develop and implement mitigation strategies to address known risks while also preparing for unforeseen issues that may arise to minimize project impact.

### Project Close-Out:

- **Bergman Close-Out:** Our team ensures all required agencies have signed off and met local jurisdictional requirements. Before the owner’s punch-list walk-through, we complete our internal punch list to verify that all work is



done to the required standards, speeding up the final punch list process.

- Handover Documents: Bergman prepares all necessary documentation, including final approvals, warranties, and O&M manuals, to facilitate a seamless handover and transition for the Owner.

### 2. Construction and Design Team

Clear Communication Channels:

- Dedicated Points of Contact: We designate specific individuals within the construction and design teams to serve as primary points of contact, streamlining communication and coordination across all project phases.
- Communication Protocols: Clear communication protocols are established to define preferred methods (email, project management software, in-person meetings) and set response time expectations for all stakeholders.

Regular Coordination Meetings:

- Scheduled Meetings: Bergman organizes regular coordination meetings with key members of the design and construction teams to review project progress, discuss any issues, and plan for upcoming activities.

Use of Technology (When Applicable):

- Building Information Modeling (BIM): We utilize BIM for enhanced visualization and coordination, helping to identify and resolve potential design conflicts before they occur in the field.

RFI Process:

- Procore for RFIs: Bergman uses Procore to document and track all RFIs, ensuring accountability and timely responses. Clear expectations for RFI management are set with architects and engineers to avoid construction delays.

Problem-Solving, Collaboration Site Visits, and Inspections:

- Regular Site Visits: We encourage design team members to make regular site visits to observe progress, provide guidance, and resolve any issues.
- Resolving Design Discrepancies: Joint inspections are conducted to identify design discrepancies and collaborate on practical solutions, ensuring swift resolution of issues.

Documentation and Record-Keeping:

- Detailed Records: We maintain comprehensive records of all communications, RFIs, design changes, and resolutions in Procore to ensure complete transparency and accountability.
- As-Built Drawings: The as-built drawings are regularly updated to reflect any changes during construction, providing an accurate final record of the completed project.

### 3. Documentation of Costs

Procore for All Project Cost Tracking:

- Cost Tracking: Procore tracks and records all project costs, generating detailed reports for the Owner's review. The system's Cost Codes help us categorize expenses for every aspect of the project.
- Change Order Documentation: We ensure that all change orders are thoroughly documented, including detailed descriptions, cost implications, and required approvals to maintain clarity and avoid disputes.

### 4. Subcontractors' Performance and Delivering Construction

At Bergman, we take a collaborative approach to project delivery by working with a carefully selected network of trusted subcontractors. While we do not self-perform any construction work, we ensure the highest quality and performance by thoroughly vetting and managing our subcontractor partners. Below is an overview of our process for selecting, overseeing, and guaranteeing the successful delivery of the project through our subcontractors.

Pre-Qualification Process:

Bergman evaluates subcontractors based on their experience, expertise, financial stability, and safety records. We also review their past performance and industry reputation to ensure the best fit for the project.



### Pre-Construction - Bidding Process:

- Competitive Bidding: Pre-qualified subcontractors are invited to submit bids for specific project components. Bids are evaluated on cost, schedule, quality of work, and alignment with project requirements to ensure the best possible outcome.

### Ensuring Subcontractor Performance:

- Regular Monitoring and Reporting: Bergman conducts weekly foreman meetings with subcontractors to track progress, address issues, and ensure work progresses according to the schedule and quality standards. The site superintendent conducts frequent site inspections to verify work quality.
- Site Inspections: Bergman site superintendent performs frequent site inspections to ensure that work is being performed to the required standards and within the specified timeline.

### Thorough Quality Control:

- Bergman Quality Protocols: Bergman's QA/QC for subs starts with a comprehensive submittal procedure, material verification process. This is followed up with pre-installation meetings for all associated with particular scope of work to discuss any issues, ensuring material is approved before installation begins.
- Bergman Site Superintendent: Site superintendent conducts on going inspections to ensure quality standards set forth are adhered to.

## 5. Ensuring Site Security

### Perimeter Security:

- Fencing: We erect secure fencing around the construction site to prevent unauthorized access and regularly inspect and maintain the fencing to ensure ongoing safety.
- Access Control: Controlled entry and exit points are established, and all site visitors are required to check in with the superintendent. This process helps monitor who is on-site at all times.

### Surveillance Systems:

- CCTV Monitoring/ Ox Blue: These cameras are placed at strategic locations around the site to monitor activities 24/7.
- Remote Monitoring: Bergman can, and upon request from owner, implement remote monitoring with a local security company.

### Collaboration with Local Authorities:

- Local Police Coordination: We maintain a good working relationship with local police and may request periodic patrols, especially during high-risk periods, to ensure site security.



# 5

## Proposed Innovations



This design envisions the recreational space as a vibrant, culturally responsive destination that celebrates the spirit of the City of Coachella while creating meaningful opportunities for youth engagement. Rooted in the City's commitment to community, wellness, and inclusivity, the proposed improvements transform the site into an inviting, interactive environment where young residents feel a strong sense of belonging.

Central to the design is a dynamic youth-focused activation zone that encourages gathering, creativity, and self-expression. The colorful block installation is intentionally designed as a semi-private "hideaway" space providing an area where teens can comfortably connect with peers while maintaining openness, visibility, and safety within the park. This balance supports both social interaction and responsible design aligned with the City's public space goals.

A key feature of the project is the mural wall, conceived as an evolving platform for community-driven art. This element will host an annual art competition open to Coachella's youth, inviting them to submit original artwork that reflects their experiences, culture, and vision for their community. Selected through a community voting process, the winning design will be realized either through collaboration with a local artist or as a high-quality vinyl installation. This approach not only highlights local talent but also reinforces civic pride and cultural representation within the built environment.

Positioned in front of the mural, a sculptural steel swing structure creates an iconic and interactive landmark for the site. Designed to be both playful and visually striking, this feature encourages gathering and provides a space for social engagement, including photo opportunities that resonate with today's youth. By creating a recognizable and shareable moment, the design helps establish the recreational center as a destination within Coachella.

Collectively, these elements support the City's broader vision of fostering community connection, promoting youth wellness, and activating public spaces in meaningful ways. This project is not simply an enhancement—it is an investment in Coachella's youth, providing them with a space that reflects their identity, encourages creativity, and strengthens their connection to the community. We are excited about the opportunity to partner with the City to bring this vision to life and create a lasting, positive impact.



## Methods

### Online tools:

Our team will use the strategy of digital meeting agenda and online progress documents, weekly online meetings, upload digital progress drawings, and web-based video to accelerate the process of design drafts.

### Care to adjust resources to maximize the as-built budget:

We will keep the drawing output list of pages of the design, in the classification of a "Minimum Viable Design", as some private projects are able to perform. We understand the importance of Budget Maximization.

By delegating more energy to the final construction coordination, and the minimal effort in excessive design drawings, we will create a budget that can be utilized to build more product and less cost for administration.

## Program and Scope of work and services

### Part A; Design:

#### Phase 1 services shall include:

- Kitchen Remodel
- Replacement of flooring and ceiling
- Interior and Exterior paint
- LED Lighting
- Installation of reception desk
- EV parking and charging stations
- ADA Upgrades
- Design and Installation of Fire suppression

#### Phase 2 services shall include:

- 1,500sf Expansion to the existing building
- Exterior Improvements
- Completion of Fire Suppression system
- Outdoor Recreation Area with shade structure
- ADA Upgrades to the exterior

#### Clarifications:

- Program requirements per the RFP are included in this proposal.

#### Consultants Included:

- Electrical, Mechanical, Plumbing Engineering
- Structural Engineering

#### Specific design activities

##### A. DUE DILIGENCE

1. Conduct an Architectural, Structural and MEP site visit to verify and record existing conditions.
2. Perform a preliminary review of applicable City requirements, permitting processes and project-specific code compliance considerations.
3. Prepare a project schedule.

##### B. SCHEMATIC DESIGN



1. Based on the program provided by the client, TWINSTEPS shall prepare the Schematic Design package which will consist of the following
  - Preliminary Architectural Site Plan
  - Preliminary Building Elevations
  - Preliminary Architectural Space Plan
2. Based on the approved space plan, TWINSTEPS shall prepare a complete Schematic Design Package including a Floor Plan, Ceiling plan, equipment and furniture plan (specification provided by the client).
3. Interior Color and Finish selections shall be prepared for the Clients approval.

#### C. DESIGN DEVELOPMENT

1. Based on the approved Schematic Design package and with approval from the client, TWINSTEPS will prepare a drawing package furthering the design drawings consisting of
  - Refined Site Plan
  - Refined Floor Plan
  - Preliminary Reflected Ceiling Plans
  - Preliminary Finish Plans
  - Other Preliminary Plans TWINSTEPS determines are needed
2. TWINSTEPS will provide up to two (2) options of the above-mentioned package with one (1) revision to the final scheme.
3. TWINSTEPS has included up to two (2) conference calls during this phase.
4. The final Design Development package shall be approved by City representatives prior to proceeding on to the Construction Documentation phase.
5. TWINSTEPS Structural Engineering and MEP Engineering Consultants will prepare Design Development drawings during this phase.
6. During this phase, the exterior design elements will be developed to a level where renderings/marketing material can be updated. TWINSTEPS will provide two (2) exterior renderings to the client for their use in marketing materials.

#### D. CONSTRUCTION DOCUMENTATION

1. Based on the "Signed Off" Schematic Design package, which serves as the Notice to Proceed, TWINSTEPS shall prepare Construction Documents.
2. TWINSTEPS shall coordinate with all consultants for their conformance to the design of this project.
3. The Construction documents will be prepared in accordance with all Federal, State and local Code requirements.

Bergman will provide Fire water design Build services with a fire sprinkler engineer to be selected upon coordination with City Engineering and water department after the Design development phase.

Bergman will coordinate the following:

- as build measurements and as built drawings
- Kitchen equipment as needed for the presentation kitchen



- Meeting coordination files and preconstruction minutes
- Fire Water flow testing and water pressure or flow measurements
- Permit applications and submissions to building department plan check
- Civil Engineering
- Landscape architecture
- Irrigation coordination for changes in valves or sprinkler layout
- General project Management of preconstruction and construction phases.

#### Clarification of EXCLUDED SERVICES

TWINSTEPS will not provide the services listed below.

- a. Traffic Reports
- b. Upgrades to existing wet utilities including sewer and water meter.
- c. Low voltage design and engineering
- d. Food Service Equipment Design and Selection

#### G. SUPPLEMENTAL SERVICES

The following items are not included within the scope of this proposal. TWINSTEPS may provide these services as an additional service with an additional fee.

3. Dry Utility
4. Variance or Special Planning Processes.
5. Signage or Public Art Selection, design and permitting beyond code required.
6. Furniture or Equipment design / specifications
7. Acoustic Engineering
9. LEED Management Services

#### **General Scope of Services:**

We understand that your goal is to provide the best program for the budgeted and available funds.

Our team has provided a DB solution that aligns with the client goals of the project:

1. Budget control and accurate estimating
2. Commitment that the final design will be appropriate for the project requirements
3. Eliminate the potential to overdesign and overspend
4. Efficient design which will maximize the use of the budget in each key area, to achieve the project mandated scope list.

Project Scope Goals and Focus points:

The building will add the expansion space and a clean connection to the existing space with adequate storage for the desert community services needs.

We have designated an operable partition to be a part of the work list to OPEN up the rooms to connect together for a larger environment

We have proposed a clean & simple design plan concept which will maximize the available square foot area.



Storage : Storage is proposed in room # 120, 121. Rack and shelving is provided in each of the new storage rooms.

#### Phase 1

##### Site:

- Fire Water service main line
- Fire water main line point of connection to public water service main
- Fire water lateral to the new riser room

##### Interior renovation:

- Fire Riser Closet
- Fire water line overhead and distribution to rooms
- Ceiling patching
- Updated and expanded show kitchen
- Removal of the reception – lobby and office area
- Remodel /rebuild this entry zone with a new reception desk- check in zone
- Existing room demolition and rebuild of Closets at the existing open room
- Open community room renovation
- Cabinetry changes in the Classroom

#### Phase 2

##### Building Expansion Scope of work

The addition of the SF area of 1500 SF at the south end of the building.

