Response to

PROPOSAL FOR DESIGN SERVICES 105 W. 6TH STREET BUILDING REHABILITATION AND ADA COMPLIANCE PROJECT

City of Beaumont, California

Submitted to:
Barbara Mason, Purchasing Manager
City of Beaumont
550 E. 6th Street
Beaumont, California 92223

Date of Re-submission: March 31, 2026

BFK
ARCHITECTURE + PLANNING

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COVER LETTER

March 17, 2026

Barbara Mason, Purchasing Manager
City of Beaumont
550 E. 6th Street
Beaumont, California 92223

Re: Proposal for City of Beaumont Engineering Design Services for the 105 W. 6th Street Building Rehabilitation and ADA Compliance Project

Dear Ms. Mason and Members of the Selection Committee:

BFK Architecture + Planning is pleased to submit this proposal in response to the City of Beaumont's Request for Proposals for Design Services for the 105 W. 6th Street Building Rehabilitation and ADA Compliance Project.

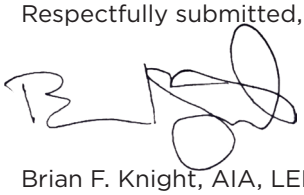
We understand that the City seeks to rehabilitate a vacant former dry-cleaning structure, bringing it into full compliance with the California Building Code, Title 24, CALGreen, and ADA Standards, and preparing it as a leasable commercial facility. The scope encompasses ADA accessibility upgrades, roof repair or replacement, full HVAC replacement, restroom remodel, interior repairs, and coordination with the City's separately retained environmental and testing consultants — all within a target construction budget of $700,000 and delivered under a Design-Bid-Build method through construction administration and closeout.

The individual authorized to negotiate and contractually bind BFK Architecture + Planning is:

Brian F. Knight, AIA, LEED AP
President & CEO
BFK Architecture + Planning
1337 Lida Street
Pasadena, California 91103
Phone: (626) 823-0150
Email: brian.knight@bfkarch.com

By signing below, I certify under penalty of perjury that BFK Architecture + Planning complies with all applicable nondiscrimination requirements of the State of California and the Federal Government.

Respectfully submitted,



Brian F. Knight, AIA, LEED AP
President & CEO
BFK Architecture + Planning
California Architect License No. C-32905

SECTION B — INTRODUCTION AND FIRM INFORMATION

BFK Architecture + Planning is a Pasadena-based architectural and planning firm providing full-service design and project management to public agency clients throughout Southern California. Founded and led by Brian F. Knight, AIA, LEED AP, the firm has built its practice on the delivery of complex, code-driven projects for municipal and institutional clients, with particular expertise in building rehabilitation, ADA compliance, historic and existing building upgrades, Title 24 energy compliance, and facilities prepared for public use or commercial lease. BFK has extensive familiarity with the regulatory environment governing public works projects in California, including CBC, CALGreen, ADA Standards, and the requirements of local building and fire authorities across the region.

BFK's portfolio of relevant work includes rehabilitation and tenant improvement projects for public agency clients, accessibility upgrades to existing civic and commercial facilities, institutional renovation projects involving occupied and historically sensitive structures, and design services for projects requiring close coordination with environmental consultants, testing agencies, and multiple municipal departments. The firm has successfully navigated the full project lifecycle — from preliminary assessment through construction administration and closeout — on projects of comparable scale and complexity to the 105 W. 6th Street rehabilitation.

As Prime Consultant and Architect of Record on this engagement, BFK Architecture + Planning offers the City of Beaumont a single point of accountability for all design and engineering services. We understand that the City seeks to transform a vacant former dry-cleaning facility into a fully code-compliant, accessible, and leasable commercial space. The scope of services contemplated includes field verification and as-built documentation, code and accessibility analysis, schematic through construction document preparation, Title 24 Part 6 and CALGreen compliance, permitting and plan check coordination, bidding support, and full construction administration — all while maintaining close coordination with the City's separately retained environmental and testing consultants and designing within a target construction budget of $700,000.

The following sub-consultants have been engaged to provide engineering services in support of this project:

STRUCTURAL ENGINEER — IMEG; Ontario, CA

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER — IMEG; Ontario, CA

All sub-consultants are subject to City approval prior to contract execution, as required by the RFP.

SECTION C — FIRM PROFILE

Firm Overview

BFK Architecture + Planning maintains a lean principal-led structure with one full-time licensed professional — Brian F. Knight, AIA, LEED AP — supported by an on-call team of licensed architects and design professionals engaged on a project-by-project basis. All project contributors hold active California architecture licenses. This staffing model is intentional: it ensures that every project receives senior-level attention from principal to closeout, without the overhead and scheduling constraints of a larger firm.

The firm's Pasadena office serves as the principal office responsible for the implementation of this contract. All project management, design production, client communication, and consultant coordination will be conducted from this location.

Organizational Structure

BFK Architecture + Planning is organized as a California corporation. Brian F. Knight holds California Architect License No. C-32905 and is the individual responsible for all professional services rendered under any contract awarded to the firm. The firm maintains active licensure with the California Architects Board and holds a current Pasadena business license. A City of Beaumont business license will be obtained prior to contract execution as required.

Professional Personnel

BFK Architecture + Planning is a boutique firm structured to deliver the full range of architectural services through a combination of direct principal involvement and a carefully selected network of engineering sub-consultants. This model allows the firm to maintain the agility and responsiveness of a small practice while offering the full technical depth of a larger multidisciplinary team. For this engagement, the project team will consist of:

Brian F. Knight, AIA, LEED AP — Principal-in-Charge and Project Manager

Alex Sexsmith, AIA, LEED AP, NCARB — Project Architect

IMEG; Craig Chamberlain, SE — Structural Engineer

IMEG; Nestor Ignacio, PE — Electrical Engineer

IMEG; Christian Guynes, PE — Mechanical / Plumbing Engineer

Years In Business

BFK Architecture + Planning has been in active practice for 6 years, during which the firm has built a consistent record of successful project delivery for public agency and institutional clients throughout Southern California.

Office Location

1337 Lida Street
Pasadena, California 91103
(626) 823-0150
brian.knight@bfkarch.com

This is the firm's sole office location and the principal office responsible for contract implementation.

Areas Of Particular Expertise

BFK Architecture + Planning has developed focused expertise in the following areas most directly applicable to the 105 W. 6th Street Rehabilitation and ADA Compliance Project:

Building Rehabilitation and Tenant Improvement. BFK has extensive experience evaluating and rehabilitating existing commercial and institutional structures for continued or new occupancy, including buildings with deferred maintenance, code deficiencies, and complex existing conditions. The firm is skilled at developing practical, cost-effective design solutions that address structural, envelope, and systems deficiencies while meeting current code requirements.

ADA and Accessibility Compliance. The firm has a thorough command of CBC Chapter 11B and the ADA Standards for Accessible Design as they apply to existing buildings undergoing alteration. This includes path of travel analysis, accessible entrance design, restroom remodeling, parking and site accessibility, and the prioritization of improvements required under California law.

Title 24 Part 6 Energy Compliance and CALGreen. BFK brings hands-on experience preparing Title 24 energy compliance documentation — including NRCC forms, envelope compliance, HVAC load calculations, and lighting control design — across a range of California climate zones. The firm is equally fluent in CALGreen mandatory measures applicable to alterations, ensuring projects are fully documented for plan check and permit issuance.

Public Agency Project Delivery. BFK has served municipal clients throughout Southern California, with familiarity in the requirements of Design-Bid-Build project delivery, public works permitting, prevailing wage compliance, and the documentation standards expected by public agency owners. The firm understands the importance of budget discipline, transparent communication, and thorough construction administration in the public works context.

Environmental Coordination. BFK has experience working alongside separately retained environmental consultants on projects involving hazardous materials assessment and remediation, coordinating design integration of mitigation measures — including vapor barriers and sub-slab depressurization systems — into construction documents without taking on the role of environmental engineer or remediation designer.

Historic and Contextually Sensitive Structures. Brian F. Knight's background includes lead design roles on significant renovation projects involving historically sensitive structures, bringing a nuanced understanding of how to balance preservation considerations with modern code requirements and functional program needs.

SUB-CONSULTANT FIRM PROFILES

Structural Engineer
Firm Name: IMEG
Office Location: Ontario, CA
Years in Business: 50+
Relevant Experience: See Section G
Key Personnel for this Project: Craig Chamberlain, SE

Electrical Engineer
Firm Name: IMEG
Office Location: Ontario, CA
Years in Business: 50+
Relevant Experience: See Section G
Key Personnel for this Project: Nestor Ignacio, PE

Mechanical / Plumbing
Firm Name: IMEG
Office Location: Ontario, CA
Years in Business: 50+
Relevant Experience: See Section G
Key Personnel for this Project: Christian Guynes, PE

All sub-consultants listed above are subject to City approval prior to contract execution, consistent with the requirements of the RFP and the City's Professional Services Agreement.

