Folsom City Council
Staff Report

MEETING DATE:	5/26/2026
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11629 – A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Griffin Structures, Inc. for the Corporation Yard Site Planning and Environmental Assessment in the Amount of $335,000 from the Corporation Yard Capital Fund (Fund 459) for the New Corporation Yard Project and Appropriation of Funds
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11629 – A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Griffin Structures, Inc. for the Corporation Yard Site Planning and Environmental Assessment in the Amount of $335,000 from the Corporation Yard Capital Fund (Fund 459) for the New Corporation Yard Project and Appropriation of Funds.

BACKGROUND / ISSUE

The City of Folsom is undertaking a major effort to relocate and modernize its existing Corporation Yard, currently located at 1300 Leidesdorff Street, a 14-acre site that houses the City's maintenance and operations divisions, including solid waste, fleet services, and portions of utilities. The Corporation Yard also serves as the primary location for equipment and operations during emergency response. The existing yard, built in the 1960's, contains several temporary, outdated, and undersized structures and no longer meets operational or spatial needs for the City as it has grown over the past 60 years.

In 2013, the City annexed approximately 3,500 acres of unincorporated Sacramento County land south of U.S. Highway 50, known as the Folsom Plan Area Specific Plan (FPASP). As part of that annexation, the City committed to developing a new 36-acre Corporation Yard south of Highway 50 to serve the growing community and future City operations.

The proposed new Corporation Yard site is located just south of the Capital Southeast Connector and bordered to the south and west by the newly aligned Scott Road. The project is a strategic investment rather than a simple relocation, and efforts will include evaluation of alternatives for a modern, energy-efficient, resilient, inclusive, and safety-compliant facility to accommodate approximately 275 staff members (maintenance, operations, and administrative). The updated planning effort will also validate prior staffing assumptions, evaluate modern operational practices, and incorporate long-term considerations such as fleet electrification, digital storage, hybrid work environments, and future operational resiliency.

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code requires City Council approval for contracts with an estimated value of $77,426 or more.

ANALYSIS

The City issued a Request for Proposals (RFP) on August 4, 2025, seeking qualified firms to provide consulting services for site planning and environmental assessment. Proposals were due on September 5, 2025. Although numerous consulting firms accessed the RFP and proactive engagement occurred during the proposal process, only one proposal was received, likely due to the specific nature of the project and industry workload. With the receipt of one proposal, staff conducted a team meeting with Griffin and performed a thorough reference check to evaluate the proposer's qualifications and performance history. The firm, Griffin Structures, Inc., received highly favorable references from other municipalities that have contracted with the firm for similar types of work. The proposal submitted by Griffin Structures, Inc. was responsive to all requirements outlined in the RFP and demonstrated a comprehensive understanding of municipal facilities, the project scope and deliverables.

Griffin Structures, Inc.'s proposal outlines a detailed scope of work that includes:

- Validation and analysis of the 2008 Corporation Yard Needs Assessment Study, including recalibration of staffing and service assumptions based on current needs and anticipated operation changes to address components such as advanced clean fleet.
- Preparation of staff and space projections validation & alignment (2050 buildout scenario)
- Utility identification and coordination
- Site survey
- Development and evaluation of conceptual alternatives with comparative costing and operational analysis
- Development of a preliminary site plan incorporating sustainability, EV infrastructure, resiliency, and Crime Prevention Through Environmental Design (CPTED) principles
- Environmental documentation
- Strategic grant funding support aligned with clean energy, resiliency, and fleet electrification initiatives
- Preparation of a final report and presentation for City Council consideration

The proposed scope of work and associated fee for these services are provided as attachments to this staff report. The scope outlines the specific tasks and deliverables for completion, while the fee proposal details the corresponding costs for each task. These documents have been reviewed by City staff and are consistent with the anticipated level of effort required to complete the project. Due to the historic knowledge of this project through various planning documents and to allow this initial effort to commence timely, this item is being brought to City Council in advance of the FY 2026-2027 Capital Improvement Program budget adoption which is anticipated at the end of June.

Griffin Structures, Inc. has provided an anticipated schedule of approximately seven months to complete the scope of services.

FINANCIAL IMPACT

If approved, the agreement with Griffin Structures Inc. would be authorized for $335,000. Staff is requesting an appropriation in the Corporation Yard Capital Fund (Fund 459) in the amount of $335,000 to the New Corporation Yard Project for the agreement. Sufficient funds are available in the Corporation Yard Capital Fund (Fund 459) for the appropriation. Future phases, including environmental, design, and construction will be brought back to City Council during future budget discussions for capital improvement planning.

ENVIRONMENTAL REVIEW

The award of this Consultant and Professional Services agreement is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment.

Any future construction or implementation project resulting from this contract will be subject to separate environmental review under CEQA prior to approval.

ATTACHMENTS

1. Resolution No. 11629 - A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Griffin Structures, Inc. for the Corporation Yard Site Planning and Environmental Assessment in the Amount of $335,000 from the Corporation Yard Capital Fund (Fund 459) for the New Corporation Yard Project and Appropriation of Funds

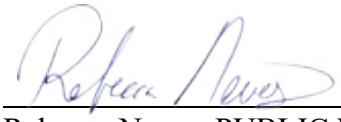
2. Existing Corporation Yard Location Map

3. New Corporation Yard Location Map

4. Griffin Structures, Inc. – Scope of Work

5. Griffin Structures, Inc. – Fee Proposal

Respectfully Submitted,



Rebecca Neves, PUBLIC WORKS DIRECTOR/CITY ENGINEER

ATTACHMENT 1

Resolution No. 11629 - A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Griffin Structures, Inc. for the Corporation Yard Site Planning and Environmental Assessment in the Amount of $335,000 from the Corporation Yard Capital Fund (Fund 459) for the New Corporation Yard Project and Appropriation of Funds

RESOLUTION NO. 11629

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH GRIFFIN STRUCTURES, INC. FOR THE CORPORATION YARD SITE PLANNING AND ENVIRONMENTAL ASSESSMENT IN THE AMOUNT OF $335,000 FROM THE CORPORATION YARD CAPITAL FUND (FUND 459) FOR THE NEW CORPORATION YARD PROJECT AND APPROPRIATION OF FUNDS

WHEREAS, the City of Folsom is undertaking efforts to relocate and modernize its existing Corporation Yard to better accommodate operational and spatial needs for City maintenance, operations, and utility divisions; and

WHEREAS, a Request for Proposals (RFP) was advertised on August 4, 2025, seeking qualified firms to provide consulting services for corporation yard planning, operational needs validation, conceptual site planning, utility coordination, environmental assessment, and long-range facility planning related to the proposed new Corporation Yard south of U.S. Highway 50; and

WHEREAS, Griffin Structures, Inc. submitted a responsive proposal that demonstrated a comprehensive understanding of the City's project requirements and was determined by staff to be qualified based on reference checks and proposal evaluation; and

WHEREAS, the consulting services will include validation and refinement of the City's 2008 Corporation Yard Needs Assessment to support long-term operational planning through the 2050 planning horizon; and

WHEREAS, the proposed planning effort includes evaluation of sustainability, resiliency, fleet electrification, and future operational infrastructure needs associated with development of a modern Corporation Yard facility; and

WHEREAS, an appropriation in the amount of $335,000 in the Corporation Yard Capital Fund (Fund 459) to the New Corporation Yard Project will require ; and

WHEREAS, sufficient funds are available in the Corporation Yard Capital Fund (Fund 459) for the appropriation; and

WHEREAS, the contract will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that City Council authorizes the City Manager to execute a Consultant and Professional Services Agreement with Griffin Structures, Inc. for the Corporation Yard Site Planning and Environmental Assessment in the amount of $335,000 from the Corporation Yard Capital Fund (Fund 459) for the New Corporation Yard Project.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Finance Director is

authorized to appropriate $335,000 in the Corporation Yard Capital Fund (Fund 459) for the New Corporation Yard Project.

PASSED AND ADOPTED on this 26th day of May 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

_____
Justin Raithel, MAYOR

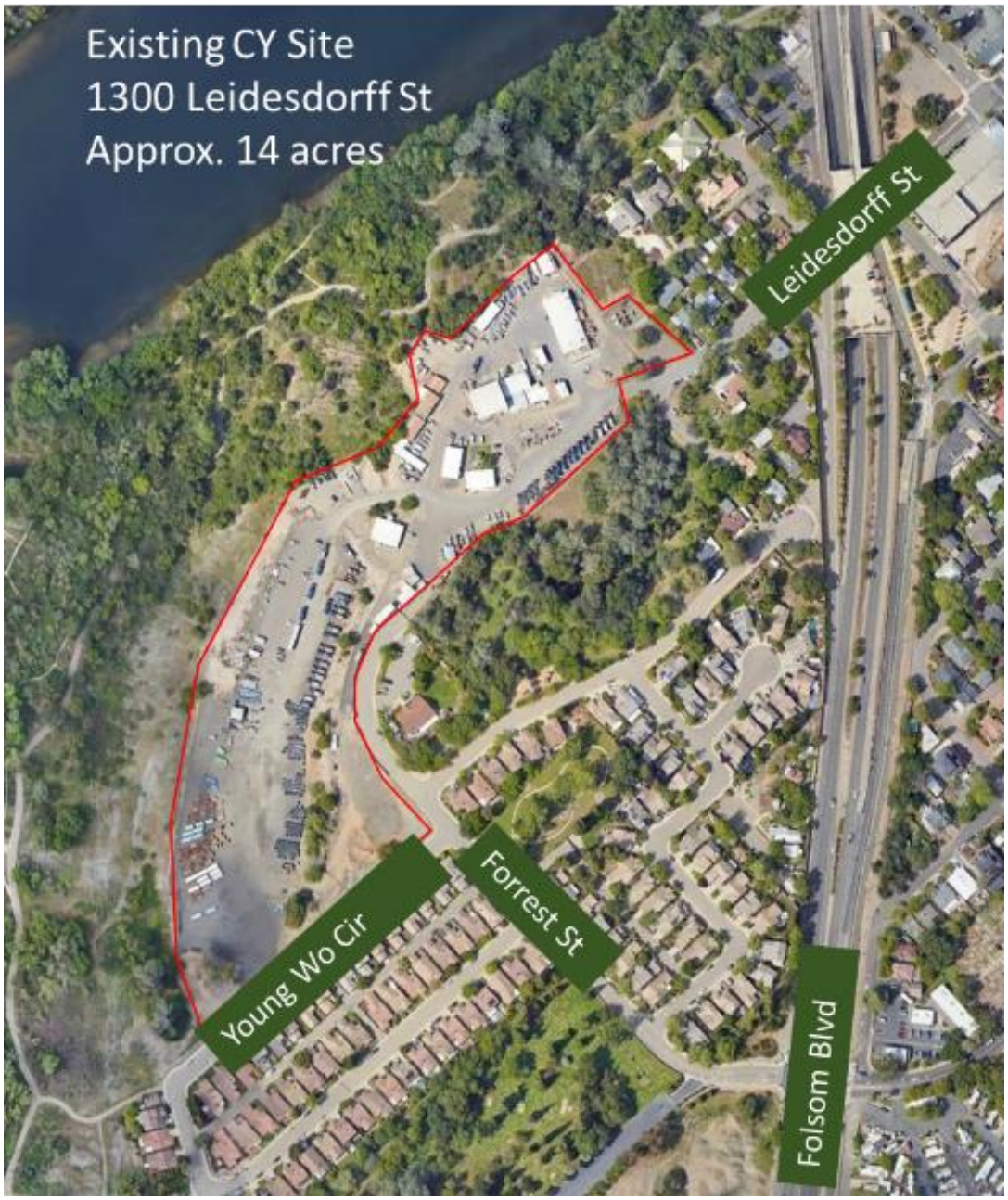
ATTEST:

_____
Christa Freemantle, CITY CLERK

ATTACHMENT 2

Existing Corporation Yard Location Map

ATTACHMENT 2
EXISTING CORPORATION YARD LOCATION MAP



ATTACHMENT 3

New Corporation Yard Location Map

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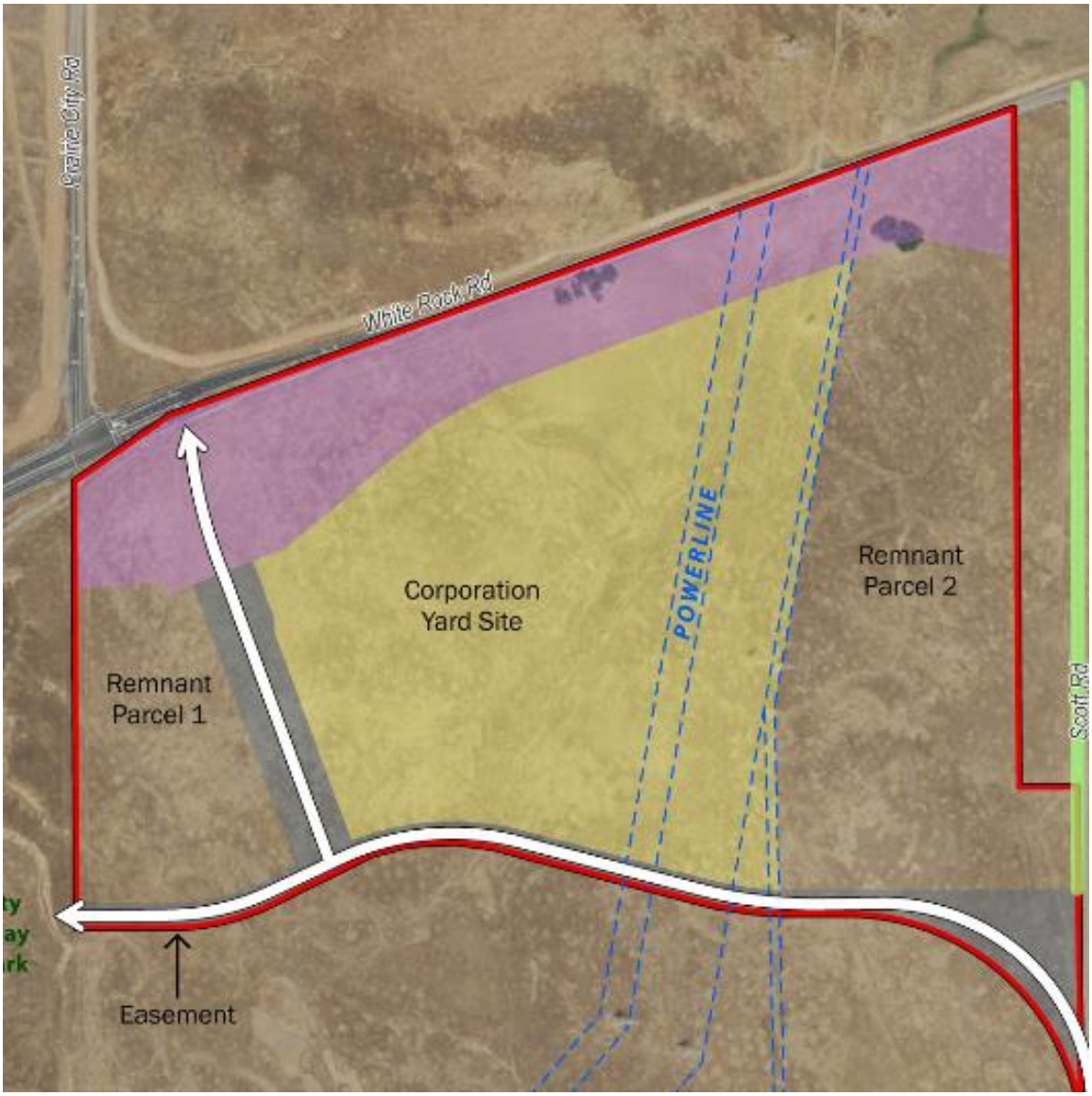
NEW CORPORATION YARD LOCATION MAP



ATTACHMENT 4

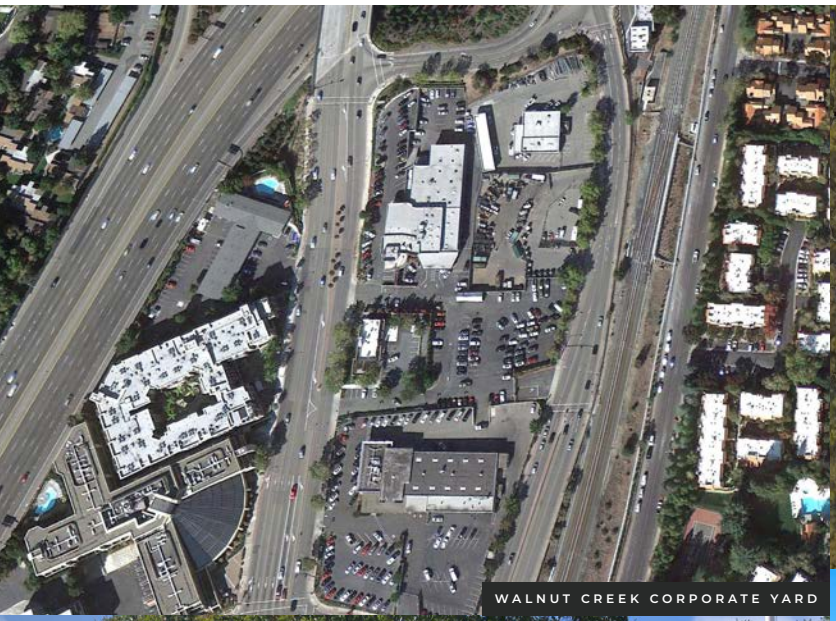
Griffin Structures, Inc. – Scope of Work