New operable partition between the rooms

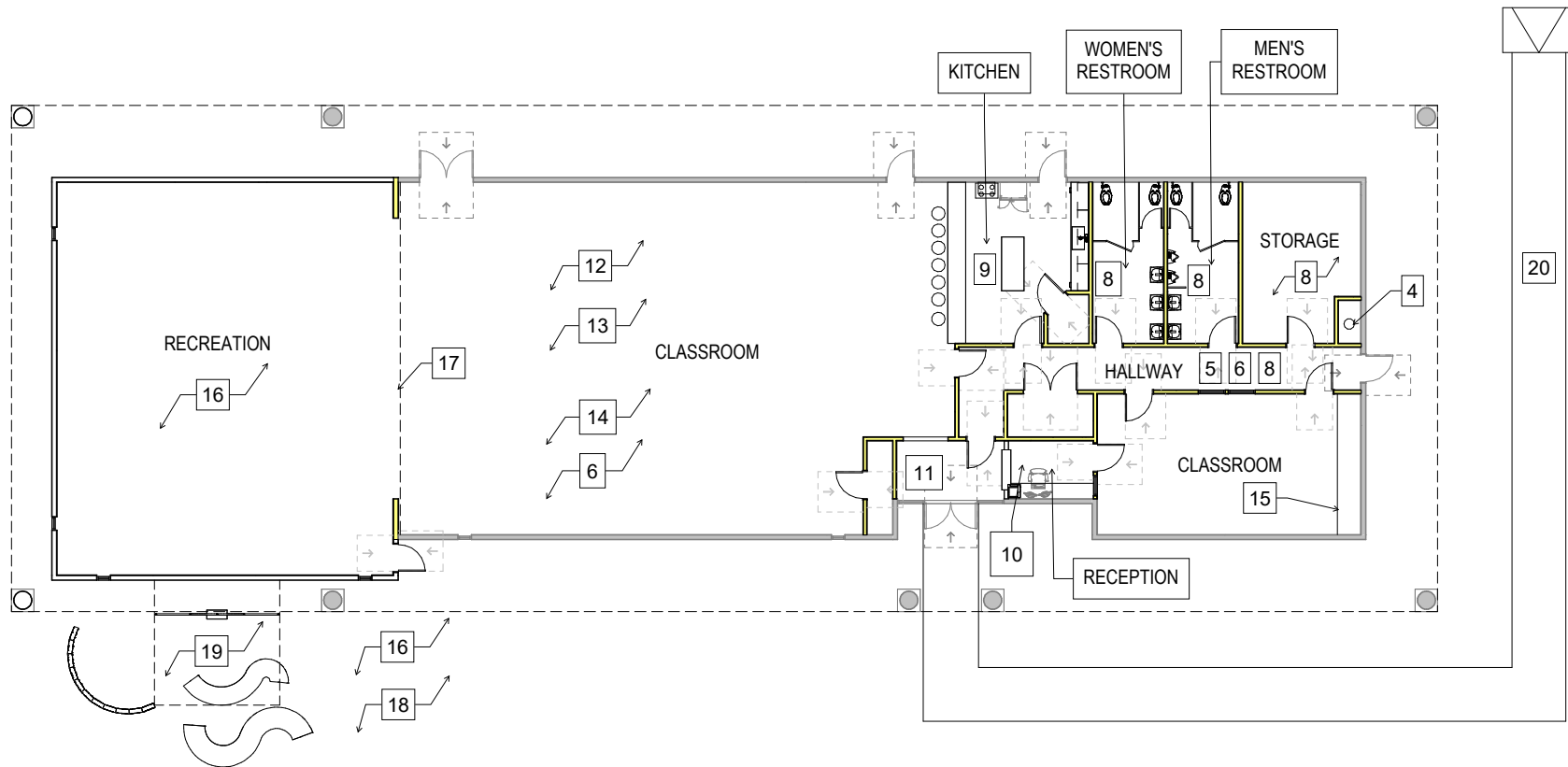
Removal of the existing shade canopy and patio at the south of the building.

##### Site Improvements

- Teen area shade structure, patio and games
- ADA walk path
- ADA parking modifications
- EV auto charger power services







### KEYNOTE LEGEND

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1. Fire water service main line</li> <li>2. Fire water main kine point of connection to public water service main</li> <li>3. Fire water lateral to the new riser room</li> <li>4. Fire riser closet</li> <li>5. Fire water line overhead and distribution to rooms</li> <li>6. LED lighting</li> <li>7. ADA inspection and advisement</li> <li>8. Ceiling Patch</li> <li>9. Updated and expanded show kitchen</li> <li>10. Removal of the reception - lobby and office area</li> </ul> | <ul style="list-style-type: none"> <li>11. Remodel/Rebuild this entry zone with a new reception desk - check-in zone</li> <li>12. Existing room demolition and rebuild closets at the existing open room</li> <li>13. Open community room renovation</li> <li>14. Flooring replacement in community room, paint and open ceiling concept</li> <li>15. Cabinetry changes in the classroom</li> <li>16. the addition of the SF area of 1,500 SF at the south end of the building</li> <li>17. New operable partition between rooms</li> <li>18. Removal of the existing shade canopy and patio at the south end of the building</li> <li>19. Teen area shade structure, patio and games</li> <li>20. ADA walk path</li> <li>21. ADA parking modifications</li> <li>22. EV auto charger power services</li> </ul> |
|--|--|

## Section 5: Quality Assurance and Quality control Plan

### Design Builder

Peter Livermore, DBIA, Project Manager, will be engaged in the quality meetings and detail reviews of the designs through the design and construction phase. With leadership and the rest of the team focused on the daily implementation of Quality, We will be successful.

The design builder will be Organized, Diligent, and Thorough in daily activities which will result in the team outcome of a high-quality design and a High-quality constructed product.

Major elements and details of the project specific items which will be focused on:

- Façade system
- Dimensional control
- Architectural detailing and joints
- Canopy- shade element shop drawings
- Plaster joints & water control details
- Roofing / Weather proofing/ waterproofing / water intrusion
- Glazing
- Millwork
- Flooring
- Drywall finishing
- Steel erection – welding Steel tolerances
- Detailed shop drawing verification of completeness and use in the field

Strategies which will be implemented:

- Surveyor verification of all new footing centers and anchor bolt centers prior to concrete pours
- Masonry wall plumb verification
- Survey and digital verification of all corners, with verification of square level and plumb.
- Quality control meetings with agendas and minutes each month as a routine with all upcoming trades
- Shop drawing kickoff meetings with the above parties.
- Preinstallation meetings for the above parties

### Design

The design team will be engaged in the following strategies to maintain a high-quality design

- Kickoff calls with each consultant before starting the next phase of updates
- Coordination calls with each consultant before releasing the package milestone sets to the owner.
- Checklist of changes that needed to be entered during the current round of plan updates
- Collaborate in the constructability and detail review with construction lead/ PM
- Maintaining a philosophy of Quality on each set, from the very first design plan package
- Adopting a Zero-Defect Mindset.
- Referring to the site-specific Quality Management Plan (QMP).
- Regular Updates ( monthly) and issuance to the onsite field team a current set of design plan documents
- Supporting the field as needed in Pre-Installation Meetings to ensure clarity before execution.
- Specification Submittal procedures to validate 100% of all materials ordered.
- Coordination and view of the field created mock-ups as required to validate details and quality
- Field verify meetings monthly by the Architectural Design Manager
- Field view meetings by the Architectural designer of record

- Field walks with consultants at milestone events

## Construction

### Bergman Construction's Quality Mission Statement:

*Bergman Construction is dedicated to building quality construction projects that meet or exceed our customers' expectations; therefore, creating long-term relationships and repeat business. Our goal is for our customers to understand our commitment to both quality and safety while providing cost-effective construction services.*

The goal of this program is to oversee completed construction that meets all the requirements of the contract and building codes as well as the Owner's expectation.

## QUALITY CONTROL ORGANIZATION

Quality is a collaborative responsibility. Our **Quality Control Organization** consists of:

- **Design and Supply Chain Members:** Architects, engineers, subcontractors, and vendors.
- **Project Team:** Project Managers, Superintendents, Project Engineers, and other key staff.
- **Quality and Operations Leadership:** QC Managers and Operations Managers.
- **Executive Oversight:** Leadership commitment ensures accountability and strategic alignment.

### The 4 Phases of Quality Control:

1. **Pre-Installation Meeting Phase** – Alignment and planning with all stakeholders before work begins.
2. **First Work-in-Place Phase** – Initial execution checks for conformance and quality benchmarks.
3. **Follow-Up Phase** – Ongoing inspections and adjustments to maintain standards.
4. **Final Inspection Phase** – A detailed Subcontractor Walk-Through to verify completion and compliance.

## Construction Quality Control Activities

Bergman's Project Team performs a wide array of proactive quality control activities to ensure project success:

- Adopting a **Zero-Defect Mindset**.
- Following a **site-specific Quality Management Plan (QMP)**.
- Maintaining a **current set of contract documents** at all times.
- Holding **Pre-Installation Meetings** to ensure clarity before execution.
- Verifying **100% of all materials** upon delivery.
- Constructing **mock-ups** as required to validate quality.
- Conducting **First Work-in-Place Inspections** to ensure correct installation methods.
- Implementing a **Non-Conformance Tracking Procedure** to address issues immediately.
- Performing **Pre-Closure Inspections** to catch and resolve issues early.
- Meeting **digital photography requirements** to document progress and compliance.
- Storing **organized quality records** through Procore.
- Carrying out thorough **Follow-Up and Final Inspections**.
- Conducting **quality control audits** throughout the project lifecycle.
- Recording **tests and inspections in the daily log**.
- Taking active steps for **Water Intrusion Prevention**.
- Holding **internal pre-punch walks** to anticipate Owner punch list items.
- Executing **start-up and commissioning** processes.
- Preparing and delivering **O&M packages**, conducting Owner training, and supplying **attic stock materials**.

## Warranty and Post-Construction Commitment

Our quality standards do not end at substantial completion. Bergman Construction maintains a strong **Warranty Program**, ensuring that our quality extends beyond handover. We address:

- Warranty call-backs **during** and **after** the warranty period.
- **Resulting damage** from any defects.
- Thorough **post-construction documentation** and reporting.

A structured **Closeout Procedure**, which includes assembling the project Closeout Binder/link and preparing the client for building operation.

### **Conclusion**

Quality is not just a standard at Bergman Construction—it is a discipline and a promise. Through diligent planning, rigorous control measures, and unwavering post-construction support, we ensure that every project reflects our core values: integrity, safety, efficiency, and above all, excellence.

The requires a high level of diligence from every contributor. To expand on the robust nature of our program, we have provided a copy of the 10 page summary presentation.

Refer to the attached quality program exhibit. This will clarify the above elements in more detail.

# PROJECT APPROACH

## METHODS & TOOLS FOR ALIGNMENT

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- **Clear Scope Definition:** We have a kickoff meeting with major stakeholders to understand we have fully vetted through all scope wants and needs. Once this occurs, we meet with the Client at all phases to request their review and approval to ensure we are meeting all needs, and we can pivot through changing asks.
- **Review and Approval:** During the Schematic Design phase prior to requesting client sign off and approval this is when we mention any areas we believe could include a cost savings or VE option. We also evaluate potential use of existing elements or spaces in order to ensure we are fully maximizing the current space.
- **Coordination:** Weekly meetings are conducted with our internal team and consultants to ensure we are touching on any concerns and are staying on track with the schedule and scope requirements.
- **QAQC:** All drawings are cross checked by all team members using an internal checklist that is associated with each sheet. This provides a double check of each sheet to ensure all details and project related information is properly documented.
- **Consultant Drawing QAQC:** We request progress sets from our consultants at 30%, 50% and 80% of the project. This allows us to ensure our sets are holistic and allows for a more comprehensive document set that is permissible and buildable.

# PROJECT APPROACH

## EFFICIENCY METHODS

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### TECHNOLOGY

- **REVIT:** TWINSTEPS and our Consultants utilize Revit which allows real time collaboration, accurate 3D visualization, and early detection of design clashes.
- **Construction Based Software's:** We utilize construction-based software's like Procore, E-Builder and Newforma which allow for more project documentation control and real time communications between the construction team and design team.
- **City Processing:** We are experienced with online city processing which allows the ability to better communicate update and reduce wait times during the city processing stage.

### LEAN DESIGN

- **Evaluation phase:** Internal evaluation of existing space and new expansion space in order to quantify use of all sq ft. and existing elements. This helps eliminate waste and keeps the focus on what is needed which keeps down cost.
- **Improved Quality:** Using team members and consultants with vast knowledge of healthcare environments to create more standardized spaces.
- **Project Management:** We utilize meetings and progression check ins to ensure we are problem solving through all phases for a more streamlined design and construction process.

### CLIENT STANDARDS

- **Design Standards:** Understanding and utilizing all client design standards to ensure the final output is what is expected and on brand for the client.

## PROJECT APPROACH

### BUDGETING

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- Being clear about the scope items and potential items that can be excluded allows for us to understand the potential costs and VE options that could be used in the future.
- Creating a well detailed schematic design set will allow for the ability to have ROM pricing from a GC prior to going into our Construction Documents.
- Meeting during the CD phase to help bring up any problem-solving ideas where we see a potential budget problem.
- Working closely with a GC through the CA phase of the projects to mitigate through unnecessary change orders by meeting in order to discuss options for costs savings whether that be a material or means and method to building.

## PROJECT APPROACH

### CODE COMPLIANCE

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- **Zoning & Local Code Conformance:** All projects are taken through a zoning / local code conformance review. This is where the parking requirements, occupancy needs and local codes for this particular project type and size are vetted through local web portals and direct meetings with the local building and safety department to ensure all code conformance occurs.
- **Up Codes:** TWINSTEPS utilizes Up Codes which is an online code database that assists in the review of state and federal code requirements.
- **Plan Check:** TWINSTEPS often schedules over the counter meetings with plan checkers or local officials to ensure we are meeting their requirements to allow for an easier plan check approval process.

## PROJECT APPROACH

### DESIGN STANDARDS

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- **Client Standards:** *We vet any client standards packages to ensure finish selection goods are available and lead times don't create schedule impacts. This assists us in making changes prior to apply the standards package to our drawings.*
- **Growth:** We walk through the new designed space and always talk about longevity and growth of the operation of the space to ensure we are designing for durability and longevity.

# PROJECT APPROACH

- A. TWINSTEPS is extremely focused on Quality, and a quality project is one that meets the client’s needs. In an effort to provide the best quality possible, TWINSTEPS uses the latest technologies combined with our own internal quality control system. We use Revit as one of our technologies with clash detection and constructability, but we don’t solely rely on the software. We have an internal team that is dedicated to nothing more than internal quality control and whenever possible, we collaborate with the General Contractors to keep us updated on Budgets and Supply Chain issues.
- B. At TWINSTEPS, we’re always looking to the latest technologies and techniques to assist us in providing a better product for our clients. We believe that communication is the key to a successful project and what better way to communicate than using the latest technologies to tell our story. We use Matterport and Revit, both 3D tools that can help us convey design intent to our clients at the earliest stages of a project. These renderings or even 3D walk throughs are a great way for our clients to see real time design solutions, in person or on a Teams Call, without the hassle of changing paper. Lean principles are one of our favorite things to talk about. Whether it’s the way we run our own company or how we’re able to incorporate these Principles into our client’s Process, TWINSTEPS is always excited to be involved in helping our client’s meet their project and company goals.
- C. Most of the General Contractors we work with, use us on design / build projects. We are proud of that fact because it shows how dedicated we are to working with the general contractor rather than against them. You will hear our President say “I have never worked on a successful project where the General Contractor has failed. It is imperative that we work together for a common goal of exceeding our client’s expectations.”
- D. TWINSTEPS has several local, regional, and national clients who come with their own set of design guidelines, sustainability goals and durability issues. Some standards include sustainability goals which our expert team of designers are constantly researching so that we’re always on top of the latest advancements in technologies.