SECTION D — KEY PERSONNEL

BFK Architecture + Planning has assembled a focused, experienced project team with the qualifications and direct relevant experience necessary to deliver the 105 W. 6th Street Building Rehabilitation and ADA Compliance Project successfully. Each team member has been selected for their specific expertise in the disciplines required by this project. Brief summaries are provided below; full resumes for all key personnel are included in Section I.

BRIAN F. KNIGHT, AIA, LEED AP
Role: Principal-in-Charge / Project Manager
Firm: BFK Architecture + Planning
Brian Knight is the President and CEO of BFK Architecture + Planning and will serve as both Principal-in-Charge and Project Manager for this engagement. As the firm's sole principal and licensed Architect of Record, Mr. Knight will be directly involved in all phases of the project from preliminary field investigation through construction administration and closeout. He brings extensive experience in building rehabilitation, ADA compliance, Title 24 energy design, and public agency project delivery throughout Southern California. Mr. Knight attended the mandatory job walk on March 2, 2026 and has firsthand familiarity with the existing conditions at the project site. He holds California Architect License No. C-32905 and is a LEED Accredited Professional. Mr. Knight will serve as the City's primary point of contact for all project communications, decisions, and deliverables.

CRAIG CHAMBERLAIN, SE
Role: Structural Engineer of Record
Firm: IMEG
Craig will serve as Structural Engineer of Record for this project, responsible for evaluating existing structural conditions and preparing all structural drawings and specifications required for the rehabilitation scope. He brings 27+ years of experience on similar public agency rehabilitation and tenant improvement projects throughout Southern California, with particular familiarity with existing concrete and masonry construction of the type present at the project site.

NESTOR IGNACIO, PE
Role: Electrical Engineer of Record
Firm: IMEG
Nestor will lead all electrical engineering services for this project, including electrical system evaluation and upgrade, lighting design, and Title 24 Part 6 energy compliance documentation. He brings 32+ years of experience on comparable building rehabilitation projects for public agency clients in California.

CHRISTIAN GUYNES, PE
Role: Mechanical and Plumbing Engineer of Record
Firm: IMEG
Christian will lead all mechanical, plumbing, and fire protection engineering services for this project, including full HVAC system replacement design, plumbing design for the ADA-compliant restroom remodel, and fire protection system evaluation and design. He brings 11+ years of experience supporting architectural teams on comparable building rehabilitation and systems upgrade projects for public agency clients in California.

SECTION E — SCOPE OF SERVICES

BFK Architecture + Planning proposes to provide all architectural, engineering, and related professional services necessary to deliver complete construction documents and support the 105 W. 6th Street Building Rehabilitation and ADA Compliance Project through construction completion. The following scope of services is organized by phase and is intended to serve as Exhibit A to the City's Professional Services Agreement. All services will be performed in accordance with applicable California Building Code, Title 24, CALGreen, ADA Standards, and all other federal, state, and local requirements in effect at the time of service.

The City will retain separate environmental and testing consultants. BFK Architecture + Planning will coordinate design integration with those consultants as described below but will not be responsible for environmental investigation, remediation design, or abatement services unless specifically authorized by the City in writing.

PHASE A — PRELIMINARY PHASE

A.1 Field Verification and Existing Conditions Documentation

BFK will conduct a thorough field investigation of the existing building and site at 105 W. 6th Street to verify existing conditions, dimensions, and construction assemblies. In the absence of available as-built drawings, the team will develop measured field documentation of the building footprint, floor plan, exterior envelope, roof, and all major building systems sufficient to support code analysis and design development. Field documentation will address:

- Architectural elements including building envelope (crystal glass block, wall tile, fixed glass panels, plaster, and aluminum/glass entry doors), interior layout, floor finishes, ceiling conditions, and the rear storage area
- Roof conditions including evidence of water intrusion, drainage patterns, and existing roofing assembly
- HVAC system type, location, and general condition
- Electrical service and distribution equipment, panel locations, lighting, and general system condition
- Plumbing system including existing restroom fixtures, supply and waste lines
- Site conditions including sidewalks, curb cuts, accessible parking, entry paths, and relationship to the public right-of-way
- Coordination with the City's environmental consultant regarding any physical constraints or access limitations related to prior site use

A.2 Code and Accessibility Review

BFK will prepare a written code analysis confirming the following for the existing building undergoing alteration:

- Occupancy classification and applicable CBC provisions
- Construction type and allowable area
- Egress requirements and compliance
- CBC Chapter 11B and ADA Standards for Accessible Design applicability, including path of travel obligations triggered by the proposed scope of work
- Title 24 Part 6 energy compliance obligations for alterations
- CALGreen mandatory measures applicable to the project
- Fire and life safety requirements
- Any conditions requiring coordination with the South Coast Air Quality Management District (SCAQMD)

The code analysis will establish the regulatory framework for all subsequent design phases and will be submitted to the City for review and comment prior to commencement of Schematic Design.

A.3 Environmental Report Coordination

BFK will review all available environmental and hazardous materials reports provided by the City, including the Phase I Environmental Site Assessment, Limited Phase II Environmental Site Assessment, Phase II Supplemental Air Quality and Underground Excavation Assessment Reports, and Lead and Asbestos Survey Report. The team will coordinate with the City's environmental consultant to understand the implications of those reports for the design scope, including any requirements for vapor barriers, sub-slab depressurization systems, material abatement sequencing, or other mitigation measures that must be incorporated into the construction documents.

Deliverables — Phase A:

- Existing conditions field documentation (plans, notes, photographs)
- Written code and accessibility analysis
- Environmental coordination summary memorandum

PHASE B — SCHEMATIC DESIGN (SD)

B.1 Concept Design Development

Based on the findings of the Preliminary Phase and direction received from the City, BFK will develop Schematic Design drawings illustrating the proposed scope of improvements. SD documents will be prepared at a level of detail sufficient to confirm the overall design approach, establish the project program, and validate feasibility within the target construction budget of $700,000. SD drawings will address the following:

- ADA Site Path of Travel: Accessible route from the public right-of-way through the site to both building entries, including sidewalk conditions, curb ramps, accessible parking evaluation (noting that parking is not required per City moratorium), and exterior path of travel surfaces and slopes
- Accessible Entrances: Reconfiguration of both main entry points to meet CBC Chapter 11B and ADA Standards, including door hardware, maneuvering clearances, thresholds, and signage
- Restroom Remodel: Concept layout for a fully ADA-compliant restroom meeting all CBCChapter 11B fixture, clearance, and accessory requirements
- Roof: Evaluation of repair versus replacement options based on field findings and environmental report requirements; identification of preferred approach and general scope
- HVAC: Conceptual replacement strategy identifying system type, general equipment placement, and distribution approach; confirmation of space and structural adequacy for proposed equipment
- Electrical and Lighting: Preliminary approach to electrical upgrades including panel capacity, lighting replacement strategy, and Title 24 lighting control concepts
- Architectural Finishes and Interior Layout: Conceptual interior improvements to bring the space to leasable condition, consistent with the City's Conceptual Interior Layout provided as a reference document (noting that detailed interior design and construction will be performed under a separate contract)
- Vapor Barrier / Sub-Slab Depressurization: Preliminary approach to any required environmental mitigation measures in coordination with the City's environmental consultant

B.2 Preliminary Opinion of Probable Construction Cost

BFK will prepare a preliminary opinion of probable construction cost at the completion of Schematic Design, organized by major work category, to confirm that the proposed design approach is feasible within the City's target construction budget of $700,000. If the preliminary estimate indicates a potential budget issue, BFK will promptly notify the City and recommend scope adjustments prior to proceeding with Design Development.

