

AGREEMENT

THIS AGREEMENT is made as of the 11th day of June, 2025, in the County of Sonoma, State of California, by and between the Santa Rosa Elementary School District, hereinafter called "District," and Wright Contracting, hereinafter called "Design-Builder." The District and the Design-Builder may be referred to individually as the "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the District intends to construct a TK Classroom Building at Helen Lehman Elementary School located at 1700 Jennings Avenue, Santa Rosa, CA 95403 (Project)

WHEREAS, the District released the Request for Proposal ("RFP") seeking proposals to provide alternative design-build services for the Project, as further described in the Scope of Work attached hereto and incorporated herein as Exhibit A.

WHEREAS, the Design-Builder was selected as the best qualified firm following a competitive procurement and evaluation process and represented in its proposal, which is incorporated herein by this reference, that it is qualified to provide the alternative design-build services required by the District as set forth in this Agreement and is fully licensed to provide alternative design-build services in conformity with the laws of the State of California.

WHEREAS, the District and Design-Builder desire to enter into this Agreement subject to the terms and conditions herein.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are acknowledged, District and Design-Builder agree as follows:

ARTICLE 1. WORK

Design-Builder shall provide all work required by the Contract Documents (the "Work") relating to the HLES TK Classroom Building ("Project"), which are incorporated herein by this reference. Design-Builder agrees to do additional Work arising from changes ordered by the District pursuant to Article 7 of the General Conditions. The Design-Builder shall be responsible for providing services for development of the Project, including Schematic Design, Design Development, Construction Documents, and Construction of the Project.

ARTICLE 2. CONTRACT DOCUMENTS

“Contract Documents” means the Advertisement For Alternative Design-Builder Prequalification (as applicable), Request for Proposals, Price Proposal Form, Bid Bond, Proposal Evaluation Process, Project Directory, Preliminary Schedule, Design-Builder’s Proposal, this Agreement, General Conditions, Special Conditions, Specifications, Exhibits, List of Drawings, Drawings, Addenda, Notice to Proceed, Change Orders, Notice of Completion, any other documents contained in or incorporated into the Contract, and all other documents identified in this Agreement that together form the contract between District and Design-Builder for the Work (the “Contract”).

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. This Contract shall supersede any prior agreement of the parties.

Design-Builder shall be liable for building the facility to specifications set forth in the Contract Documents.

ARTICLE 3. APPROVAL OF PLANS

No construction or alteration of any District facility shall commence prior to the receipt of the written approval of the plans, as to the safety of design and construction, from the Department of General Services.

ARTICLE 4. CONTRACT SUM

Design Services Price: The District shall pay to Design-Builder as full compensation for the Design of the project up to and including approval of plans and specifications for the Project, and inclusive of all applicable taxes and costs, the sum of Four Hundred Seventy-One Thousand, Eight Hundred Ninety-Five Dollars (\$471,895.00). Payment of the Design Services Price shall be paid as set forth below:

Design Services Phases	Allocation
90% Completed Construction Documents	\$377,516.00
Submittal of 100% Completed Construction Documents to DSA	\$47,189.50
DSA Approval of Construction Documents	\$47,189.50

Pre-Construction Cost: In Addition to the Design Fee, the District will hold an allowance for Pre-Construction for the following items:

Pre-Construction Allowance	Allocation
Early Procurement (e.g., Structural Steel, HVAC Equipment, and associated manufacturing materials)	\$ 3,000,000

The sum of the pre-construction allowance is Three Million Dollars (\$3,000,000). Payment of the Pre-Construction Allowances must be reviewed and approved by the District before being released.

Upon completion of Design Services, the parties shall amend this Agreement to include the Construction Price for the completion of all work contemplated by the project plans, including, without limitation all labor, materials, equipment, taxes, and costs. The Construction Price shall be based on the (Price of all construction subcontracts + Price of the construction work) to be performed by the design-build entity) × 1.1156%.

ARTICLE 5. CONTRACT TIME

Design Milestones: Design Builder shall be liable for Liquidated Damages for failure to complete the 90% Construction Documents Milestone or the DSA Submittal Milestone as follows:

Milestone Event	Liquidated Damages
90% Construction Documents	Five Hundred Dollars (\$500) per day until 90% Construction Documents submitted to District
DSA Submittal	One-Thousand Dollars (\$1,000) per day until Construction Documents submitted to DSA

The time period between (a) Design-Builder’s submission of the Board-approved Final 100% Plans and Specifications to DSA, and (b) DSA’s first comments regarding the Final 100% Plans and Specifications, shall not count against the Contract Time, and the Design-Builder shall be entitled to a time extension for such time period.

Design-Builder shall commence the Work on the date specified in the Notice to Proceed and fully complete the work by August 11, 2026 (“Contract Time”).

Liquidated Damages for Delayed Substantial Completion of the Work. If the Design-Builder fails to achieve Substantial Completion of the Work within the Construction Contract Time, including adjustments thereto in accordance with the Contract Documents, the DBE shall be subject to assessment of Liquidated Damages in the amount of Five Thousand Dollars (\$5000) per day from the scheduled date of Substantial Completion until Substantial Completion is achieved.

Delayed Completion of Punchlist Items. If the DBE fails to complete all Punchlist Items noted upon Substantial Completion of the Work within the time established for completion of all Punchlist Items, the DBE shall be subject to assessment of Liquidated Damages in the amount of Three Thousand Dollars (\$3000) per day from the scheduled date of completion of all Punchlist Items until all Punchlist Items are completed.

By its signature hereunder, Design-Builder agrees the time for completion and milestones set forth above is adequate and reasonable to complete the Work.

ARTICLE 6. LIQUIDATED DAMAGES

The Liquidated Damages described are intended to compensate the District for loss of public use and goodwill, and are not intended as a penalty or forfeiture. In the event the amount of Liquidated Damages is not paid, the Design-Builder agrees the District may deduct that amount from any money due or that may become due the Design-Builder under the Contract. This Article does not exclude recovery of other damages specified in the Contract Documents.

ARTICLE 7. DESIGN-BUILDER’S COVENANTS AND REPRESENTATIONS

Without superseding, limiting, or restricting any other representation or warranty set forth elsewhere in the Contract Documents, or implied by operation of law, the Design-Builder makes the following covenants and representations to District:

- 7.1 Design-Builder and all of its Design Professionals and subcontractors are properly certificated, licensed, and qualified to perform the Work required by the Contract Documents.
- 7.2 Design-Builder accepts the relationship of trust and confidence with the District established by the Contract Documents. Design-Builder shall cooperate with District.

- 7.3 Design-Builder and its Design Professionals have carefully examined the site of the Project and the adjacent areas, have suitably investigated the nature and location of the Construction Work and have satisfied themselves as to the general and local conditions which shall be applicable, including but not limited to: (1) conditions related to site access and to the transportation, disposal, handling and storage of materials; (2) the availability of labor, water, power and roads; (3) normal weather conditions; (4) observable physical conditions at the site and existing site conditions, including size, utility capacities and connection options of external utilities; (5) the surface conditions of the ground; and (6) the character and availability of the equipment and facilities which shall be needed prior to and during the performance of Construction Work.
- 7.4 Design-Builder and its Design Professionals have suitably reviewed the site survey, record documents, seismic data, preliminary geotechnical and other test reports, environmental documents and any other documentation furnished by District in the Exhibits.
- 7.5 Design-Builder and its Design Professionals have carefully reviewed the following Exhibits to the Design-Build Contract: (1) Basis For Program Design; (2) District Furnished Information; and (3) District Standards. Design-Builder acknowledges that these Exhibits establish the scope, level of quality, design intent and the procedures for the development of the design to a state of 100% completion.
- Design-Builder agrees that (1) it shall manage, coordinate and fully complete the design; (2) Design-Builder shall cause its Design Professionals to describe and depict the final design for the Project, as approved by the District, in Construction Documents which shall include all information required by the building trades to complete the construction (other than such details customarily developed by others during construction); and (3) it shall manage and timely construct the Project in consideration for the District's payment of the Contract Sum.
- 7.6 Design-Builder and its Design Professionals have reviewed the Preliminary Schedule attached to the Request for Proposals and agree that the design and construction tasks and milestones are reasonable and feasible, except as modified by Design-Builder's Proposed Contract Schedule, approved by District. Design-Builder also agrees that time is of the essence for the performance of the Work.
- 7.7 Design-Builder agrees that all Construction Documents shall be complete, coordinated, and accurate.
- 7.8 Design-Builder agrees that all materials, equipment, and furnishings incorporated into or used in the Construction Work shall be of good quality, new (unless otherwise required or permitted by the Contract Documents), and free of liens, claims, and security interests of third parties. If required by the District, Design-Builder shall furnish satisfactory evidence as to the kind and quality of the materials, equipment, and furnishings.
- 7.9 Design-Builder agrees that the Work shall be of good quality, free of defects, and shall conform with the requirements of the Contract Documents. Work not conforming to the requirements of the Contract Documents, including substitutions in design or construction not specifically approved or authorized in writing by the District in advance, may be considered defective.
- 7.10 Design-Builder agrees to correct any error(s), omission(s), or deficiencies in the Contract Documents or Construction Documents at no additional cost to District; however, this provision in no way limits the liability of Design-Builder.

ARTICLE 8. INDEMNIFICATION

Design-Builder shall provide indemnification as set forth in the General Conditions.

ARTICLE 9. PREVAILING WAGES

Design-Builder shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates may be obtained online at <http://www.dir.ca.gov>, and which must be posted at the job site.

ARTICLE 10. PROJECT STABILIZATION AGREEMENT

Design-Builder shall execute an Agreement to be Bound to the District's Project Stabilization Agreement and comply with the provisions therein.

ARTICLE 11. DUE AUTHORIZATION

The person or persons signing this Agreement on behalf of Design-Builder hereby represent and warrant to District that this Agreement is duly authorized, signed, and delivered by Design-Builder.