GRIFFIN STRUCTURES

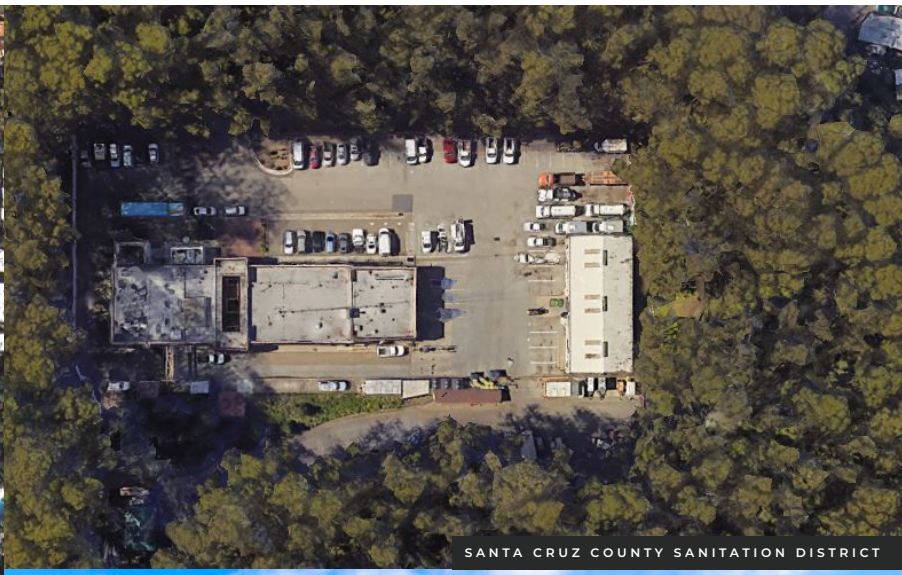
CITY OF FOLSOM

Consulting Services for the City of Folsom Corporation Yard Site Planning and Environmental Assessment Revised Proposal

MAY 4, 2026

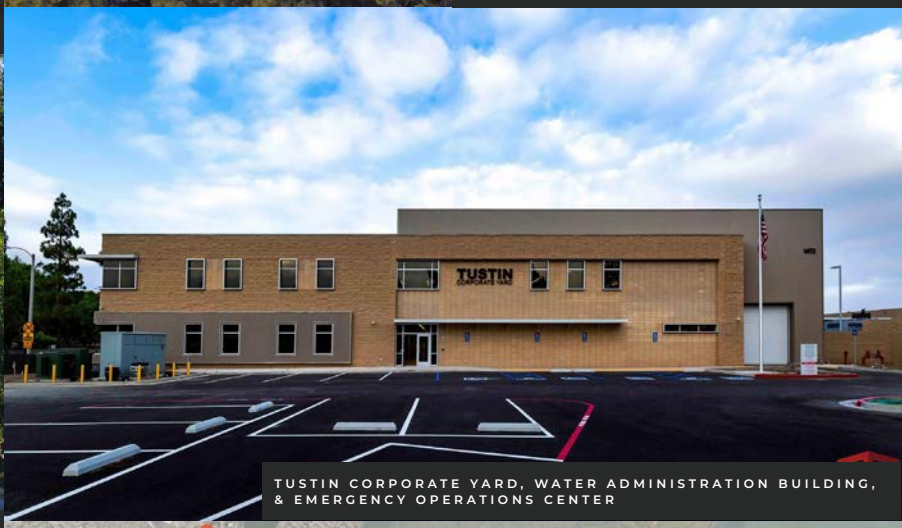


WALNUT CREEK CORPORATE YARD

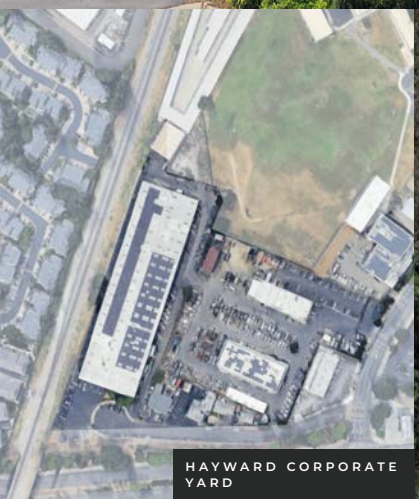


SANTA CRUZ COUNTY SANITATION DISTRICT

MORGAN HILL CORPORATE YARD

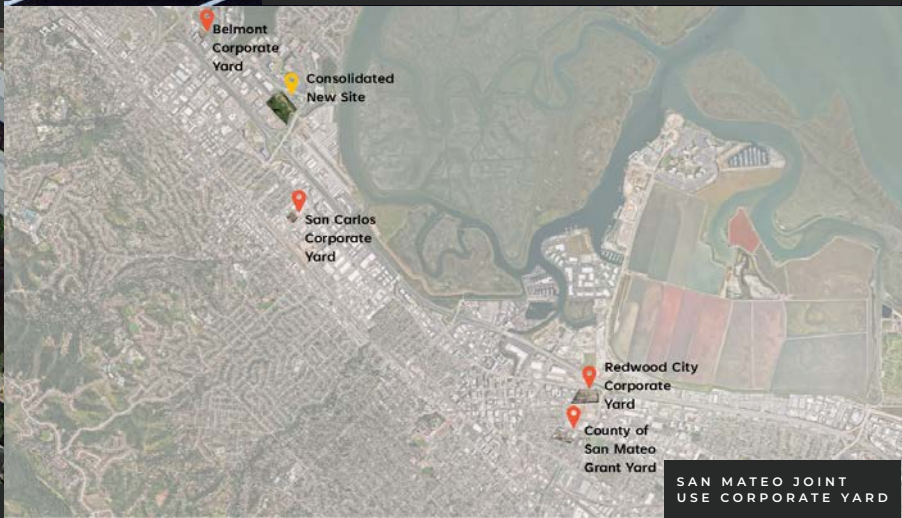


TUSTIN CORPORATE YARD, WATER ADMINISTRATION BUILDING, & EMERGENCY OPERATIONS CENTER



HAYWARD CORPORATE YARD

TIBURON CORPORATE YARD



SAN MATEO JOINT USE CORPORATE YARD

TABLE OF CONTENTS

Why Our Team?

✓

Significant experience with:

Public Works & Corporate Yards

Maintenance Services Facilities

LEED Silver, Gold, Platinum & Net Zero Energy Facilities

Northern California Experience with Projects of Similar Size, Scale, & Needs

✓

Unparalleled corporate yard portfolio and experience and project delivery from Concept to Keys.

✓

Local experience with Public Sector Corporate Yards.

✓

Demonstrated development experience managing projects from assessment through implementation.

✓

Highlighted Projects:

San Mateo Joint Use Corporate Yard

Santa Cruz County Sanitation District

Tustin Corporate Yard, Water Administration Building & EOC

Walnut Creek Corporate Yard

Hayward Corporate Yard

Morgan Hill Maintenance & Operations Yard

Tiburon Corporate Yard

TUSTIN WATER ADMINISTRATION BUILDING,
CORPORATE YARD & EMERGENCY OPERATIONS CENTER

GRIFFIN STRUCTURES

T R A N S M I T T A L

Consulting Services for the City of Folsom Corporation Yard Site Planning and Environmental Assessment

M A Y 4 , 2 0 2 6

Ryan Chance, Engineering Manager
City of Folsom - Public Works
50 Natoma Street
Folsom, California 95630

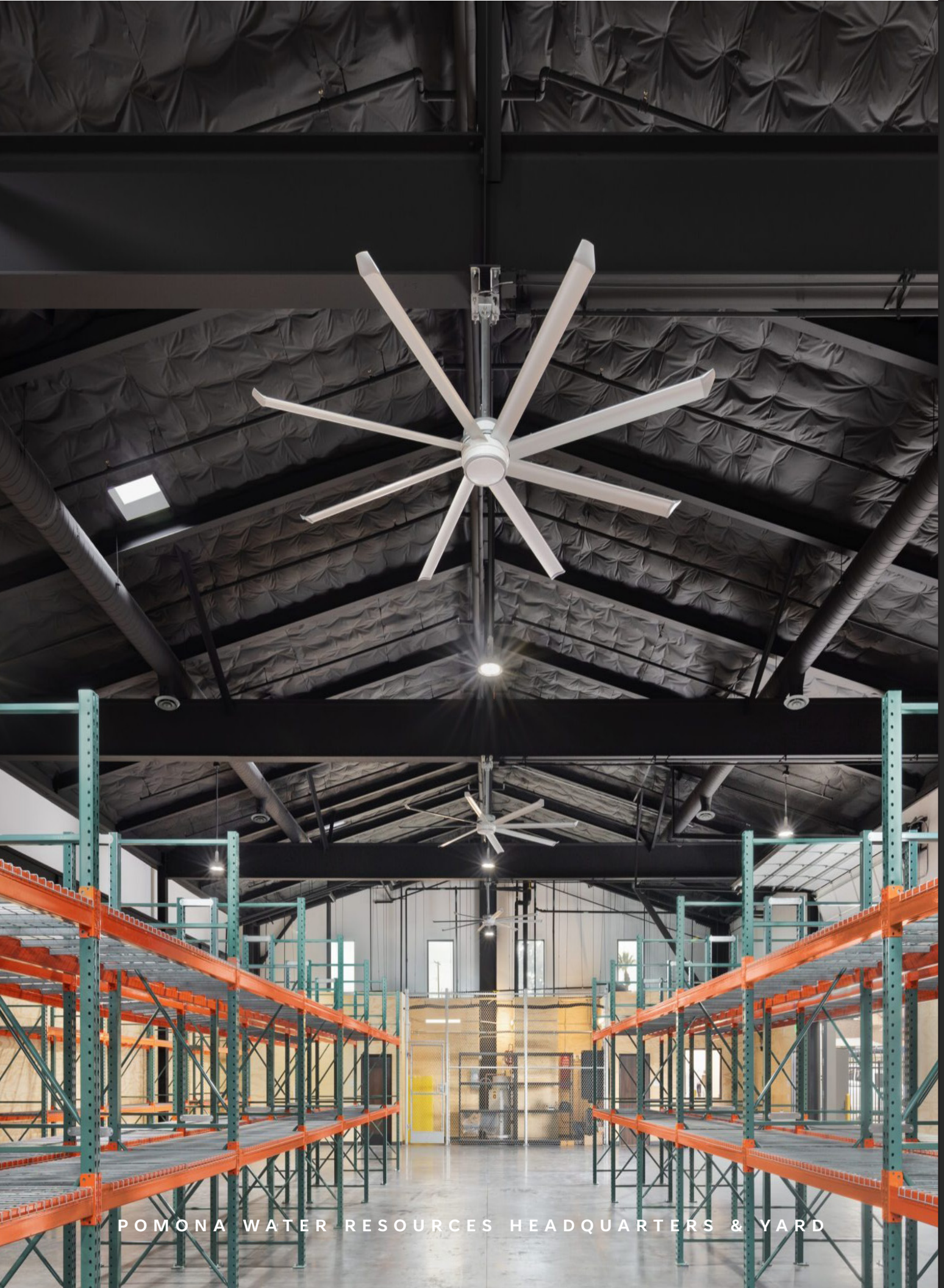
Dear City Evaluation Team,

We thank you for the opportunity to propose and look forward to speaking with you. Please don't hesitate to contact me if you should have any questions.

Respectfully,

Dustin Alamo, CCM, LEED AP, DRE Broker #01930629
Vice President & Predevelopment Manager, Project Manager
P: (408) 955-0431 | E: dalamo@griffinstructures.com

» *With exception to the comments contained within our appendix, we have read, understood, and agreed to all statements in the request for proposal and acknowledge receipt of all addenda and amendments as well as to the terms, conditions, and attachments referenced.*



POMONA WATER RESOURCES HEADQUARTERS & YARD

GRIFFIN STRUCTURES

May 4, 2026

Ryan Chance, Engineering Manager
City of Folsom
50 Natoma Street, Folsom, CA 95630

RE: Consulting Services for the City of Folsom Corporation Yard Site Planning and Environmental Assessment

Dear Mr. Chance & Evaluation Team,

Griffin Structures is pleased to submit our proposal to the City of Folsom for the Corporation Yard Site Planning and Environmental Assessment Project. This represents a once-in-a-generation opportunity to replace an outdated facility with a modern, efficient, and sustainable operations hub that will support the City's services and growth through 2050 and beyond.

As a leader in program and construction management, Griffin has delivered more than 300 municipal facility planning efforts, including over 50 corporation yards and operations centers across California, many of which we have guided through implementation. We understand that success is not defined by planning alone, but by delivering solutions that are practical, cost-aligned, and executable, with clear phasing strategies and defensible CEQA pathways that maintain uninterrupted City operations.

A key strength we bring to Folsom is our ability to build upon prior planning efforts and translate them into actionable outcomes. We will leverage the City's 2008 Corporation Yard Needs Assessment as a baseline, validate and recalibrate its assumptions with current operational input, and advance a forward-looking, implementable plan that reflects today's service delivery models, emerging technologies, and long-term growth.

To deliver on this approach, we have assembled a highly integrated team of trusted partners with deep experience across every element of the RFP scope:

- **LPA Design Studios** – Project Architect and nationally recognized design, firm with whom we've partnered for over 25 years on more than $5 billion in public-sector projects.
- **BKF Engineers & MNS Engineers** – Civil engineering and surveying, providing accurate site data and early utility coordination.
- **Twining, Inc.** – Geotechnical engineering, delivering practical recommendations for grading, pavement, and foundations.
- **Dudek** – Environmental consulting and CEQA compliance, with extensive experience preparing defensible addenda and technical studies.
- **Townsend Public Affairs (TPA)** – Grant strategy and funding support aligned with clean energy, fleet electrification, and resiliency initiatives.

This team has collaborated on numerous complex municipal projects, including consolidated corporation yards and multi-agency operations centers similar in scale and complexity to Folsom's effort. Together, we will validate and update the City's needs assessment, coordinate utilities for the 36-acre site, ground planning decisions in survey and geotechnical data, evaluate multiple site concepts with cost comparisons, and advance a Council-ready plan that is efficient, resilient, and financially grounded.

I will personally serve as Project Manager, bringing direct experience delivering corporation yard and utility facility projects throughout California. Griffin Structures has served as a trusted advisor to public agencies for more than four decades, and we are ready to bring that expertise to Folsom immediately.

Thank you for your consideration. We look forward to the opportunity to partner with the City on this important effort.

Dustin Alamo, CCM, DBIA, LEED AP, DRE Broker 0193029
Vice President, Project Manager
P: 408.955.0431 | E: dalamo@griffinstructures.com

GRIFFIN STRUCTURES

Introduction

ABOUT US

Founded in 1981, Griffin Structures is a diversified Owner's Representative / Program, Project and Construction Management firm serving public, private, non-profit, and institutional sectors. A unique aspect of our firm rests not only in our unparalleled administration and corporation / maintenance yard portfolio, but also in our ability to strategically manage assessments thru project implementation.. *We hereby confirm we are ready to provide all applicable services as outlined within the RFP.*

CONCEPT TO KEYS

Unlike our competitors, Griffin Structures possesses the experience and capacity to manage projects from Concept to Keys. By researching and evaluating current and future needs and engaging users before facility planning begins, Griffin Structures can assist clients in creating a framework for solid, information-based decision-making, providing clear options and tradeoffs for initial capital outlay, facility delivery methods, and the budgetary considerations of future costs and considerations.

CORPORATE YARD EXPERIENCE

Griffin Structures brings extensive experience in the planning, design, and delivery of municipal facilities, including corporate yard projects. Our expertise encompasses the development of efficient, functional spaces that align with operational needs and long-term community goals. Additionally, our strong presence in Northern California positions us as a trusted partner for projects requiring a deep understanding of local needs and regional dynamics.

REGIONAL EXPERIENCE

The corporation / maintenance yard portfolio of Griffin Structures is extensive, including projects for the Cities of Tiburon, Walnut Creek, Hayward, and San Mateo County as well as a number of similar facilities across the state. Similar to your project, these corporate yards have included fleet / maintenance docks, vehicle & equipment storage, sustainability considerations, and more. Additionally, the yards we have programmed and delivered have included environmental services, water districts, sanitation systems, fleet services, parks and building infrastructure, and other key components. We are incredibly familiar with green design given our experience on a series of LEED Silver, Gold, Platinum, and Net Zero Energy projects.