## INTRNAL QUALITY CONTROL:

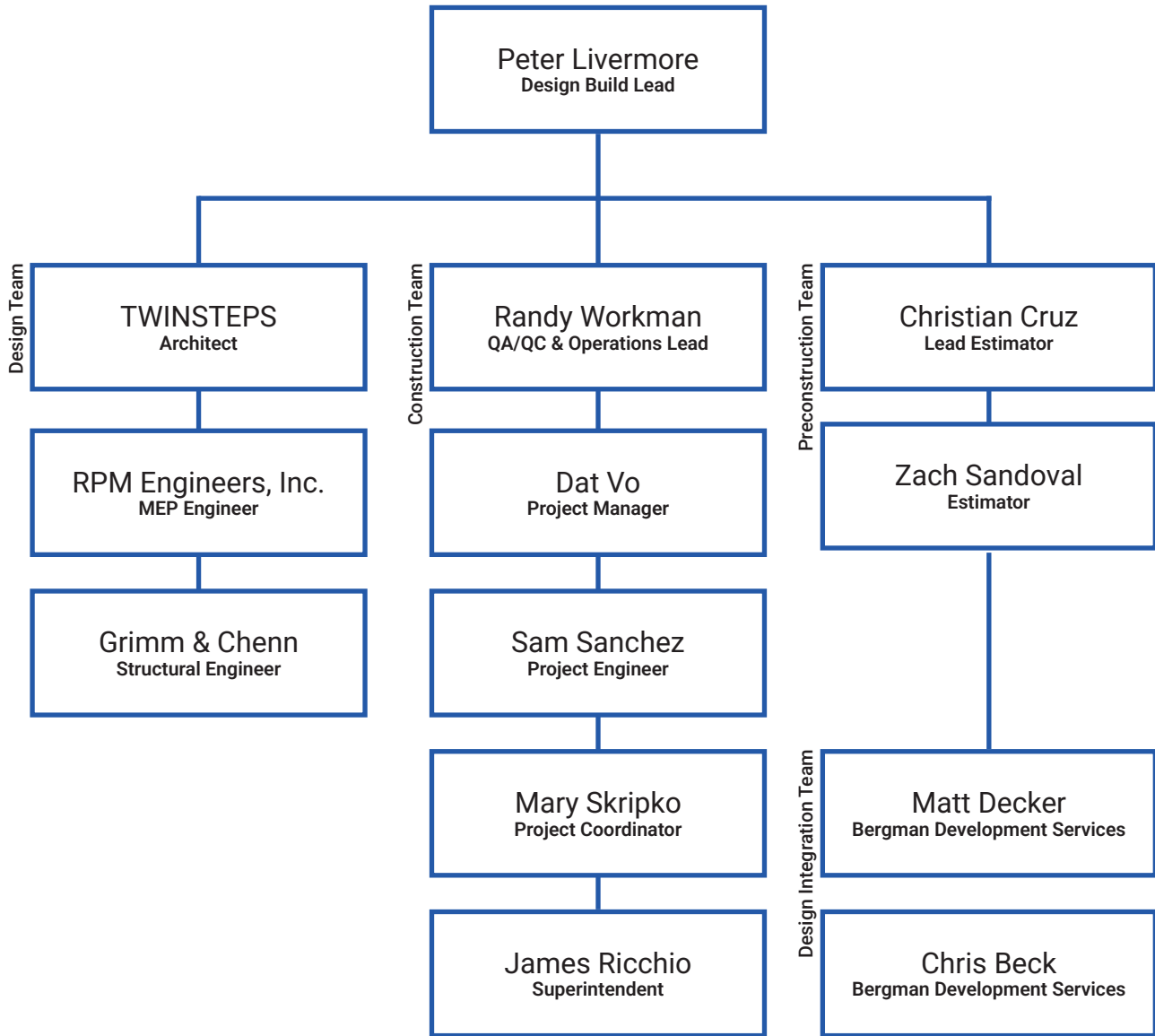
**SYSTEMATIC AND STRATEGIC APPROACH** to each project. **SCALABLE** to the unique scope and project parameters. Ongoing **INTEGRATED QC PROCESS** through all phases of a project.

	PRE-DESIGN	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	CONSTRUCTION BIDDING	CONSTRUCTION ADMINISTRATION
CLIENT	<ul style="list-style-type: none"> <li>▪ Client Scoping Session</li> <li>▪ Programming</li> <li>▪ Contract</li> </ul>	<ul style="list-style-type: none"> <li>▪ Floor Plan Approval</li> <li>▪ Contractor Selection</li> <li>▪ Review of Budget</li> </ul>	<ul style="list-style-type: none"> <li>▪ Construction Estimate Review</li> </ul>	<ul style="list-style-type: none"> <li>▪ Finalize Any Needs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Approval of Fixtures and Millwork</li> <li>▪ Contractor Final Selection</li> </ul>	<ul style="list-style-type: none"> <li>▪ Site Meetings</li> <li>▪ Post Occupancy Owner Survey</li> </ul>
ARCHITECT / ENGINEERS	<ul style="list-style-type: none"> <li>▪ Contract</li> <li>▪ Work Plan</li> <li>▪ Zoning Review</li> <li>▪ As-Built Drawings</li> <li>▪ Team Kick-Off Meeting</li> </ul>	<ul style="list-style-type: none"> <li>▪ Floor Plan</li> <li>▪ Conceptual Design Ideas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Floor Plan Adjustments</li> <li>▪ Develop Ceiling Plan</li> <li>▪ Exterior Elevations</li> <li>▪ Consultant Drawings</li> <li>▪ Select Materials</li> <li>▪ Identify Systems</li> </ul>	<ul style="list-style-type: none"> <li>▪ Develop Detailed Drawings</li> <li>▪ Code Assessment Approval</li> <li>▪ Specifications</li> </ul>	<ul style="list-style-type: none"> <li>▪ Pre-Bid RFI's</li> </ul>	<ul style="list-style-type: none"> <li>▪ RFIs &amp; Submittals</li> <li>▪ Site Visits</li> <li>▪ Field Reports</li> <li>▪ Punch List</li> </ul>
DWGS / DOCS	<ul style="list-style-type: none"> <li>▪ Contract</li> <li>▪ Work Plan</li> </ul>	<ul style="list-style-type: none"> <li>▪ SD Drawings</li> <li>▪ Schedule</li> <li>▪ Budget</li> </ul>	<ul style="list-style-type: none"> <li>▪ DD Drawings</li> <li>▪ Schedule</li> <li>▪ Budget</li> </ul>	<ul style="list-style-type: none"> <li>▪ CD Drawings</li> <li>▪ Plan Check Package</li> <li>▪ Schedule</li> <li>▪ Budget</li> </ul>	<ul style="list-style-type: none"> <li>▪ Bid Packages</li> <li>▪ RFI / Addendums</li> </ul>	<ul style="list-style-type: none"> <li>▪ Field Reports</li> <li>▪ Project Close-Out Docs</li> <li>▪ Verified Reports</li> <li>▪ TI&amp;O</li> <li>▪ ACDs, Bull. / COs</li> </ul>
QA-QC	<ul style="list-style-type: none"> <li>▪ Deliverables Checklist</li> <li>▪ Program Validation</li> <li>▪ Department Based Code Compliance Review</li> </ul>	<ul style="list-style-type: none"> <li>▪ QA-QC Checklist</li> </ul>	<ul style="list-style-type: none"> <li>▪ DD Drawings QC Review</li> <li>▪ Coordinate Consultant Drawings</li> </ul>	<ul style="list-style-type: none"> <li>▪ CD Drawings OAC Page Turn Review</li> <li>▪ QA-QC Manager Review</li> <li>▪ Coordinate Consultant Drawings</li> <li>▪ Post Review Meeting</li> <li>▪ HCAI Submittal Checklist Review</li> </ul>	<ul style="list-style-type: none"> <li>▪ Bid Review</li> <li>▪ Scope &amp; Budget Alignment Review</li> </ul>	<ul style="list-style-type: none"> <li>▪ Project Close-Out Checklist</li> <li>▪ CA Phase Documents Review</li> </ul>



# 6

## Project Staffing





**Peter Livermore** Vice President

His background includes work in medical, office, and public sectors, along with laboratory and special use projects. Peter is ASHE Certified and a LEED Accredited Professional. Several projects he's led have successfully earned LEED status, including the Beckman Coulter Brea Headquarters, which achieved LEED CI Gold.

As Vice President, Peter plays a key leadership role overseeing all aspects of Bergman's team. Responsible for strategic planning, management, and operational decisions, he ensures Bergman has the tools and resources to properly execute projects. His involvement in the collaboration with various teams, client relationship management, contract negotiation, and driving Bergman's growth through successful project delivery.

**Education:** BS Construction Engineering Technology;  
BS International Business & Marketing - Cal Poly Pomona

**Certificates/Licenses:** LEED AP; ASHE Certified Healthcare Constructor

**Representative Projects**



**MemorialCare Medical Center**  
Huntington Beach, CA

The new MemorialCare medical offices in Huntington Beach showcase a crisp, modern space offering quality healthcare to the community. Located on Beach Blvd, the 25,000 sf medical office includes a clinic, urgent care, and imaging center. Within the clinic are procedure and exam rooms, nurse stations, blood draw and lab space.



**MemorialCare Medical Center**  
San Juan Capistrano, CA

The MemorialCare San Juan Capistrano project is a 25,000 sf design-build tenant improvement completed by LPA Architects and TK1SC. Inspired by wellness and evidence based design, the suite utilizes skylights, 3 form panels, natural wood and full height glass. Located on the second floor, the center is designed to provide the latest patient-centered.



**Fertility Lab Sciences**  
Newport Beach, CA

This new fertility lab and surgery center is a state-of-the-art facility that boasts specialized medical gas systems in the in vitro fertilization (IVF) laboratory, operating rooms, and recovery area. The surgical center includes a reception area, waiting room, and recovery room - complete with patient beds, a medical vacuum, oxygen, and a nurse-call system.



**Incinta Fertility Center**  
Torrance, CA

Incinta Fertility Center provides cutting edge spectrum of fertility services. Bergman is completing Tenant Improvements along with a core and shell buildout. The 17,000 sf project will include new IVF lab, andrology lab, gas storage, ancillary support spaces, and a new surgery center including medical gas and backup power system.



**James Ricchio** Superintendent

As superintendent, James' responsibilities include the supervision of the field construction of the project, including its organization, planning, coordination, scheduling, quality control and safety concerns in order to ensure proper delivery to the client. He will work with the Project Manager for project execution in regards to information flow, approvals, reporting, recording, and filing applications for payment. He will work with the project engineer to maintain document control, document distribution, and document recordation. James will implement record keeping procedures such as daily reports, safety checklists, collaborate with Bergman management and personnel to prevent project problems, monitor subcontractor schedules, assist in the preparation of project schedule, and establish good relations and communications with all organizations and individuals on the project.

**Certifications/Licences:**

OSHA 30, First Aid CPR AED, Procore Certified

**Representative Projects**



**West Coast University**  
Anaheim, CA

This 4-story, 122,000 SF remodel at West Coast University's Anaheim campus transforms an existing facility into a modern educational hub. The updated space includes a Simulation Lab, Innovation Lab, Respiratory Lab, Studio, and café, all designed to enhance hands-on learning and collaboration.



**Cedar Sinai**  
Los Angeles, CA

This project entails the construction of an underground X-ray and PET imaging facility at Cedars-Sinai. The facility will include advanced PET scanning technology alongside a pathology lab, supporting cutting-edge diagnostic and research capabilities. Special design considerations ensure safety, shielding, and integration with existing hospital infrastructure.



**White Memorial Hospital**  
Los Angeles, CA

This project involves the expansion of the cardiology department at White Memorial Hospital in Los Angeles, CA. It includes the addition of multiple surgical operating rooms and exam rooms to enhance patient care and support increased medical services.



### **Dat Vo** Project Manager

As Project Manager, Dat will fully understand the client's objectives and programs. His general responsibilities will include assuring efficient, timely and complete communications amongst the entire project team, implementing policies and procedures for project execution in regards to scheduling, documentation, and management of subcontractors, suppliers, quality control and assurance. He will plan and review the construction program with the Project Executive, implementing record keeping procedures and preparing the construction monthly reports, subcontractors scope of work and work order requests. Dat will examine all drawings, specifications and other documentation for design completeness, constructibility, practical and economic details, as well as code compliance.

**Education:** BS, Management - California State University Long Beach

**Certificates/Licenses:** Orange Coast College Construction Department  
CAL-OSHA, U.S. Department of Labor Construction Safety  
Contractors State License Board, September 2007  
Licensed Classifications: A, B, C10, C15, C33, C36

### **Representative Projects**



#### **Anaheim Hills Office Plaza**

Anaheim Hills, CA

The Anaheim Hills Office Plaza is a 3-story concrete tilt-up office building located just off the 91 freeway in Anaheim, CA, includes a prominent steel entrance canopy, and elevator serviced lobby. We also completed the installation of light-weight concrete flooring over plywood and metal deck on open-web steel joists, structural steel beams and columns.



#### **Western Lampson Business Center**

Garden Grove, CA

This project consisted of the construction of the Western Lampson Business Center, a new industrial development in Garden Grove, California. The scope included site development, utility infrastructure, and construction of new industrial buildings with associated parking and site improvements to support warehouse and light industrial users.



#### **Grand Californian Hotel**

Anaheim, CA

The Grand Californian Hotel, located within Disney California Adventure Park at the Disneyland Resort, is a 750-room luxury hotel designed in the style of the early 20th-century Arts and Crafts Movement, featuring natural materials, handcrafted architectural details, and lodge-inspired design.