B.3 Phasing Recommendations

BFK will provide recommendations regarding construction phasing if warranted by environmental mitigation sequencing, budget constraints, or other project considerations. Deliverables — Phase B:

- Schematic Design drawings (site plan, floor plan, roof plan, exterior elevations, key sections)
- Preliminary opinion of probable construction cost
- Phasing recommendations memorandum (if applicable)
- SD submittal package for City review and approval

PHASE C — DESIGN DEVELOPMENT (DD)

C.1 Design Development Drawings and Outline Specifications

Upon City approval of the Schematic Design, BFK will advance the design to Design Development level, incorporating all architectural and engineering disciplines into a coordinated set of DD drawings and outline specifications. DD documents will include:

- Architectural drawings advanced to DD level, including dimensioned floor plans, reflected ceiling plans, exterior elevations, building sections, wall sections, door and window schedules, and preliminary finish schedule
- Structural engineering drawings and calculations addressing any structural modifications required for roof replacement, HVAC equipment support, or other building system changes
- Mechanical engineering drawings including HVAC system layout, equipment schedules, ductwork distribution, and equipment specifications; HVAC load calculations confirming system sizing
- Electrical engineering drawings including panel schedules, lighting layout, power distribution, and lighting control strategy; Title 24 Part 6 lighting compliance documentation
- Plumbing engineering drawings including restroom fixture layout, supply and waste piping, and water heater
- Civil engineering drawings addressing ADA site path of travel improvements, accessible parking layout (if applicable), and any required grading or utility coordination
- Outline specifications identifying major materials, systems, and workmanship standards for all disciplines

C.2 Title 24 and CALGreen Compliance

BFK will incorporate Title 24 Part 6 energy compliance requirements into the DD design, including building envelope compliance, HVAC efficiency requirements, lighting power density compliance, and lighting controls. CALGreen mandatory measures applicable to alterations will be identified and incorporated into the project specifications and documentation.

C.3 Environmental Mitigation Integration

BFK will coordinate with the City's environmental consultant to incorporate any required mitigation measures into the DD documents, including vapor barrier specifications, sub-slab depressurization system design, and material abatement sequencing requirements. Bid alternates for passive versus active SSD systems will be identified at this phase if applicable.

C.4 Updated Opinion of Probable Construction Cost

BFK will prepare an updated opinion of probable construction cost at the completion of Design Development. If the updated estimate indicates a potential budget issue, BFK will promptly notify the City and recommend value engineering adjustments prior to proceeding with Construction Documents.

Deliverables — Phase C:

- Design Development drawings (all disciplines)
- Outline specifications
- Title 24 and CALGreen compliance documentation (preliminary)
- Updated opinion of probable construction cost
- DD submittal package for City review and approval

PHASE D — CONSTRUCTION DOCUMENTS (CD)

D.1 Construction Drawing Production

Upon City approval of the Design Development documents, BFK will prepare 100% coordinated construction drawings and technical specifications ready for plan check submittal and competitive bidding. Construction documents will include full drawing sets for all disciplines — architectural, structural, mechanical, electrical, plumbing, and civil — fully coordinated and cross-referenced. CD documents will address:

- Complete dimensioned architectural drawings including floor plans, reflected ceiling plans, roof plans, exterior elevations, building sections, wall sections, details, schedules, and finish plans
- ADA path of travel upgrade details from the public right-of-way through all accessible entrances and into the restroom, fully documented to CBC Chapter 11B requirements
- Vapor barrier and sub-slab depressurization details as required by environmental recommendations, coordinated with the City's environmental consultant
- Roof repair or replacement construction details, including edge conditions, penetrations, drainage, and flashing
- HVAC replacement construction details including equipment curbs, ductwork, controls, and coordination with roof and structural elements
- Restroom construction details including all ADA-required fixture clearances, grab bar blocking, accessories, and finish specifications
- Electrical construction details including panel upgrades, circuit schedules, lighting fixture schedule, and controls wiring
- Complete technical specifications (CSI format) for all disciplines

D.2 Title 24 Part 6 Compliance Documentation

BFK will prepare complete Title 24 Part 6 Non-Residential Compliance Forms (NRCC) for building envelope, mechanical, and lighting, suitable for plan check submittal. All compliance documentation will be prepared by or under the direct supervision of qualified Title 24 compliance consultants within the engineering team.

D.3 CALGreen Documentation

BFK will prepare the CALGreen mandatory measures checklist and all required

D.4 Bid Alternates

Construction documents will identify the following bid alternates for the City's consideration in managing construction cost:

- Bid Alternate 1: Roof repair versus full roof replacement
- Bid Alternate 2: Passive versus active sub-slab depressurization system (if applicable, pending environmental consultant recommendations)
- Additional bid alternates as identified during design in coordination with the City

D.5 Final Opinion of Probable Construction Cost

BFK will prepare a final opinion of probable construction cost at the completion of the Construction Documents phase, organized by CSI division and inclusive of all bid alternates, to support the City's bidding and award process.

Deliverables — Phase D:

- 100% Construction Documents (all disciplines, all sheets)
- Technical specifications (CSI format)
- Title 24 Part 6 NRCC compliance forms
- CALGreen mandatory measures documentation
- Bid alternate descriptions and pricing guidance
- Final opinion of probable construction cost

PHASE E — PERMITTING AND AGENCY COORDINATION

E.1 Plan Check Submittal and Response

BFK will prepare and submit complete plan check packages to the City of Beaumont Building and Safety Division, Fire Department, and Public Works Department. The team will respond to all plan check comments from all reviewing agencies in a timely manner, resubmitting corrected documents as required until all plan check approvals are obtained. Permit coordination will include:

- Building permit (architectural, structural)
- Mechanical permit
- Electrical permit
- Plumbing permit
- Roofing permit
- Encroachment permit (if required for any site or public right-of-way work)

E.2 Utility Agency Coordination

BFK will coordinate with Edison, Beaumont Cherry Valley Water District, City of Beaumont sewer, SoCal Gas, and Waste Management as required to support the design and permitting process.

E.3 SCAQMD Coordination

If asbestos or lead abatement is required based on the hazardous materials survey, BFK will coordinate with the South Coast Air Quality Management District (SCAQMD) and prepare any required drawings or documentation to support the City's or the abatement contractor's SCAQMD notifications and permits.

Deliverables — Phase E:

- Plan check submittal packages (all disciplines)
- Responses to plan check comments (all rounds)
- Approved permitted construction documents

PHASE F — BIDDING ASSISTANCE

F.1 Bidder Support
BFK will support the City through the competitive bidding process, including:

- Preparation and issuance of addenda in response to bidder questions and requests for clarification
- Responses to technical questions from prospective bidders during the bid period
- Attendance at any pre-bid conference or site walk if requested by the City

F.2 Bid Evaluation Assistance

BFK will assist the City in evaluating bids received, including review of bid schedules, bid alternates, and any substitution requests submitted with bids.

F.3 Conformed Documents

Following bid award, BFK will prepare conformed construction documents incorporating all addenda for distribution to the awarded contractor.

Deliverables — Phase F:

- Addenda (as required)
- Bid evaluation assistance memorandum (if requested)
- Conformed construction documents

PHASE G — CONSTRUCTION ADMINISTRATION

G.1 Submittal and RFI Review

BFK will review and respond to all contractor submittals, shop drawings, and product data in a timely manner, confirming conformance with the construction documents. The team will review and respond to all Requests for Information (RFIs) issued by the contractor during the construction period.

G.2 Site Observations

BFK will conduct periodic field observations at intervals appropriate to the stage of construction to confirm that the work is being performed in general conformance with the construction documents. Observations will be documented with written field reports submitted to the City following each site visit.

G.3 Construction Meetings

BFK will attend construction progress meetings as scheduled by the City or the contractor. Meetings may be conducted in person or virtually as appropriate to the needs of the project and as coordinated with City staff.

G.4 Environmental and Testing Consultant Coordination

BFK will coordinate with the City's environmental and testing consultants throughout the construction period as required to support abatement sequencing, SSD system installation, special inspections, and materials testing.

G.5 Change Order Review

BFK will review contractor-proposed change orders for scope and pricing reasonableness, providing written recommendations to the City on each change order request.

G.6 Title 24 Acceptance Testing

BFK will coordinate and support Title 24 acceptance testing requirements for mechanical and lighting systems, including preparation of required NRCA acceptance forms and coordination with the City's testing consultant.

G.7 Punch List and Project Closeout

BFK will conduct a substantial completion site observation and prepare a comprehensive punch list for the contractor's correction. The team will review closeout submittals including as-built drawings, operation and maintenance manuals, warranties, and attic stock requirements, and will confirm completion of all punch list items prior to recommending final acceptance to the City.

Deliverables — Phase G:

- Submittal and RFI log and responses
- Field observation reports
- Change order review recommendations
- Title 24 acceptance testing documentation
- Punch list
- Closeout review and final acceptance recommendation

SECTION F — APPROACH AND PROJECT SCHEDULE

OVERVIEW

BFK Architecture + Planning approaches the 105 W. 6th Street Building Rehabilitation and ADA Compliance Project as a straightforward but technically demanding rehabilitation assignment requiring careful coordination across multiple disciplines, regulatory agencies, and a separately retained environmental consulting team. Our approach is grounded in three core principles: thorough upfront investigation to eliminate surprises during design and construction, disciplined budget management against the City's $700,000 target construction cost, and proactive communication with City staff at every milestone. Having attended the mandatory job walk on March 2, 2026, our team has direct firsthand knowledge of the existing conditions and constraints at the project site, and we are prepared to commence work immediately upon contract execution.