WESTMINSTER CORPORATE YARD

Project Overview and Understanding of Project Challenges

The City of Folsom is advancing the development of a new, modern Corporation Yard to replace its outdated 14-acre facility on Leidesdorff Street. The existing yard, comprised largely of temporary and aging structures, no longer meets the City's operational, spatial, or infrastructure needs and is not positioned to support long-term growth, sustainability goals, or evolving service delivery demands.

Following the 2013 annexation of the Folsom Plan Area Specific Plan (FPASP) south of Highway 50, the City acquired a 36-acre site in 2018 at the southeast corner of Prairie City Road, White Rock Road, and Scott Road. This site presents a unique opportunity to develop a consolidated, state-of-the-art Corporation Yard that can efficiently support approximately 275 maintenance, operations, and administrative staff while improving service delivery across the City.

A critical component of this effort is building upon the City's 2008 Corporation Yard Needs Assessment as a foundational baseline for population and staffing projections. While this prior work provides a valuable starting point, it requires thoughtful validation and refinement in collaboration with City staff to reflect current operations, service delivery models, and organizational changes, including the removal of Transit services from the City's portfolio.

This updated analysis will recalibrate population growth assumptions, staffing projections, and service demands to align with current conditions and future planning horizons, ultimately informing a realistic and defensible 2050 buildout scenario.

Based on these validated projections, the project will advance a comprehensive reassessment of facility and site requirements using current industry standards and forward-looking planning considerations. This includes evaluating modern space standards, evolving workstation strategies, increased reliance on electronic records and reduced physical storage, gender-neutral and inclusive facility design, and operational shifts such as fleet electrification and associated infrastructure needs.

In parallel, the project will address the complexities of developing an undeveloped site, including identification and coordination of all required utility infrastructure, preparation of a detailed topographic and boundary survey, and evaluation of site constraints and opportunities. Multiple conceptual site alternatives will be developed and tested, each supported by order-of-magnitude cost estimates to enable informed decision-making and alignment with City priorities.

The City envisions a high-performing facility centered on operational efficiency, safety, and sustainability. Key programmatic and infrastructure considerations include:

- Electric vehicle charging infrastructure for fleet and staff vehicles
- Opportunities for on-site renewable energy generation, including solar
- An OSHA-compliant fleet maintenance facility designed to support both conventional and electric vehicles
- A dedicated battery quarantine area for damaged EV batteries
- A Household Hazardous Waste facility with public receiving and reuse components
- Adequate fueling and wash facilities for light- and heavy-duty vehicles
- Long-term planning for a potential future solid waste transfer station

Additionally, the project includes preparation of updated environmental documentation to support CEQA compliance, along with strategic grant support to position the City for funding opportunities related to emissions reduction, clean energy, and sustainable infrastructure.

Key objectives of this project are to:

- Validate and update population, staffing, and service assumptions based on the 2008 study and current City operations.
- Reassess facility and site needs for a 2050 buildout scenario using modern planning standards.
- Identify and coordinate all required utility infrastructure to serve the undeveloped site.
- Prepare a detailed site survey to inform planning and design decisions.
- Develop and evaluate multiple conceptual site alternatives with associated cost estimates.
- Advance a preferred site plan for stakeholder alignment and environmental clearance.
- Document environmental requirements and support CEQA compliance.
- Provide grant strategy and funding support aligned with sustainability and infrastructure goals.

WESTMINSTER CORPORATE YARD

Project Approach

The City of Folsom has embarked on a critical effort to plan and design a new Corporation Yard to replace its undersized and outdated facility at Leidesdorff Street. The new 36-acre site, acquired in 2018 as part of the Folsom Plan Area Specific Plan annexation, represents an opportunity to create a modern, efficient, and sustainable operations hub that can accommodate approximately 275 employees and the City's growing service needs through 2050 and beyond.

Our team recognizes that this project is more than a facility replacement; it is a strategic reset of how the City plans, delivers, and supports municipal services. Our approach builds upon the City's 2008 Corporation Yard Needs Assessment as a foundational baseline, validates and re calibrates those assumptions with current operational realities, and advances a forward-looking planning framework that reflects modern service delivery, emerging technologies, and long-term growth through 2050 and beyond

POMONA WATER RESOURCES HEADQUARTERS AND YARD

TASK 1: BACKGROUND INVESTIGATION

We will begin by assembling and analyzing all relevant background documentation, with a focused evaluation of the 2008 Corporation Yard Needs Assessment to understand its underlying assumptions related to population growth, staffing projections, service delivery models, and facility requirements.

Rather than treating the 2008 study as outdated, we will use it as a structured baseline and work with City staff to validate, adjust, or replace key assumptions based on current conditions. This includes confirming organizational structure changes (such as the removal of Transit services), evaluating how service delivery has evolved, and identifying where prior projections remain valid or require recalibration. This approach ensures continuity with prior planning efforts while grounding the project in present-day realities.

TASK 2 - STAFF AND SPACE PROJECTIONS VALIDATION & ALIGNMENT

Building on Task 1, we will develop a validated and forward-looking staffing and facility needs assessment for the 2050 buildout horizon. This effort will not start from scratch, but instead will recalibrate the City's prior projections using the 2008 study as a benchmark, updated through direct engagement with staff, current operational data, and future service planning assumptions.

This includes:

- **Division-Level Workshops –** We will engage each division slated to occupy the new Corporation Yard through focused workshops designed to capture operational realities and explore future efficiencies. Each session will:

- Map Operational Workflows - Document how each division currently operates, including daily routines, inter-department coordination, and areas of operational friction.
- Assess Staffing Levels - Review current headcounts, supervisory structures, and projected growth scenarios to ensure the facility program accommodates both near-term and 2050 buildout needs.
- Evaluate Equipment Requirements - Inventory vehicle fleets, specialized tools, and maintenance equipment, identifying storage, circulation, and access needs for each function.
- Define Space Needs - Translate operational activities into space allocations, adjacencies, and flexibility requirements, ensuring each division's functional needs are captured.

In addition to capturing input, we will bring best practices in municipal operations to help each division think beyond current limitations, including:

- **Workplace Evolution -** Right-sizing administrative areas based on hybrid work, flexible workstations, and shared environments.
- **Digital Transformation -** Reduced reliance on physical storage and increased accommodation for electronic records and data infrastructure.
- **Inclusive Design -** Integration of gender-neutral and inclusive facilities aligned with current standards and expectations.
- **Fleet Electrification -** Planning for EV fleet transition, including charging infrastructure, maintenance impacts, and battery management.
- **Operational Resiliency -** Designing for redundancy, emergency response, and continuity of operations.
- **Advanced Storage Systems -** Applying modern vertical and modular storage technologies to maximize usable space and minimize footprint.
- **Just in Time Material Delivery -** Exploring procurement and inventory strategies that reduce the need for excessive on-site storage while maintaining reliability of service delivery.
- **Centralized Warehousing Concepts -** Identifying opportunities for shared storage, cross-division inventory control, and consolidated logistics to improve efficiency and reduce redundancy.
- **Operational Benchmarking -** Sharing lessons learned from comparable municipal corporation yards to highlight innovative approaches that can be adapted to Folsom's context.

Outcome: By combining direct staff input with proven best practices, the needs assessment will not only reflect "what is" but will also identify opportunities for "what could be," helping the City achieve operational efficiency, sustainability, and long-term adaptability.

Scenario Planning – We will develop forward-looking projections for staffing and facility requirements in 5-, 10-, and 20-year increments to provide the City with a roadmap that anticipates growth and change. This includes analyzing population and service demand trends, regulatory mandates, and emerging technologies such as electric vehicle fleet adoption, alternative fueling infrastructure, and renewable energy integration. Our approach ensures the new Corporation Yard is not only right-sized for current needs but also adaptable to future demands, minimizing the risk of costly retrofits and ensuring long-term resiliency.

- **Functional Space Standards –** We will apply industry-recognized benchmarks for municipal service facilities as a baseline, then refine them through the lens of Folsom's specific operational requirements. This includes calibrating square footage allocations, adjacencies, and support spaces to reflect the City's workflows, staffing levels, and equipment needs. By utilizing best practices with local context, the resulting space program will strike the right balance between efficiency, flexibility, and operational fit, ensuring each division can perform effectively while maximizing long-term value.

Outcome: The resulting Needs Assessment will represent a validated, future-ready planning framework that bridges past assumptions with current realities and emerging trends. It will provide the City with a defensible basis for decision-making, ensuring the Corporation Yard is right-sized, operationally efficient, and adaptable to future change.

TASK 3 - UTILITY IDENTIFICATION AND COORDINATION

The 36-acre site currently lacks utility infrastructure, requiring careful planning and coordination. Working with our team member, BKF Engineering, we will map, document, and analyze all nearby utility corridors and engage directly with providers (water, sewer, electric, gas, telecommunications) to confirm service capacities, extension requirements, and any relocation challenges.

A Utility Coordination Report will be prepared, including:

- A utility base map with topographic and record data.
- Agency correspondence and service confirmation.
- Identification of conflicts, easements, and relocation needs.
- Recommendations for phasing utility service to align with site development.

By addressing utilities early, the City can avoid costly redesigns and ensure infrastructure investments support sustainability goals, including solar readiness and EV charging infrastructure.

TASK 4 - SITE SURVEY

To support the programming, master planning, and conceptual design effort, our team will undertake a comprehensive evaluation of the site through surveying efforts. This investigation will provide the baseline technical information necessary to inform site layout, building placement, and cost modeling.

The survey, prepared by MNS Engineers, will establish accurate boundary conditions and generate a detailed topographic base map of the project site, ensuring all future planning decisions are grounded in precise existing conditions. The scope will include:

- **Record Boundary Survey**
  - » Researching deeds, plats, and right-of-way maps to establish legal boundaries.
  - » Recovering a minimum of three sufficient monumentation points to confirm the Record Boundary.
  - » Preparing a Record Boundary Map for project use.
  - » Deliverable: Certified Record Boundary Survey and Map in both PDF and CAD formats.
- **Topographic Survey**
  - » Field data collection using GPS and robotic total station equipment.
  - » Mapping visible utilities and confirming size/material when available.
  - » Producing aerial topography at 1" = 20' planimetric scale with 1-foot contour mapping.
  - » Deliverable: Topographic Base Map in AutoCAD Civil 3D and PDF formats.

Assumptions:

- If a discrepancy is discovered with existing monumentation or there is insufficient monumentation to determine the right-of-way, work will be paused, and the client will be notified.
- The setting of new monuments and filing of Record of Survey/Corner Records are not included in this scope.

TASK 5 - CONCEPTUAL ALTERNATIVES AND COSTING

Working with our project architect, LPA Design Studios, we will develop up to four distinct conceptual alternatives that illustrate different approaches to site planning, building configuration, and long-term adaptability. Each alternative will serve as a "test case" to evaluate how the Corporation Yard can most effectively meet current and future operational requirements while balancing sustainability, cost, and community impacts.

Key Elements of Exploration:

- **Site Layouts:** Alternatives will test compact versus dispersed operational models, exploring how building clustering, circulation patterns, and yard organization can influence efficiency, security, and user convenience.
- **Infrastructure Strategies:** Concepts will compare centralized service cores (fueling, wash, and utility nodes located in one hub) against modular, distributed strategies that allow flexibility for growth and reduce single-point dependencies.
- **Sustainability Enhancements:** Each scenario will be structured to integrate sustainable features such as rooftop or carport-mounted solar arrays, robust EV charging infrastructure for both fleet and staff vehicles, stormwater harvesting and reuse for irrigation and wash-down, and consideration of LEED-equivalent design strategies.
- **Phasing and Expansion Potential:** Alternatives will demonstrate how the site can be implemented in logical, buildable phases that maintain operational continuity while also preserving opportunities for expansion as staffing, fleet size, and service responsibilities evolve.

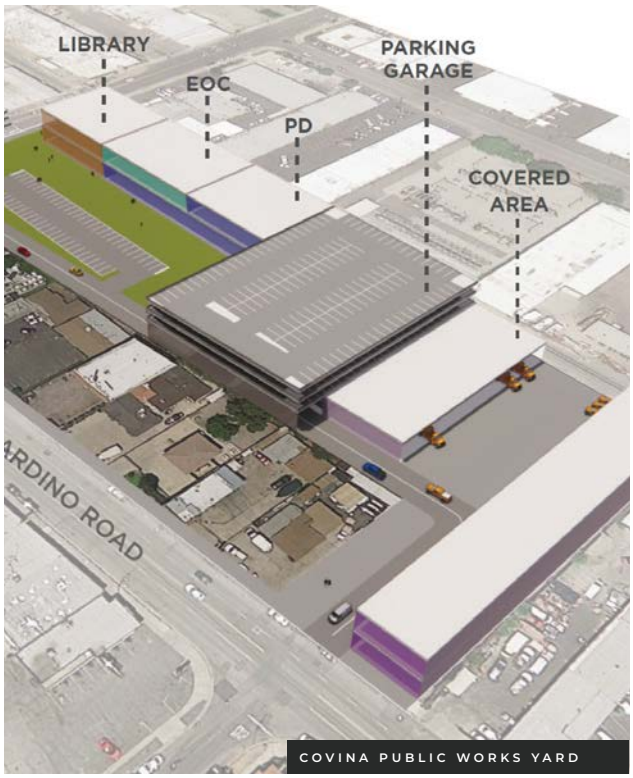
TUSTIN CORPORATE YARD

Comparative Evaluation:

For each alternative, we will prepare concept-level cost estimates that address building construction, site improvements, utility infrastructure, and sustainable components. These estimates will be paired with a comparative evaluation matrix that highlights:

- Operational efficiencies and workflow implications.
- Capital cost considerations.
- Scalability and ability to adapt to future technologies, including electrification and smart-yard applications.
- Potential permitting or environmental challenges tied to each concept.

Outcome: This task ensures the City and stakeholders have a clear, side-by-side understanding of the trade-offs between alternatives. The process empowers decision-makers to weigh operational priorities against financial and sustainability goals and select a preferred direction with confidence and transparency.



COVINA PUBLIC WORKS YARD

TASK 6 - PRELIMINARY SITE PLAN

Building on stakeholder feedback, best practices in yard planning, and direction from City Council, our project architect, LPA Design Studios, will refine the preferred alternative into a comprehensive Preliminary Site Plan. This plan will not only illustrate the physical arrangement of facilities, but also articulate how the site will perform as a modern, resilient, and sustainable public works campus.

Key Features of the Plan:

- **Integrated EV Infrastructure:** Dedicated charging stations for both staff and fleet vehicles will be incorporated into parking and circulation areas, designed to scale with future fleet electrification goals. Service panels and conduits will be strategically placed to minimize disruption during future capacity upgrades.
- **Solar-Ready Design & Energy Efficiency:** The site will be designed with roof and canopy areas optimized for photovoltaic arrays, paired with energy-efficient building systems (HVAC, lighting, envelope) to reduce long-term operating costs.
- **OSHA-Compliant Fleet Maintenance:** A purpose-built maintenance building will include service bays sized and outfitted for both conventional and electric vehicles, ensuring safe and efficient servicing of an evolving fleet. Specialized equipment, ventilation, and safety measures will be integrated to meet OSHA standards and emerging EV maintenance protocols.
- **Battery Quarantine Zone:** Recognizing the unique hazards associated with lithium-ion batteries, a dedicated and secure isolation area will be included to safely store damaged or compromised EV batteries until removal or recycling.
- **Household Hazardous Waste (HHW) Center:** A dual-function facility will provide safe storage of HHW while also supporting a public reuse program, helping the City promote sustainability and reduce waste streams.

- **Fueling & Emergency Resilience:** Fueling infrastructure will include both daily-use capacity and emergency reserves to maintain continuity of operations during outages or regional supply disruptions.
- **Heavy- and Light-Duty Wash Stations:** Wash facilities will be designed with appropriate sizing, water reclamation systems, and environmental safeguards to support the full range of City fleet vehicles.
- **Future Waste Transfer Station Allocation:** The plan will reserve strategically located space for a potential transfer station, preserving flexibility for future operational expansion without disrupting core yard functions.
- **Crime Prevention Through Environmental Design (CPTED):** The design will integrate CPTED principles to promote natural surveillance, reinforce territorial control, and reduce vulnerability through thoughtful site layout, lighting, access control, and visibility.

Deliverables & Communication Tools:

The Preliminary Site Plan will be clearly presented using visual graphics, block diagrams, and narrative descriptions to communicate technical detail in an accessible manner. These materials will help both decision-makers and the community understand the rationale behind the layout, the operational benefits, and the long-term adaptability of the site.