#### **Broadcom - University Research park**

Irvine, CA

The Broadcom University Research Park included a four-building tenant improvement to the newly constructed office park. Totalling nearly 300,000 SF, it was completed in a fastpaced four month schedule. Each building ranges between 70,000 and 80,000 SF, and includes offices, research labs, athletic facilities, and general tenant build-outs.



**Sam Sanchez** Project Engineer

As Project Engineer, Sam reports directly to the project manager. Her responsibilities include managing all the matters relating to engineering polices and procedures in regards to document control, distribution and recording. She is to implement temporary facility services, handling all job labor relations, obtaining help when necessary from the project manager or appropriate labor representative. Sam is to schedule and expedite the delivery of materials and equipment furnished by the subcontractors and to assume responsibility for their timely on-site delivery, initiate and record weekly subcontractor coordination meetings, document, record and distribute all RFIs, submittals, drawing changes, and other pertinent documents. She will assist the project superintendent in implementing the quality control process maintained throughout the project and have a comprehensive knowledge of all contract and subcontract documents.

**Certificates/Licenses:** OSHA 30 Certification, Fird Aid, CPR

**Representative Projects**



**Aliso Ridge Behavioral Health**

Aliso Viejo, CA

The Aliso Viejo Behavioral Hospital is a type 1A OSHPD 1 acute care psychiatric hospital. This was a two-story building from ground-up. It's composed of a steel struc-ture with metal deck infill concrete levels and a masonry wall shell. The mission-style facade is a mixture of stone veneer, architectural plaster, windows and metal panels.



**Marugame Udon**

San Gabriel, CA

Bergman Construction completed a 3,245 SF tenant improvement in San Gabriel, transforming the space into a new Marugame Udon restaurant. The project included a full interior reconfiguration with new partitions, ceilings, and upgraded MEP systems to support kitchen and dining operations.



**Wingstop**

Multiple Locations

Bergman Construction recently completed a new Wingstop in Ramona, CA, transforming a 1,500 SF existing building into a fully operational restaurant. The project included MEP upgrades and installation of all Wingstop-branded FF&E, helping bring a fresh, welcoming dining experience to the local community.



**99 Ranch**

Aliso Viejo, CA

Bergman Construction completed the new 46,149 SF flagship 99 Ranch Market in Aliso Viejo, transforming a former Lowe's Hardware into a full-service, modern grocery store. The project included new framing, MEP, kitchens, refrigeration systems, and custom lighting to support multiple fresh food departments.



**Mary Skripko** Project Coordinator

Mary, as a Project Coordinator at Bergman, supports the construction division by managing documentation, controls, and organization. She oversees project control documents, including submittals, RFIs, shop drawings, logs, billing, invoicing, and compliance records. She also coordinates meetings, publishes minutes, distributes documents, and maintains document revision control.

Working closely with project managers and stakeholders, Mary ensures smooth project execution and compliance with company procedures. Her strong organizational skills, attention to detail, and proficiency in project management tools help keep projects on track and running efficiently.

**Certificates/Licenses:** OSHA 30

**Representative Projects**



**Chick-fil-A**  
Aurora, CO

This project included expanded the building footprint in the delivery cockpit, kitchen expansion, and dining areas for the Chick-Fil-A restaurant. We performed a complete interior finish upgrade to include new millwork, furniture, kitchen equipment, electrical and HVAC packages, in addition to a completely new lighting package.



**Five Below**  
Albuquerque, NM

This Five Below in Albuquerque, New Mexico was a tenant improvement project. Our team replaced fixtures and finishes within the 10,000 sf building from the previous tenant for the new discount store.



**Beyond Food Mart**  
Eastvale, CA

This new gas station, convenience store, and carwash is a ground up project totaling 15,862 square feet. This includes the construction of a carwash tunnel, canopy with 10 MPD, as well as the implementation of underground storage tanks. Bergman is proud to partner with the developer to carry out the new gas station concept for the surrounding areas.



**Randy Workman** Vice President of Operations

As the VP of Operations, Randy is in charge of leading and managing different teams across our whole company, which operates nationwide. He oversees various divisions like Project Managers, Project Engineers, and Superintendents. His main job is to make sure we deliver excellent results for our clients.

Randy doesn't just watch over things – he actively creates and improves the processes and systems we use every day. He's focused on making our operations smooth and efficient. Every day, he works on making sure everything runs well and our projects are successful. Randy's hands-on approach and smart thinking are crucial for our company to keep doing great work and making our clients happy.

- Education:** Bachelor of Science, Construction Engineering Technology  
California State Polytechnical University, Pomona
- Certificates/Licenses:** California State Contractor's License #751130 Classifications  
B and A

**Representative Projects**



**Microsoft**  
Aliso Viejo, CA

The new Microsoft offices in Aliso Viejo were constructed specifically for the Microsoft corporate design team. The 14,215 sf space is built out with hospitality grade fixtures and finishes. Open office work stations, conference rooms and a full service kitchen are given plenty of light from the open ceiling concept.



**Alteryx**  
Irvine, CA

Randy constructed the new Alteryx headquarters offices in Irvine, CA. The software company provides analytics and data management platforms that are used across multiple industries by worldwide brands. The office is surrounded by windows and features an open concept that includes the addition of several gathering areas.



**Rocket Lab**  
Long Beach, CA

The new Rocket Lab offices in Long Beach provide expanded space for the headquarters of the aerospace manufacturer and launch service provider, along with unique moments that transport visitors to another world. Entry to the building was constructed with a hallway portal that leads to the galactic-themed reception lobby.



**FivePoint**  
Irvine, CA

As an established developer throughout California, Randy worked with FivePoint to build the vision for their new headquarters, providing ample space for innovation, collaboration and team camaraderie. As a result, the headquarters location leads the standard for a modern and connected space.



**Christian Cruz** Lead Estimator

As lead estimator for Bergman Construction Services, Inc., Christian will help cost estimator with forecast project costs, and help determine necessary resources for projects based on cost estimates and budgetary restraints. He will do this by gathering detail and compiling data to estimate all production costs according to specifications. He will consider raw materials, labor, equipment, tools and transportation for all estimations. His everyday duties also consist of Competitive Bidding, Negotiating, Quantity Takeoff, Conceptual Estimates, Proposal Development and Technical Services. This includes developing marketing proposals, networking with subcontractors, researching data, technology development and establishing marketing design scheme.

**Education:** M.S., Civil Engineering, Cal State Fullerton

**Representative Projects**



**Incinta Fertility Center**  
Torrance, CA

Incinta Fertility Center provides cutting edge spectrum of fertility services. Bergman is completing Tenant Improvements along with a core and shell buildout. The 17,000 sf project will include new IVF lab, andrology lab, gas storage, ancillary support spaces, and a new surgery center including medical gas and backup power system.



**Memorial Care Medical Center**  
San Juan Capistrano, CA

The MemorialCare Medical Center project is a 25,000 sf build out Bergman completed with LPA Architects. Located on the second-floor, the center is designed to provide the latest patient-centered healthcare delivery model. The patient exam rooms, waiting areas, nursing stations, labs and physician work areas are grouped to create collaborative working pods.



**Adventist Health Glendale**  
Glendale, CA

Adventist Health Glendale is a medical center that provides state-of-the-art inpatient and outpatient services in Los Angeles County. AHGL is recognized in advanced surgery, behavioral medicine, emergency care, Heart & Vascular Institute, imaging, minimally invasive surgery, neonatal care, Neuroscience Institute, and occupational medicine.

**Children's Hospital of Los Angeles**  
Los Angeles, CA

**Endocrinology Dept. TI**

SF: 4,000  
Value: \$43,000

**Human Milk Lab Centralization**

SF: 230  
Value: \$230,000

**Labs Refresh - Smith Research Tower**

SF: 2,000  
Value: \$30,000

**Saban First Floor TI - Goran Study Rooms**

SF: 2,000  
Value: \$73,000



**Zach Sandoval** Cost Estimator

As cost estimator for Bergman Construction Services, Inc., Zach will forecast project costs and help determine necessary resources for projects based on cost estimates and budgetary restraints. He will do this by gathering detail and compiling data to estimate all production costs according to specifications. He will consider raw materials, labor, equipment, tools and transportation for all estimations. His everyday duties also consist of Competitive Bidding, Negotiating, Quality Takeoff, Conceptual Estimates, Proposal Development and Technical Services. This includes developing marketing proposals, networking with subcontractors, researching data, technology development and establishing marketing design scheme.

**Education:** B.A., International Relations, UC Santa Cruz

**Certificates/Licenses:** OSHA 30, Procore Certified

**Representative Projects**



**US Renal Care**  
Multiple Locations

These projects consisted of a full interior tenant improvement to convert an existing commercial space into a fully operational dialysis and medical treatment facility. The scope included selective demolition, new partitions and finishes, upgraded MEP systems to support specialized medical equipment, ADA-compliant restrooms, life-safety upgrades, and installation of nurse stations, casework, and administrative spaces.



**InnovAge**  
Multiple Locations

InnovAge Loveland consisted of renovating four areas in an existing office space, including new offices, exam rooms, a nurses' station, dental suite and mother's room, while the Denver location called for the demolition and modification of the existing office. Meanwhile, InnovAge San Bernadino consisted of a 2nd generation interior office improvement with an existing two-story interior.



**Dave's Hot Chicken**  
Claremont, CA

This project involved a full tenant improvement of the existing 2,000 square foot space, transforming it into a vibrant new restaurant with all-new finishes, equipment, and MEP systems. It occupies one of two units in a freeway-adjacent plaza, co-habituating a new Habit Burger. This space also features a 49-seat dining room and outdoor patio.



**Habit Burger & Grill**  
Claremont, CA

The 2,075 square foot interior received a full build-out including kitchen installation, dining area construction, upgraded finishes, and new lighting throughout. The 705 square foot exterior scope included the installation of new signage, as well as extensive mechanical, electrical, and plumbing (MEP) upgrades to support the restaurant's operations.



**Matt Decker** Senior Project Manager

As Senior Project Manager, Matt will fully understand the client's objectives and programs. His general responsibilities will include assuring efficient, timely, and complete communications amongst the entire project team, implementing policies and procedures for project execution in regards to scheduling, documentation, and management of subcontractors, suppliers, quality control, and assurance. Matt will plan and review the Construction Program with the Project Executive, implementing record keeping procedures and preparing the construction monthly reports, subcontractors scope of work, and work order requests. He will examine all drawings, specifications, and other documentation for design completeness, constructibility, practical and economic details, as well as code compliance, and in turn will bring forward these inconsistencies to the attention of the approved.

**Education:** Bachelor of Science in Human Services, University of Phoenix

**Certificates/Licenses:** OSHA 30, CA Real Estate Sales Person License

**Representative Projects**



**Harbor Place**  
Garden Grove, CA

Matt spearheaded the development of this new 4,000 SF ground up pad was constructed for ROIC landlord to place a Habit Burger with drive-thru and attached pad for an upcoming Starbucks. Scope of work includes ground up work, demo, plumbing, HVAC, electrical, new grease interceptors, landscaping, dedicated trash enclosure and more.



**Calvary Chapel**  
Chino, CA

This project included a transformative redesign of a three-building campus courtyard that introduced engaging elements for the surrounding community. Scope included installation of informational kiosks, landscaping, decorative wall art, canopies for diverse weather conditions and reconstruction of seating and stairways.



**Glen Helen Regional Park**  
San Bernardino, CA

The Glen Helen Regional Park Enhancements and Expansions project modernizes the park with a new 78-site campground, adventure course, flexible event space, waterpark upgrades, and enhanced outdoor amenities. The improvements are designed to expand recreational offerings while enhancing safety, accessibility, and the overall visitor experience.



**Kimco - The Torrance Promenade**  
Torrance, CA

The Torrance Promenade Facade Renovation aims to enhance the exterior aesthetics and functionality of the commercial property located at 19800 Hawthorne Blvd, Torrance, CA 90503. The renovation includes improvements to the North Wing, Mid-Center, and South Wing, incorporating updated facade treatments, landscaping, and lighting.



**Chris Beck Senior Project Manager**

As Senior Project Manager, Chris will fully understand the client's objectives and programs. His general responsibilities will include assuring efficient, timely, and complete communications amongst the entire project team, implementing policies and procedures for project execution in regards to scheduling, documentation, and management of subcontractors, suppliers, quality control, and assurance. Chris will plan and review the Construction Program with the Project Executive, implementing record keeping procedures and preparing the construction monthly reports, subcontractors scope of work, and work order requests. He will examine all drawings, specifications, and other documentation for design completeness, constructibility, practical and economic details, as well as code compliance, and in turn will bring forward these inconsistencies to the attention of the approved.

**Education:** CSLB License

**Certificates/Licenses:** OSHA, C-6 Certification  
Development Services - 2D & 3D CAD Technology

**Representative Projects**



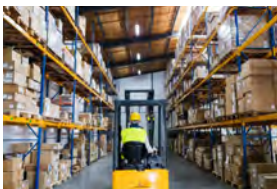
**Calvary Chapel**  
Chino, CA

Campus Improvements focused on Landscape and Building Improvements. Develop project from concept through and Architectural Drawings through Permitting. Extensive 3D modeling was utilized to develop and test design concepts. Worked closely with Construction team and client to maintain Quality and Accuracy.



**CNG Fuel Stations**  
Multiple Locations Nationwide

Site Improvement Project to Provide refueling Locations for Amazons expanding Compressed Natural Gas Transportation Vehicle fleet. This project featured Grading, Storm Undergrounding, BMP Management, with a Short Timeline. Quality Control was a high priority achieved by transferring lessons learned across all sites.



**M&J Pallet**  
Chino, CA

Managed the Entitlement Process for a New Tilt Up 22,267 Square Foot Industrial Warehouse Building on a 1.65 Acre Parcel. Worked with both County and City Authorities during annexation to meet stringent requirements for indoor Pallet Manufacturing. Project Highlights include Underground Retention, ESFR Sprinkler System, Extensive Landscaping, and MEP Coordination.



**Warner Plaza CosmoProf TI**  
Woodland Hills, CA

Developed Architectural and Engineering Plans in Coordination with both Landlord and Tenant. Upgrades included ADA Accessibility, New HVAC systems, Lighting Layouts, and Storefronts. Approved Submittals from Subs and Consultants, along with obtaining permits from the City.