ARTICLE 12. NOTICES

All notices under this Agreement shall be in writing and shall be given by electronic mail (e-mail), facsimile transmission, or U.S. mail to the addresses listed below. E-mail and facsimile transmissions shall be documented by the sending Party with transmission receipts and the transmissions shall be deemed received on the date of transmission with delivery confirmation. Transmissions by U.S. mail shall be deemed to have been received forty-eight (48) hours after deposit in the U.S. mail in registered or certified form with postage fully prepaid.

If to the District: Santa Rosa Elementary School District
ATTN: Erik Oden
110 Stony Point Rd., Suite 210
Santa Rosa, CA 95401
Email: eaden@sres.k12.ca.us

If to the Design-Builder: Wright Contracting
ATTN: Lisa Freedman
3020 Dutton Ave.
Santa Rosa, CA 95407
Email: LFreedman@wrightcontracting.com

ARTICLE 13. GOVERNING LAW

This Agreement shall be governed by the laws of the State of California and the Parties acknowledge that the Work is taking place in the County of Sonoma, California.

ARTICLE 14. PROVISIONS REQUIRED BY LAW

Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Design-Builder shall comply with all requirements of California law applicable to this Project.

ARTICLE 15. ASSIGNMENT

Design-Builder and District agree that Design-Builder's unique talents, knowledge, and experience form a basis for this Agreement and that the services to be performed by Design-Builder under this Agreement are personal in character. Therefore, Design-Builder not subcontract, assign, or delegate any portion of this Agreement or any duties or obligations hereunder without the express written consent of the District, which consent may be withheld by the District at its sole discretion.

ARTICLE 16. NON-WAIVER

Failure of the Parties to seek redress for violation of, or to insist upon, the strict performance of any term or condition of this Agreement shall not be deemed a waiver by that Party of such term or condition, or prevent a subsequent similar act from again constituting a violation of such term or condition.

ARTICLE 17. SEVERABILITY

Any provisions or portion thereof of this Agreement that is prohibited by, unlawful, or unenforceable under any applicable law of any jurisdiction, shall as to such jurisdiction be ineffective without affecting other provisions of this Agreement.

[Remainder of page intentionally left blank]

THIS AGREEMENT is entered into by District and Design-Builder as of the date set forth above.

SANTA ROSA ELEMENTARY SCHOOL
DISTRICT

DESIGN-BUILDER

(Name of Firm)

(Type of Organization)

By: _____
(Signature)

By: _____
(Signature)

Lisa August
(Printed Name)

(Printed Name)

Interim Superintendent
(Title)

(Title)

Design-Builder's California Contractor License(s):

(Name of Licensee)

(Classification and License Number)

(Expiration Date)

Design-Builder's Employer Identification No:

(XX-XXXXXXX)

Attach notary acknowledgment for all signatures of Design-Builder. If signed by other than the sole proprietor, a general partner, or corporate officer, attach original notarized Power of Attorney or Corporate Resolution.

EXHIBIT A
Scope of Work

PROPOSAL for
**Santa Rosa High School &
Elementary School District**
HELEN LEHMAN ELEMENTARY SCHOOL
TK CLASSROOM BUILDINGS



GENERAL CONTRACTOR

Wright Contracting
3020 Dutton Avenue
Santa Rosa, CA 95407

www.wrightcontracting.com
(707) 528-1172



ARCHITECT

TLCD Architecture
520 3rd St #250,
Santa Rosa, CA 95401

www.TLCD.com
(707) 525-5600



JL MODULAR

MODULAR BUILDER

JL Modular
70 Stony Point Road, Suite D Santa
Rosa, CA 95401

www.jlcbuild.com
(707) 527-5788

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GENERAL CONTRACTOR

Wright Contracting
3020 Dutton Avenue
Santa Rosa, CA 95407

www.wrightcontracting.com
(707) 528-1172


ARCHITECT

TLCD Architecture
520 3rd St #250,
Santa Rosa, CA 95401

www.TLCD.com
(707) 525-5600


JL MODULAR
MODULAR BUILDER

JL Modular
70 Stony Point Road, Suite D Santa
Rosa, CA 95401

www.jlcbuild.com
(707) 527-5788

Mr. Erik Oden

May 31, 2025

Executive Director of Facilities, Maintenance and Operations
Santa Rosa City Schools, 110 Stony Point Road, Suite 225, Santa Rosa, CA 95401
facilities@srcs.k12.ca.us

RE: RFP for Design-Build Services for Helen Lehman TK Classroom Buildings

Dear Mr. Oden and Members of the Selection Committee,

We are pleased to propose Wright Contracting's general contracting services, as the Prime, with TLCD Architecture as the consultant providing design services, and JL Modular as the modular provider holding a pre-check design, for the Helen Lehman TK Classroom project.

What makes our team especially well-qualified for this project is the large volume of work that we have done with the District, with each other and on similar projects. Additionally, our respective firms chose to team up on this pursuit because we've had great success working together on current and past projects and know that we can work quickly, problem-solving, trouble-shooting and collaborating with the District with full transparency, in order to get the project done on time and on budget. The JL Modular PC design, which we will be utilizing for this project, is proven on numerous campuses, including projects we completed together at Richard Crane, Thomas Page, Irene Snow, Riego Creek and many more. Our overall design offers speed, flexibility and cost-effectiveness, and we feel confident that we can deliver the project you need.

Wright | TLCD have over 100 years of combined experience on thousands of successful projects, including many featuring the specialized educational spaces and logistical complexities involved in this project. Our firms have worked on 30 projects together since 2000, totaling over \$350 million. Wright | TLCD have worked together on multiple lease-leaseback projects for local school districts, as well as a number of design-build and hard bid projects, including our current Montgomery High School project for Santa Rosa City Schools. Over these decades of working closely together, our firms have nurtured and maintained an excellent working relationship and we look forward to collaborating on an outstanding design and construction process for the District's new Helen Lehman Elementary TK facilities.

Design for education has been a cornerstone of TLCD Architecture's practice for 60+ years. We approach each unique project as a collaboration with teachers, administrators, and facilities staff in developing a design response that meets your educational goals, treating everyone as partners in the design process. As a full-service architecture and interior design firm we excel at designing a complete environment for every educational space, including durable finishes and furnishings that support the flexibility teachers desire to support teaching and learning in the classroom. In the last five years, TLCD has designed three early childhood education projects similar to the new Helen Lehman facilities, including projects in Napa and Petaluma where **TLCD collaborated with JL Modular to design new permanent modular classroom buildings utilizing JLM's PC design.** Each project features

thoughtfully designed TK/K classrooms that featured ample daylight, an abundance of storage options, adaptable furniture to create different learning zones, and easy access to outdoor learning and play areas that nurture the health and well-being of students. Additionally, the Wright | TLCD team shares an excellent, proven working relationship with the District and the Santa Rosa Community, and we will incorporate our experience, expertise, lessons learned and best practices to ensure the project is a success.

For 70 years, Wright Contracting has built its reputation as a Premier Builder by providing the highest level of quality construction and services to our clients throughout the North Bay. We ensure client satisfaction through not only the craftsmanship of the buildings we construct, but the entire experience. From our detailed, hands-on constructibility analysis and value engineering, to estimating and scheduling, and on through construction, our goal is to ensure every project is completed within budget, on schedule and of high quality. Wright has completed hundreds of similar projects, most with collaborative delivery methods. In nearly every case, we returned contingency to the District, due to our experience, relationships with the best subcontractors, and ability to seek and find savings opportunities. In addition, **Wright has completed 16 projects for Santa Rosa City Schools, beginning with the original Montgomery High School campus, and hopes to continue this relationship to fulfill future District needs.**

JL Modular, based in Santa Rosa, is a leading permanent modular contractor working locally and throughout Northern and Central California. Over 21 years in business, JLM has completed over 200 design-build, modular projects ranging from single buildings to entire elementary school campuses. Recently, JLM has completed over 25 TK and K projects, with several more in the design phase. JLM is an expert in TK/K projects and all the requirements that come with them. JLM's experienced design-build team regularly works on tight timelines and is ready to jump in and complete the design, approval and construction of the new TK buildings for this project. JL Modular has several Pre-Checked (PC) designs allowing expedited design, DSA approval and construction of new modular classroom buildings. JLM's flexible PC allows for various roof types, building configurations, unlimited interior layouts, and custom designs and finishes, allowing you to add new classrooms to your campuses quickly and without sacrificing on aesthetics. Our PC is easily adaptable to meet all TK/K requirements per CDE.

We are confident that the Wright | TLCD team is the District's ideal partner for this exciting and complex project, and that working with our team will be a successful and rewarding experience. We look forward to meeting with you to answer your questions and discuss why Wright | TLCD is the best team for this project.

Sincerely,
Wright | TLCD a Design-Build Entity

Mark Davis
Owner & Principal of Wright Contracting

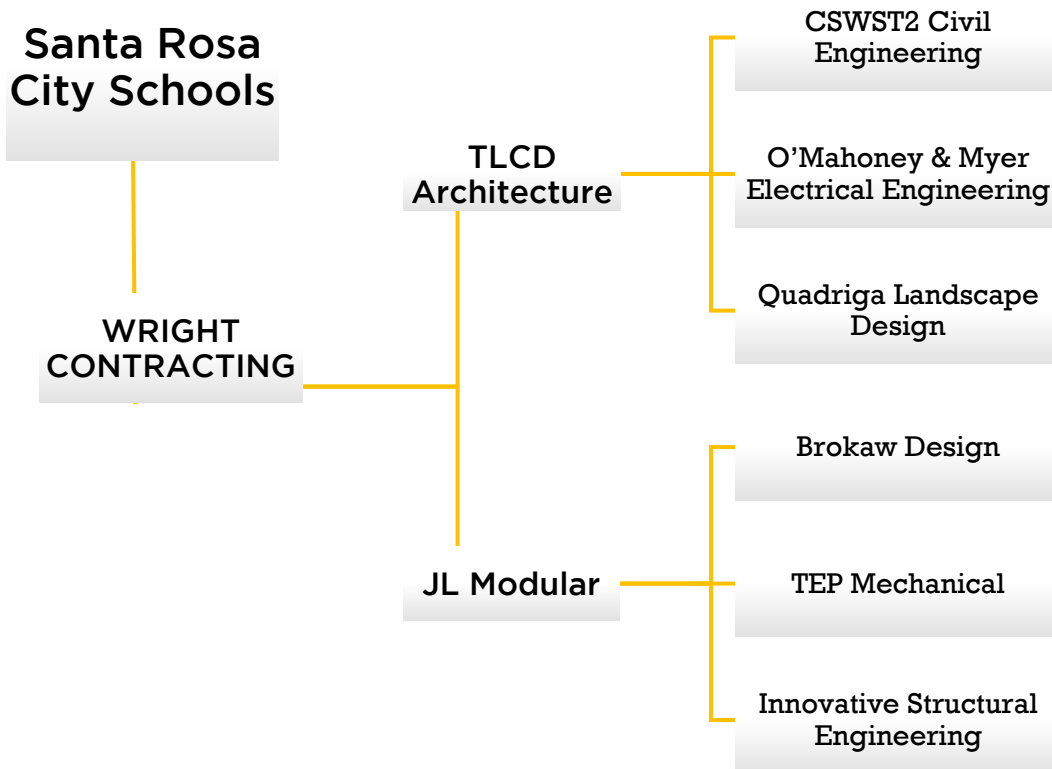
Carl Servais
Principal of TLCD Architecture