WORK PLAN AND METHODOLOGY

Phase A — Preliminary Phase

Our first priority upon contract execution will be to establish a clear and accurate picture of existing conditions. Because no as-built drawings are available, we will conduct a comprehensive field investigation covering all architectural, structural, mechanical, electrical, plumbing, roof, and site elements. Field measurements and photographic documentation will be compiled into a base drawing set that will serve as the foundation for all subsequent design work.

Concurrent with field investigation, we will prepare a written code and accessibility analysis confirming occupancy classification, construction type, allowable area, egress compliance, and the full scope of ADA path of travel obligations triggered by the proposed alterations under CBC Chapter 11B. This analysis will be submitted to the City for review and comment before design begins, ensuring that the regulatory framework is mutually understood and agreed upon prior to investing design resources.

We will also review all available environmental reports — Phase I, Limited Phase II, Supplemental Air Quality and Underground Excavation Assessments, and the Lead and Asbestos Survey — and establish a working coordination protocol with the City's environmental consultant. Understanding the environmental constraints early is essential to avoid design conflicts or construction sequencing problems later in the project. We will identify at the outset which elements of the environmental scope — vapor barriers, sub-slab depressurization, abatement sequencing — will require integration into the construction documents, and we will carry those requirements forward through every subsequent design phase.

Phase B — Schematic Design

With the preliminary phase findings in hand, we will develop Schematic Design documents that establish the overall project approach and confirm feasibility within the $700,000 target construction budget. Our SD process is deliberately broad before it is deep — we will evaluate roof repair versus replacement options, assess HVAC system strategies, confirm the restroom remodel approach, and lay out the ADA path of travel at a conceptual level before committing to detailed engineering. This allows us to make budget-driven decisions at the phase where they are least expensive to make.

At the conclusion of Schematic Design, we will prepare a preliminary opinion of probable construction cost organized by major work category. If any cost concerns are identified, we will present alternatives and recommendations to the City before proceeding. We will not advance to Design Development without City approval of both the design approach and the cost estimate.

Phase C — Design Development

Design Development is where the full engineering team engages in depth. Our structural, MEP, and civil engineers will develop their respective scopes concurrently with the architectural design, with BFK coordinating all disciplines in a fully integrated set of DD documents. HVAC load calculations, Title 24 envelope and lighting compliance analysis, CALGreen mandatory measures, and structural assessments for equipment support and roof replacement will all be completed during this phase.

We will prepare an updated opinion of probable construction cost at the conclusion of Design Development. If value engineering is required to maintain budget alignment, we will identify specific scope adjustments and present them to the City with clear cost and scope implications for each option. No scope changes will be made without City direction.

Phase D — Construction Documents

Our Construction Documents phase is characterized by rigorous coordination and quality control. Prior to initiating CD production, BFK will conduct an internal coordination review among all disciplines to identify and resolve conflicts before they appear on paper. CD documents will be issued for an internal QC review at the 90% stage before final submittal to the City for plan check.

All Title 24 Part 6 NRCC compliance forms, CALGreen documentation, and bid alternate descriptions will be completed and incorporated into the CD package. The final opinion of probable construction cost will be prepared at 100% CD completion, providing the City with a well-informed basis for evaluating bids upon receipt.

Phase E — Permitting and Agency Coordination

BFK will prepare and submit complete plan check packages to the City of Beaumont Building and Safety, Fire Department, and Public Works Department simultaneously where permissible, to minimize sequential review delays. We will track all plan check comments, prepare written responses, and resubmit corrected documents promptly. Our experience with Southern California plan check processes allows us to anticipate common comment areas — ADA compliance, Title 24 documentation, CALGreen checklists — and address them proactively in the initial submittal to reduce review cycles.

We will coordinate with all applicable utility agencies — Edison, Beaumont Cherry Valley Water District, City of Beaumont sewer, SoCal Gas — as required, and will support any required SCAQMD coordination for asbestos or lead abatement notification.

Phase F — Bidding Assistance

BFK will support the City through a competitive bidding process, responding to bidder questions promptly and preparing clear, well-organized addenda. We will assist the City in evaluating bids, reviewing bid schedules and alternate pricing, and preparing conformed documents for the awarded contractor.

Phase G — Construction Administration

BFK's construction administration services are substantive, not perfunctory. We will conduct regular site observations at intervals appropriate to the stage of work, document each visit with a written field report, and respond to submittals and RFIs within the turnaround times established in the pre-construction meeting. We will coordinate continuously with the City's environmental and testing consultants to support abatement sequencing, SSD installation, and special inspections.

Our goal during construction administration is to protect the City's interests and the integrity of the design while maintaining a constructive, professional working relationship with the contractor. We understand that the quality of construction administration directly affects the quality of the completed project, and we staff and manage this phase accordingly.

BUDGET MANAGEMENT APPROACH

Maintaining design alignment with the City's $700,000 target construction budget is a continuous responsibility, not a one-time exercise. BFK will prepare opinions of probable construction cost at the completion of each major design phase — Schematic Design, Design Development, and Construction Documents — and will notify the City promptly if any phase estimate indicates a potential budget issue. We will never advance a phase that is out of budget alignment without first presenting the City with a clear set of options and obtaining direction. Bid alternates will be structured to give the City flexibility at the time of bid award if final bids come in above the target.

COMMUNICATION PLAN

BFK Architecture + Planning is a principal-led firm, meaning that Brian Knight — the project manager and architect of record — is the direct point of contact for the City at all times. There is no account manager layer between the City and the licensed professional responsible for the work. City staff will always reach the person who knows the project in the most detail.

We propose the following communication framework for this engagement:

Project Kickoff Meeting. An in-person or virtual kickoff meeting with City staff at the commencement of the project to confirm project goals, communication preferences, review protocols, and scheduling expectations.

Phase Review Meetings. A formal submittal review meeting at the conclusion of each design phase — Preliminary, SD, DD, and CD — to present deliverables, discuss findings, receive City direction, and obtain written approval to proceed to the next phase. These meetings may be conducted in person or virtually at the City's preference.

Progress Updates. Brief written progress updates provided to the City at regular intervals during active design phases, keeping City staff informed of status, upcoming milestones, and any emerging issues without requiring a formal meeting.

Issue Escalation. Any condition, finding, or event that may affect the project scope, budget, or schedule will be communicated to the City in writing promptly upon identification, with a clear description of the issue and a recommendation for resolution.

Construction Period Communication. During construction administration, BFK will distribute field observation reports within five business days of each site visit, maintain a current submittal and RFI log accessible to the City, and participate in construction progress meetings as scheduled.

All formal project communications will be conducted in writing and directed to the City's designated Project Manager. BFK is committed to being consistently available, responsive, and transparent throughout the life of the project.

PROJECT SCHEDULE

The following schedule reflects BFK's estimated durations for each project phase, assuming a contract execution date in April 2026 consistent with the City's anticipated award date. All durations are in calendar weeks from the start of each phase. This schedule is structured to support a construction start in late November 2026, which is achievable for a project of this scope provided City review periods and permit turnaround remain on track.

Phase A — Preliminary Phase

Duration:	2 weeks
Start:	Week 1 (upon contract execution, April 2026)
Deliverables:	Existing conditions documentation, code and accessibility analysis, environmental coordination memorandum

Phase B — Schematic Design

Duration:	3 weeks
Start:	Week 3 (following City authorization)
Deliverables:	SD drawings, preliminary cost estimate, phasing recommendations
City Review Period:	1 week

Phase C — Design Development

Phase C — Design Development	
Duration:	4 weeks
Start:	Week 7 (following City SD approval)
Deliverables:	DD drawings and outline specifications, Title 24 / CALGreen preliminary documentation, updated cost estimate
City Review Period:	1 week

Phase D — Construction Documents

Duration:	5 weeks
Start:	Week 12 (following City DD approval)
Deliverables:	100% CD package, Title 24 NRCC forms, CALGreen documentation, final cost estimate
City Review Period:	1 week

Phase E — Permitting and Agency Coordination

Duration:	4 weeks (concurrent with final CD production and City review)
Start:	Week 16 (July 2026)
Deliverables:	Approved permitted construction documents
Estimated Permit Approval:	August 2026

Phase F — Bidding Assistance

Phase F — Bidding Assistance	
Duration:	4 weeks
Start:	Week 20 (following permit approval, August / September 2026)
Deliverables:	Addenda, bid evaluation assistance, conformed documents
Estimated Bid Award:	October 2026

Phase G — Construction Administration

Duration:	Per construction contract (estimated 4–6 months based on scope)
Start:	Late November 2026 (following contract award and mobilization)
Deliverables:	Field reports, submittal and RFI responses, punch list, closeout documentation

Estimated Overall Project Duration (Contract Execution through Construction Start):	Approximately 7 months from contract execution to construction commencement. This schedule assumes timely City review responses of one week per phase, permitting initiated concurrently at 90% CD completion, and a standard competitive bid period consistent with the project's scope and construction value.