# MEET YOUR TEAM

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Jennifer Levesque  
Project Architect



Marcus Paris  
Sr. Project Manager



Nick Guarna  
Job Captain



Structural Engineer



MEP Engineer

# PROJECT TEAM



## Jennifer Levesque

*Project Architect*

Home Office: Los Angeles, CA

TWINSTEPS Years of Service: 5

Construction Years of Experience: 20

### SUMMARY.

Jennifer brings over 20 years of experience delivering a wide range of commercial, medical, financial, and advanced technology tenant improvement projects. In her role at TWINSTEPS, Jennifer works closely with clients and project teams to develop, implement, and maintain design and technical standards that support consistency, quality, and efficiency across projects. She provides strong technical leadership throughout all phases of design and documentation, ensuring project are well coordinated, compliant, and aligned with client goals.

### EXPERIENCE.

#### MyPlace PACE Facility – Compton, CA

20,000 sq ft existing retail facility that was converted into a PACE facility that included a hair/nail salon, physical therapy rooms, occupational therapy room, dining hall, warming kitchen, day room, dental offices, administrative offices, medical exam rooms, procedure rooms and new outdoor garden and sitting space.

#### Touro University – Bay Area

New guard tower with new exterior perimeter fence for school safety upgrade for existing school including historical structures.

#### KDay – PACE Facility – Los Angeles, CA

10,000 sq ft TI for a new PACE facility in an existing medical facility. This project consisted of numerous building upgrades, a new fire sprinkler system, new ADA upgrades, new HVAC system and new stairs for existing. Along with the building upgrades we created a day room, dining room, warming kitchen, patient drop off area and new medical exam space to meet their patient needs.

#### Pasadena MOB – Pasadena, CA

Tenant Improvement of an existing office space converted into a Medical Office Building. Scope included change of use, programming, schematic design, design development, construction documents, and exterior upgrades to bring the building up to code.

#### Wilshire House – Beverly Hills, CA

Renovations in a high-rise condo building including the remodel to the pool area with all new finishes, expansion of the janitorial facilities area, expansion and remodel of administrative office area.

# PROJECT TEAM



## Marcus Paris

*Sr. Project Manager*

Home Office: Irvine, CA

TWINSTEPS Years of Service: 8

Construction Years of Experience: 30

### SUMMARY.

As a Senior Project Manager, Marcus brings a collaborative and results-driven approach to project leadership. Marcus provides strategic oversight of project teams, schedules, budgets, and consultant coordination while serving as a primary point of contact for clients. Marcus is known for proactive problem solving, clear communication, and delivering high-quality project aligned with client goals.

### EXPERIENCE.

#### City of Corona Daycare – Corona, CA

Renovation of existing daycare, project scope was to revise existing plans for new code upgrades to obtain a certificate of occupancy. This included new windows, new doors throughout to meet new exiting requirements.

#### MyPlace PACE Facility – Compton, CA

20,000 sq ft existing retail facility that was converted into a PACE facility that included a hair/nail salon, physical therapy rooms, occupational therapy room, dining hall, warming kitchen, day room, dental offices, administrative offices, medical exam rooms, procedure rooms and new outdoor garden and sitting space.

#### KDay – PACE Facility – Los Angeles, CA

10,000 sf ft TI for a new PACE facility in an existing medical facility. This project consisted of numerous building upgrades, a new fire sprinkler system, new ADA upgrades, new HVAC system and new stairs for existing. Along with the building upgrades we created a day room, dining room, warming kitchen, patient drop off area and new medical exam space to meet their patient needs.

#### Westcliff Law School – Tustin, CA

Conversion of a 20,000 sq ft. multi-story office building into a Law School. The space included the creation and new lobby area, administration offices, large lecture halls, court room, study rooms, classrooms and library area.

#### U.S. Veterans Affairs Medical Clinic - Rancho Cucamonga, CA

Approximately 20,000 sq ft. medical office tenant improvement consisting of multi-specialty health-care offices including audiology suites, and group therapy facilities.

#### U.S. Veterans Affairs Medical Clinic - Corona, CA

Approximately 15,000 sq ft. conversion of a retail space into a medical office consisting of multi-specialty health-care offices including audiology suites, and group therapy facilities.

# PROJECT TEAM



## Nick Guarna

*Job Captain*

Home Office: Los Angeles, CA

TWINSTEPS Years of Service: 2

Construction Years of Experience: 8

### SUMMARY.

As a Job Captain Nick supports project teams from design development through construction completion, with a strong focus on coordination, quality and consistency. He works closely with the Project Architect, Manager and Consultants to translate all design goals into clear, buildable solutions while maintaining schedules and technical accuracy.

### EXPERIENCE.

MyPlace PACE Facility – Compton, CA

20,000 sq ft existing retail facility that was converted into a PACE facility that included a hair/nail salon, physical therapy rooms, occupational therapy room, dining hall, warming kitchen, day room, dental offices, administrative offices, medical exam rooms, procedure rooms and new outdoor garden and sitting space.

Touro University – Bay Area

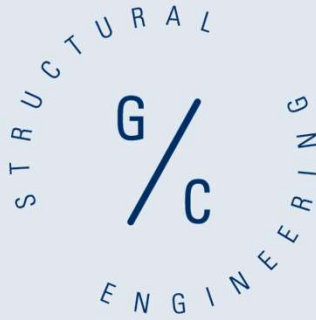
New guard tower with new exterior perimeter fence for school safety upgrade for existing school including historical structures.

Westcliff Law School – Tustin, CA

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## Jeff Y. Chen, SE PRINCIPAL

### EDUCATION

University of California, San Diego: BS, Structural Engineering, 1997  
Stanford University: MS, Structural Engineering, 1998

### LICENSES

Registered Civil Engineer, CA License No. 60854  
Registered Structural Engineer, CA License No. 4699

### PROFESSIONAL AFFILIATIONS

Structural Engineers Association of Southern California (SEAOSC)  
Precast Concrete Institute (PCI)

### GENERAL BACKGROUND

After practicing structural engineering for over seven years with Englekirk Partners Consulting Structural Engineers in California, Mr. Chen co-founded Grimm & Chen Structural Engineering in September 2005. His professional interest and expertise includes the structural design of steel, concrete and timber structures, as well as seismic evaluation of existing structures. He has broad experience in the design of educational facilities, office buildings, parking structures and residential structures.

## NOTABLE EXPERIENCE

### AUTO / PARKING FACILITIES

- Tigard BMW, Tigard, OR  
New group-up, 5-story concrete parking structure and 2-story steel showroom.
- Porsche San Luis Obispo, San Luis Obispo, CA  
A complete renovation of existing auto dealership into state-of-the-art Porsche facilities, featuring sale showroom and service bays.
- Fairfield BMW, Fairfield, CA  
New ground-up, 2-story steel showroom featuring long span trusses at service center
- San Bruno Hyundai & Genesis, San Bruno, CA  
A new ground-up construction project for Hyundai and Genesis featuring a 2-level basement, showroom, and a 2-level elevated parking structure.
- Stevens Creek Lexus, Stevens Creek, CA  
A complete façade renovation of an existing Lexus dealership to meet Lexus design prototype

### OFFICE & MIXED-USE

- Hanford Business Park, Hanford, CA: 5 Buildings, 30,000 sf total
- 1399 Dove Street, Newport Beach: 3 Story Office Building, 22,000 sf
- HB Medical Office: 2 Story Office Building, 25,000sf total
- Camarillo Medical Office Building, Camarillo, CA: 2 stories



GRIMM + CHEN

grimm+chen.com



## Emmanuel Flores, PE

Project Engineer

### EDUCATION

University of California, Berkeley, CA: B.S. Civil and Environmental Engineering, 2014  
University of California, Los Angeles, CA: M.S. Civil and Environmental Engineering, 2017

### LICENSE

Registered Professional Engineer, CA License No. C92664

### PROFESSIONAL AFFILIATIONS

Structural Engineers Association of Southern California (SEAOSC)

### SELECTED EXPERIENCE

#### Auto

- Capistrano Valley Toyota, San Juan Capistrano, CA  
*A renovation of the existing 2-story showroom building featuring a major expansion of the sale showroom, new offices, and latest Toyota portal entrance while preserving the traditional architecture as requested by the city.*
- Galpin Volvo, North Hills, CA  
*New ground-up Volvo facility that includes 2-story showroom, service drive, service shop, parts storage, and other customer-focused amenities.*
- Tigard BMW, Tigard, OR  
*New ground-up 250,000 sf BMW facility that includes a 4-story showroom building, 4-story service building/parking structure & car wash-building.*
- Shingle Springs Subaru, Shingle Springs, CA  
*A renovation of the existing service building that includes a 9,000 sf service shop expansion.*
- Galpin Lincoln, North Hills, CA  
*New ground-up 9,500 sf Lincoln showroom building & service drive.*

#### Office / Retail

- myPLACE Health, Compton, CA  
*A renovation of existing grocery store and adjacent retail spaces into myPLACE's South Los Angeles PACE facility.*
- The Square, Cypress, CA  
*New ground-up 31,000 sf retail spaces including grocery stores, shops, fitness studios, and restaurants.*
- Mission Village Shopping Center, Jurupa Valley, CA  
*New ground-up 68,500 sf retail spaces including grocery stores, shops, gymnasium, and restaurants.*
- DaVita Medical Office – Fullerton, CA  
*A renovation involving a complete reconstruction with the exception of the existing perimeter walls of an abandoned 12,000 sf building and conversion into a new DaVita Dialysis facility.*
- 1601 Sinclair St – Stadium Park Business Plaza, Anaheim, CA  
*A renovation of an existing office building that required half of the building's structural framing to be reconstructed due to fire damage.*

## RESUME

### **PRESIDENT OF MECHANICAL & PLUMBING ENGINEERING DEPARTMENTS**

Maurice Ernest Yee, P.E.

E-mail: mauricey@rpmpe.com

Registrations & Affiliations

Professional Engineer: California, British Columbia, Canada

Member of ASHRAE

EDUCATION

B.APSC in Mechanical Engineering, 1977

University of British Columbia, Canada

PREVIOUS EMPLOYMENT

Denman Investment Ltd., 1978 to 1979 (Chief Mechanical Engineer)

Keen Engineering Co. Ltd., 1979 to 1985 (Project Engineer)

Lam Development Inc., 1986 to 1995 (Senior Associates)

### **PRESIDENT OF ELECTRICAL ENGINEERING DEPARTMENT**

LAN V NGUYEN, P.E.

E-mail: lann@rpmpe.com

REGISTRATIONS & AFFILIATIONS

Professional Engineer: State of California, Arizona

EDUCATION

Bachelor of Science in Electrical Engineering, 1990

California State University, Long Beach

PREVIOUS EMPLOYMENT

PLH & Associates, 1992 to 2001 (Sr. Electrical Engineer)

The Austin Co., 2001 to 2005 (Supervisory Engineer)



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## PROJECT DESIGN ENGINEERS

### VICE PRESIDENT SENIOR ELECTRICAL ENGINEER

FRANK SHENG, P.E.

E-mail: [franks@rpmpe.com](mailto:franks@rpmpe.com)

REGISTRATIONS & AFFILIATIONS

Professional Engineer: State of California

EDUCATION

Bachelor of Science in Electrical Engineering, 2011

University of California San Diego

### ELECTRICAL ENGINEERS

MICHAEL TSANG, P.E.

E-mail: [michaelt@rpmpe.com](mailto:michaelt@rpmpe.com)

EDUCATION

Bachelor of Science in Electrical Engineering, 2016

University of Santa Barbara

DAVID DU, P.E.

E-mail: [davidd@rpmpe.com](mailto:davidd@rpmpe.com)

EDUCATION

Bachelor of Science in Electrical Engineering, 2017

Master's Degree in Electrical Engineering, 2021

Cal Poly Pomona

MARIO CASTRO

E-mail: [marioc@rpmpe.com](mailto:marioc@rpmpe.com)

EDUCATION

Engineering Technology, 1981

Mount San Antonio College, Walnut, CA

ERICK TRA

E-mail: [erickt@rpmpe.com](mailto:erickt@rpmpe.com)

EDUCATION

Bachelor of Science in Electrical Engineering, 2019

University of California Irvine

TAN PHAM

E-mail: [tanp@rpmpe.com](mailto:tanp@rpmpe.com)

EDUCATION

Bachelor of Science in Electrical Engineering, 2022

California State University, Long Beach

## **RPM** ENGINEERS, INC.

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EDWARD LE

E-mail: edwardl@rpmpe.com

EDUCATION

Bachelor of Science in Electrical Engineering, 2022

University of California Irvine

YOUCHANG WEN

E-mail: youchangw@rpmpe.com

EDUCATION

Bachelor of Science in Electrical Engineering, 2024

Cal Poly Pomona

MICHAEL CARROLL

E-mail: michaelc@rpmpe.com

EDUCATION

Bachelor of Science in Physics, 2022

California State University, Long Beach

### **VICE PRESIDENT SENIOR MECHANICAL ENGINEERS**

JI KIM, P.E.

E-mail: jayk@rpmpe.com

REGISTRATIONS & AFFILIATIONS

Professional Engineer: State of California, Nevada, Oregon

EDUCATION

Bachelor of Science in Mechanical Engineering, 2007

University of Southern California, Los Angeles

ETHAN SHIN, P.E.