Kyle Chamberlain
Vice President of JL Construction & JL Modular



PROJECT TEAM ORGANIZATION
QUALIFICATIONS OF KEY PERSONNEL

On the following pages, you will find resumes containing detailed information about the experience, qualifications, roles and responsibilities of each of the members of our project team. Each team member has been selected due to their specific experience, qualifications, availability and because they have worked as part of this team on similar projects.



PROJECT TEAM

Mike Nonella
Estimator

Duncan Young
Project Manager

Colton Davis
Superintendent

Hector Soto
Superintendent

Carl Servais
Architect

Kyle Chamberlain
Modular Provider

Shawn Lothrop
Structural Engineer

Kirk Bovitz
Civil Engineer

Brad Manning
Mechanical Engineer

Paul Carey
Electrical Engineer

Courtney Chuenyane
Electrical Engineer

Christine Talbot
Landscape Architect



Mike Nonella

ESTIMATOR

Mike has over 30 years of construction experience in the Field and Operations and Estimating sides of construction, having served as President and General Manager of his own commercial construction company for 26 years. He is an experienced analyst adept at preparing detailed estimates and corresponding narratives during all phases of a project and across a wide array of construction methods and building systems to determine the best value for the project. Mike has provided estimating efforts on a wide range of public and private buildings including hospitals, athletic facilities, governmental buildings, multi-family residential, office buildings, wineries and mixed-use facilities. He leads efforts in planning the procurement process, assembling bid packages and soliciting subcontractor/vender quotes in preparation of Lump Sum bid and conceptual through final Guaranteed Maximum Price estimates and qualification packages.



Select Project Experience

- MONTGOMERY HIGH, \$28.2M
- TERRA LINDA HIGH AQUATIC CENTER/GYM, \$32M
- SAN RAFAEL HIGH AQUATIC CENTER/GYM, \$36M
- ANALY HIGH SCHOOL, \$10M
- SANTA ROSA CITY SCHOOLS MULTI-CAMPUS \$15.7M
- MARIN OAKS SCHOOL, \$3.3M
- SINALOA MIDDLE SCHOOL (NOVATO USD), \$6.4M
- DAVIDSON MIDDLE SCHOOL (SAN RAFAEL USD), \$5.4M
- NOVATO HIGH PERFORMING ARTS & STEM, \$32.4M
- CLOVERDALE USD: MULTIPLE SCHOOLS, \$25M
- NAPA VALLEY USD MULTI-CAMPUS, \$27.5M
- CARDINAL NEWMAN HIGH CLASSROOM BUILDING, \$13.1M
- SHORELINE USD MULTI-CAMPUS, \$9.8M
- EVERGREEN AND LA FIESTA SCHOOLS (CRPUSD) , \$14M
- TECHNOLOGY HIGH SCHOOL (CRPUSD) , \$15.7M
- RANCHO COTATE HIGH GYM THEATER BUILDING, \$46M
- RANCHO COTATE HIGH MODERNIZATION, \$1.8M
- MARK DAY SCHOOL, LEED GOLD, \$9.5M
- RICHARD CRANE ELEMENTARY, \$14.3M
- THOMAS PAGE ELEMENTARY, \$10.3M
- MARIN ACADEMY, \$14.3M
- WRIGHT CHARTER SCHOOL PHASE 2 NEW MPR, \$3.6M
- GUERNEVILLE ELEMENTARY MODERNIZATION, \$2.9M
- DOMINICAN UNIVERSITY - MULTIPLE PROJECTS, \$17.6M
- WRIGHT CHARTER SCHOOL MODERNIZATION, \$4M
- COLLEGE OF MARIN ACADEMIC CENTER LEED GOLD, \$19M
- CARDINAL NEWMAN HIGH SCIENCE BLDG, \$9.5M
- EL CERRITO HIGH SCHOOL STADIUM , \$14.6M

Education

BS, CONSTRUCTION MGMT,
CAL POLY, SAN LUIS OBISPO

References

MIKE WOOLARD
TAM UNION HS DISTRICT
(703) 505-5778

JOSH SAVAGE
COTATI ROHNERT PARK USD
(707) 975-9235

TODD LEE
GREYSTONE WEST
(707) 479-9876

JIM WALLEN
PEP HOUSING
(707) 981-6386

Duncan Young

SR. PRECON/PROJECT MANAGER & PRINCIPAL

Duncan graduated with a BArch with Distinction from California College of the Arts, holds an Architecture License, and spent 10 years working in Architecture in the Bay Area. His experience lends a unique perspective to the building process, making him a valuable resource. As Sr. Preconstruction Manager, Duncan drives the process working collaboratively with the design team and Ownership. His cross-discipline knowledge allows a unique value and perspective that blends creative problem solving with practical knowledge. As Sr. Project Manager, Duncan balances the duties of budget and schedule management, within the framework of complex constraints, to deliver successful project outcomes on a diverse range of projects, large and small. Duncan is directly responsible for negotiating and administering contracts, supervising project engineers, monitoring job costs and schedules and collaborating with architect and owner to ensure projects complete on time and within budget.



Education

BACHELORS OF ARCHITECTURE,
CALIFORNIA COLLEGE OF THE ARTS

AMSTERDAM + ROTTERDAM
CONTEMPORARY DUTCH
ARCHITECTURE

References

- ERIK ODEN, SRCS
707-890-3800 X80231
- CHRISTOPHER KOSTOW
CHARTER OAK, MEADOWOOD,
LOVESKI, (415) 710-1489
- NATHANIEL DORN, AMULEE
ESTATE, (814) 598-1509
- SILVIA NOBILI, NOBILI MARQUES
ARQUITECTURA, (415) 860-9274
- MATT RUSH, POUND
MANAGEMENT, (707) 280-5151
- TOBY HALKOVICH, LAWRENCE
WINE ESTATES, (707) 738-9335
- MATT HOLLIS, ARCHITECT
(415) 977-0194

Select Project Experience

- MENTIS HEALTH, \$3.1M
- ELSIE ALLEN HIGH MODERNIZATION, \$13.5M
- ANALY HIGH SCHOOL MODERNIZATION, \$10.7M
- MONTGOMERY HIGH SCHOOL, \$28.2M
- SANTA ROSA CITY SCHOOLS ROOF/HVAC, \$15.7M
- NAPA VALLEY ROOF/HVAC, \$27.5M
- OPUS ONE TERRACE, \$2.4M
- LOVESKI DELI, MARIN, \$0.5M
- EHLER'S ESTATE, \$6.5M
- STONY HILL VINEYARD, \$7M
- HEITZ OAK KNOLL PRODUCTION, \$4.5M
- RED BARN WINERY, \$5.3M
- LAWRENCE WINE ESTATES, \$1M
- INK GRADE TASTING ROOM, \$1M
- MARKHAM WINERY T.I., \$3M
- BRENDDEL TASTING ROOM, \$0.65M
- BOUCHON BISTRO & BAKERY, \$0.7M
- LOVESKI DELI AT THE OXBOW MARKET, \$0.3M
- BERGMAN FAMILY VINEYARDS WINERY, \$9M
- BOUCHAINE VINEYARDS VARIOUS, \$1.4M
- HEITZ CELLAR TASTING SALON, \$7.7M
- SEISMIC BREWING COMPANY TAPROOM, \$3M
- MEADOWOOD SPA & FITNESS RENOVATION, \$ 19.1M
- OPUS ONE WINERY, \$ 34.3M
- CHARTER OAK RESTAURANT RENOVATION. \$ 6.5M
- FRENCH LAUNDRY ADDITION & RENOVATION, \$ 10.2M
- COPIA TEACHING KITCHEN/MUSEUM/RESTAURANT, \$ 7.2M

Jesse Smart

PROJECT SUPERINTENDENT

Colton joined Wright Contracting in 2011 and subsequently entered the Carpenters Union where he built his expertise during the 4-year apprenticeship program. Upon completion of the program, Colton worked as a framing carpenter, learning how to build a structure from the ground up. He then made his way back to Wright Contracting and quickly proved himself as a top-notch Superintendent. As a Superintendent, Colton utilizes his proven knowledge to expertly coordinate and run projects. A few of Colton's most notable projects are the Rancho Cotate Theater, Auditorium and Gym project, one of the North Bay's most state-of-the-art high school buildings, which houses all aspects of the school's theater and athletics training, education and performance spaces, as well as the impressive Novato High School Performing Arts Center and STEM Buildings. In his free time, he likes to hunt, watch sports, and spend time with friends and family.