SECTION G — ADDITIONAL INFORMATION

CUSTOMER SERVICE PHILOSOPHY

BFK Architecture + Planning was built on a straightforward proposition: public agency clients deserve the same level of attention, expertise, and responsiveness that larger firms reserve for their highest-fee clients. As a principal-led practice, Brian Knight is personally accountable for every deliverable, every communication, and every decision made on behalf of the City. There is no junior staff learning on the job at the City's expense, no account manager filtering communications, and no ambiguity about who is responsible when an issue arises. The City of Beaumont will always have direct access to the licensed architect of record who knows the project in full detail.

We understand that public agency work carries obligations that extend beyond technical design competence. City staff are accountable to elected officials, and elected officials are accountable to the public. That means our clients need a consultant who communicates proactively, surfaces problems early, manages budgets honestly, and delivers documents that are complete, coordinated, and ready for plan check without requiring multiple rounds of correction. BFK is structured to meet that standard on every project.

We also recognize that rehabilitation projects on sites with environmental history carry inherent uncertainty. Our approach is to investigate thoroughly, document clearly, design conservatively where conditions are unknown, and maintain transparent communication with the City whenever conditions in the field deviate from what the documents anticipated. We do not minimize problems or delay difficult conversations. Our clients trust us because we tell them what they need to hear, not what they want to hear.

SPECIAL SERVICES AND CAPABILITIES

In addition to the core scope of services described in this proposal, BFK Architecture + Planning offers the following capabilities that may be of value to the City in connection with this project or future engagements:

Sustainability and LEED Consulting. Brian Knight holds the LEED Accredited Professional credential and has experience advising public agency clients on sustainable design strategies, energy efficiency measures, and green building certification pathways. While LEED certification is not a stated objective of this project, the firm's sustainability fluency directly informs the quality of Title 24 and CALGreen compliance work on every project

Master Planning and Facilities Assessment. BFK has experience providing public agency clients with broader facilities assessment and master planning services, helping municipal clients understand the condition, code compliance status, and capital improvement needs of their building portfolios. Should the City wish to evaluate other facilities for similar rehabilitation or code compliance needs, BFK is well positioned to assist.

Grant and Funding Support. BFK has experience working with public agency clients pursuing state and federal grant funding for capital improvement projects, including preparation of project narratives, cost estimates, and supporting documentation required by funding applications.

CONFLICT OF INTEREST DISCLOSURE

BFK Architecture + Planning has no personal, professional, financial, business, or other relationships with the City of Beaumont that may have an impact on the outcome of this contract or any resulting project. The firm currently has no clients with a financial interest in the outcome of this contract. Brian F. Knight is not aware of any financial or economic interest of any public officer or employee of the City of Beaumont relating to this Agreement. BFK Architecture + Planning will comply with all applicable conflict of interest requirements, including Government Code Sections 87100 et seq. and 1090, throughout the term of any contract awarded under this RFP.

SECTION H - REFERENCES

The following references represent a cross-section of public agency and institutional clients for whom BFK Architecture + Planning and its principal, Brian F. Knight, AIA, LEED AP, have provided architectural and related professional services on projects of comparable scope, scale, and complexity. These clients can speak directly to the firm's technical capabilities, responsiveness, budget and schedule management, and overall quality of service delivery. References are provided with the consent of each client and may be contacted at the information listed below.

1. Name of Agency: **City of Victorville**
   Address: 14343 Civic Dr, Victorville, CA 92392
   Contact Person Name: Claudia Frias, Contracts Specialist
   Contact Person Phone: (760) 243-6345
   Contact Email: cfrias@victorvilleca.gov
   Date Completed: February 2026 - February 2027

2. Name of Agency: **City of West Covina**
   Address: 1444 W Garvey Avenue S , West Covina, CA 91790
   Contact Person Name: Robert Ortega, CIP Project Manager
   Contact Person Phone: (626) 939-8423
   Contact Email: rortega@westcovina.org
   Date Completed: May, 2025 - March, 2026

3. Name of Agency: **City of Hemet (On-Call)**
   Address: 3777 Industrial Avenue, Hemet, CA 92545
   Contact Person Name: Noah Rau, PE, Public Works Director/City Engineer
   Contact Person Phone: (951) 765-2360
   Contact Email: nrau@hemetca.gov
   Date Completed: September 2025 - September 2028

4. Name of Agency: **City of Menifee**
   Address: 29844 Haun Road, Menifee, CA 92586
   Contact Person Name: Michael To, City Project Manager
   Contact Person Phone: (951) 723-1783
   Contact Email: mto@cityofmenifee.us
   Date Completed: December, 2024 - May, 2026

5. Name of Agency: **City of Montclair**
   Address: 5111 Benito Street, Montclair, CA 91763
   Contact Person Name: Christian Stevenson, Associate Engineer
   Contact Person Phone: (909) 625-9444
   Contact Email: cstevenson@cityofmontclair.org
   Date Completed: July 2023 - June, 2025

6. Name of Agency: **City of Paso Robles**
   Address: 625 Riverside Avenue, Paso Robles, CA 93446
   Contact Person Name: Freda Berman, Public Works Director
   Contact Person Phone: (805) 237-3873
   Contact Email: fberman@prcity.com
   Date Completed: December 2021 - January, 2024

SECTION I — DETAILED RESUMÉS

Project Team Members - BFK (Prime)

BRIAN F KNIGHT, AIA, LEED AP
PRESIDENT & CEO, DESIGN PRINCIPAL

YEARS OF EXPERIENCE
20+

EDUCATION

BArch, Architecture
Southern California Institute of Architecture

REGISTRATIONS/ CERTIFICATIONS

California (CA 32906)

LEED AP

PROFESSIONAL ASSOCIATIONS

American Institute of Architects

Urban Land Institute

LA Conservancy

United States Green Building Council

Brian began his career as a graphic designer and art director, working for over 15 years in the publishing, marketing, advertising, branding, and environmental graphics fields. As a design architect, he has worked in a variety of market sectors spanning municipal public works (including Essential Services Buildings), civic, higher education and K-12 to residential, healthcare and transportation. He has been involved in many award-winning built projects from California, Texas, and the western United States to Asia and the Middle East. His work ranges from product design and small interior projects to large-scale developments involving campus- and master-planning design.

For the past several years, Brian has been actively involved in addressing the housing shortage and homelessness problem in California through his architectural design and planning work. He has been involved with an array of housing typologies ranging from high-rise, mid-rise, and low-rise construction and involving market-rate rental housing, affordable housing, co-living housing, permanent support housing and single-family zone ADU projects.

RELEVANT EXPERIENCE

City of Victorville; Victorville, CA
Design and construction of Municipal Utilities Department office and storage building

City of West Covina City Hall; West Covina, CA
Accessibility upgrades to City Hall Buildings including elevator upgrades

Modesto Junior College Student Services Building; Modesto, CA (while at Perkins+Will)
20,000 SF LEED Silver project consolidating six student services departments

City of Montclair Fire Station 1; Montclair, CA
Renovation and upgrades to existing 13,915 SF Fire Station facility including new elevator

City of Montclair Fire Station 2; Montclair, CA
Renovation and upgrades to existing ~4,500 SF Fire Station facility

City of Menifee Fire Station 76; Menifee, CA
Renovation and upgrades to existing 4,751 SF Fire Station facility

City of Montclair Public Library; Montclair, CA
Renovation and upgrades to existing 14,101 SF Public Library building

City of Paso Robles Police Administration Buildings; Paso Robles, CA
11,125 SF Police Department Administration and Evidence Storage facilities

City of Coachella; Coachella, CA
Commercial Façade Improvement Program

City of Vernon: Vernon, CA
30,000 SF Public Utilities Department Headquarters Building

Los Angeles County Metropolitan Transit Authority (while at Johnson Fain)
Design of system-wide station design for light-rail stations and heavy-rail stations

Project Team Members - BFK

ALEX EMIL SEXSMITH, AIA, LEED AP
PROJECT ARCHITECT

Born in Canada, raised in New England, and exposed to the world from a young age, Alex blends an understated material sophistication with a love of exposed construction and spatial depth in his designs. A deep appreciation of the past, inspired by travels to Asia, Europe and the Middle East informs contemporary designs that emphasize warmth, intimacy and simplicity.