E-mail: ethans@rpmpe.com

REGISTRATIONS & AFFILIATIONS

Professional Engineer: State of California, Texas, Florida, Arizona

ASHRAE – Healthcare Facility Design Professional Certified

LEED AP – BD + C

EDUCATION

Bachelor of Science in Mechanical Engineering, 2015

University of Irvine



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## MECHANICAL ENGINEERS

LUIS ENRIQUE CHAVEZ RUBIN

E-mail: [luis@rpmpe.com](mailto:luis@rpmpe.com)

### EDUCATION

Bachelor of Science in Mechanical Engineering, 2021

University of Southern California, Los Angeles

RYAN NGUYEN

E-mail: [ryann@rpmpe.com](mailto:ryann@rpmpe.com)

### EDUCATION

Bachelor of Science in Mechanical Engineering, 2021

University of California Irvine

JOSHUA GALANG

E-mail: [joshuag@rpmpe.com](mailto:joshuag@rpmpe.com)

### EDUCATION

Bachelor of Science in Mechanical Engineering, 2022

California State University, Long Beach

EDUARDO ZAVALA

E-mail: [eduardoz@rpmpe.com](mailto:eduardoz@rpmpe.com)

### EDUCATION

Bachelor of Science in Mechanical Engineering, 2020

California State University, Los Angeles

DAVID GARCIA

E-mail: [davidd@rpmpe.com](mailto:davidd@rpmpe.com)

### EDUCATION

Bachelor of Science in Mechanical Engineering, 2023

California State University, Fullerton

## SENIOR PLUMBING DESIGNERS

JOSE BELTRAN

E-mail: [joseb@rpmpe.com](mailto:joseb@rpmpe.com)

### EDUCATION

Associates Degree in Applied Science, 1998

ITT Technical Institute

## **RPM** ENGINEERS, INC.

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CHITAI CHUNG

E-mail: [chitaic@rpmpe.com](mailto:chitaic@rpmpe.com)

### EDUCATION

Associates Degree of Computer Aided Design, 2001

ITT Technical Institute

Plumbing Systems Design, 2005

University of California, Los Angeles

Revit MEP/Architecture Certificate, 2010

West Tech College

### **PLUMBING DESIGNERS**

MICHAEL GALLARDO

E-mail: [mikeg@rpmpe.com](mailto:mikeg@rpmpe.com)

### EDUCATION

Associates of Arts, 2007

Saddleback Community College

FABIAN VACA

E-mail: [fabianv@rpmpe.com](mailto:fabianv@rpmpe.com)

### EDUCATION

General, 2011

Santa Ana Community College

KELVIN MELENDEZ

E-mail: [kelvinm@rpmpe.com](mailto:kelvinm@rpmpe.com)

### EDUCATION

Bachelor of Science in Mechanical Engineering, 2020

University of California Merced

### **INFORMATION TECHNOLOGY**

ALLAN PHUA

E-mail: [allanp@rpmpe.com](mailto:allanp@rpmpe.com)

### EDUCATION

Bachelor of Arts

California State University, Fullerton, 2010

### **OFFICE ADMINISTRATOR**

MARISOL VALADEZ

E-mail: [marisolv@rpmpe.com](mailto:marisolv@rpmpe.com)



# 7

## Proposal Exceptions

There are no exceptions to this proposal.



8

# Proposal Cost Sheet & Rates



Please see  
separate  
sealed  
envelope.



# 9

## Addendum 1



**DATE:** April 6, 2026

**TO:** All Prospective Bidders and Plan Holders

**RE:** Bagdouma Wellness Center

City Project No. F-37

### **ADDENDUM NUMBER 1**

The following Documents, required Bid Forms, and responses to RFI's shall be considered as incorporated into the Request for Proposals (RFP) for the above referenced project. Portions of RFP not specifically mentioned in this Addendum remain in force.

### **BID FORMS**

### **BID ACKNOWLEDGMENT**

Bids will be received at the **City of Coachella, Civic Corporate Yard, 53462 Enterprise Way, Coachella, California 92236**, until **5:00 P.M. April 16, 2026**.

### **BAGDOUMA WELLNESS HUB RENOVATION PROJECT**

### **CITY PROJECT NO F-37**

**NAME OF BIDDER:** Bergman Build, LLC

To the City of Coachella, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 53462 Enterprise Way, Coachella, CA 92236.

- A. In response to the Notice Inviting Bids for the **Bagdouma Wellness Hub Renovation Project, City Project No F-37** and in accordance with the accompanying Instructions to Bidders, the undersigned hereby proposes to the City to furnish all labor, technical and professional services, supervision, materials and equipment, other than materials and equipment specified as furnished by the City, and to perform all operations necessary and required to construct the Project in accordance with the provisions of the Contract Documents and any addenda thereto, and at the prices stated opposite the respective items set forth in the Bid Schedule.
- B. This Bid constitutes a firm offer to the City which cannot be withdrawn for 90 days after the date set for opening of Bids, or until a Contract is executed by the City and a third party, whichever is earlier.
- C. The undersigned certifies that it has examined and is fully familiar with all of the provisions of the Contract Documents and any addenda thereto; that it has carefully checked all of the words and figures shown in its Bid Schedule; that it has carefully reviewed the accuracy of all statements in this Bid and attachments hereto; and that it understands and agrees that the City will not be responsible for any errors or omissions on the part of the undersigned in preparing this Bid.

D. If awarded a Contract, the undersigned agrees to execute and deliver to the City within ten (10) calendar days after date of receipt of Notice of Award, a signed Contract and the necessary Performance Bond, Payment Bond, and Certificates of Insurance and Endorsements.

E. The following Bid Forms, which have been completed and executed by the undersigned Bidder, are incorporated by this reference and made a part of this Bid:

1. Bid Guarantee in the amount of not less than 10% of the Total Bid Price.
2. Completed Designation of Subcontractors form.
3. Fully executed Noncollusion Declaration form.
4. Completed Iran Contracting Act Certification form.
5. Completed Public Works Contractor DIR Registration Certification form.
6. Completed Drug-Free Workplace Form
7. Completed Contractor's Certificate Regarding Workers' Compensation Form
8. Completed Bidder Information and Experience Form.

**9. Anticipated Schedule for Design, Permitting, Construction of all project requirements.**

F. The undersigned is hereby representing that it is and will be properly licensed both at the time that it submits a Bid as well as at the time the Contract is awarded, if the Contract is awarded to the undersigned.

1. Individual Contractor. Undersigned certifies that it is now licensed in accordance with the provisions of the Contractor's License Law of the State of California.

License number 982577

Expiration date 04-30-2027

License classification B C-9

1. Joint Venture. Undersigned certifies that the individual members of the joint venture are now licensed in accordance with the provisions of the Contractor's License Law of the State of California.

Member No. 1

Name \_\_\_\_\_

License number \_\_\_\_\_

Expiration date \_\_\_\_\_

License classification \_\_\_\_\_

Member No. 2

Name \_\_\_\_\_

License number \_\_\_\_\_

Expiration date \_\_\_\_\_

License classification \_\_\_\_\_

(If there are more than two members of the joint venture, attach a page for the additional member(s) with the above information.)

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. 1 \_\_\_\_\_

**[SIGNATURE ON NEXT PAGE]**

I hereby certify under penalty of perjury under the laws of the State of California that all of the information submitted in connection with this Bid and all of the representations made herein are true and correct.

BIDDER:

Bidder's Business Address:

Bergman Build, LLC

2850 Saturn Street

(Company Name)

Suite 100

By   
(Signature)

Brea, CA 92821

Peter Livermore

(Type or print name)

Vice President

(Title)

Brea, CA

(Where signed) (City, State)

Dated 04/14, 2026

(corporate seal)

State of Incorporation: California

*(If the Prime Contractor is a corporation, two signatures of corporate officers are required.)*

Names and addresses of all partners or joint venturers:

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Statement of the authority of signatory to bind Bidder:

Peter Livermore has authority to sign, therefore binding this proposal.

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**BID GUARANTEE  
BID BOND**

[Note: Not required when other form of Bidder's Security, e.g. cash, certified check or cashier's check, accompanies Bid.]

The makers of this bond are, Bergman Build, LLC, as Principal, and Fidelity and Deposit Company of Maryland, as Surety and are held and firmly bound unto the City of Coachella, a municipal corporation, organized under the laws of the State of California, with its principal place of business at 53990 Enterprise Way, Coachella, California 92236, hereinafter called the City, in the penal sum of TEN PERCENT (10%) OF THE TOTAL BID PRICE of the Principal submitted to the City for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that whereas the Principal has submitted the accompanying bid dated April 16, 2026 for **Bagdouma Wellness Hub Renovation Project, City Project No F-37**.

If the Principal does not withdraw its Bid within the time specified in the Contract Documents; and if the Principal is awarded the Contract and provides all documents to the City as required by the Contract Documents; then this obligation shall be null and void. Otherwise, this bond will remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents shall affect its obligation under this bond, and Surety does hereby waive notice of any such changes.

In the event a lawsuit is brought upon this bond by the City and judgment is recovered, the Surety shall pay all litigation expenses incurred by the City in such suit, including reasonable attorneys' fees, court costs, expert witness fees and expenses.

IN WITNESS WHEREOF, the above-bound parties have executed this instrument under their several seals this 9th day of April, 2026, the name and corporate seal of each corporation.

(Corporate Seal)

Bergman Build, LLC

Contractor/ Principal

By

Title

Joel Stensby, Managing Member

Fidelity and Deposit Company of Maryland

Surety

(Corporate Seal)

By

Attorney-in-Fact

Title Heather Saltarelli, Attorney-in-Fact

(Attach Attorney-in-Fact Certificate)

# Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Orange

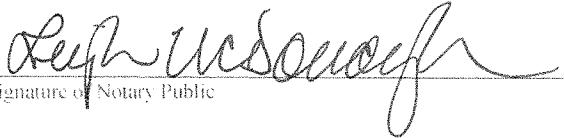
On April 9, 2026, before me, Leigh McDonough, Notary Public, personally appeared Heather Saltarelli, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### CAPACITY CLAIMED BY SIGNER

- Individual
- Corporate Officer

- Partner(s)
  - Limited
  - General
- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

Signer is representing:  
Name Of Person(s) Or Entity(ies)

### DESCRIPTION OF ATTACHED DOCUMENT

Title(s)

Title or Type of Document

Number of Pages

Date of Document

Signer(s) Other Than Named Above



**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Rachelle RHEAULT, Leigh MCDONOUGH, Mark RICHARDSON, Kevin CATHCART, Terah LANE, Kim LUU, Heather SALTARELLI, Mike PARIZINO, Jeri L. APODACA, Kim HEREDIA of Irvine, California,** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 14th day of October, A.D. 2025.



**ATTEST:**  
**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Christopher Nolan*  
Vice President

By: *Dawn E. Brown*  
Secretary

**State of Maryland  
County of Baltimore**

On this 14th day of October, A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison  
Notary Public  
My Commission Expire January 27, 2029



**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this \_\_\_\_\_ day of \_\_\_\_\_

**APR 09 2020**



Mary Jean Pethick  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[reportsfclaims@zurichna.com](mailto:reportsfclaims@zurichna.com)  
800-626-4577

**Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790**

## DESIGNATION OF SUBCONTRACTORS

The subcontractor listed below will perform work or labor or render service to the contractor in or about the construction of the work or improvement, or are subcontractors licensed by the State of California who will, under subcontract to the contractor, specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the Contract Documents, in an amount in excess of one-half of one percent (1/2 of 1%) of the contractor's total bid or \$10,000, whichever is greater. No additional time shall be granted to provide the below requested information.

In compliance with the Subletting and Subcontracting Fair Practices Act Chapter 4 (commencing at Section 4100), Part 1, Division 2 of the California Public Contract Code, the Bidder shall set forth below:

- (a) The portion/percentage of the work to be done by the subcontractor;
- (b) The name and the location of the place of business;
- (c) The California contractor license number; and
- (d) The DIR public works contractor registration number.

If a Bidder fails to specify a subcontractor or if a Bidder specifies more than one subcontractor for the same portion of work, then the Bidder shall be deemed to have agreed that it is fully qualified to perform that portion of work and that it shall perform that portion itself. **If the contractor intends to "Self Perform" all of the work and not utilize any subcontractors, the contractor shall then mark or insert "N/A" on the Subcontractor List form to indicate that the contractor does not intend to utilize any subcontractors to perform any portions of the work. Failure to do so, may deem the bid "Non-Responsive".**


% of Work	Name of Subcontractor & Description of the Work	Location of Business	CSLB Contractor License #	DIR Registration Number
7%	DLab Drywall, Inc Metal Studs & Drywall, ACT	Fontana, CA	986090	1000004338
16%	ALBD Electric and Cable Electrical	La Habra, CA	843942	1000691634
3%	Cantoni Plumbing Plumbing	Corona, CA	885524	1001112004
3%	Adam's Demolition Demolition	Seal Beach, CA	936590	1000036260

2%	Golden Glass Glass & Glazing	Fullerton, CA	661928	1000004338
11%	AG Cast-in-Place Concrete	Ontario, CA	793245	1000001082
4%	Moody Masonry Masonry	Riverside, CA	536409	1000020151
6%	Melvin Wrought Iron Structural Steel	Ontario, CA	1036078	100005734
2%	PSI Wall Systems Rough Carpentry	San Dimas, CA	721864	1000031827
3%	Armstrong & Aceves Roofing	Norco, CA	931663	1000029998
7%	Pacific Wall Systems Drywall	Anaheim, CA	791265	1000006346
1%	Continental Marble & Tile Ceramic Tile	Corona, CA	394	1000002594
3%	P.V. & C. Plumbing	Ontario, CA	529259	1000011218
6%	West-Tech Mechanical HVAC	Montclair, CA	597398	1000002683
3%	Alta Contracting Demolition	Corona, CA	742360	1000020581
11%	Robert Alan Concrete & Masonry	Ontario, CA	100224	1000033289
6%	Electrolurgy Steel & Misc Metals	Santa Ana, CA	870961	1000007780

5%	Advance Fire Protection Fire Sprinklers	Orange, CA	259936	1000007594
9%	Control Air Plumbing & HVAC	Anaheim, CA	1053402	10000379532
16%	Safeway Electric Electrical	Colton, CA	387886	1000006721
2%	S&H Cabinets Finish Carpentry	Fontana, CA	678044	1000004931
>1%	Viking Insulation Insulation	Burbank, CA	1078076	10000650447
3%	Armstrong & Aceves Roofing & Sheet Metal	Norco, CA	931663	1000017684
1%	AM Cabinets Doors, Frames & Hardware	Gardena, CA	567441	100001418
2%	Rynocald Glass & Glazing	Ontario, CA	963208	1000996982
3%	Trendex Plaster & Drywall	Simi Valley, CA	224056	1000449889
5%	DFS Flooring Flooring	Upland, CA	999046	1000006695
2%	Spectra Painting	Beverly Hills, CA	1026825	1000057361
>1%	Specialized Graphics Code Compliant Signage	Concord, CA	967185	100006363
2%	Siemens Fire Life Safety	Cypress, CA	758796	1000007360

(Attach additional sheets if necessary)

Name of Bidder Bergman Build, LLC

Signature 

Name and Title Peter Livermore - Vice President

Dated 04/14/2026

**BIDDER INFORMATION AND EXPERIENCE FORM**

**A. INFORMATION ABOUT BIDDER**

(Indicate not applicable (“N/A”) where appropriate.)