Select Project Experience

- DRAXTON WINERY, \$34M
- STONY HILL VINEYARD REFRESH, \$7M
- LAWRENCE WINE ESTATES, \$1M
- INK GRADE TASTING ROOM, \$1M
- CLOVERDALE USD - L/LB PROJECTS, \$17.4M
- CRPUSD TECH HIGH SCHOOL, \$15.7M
- CRPUSD EVERGREEN ELEMENTARY SCHOOL, \$10.5M
- CRPUSD RICHARD CRANE ELEMENTARY, \$14.3M
- THE CULINARY INSTITUTE OF AMERICA, \$3M
- SARALEE BARN, SONOMA COUNTY FAIR, \$2.7M
- HYATT VINEYARD CREEK RENOVATION, \$0.6M
- CAKEBREAD CELLARS - NORTH BUILDING, \$3M
- CRPUSD NEW PLAYGROUNDS AND CAMPUS MODERNIZATION, \$2M
- CRPUSD RANCHO COTATE MODERNIZATION, \$1.9M
- LUTHER BURBANK SAVINGS - TI, \$4.4M
- DOMINICAN UNIVERSITY ALBERTUS MAGNUS, \$1.3M
- AMERICAN AG CREDIT - TI, UKIAH, \$0.7M
- GREENVILLE ELEMENTARY SCHOOL, \$0.5M
- BIO SEARCH TECH BIOTECH LAB REMODEL, \$0.3M
- LIVE OAK MPR BUILDING / GYM RENOVATION, \$0.5M
- ARMIJO HIGH SCHOOL - NEW LIBRARY, \$0.7M
- LUTHER BURBANK HIGH SPORTS FACILITY, \$0.5M
- YOLO COUNTY LIBRARY HEADQUARTERS, \$0.5M
- WINDSOR FIRE STATION, \$1.5M
- UKIAH VALLEY RURAL HEALTH CENTER, \$1.5M

Education

CARPENTER'S UNION
APPRENTICESHIP PROGRAM

References

KEVIN LITTLE, VANPELT
CONSTRUCTION MGMT.
(510) 714-4483

RICK SCARAMELLA, WILLITS USD
(707) 540-4699

PATTY MILLS, CLOVERDALE
SCHOOL DISTRICT
(707) 894-1999

JOSH SAVAGE, COTATI-ROHNERT
PARK USD
(707) 792-4739

TODD LANDS, MAYOR OF
CLOVERDALE
CLOVERDALE USD BOARD OF
TRUSTEES
(707) 280-1366

Hector Soto

PROJECT SUPERINTENDENT

Hector Soto joined Wright's team in 2017, with decades of experience leading teams and working individually. Hector is a construction superintendent known for his exceptional leadership skills and quality-focused approach, as well as excellent communication skills and extensive knowledge of blueprint plans and designs and construction sub-trades. Hector's experience has provided him a deep understanding of building regulations and laws. When on a job, Hector is driven by a desire to achieve a consistently high level of customer satisfaction through close monitoring of subcontractors to ensure quality craftsmanship, adherence to safety guidelines, implementation of cost control measures and meticulous time management to ensure timely completion of projects.

Education

CARPENTERS APPRENTICE PROGRAM
CARPENTERS' UNION NO.35 - SAN RAFAEL - SINCE 1989



Select Project Experience

- MONTGOMERY HIGH SCHOOL CLASSROOM BUILDING, \$28.2M
- RESTAURANT TENANT IMPROVEMENT, \$0.8M
- SANTA ROSA MEMORIAL HOSPITAL CATH LAB, \$9.3M
- AURORA BEHAVIORAL HOSPITAL, \$20.5M
- KAISER BRICK REPLACEMENT, PETALUMA, \$0.8M
- KAISER ROOF REPLACEMENT, PETALUMA, \$0.7M
- KAISER ADA, PETALUMA, NOVATO, SAN RAFAEL, \$4.5M
- KAISER EMERGENCY DEPT. VARIOUS LOCATIONS, \$2.5M
- KAISER MAMMOGRAM REPLACEMENT, VARIOUS, \$2.6M
- KAISER TI RENOVATION, SAN RAFAEL, \$2.6M
- KAISER WATER CONSERVATION, VARIOUS \$0.6M
- KAISER MOB 5 HVAC CONTROL UPGRADE, \$1.2M
- KAISER ROHNERT PARK FLOOR REPLACEMENT, \$1.6M
- KAISER MRI CANOPY PROJECT, SAN RAFAEL, \$2.5M
- KAISER 7200 NOVATO ADA UPGRADE, NOVATO, \$1.3M
- KAISER 7200 MARKETING RENOVATION, NOVATO, \$0.8M
- KAISER NURSE CALL REPLACEMENT, PETALUMA, \$0.7M
- KAISER 97 SAN MARIN RENOVATION, NOVATO, \$1.3M
- KAISER FLOOR REPLACEMENT, VARIOUS, \$3.5M
- MARIN CIVIC CENTER SEISMIC (CONCRETE/FINISHES), \$8.2M
- UC MERCED LIBRARY & SCIENCE BLDG (CONCRETE), \$9M
- GRIP HOUSING AND SOUP KITCHEN, RICHMOND, \$3.6M
- BOLINAS FIRE DEPT/HEATH CENTER, BOLINAS, \$4.3M

References

WENDY DUNNAGAN
SANTA ROSA MEMORIAL
HOSPITAL
(707) 525-5291

BARBARA SCHLIEMANN
KAISER PERMANENTE
(415) 302-7911

BERTA ALICIA BEJARANO
KAISER PERMANENTE
(415) 444-4614

MELISSA DANIELS
KAISER PERMANENTE
(415) 279-7156

TIM FENNELL
KAISER PERMANENTE
(415) 877-7044

LEE M. KUHN
KAISER PERMANENTE
(415) 725-8062

Carl Servais

AIA, LEED® AP, NCARB



PRINCIPAL-IN-CHARGE

In his role as Principal-in-Charge, Carl will be the primary client contact and design team leader throughout the duration of your projects. Carl will work collaboratively with the District to develop project goals, facilitate stakeholder engagement, and explore creative design solutions that enhance teaching and learning while maintaining the project budget and schedule.

As Principal and Educational Practice Leader with extensive industry experience, Carl's leadership emphasizes collaboration among each project's multiple stakeholders. Aligning project goals with available funding is instrumental to Carl's transparent management approach, along with proactive application of sustainable design practices.

Carl is active in a variety of educational organizations including CASH, CCFC, and SCUP. Married to a teacher and with two college age children, Carl's design process reflects an ethic of care whose goal is to embody the needs, goals, and dreams of the school community.



TLCDARCHITECTURE

YEARS OF INDUSTRY EXPERIENCE 24

YEARS OF FIRM EXPERIENCE 15

EDUCATION

Master of Architecture
University of Washington, Seattle
Bachelor of Environmental Design
University of Colorado, Boulder

LICENSE AND CERTIFICATIONS

CA Architect C-32941
LEED® Accredited Professional
NCARB Certificate Holder

PROFESSIONAL AFFILIATIONS

Member, AIA Redwood Empire

RELEVANT EXPERIENCE

Rincon Valley USD

Manzanita TK Classroom Building

Old Adobe USD

Loma Vista Immersion Academy New Classrooms

Napa Valley USD

Irene Snow Elementary School
Modernization Projects
Finishing Kitchens

Santa Rosa Junior College

Jeff Kunde Hall
KAD Athletic Modernization

Wright Elementary SD

Wright Preschool
JX Wilson Admin Modular
RL Stevens Roofing and HVAC
Wright Charter School Multi-Use Building

Santa Rosa City Schools

Montgomery HS Two-Story Classroom Bldg
Hidden Valley Modular Classrooms

Bellevue USD

Kawana Springs New Multi-Purpose Building
and Admin Remodel

Dennis Kennedy

AIA, LEED® AP, ICC



SENIOR ARCHITECT | QA/QC MANAGER

Dennis has extensive experience as a licensed architect working on a wide variety of projects that span all of TLCD's market sectors with a focus on education and civic projects. As the Quality Assurance and Quality Control Manager for our team, he will utilize his deep knowledge of the California Building Code and extensive hands-on construction experience to ensure that every document and every project meets both TLCD and the District's expectations for quality, thoroughness and constructability. With an interest in creative problem solving and a keen eye for detail, his is an ideal candidate for managing project quality.

Dennis prides himself on building strong relationships with long-term Clients. In some cases, such as with Napa County, Dennis has executed dozens of projects over the last decade and in the process he has become intimately acquainted with that Client's standards and processes. His presence on the project team will bring consistency and continuity and he will work diligently to ensure that TLCD delivers a high quality project every time.



TLCDARCHITECTURE

YEARS OF INDUSTRY EXPERIENCE 42

YEARS OF FIRM EXPERIENCE 37

EDUCATION

Bachelor of Architecture
California Polytechnic State University,
San Luis Obispo

CERTIFICATIONS

California Architect C-18048
LEED AP
Member, International Code Council

RELEVANT EXPERIENCE

New Classroom/Lab Building (QA/QC)

Montgomery High School
Santa Rosa City Schools, Santa Rosa, CA

Irene Snow Elementary School, Napa
Valley Unified School District, Napa, CA

Various Modernization Projects, Napa
Valley Unified School District, Napa, CA

Finishing Kitchens, Napa Valley Unified
School District, Napa, CA

District Office Addition, Wright Elementary
School District, Santa Rosa, CA

RL Stevens Roofing and HVAC
Wright Elementary School District, Santa
Rosa, CA

Multi-Purpose Building and Admin Office
Kawana Springs Elementary School
Santa Rosa, CA

Burbank Auditorium (QA/QC)
Santa Rosa Junior College, Santa Rosa, CA

Napa Valley College, Napa, CA

- Wine Education Center
- McCarthy Library
- Life Sciences Building
- North Gymnasium

Tyree Vantrease

AIA, NCARB



PROJECT ARCHITECT

Tyree is a Project Architect with experience designing and managing a wide variety of project types throughout California and in Tennessee, where he began his career. Tyree has brought his passion for enhancing communities through responsible design to educational, civic, and public safety projects dating back to 2003. Tyree's experience has included working with diverse groups of stakeholders to translate the programmatic needs of end users into quality built projects.

Tyree brings an ability to work closely with the construction trade partners during the construction process. His experience allows him to understand the implications of decisions made under pressure. Tyree has developed strong working relationships with both DSA plan review staff and on site inspectors while working together from design phases through to construction. As a supplement to his project experience Tyree also periodically attends DSA training seminars to stay up to date with changes in DSA policies and procedures.