TASK 7 – ENVIRONMENTAL DOCUMENTATION

While the annexation EIR provides baseline environmental coverage for the site, additional CEQA documentation will be required to support grading, site development, and eventual construction of the new Corporation Yard. Our first step will be to evaluate the adequacy of the existing CEQA record and confirm with City staff the most efficient path forward.

At this stage, we are anticipating the City will need to prepare an **Addendum to the existing EIR** documenting that the design and future operation of the Corporation Yard would not result in any new environmental impacts beyond those previously evaluated. The annexation EIR already includes numerous mitigation measures that will apply to the proposed project, such as:

- Preparation of an updated Wetland Delineation;
- Completion of a Phase II ESA;
- Development of a hazardous materials contingency plan; and
- Preparation of a drainage master plan.

If Griffin Structures is selected to perform this work, we will refine the scope of services with the City to confirm which of these technical studies are required to support the Addendum. With the exception of the drainage master plan (anticipated to be prepared by others), our environmental partner Dudek is capable of completing the necessary studies and integrating them into the Addendum.

TUSTIN CORPORATE YARD

Our CEQA documentation services will include:

- Preparation of the Addendum to the EIR, including technical support and consistency analysis;
- Coordination with City staff and legal counsel to ensure compliance and defensibility;
- Preparation of public notices and staff reports as needed; and
- Support at public hearings with Planning Commission and City Council.

Exclusions and Assumptions:

- This scope assumes preparation of an **Addendum only**; preparation of a full Supplemental or Program EIR is not included.
- Additional technical studies beyond those listed above may be required if determined by the City or regulatory agencies; these would be scoped separately.
- Permitting outside the CEQA process (e.g., USACE, CDFW, RWQCB approvals) is not included but can be provided under a separate scope.

TASK 8 - GRANT FUNDING SUPPORT

Recognizing the significant cost of a modern Corporation Yard, our team will provide proactive support to identify, pursue, and secure external funding opportunities that align with the City's sustainability and operational priorities.

Conduct Focused Orientation

We will begin with an orientation to fully understand the City's clean energy and resiliency goals as they relate to the Corporation Yard, including fleet electrification, renewable energy, recycling, and emergency response capabilities. These discussions will ensure alignment with Council direction and departmental priorities, building a foundation for targeted funding pursuits.

Craft a Strategic Funding Plan

Following orientation, we will prepare a strategic funding plan that identifies priority Corporation Yard projects and maps them to appropriate federal, state, and regional grant programs. This roadmap will clarify which opportunities to pursue first, establish timelines, and help the City maximize competitiveness.

Identify, Research, and Monitor Funding Opportunities

We will continuously research and monitor relevant funding streams, keeping the City apprised of emerging opportunities and regulatory updates. Because the scope of this task may vary depending on available funding programs, we have included an allowance of hours. This allowance is intended as a baseline and may not fully capture all potential needs though we would be pleased to refine with the City as appropriate. Our support will focus on programs tied to:EV fleet charging infrastructure and servicing facilities.

- Solar and renewable energy systems, including battery storage.
- Hazardous waste, recycling, and household hazardous waste (HHW) reuse facilities.
- Resiliency measures and emergency preparedness infrastructure.

Through a regularly updated funding matrix and ongoing guidance, we will help the City pursue the highest-value programs, reducing project costs while advancing sustainability and resiliency objectives.

CONCLUSION

The development of the new Folsom Corporation Yard represents a once in a generation opportunity to deliver a modern operations hub that is functional, secure, sustainable, and fiscally responsible. This project will not only consolidate critical City services but also advance broader community goals around resiliency, clean energy, and operational efficiency.

By methodically addressing the eight defined tasks including program validation, site survey, CEQA documentation, and environmental compliance while layering in stakeholder engagement, cost and schedule realism, and proactive funding support, our team will equip the City of Folsom with a comprehensive roadmap from vision to implementation. The outcome will be a state-of-the-art facility that supports City operations for decades to come, balances short term project delivery with long term lifecycle value, and positions the City as a leader in sustainable municipal infrastructure.

POMONA WATER RESOURCES HEADQUARTERS AND YARD

ADDITIVE ALTERNATES

To further support the project, we've identified several supplemental items that may be of interest to the City as the work progresses. These include the following:

1. Baseline Geotechnical Investigation

Our partner, Twining, will perform a geotechnical investigation to evaluate the general geologic and subsurface conditions of the site and provide preliminary design recommendations to inform conceptual planning and cost modeling.

Scope of Work:

- Advance approximately six (6) soil borings strategically located across the site to characterize subsurface conditions representative of the overall property.
- Borings will extend to approximate depths of 20 to 50 feet, depending on anticipated load conditions.
- Conduct laboratory testing on collected samples to assess soil strength, compressibility, expansion potential, and corrosion potential.
- Analyze field and laboratory data to develop recommendations related to:
  - » Foundation and slab support parameters.
  - » Pavement section design for light- and heavy-duty vehicle areas.
  - » Earthwork and grading, including soil suitability and cut/fill considerations.
  - » Seismic design criteria in accordance with CBC, including liquefaction and settlement potential.
  - » Corrosion protection for buried utilities.

Assumptions:

- Investigation is intended to provide a planning-level understanding of site conditions to support master planning and conceptual design.
- A detailed design-phase investigation will be required once final building layouts and structural systems are established.
- Groundwater monitoring wells, specialized liquefaction testing, and long term instrumentation are excluded.

Deliverable:

A geotechnical engineering report summarizing boring logs, laboratory test results, analyses, and conceptual-level recommendations, provided in PDF format.

2. Enhanced Geotechnical Investigation - Add-on to Additive Alternate 1

This enhanced scope builds on the baseline investigation by tailoring the analysis to the anticipated new construction and covered facilities envisioned in the current building program. The expanded study will provide building-specific design recommendations and a more detailed assessment of subsurface variability across functional areas of the site.

Enhanced Scope Includes:

- Advancing seven to ten (7-10) borings, strategically distributed to represent each major facility type and yard function.
- Incorporating supplemental shallow borings or test pits in pavement and yard areas for improved pavement design data.
- Performing an expanded suite of laboratory tests to refine strength, compressibility, and corrosion parameters.
- Providing structure-specific analyses and recommendations, including:
  - » Foundation systems for one- to three-story structures.
  - » Slab on-grade and mat slab design parameters.
  - » Pavement section design for passenger and heavy fleet-traffic.
  - » Earthwork and grading guidance with cut/fill balance and on-site soil suitability.
  - » Seismic design criteria and liquefaction/ settlement potential per CBC.
  - » Corrosion protection strategies for underground utilities.

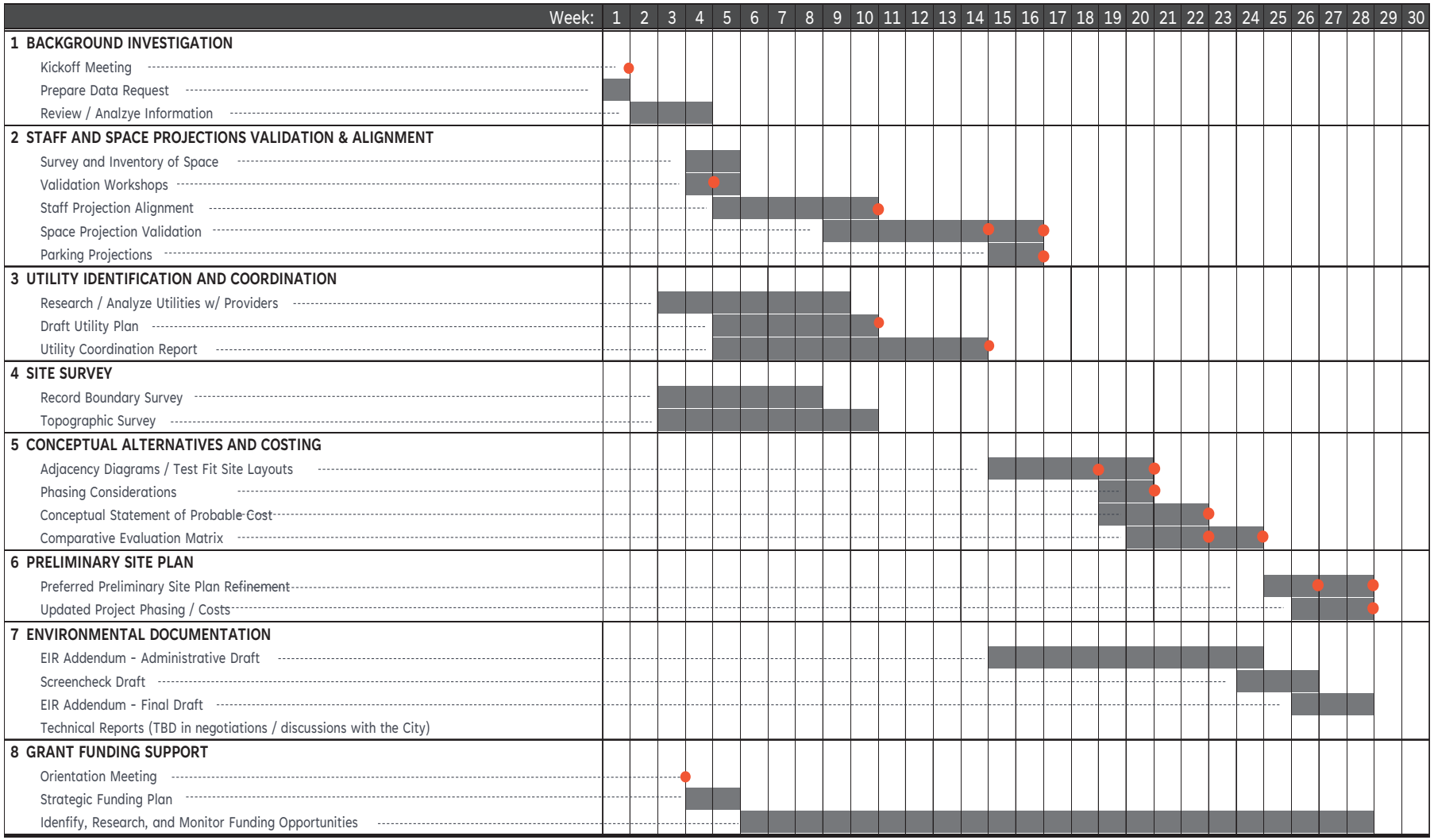
Deliverable:

A comprehensive geotechnical engineering report summarizing boring logs, laboratory results, engineering analyses, and tailored conceptual design recommendations aligned with the building program. This enhanced level of study provides a stronger technical foundation for the architectural and structural design teams during programming and early design development.

3. Corporate Yard Drainage Master Plan

Our partner, LPA, will prepare a drainage master plan specific to the corporate yard site, which would inform infrastructure design and provide supporting documentation for the EIR and subsequent design phases.

Project Schedule



Task and Subtask Summary Table

		GRIFFIN STRUCTURES					LPA DESIGN STUDIOS		BKF ENGINEERS		MNS ENGINEERS		DUDEK		TOWNSEND PUBLIC AFFAIRS	
		Project Manager / Needs Assessment / Cost Estimator					Architect		Utility Specialist		Civil Engineer		CEQA Specialist		Grant Funds Specialist	
		Project Manager	Program Analyst	Program Analyst	Program Analyst	Cost Estimator	Project Architect	LPA Design Team	Project Engineer	Engineer Team	Project Engineer	Engineer Team	Principal Planner	Environ. Planner	Grants Director	Grants Team
Phase	DESCRIPTION	Dustin Alamo	Krista Beatie	Hailey Muller	Ariana Ramzian	Ryan Craven	Jeremy Hart	Blended Rate	Walter Stemberga	Blended Rate	Robert Newman	Blended Rate	Christine Kronenberg	Angelica Chiu	Alex Gibbs	Blended Rate
1	**BACKGROUND INVESTIGATION**															
	Kickoff Meeting	4	–	2	–	–	2	–	–	–	–	–	2	–	2	–
	Prepare Data Request	2	–	4	–	–	–	–	–	–	–	–	–	–	–	–
	Review / Analzye Information	8	4	16	4	–	2	–	2	–	2	–	2	–	2	–
2	**STAFF AND SPACE PROJECTIONS VALIDATION & ALIGNMENT**															
	Survey and Inventory of Space	8	4	24	4	–	–	–	–	–	–	–	–	–	–	–
	Validation Workshops	8	–	8	–	–	–	–	–	–	–	–	–	–	–	–
	Staff Projection Alignment	8	40	16	8	–	–	–	–	–	–	–	–	–	–	–
	Space Projection Validation	8	20	80	40	–	–	–	–	–	–	–	–	–	–	–
	Parking Projections	2	–	8	20	–	–	–	–	–	–	–	–	–	–	–
	Presentation / Revisions	8	4	16	4	–	–	–	–	–	–	–	–	–	–	–
3	**UTILITY IDENTIFICATION AND COORDINATION**															
	Research / Analyze Utilities w/ Providers	2	–	–	–	–	–	–	4	20	–	–	–	–	–	–
	Draft Utility Plan	2	–	–	–	–	–	–	8	24	–	–	–	–	–	–
	Utility Coordination Report	4	–	–	–	–	–	–	12	40	–	–	–	–	–	–
4	**SITE SURVEY**															
	Record Boundary Survey	8	–	–	–	–	–	–	–	–	16	40	–	–	–	–
	Topographic Survey	8	–	–	–	–	–	–	–	–	40	80	–	–	–	–
5	**CONCEPTUAL ALTERNATIVES AND COSTING**															
	Adjacency Diagrams / Test Fit Site Layouts	8	4	16	4	–	16	80	4	8	–	–	–	–	–	–
	Phasing Considerations	8	2	16	4	–	8	16	–	–	–	–	–	–	–	–
	Conceptual Statement of Probable Cost	16	–	4	–	80	8	–	–	–	4	–	–	–	–	–
	Comparative Evaluation Matrix	8	4	16	4	–	8	16	–	–	–	–	–	–	–	–
6	**PRELIMINARY SITE PLAN**															
	Preferred Preliminary Site Plan Refinement	8	–	4	–	–	20	40	2	4	–	–	–	–	–	–
	Updated Project Phasing / Costs	16	–	8	–	20	–	–	–	–	–	–	–	–	–	–
7	**ENVIRONMENTAL DOCUMENTATION**															
	EIR Addendum - Administrative Draft	8	–	–	–	–	–	–	–	–	–	–	16	20	–	–
	Screencheck Draft	2	–	–	–	–	–	–	–	–	–	–	4	12	–	–
	EIR Addendum - Final Draft	2	–	–	–	–	–	–	–	–	–	–	4	12	–	–
	Technical Reports (TBD in negotiations / discussions with the City)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
						–										
8	**GRANT FUNDING SUPPORT**															
	Orientation Meeting	2	–	–	–	–	–	–	–	–	–	–	–	–	4	8
	Strategic Funding Plan	2	–	–	–	–	–	–	–	–	–	–	–	–	8	16
	Idenfify, Research, and Monitor Funding Opportunities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–
	Subtotal Hours	**160**	**82**	**238**	**92**	**100**	**64**	**152**	**32**	**96**	**62**	**120**	**28**	**44**	**16**	**24**

D. CONSULTANT AND SUB-CONSULTANT STAFF

Project Team

Griffin Structures collaborates closely with our utility locators, engineers, architects, environmental planners, and grant specialists to ensure effective communication between the team, that design concepts are translated into practical, constructible plans aligned with client expectations, and information gathered is routinely shared and coordinated across each task in the project. We work in tandem with the City to coordinate the project monitoring site assessment activity, capturing progress, and working collectively to deliver projects on schedule and in budget. Our primary goal is to streamline all aforementioned collaborative efforts, ensuring a well-executed project which aligns with client expectations, operating as one team and as an overall extension of client staff.

	NAME	COMPANY	ROLE	RESPONSIBILITIES
	Dustin Alamo, CCM, DBIA, LEED AP	Griffin Structures	Project Manager Vice President	Dustin Alamo, using his extensive Corporate Yard experience, will serve as the Project Manager working directly our proposed team and City to ensure successful delivery.
	Hailey Muller	Griffin Structures	Program Analyst	Hailey Muller will support the project as lead for Task 2 using her experience with Corporate Yards to update the facility needs assessment.
	Ariana Ramzian	Griffin Structures	Program Analyst	Ariana Ramzian will use her background in Corporate and Maintenance Yard programming to support space projections on the project.
	Krista Beatie, CMIT	Griffin Structures	Program Analyst	Krista Beatie will support the staff projection portion of the project. Krista has successfully worked on numerous Corporate Yards and City Projects coordinating staffing needs.
	Ryan Craven, CPE, CMIT	Griffin Structures	Cost Estimator	Ryan Craven will use his expertise in estimating to lead the cost modeling and ensure Folsom's fiscal objectives are achieved in the project budget.
	Ben Santos, PLS	BKF Engineers	Utility Specialist	Ben Santos will lead Task 3 of the project. With 24 years of experience managing utility location, he will oversee the utility connection opportunities and Utility Coordination Report.
	Robert Newman, PE	MNS Engineers	Civil Engineer Lead	As Lead Civil Engineer, Robert will prepare Task 4, Site Survey using his 46 years of experience and team of engineers to produce a detailed site report.
	Jeremy Hart, AIA, LEED AP, BD+C, NCARB	LPA Design Studios	Project Architect	As Project Architect, Jeremy will use his Corporate Yard experience to coordinate the design team and the city leading the conceptual designs and a preliminary site plan for the project (Tasks 5 & 6).