NOTE: Where Bidder is a joint venture, pages shall be duplicated and information provided for all parties to the joint venture.

1.0 Name of Bidder: Bergman Build, LLC

2.0 Type, if Entity: Limited Liability Company

3.0 Bidder Address: 2850 Saturn Street Suite 100, Brea, CA 92821

(714) 924-7000  
Facsimile Number Telephone Number  
peterl@bergmanbuild.com  
Email Address

4.0 How many years has Bidder’s organization been in business as a Contractor?  
40 Years

5.0 How many years has Bidder’s organization been in business under its present name? 1 Year

5.1 Under what other or former names has Bidder’s organization operated?  
Bergman KPRS, LLC | B&B Contractors

6.0 If Bidder’s organization is a corporation, answer the following:

6.1 Date of Incorporation: \_\_\_\_\_

6.2 State of Incorporation: \_\_\_\_\_

6.3 President’s Name: \_\_\_\_\_

6.4 Vice-President’s Name(s): \_\_\_\_\_

6.5 Secretary’s Name: \_\_\_\_\_

6.6 Treasurer’s Name: \_\_\_\_\_

7.0 If an individual or a partnership, answer the following:

7.1 Date of Organization: \_\_\_\_\_

7.2 Name and address of all partners (state whether general or limited partnership):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8.0 If other than a corporation or partnership, describe organization and name principals: Limited Liability Company

\_\_\_\_\_  
Joel Stensby and Paul Kristedja

9.0 List other states in which Bidder's organization is legally qualified to do business.

\_\_\_\_\_  
All 50 states, See attached map with list of license numbers.

\_\_\_\_\_  
\_\_\_\_\_

10.0 What type of work does the Bidder normally perform with its own forces?

General Contractor, Non Performing

11.0 Has Bidder ever failed to complete any work awarded to it? If so, note when, where, and why:

No  
\_\_\_\_\_  
\_\_\_\_\_

12.0 Within the last five years, has any officer or partner of Bidder's organization ever been an officer or partner of another organization when it failed to complete a contract? If so, attach a separate sheet of explanation:

No  
\_\_\_\_\_  
\_\_\_\_\_

13.0 List Trade References:

Accolade Electric - Tristan Sears (818) 913-0409

---

AC All Star - Daniel Palacios (714) 925-9178

---

Chief Plumbing - Brian Pambago (310) 990-1563

---

14.0 List Bank References (Bank and Branch Address):

Erik Dickerson

---

American Business Bank

---

(949) 261-1122

---

15.0 Name of Bonding Company and Name and Address of Agent:

Fidelity and Deposit Company of Maryland

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**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

## LIST OF CURRENT PROJECTS (BACKLOG)

[\*\*Duplicate Page if needed for listing additional current projects. \*\*]

Project	Client Reference (Agency Name/Contact Info)	Description of Bidder's Work	Completion Date	Cost of Bidder's Work
Medical Suite TI	Edgewood Realty Becky Rios 626-676-5714	TI for medical services	4/27/2026	\$774,154
Busch Gardens	Kate Fogash 727-371-6656	Alpen Geist Drink Stand TI	4/30/2026	\$57,066
EoS Fitness	Kevin Holmes 208-794-3966	TI for full gym, includes MEPS, locker room, and amenities	4/30/2026	\$3,113,309
Five Below	Michael Cartwright 720-255-5932	TI for standard Five Below retail store	4/30/2026	\$530,325
The Best Shop	Jack Liu 647-405-6660	TI for retail store with open sales floor	5/1/2026	\$755,823
Florida Gateway College	Katherine Harris 386-755-4381	Ground up STEM building, 2 levels of classrooms and labs	5/4/2026	\$4,912,280
Holiday Inn Orlando	Tim Prow 615-543-2301	New water attractions, and upgrade to facilities	5/15/2026	\$7,400,000
Ono Hawaiian BBQ	Daniel Schneider 909-594-5174	TI includes new kitchen and front of house	5/18/2026	\$844,040
US Renal Care	John Sorensen 317-946-2198	Dialysis center TI	6/1/2026	\$266,630
CarMax Super Store	Spencer Benfield 404-431-7015	Ground up Auction and sales facility	6/12/2026	\$16,515,153
Busch Gardnes	Kate Fogash 727-371-6656	Apex Predator Habitat Expansion	6/30/2026	\$12,541,515
Marugame Udon	Daniel Park 323-202-3123	Restaurant TI	6/30/2026	\$874,042
AAA	Brad Arruda 714-843-3380	Retail office	7/15/2026	\$1,058,263
Craig Realty Group	Amy Vowels 949-350-0787	Office tower to hotel conversion	6/30/2027	\$22,938,000

## LIST OF COMPLETED PROJECTS – LAST THREE YEARS

[\*\*Duplicate Page if needed for listing additional completed projects. \*\*]

Please include only those projects which are similar enough to demonstrate Bidder's ability to perform the required Work.

Project	Client Reference (Agency Name/Contact Info)	Description of Bidder's Work	Completion Date	Cost of Bidder's Work
Habit Burger & Grill	Courtney Berger 949-863-2234	Restaurant TI. New kitchen and front of house dining area	9/2/2025	\$489,911
Ono Hawaiian BBQ	Daniel Schneider 909-594-3388	Restaurant TI. New kitchen and front of house dining area	10/1/2025	\$1,962,587
Daves' Hot Chicken	Jim Jim 949-387-3173	Restaurant TI. New kitchen and front of house dining area	4/7/2025	\$353,993
Mango Retail Stores	Robert Stone 314-973-8888	Retail store TI, with new flooring and finishes	10/31/2025	\$1,019,796
US Renal Care	John Sorensen 317-946-2198	System upgrade and dialysis floor upgrade	12/17/2025	\$602,559
ROIC-Fullerton	Robert Doran 858-677-0900	LL work, upgrades systems and demise large space . New storefronts and landscaping	8/15/2025	\$863,754
ROIC-Claremont	Robert Doran 858-677-0900	LL work, upgrades systems and demise large space . New storefronts and landscaping	11/1/2025	\$775,482
ROIC & Ding Tea	Robert Doran 858-677-0900	LL work to relocate and TI of new kitchen and front of house	4/2024	\$629,657
Kimco Realty	Tony Elias 949-252-3867	Corporate office, new flooring, finishes, kitchenette, and upgrade systems	11/2023	\$985,226

## EXPERIENCE AND TECHNICAL QUALIFICATIONS QUESTIONNAIRE

### Personnel:

The Bidder shall identify the key personnel to be assigned to this project in a management, construction supervision or engineering capacity.

1. List each person's job title, name and percent of time to be allocated to this project:

TWINSTEPS Architect

---

RPM Engineers, Inc.

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DRC Civil Engineering

---

GC Structural Engineering

---

2. Summarize each person's specialized education:

See Section 6

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3. List each person's years of construction experience relevant to the project:

See Section 6

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4. Summarize such experience:

See Section 6

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**Bidder agrees that personnel named in this Bid will remain on this Project until completion of all relevant Work, unless substituted by personnel of equivalent experience and qualifications approved in advance by the City.**

**ADDITIONAL BIDDER'S STATEMENTS:**

If the Bidder feels that there is additional information which has not been included in the questionnaire above, and which would contribute to the qualification review, it may add that information in a statement here or on an attached sheet, appropriately marked:

N/A

Additional information provided in sections to follow

Name of Bidder Bergman Build, LLC

Signature 

Name and Title Peter Livermore, Vice President

Dated 04/14/2026

**NON-COLLUSION DECLARATION**

The undersigned declares:


I am the Vice President of Bergman Build, LLC, the party making the foregoing Bid.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 04/14/2026 [date], at Brea [city], California [state].

Name of Bidder Bergman Build, LLC

Signature 

Name and Title Peter Livermore - Vice President

Dated 04/14/2026

## IRAN CONTRACTING ACT CERTIFICATION

(Public Contract Code section 2200 et seq.)

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option checked below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 *et seq.*) is true and correct:

The Contractor is not:

(1) identified on the current list of person and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or

(2) a financial instruction that extends, for 45 days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

The City has exempted the Contractor from the requirements of the Iran Contracting Act of 2010 after making a public finding that, absent the exemption, the City will be unable to obtain the goods and/or services to be provided pursuant to the Contract.

The amount of the Contract payable to the Contractor for the Project does not exceed \$1,000,000.

Signature: \_\_\_\_\_



Printed Name: Peter Livermore

Title: Vice President

Firm Name: Bergman Build, LLC

Date: 04/14/2026

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or ineligibility to bid on contracts for three years.

**ASBESTOS-FREE MATERIALS CERTIFICATION**

The undersigned declares that he or she is the person who executed the bid for the **Bagdouma Wellness Hub Renovation Project, City Project No F-37** (hereinafter referred to as the "Project"), and submitted it to the **City of Coachella** (hereinafter referred to as the "City") on behalf of Bergman Build, LLC (hereinafter referred to as the "Contractor").

To the best of my knowledge, information and belief, in completing the Contractor's Work for the Project, no material furnished, installed or incorporated into the Project will contain, or in itself be composed of, any materials listed by the federal or state EPA or federal or state health agencies as a hazardous material.

Any disputes involving the question of whether or not material installed with asbestos-containing equipment is settled by electron microscopy; the cost of any such tests shall be paid by the Contractor.

All work or materials installed by the Contractor which is found to contain asbestos, or work or material installed with asbestos-containing equipment, will be immediately rejected and this work shall be removed and replaced by the Contractor at no additional cost to the City.

Decontamination and removal of work found to contain asbestos or work installed with asbestos-containing equipment shall be done only under supervision of a qualified consultant, knowledgeable in the field of asbestos abatement and accredited by the Environmental Protection Agency.

The ASBESTOS REMOVAL CONTRACTOR shall be an EPA accredited contractor qualified in the removal of asbestos and shall be chosen and approved by the Asbestos Consultant who shall have sole discretion and final determination in this matter.

The asbestos consultant shall be chosen and approved by the Construction Manager/Architect or the City who shall have sole discretion and final determination in this matter.

The work will be not accepted until asbestos contamination is reduced to levels deemed acceptable by the Asbestos Consultant.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this 14 day of April, 2026 at 2850 Saturn Street Suite 100, Brea, CA 92821.

Name of Contractor (Print or Type)

By   
Signature

Peter Livermore  
Print Name

# Notary Acknowledgment

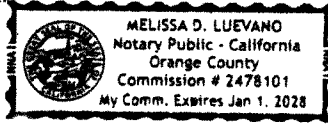
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On 4/14/2026, 2026, before me, Melissa Luevano, Notary Public, personally appeared Peter Livermore, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Signature of Notary Public

WITNESS my hand and official seal.  
Melissa Luevano

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### CAPACITY CLAIMED BY SIGNER

- Individual
- Corporate Officer

\_\_\_\_\_ Title(s)

- Partner(s)  Limited  General

- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

Signer is representing:  
Name Of Person(s) Or Entity(ies)

\_\_\_\_\_

#### DESCRIPTION OF ATTACHED DOCUMENT

\_\_\_\_\_ Title or Type of Document

\_\_\_\_\_ Number of Pages

\_\_\_\_\_ Date of Document

\_\_\_\_\_ Signer(s) Other Than Named Above

**RECYCLED CONTENT CERTIFICATION**

The undersigned declares that he or she is the person who executed the bid for the **Bagdouma Wellness Hub Renovation Project, City Project No F-37** (hereinafter referred to as the "Project"), and submitted it to the **City of Coachella** (hereinafter referred to as the "City") on behalf of Bergman Build, LLC hereinafter referred to as the "Contractor").

Pursuant to Public Contract Code Sections 12205 and 22152, all contractors are required to certify in writing under penalty of perjury the minimum (if not exact) percentage of recycled content in materials, goods, or supplies offered or products used in the performance of their contract, regardless of whether the product meets the required recycled product percentage as defined in Public Contract Code Section 12209. The recycled content shall include both post-consumer material and secondary material as defined in Public Contract Code Section 12200 shall apply.

I declare under penalty of perjury under the laws of the State of California that the following percentages of Post-consumer Material and Secondary Material is in the materials, goods or supplies offered for, or products used in, the performance of the Contract for the Project:

50 % Post consumer Material 50 % Secondary Material.

Executed on this 14 day of April, 2026 at 2850 Saturn Street Suite 100, Brea, CA 92821.

Bergman Build, LLC

Name of Contractor (Print or Type)

By



Signature

Peter Livermore

Print Name

Vice President

Title

# Notary Acknowledgment

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STATE OF CALIFORNIA  
COUNTY OF ORANGE

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evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Signature of Notary Public

WITNESS my hand and official seal.

## OPTIONAL

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  - Limited
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Signer is representing:  
Name Of Person(s) Or Entity(ies)

### DESCRIPTION OF ATTACHED DOCUMENT

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Date of Document

Signer(s) Other Than Named Above

## DRUG-FREE WORKPLACE CERTIFICATION

This Drug-Free Workplace Certification form is part of the Contract made by and between the **City of Coachella** (hereinafter referred to as the "City") and \_\_\_\_\_

Bergman Build, LLC

(hereinafter referred to as the "Contractor") for the **Bagdouma Wellness Hub Renovation Project, City Project No's. F-37** (hereinafter referred to as the "Project"). This form is required from all successful bidders pursuant to the Drug-Free Workplace Act of 1990 (Government Code Section 8350 et seq.) The Drug-Free Workplace Act of 1990 requires that every person or organization awarded a contract or grant for procurement of any property or service from any State agency must certify that it will provide a drug-free workplace by doing certain specified acts. In addition, the Act provides that each contract or grant awarded by a State agency may be subject to suspension of payments or termination, and the contractor or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred.