TLCDARCHITECTURE

YEARS OF INDUSTRY EXPERIENCE 26

YEARS OF FIRM EXPERIENCE 4

EDUCATION

Bachelor of Architecture
Washington University
School of Architecture
St. Louis, MO

CERTIFICATIONS

CA Architect C-33553

RELEVANT EXPERIENCE

New Classroom Building

Montgomery High School, Santa Rosa City Schools, Santa Rosa, CA

Tauzer Gymnasium Modernization

SRJC, Santa Rosa, CA

Kinesiology, Athletics & Dance (KAD) Modernization

SRJC, Santa Rosa, CA

Construction Training Center

SRJC, Petaluma, CA

Jeff Kunde Hall Remodel

SRJC, Santa Rosa, CA

LLRC Living Roof Renovation

Mendocino College, Ukiah, CA

Provost's Office/Academic Affairs T.I.

Sonoma State University. Rohnert Park, CA

Salazar Plaza

Sonoma State University. Rohnert Park, CA

Crossroads Exhaust Fan/Hood Retrofit

University of California, Berkeley

Library and Learning Resource Center

Mendocino College, Ukiah, CA

Gender Equity Restrooms

City of Santa Rosa
Santa Rosa, CA

Ian Heath

AIA, LEED® AP BD+C, NCARB



PROJECT ARCHITECT

Ian's experience as a licensed architect in a variety of different project types throughout the field of architecture. His role as Project Architect places him at the center of the action with oversight of the day-to-day advancement of the project in all its many facets. He excels at coordinating engineers and assembling quality design documents for permitting and construction. He dives into the details with the project team to resolve technical issues striving to deliver projects that enhance their surroundings while addressing our client's design goals. Throughout his day-to-day tasks on the project, he keeps the result in mind.

A champion of Revit and sustainability, he seeks opportunities to leverage the power of technology to produce high quality and high performing buildings that will serve their users as well as the environment. Ian is well versed in all project phases and brings his firsthand construction experience to bear. His calm demeanor, attention to detail, and his listening skills are all assets he brings to every project at TLCD.



YEARS OF INDUSTRY EXPERIENCE

10

YEARS OF FIRM EXPERIENCE

2

EDUCATION

Master of Architecture
University of Kansas

LICENSE AND CERTIFICATIONS

California Architect C-39088
LEED AP BD+C
NCARB

RELEVANT EXPERIENCE

University Village Apartments Remodel

University of California, Berkeley

428 Mendocino Ave Mixed-Use

Santa Rosa, CA

425 Humboldt Street Mixed-Use

Santa Rosa, CA

Mill District Amenity Building

Healdsburg, CA

Foley Family Community Pavilion

Healdsburg, CA

Cinnabar Theater

Petaluma, CA

625 Fifth Street Apartments

Santa Rosa, CA

American AgCredit Remodel

Santa Rosa, CA

Moscone Center Expansion

San Francisco, CA (w/prior firm)



Kirk Bovitz PE

Project Manager

CSWST2 is a full-service design firm with nearly 70 years of experience delivering sustainable infrastructure for K-12 and higher education campuses across the Bay Area. Our team of 45 professionals specializes in integrated civil engineering and design solutions that enhance mobility and support the communities where we live, learn, and play.

With 25 years of experience, Kirk has served as project manager on a wide range of projects in Northern California for public, educational, institutional and private clients and has been involved in the conception and completion of several higher education projects. Kirk has managed many education projects involving design and preparation of grading and drainage plans, ADA compliance, general utility plans, water systems, wastewater systems, preparation of hydraulic and hydrology reports, construction coordination, and construction staking, and he has a great deal of experience with DSA approved projects. Kirk is also one of the firm’s leaders in the knowledge and use of our civil design software.

EDUCATION

B.S. Civil Engineering,
California State University,
Chico

YEARS OF EXPERIENCE

25 years

CERTIFICATIONS

Professional Civil Engineer
California No. 74631

RELEVANT EXPERIENCE

District-wide On-Call Land Surveying Services, San Rafael City Schools, San Rafael

San Rafael High School Track and Field Modernization, San Rafael City Schools, San Rafael

Aragon High School Fine Arts / Theatre Building, San Mateo Union High School District, San Mateo

Redwood High School Fine Arts Building, Tamalpais-Union High School District, Larkspur

Redwood High School Infrastructure Assessment and Improvement Recommendations, Tamalpais-Union High School District, Larkspur

Sir Francis Drake High School Infrastructure Assessment and Improvements Recommendations, Tamalpais-Union High School District, San Anselmo

Casa Grande High School Parking Lot Topographic Survey, Petaluma City Schools, Petaluma

Casa Grande High School MPR Plaza and Swing Space, Petaluma City Schools, Petaluma

McDowell Elementary School Fire Hydrant Upgrades, Petaluma City Schools, Petaluma

McKinley Elementary School Survey, Petaluma City Schools, Petaluma

District-wide Bus Charging Station and Utility Infrastructure, Petaluma City Schools, Petaluma

Petaluma Junior High School Ball Field Renovation, Petaluma City Schools, Petaluma

Penngrove Elementary School Library Survey, Petaluma City Schools, Petaluma





O'MAHONY & MYER

ELECTRICAL ENGINEERING & LIGHTING DESIGN

San Rafael, California
Pacific Harbour, Fiji

Brian O'Mahony
Jan P. Myer
Paul Carey
Pieter Colenbrander
David Orgish
Galway O'Mahony



Paul Carey, I. Eng.

Principal, Electrical Engineering

Career Years: 49

Years with Current Firm: 35

Paul Carey has over 45 years of experience in the electrical construction industry, 35 of which have been with O'Mahony & Myer. He has designed the electrical power, signal, and lighting systems for numerous educational facilities. Paul will be responsible to develop designs for power service and distribution systems; controls; utilities; low voltage systems; and fire alarm systems. Paul and the entire Staff of our Electrical Engineering Design Studio are fully knowledgeable of all applicable codes (Title 24, CAL Green, CA Building Codes, California Electrical Codes) and the DSA approval process.

Education:

BSEE-equivalent Degree, College of Technology, Dublin, Ireland

Professional Registration / Associations:

Registered Incorporated Engineer, Engineering Council, UK (Reg # 371471)
Certified Member, Association of Supervisory and Executive Engineers, UK
California Contractor's License # 610903

Select Relevant Experience:

Clearlake Lake High School Food Service, Clearlake, CA
NVUSD Browns Valley ES HVAC, Napa, CA
Manzanita ES Parking Lot, Sant Rosa, CA
SRJC Kunde Hall, Santa Rosa, CA
Manzanita Elementary School TK Classrooms, Rincon Valley, CA
Napa Valley College Wine Center, Napa, CA
Wright School District Office, Santa Rosa, CA
NVUSD Browns Valley ES HVAC, Napa, CA
Robert L Stevens School Roofing & HVAC Replacement, Santa Rosa, CA
Kawana Springs Elementary School Office and MPR, Santa Rosa, CA
SRJC Petaluma Construction Center, Petaluma, CA
NVUSD Roofing and HVAC Donaldson Way/Silverado, Napa, CA
Harmony Middle School Modulars, Occidental, CA
Harmony School Field & Playground, Occidental, CA
Harmony Elementary School Master Plan, Occidental, CA
Pope Valley School Phase 1, Napa, CA
Pope Valley School Master Plan, Pope Valley, CA
SRJC Burbank Theatre, Santa Rosa, CA
NVUSD Browns Valley ES HVAC, Napa, CA





Christine Talbot, Principal - Landscape Architect CA #5226 expires 1/31/27

With over 25 years' experience in design, management and implementation of both public and private landscapes Christine's passion for design is rooted in making every day experiences more livable and more engaging. With a deep interest in creating safe, beautiful and functional spaces, Christine has been integral in the design and management of a variety of project types and sizes ranging from the rehabilitation of public parks and schools to master plan and infill developments.

Christine's experience working with TLCD Architecture has spanned 15 years and dozens of projects. She has been fortunate to work with the TLCD team on multiple TK, K-8, High School and Community College. She is at ease talking with students, administrators and parents alike and assists the team with developing the best solution possible. Christine's attention to detail, leadership and problem-solving skills enables her to tackle complex projects while meeting the needs of our clients and project budget.

Education

University of California at Davis
Bachelor of Science in Landscape Architecture, 1999

Professional Experience

Quadriga Landscape Architecture and Planning, Inc, California. 2007- present
Callander Associates, Landscape Architecture, Inc., Rancho Cordova, CA
Gretchen Stranzl McCann, Landscape Architects, Napa, CA
The Dangermond Group, Sacramento, CA

Professional Affiliations

American Society of Landscape Architects, Member, 2011-Present
ACE Mentor Program Sacramento, Mentor, 2009-2011

Representative Projects

K-12
Harmony Elementary School Master Plan, Occidental, CA (with TLCD)
Loma Vista Immersion Academy, Petaluma, CA (with TLCD)
Manzanita TK Building Addition, Santa Rosa, CA (with TLCD)
Montgomery High School New Academic Building, Santa Rosa, CA (with TLCD)
Wright Elementary School Improvements, Santa Rosa, CA (with TLCD)
El Colegio Preschool, Rohnert Park, CA
Jefferson Elementary School, Ukiah CA
Matanzas Charter School Improvements, Santa Rosa, CA
Mendocino K-8 School, Mendocino, CA
Monta Loma Elementary School, Mountainview, CA

1212 Fourth Street, Studio K
Santa Rosa, CA 95404
707-546-3561



Kyle Chamberlain

Vice President of Preconstruction

Kyle has been with JLC since 2007, as the VP of Preconstruction successfully bidding and negotiating over \$500 million worth of public and private projects. His estimating experience includes schools, police and fire stations, healthcare, prisons, tenant improvements, custom residences, retail, hotels, wineries, offices and industrial complexes.