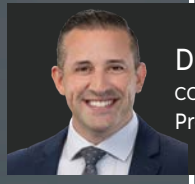
Project Team

	NAME	COMPANY	ROLE / TITLE	RESPONSIBILITIES
	Christine Kronenberg	Dudek	CEQA Planner	Christine has 29 years of experience focused on CEQA compliance. She will lead Task 7, Environmental Documentation, by coordinating with City staff to prepare an addendum to the existing EIR.
	Angelica Chiu	Dudek	Environ. Planner	Angelica specializes in CEQA documentation and will use her experience on public projects in California to support Task 7 by coordinating environmental compliance on the project.
	Alex Gibbs	Townsend Public Affairs	Grants Specialist	Alex's 15 years of experience in public policy and has successfully worked with cities to obtain millions in grant funding. Alex will lead Task 8 of the project, Grant Funding Support.
	Paul Soltis, PE, GE	Twining Consulting	Sr. Geotechnical Engineer	Paul Soltis supports the optional Additive Alternates using his 33 years of experience. Paul will use his Geotechnical background to investigate any subsurface conditions and provide preliminary design recommendations.
	Adrian Moreno, PE	Twining Consulting	Project Engineer	Adrian Moreno will support Paul in Additive Alternates monitoring field testing and laboratory data output in preparation of geotechnical recommendations.
	Jon Browning, PG, CEG	Twining Consulting	Cert. Engineering Geologist	Jon Browning has over 20 years experience in engineering geology and environmental consulting. He will support Twining by leveraging his knowledge of engineering techniques to mitigate geological hazards.
	Liangcai He, PhD, GE	Twining Consulting	Chief Geotechnical Engineer	Liangcai He brings 33 years of expertise in earthquake engineering, soil-structure, and earthwork supporting the geotechnical investigation of the project.
	Hossein Bahmyari, PhD Fellow, DGE, PE	Twining Consulting	Sr. Geotechnical Engineer	Hossein Bahmyari will use his extensive experience to support the Twining team with Alternates by providing compliance oversight of specifications and standards for the geotechnical investigation.

Project Team Organization Chart

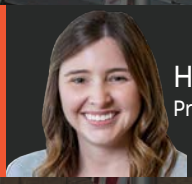
CITY OF FOLSOM
DISTINCTIVE BY NATURE

CORE PROJECT TEAM

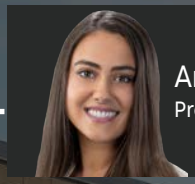


Dustin Alamo
CCM, LEED AP, DRE
Project Manager

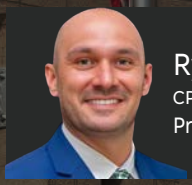
Task 2 Lead



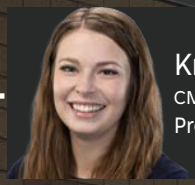
Hailey Muller
Program Analyst



Ariana Ramzian
Program Analyst



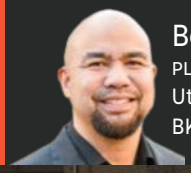
Ryan Craven
CPE, CMIT
Project Manager



Krista Beatie
CMIT
Program Analyst

PROJECT SUPPORT TEAM

Task 3 Lead



Ben Santos
PLS
Utility Specialist
BKF Engineering

Jeremy Hart
AIA, LEED AP BD+C, NCARB
Project Architect
LPA Design Studios

Task 5 & 6 Lead

Task 4 Lead

Robert Newman
PE, PLS
Civil Engineer
MNS Engineering

Christine Kronenberg
CEQA Specialist
Dudek

Task 7 Lead

Optional

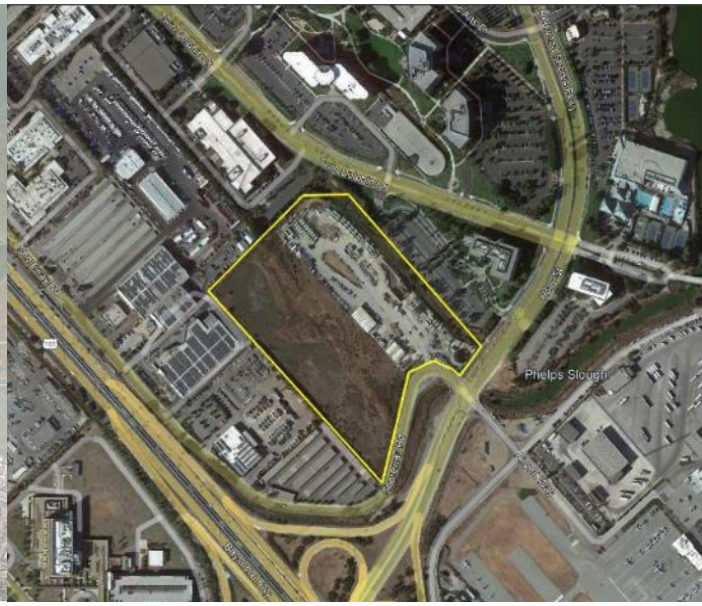
Paul Soltis
CCM, LEED AP, DRE
Geo Engineering
Twining Consulting

Alex Gibbs
Grants Specialist
Townsend Public Affairs

Task 8 Lead

E. CONSULTANT QUALIFICATIONS AND REFERENCES

MORGAN HILL CORPORATE YARD



San Mateo Joint Corporate Yard Pre-Development

SAN MATEO, CA

DESCRIPTION

Griffin Structures assessed the feasibility of a shared Corporate Yard facility for the County of San Mateo, and the Cities of Belmont, San Carlos, and Redwood City, consolidating their existing yards that support essential public works functions. To assess the feasibility of a joint-use yard, the study evaluated the 17.33-acre County-owned site that offers sufficient area to accommodate a consolidated facility. The team explored various facility management models presenting governance frameworks for a shared facility. A proposed program for the joint facility supported consolidated services with suggestions for more efficient operations to streamline work processes. The study evaluated the logistical, operational, and financial viability of this joint facility, focusing on streamlining operations, enhancing resource sharing, and optimizing space while addressing each city's specific needs.

The final program consisted of 130,000 SF in building space with a total of 12.6 acres in development and a preliminary construction cost of $315 million. The study culminates in a comprehensive program, governance framework, timeline, and preliminary budget, giving the four jurisdictions a robust foundation to evaluate the future of a shared corporate yard.

VALUE + SIZE

$315,000,000 | 130,000 SF

CLIENT + CONTACT

County of San Mateo
Justin Mates
Deputy County Executive
(650) 363-4136
jmates@smcgov.org

COMPLETION DATE

July 2025

REPRESENTATIVE TEAM MEMBERS

- Dustin Alamo, CCM, DBIA, LEED AP
- Hailey Muller
- Krista Beatie, CMIT
- Ariana Ramzian
- Ryan Craven, CPE, CMIT

Tustin Water Administration Building, Corporate Yard & Emergency Operations Center

CITY OF TUSTIN, CA

DESCRIPTION

Griffin Structures provided Program and Construction Management for the new Tustin Corporate Yard and Emergency Operations Center. The project consisted of demolition of an existing fire station and facilities maintenance office trailers; and construction of a new 17,284 SF corporate yard office building including a state-of-the-art Emergency Operations Center, back up emergency dispatch center, and RACES (Radio Amateur Civil Emergency Service) room.

The facility includes a new wellness center for City staff use, locker rooms, new water lab, facilities maintenance offices, break room, and conference rooms. The project also encompasses new covered parking, photo voltaics, and a new landscape demonstration garden.

VALUE + SIZE

$16,000,000 | 18,000 SF

CLIENT + CONTACT

City of Tustin
Jason Churchill
Deputy Public Works Director
(714) 573-3355
jchurchill@tustinca.org

TESTIMONIAL

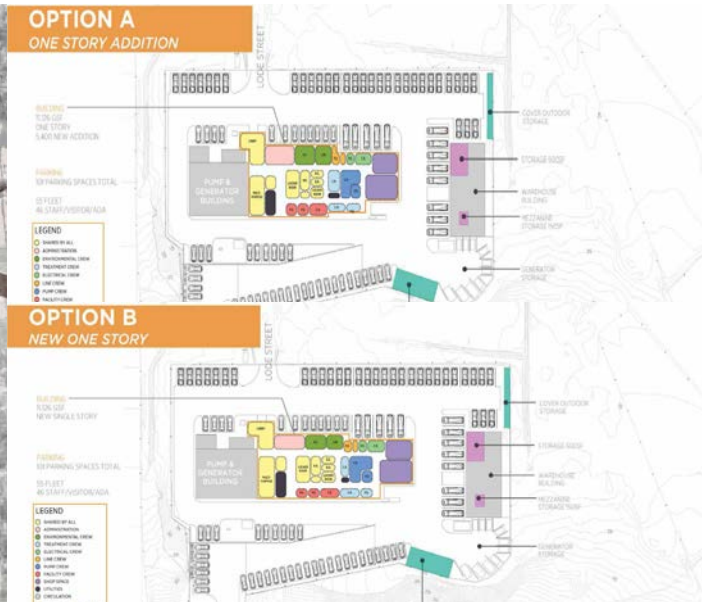
“Over the past several years, the City of Tustin has enjoyed working with Griffin Structures, as they have provided the City with excellent and responsive service.”
-City of Tustin

COMPLETION DATE

June 2018

REPRESENTATIVE TEAM MEMBERS

- Dustin Alamo, CCM, DBIA, LEED AP
- Ryan Craven, CPE, CMIT
- Jeremy Hart, AIA, LEED AP BD+C, NCARB



Santa Cruz County Sanitation District Facilities Plan

CITY OF SANTA CRUZ, CA

DESCRIPTION

Griffin Structures is assisting the county of Santa Cruz in the development of a Facilities Plan that will guide the District's investment in current and future facilities. The D.A. Porath Sanitation Facility is an existing property that serves as the primary pumping station between the eastern County sewer system and the City of Santa Cruz Treatment Plant. There are three buildings on the 7.4-acre property: Pump Building, Services Building, and Storage Warehouse. D.A. Porath is located at 2750 Lode Street within the community of Live Oak in the unincorporated County.

The District also plans to acquire a smaller satellite operations facility in the southern portion of the District's service range. Therefore, the Facilities Plan is needed to strategically allocate District resources between the two facilities and guide acquisition of the future satellite Operations Facility and development of Master Plans.

The scope of work generally includes the following project components/phases:

- Programming Needs Analysis
- Operations and Staffing Plan
- Environmental Analysis of satellite Operations Facility property
- Master Plan for satellite Operations Facility
- Master Plan for D.A. Porath Facility

VALUE + SIZE

$20,000,000 | 28,000 SF

CLIENT + CONTACT

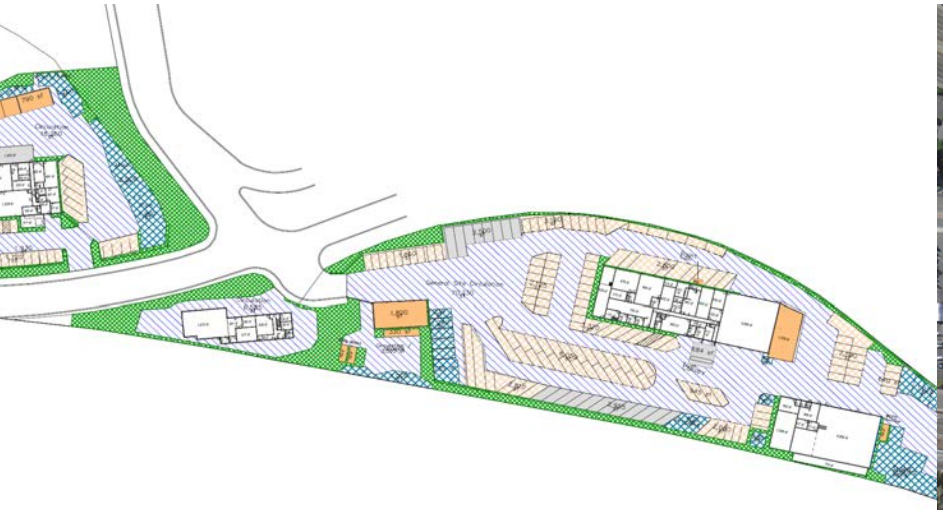
County of Santa Cruz
Travis Cary
Director of Capital Projects
(831) 454-2339
travis.cary@santacruzcounty.us

COMPLETION DATE

September 2021

REPRESENTATIVE TEAM MEMBERS

- Dustin Alamo, CCM, DBIA, LEED AP
- Ariana Ramzian
- Ryan Craven, CPE, CMIT
- Jeremy Hart, AIA, LEED AP BD+C, NCARB



Walnut Creek Public Works Yard

CITY OF WALNUT CREEK, CA

DESCRIPTION

Griffin was initially selected by the to develop a Space Needs Analysis for the relocation of the City's Public Works Maintenance Yard. Subsequent to the Space Needs Analysis, Griffin Structures also provided Program and Construction Management services for the maintenance yard relocation. The project involves two phases: (1) Phase 1 of the project will include site improvements at three separate locations throughout the City.

The improvements will include new material bins; new waste disposal facilities; steel canopies for protection of materials for compliance with WQMP requirements; the construction of a new Bomb Squad storage facility complete with CCTV; evidence vehicle storage; security fencing; and mechanical, electrical and plumbing improvements. (2) Phase 2 will encompass the comprehensive renovation of the existing storage warehouse into office facilities for the relocation of facility maintenance staff, traffic control staff, theater scene assembly facility, structural retrofit, and the construction of a new mechanical mezzanine.

VALUE + SIZE

$18,000,000 | 40,000 SF

CLIENT + CONTACT

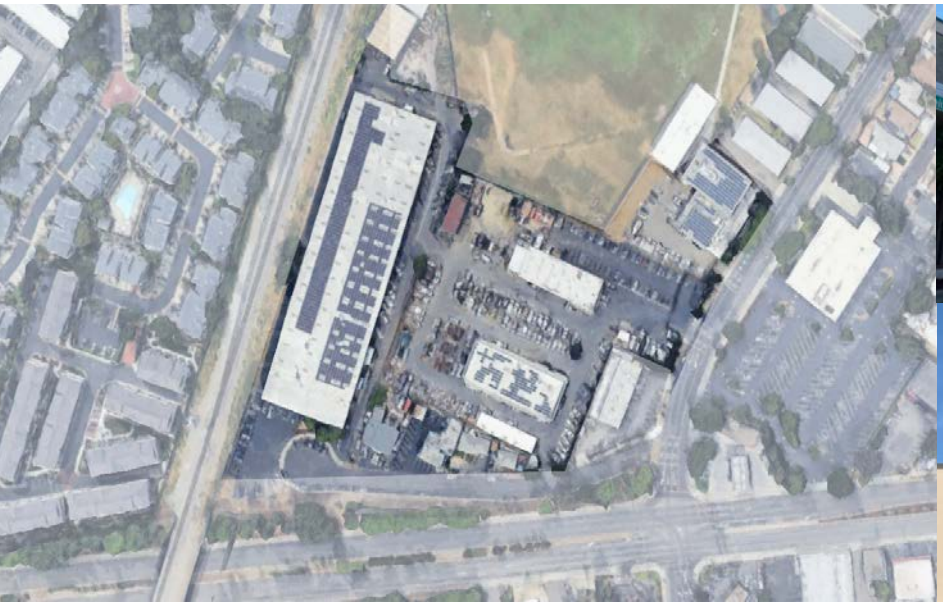
City of Walnut Creek
Rich Payne
Public Services Manager
(925) 943-5899 x2437
payne@walnut-creek.org

COMPLETION DATE

June 2016

REPRESENTATIVE TEAM MEMBERS

- Dustin Alamo, CCM, DBIA, LEED AP



Hayward Corporate Yard

HAYWARD, CA

DESCRIPTION

Griffin Structures teamed with LPA Architects to modernize the City of Hayward's Corporation Yard addressing the evolving needs of the Public Works Utilities Division and Maintenance Services Department. The team is providing an in-depth needs assessment, site evaluation, master plan, building program, conceptual design, and a phased construction plan to ensure uninterrupted operations. Key focal points of the project include enhancing circulation and parking capacity on the site, developing long term storage solutions, and a design focused on sustainable elements. The final plan will provide the City of Hayward with a flexible plan to support operations for years to come.