Alex moved to Los Angeles 23 years ago to pursue his Master's in Architecture at the Southern California Institute of Architecture (SCI-Arc). He immersed himself in the experimental design culture of the school, and a semester abroad in Japan profoundly opened his eyes to refined craftsmanship, material expression and the spiritual presence of space. His thesis focused on expressing a contemporary form of contemplative architecture - Immersive Silence.

More than 20 years since, he has practiced architecture at corporate and boutique firms, in LA and abroad, learning from both efficient and artistic practice, on a range of institutional and residential projects. As a licensed Architect and a LEED certified professional, he brings a deep interest and knowledge in the many ways we can build a more thoughtful, creative and sustainable future.

YEARS OF EXPERIENCE
20+

EDUCATION

MArch, Architecture
Southern California Institute of Architecture

BA, Art History
Northwestern University

REGISTRATIONS/ CERTIFICATIONS

California (CA 36068)

LEED AP

PROFESSIONAL ASSOCIATIONS

American Institute of Architects

NCARB

United States Green Building Council

RELEVANT EXPERIENCE

City of Montclair Fire Station 1; Montclair, CA
Renovation and upgrades to existing 13,915 SF Fire Station facility including new elevator

City of Montclair Fire Station 2; Montclair, CA
Renovation and upgrades to existing ~4,500 SF Fire Station facility

City of Menifee Fire Station 76; Menifee, CA
Renovation and upgrades to existing 4,751 SF Fire Station facility

City of Montclair Public Library; Montclair, CA
Renovation and upgrades to existing 14,101 SF Public Library building

City of Paso Robles Police Administration Buildings; Paso Robles, CA
11,125 SF Police Department Administration and Evidence Storage facilities

Carlsbad High School; Carlsbad, CA (while at Perkins+Will)
100,000 SF renovation of an existing 1950s campus, and the addition of new 2-story classroom wings

UCSD Jacobs Medical Center; San Diego, CA (while at Cannon Design)
500,000 SF addition to the existing community hospital

Culver City High School Robert Frost Auditorium; Culver City, CA (while at Hodgetts & Fung) Renovation of BOH spaces, new catwalk, rigging and HVAC

Christ Cathedral; Orange County, CA (while at Johnson Fain)
Renovation to worship spaces

QUALIFICATIONS OF KEY PERSONNEL

Project Team Members - IMEG

NESTOR IGNACIO, PE
ELECTRICAL ENGINEER

Nestor has more than 32 years of electrical engineering experience for both new and existing municipal, education, corporate, and healthcare facilities. His responsibilities include construction cost estimating, specification writing, construction administration, bidding, and negotiation, and all aspects of electrical engineering and design. Nestor has designed lighting, power, fire alarm, security, radio, intrusion alarm, paging, AV, communication, voice, and data distribution systems including fiber optic backbones and Category 6 copper to workstations. He has been responsible for the design of a number of projects including but not limited to municipal facilities, college campuses, clinics/ hospitals, infrastructure upgrades, and central plants.

YEARS OF EXPERIENCE

32 Total, 24 with IMEG

EDUCATION

BS, Electrical Engineering
CSU Long Beach

REGISTRATIONS/ CERTIFICATIONS

Professional Engineer
California (E16934)

ASSOCIATIONS

Institute of Electrical and Electronics Engineers

National Society of Professional Engineers

California Society of Healthcare Engineers

ACE Mentor 1E Chapter Board Member

RELEVANT EXPERIENCE

City of Carlsbad, CA
Renovation, Carlsbad Safety Training Center

City of Manhattan Beach, CA
10,500-sf New Manhattan Beach Fire Station No. 2 Including Dorms, Kitchen/Dining, and Conference Room

City of Menifee, CA
20,000-sf New Community Resilience Center with Classrooms, Meeting Rooms, Utility Rooms, Restrooms, Storage Rooms, Lobby, Conference Rooms, and Workrooms

City of Moorpark, CA
22,000-sf City Hall Tenant Improvement

City of Moreno Valley, CA
45,900-sf Public Safety Building HVAC System Upgrade

City of Newport Beach, CA
Fire Station #3 Locker Room Addition

•City of Palm Springs, CA
Fire Station #4 1,820-sf Addition and 5,245-sf Remodel

City of Rancho Cucamonga, CA
New Rancho Cucamonga Fire Station #172

City of Sacramento, CA
15,100-sf Remodel Including Electrical, Lighting, and HVAC Upgrades, MLK Jr. Library

City of San Jose, CA
New Emergency Generators, Fleet Maintenance Building and Fire Station #28

County of Los Angeles, San Dimas, CA
Existing Kitchen and Dining Facility Evaluation, Camp Glenn Rockey

Town of Mammoth Lakes, CA
5,400-sf New Police Station

Marin Community College District, Novato, CA
Fire Foundry Housing and Training Facility at the Indian Valley Campus, Involving the Renovation of 13,325-sfLiving Accommodations Building #17

San Bernardino County, CA, Needles, CA
9,500-sf Sheriff Station Demolition and Renovation Including Office Space, Shower and Locker Room Facilities, Armory, and Evidence Storage Space

Project Team Members - IMEG

CRAIG CHAMBERLAIN, MS, PE, SE
STRUCTURAL ENGINEER

Craig leads IMEG's structural team located in Los Angeles. He is a registered professional civil and structural engineer with over 27 years of experience in the industry. Craig has a wide range of experience from hundreds of projects in residential, commercial, and industrial industries which also include expertise working with California DSA and HCAI-regulated projects. Craig is a member of the Structural Engineers Association of Southern California (SEAOSC) and currently serves on their Board of Directors as President. He has also been a steering committee member of SEAOSC's annual Building at Risk Summit, as well as a member of the Existing Building Committee and SEAOSC Convention committees.

YEARS OF EXPERIENCE
27 Total, 17 with IMEG

EDUCATION

MS, Structural Engineering
University of Texas at Austin

BS, Civil Engineering
Santa Clara University

REGISTRATIONS/ CERTIFICATIONS

California (SE-4588)
California (C-58851)
Arizona (60481)
Texas (PE 121447)

ASSOCIATIONS

SEAOSC - 2023-24 President

ACE Mentor Program

Post Tensioning Institute

Buildings At Risk Earthquake Loss Reduction Summit 2011 & 2012 - Steering Committee Member

DSA approved Plan Review Consultant for Regions III & IV

RELEVANT EXPERIENCE

Anaheim Convention Center; Anaheim, CA
Cooling Tower Replacement, Hall D

City of Agoura Hills; Agoura Hills, CA
154,000-SF Recreation Center Remodel

City of Anaheim Police Department; Anaheim, CA
Anaheim Police Department Main Station - Perimeter Hardening Project

City of Lancaster; Lancaster, CA
15,000-SF Retrofit Including Labs, Conference Rooms, Offices, Restrooms, and Circulation Area

County of Los Angeles; Los Angeles, CA
8,600-SF Tenant Improvement Conversion of Existing 2nd Floor Facility to a County Library in the Florence-Firestone Community Center

County of Los Angeles; Los Angeles, CA
Florence-Firestone Library and Community Center Renovation (2nd Floor)

County of Los Angeles; Los Angeles, CA
Foundation Design and Anchorage for Pre-fabricated Guard Shack

Madison County Transit; Granite City, IL
25,000-SF New Administration Building

Orange County Sheriff's Department; Santa Ana, CA
Katella Range Upgrade

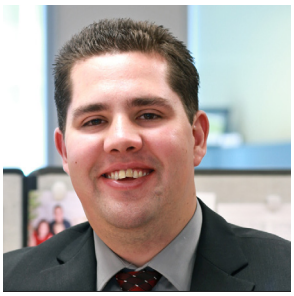
San Bernardino County; San Bernardino, CA
Shelving System Upgrade with Associated Fire Sprinkler Modifications, Juvenile Detention Center Warehouse

San Bernardino County; Lake Arrowhead, CA
2,400-SF New Pre-fabricated Maintenance Building

San Bernardino County; Victorville, CA
Victor Valley Station Relocation Building Assessment

QUALIFICATIONS OF KEY PERSONNEL

Project Team Members - IMEG



CHRISTIAN GUYNES, PE
MECHANICAL/PLUMBING ENGINEER

Christian brings considerable experience in the design and construction of both new and existing facilities. His area of expertise includes HVAC and plumbing systems and project management. Christian's experience also includes designing working drawings, writing specifications, bid assistance, and construction management. Project experience includes building automation systems, energy analysis, and Title 24 compliance. Christian has developed and maintained excellent relationships with regulatory agencies at the local and state level including the DSA.