Contact

✉ kylec@jlcbuild.com
☎ 707.310.6915

Experience

JLC: 18 Years
Construction: 19 Years

Education

B.S., Business Administration
California Polytechnic University,
San Luis Obispo, CA

Construction Expertise

- Academic Facilities
- Commercial Buildings (Office / Retail)
- Medical Facilities
- Emergency Facilities (Police / Fire)
- Correctional Facilities
- Wineries
- High End Residential

Project Experience

- Thomas Downey HS Athletic Complex
- John Muir Elementary School Cafeteria Building
- Orville Wright Elementary School Cafeteria Building
- Franklin Elementary School Modular Cafeteria & Administration Buildings
- Tokay High School New Classroom Building
- Greenfield High School Classroom Building
- Los Medanos Elementary School New Classroom Building
- Upper Lake Elementary School & Upper Lake High School
- Edna Hill Middle School Science Building
- Santa Rosa Junior College Petaluma Campus Science Bldg.
- New Classrooms at Fremont Elementary School
- Riego Creek Elementary School
- Rancho Santana School
- San Benito Visual and Performing Arts Building
- San Jose Evergreen Community College
- San Pedro ES Modular Buildings & Building A Modernization
- Davidson Middle School Two Story Classroom Building
- Irene Snow Elementary School
- River Charter School
- Soquel Union Elementary School District Multiple Projects
- Santa Rosa Junior College Public Safety Training Center
- Tice Creek Elementary School
- Stanley Middle School New Classrooms Project
- Mabel Mattos Elementary School
- Frank Paul Elementary School
- Garfield Elementary School Modular Classroom Building
- Wilson Elementary School Modular Classroom Building
- Lydiksen Elementary School New Modular Buildings
- Parkside Middle School
- SCOE Community School
- San Leandro 9th Grade Campus

SHAWN LOTHROP, B.S., P.E., S.E.

PRESIDENT

Innovative Structural Engineering

ISE is a full service structural design firm with a focus on providing innovative solutions to today's building and development challenges. ISE's design methods cut costs out of construction by conducting a thorough analysis of each project, and applying innovative solutions that are effective and simple to understand. ISE is committed to doing more for their clients than providing the typical "copy and paste" solutions. Shawn has structural design experience in residential, commercial, industrial, factory built systems, educational, military, municipal, and government construction industries. He has designed with most material types including sustainable LEED rated products and is a respected expert in value engineering. He has successfully teamed with many of the top local builders to help reduce project construction costs. Shawn was/is the civil (structural) engineer of record for several regional divisions of top builders in California.



PROJECT NAME	DELIVERY	COST
Riego Creek Elementary School Roseville, CA.	Modular Design Build	\$32M
Santana Ranch School TK-8th Grade Hollister, CA	Modular Design Build	\$29M
San Leandro USD Portable Replacements Projects San Leandro, CA	Modular Lease-Leaseback	\$25.4M
Soquel Union Elementary School District - Multiple Projects Soquel, Capitola, Santa Cruz, CA	Modular Lease-Leaseback	\$18.9M
Irene Snow Elementary School, Measure H Project Napa, CA	Modular Design Build	\$12M
Summit Shasta School Daly City, CA	Modular Design Build	\$10.5M
River Charter School - Measure H Project Napa, CA	Modular Design Build	\$6.8M
Edna Hill Middle School Science Building Brentwood, CA	Modular Design Build	\$6.6M
Santa Rosa Junior College - Petaluma Campus Science Addition Petaluma, CA	Modular Design Build	\$6.5M
Santa Rosa Junior College - Public Safety Training Center MPR Windsor, CA	Modular Design Build	\$6.3M

EDUCATION/TRAINING

B.S., Civil Engineering - Structural Emphasis
California State University, Long Beach

REGISTRATIONS/CREDENTIALS

California Licensed Professional Structural Engineer, License # S5627
California Licensed Professional Structural Engineer (Civil) #C66069

YEARS WITH FIRM

14 years

BRAD MANNING, P.E., LEED AP

VICE PRESIDENT, PE, LEED-AP

TEP Engineering

TEP Engineering has a broad range of experience encompassing commercial, educational, industrial, medical and residential mechanical systems. TEP Engineering provides a full range of Mechanical Engineering services including HVAC, refrigeration, plumbing and control system design. TEP performs energy studies, Title 24 Energy Compliance calculations and LEED work. TEP strives to provide innovative and functional mechanical designs within the framework of project requirements. Before joining TEP, Brad spent 10-years as an engineer working for design-build contractors in the South and the North Bays. This experience, combined with 15-years of consulting experience, provide the expertise to lead design that are effective, efficient, and appropriate. Brad has experience designing commercial, educational, healthcare and retail projects.



PROJECT NAME	DELIVERY	COST
Riego Creek Elementary School Roseville, CA.	Modular Design Build	\$32M
Santana Ranch School TK-8th Grade Hollister, CA	Modular Design Build	\$29M
San Leandro USD Portable Replacements Projects San Leandro, CA	Modular Lease-Leaseback	\$25.4M
Soquel Union Elementary School District - Multiple Projects Soquel, Capitola, Santa Cruz, CA	Modular Lease-Leaseback	\$18.9M
Irene Snow Elementary School, Measure H Project Napa, CA	Modular Design Build	\$12M
Summit Shasta School Daly City, CA	Modular Design Build	\$10.5M
River Charter School - Measure H Project Napa, CA	Modular Design Build	\$6.8M
Edna Hill Middle School Science Building Brentwood, CA	Modular Design Build	\$6.6M
Santa Rosa Junior College - Petaluma Campus Science Addition Petaluma, CA	Modular Design Build	\$6.5M
Santa Rosa Junior College - Public Safety Training Center MPR Windsor, CA	Modular Design Build	\$6.3M

EDUCATION/TRAINING

B.S., Mechanical Engineering,
University of California, Santa
Barbara

REGISTRATIONS/CREDENTIALS

California Licensed Professional
Mechanical Engineer, License #
M30815

YEARS WITH FIRM

16 years

COURTNEY CHUENYANE, P.E., LEED AP

ELECTICAL ENGINEER, PRINCIPAL

Brokaw Design

Brokaw Design is a multi-disciplined design firm which can provide full design services to its clients. The experienced team at Brokaw Design can successfully meet difficult client schedules, addressing client and user functional needs, meeting project budget and costs, all the while providing excellent client and customer service. Courtney is an electrical engineer providing day to day professional services on a variety of projects. She has been working in the electrical engineering field since 2002. While at Brokaw Design, Courtney has been the Principal Design Engineer of record for numerous K-12 School in California schools as well as College renovation projects. Design responsibilities included have been power, lighting, lighting control, voice/data and life safety systems design, energy compliance design, Cal Green, project management, specification writing, electrical calculations, field engineering, project cost estimating, and construction services.



PROJECT NAME	DELIVERY	COST
Riego Creek Elementary School Roseville, CA.	Modular Design Build	\$32M
Santana Ranch School TK-8th Grade Hollister, CA	Modular Design Build	\$29M
San Leandro USD Portable Replacements Projects San Leandro, CA	Modular Lease-Leaseback	\$25.4M
Soquel Union Elementary School District - Multiple Projects Soquel, Capitola, Santa Cruz, CA	Modular Lease-Leaseback	\$18.9M
Irene Snow Elementary School, Measure H Project Napa, CA	Modular Design Build	\$12M
Summit Shasta School Daly City, CA	Modular Design Build	\$10.5M
River Charter School - Measure H Project Napa, CA	Modular Design Build	\$6.8M
Edna Hill Middle School Science Building Brentwood, CA	Modular Design Build	\$6.6M
Santa Rosa Junior College - Petaluma Campus Science Addition Petaluma, CA	Modular Design Build	\$6.5M
Santa Rosa Junior College - Public Safety Training Center MPR Windsor, CA	Modular Design Build	\$6.3M

EDUCATION/TRAINING

B.S., Electrical and Computer Engineering,
University of California, Santa Barbara

REGISTRATIONS/CREDENTIALS

California Licensed Professional Electrical Engineer, License # E18225

YEARS WITH FIRM

13 years

TEAM ORGANIZATION MANAGEMENT & STAFFING PLAN

During the design phases of the project, TLCD Architecture will lead an efficient process of stakeholder engagement, design iteration, and DSA and Local Fire Authority coordination that meets the timeline in the RFP and in our proposed schedule. This phase of the project is highly collaborative, including all members of the team in weekly meetings and providing access to project information 24/7 via cloud-based project management software. As shown in the table below, the TLCD's team will be led by an experienced project architect, assisted by a quality control architect, and overseen throughout by an experienced Principal.

During Construction, all team members will continue to participate in weekly OAC meetings and will be available as-needed for impromptu meetings as well. The Project Manager will be dedicated to this project 50% and the two site superintendents will be on their respective project sites 100% of the time, working out of an on-site trailer.

Key Personnel Time on Project	Job Classification	Firm	Preliminary Design (hours)	Construction Documents (hours)	Agency Approval (hours)	Construction (hours)
Mike Nonella	Estimator	Wright Contracting	50%	50%	25%	10%
Duncan Young	Project Manager	Wright Contracting	10%	10%	10%	50%
Colton Davis	Superintendent	Wright Contracting	10%	10%	10%	100%
Hector Soto	Superintendent	Wright Contracting	10%	10%	10%	100%
Kyle Chamberlain	Modular Provider	JL Modular	60%	60%	60%	25%
Carl Servais	Principal	TLCD	5%	4%	1%	1%
Dennis Kennedy	Senior Project Architect	TLCD	3%	2%	0%	0%
Tyree Vantrease	Project Architect	TLCD	10%	7%	2%	1%
Ian Heath	Project Architect	TLCD	40%	40%	10%	20%
Tamara Gelvin	Senior Project Captain	TLCD	15%	5%	0%	1%
Larry Padron	Project Support	TLCD	0%	1%	1%	3%
Robert Stevens	Principal	CSWST2	2%	1%	0%	0%
Kirk Bovitz	Project Manager	CSWST2	8%	5%	4%	2%
Kristine Pillsbury	Senior Engineer	CSWST2	7%	4%	0%	0%
Alan Garcia	Engineer I	CSWST2	27%	14%	4%	1%
Christine Talbot	Principal	Quadriga	10%	5%	1%	1%
Laurie Fong	Project Manager	Quadriga	26%	12%	5%	4%
Ryan Chase	Designer	Quadriga	28%	20%	0%	0%
Cindy Nolan	Business Manager/Support	Quadriga	1%	1%	0%	0%
Paul Carey	Principal	O'Mahony & Myer	3%	5%	1%	1%
Pieter Colenbrander	Principal	O'Mahony & Myer	1%	3%	1%	0%
Justin Kirk	Electrical Designer	O'Mahony & Myer	5%	14%	5%	2%
Shannon Goolsbee	Lighting Designer	O'Mahony & Myer	2%	6%	2%	1%
Drafting Tech	Drafting	O'Mahony & Myer	3%	5%	2%	0%