VALUE + SIZE

In Progress

CLIENT + CONTACT

City of Hayward
Alex Ameri
Director of Public Works
(510) 583-4700
alex-ameri@hayward-ca.gov

COMPLETION DATE

Ongoing

REPRESENTATIVE TEAM MEMBERS

- Dustin Alamo, CCM, DBIA, LEED AP
- Hailey Muller
- Krista Beatie, CMIT
- Ariana Ramzian
- Ryan Craven, CPE, CMIT
- Jeremy Hart, AIA, LEED AP BD+C, NCARB

F. TEAM RESUMES

STANTON CORPORATE YARD

Dustin Alamo

CCM, DBIA, LEED AP, DRE BROKER #01930629

Vice President, Strategic Services

EDUCATION

Bachelor of Architecture, University of Colorado, Boulder

CERTIFICATION

Certified Construction Manager (CCM)

Design-Build Institute of America (DBIA) Associate

LEED Accredited Professional

State of California Licensed Real Estate Broker DRE #01930629

AFFILIATIONS

Construction Management Association of America, Member

Design-Build Institute of America (DBIA), Member

U.S. Green Building Council, Member

YEARS OF EXPERIENCE

21

QUALIFICATIONS

Dustin serves as the Vice President of Strategic Services for Griffin Structures, Inc. His primary responsibilities include the executive management of all needs assessment and master planning projects ranging by facility type, including corporate yards, administration facilities, library and cultural arts buildings, law enforcement facilities, fire safety facilities, community and senior centers, utility facilities, and others. In addition, Dustin is skilled at developing long-term facility plans (ranging from $10M to $400M) which incorporate future space requirements, phasing considerations, and capital funding mechanisms such as bonds, repositioning real estate assets, and public private partnerships (P3).

With a formal background in architecture, Dustin is knowledgeable in aspects of design. He understands the process and skill-set required for developing and building architectural programs, site plans, floor plans, elevations, and technical detailing. Dustin is a Certified Construction Manager (CCM), LEED accredited professional and a licensed Real Estate Broker in the state of California.

REPRESENTATIVE EXPERIENCE

San Mateo Joint Corporate Use Yard, CA

Tustin Water Administration Building, Corporate Yard & Emergency Operations Center, CA

Santa Cruz County Sanitation District Maintenance Yard & Pump Station, CA

Whittier Corporate Yard, CA

Walnut Creek Corporate Yard Pre-Development, CA

Hayward Corporate Yard Pre-Development, CA

Stanton Corporate Yard, CA

Westminster Corporate Yard, CA

Pomona Water Resources Headquarters & Yard, CA

Jurupa Community Services Dist. Facility Pre-Development, CA

Morgan Hill Maintenance & Ops. Yard Pre-Development, CA

Rancho Palos Verdes Corporate Yard Pre-Development Services, CA

Newport Beach Corporate Yard Pre-Development, CA

Orange Corporate Yard Pre-Development, CA

Salinas Maintenance Yard Pre-Development, CA

San Dimas Corporate Yard Pre-Development, CA

GRIFFIN STRUCTURES

Hailey Muller

Program Analyst

EDUCATION

Master of Data Analytics, Oregon State University

Bachelor of Business Planning & Market Analysis, Whitworth University

YEARS OF EXPERIENCE

9

QUALIFICATIONS

Hailey Muller is a Program Analyst specializing in dynamic and adaptable plans that support changing needs through the optimization of facility and land use. Her work for public sector and higher education planning projects utilize flexible programming principles in support of comprehensive master plans, space utilization studies, and design projects. Hailey's background in data-driven analytics is supported by her master's studies in data science, paired with ten years of experience in the facilities planning industry, which allows her to guide the planning process towards the highest and best use of space.

REPRESENTATIVE EXPERIENCE

San Mateo Joint Corporate Use Yard, CA

Hayward Corporate Yard Pre-Development, CA

Whittier Corporate Yard, CA

Laguna Beach Corporate Yard Master Plan, CA

Oregon State University Facilities Yard, OR

Manteca Police Headquarters, CA

Manteca Fire Station #6

Oregon State Police Central Point, OR

Chaffey Community College District Master Plan, Rancho Cucamonga, CA

Grossmont Cuyamaca Community College District

- *Amendment 5 Program Moves, El Cajon, CA*
- *Cuyamaca Space Utilization, Rancho San Diego, CA*
- *Space Utilization Studies, El Cajon, CA*

Riverside Community College District IETTC Master Plan, CA

San Bernardino Community College District Facilities Master Plan, CA

Bucknell University Lower Campus Planning Study, Lewisburg, PA

Cuyahoga Community College Master Plan, Highland Hills, OH

Des Moines Area Community College Master Plan, Ankeny, IA

Florida International University Campus Master Plan, Miami, FL

Lane College Campus Master Plan, Jacksonville, FL

Marist College Campus Plan Update, Poughkeepsie, NY

Oregon State University Off-Site Space Utilization Study, OR

University of Washington Space Utilization Study, WA

GRIFFIN STRUCTURES

Ariana Ramzian

Program Analyst

EDUCATION

Master of Arts, Interior Architecture & Design, Academy of Art University

Bachelor of Science, Managerial Economics, University of California, Davis

YEARS OF EXPERIENCE

7

QUALIFICATIONS

As part of Griffin Structures' Strategic Services division, Ariana is an experienced space planner. Her background in providing needs assessments and auditing allows for Ariana to effectively interview stakeholders, analyze data, and formulate conclusions and recommendations on operational efficiencies. As a Project Analyst at Griffin, Ariana utilizes her process skills to then prepare staff and space projections while organizing an assortment of detailed documentation in an orderly, logical manner. Ariana develops building and needs assessments, feasibility studies, master plans, and technical reports. Ariana is an excellent communicator whose strengths include synthesizing complex data into tables, charts, and narratives which are easily comprehended by a variety of stakeholders.

REPRESENTATIVE EXPERIENCE

San Mateo Joint Corporate Use Yard, CA

Hayward Corporate Yard Pre-Development, CA

Santa Cruz County Sanitation District Maintenance Yard & Pump Station, CA

Morgan Hill Corporate Yard, CA

Laguna Beach Corporate Yard Master Plan, CA

Whittier Corporate Yard, CA

Jurupa Community Services District Maint. & Water Treatment Yard, CA

Newport Beach Corporate Yard, CA

County of Orange Facilities Strategic Plan, CA

San Bernardino County Downtown Master Plan, CA

San Jacinto Civic Center, CA

Eastvale Civic Center & City Hall, CA

Laguna Beach City Hall, CA

OCERS Headquarters, Santa Ana, CA

San Juan Capistrano Paseo Adelanto Mixed-Use Housing & City Hall, CA

Cupertino 1045 Torre Avenue Building Renovation (Interim City Hall), CA

Morgan Hill Butterfield Fire Station, CA

Tustin Police Department, CA

Monterey Public Safety Facility Feasibility Study, CA

San Ramon Fire Protection District Training Facility, CA

Escondido Public Library Infrastructure & Modernization Project, CA

GRIFFIN STRUCTURES

Krista Beatie

CMIT

Program Analyst

EDUCATION

Master of Interior Architecture, Chatham University

Bachelor of Science, Brigham Young University

CERTIFICATION

Construction Manager in Training (CMIT)

AFFILIATIONS

Construction Real Estate Women (CREW)

U.S. Green Building Council (USGBC)

YEARS OF EXPERIENCE

8

QUALIFICATIONS

As a Program Analyst for Griffin Structures, Krista Beatie serves in our Strategic Services division to assist the Griffin Structures team to provide early programming for all client types. With a Master's in Interior Architecture at Chatham University, Krista Beatie has served on a variety of project types, from public safety facilities, educational institutions to commercial architecture and design. Through her education and experience, Krista has developed a passion for sustainability and holistic design, assisting her clients to realize the full potential of their space.

REPRESENTATIVE EXPERIENCE

San Mateo Joint Corporate Use Yard, CA

Hayward Corporate Yard Pre-Development, CA

Whittier City Yard, CA

Morgan Hill Corporate Yard, CA

Laguna Beach Corporate Yard Master Plan, CA

OC Mosquito & Vector Control District, CA

Rancho Palos Verdes Maintenance Yard, CA

Anaheim Civic Center, CA

Los Alamitos Civic Center, CA

Menifee City Hall, CA

Laguna Beach City Hall, CA

San Bernardino County Downtown Master Plan, CA

San Bernardino County Facilities Strategic Plan, CA

Orange County Facilities Master Plan, CA

San Jacinto Civic Center, CA

Orange County Employees Retirement System (OCERS) Headquarters, CA

Mountain View Corporate Center, Ogden, UT

Rocky Mountain Advisory Offices TI, Salt Lake City, UT

Gordon Rees Scully Mansukhani Offices TI, Sat Lake City, UT

UMB Bank Offices TI, Ogden, UT

UPMA Regent Street Lobbies, Salt Lake City, UT

Method Communications TI, Salt Lake City, UT

North Tooele Fire Station 61, UT

Ryan Craven

CPE, CMIT

Cost Estimator

EDUCATION

Bachelor of Science, Construction Engineering, National University, Costa Mesa

CERTIFICATION

Certified Public Estimator (CPE)

Construction Manager in Training (CMIT)

AFFILIATIONS

American Society of Plumbing Engineers (ASPE)

CoreNet Global (Young Leaders Group)

YEARS OF EXPERIENCE

17

QUALIFICATIONS

Ryan is an expert in value engineering and construction cost estimating, including master planning, conceptual, schematic design development, and construction document phases. He is a skilled mediator, participating in change order preparation, validation, and negotiation. He has reconciliation experience with general contractors and subcontractors, and communicates well with all design team members, promoting open-door dialogue and effective project solutions.

REPRESENTATIVE EXPERIENCE

San Mateo Joint Corporate Use Yard, CA

Hayward Corporate Yard Pre-Development, CA

County of Orange Civic Center, Santa Ana, CA

Morgan Hill Maintenance & Ops. Yard Pre-Development, CA

Tiburon Corporate Yard Pre-Development, CA

Santa Cruz County Sanitation District Facilities Plan, CA

Tustin Water Administration Building, Corporate Yard & Emergency Operations Center, CA

Westminster Corporate Yard, CA

Ontario Municipal Service Center, CA

Stanton Corporate Yard, CA

Pomona Water Resources Headquarters & Yard, CA

Alameda City Aquatic Center Pre-Development, CA

East Bay Regional Park District, Public Safety & Administration Building Renovation, CA

Rancho Palos Verdes Civic Center (Community Center, Plaza, EOC/ Maintenance Yard, Sheriff Substation, Council Chambers), CA

Access Services, Antelope Valley Paratransit (Fleet) Operations & Maintenance Facility

UC Santa Barbara Cabrillo Park Fleet Management & Corporate Yard Pre-Development, CA

Salinas Maintenance Yard Pre-Development, CA

Westminster Public Safety Training Center, CA

Cathedral City Fire Station No. 411, CA

Jeremy Hart

AIA, LEED AP BD+C, NCARB

Principal-in-Charge

EDUCATION

Bachelor of Architecture
Cal Poly Pomona

CERTIFICATION

Licensed Architect, California
No. 29148

LEED Accredited Professional

AFFILIATIONS

American Institute of Architects
U.S. Green Building Council

YEARS OF EXPERIENCE

26

QUALIFICATIONS

As Director of Civic + Cultural at LPA, Jeremy Hart designs with discovery and impact in mind. With more than 25 years of experience, he believes that the direction of design should reflect the will of the community.

As an architect and a history buff, Jeremy is driven by the desire to create and influence our environment in a meaningful way. He asserts that architects' ability to create meaningful impressions on people can influence a community, interactions and the surrounding environment. Jeremy approaches each project like a puzzle that needs to be solved, uncovering each factor that may contribute to a project. Jeremy strives to learn how the project site and environment will inform the functional requirements of the building program and the values of the community.

REPRESENTATIVE EXPERIENCE

Santa Cruz County Sanitation District Master Plan, CA

Tustin Water Administration Building, Corporate Yard & Emergency Operations Center, CA

Laguna Beach Corporate Yard Master Plan, CA

Newport Beach Corporate Yard Pre-Development, CA

Irvine Fire Station No.20, CA

Cathedral City Fire Station No. 411, CA

Salinas Police Services Headquarters, CA

Campbell Police Department Headquarters, CA

Chino Hills Government Center & City Hall, CA

Hesperia Police Department Headquarters, CA

County of Orange Civic Center Facilities Strategic Plan, Santa Ana, CA

County of Orange Admin North *County of Orange Admin South*

San Bernardino County, CA

Government Center *Public Defenders' Building*

High Desert Government Center *Public Safety Operations Center*

Valley Communication Center *222 Hospitality Building*

Brentwood City Hall & Council Chambers, CA

Hesperia Civic Center (City Hall & Library), CA

West Hollywood Aquatics & Recreation Center, CA

Laguna Niguel Crown Valley Civic Center, CA

Chino Hills Library, CA

Ben Santos

PLS

City Utility Locating Manager

EDUCATION

Bachelor of Science, Geodetic Engineering, University of the Philippines Diliman

CERTIFICATION

Professional Land Surveyor, CA #9251

YEARS OF EXPERIENCE

24

QUALIFICATIONS

Ben has 24 years of professional experience in surveying, and will manage utility locating processes. He is a licensed Geodetic Engineer with experience in control surveys and ground deformation studies. His responsibilities include preparation of Topographic Surveys, Differential Leveling Surveys, ALTA/NSPS Surveys, Boundary Surveys, Subdivision Maps, Elevation Certificates, Corner Records, Record of Survey Maps, Plats & Legal Descriptions. Ben works directly with computer-aided drafting and design (CADD) using Autodesk Civil 3D, and has extensive experience working with aerial mapping, digital photogrammetry, Global Positioning Systems (GPS) and Geographic Information Systems (GIS). He has been involved with utility locating and mapping for numerous projects.

REPRESENTATIVE EXPERIENCE

Bridge Housing Corp. Mayfair Affordable Development Utility Locating, El Cerrito, CA

Chabot/Las Positas Community College District Utility Locating, Livermore, CA

Palo Alto Utility Survey, Palo Alto, CA

City of Santa Clara On-Call Surveying/GIS & Utility Locating, Santa Clara, CA

Santa Clara County Fairgrounds Site Utilities Assessment, Santa Clara, CA

Cormorant Energy LLC Cow Palace Utility Locating, Daly City, CA

County of Santa Cruz On-Call Utility, Santa Cruz, CA

Google LLC Midpoint MP Utility Locating Services, San Jose, CA

Stanford Health Care MRI Trailer Utilities, San Jose, CA

John Muir Health WCMC Utility Mapping, Walnut Creek, CA

PG&E Utility Locating & BIM Modeling, Davis, CA

Strada Investment Group Centre Pointe Business Park Utility Locating, Walnut Creek CA

USF Project Management University of San Francisco Utility Staking, San Francisco, CA

Lendlease 30 Van Ness Topo & Utility Locating Survey, San Francisco, CA

BKF

Robert Newman

PE, PLS

Civil Engineer

EDUCATION

Bachelor of Science, Civil Engineering, Cal Poly Pomona

Masters of Public Administration, CSU Northridge

CERTIFICATION

PE, Civil Engineering, CA #51733 | PLS, CA #6696

AWARDS & AFFILIATIONS

APWA Top Ten Leader - National Award

President, APWA SoCal Chapter & LA City County Engineers Assoc.

President, League of Cities Public Works Officers Department

President, CIty and County Engineers Association, LA County

Board Member, League of Cities Executive Board

YEARS OF EXPERIENCE

46

QUALIFICATIONS

Robert is a Licensed Civil Engineer and Land Surveyor with more than 46 years of experience leading public infrastructure, site development, and facility planning projects across California. As a former Public Works Director and seasoned consultant, he has successfully delivered over $1 billion in capital improvement programs, including complex roadway, stormwater, and civic facility projects. Robert brings deep expertise in coordinating with multiple agencies, managing right-of-way acquisition and entitlement processes, and guiding development impact assessments. His collaborative leadership and technical insight have supported long-range planning efforts, Community Facilities District (CFD) formation, and the successful execution of high-profile public and private projects.