YEARS OF EXPERIENCE

11 Total, 11 with IMEG

EDUCATION

BS, Mechanical Engineering
CSU Chico

REGISTRATIONS/ CERTIFICATIONS

Professional Engineer
California (M38792)

ASSOCIATIONS

ASHRAE

RELEVANT EXPERIENCE

City of Menifee; Menifee, CA
20,000-SF New Community Resilience Center

City of Rancho Cucamonga; Rancho Cucamonga, CA
New Rancho Cucamonga Fire Station #172

City of Manhattan Beach; Manhattan Beach, CA
10,500-SF New Manhattan Beach Fire Station No. 2

City of Palm Springs; Palm Springs, CA
Police Department Training Center Remodel

City of Moreno Valley; Moreno Valley, CA
45,900-SF Public Safety Building HVAC System Upgrade

Marin Community College District; Novato, CA
Fire Foundry Housing and Training Facility at the Indian Valley Campus, Involving the Renovation of 13,325-SF Living Accommodations Building #17, and New 6,000-SF Training Facility to Provide Classrooms, Offices and Storage for Fire Vehicles and Equipment

County of Riverside; Murrieta, CA
14,381-SF New Juvenile Courthouse Building, Southwest Justice Center

County of Riverside; Banning, CA
2,900-SF Cois M. Byrd Detention Center Remodel

City of Newport Beach; Newport Beach, CA
Utility Yard Improvements

County of Los Angeles; Paramount, CA
Paramount Public Library Living Green Wall and Refurbishment

County of San Bernardino; Hesperia, CA
30,000-SF Commercial Building Assessment for New High Desert Fire District Headquarters

County of San Bernardino; San Bernardino, CA
New Two-story Animal Shelter

SECTION J - RELEVANT EXPERIENCE

KEY CHALLENGES & SOLUTIONS

Challenge: Designing a functional utility maintenance facility for a high-desert climate environment
Solution: Specified evaporative cooling, full building insulation, and skylights suited to Victorville's Climate Zone 15 conditions, balancing occupant comfort with energy efficiency and long-term operational cost.

Challenge: Integrating shop, warehouse, and administrative functions within a single pre-engineered steel building
Solution: Developed a building program that separates heavy-use shop and storage areas from finished office space while maintaining efficient internal circulation and shared access to utilities and exits.

Challenge: Coordinating multiple engineering disciplines across a compressed delivery schedule
Solution: Engaged a full MEP engineering team under BFK's coordination to produce fully integrated architectural, structural, mechanical, electrical, and plumbing documents suitable for permit submittal and contractor pricing in a single package.

Challenge: Siting a new utility operations facility within an active airport logistics campus
Solution: Conducted a line-of-sight study to inform screen wall placement and height, and designed site improvements o meet operational and safety requirements.

Challenge: Producing a construction cost estimate reliable enough to support municipal budgeting and public bidding
Solution: Developed a comprehensive estimate covering labor, materials, and contingency allowances across all trades, coordinated with the engineering team to reflect actual specified systems and site conditions.

City of Victorville, CA
Victorville Municipal Utilities Building

BFK provided full architectural design and engineering coordination services for a new Shop/ Warehouse facility for the Victorville Municipal Utility Services (VMUS) Department, located at the Southern California Logistics Airport in Victorville, California. The project called for a complete design and construction document package for a pre-engineered steel building encompassing shop, warehouse, and administrative functions, along with associated site improvements.
The facility program includes a 50' × 100' steel building with a 16-foot roof height on a 70' × 100' concrete slab, incorporating a large-bay shop and warehouse area with six electric roll-up doors, interior and exterior electrical, evaporative cooling, skylights, and a shop sink. An integrated 15' × 50' finished office suite provides ADA-compliant restrooms, a kitchenette, mini-split HVAC, and optional mezzanine storage. **BFK** developed complete architectural and structural plan sets, including site layout, grading and foundation plans, building elevations, and detailed mechanical, electrical, and plumbing drawings, along with material specifications suited to the high-desert climate and operational demands of a municipal utility maintenance environment.
Site design addressed grading, gravel yard surfacing, paved parking, a fire access road, perimeter block screen wall with barbed wire, yard lighting, and dual electric gate operators. **BFK** also coordinated utility service connections for water, sewer, and communications, and prepared a line-of-sight study to support screen wall design. The scope included a comprehensive construction cost estimate covering labor, materials, and contingency allowances, as well as bidding support services to assist the City in achieving accurate and competitive contractor proposals.

SECTION J - RELEVANT EXPERIENCE

KEY CHALLENGES & SOLUTIONS

Challenge: Addressing ADA compliance within an active City Hall environment
Solution: Developed targeted design interventions that improve accessibility while minimizing disruption to ongoing City operations, allowing improvements to be implemented in phases.

Challenge: Complex accessibility requirements within Council Chambers and public meeting spaces
Solution: Conducted detailed analysis of circulation, seating, and dais access to develop inclusive layouts that support public participation, staff functionality, and full ADA compliance.

Challenge: Existing restroom layouts with limited clearances and outdated configurations
Solution: Redesigned restroom layouts to eliminate barriers, improve fixture spacing, and ensure compliant maneuvering clearances while maintaining durable, maintainable finishes.

Challenge: Vertical accessibility limitations within an existing civic building
Solution: Prepared code-compliant elevator designs that integrate with existing building constraints and allow for phased bidding and construction as funding becomes available.

Challenge: Federal ARPA funding requirements and documentation standards
Solution: Developed designs and deliverables aligned with ARPA requirements, supporting transparency, compliance, and efficient City review and approval.

City of West Covina, CA
City Hall Council Renovations and Upgrades

BFK provided comprehensive architectural and accessibility-focused design services for phased Americans with Disabilities Act (ADA) improvements to the City of West Covina City Hall. The project addressed ADA compliance deficiencies within the City Council Chambers and adjacent areas, second and third floor public restrooms, and City Hall elevators, as identified in the City's RFP and supporting attachments.

Within the Council Chambers and surrounding areas, **BFK** evaluated circulation paths, seating configurations, dais access, and public engagement areas to identify barriers affecting individuals with mobility, sensory, and cognitive disabilities. Design improvements focused on reconfiguring seating layouts, improving clearances and door widths, enhancing accessible routes, and ensuring barrier-free access to the dais and work areas. Wayfinding and signage enhancements were incorporated to improve clarity and usability for all users, along with flooring and surface modifications to support safe, unobstructed movement.

For the second and third floor City Hall restrooms, **BFK** developed design solutions to eliminate accessibility barriers throughout each facility. Improvements addressed fixture clearances, stall configurations, door maneuvering clearances, accessories, and overall circulation to ensure full ADA compliance while maintaining durability and ease of maintenance appropriate for a high-use civic facility.

The project also included the preparation of design documents for new City Hall elevators to improve vertical accessibility throughout the building. Elevator designs were developed to meet current code requirements and were structured to allow the City to bid and construct components as separate projects as funding becomes available. Throughout the design process, **BFK** coordinated closely with City staff to support a phased implementation strategy that balanced compliance priorities, operational continuity, and budget constraints.

SECTION J - RELEVANT EXPERIENCE

KEY CHALLENGES & SOLUTIONS

Challenge: Modernizing Aging Facilities Within an Active Civic Environment. The library remained in use during planning and design, requiring improvements that minimized disruption while addressing outdated restroom infrastructure.
Solution: The design focused on targeted demolition and phased improvements that addressed critical upgrades while maintaining library operations and user access.

Challenge: Integrating New Improvements Within an Established Civic Center Context. The project required compatibility with existing buildings constructed decades earlier.
Solution: New restroom and courtyard elements were designed to complement the scale, materials, and character of the Civic Center while meeting current code and accessibility standards.

Challenge: Coordinating Multidisciplinary Design and Regulatory Review. The project required close coordination across multiple disciplines and City departments.
Solution: A highly coordinated documentation process and early agency engagement resulted in complete, well-organized construction documents that streamlined plan review and bidding.