**TEAM ORGANIZATION
KEY PERSONNEL SCHEDULE**

Team Member	Current Commitments	Pending Commitments	Availability for Project
Mike Nonella	Montgomery High 10% until 8/25 Redwood High, Napa Valley & Marin Schools 50% until Mid-5/25	Various pricing/new pursuits ~20-40%	50% Design 10% Construction
Duncan Young	Montgomery High 25% until 8/25 Opus One 10% until 1/26 New pursuits ~20-40%	Napa Valley USD 20% 6 – 8/25 Analy High 20% 6 – 8/25	10% Design 50% Construction
Colton Davis	Santa Rosa Fire Station 5 100% until 8/25	N/A	10% Design 100% Construction
Hector Soto	Montgomery High 100% until 8/25	N/A	10% Design 100% Construction
Kyle Chamberlain	McKinley ES TK 25% Jefferson ES TK 25% Waggoner ES TK 25% Calistoga ES TK 25%	Sonoma Mountain Music 40% Marin Community School 30% New Pursuits 30%	60% Design 25% Construction
Carl Servais	NVC Wine Ed Ctr - 5% until 7/25 Merritt College Substations - 2% until 8/26 Browns Valley & Silverado MS Modernization - 5% until 8/25 Montgomery HS - 5% until 8/25 SRJC Tauzer Gym - 5% until 8/25 Lakeport Relo - 5% until 8/25 Manzanita Parking - 5% until 8/25 Wright Toilet Reno - 5% until 7/25	Spring Lake MS - 15% until 11/25 Sequoia ES - 15% until 11/25	33% Design 68% Construction
Dennis Kennedy	NVC Wine Ed Ctr - 16% until 7/25 Merritt College Substations - 2% until 8/26 Browns Valley ES & Silverado MS Modernization - 30% until 8/25	Sequoia ES - 40% until 11/25	12% Designs, 60% Construction
Tyree Vantrease	Montgomery HS - 20% until 8/25 SRJC Tauzer Gym - 20% until 8/25	Spring Lake MS - 40% until 11/25	20% Design 60% Construction

**TEAM ORGANIZATION
KEY PERSONNEL SCHEDULE**

Team Member	Current Commitments	Pending Commitments	Availability for Project
Ian Heath	Kaiser Projects - 20% thru '26 Kaiser IR Lab - 25% until 12/25	N/A	55% Design 80% Construction
Tamara Gelvin	Kaiser Projects - 25% until 12/25 Wright Toilet Reno - 25% until 7/25		50% Design 75% Construction
Larry Padron	Various Projects - 20% thru '26	N/A	80% Design, 80% Construction
Christine Talbot	Geyserville ES - 1% until Fall '26 Sequoia E.S. 1% until 11/25 Spring Lake MS - 1% until 11/25 Kawana Springs Comm Park 3% until Fall '26	N/A	10% Design 15% Construction
Laurie Fong	Geyserville ES - 20% until Fall '26 UCD SIH Student Housing - 10% 12/26 Kawana Springs Comm Park 5% until Fall '26	N/A	45% Design 75% Construction
Ryan Chase	Auburn at Foothill Farms - 15% until 9/25 Sequoia ES 15% until 11/25 Spring Hills 10% until Fall '26	N/A	45% Design 10% Construction
Kirk Bovitz	Grove Street - 10% until 7/25 Foothill College - 5% until 8/25 SRJC Tauzer - 5% until 6/25 Hillcrest Apts - 30% until 8/25 San Carlos ES - 10% until 6/25	San Rafael HS - 20% until 6/26	15% Design 50% Construction
Kristine Pillsbury	Novato Fire Station - 20% until 8/25 SMART Rail- 20% until 10/25 Northgate Plaza - 30% until 11/25	N/A	30% Design 10% Construction
Alan Garcia	Grove Street - 30% until 7/25 Quarry Lakes Pkwy - 20% until 8/25 Foothill College - 10% until 8/25	N/A	40% Design 10% Construction
Paul Carey	Napa County CSU - until 8/25 Fremont Community Ctr - until 8/25 Stege ES - until 8/25	N/A	50% Design
Justin Kirk	NVC Wine Ed Ctr - 10% until 7/25 Fremont Comm Ctr until 30% 8/25	N/A	80% Design 20% Construction
Shannon Goolsbee	Napa County CSU - 20% until 8/25 Sunnyvale MS - 25% UNTIL 5/25	N/A	80% Design 60% Construction
Pieter Colenbrander	Half Moon Bay High - 20% until 8/25 Encinal High - 30% until 5/25	N/A	10% Design 10% Construction



PRICE PROPOSAL FORM

FOR:

HLES TK Classroom Building

1700 Jennings Avenue, Santa Rosa, CA 95403

June 2, 2025

PROPOSAL TO:

SANTA ROSA ELEMENTARY SCHOOL DISTRICT
110 Stony Point Rd., Suite 210
Santa Rosa, CA 95401

PROPOSAL FROM: Wright Contracting

(Name of Firm Submitting Proposal)

3020 Dutton Ave.

(Address)

Santa Rosa, CA 95407

(City, State, Zip Code)

707-528-1172

(Telephone Number)

6/2/25

(Date Proposal Submitted)

Note: All portions of this Price Proposal Form must be completed and the Price Proposal Form must be signed before the Proposal is submitted. Failure to do so will result in the Proposal being rejected as nonresponsive.

1.0 PROPOSER’S REPRESENTATIONS

Proposer, represents that a) it has the appropriate active Contractor's license required by the State of California; b) it has carefully read and examined the Proposal Documents for the proposed Work on this Project; c) it has examined the site of the proposed Work and all Information Available to Prequalified Proposers; d) it has become familiar with all the conditions related to the proposed Work, including the availability of labor, materials, and equipment; e) that all information and submittals provided as part of the prequalification process are accurate and correct; f) Proposer and all Subcontractors, regardless of tier, are currently registered with the California Department of Industrial Relations pursuant to California Labor Code Section 1725.5 and 1771.1.; g). Proposer hereby offers to furnish all labor, materials, equipment, tools, transportation, and services necessary to complete the proposed Work on this Project in accordance with the Contract Documents for the sums or in the manner quoted. Proposer further agrees that it will not withdraw its Proposal within ninety (90) days after the Proposal deadline, and that, if it is selected best value Proposer, that it will, within thirty (30) days after receipt of notice of selection, sign and deliver to District the Agreement in triplicate and furnish to District all items required by the Proposal Documents. If awarded the Contract, Proposer agrees to complete the proposed Work by the date specified in the Agreement.

PROPOSER REPRESENTS AND WARRANTS THAT IT HAS REVIEWED AND IS FAMILIAR WITH THE DISTRICT’S PROJECT STABILIZATION AGREEMENT AND AGREES TO CONDUCT THE PROJECT IN ACCORDANCE WITH ITS TERMS AND CONDITIONS

2.0 ADDENDA

Proposer acknowledges that it is Proposer's responsibility to ascertain whether any Addenda have been issued and if so, to obtain copies of such Addenda from District’s facility at the appropriate address stated on Page 1 of this Price Proposal Form. Proposer therefore agrees to be bound by all Addenda that have been issued for this Proposal.

The Undersigned acknowledges receipt, understanding and full consideration of the following addenda to the contract documents: Addenda No. 1, Dated 5/20/25 Addenda No. 2, Dated 5/28/25

We have modified the table below to show the proposed amounts if we are awarded one of the two projects (HLES or JMES) and what we would charge if we are awarded both (HLES and JMES).

3.0 PRICE PROPOSAL

ITEM	<u>BASE PROPOSAL</u> <u>(numerical)</u>	<u>BASE PROPOSAL</u> <u>(numerical)</u>
	<u>If we are awarded only HLES.</u>	<u>If we are awarded both projects</u>
1. Total Design Services Price (including design services during construction) Note: Includes cost of soils report	\$471,895	\$ 447,859
2. General Conditions (i.e., Field Overhead), Home Office Overhead, and Profit for Construction Work	<u>11.56</u> % (to be applied to the total cost of all construction work, whether performed by the alternative design-builder or subcontractors)	<u>11.06</u> % (to be applied to the total cost of all construction work, whether performed by the alternative design-builder or subcontractors)

BASE PROPOSAL IN WRITING:

If awarded only HLES:

Total Design Services Price: Four hundred seventy one thousand eight hundred ninety five Dollars and no Cents

If awarded both projects:

Total Design Services Price: Four hundred forty seven thousand eight hundred fifty nine Dollars and no Cents

If awarded only HLES:

Total Percentage for General Conditions (i.e., Field Overhead), Home Office Overhead, and Profit for Construction Work: Eleven point five six Percent

If awarded both projects:

Total Percentage for General Conditions (i.e., Field Overhead), Home Office Overhead, and Profit for Construction Work: Eleven point zero six Percent



4.0 SELECTION OF RESPONSIBLE BIDDER

In accordance with Education Code section 17250.62, competitive proposals shall be evaluated using the criteria and source selection procedures specifically identified in the evaluation process attached to the Request for Proposals. District shall have the right to award the contract to the responsible bidder whose proposal is determined, in writing by the District, to be the best value for the District.

5.0

PROPOSER INFORMATION

TYPE OF ORGANIZATION: LLC

(Corporation, **Partnership**, Individual, Joint Venture, etc.)

IF A CORPORATION, THE CORPORATION IS ORGANIZED UNDER THE LAWS OF: THE STATE OF N/A .