REPRESENTATIVE EXPERIENCE

Canyon Country Community Center, Santa Clarita, CA

Cooper Street Parking Structure, Santa Clarita, CA

Fair Oaks Planning & Fiscal Impact Analysis, Santa Clarita, CA

Golden Valley Ranch Planning & Fiscal Analysis, Santa Clarita, CA

North Valencia II Planning & Fiscal Analysis, Santa Clarita, CA

Olsen Ranch Development, Paso Robles, CA

Beechwood Development, Paso Robles, CA

The Landing Engineering & Utility Coordination, Paso Robles, CA

10th Street West Widening Project, Palmdale, CA

MNS

Christine Kronenberg

Principal Planner

EDUCATION

Bachelor of Administration, Political Science, University of Colorado Boulder

Masters of City Planning, San Diego State University

AWARDS & AFFILIATIONS

American Planning Association

YEARS OF EXPERIENCE

29

DUDEK

QUALIFICATIONS

Christine Kronenberg is a principal with 29 years' experience preparing and managing a range of projects primarily focused on compliance with the California Environmental Quality Act (CEQA). Christine has been responsible for preparation of environmental documents throughout Northern California for both public- and private-sector clients. She has experience working in a range of geographies and on highly controversial and complex projects. Her environmental project experience includes General Plan and Specific Planning projects and urban and greenfield development, including large-scale annexation projects. She manages the preparation of all types of environmental documents and understands the importance of meeting project deadlines, schedules, and budgets. Christine expertly identifies issues that require immediate attention and effectively communicates with project participants, keeping them informed throughout the process to keep projects on schedule and within budget.

REPRESENTATIVE EXPERIENCE

Dowdell Industrial Park MND, Rohnert Park CA

Aviator and East Monte Vista Warehouse MND, Vacaville, CA

Alamo Mixed Use Modified IS/15183 Checklist, Vacaville, CA

Maverik Gas Station Mitigated Negative Declaration, CartWright Engineering, Sacramento, CA

Holiday Inn and Suites MND, Rohnert Park, CA

Maverick Store at Granite Regional MND, Sacramento CA

Conco Warehouse Development Initial Study/15183 Checklist, Vacaville, CA

Vaca Valley Hotel Project MND, Vacaville, CA

Fairgrounds Subdivision Project MND, Sacramento, CA

Farmstead Project Modified IS/15183 Checklist, Vacaville, CA

Roseville Hotel and Conference Center EIR, Roseville, CA

Addendum to the Kaiser South Sacramento Medical Expansion EIR, Sacramento, CA

Angelica Chiu

Environmental Planner

EDUCATION

Bachelor of Science, Environmental Policy and Planning, University of California Davis

AWARDS & AFFILIATIONS

Association of Environmental Planners

YEARS OF EXPERIENCE

6

DUDEK

QUALIFICATIONS

Angelica Chiu is an environmental planner with 6 years' experience specializing in California Environmental Quality Act (CEQA) document preparation and compliance, as well as project coordination for both public and private sector clients throughout California. Angelica provides analytical support and project management assistance to senior staff for a variety of projects, including new residential, hotel, commercial, mixed-use, and warehouse developments. She also has experience with education projects, public utilities projects, and statewide programs. Angelica facilitates timely and efficient completion of project deliverables with quality assurance.

REPRESENTATIVE EXPERIENCE

Industrial Wastewater Reclamation Facility EIR, Gonzales, CA

Blue Ridge at Suisun Valley IS/15183 Checklist, Fairfield, CA

Sun Grove and Mendes Park Site Master Plan Addendums, Elk Grove, CA

Orange Apartments and Retail Development IS/15183 Checklist, Vacaville, CA

Orange Apartments and Retail Development IS/15183 Checklist, Vacaville, CA

Kaiser Permanente Fresno Medical Office Building IS/15183 Checklist, Fresno, CA

San Francisco Fell Street Department of Motor Vehicles Field Office IS, San Francisco, CA

Inspire Charter School Addendum, Chico, CA

Conco Warehouse Development Project IS/15183 Checklist, Vacaville, CA

Neal Road Recycling and Waste Facility Composting IS/ND, Butte County, CA

Dowdell Industrial Park IS/MND, Rohnert Park, CA

Aviator and East Monte Vista WarehouSE IS/MND, Vacaville, CA

North San Pedro Park & Bassett Park Master Plan EIR, San Jose, CA

Sierra College Lighting Project IS & ND, Rocklin, CA

Alex Gibbs

Grants Director

EDUCATION

Bachelor of Arts, Politics, University of San Francisco

Masters of Geotechnical Engineering University of Colorado

CERTIFICATION

Professional Grant Writing Certification, San Diego State University

YEARS OF EXPERIENCE

15

QUALIFICATIONS

Alex brings 15 years of experience in public policy and legislative advocacy to TPA. Alex has four years of experience working for the State Legislature, analyzing, researching, writing, and shepherding bills through the legislative process. Alex has also secured significant grant funding for clients throughout California. Alex has expertise in the policy sectors of parks and recreation, natural resources, local governance, public safety, and transportation.

REPRESENTATIVE EXPERIENCE

In addition to his expertise in parks and recreation, transportation, and public safety, Alex has a strong network of relationships with State Legislators, key staff, and various state departments and agencies. Some of his accomplishments include:

Alex coordinated with County of Kern staff to secure over $17 million in grant funding from the Behavioral Health Continuum Infrastructure Grant Program administered by the California Department of Health Care Services to establish a youth crisis walk-in center facility. Alex crafted a competitive application and leveraged a strategic network of agency relationships to ensure the project's success. The critical funding will allow the County to continue to expand its capacity to provide alternatives to incarceration, hospitalization, homelessness, and institutionalization.

Alex worked closely with the City of Oakland staff to secure $7 million in grant funding from the Clean CA Local Grant Program. Alex leveraged relationships with the California Department of Transportation and the City's legislative delegation to advocate for two funded projects successfully. This funding helped the City of Oakland conduct the Courtland Creek Restoration Project and the Oakland Mini Parks Beautification Project, which provided significant remediation and beautification of public resources for residents.

Alex worked with the City of San Leandro to secure $4.5 million in grant funding from the Building Forward Library Infrastructure Program administered by the California State Library to upgrade libraries throughout the City. Alex tailored the grant application's message and narrative and worked with City staff to create a project budget and timeline to ensure competitiveness.

Paul Soltis

PE, GE

Project Executive, Senior Geotechnical Engineer

EDUCATION

Bachelor of Science, Civil Engineering, Polytechnic State University, San Luis Obispo

Masters of Geotechnical Engineering University of Colorado

CERTIFICATION

PE, CA #56140 | GE, CA #2606

YEARS OF EXPERIENCE

33

TWINING CONSULTING

QUALIFICATIONS

Paul Soltis, PE, GE, brings more than 33 years of technical expertise to Twining. His experience includes geotechnical investigations and analyses relative to roads, bridges, highways, and other California infrastructure projects. His focus is on interaction with the design team during development of construction documents to achieve the most appropriate foundation type and most efficient site preparation techniques. Paul has extensive on-call contract management experience and the proven ability to simultaneously maintain and manage multiple projects. Paul is responsible for the technical oversight of the firm's geotechnical projects and management of the firm's geotechnical personnel.

REPRESENTATIVE EXPERIENCE

On-Call Geotechnical Engineering and Material Testing Services, Millbrae, CA

Twining recently completed a three-year contract to provide all services and work required to review geotechnical reports, slope stability review, field materials testing, and laboratory materials testing. Task orders under this contract included both design and construction services for sanitary sewers, storm and water mains, roadways, grading, drainage, paving, and park and building facilities. Paul served as the Geotechnical Engineer of Record for this contract.

Almond Grove Street Reconstruction Project - Phase 1 & 2, Los Gatos, CA

Paul provided senior project engineering for phase 1 and 2 of this rehabilitation project, which consisted of removal and replacement of all sidewalks, curb, gutter, driveways and accessibility ramps, and the removal and replacement of the concrete, removing the north side of the streets in sections before moving on to the removal and replacement of the south side of the streets.

Cochran Street Bridge Widening, Simi Valley, CA

Paul provided Senior Geotechnical Engineering oversight during the design of the bridge widening at the Llajas Creek overcrossing. Twining provided geotechnical field investigation in support of the design of bridge foundations consisting of cast-indrilled- hole (CIDH) piles. The work was performed for the City of Simi Valley utilizing Caltrans design and construction standards. The investigation was performed in limited access conditions with the presence of active traffic and required coordination with the County of Ventura Flood Control District. Paul served as the GE of Record for the project.

Adrian Moreno

PE

Project Engineer

EDUCATION

Bachelor of Science, Civil Engineering, California State Polytechnic University, Pomona

CERTIFICATION

PE, CA #87057

YEARS OF EXPERIENCE

12

QUALIFICATIONS

Adrian Moreno, PE, brings over 12 years of technical expertise to Twining. He excels at geotechnical engineering functions at any project stage, from the management of subsurface investigations, laboratory testing programs, and the preparation of geotechnical and foundation recommendation reports during the design phase, to the management of quality control testing and inspection programs during the construction phase of projects. Adrian has managed several complex projects, from initial authorization to completion, and is familiar with all aspects of project management, including client interaction, work scheduling reviewing of field and laboratory data, establishing and monitoring project budget, invoicing, and quality control.

REPRESENTATIVE EXPERIENCE

Walerga Road Bridge Replacement, County of Placer, CA

The Placer County Department of Public Works is replacing the existing bridge on Walerga Road over Dry Creek, approximately three miles west of the City of Roseville between Baseline Road and PFE Road.. Twining provided quality control materials testing and inspection services on the project. Adrian provided project engineering, overseeing testing and inspections.

I-10/Rancho Avenue Eastbound Widening Project, Colton, CA

This project consisted of evaluating the subsurface conditions at the site and providing recommendations for widening the existing on-ramp and constructing a new retaining wall. Twining developed a subsurface exploration program, laboratory testing, and engineering analysis for the completion of the design, construction documents, and permit applications. As the Project Engineer, Adrian took on site soil samples, made observations, and assisted in the preparation of the geotechnical recommendations report.

Shoemaker Bridge Replacement, Long Beach, CA

Shoemaker Bridge is an extension of Shoreline Drive in Long Beach that traverses the Los Angeles River. Adrian is serving as a staff engineer during the design of the bridge and performs sampling and analysis and prepares reports. Samples and information from the borings and CPTs will be used to develop deep foundation recommendations for support of abutments and the bridge span over the river. Additional borings and CPTs on the land side will be performed to develop geotechnical recommendations for retaining walls and new pavements.

TWINING CONSULTING

Jon Browning

PG, CEG

Certified Engineering Geologist

EDUCATION

Bachelor of Administration, Geography, Emphasis in Environmental and Natural Resources, San Diego State University

GIS Certificate, San Diego Mesa College

CERTIFICATION

PG, CA #9012 | CEG, CA #2615

AWARDS & AFFILIATIONS

Association of Environmental and Engineering Geologists (AEG)

San Diego Association of Geologists

YEARS OF EXPERIENCE

20

TWINING CONSULTING

QUALIFICATIONS

Jon Browning, PG, CEG, brings over 20 years of experience in engineering geology and environmental consulting. His work includes geologic feasibility studies, site characterization, seismic site assessments, and engineering design for mining, civil, and land development projects. Jon specializes in subsurface geotechnical exploration for fault trench and landslide investigations, geologic field mapping, managing large field projects, directing subcontractors, consulting with clients, and preparing technical reports. Jon has extensive experience in subsurface geotechnical and mineral exploration using various drilling techniques, including hollow stem auger, solid stem auger, mud/ air rotary, direct push, reverse circulation, sonic, dual rotary, and cone penetrometer testing. His environmental geology expertise covers remedial investigation/ feasibility studies (RI/FS), hydrogeology characterization, remediation system installation, aquifer pump testing, and soil/ groundwater investigations, including well installation. As a Certified Engineering Geologist, Jon leverages his knowledge of geological principles and engineering techniques to assess and mitigate geological hazards, provide geological interpretations, and offer recommendations to support engineering projects.

REPRESENTATIVE EXPERIENCE

Shoemaker Bridge Replacement, Long Beach, CA

The Shoemaker Bridge is an extension of Shoreline Drive in Long Beach that traverses the Los Angeles River. The scope of work included drilling several deep borings and cone penetration tests (CPT), up to 200 feet deep, in the river using an amphibious carrier with a drill rig and CPT device. Samples and information from the borings and CPTs were used to develop deep foundation recommendations for support of abutments and the bridge span over the river. As a Certified Engineering Geologist, Jon observed subsurface drilling and helped draft the report on geologic hazard sections.

SANDAG, South Bay Bus Transit, Chula Vista, CA

This $16.9 million project consisted of the construction of a six-mile, dedicated bus rapid transit guideway along East Palomar Street in the City of Chula Vista. Twining provided quality control material testing and inspection of asphalt and soils. Jon served as an Assistant Project Manager by providing oversight of inspector soils compaction daily field reports, during the replacement of project underground utility lines.

View Crest Road Geotechnical, Glendale, CA

Liangcai He

PHD, PE, GE

Chief Geotechnical Engineer

EDUCATION

Bachelor of Science, Hydraulic and Hydropower Engineering, Tsinghua University, China

Masters of Civil and Structural Engineering, Emphasis in Geotechnical Engineering, Nanyang Technological University, Singapore

PhD, Structural Engineering, Emphasis in Geotechnical Engineering, University of California, San Diego

CERTIFICATION

PE, CA #73280 | GE, CA #3033

AWARDS & AFFILIATIONS

American Society of Civil Engineers

YEARS OF EXPERIENCE

33

TWINING CONSULTING

QUALIFICATIONS

Dr. Liangcai He, PE, GE, brings over 33 years of experience to Twining. Liangcai has extensive experience in earthquake engineering, soil-structure interaction, field investigations, earthwork and foundation design, retaining walls, seepage and groundwater modeling, embankment dams and levees, slope stability, and preparation of technical reports. His responsibilities have included project planning and management, proposals, cost estimates, field investigation, laboratory testing, engineering analyses, report preparation, plan review, and construction monitoring. Liangcai has performed numerous analyses and modeling for ground motion, site seismic response, liquefaction, lateral spreading, static and dynamic soil-structure interaction, system identification and optimization, slope stability and deformation, bearing capacity, elastic and consolidation settlement, lateral earth pressure, and soil springs. As Chief Geotechnical Engineer, Liangcai will lead geotechnical investigations, analyses, and design efforts, ensuring the integrity and safety of structures by assessing soil conditions, providing expert recommendations, and overseeing quality assurance protocols.

REPRESENTATIVE EXPERIENCE

United States Army Corps of Engineers, P-159 Operations Access Points, Camp Pendleton

This 2018 joint United States Army Corps of Engineers, Caltrans, and North County Transit District project at Camp Pendleton, consisted of the widening and remediation of an existing roadway that provides access to Red Beach. An existing railroad bridge was demolished and replaced with a two-span steel girder bridge. The project also added new retaining walls, associated site work, drainage, and shoring. Twining's scope of services on this federally funded project includes providing geotechnical soils testing and quality assurance services. Liangcai served as the Chief Geotechnical Engineer.

Al15GT22 Sewer Group 843, San Diego, CA

The project consisted of the installation of new sewer mains in San Diego's Logan Heights neighborhood. Twining is performing the geotechnical investigation of the proposed construction area to obtain information regarding the existing subsurface condition and to evaluate the feasibility of trenchless installation method and other alternative construction methods. Liangcai served as the Chief Geotechnical Engineer.

On-Call Professional Pavement Engineering, Simi Valley, CA

Hossein Bahmyari

PHD FELLOW, DGE, PE

Project Executive, Senior Geotechnical Engineer

EDUCATION

Bachelor of Science, Civil Engineering, Islamic Azad University, Tehran, Iran

Masters of Geotechnical & Foundation Engineering, Islamic Azad University, Tehran, Iran

Masters of Civil Engineering & Materials Engineering, University of Nebraska

PhD Fellow, Geotechnical Engineering, University of Nebraska

CERTIFICATION

Diplomat Geotechnical Engineering (DGE) | PE, CA #96426

YEARS OF EXPERIENCE

20

TWINING CONSULTING

QUALIFICATIONS

Hossein Bahmyari brings over 20 years of extensive experience in geotechnical engineering design, analysis, and investigation to Twining. With a diverse portfolio of projects, including high-rise structures, underground facilities, and critical infrastructure such as tunnels, highways, dams, and levees, Hossein has worked with a wide range of clients, including private companies and esteemed government entities like State Departments of Transportation, the Army Corps of Engineers, NAVFAC, State and National Water Authorities, and the Federal Highway Administration. Hossein possesses a comprehensive skill set in the field. His areas of expertise encompass a wide array of geotechnical solutions, including retaining walls, shoring and support systems, cofferdam design, earth retaining structures, soil nails, anchor bolts, slope analysis and stability, evaluation of underground utility protection, working surface design, settlement analysis, dewatering, pile drivability analysis, as well as the design of shallow and deep foundations such as driven piles and drilled shafts. Throughout his career, spanning nearly two decades, he has effectively served as a project manager and technical supervisor, successfully overseeing, and guiding numerous geotechnical projects. As Senior Geotechnical Engineer, Hossein will assist in conducting geotechnical analyses, providing technical expertise, and ensuring compliance with project specifications and standards, contributing to the successful execution of the project.