City of Hemet, CA
On-Call Architectural and Engineering Services

BFK provides full A/E services for the City facilities and capital projects, coordinating with structural, MEP, civil, and landscape disciplines from concept through construction. Scope includes planning and design (new buildings, renovations, visualizations, as-built review), construction documents (plans, specs, cost estimates, multidisciplinary coordination), permitting (submittals, CEQA, agency coordination), construction administration (submittal/RFI review, change orders, site visits, meetings), inspection/QA (field reviews, punch lists, closeout), and reporting/communication (technical reports, presentations, stakeholder coordination). BFK also provides feasibility studies, space programming, sustainability/energy consulting, and building systems evaluations.

SECTION J - RELEVANT EXPERIENCE

KEY CHALLENGES & SOLUTIONS

Challenge: Maintaining Emergency Operations During Construction
Solution: The project team developed and implemented a clear phasing and constructability strategy that allowed the station to remain fully operational during construction. Renovation areas and the building addition were sequenced to minimize impacts to response functions, and coordination with City staff and station personnel ensured that safety and access were maintained at all times.

Challenge: Integrating a New Addition into an Existing Facility While Controlling Costs
Solution: The design utilized efficient planning, straightforward structural systems, and durable, cost-effective materials. The addition was carefully scaled and detailed to complement the existing building without introducing unnecessary complexity, allowing the project to remain within budget while significantly improving functionality

Challenge: Upgrading an Older Facility to Meet Current Code, Accessibility, and Energy Standards
Solution: A comprehensive early code and accessibility assessment identified required upgrades and allowed them to be strategically integrated into the renovation scope. Energy-efficient systems and materials were incorporated where appropriate, improving building performance while supporting the City's long-term operational and maintenance goals.

Challenge: Delivering a Durable, Low-Maintenance Facility
Solution: The project emphasized durable finishes, standardized components, and proven building systems appropriate for public safety facilities.

City of Menifee, CA
Fire Station No. 76 Renovations and Additions

The City of Menifee, located in southwest Riverside County, is a rapidly growing community that has prioritized public safety as a core element of its municipal services. To address increased operational demands associated with population growth, the City completed renovations and a modest building addition to Fire Station No. 76, located at 29950 Menifee Road.

Fire Station No. 76, originally constructed in 1999, is a single-story, approximately 7,100-square-foot Type V-N facility. Our team provided full architectural and engineering services for the renovation and addition, which improved the functionality and livability of the station while maintaining uninterrupted emergency operations. The completed work included reconfiguration and enlargement of the living and dining areas and expansion of the sleeping quarters to accommodate two additional bedrooms. A new approximately 440-square-foot addition was seamlessly integrated into the existing building. The project was delivered within the City's established construction budget of approximately $480,000.

All work was designed in compliance with current California building, fire, accessibility, and energy codes, as well as the Greenbook. The project emphasized simplicity, durability, long service life, and reduced long-term maintenance costs, consistent with the City's standards for public safety facilities. Architectural, structural, civil, mechanical, electrical, plumbing, landscape, lighting, site survey, and soils-related services were delivered under a single coordinated contract.

Services included project management and quality control; stakeholder coordination; development of conceptual alternatives; preparation of 75% and 100% construction documents and cost estimates; permitting and plan check support; bidding assistance; construction administration; and preparation of final as-built drawings. Close collaboration with City staff ensured the project met operational requirements, regulatory standards, and budget constraints while minimizing impacts to station operations.

SECTION J - RELEVANT EXPERIENCE

KEY CHALLENGES & SOLUTIONS

Challenge: Modernizing Aging Facilities Within an Active Civic Environment. The library remained in use during planning and design, requiring improvements that minimized disruption while addressing outdated restroom infrastructure.
Solution: The design focused on targeted demolition and phased improvements that addressed critical upgrades while maintaining library operations and user access.

Challenge: Integrating New Improvements Within an Established Civic Center Context. The project required compatibility with existing buildings constructed decades earlier.
Solution: New restroom and courtyard elements were designed to complement the scale, materials, and character of the Civic Center while meeting current code and accessibility standards.

Challenge: Coordinating Multidisciplinary Design and Regulatory Review. The project required close coordination across multiple disciplines and City departments.
Solution: A highly coordinated documentation process and early agency engagement resulted in complete, well-organized construction documents that streamlined plan review and bidding.

City of Montclair, CA
Public Library Renovations and Additions

The City of Montclair completed renovations to the Montclair Branch Public Library restrooms and courtyard to modernize aging facilities and enhance the Civic Center's primary public gathering space. Located at the southeast corner of Benito Street and Fremont Avenue, the library is a central civic resource originally constructed in the late 1950s and early 1960s as part of the City's Civic Center complex.

The BFK team provided full architectural design services under a single contract for the rehabilitation of existing public restrooms, construction of new male and female restroom facilities, and transformation of the existing courtyard into an outdoor reading area. The design improved functionality, accessibility, and user comfort while maintaining compatibility with the historic Civic Center context.

BFK prepared complete, coordinated construction documents including architectural, structural, civil, landscape, irrigation, mechanical, plumbing, and electrical plans, along with technical specifications, bid quantities, and cost estimates. The scope addressed demolition, finishes, specialties, glazing, concrete, utilities, lighting, exterior improvements, and thermal and moisture protection.

Design packages were submitted at the 60%, 90%, and 100% levels and coordinated closely with the City's Planning and Building Divisions to ensure compliance with all applicable codes and regulatory requirements. Throughout the design process, our team supported the City through progress meetings, cost estimating, documentation, and delivery of clear, bid-ready construction documents that enabled successful implementation of the project.

SECTION J - RELEVANT EXPERIENCE

KEY CHALLENGES & SOLUTIONS

Challenge: Adaptive reuse of buildings with limited prior law enforcement infrastructure
Solution: Conducted detailed programming and space planning with Police Department leadership to align building layouts with operational workflows, security protocols, and future flexibility.

Challenge: Retrofit of a **pre-engineered metal building (PEMB)** for secure evidence storage
Solution: Designed PEMB-specific upgrades addressing long-span framing, thermal performance, and mechanical limitations, while integrating high-capacity racking, environmental controls, and secure storage systems.

Challenge: Maintaining evidence integrity and chain-of-custody requirements
Solution: Implemented controlled access zoning, secure circulation paths, and specialized storage environments including walk-in cold storage, caged areas, and flammable materials safes.

Challenge: Coordination among multiple City departments and stakeholders
Solution: Led collaborative design workshops and ongoing coordination with Police, Community Services, Building, Community Development, and City Manager's Office to streamline approvals and align project goals.

Challenge: Budget certainty for a complex tenant improvement project
Solution: Developed a detailed, all-inclusive construction cost estimate incorporating contingencies, alternates, testing, and permitting to support informed City decision-making.

City of Paso Robles, CA
Law Enforcement Facilities Annex Buildings Adaptive Reuse

BFK provided comprehensive architectural and multidisciplinary design services for the adaptive reuse of an existing office building and a 4,000+ SF pre-engineered metal building (PEMB) airplane hangar to support law enforcement operations adjacent to the Paso Robles Municipal Airport. Originally constructed in 2007 and acquired by the City in 2020, the facilities were transformed into a secure, modern police support campus.

Working closely with the Paso Robles Police Department, Community Services, Building and Community Development Divisions, and the City Manager's Office, BFK developed a coordinated design addressing operational efficiency, officer safety, evidence integrity, and regulatory compliance. Office building improvements included command staff offices, workstations for seventeen personnel, interview rooms, a report writing room, forensic internet investigations space, and dedicated drug and gang task force areas, supported by locker rooms, showers, breakroom, and copy facilities.

The adjacent PEMB hangar was retrofitted to function as a secure evidence and property storage facility. BFK's design responded to the unique structural, envelope, and mechanical constraints of the existing PEMB, incorporating racked storage systems, walk-in freezer and refrigerator units, flammable materials storage, secure caged areas, staff office space, and vehicle storage. Mechanical upgrades provided adequate cooling and environmental control to meet evidence preservation requirements, with evaluation of a future mezzanine to expand storage capacity.

Across both buildings, BFK integrated state-of-the-art security systems, controlled access zoning, and high-speed data infrastructure. Site improvements included signage, landscape enhancements, and parking lot upgrades. BFK also prepared a comprehensive construction cost estimate and advanced the project to a 90% design level for City Council review.

SECTION K — INSURANCE ACKNOWLEDGEMENT

BFK Architecture + Planning confirms that professional liability (errors and omissions), commercial general liability, workers' compensation, and business automobile insurance coverages meeting or exceeding the requirements of the City of Beaumont's Professional Services Agreement will be in full force and effect at the time of contract execution. The City of Beaumont will be named as additional insured on applicable policies, and waivers of subrogation will be provided as required.

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