Pursuant to Government Code Section 8355, every person or organization awarded a contract or grant from a State agency shall certify that it will provide a drug-free workplace by doing all of the following:

- A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in their workplace and specifying actions which will be taken against employees for violations of the prohibition;
- B. Establishing a drug-free awareness program to inform employees about all of the following:
  - (1) The dangers of drug abuse in the workplace;
  - (2) The person's or organization's policy of maintaining a drug-free workplace;
  - (3) The availability of drug counseling, rehabilitation and employee-assistance programs; and
  - (4) The penalties that may be imposed upon employees for drug abuse violations.
- C. Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required by subdivision "A," and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I, the undersigned, agree to fulfill the terms and requirements of the Drug-Free Workplace Act as it now exists or may hereinafter be amended. Particularly, I shall abide by Government Code Section 8355 when performing the Contract for the Project by:

- (1). Publishing a statement notifying employees concerning the prohibition of controlled substance at my workplace;


- D. Establishing a drug-free awareness program; and
- E. Requiring that each employee engaged in the performance of the contract be given a copy of the statement required by Section 8355(a) and agree to abide by the terms of that statement.

I also understand that if the City determines that I have either: (a) made a false certification herein; or (b) violated this certification by failing to carry out the requirements of Section 8355, the Contract awarded herein is subject to termination, suspension of payments, or both. I further understand that if I violate the terms of the Drug-Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of the Act.

I acknowledge that I am aware of the provisions of Government Code Section 8350 et seq., and hereby certify that I will adhere to the requirements of the Drug-Free Workplace Act of 1990.

Executed on this 14th day of April, 2026,

at 2850 Saturn Street Suite 100, Brea, CA 92821.

Bergman Build, LLC  
Name of Contractor (Print or Type)  
By   
Signature  
Peter Livermore  
Print Name  
Vice President  
Title

# Notary Acknowledgment

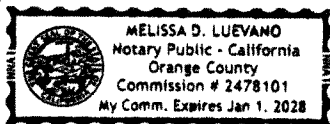
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Orange

On 4-14, 2026, before me, Melissa D. Luevano, Notary Public, personally appeared Peter Livermore, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Signature of Notary Public

WITNESS my hand and official seal.

Melissa Luevano

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### CAPACITY CLAIMED BY SIGNER

- Individual
- Corporate Officer

\_\_\_\_\_ Title(s)

- Partner(s)  Limited
- General

- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other:

Signer is representing:  
Name Of Person(s) Or Entity(ies)

\_\_\_\_\_

### DESCRIPTION OF ATTACHED DOCUMENT

\_\_\_\_\_ Title or Type of Document

\_\_\_\_\_ Number of Pages

\_\_\_\_\_ Date of Document

\_\_\_\_\_ Signer(s) Other Than Named Above

**PUBLIC WORKS CONTRACTOR REGISTRATION CERTIFICATION**

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Bidder hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.<sup>1</sup>

Name of Bidder: Bergman Build, LLC

DIR Registration Number: 1000047051

DIR Registration Expiration: 06/30/2026


Small Project Exemption:        Yes or        No

Unless Bidder is exempt pursuant to the small project exemption, Bidder further acknowledges:

Bidder shall maintain a current DIR registration for the duration of the project.  
Bidder shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain registration status for the duration of the project.

Failure to submit this form or comply with any of the above requirements may result in a finding that the bid is Non-Responsive.

Name of Bidder Bergman Build, LLC

Signature 

Name and Title Peter Livermore - Vice President

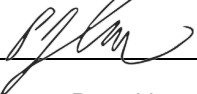
Dated 04/14/2026

\_\_\_\_\_

CONTRACTOR'S CERTIFICATE REGARDING WORKERS' COMPENSATION.

I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this Contract.

Name of Bidder Bergman Build, LLC

Signature  \_\_\_\_\_

Name and Title Peter Livermore - Vice President

Dated 04/14/2026

## **RFI Questions/Clarifications:**

1. 3.3.5 of Section IV - Proposed Professional Services Agreement has Prevailing Wages requirements. Please confirm there is no other requirements such as Project Labor Agreements (PLAs) and Public Works/Workforce Agreements (PWAs/WPAs).

***Response: Project Labor Agreements and Public Works/Workforce Agreements will not be in effect or a requirement of this project.***

2. Are there as-built plans for the building and site available?

***Response: There are no as-builts available.***

3. The conceptual renderings on the RFP show open facades. Are the existing exterior walls structurally load-bearing? Or can they be removed and replaced with glazing as shown?

***Response: Renderings were prepared for grant purposes only. The project does not intend to have large open facades/windows as shown in the rendering.***

4. Can interior partitions be moved and adjusted as a part of the Task I remodel?

***Response: Yes, interior partitions in the existing building may be adjusted as Task 1.***

5. Is the current building sprinklered, or does it have any other fire-prevention systems?

***Response: The current building does not have a fire sprinkler system or other fire prevention systems.***

6. Does evaluation of mechanical components entail the possibility of replacing the existing HVAC units or selective upgrades?

***Response: Yes, the current condition has not been evaluated to determine if a replacement or upgrades are necessary.***

7. Does the City have design and material standards or specs to follow?

***Response: City of Coachella follows Greenbook standard specifications and City Standard Drawings are posted here:***

***<https://www.coachella.org/services/document-central/-folder-105#docfold 14 595 321 105>***

8. Please clarify the kitchen usage. Will the kitchen equipment include a commercial Type I hood?

***Response: Kitchen use is intended for recreational cooking classes and for events held at the wellness center. Kitchen upgrades must meet all fire and building codes.***

9. Is there enough power available on site for EV chargers or it will require an upgrade through the electrical company (Edison?) Imperial Irrigation District (IID)

***Response: This is to be determined by the D/B team in coordination with IID.***

10. Please confirm the number and configuration of EV-capable parking stalls vs. installed chargers.

***Response: The project will include 2 installed EV chargers and 13 EV capable parking stalls, unless otherwise waived by the Building Official. The EV capable stalls will not include chargers but the conduit and infrastructure for future EV parking spots.***

11. Has an ADA accessibility assessment been completed by the City and if yes, please provide the report.

***Response: Yes, here is a link to the plan:  
<https://share.coachella.org/url/begpjhtqbnj23emq>***

12. Will permits be required and will the City cover the fees?

***Response: A building permit will be required. Building permit fees will be waived by the City. City will cover the costs of other permits.***

13. Is FF&E by the City or to be included in construction budget?

***Response: FF&E is to be included in the construction budget.***

14. Are there restrictions on working hours due to park operations or the proximity of residential area?

***Response: Working hours will be as follows: OCTOBER 1 THROUGH APRIL 30<sup>TH</sup>. MONDAY-FRIDAY 6:00 AM TO 5:30 PM. MAY 1<sup>ST</sup> THROUGH SEPTEMBER 30<sup>TH</sup>. MONDAY-FRIDAY 5:00 AM TO 7:00 PM.***

15. Please clarify if existing water service capacity and fire flow are available for fire protection.

***Response: Water service capacity will be evaluated during the design process.***

16. Provide requirements for fire suppression system (NFPA standard, full building coverage).

***Response: The fire suppression system will follow NFPA standard and cover the full building.***

17. Please provide existing electrical service size and available capacity for new work.

***Response: Current site meter is 600 amps. Available capacity to be determined by IID based on existing and proposed demands.***

18. Are there any programs, equipment, or surfacing requests for the new outdoor recreation area?

**Response:** *Those details have not been specified and will be determined through coordination with the Desert Recreation District (DRD) and community outreach.*

19. The park currently has an existing shade structure, will this be incorporated into the recreation area or will it be a new shade area?

**Response:** *It may be evaluated as an option.*

20. Are any utility maps or plans indicating existing underground utilities and capacities available?

**Response:** *Water and sewer plans are available .Other utility maps will need to be requested by the utility companies as needed.*

21. Will the City provide standard specifications or should the D/B team develop project specs?

**Response:** *Technical specifications will be developed by the D/B team.*

22. Please clarify the scope of broadband upgrades. Is the DB Contractor to provide infrastructure only?

**Response:** *D/B team will coordinate with the IT department to determine upgrades if needed.*

23. Will this building be used for Essential Services?

**Response:** *No.*

24. What emergency communications and security systems are required? And is there an authorized supplier for the City?

**Response:** *The building currently has Everon fire and security alarm system. The services would remain with the same provider and be added to the expansion side of the building.*

25. Do the project references need to be completed or can they be on-going / in progress?

**Response:** *References may be for completed and on-going projects.*

26. A new HVAC unit on the existing roof is anticipated for the addition. Please confirm: (a) Is the existing HVAC system for the main building to be evaluated for replacement as part of this project, or only supplemented with a new unit for the addition? (b) Is a fully electric/heat pump system preferred to meet CALGreen and any SGC grant sustainability requirements?

**Response: a.) the existing HVAC system is to be evaluated for replacement as well as a supplemental unit for the expansion.**  
**b.) Yes.**

27. The outdoor teen activity / fitness fun zone is described as including a concrete patio with shade structure, games, benches, and lighting, located between the building edge and the IID easement line. Please confirm: (a) Is there a preferred shade structure type (steel canopy, shade sail, fabric tensile structure, trellis)? (b) Are the game tables owner-furnished or D/B-furnished and installed? (c) Is site lighting for this area to be connected to the existing building electrical panel, or is a new sub-panel anticipated?

**Response: a.) There is no preferred shade structure type. This will be evaluated during the design process in coordination with Desert Recreation District.**  
**b.) The game tables will be D/B furnished and installed.**  
**c.) Site lighting, if needed, would be connected to the existing building electrical panel.**

28. Will landscaping improvements be included in either phase? If so, is there an existing irrigation system to be reused or replaced, and is a smart irrigation controller required to meet CALGreen/MWELO water efficiency standards?

**Response: There are no landscape improvements anticipated for either phase.**

29. The demonstration kitchen scope includes a new island, an expanded open-view window/serving counter to the main room, expanded square footage, and high-end finishes. Please clarify: (a) Is commercial cooking equipment (range, hood, ventilation) anticipated, which would trigger a Type I hood and health department permits? Or is this a teaching/demonstration kitchen with lighter-duty residential-grade equipment? (b) Who is responsible for coordination with the Riverside County Environmental Health Department for kitchen permitting?

**Response: a.) This will be determined during the design process. Kitchen use is intended for recreational cooking classes and for events held at the wellness center. Kitchen upgrades must meet all fire and building codes.**  
**b.) D/B team and City will coordinate with the Health Department as needed.**

30. Please provide additional detail regarding the reception/check-in desk. Specifically: (a) What low voltage systems are anticipated at the desk (data, phone, intercom, access control workstation, CCTV monitor)? (b) What are the electrical power requirements? (c) Will the desk be owner-furnished or D/B-furnished?

**Response: a.) At a minimum, data, phone and a workstation will be at the reception/check-in desk. CCTV monitor will be determined during design.**  
**b.) This is to be determined during the design process.**  
**c.) The desk will be D/B furnished.**

31. Please define the intended scope for emergency communications and security systems. Specifically: (a) Access Control – How many doors? Card reader, fob, or

mobile credential? (b) Video Surveillance – Number of cameras, interior vs. exterior, new VMS or existing? (c) Fire Alarm – New addressable system or expansion of existing? Has a pre-app meeting been held with the AHJ? (d) Paging/Intercom – Interior only or all zones including outdoor areas? (e) Are these systems required to integrate with a central City monitoring platform?

**Response: a.) All doors leading to the outside and restricted access areas will be equipped with a Cyber Key access.**

**b.) Video surveillance has not been determined at this time and will be determined during design.**

**c.) The existing building has a fire alarm system and will be expanding for the expansion of the building. No a pre-app meeting has not been held.**

**d.) No paging or intercom is needed.**

**e.) No**

32. Please clarify the broadband/telecom improvement scope: (a) Is this referring to new conduit infrastructure, structured cabling (Cat6/Cat6A), fiber, or a combination? (b) What is the existing service provider and current bandwidth? (c) Is there a minimum performance target or coverage requirement (e.g., Wi-Fi throughout all program areas including the new addition and outdoor zone)?

**Response: a.) D/B team will coordinate with the IT department to determine upgrades, if needed.**

**b.) Current service provider is Spectrum.**

**c.) This will be determined during design in coordination with Desert Recreation District.**

33. This project is funded through the SGC Transformative Climate Communities Program. Please identify any grant compliance requirements affecting design, procurement, or construction, including: prevailing wage and DIR registration, DVBE/SBE participation goals, sustainability performance metrics, and grant reporting milestones that will affect the project schedule.

**Response: Project must include prevailing wage and contractor shall be DIR registered. There are no DBE/SBE participation goals for this project or other performance metrics.**

34. The sample agreement includes liquidated damages with amounts left as placeholders. Please provide the intended LD rate prior to proposal submission so it may be incorporated into our pricing.

**Response: Liquidated damage will be set at \$1,500/day.**

**The Consultant is hereby notified; Addendum No. 1 must be acknowledged as stipulated under section 2.2 Addenda/Clarifications and acknowledged as part of the Proposal. Failure to do so shall result in the City designating said bid as "Non-Responsive."**

**APPROVED:**

*Andrew Simmons*

\_\_\_\_\_  
**Andrew Simmons, P.E.**  
**City Engineer**

4/6/2026

Date

END OF ADDENDUM NUMBER 1

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. 1

**Bidder:**

Bergman Build, LLC

\_\_\_\_\_  
**Company Name**

04/14/2026

**Date**

  
\_\_\_\_\_  
**Signature**



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