REPRESENTATIVE EXPERIENCE

Department of Transportation, Carson City, NV

The State of Nevada Department of Transportation embarked on a project aimed at improving Interstate 15. Hossein played a crucial role in a specific section of the project, located near Tropicana Avenue in the city of Nevada. Hossein's responsibilities included designing soil nail walls for the demolition of existing bridges and the construction of new bridges and MSE (Mechanically Stabilized Earth) walls.

Desalination Plant Project, Calsbad, CA

The Desalination Plant project in Carlsbad, California involved the construction of a new facility for desalinating water. Hossein played a crucial role as a geotechnical design engineer, focusing on various aspects of the project. One of Hossein's responsibilities was the design and recommendations for all deep foundations, particularly the trestle piles that would support heavy equipment during construction.

G. CONSULTANT RATE SCHEDULE

POMONA WATER RESOURCES HEADQUARTERS & YARD

Consultant Rate Schedule

2025-2026

POSITION	ASSOCIATED FIRM	2025	ANTICIPATED 2026 CHANGES
Project Manager	GRIFFIN STRUCTURES	$290	N/A
Program Analyst	GRIFFIN STRUCTURES	$250	N/A
Cost Estimator	GRIFFIN STRUCTURES	$235	N/A
Project Architect	LPA	$280	N/A
Design Team	LPA	$230	N/A
Civil Project Engineer	MNS	$265	N/A
Civil Engineer Team	MNS	$230	N/A
Utility Project Engineer	BKF	$260	N/A
Utility Engineer Team	BKF	$230	N/A
CEQA Specialists: Principal Planner	DUDEK	$350	N/A
CEQA Specialists: Environmental Planner	DUDEK	$235	N/A
Grants Funds Specialist: Grants Director		$300	N/A
Grant Funds Specialist: Grants Team		$250	N/A
Registered Geo Engineer	TWINING CONSULTING	$250	N/A
Sr. Engineer / Geologist	TWINING CONSULTING	$225	N/A
Team Geologist	TWINING CONSULTING	$200	N/A
Drilling Specialists	TWINING CONSULTING	$160	N/A

All proposed hourly rates are fully burdened and include overhead, profit, taxes, and benefits. The hours identified for each individual employee and task are estimates only and are not to be construed as not to exceed hours for any individual task, phase, or time period. We reserve the right to reallocate hours between staff members and tasks, in consultation with City staff, in order to accomplish the overall objectives and requirements of the project.

H. APPENDIX

WESTMINSTER CORPORATE YARD

Exceptions

We have reviewed the City of Folsom's Sample Contract - Consultant and Professional Services Agreement and Exhibits, and have included the proposed exceptions and deviations below.

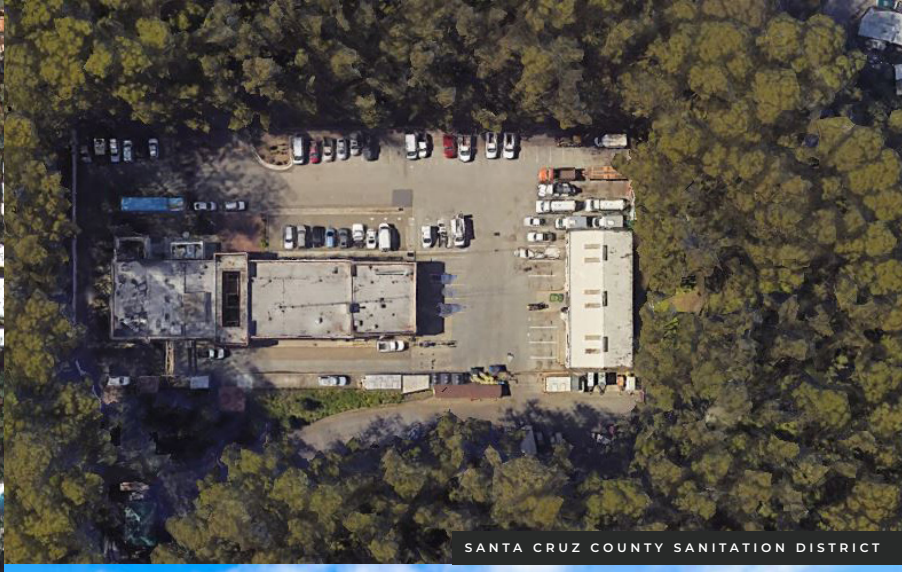
ATTACHMENT A: SAMPLE CONTRACT - CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT

- III. Schedule for Performance. Insert at end of first sentence: "subject to extensions for causes beyond Consultant's reasonable control."
- XI. Ownership of Work Product. Insert after first sentence: "Notwithstanding the foregoing, any intellectual property owned, created, made, conceived, reduced to practice, or developed prior to, or independent of, any services performed under this Agreement ("Prior Intellectual Property") will remain the property of Consultant. Upon execution of this Agreement, Consultant hereby grants to City a non-exclusive, perpetual, fully-paid, assignable license In Consultant's Prior Intellectual Property used on this Project as reasonable required to make use of the work product for the sole purpose of completing the design, construction, remodeling of the Project, provided that the City substantially performs its obligations, including prompt payment of all undisputed sums when due under this Agreement. This assignable license in Consultant's Prior Intellectual Property not used on this Project.
- XII. Indemnification. Remove from the first sentence "immediately" and "agents, and volunteers"
- XII. Indemnification. In the first sentence: replace "or damages that" with "or damages to the extent that they"
- XII. Indemnification. In the third sentence: replace "liability was caused by" with "liability was not caused by" and replace "of an indemnified party" with "of Consultant".
- XII. Indemnification. In the second paragraph: remove paragraph starting with "The duty to defend" and ending with "comparative liability of the indemnified party".
- V. Invoicing. At the end of Section V: add "Consultant reserves the right to add 1 $^{1}/_{2}$% per month (18% per year) service charge on any non-disputed unpaid balances over 60 days outstanding.

EXHIBIT B - INSURANCE

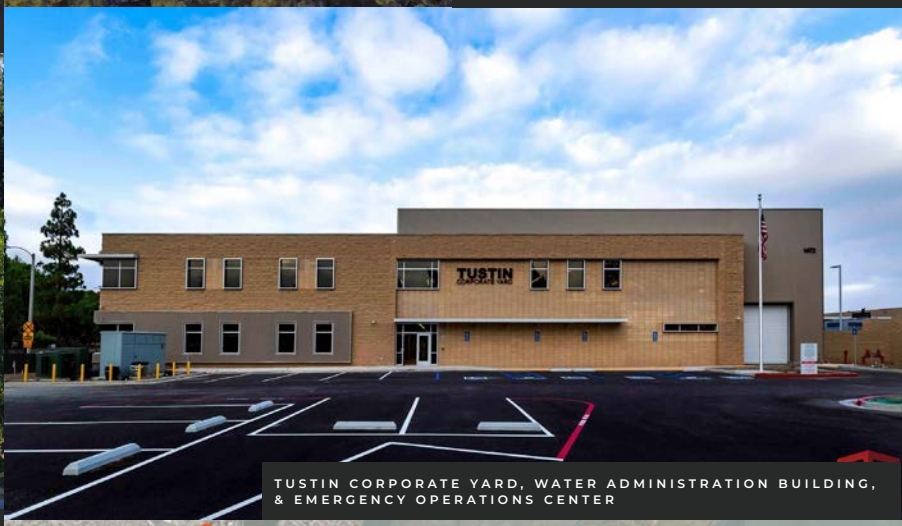
- A.1.g. General Liability. Respectfully request to delete g.: "If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City."
- A.5. Professional Liability Insurance. Replace "occurrence" with "occurrence with claim.
- A.6.a.ii. Other Insurance Provisions. Respectfully request to delete "agents and volunteers".
- A.6.a.iii. Other Insurance Provisions. Respectfully request to delete "agents and volunteers".
- A.5.b. Other Insurance Provisions. Respectfully request to delete "agents and volunteers" from lines 3-4 and 5 of the paragraph.
- A.5.c. Other Insurance Provisions. Respectfully request to delete "agents and volunteers".
- A.5.d. Other Insurance Provisions. Respectfully request to delete "agents and volunteers".
- A.5.e. Other Insurance Provisions. Remove the following from paragraph e.: "suspended, voided", "by either party, reduced in coverage or in limits", "or materially changed", "certified".

WALNUT CREEK CORPORATE YARD

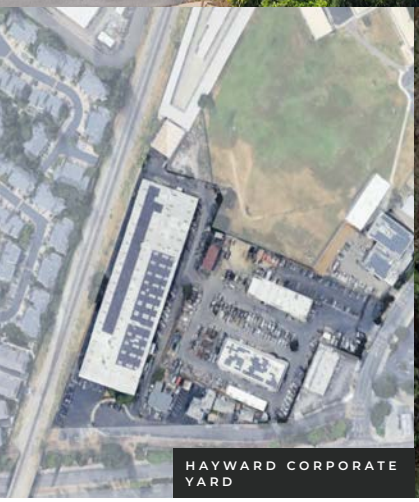


SANTA CRUZ COUNTY SANITATION DISTRICT

MORGAN HILL CORPORATE YARD

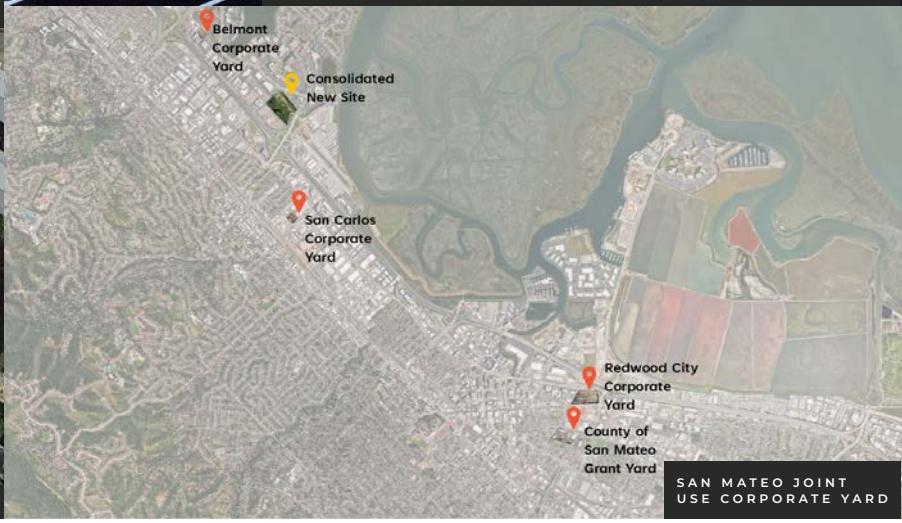


TUSTIN CORPORATE YARD, WATER ADMINISTRATION BUILDING, & EMERGENCY OPERATIONS CENTER



HAYWARD CORPORATE YARD

TIBURON CORPORATE YARD



SAN MATEO JOINT USE CORPORATE YARD

NORTHERN CALIFORNIA OFFICE

1850 WARBURTON AVENUE

SUITE 120

SANTA CLARA, CA 95050

408 955 0431

SOUTHERN CALIFORNIA OFFICE

1 TECHNOLOGY DRIVE

BUILDING I SUITE 829

IRVINE, CA 92618

949 497 9000

ATTACHMENT 5

Griffin Structures, Inc. – Fee Proposal

GRIFFIN STRUCTURES

FEE PROPOSAL

Consulting Services for the City of Folsom Corporation Yard Site Planning and Environmental Assessment

OCTOBER 23, 2025

Ryan Chance, Engineering Manager
City of Folsom - Public Works
50 Natoma Street
Folsom, California 95630

Fee Proposal

Phase	DESCRIPTION	GRIFFIN STRUCTURES Project Manager / Needs Assessment / Cost Estimator Project Manager Dustin Alamo $290	Program Analyst Krista Beatie $250	Program Analyst Hailey Muller $250	Program Analyst Ariana Ramzian $250	Cost Estimator Ryan Craven $235	LPA DESIGN STUDIOS Architect Project Architect Jeremy Hart $280	LPA Design Team Blended Rate $230	BKF ENGINEERS Utility Specialist Project Engineer Walter Stemberga $260	Engineer Team Blended Rate $230	MNS ENGINEERS Civil Engineer Project Engineer Robert Newman $265	Engineer Team Blended Rate $230	DUDEK CEQA Specialist Principal Planner Christine Kronenberg $350	Environ. Planner Angelica Chiu $235	TOWNSEND PUBLIC AFFAIRS Grant Funds Specialist Grants Director Alex Gibbs $300	Grants Team Blended Rate $250	TOTAL
1	**BACKGROUND INVESTIGATION**																**$16,330**
	Kickoff Meeting	4	–	2	–	–	2	–	–	–	–	–	2	–	2	–	
	Prepare Data Request	2	–	4	–	–	–	–	–	–	–	–	–	–	–	–	
	Review / Analzye Information	8	4	16	4	–	2	–	2	–	2	–	2	–	2	–	
2	**STAFF AND SPACE PROJECTIONS VALIDATION & ALIGNMENT**																**$86,180**
	Survey and Inventory of Space	8	4	24	4	–	–	–	–	–	–	–	–	–	–	–	
	Validation Workshops	8	–	8	–	–	–	–	–	–	–	–	–	–	–	–	
	Staff Projection Alignment	8	40	16	8	–	–	–	–	–	–	–	–	–	–	–	
	Space Projection Validation	8	20	80	40	–	–	–	–	–	–	–	–	–	–	–	
	Parking Projections	2	–	8	20	–	–	–	–	–	–	–	–	–	–	–	
	Presentation / Revisions	8	4	16	4	–	–	–	–	–	–	–	–	–	–	–	
3	**UTILITY IDENTIFICATION AND COORDINATION**																**$27,880**
	Research / Analyze Utilities w/ Providers	2	–	–	–	–	–	–	4	20	–	–	–	–	–	–	
	Draft Utility Plan	2	–	–	–	–	–	–	8	24	–	–	–	–	–	–	
	Utility Coordination Report	4	–	–	–	–	–	–	12	40	–	–	–	–	–	–	
4	**SITE SURVEY**																**$47,080**
	Record Boundary Survey	8	–	–	–	–	–	–	–	–	16	40	–	–	–	–	
	Topographic Survey	8	–	–	–	–	–	–	–	–	40	80	–	–	–	–	
5	**CONCEPTUAL ALTERNATIVES AND COSTING**																**$89,800**
	Adjacency Diagrams / Test Fit Site Layouts	8	4	16	4	–	16	80	4	8	–	–	–	–	–	–	
	Phasing Considerations	8	2	16	4	–	8	16	–	–	–	–	–	–	–	–	
	Conceptual Statement of Probable Cost	16	–	4	–	80	8	–	–	–	4	–	–	–	–	–	
	Comparative Evaluation Matrix	8	4	16	4	–	8	16	–	–	–	–	–	–	–	–	
6	**PRELIMINARY SITE PLAN**																**$30,900**
	Preferred Preliminary Site Plan Refinement	8	–	4	–	–	20	40	2	4	–	–	–	–	–	–	
	Updated Project Phasing / Costs	16	–	8	–	20	–	–	–	–	–	–	–	–	–	–	
7	**ENVIRONMENTAL DOCUMENTATION**																**$22,220**
	EIR Addendum - Administrative Draft	8	–	–	–	–	–	–	–	–	–	–	16	20	–	–	
	Screencheck Draft	2	–	–	–	–	–	–	–	–	–	–	4	12	–	–	
	EIR Addendum - Final Draft	2	–	–	–	–	–	–	–	–	–	–	4	12	–	–	
	Technical Reports (TBD in negotiations / discussions with the City)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
						–											
8	**GRANT FUNDING SUPPORT**																**$10,760**
	Orientation Meeting	2	–	–	–	–	–	–	–	–	–	–	–	–	4	8	
	Strategic Funding Plan	2	–	–	–	–	–	–	–	–	–	–	–	–	8	16	
	Idenfify, Research, and Monitor Funding Opportunities	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
	Subtotal Hours	**160**	**82**	**238**	**92**	**100**	**64**	**152**	**32**	**96**	**62**	**120**	**28**	**44**	**16**	**24**	**1310**
	Subtotal Cost	**$46,400**	**$20,500**	**$59,500**	**$23,000**	**$23,500**	**$17,920**	**$34,960**	**$8,320**	**$22,080**	**$16,430**	**$27,600**	**$9,800**	**$10,340**	**$4,800**	**$6,000**	**$331,150**
	Reimbursables (insurance, reprographics, etc.)																**$3,850**
	GRAND TOTAL																**$335,000**

	ADDITIVE ALTERNATES	
1	BASELINE GEOTECHNICAL INVESTIGATION	50,000
2	ENHANCED GEOTECHNICAL INVESTIGATION (ADD-ON TO ADDITIVE ALTERNATE #1)	55,000
3	DRAINAGE MASTER PLAN - CORPORATE YARD SITE (ONLY)	60,000