(State)

N/A

NAME OF PRESIDENT OF THE CORPORATION:

(Insert Name)

NAME OF SECRETARY OF THE CORPORATION:

N/A

(Insert Name)

IF A PARTNERSHIP, NAMES AND TITLES OF PERSONS SIGNING THE PROPOSAL ON BEHALF OF PROPOSER AND ALL GENERAL PARTNERS:

PERSONS SIGNING THE PROPOSAL ON BEHALF OF PROPOSER:

Mark Davis, Owner & Principal

(Insert Name and Title)

GENERAL PARTNERS:

Mark Davis, Stephen Wright, Bryan Wright

(Insert Names)

CALIFORNIA CONTRACTORS LICENSE(S):

Mark Cameron Davis

(Name of Licensee)

Classification B #1025609

Expires: 4/30/27 (issued 4/1/17)

(Classification)

(License Number)

(Expiration Date)

(For Joint Venture, list Joint Venture's license and licenses for all Joint Venture partners.)

6.0 REQUIRED COMPLETED ATTACHMENTS

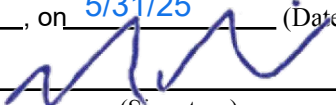
7.0 DECLARATION

I, Mark Davis (Printed name), hereby declare that I am the Owner & Principal (Title) of Wright Contracting (Name of Proposer) submitting this Price Proposal Form; that I am duly authorized to execute this Price Proposal Form on behalf of Proposer; and that all information set forth in this Price Proposal Form and all attachments hereto are, to the best of my knowledge, true, accurate, and complete as of its submission date.

I further declare that this proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham proposal, and has not directly or indirectly colluded, conspired, connived, or agreed with any proposer or anyone else to put in a sham proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the proposal price of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the proposal price, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her proposal price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, proposal depository, or to any member or agent thereof to effectuate a collusive or sham proposal.

I declare, under penalty of perjury, that the foregoing is true and correct and that this declaration was subscribed at: Santa Rosa, CA (Location and City),

County of Sonoma, State of California, on 5/31/25 (Date).


(Signature)

PROJECT DIRECTORY

Project		
HLES TK Classroom Building 1700 Jennings Avenue, Santa Rosa, CA 95403		
Owner		
Santa Rosa High School District 110 Stony Point Road, Suite 210 Santa Rosa, CA 95401	Owner-School District	District Representative: Erik Oden Executive Director of Facilities, Maintenance & Operations eoden@srcs.k12.ca.us
Bond Program Manager		
VPCS	Bond Program Manager	Contact: brian@vpcsonline.com
Design-Builder		
Wright Contracting	Design-Builder	Contact: Lisa Freedman lfreedman@wrightcontracting.com
Design-Builder Project Team – Subcontractors/Consultants		
TLCD Architecture	Architect	Contact: Carl Servais
JL Modular	Modular Builder	Contact: Kyle Chamberlain
Innovative Structural Engineering	Structural Engineer	Contact: Shawn Lothrop
CSWST2	Civil Engineer	Contact: Kirk Bovitz
TEP	Mechanical Engineer	Contact: Brad Manning
O'Mahony & Myer	Electrical Engineer	Contact: Paul Carey
Brokaw Design		Courtney Chuenyane
Quadriga Landscape Architecture & Planning	Landscape Architect	Contact: Christine Talbot
TBD if needed	Specifications Writer Acoustical/Vibration Consultant Laboratory Design Consultant	

Please see resumes in the Project Team section.



DVBE PROGRAM PARTICIPATION
DOCUMENTATION

CONTRACTOR'S CERTIFICATE REGARDING
PARTICIPATION OF
DISABLED VETERAN BUSINESS ENTERPRISES

In accordance with Education Code Section 17076.11, the District has a participation goal for Disabled Veteran Business Enterprises of at least three percent (3%) per year of the overall dollar amount of funds allocated by the District by the State Allocation Board pursuant to the Leroy F. Greene School Facilities Act of 1998 for construction or modernization of school buildings and expended each year by the District. At the time of execution of the contract, the Contractor will provide a statement to the District of anticipated participation of Disabled Veteran Business Enterprises in the contract. Prior to, and as a condition precedent for final payment under the contract, the Contractor will provide appropriate documentation to the District identifying the amount paid to Disabled Veteran Business Enterprises pursuant to the contract, so that the District can assess its success at meeting this goal.

I certify that I have read the above and will comply with the anticipated participation of Disabled Veteran Business Enterprises in this contract.



Signature

Mark Davis

Typed or Printed Name

Owner and Principal

Title

Wright Contracting

Company

mdavis@wrightcontracting.com

Email

Santa Rosa High School District/
Santa Rosa Elementary School District
DVBE Program Participation Documentation
Design Build



CONTRACTOR CERTIFICATION REGARDING IRAN CONTRACTING
(Public Contract Code sections 2200 – 2208)

PROJECT/CONTRACT NO.: **HLES TK Classroom Buildings** between Santa Rosa Elementary School District (“District”) and **Wright Contracting** (“Design-Builder” or “Bidder”).

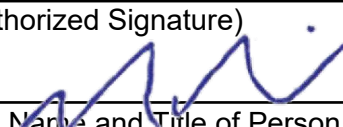
Prior to bidding on or submitting a proposal for a contract for goods or services for a project of one million dollars (\$1,000,000) or more to the District, the Bidder must either: a) certify it is **not** on the current list of persons engaged in investment activities in Iran created by the California Department of General Services (“DGS”) pursuant to Public Contract Code section 2203(b); does not provide goods or services of twenty million dollars (\$20,000,000) or more in the energy sector of Iran, including providing oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; or b) demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code section 2203(c) or (d).

To comply with this requirement, please insert your vendor or financial institution name and Federal ID Number (if available) and complete **one** of the options below. Please note: California Law establishes penalties for providing false certifications, including civil penalties equal to the greater of two hundred fifty thousand dollars (\$250,000) or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. (Public Contract Code section 2205.)

[Remainder of page intentionally left blank]

OPTION #1 – CERTIFICATION

I, the official named below, certify I am duly authorized to execute this certification on behalf of the vendor/financial institution identified below, and the vendor/financial institution identified below is **not** on the current list of persons engaged in investment activities in Iran created by DGS; does not provide goods or services of twenty million dollars (\$20,000,000) or more in the energy sector of Iran, including providing oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

Vendor Name/Financial Institution (Printed) Wright Contracting	Federal ID Number (or n/a) 81-4712565
By (Authorized Signature) 	
Printed Name and Title of Person Signing Mark Davis, Owner & Principal	
Date Executed 5/31/2025	Executed in Santa Rosa, CA

DRUG-FREE WORKPLACE CERTIFICATION

This Drug-Free Workplace Certification form is required from all successful bidders pursuant to the requirements mandated by Government Code Sections 8350 et seq., the Drug-Free Workplace Act of 1990. The Drug-Free Workplace Act of 1990 requires that every person or organization awarded a contract or grant for the procurement of any property or service from any State agency must certify that it will provide a drug-free workplace by performing certain specified acts. In addition, the Act provides that each contract or grant awarded by a State agency may be subject to suspension of payments or termination of the contract or grant, and the Trade Contractor or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred.

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

1. Publishing a statement, notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person's or organization's workplace and specifying actions that will be taken against employees for violations of the prohibition.
2. Establishing a drug-free awareness program to inform employees about all of the following:
 - a. The dangers of drug abuse in the workplace;
 - b. The person's or organization's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations;
3. Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required by Government Code Section 8355 and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I, the undersigned, agree to fulfill the terms and requirements of Government Code Section 8355 listed above and will (a) publish a statement notifying employees concerning the prohibition of controlled substance at the workplace, (b) establish a drug-free awareness program, and (c) require each employee engaged in the performance of the contact be given a copy of the statement required by Section 8355(a) and require such employee agree to abide by the terms of that statement.

I also understand that if the Santa Rosa High School District/City of Santa Rosa Elementary School District determines that I have either (a) made a false certification herein, or (b) violated this certification by failing to carry out the requirements of Section 8355, that the contract awarded herein is subject to termination, suspension of payments, or both. I further understand that, should I violate the terms of the Drug-Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of Sections 8350 et seq.

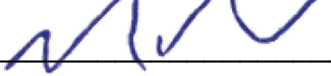
DRUG-FREE WORKPLACE CERT.

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

Date: 5/13/2025

Proper Name of Contractor: Wright Contracting

Signature of Authorized Person:



Print Name: Mark Davis

Title: Owner and Principal

CERTIFICATION OF CONTRACTOR AND SUBCONTRACTOR DEPARTMENT OF INDUSTRIAL RELATIONS REGISTRATION

I am the Owner and Principal of Wright Contracting (“Bidder”) (Title)
(Bidder Name)

Submitting the accompanying Bid Proposal for the Work described as HLES TK Classroom Building.

1. The Bidder is currently registered as a contractor with the Department of Industrial Relations (“DIR”).
2. The Bidder’s DIR Registration Number is: 1000050517. The expiration date of the Bidder’s DIR Registration is June 30, 2027.
3. If the Bidder is awarded the Contract for the Work and the expiration date of the Bidder’s DIR Registration will occur: (i) prior to the expiration of the Contract Time for the Work; or (ii) prior to the Bidder completing all obligations under the Contract for the Work, the Bidder will take all measures necessary to renew the Bidder’s DIR Registration so that there is no lapse in the Bidder’s DIR Registration while performing Work under the Contract.
4. The Bidder, if awarded the Contract for the Work shall remain a DIR registered contractor for the entire duration of the Work.
5. The Bidder has independently verified that each Subcontractor identified in the Expanded List of Subcontractors submitted with the Bidder’s Bid Proposal is currently a DIR registered contractor.
6. The Bidder has provided the DIR Registration Number for each subcontractor identified in the Bidder’s Expanded List of Subcontractors, or within twenty-four (24) hours of the opening of Bid Proposals for the Work the Bidder will provide the District with the DIR Registration Number for each subcontractor identified in the Bidder’s Expanded List of Subcontractors.
7. The Bidder’s solicitation of subcontractor bids included notice to prospective subcontractors that: (i) all sub-tier subcontractors must be DIR registered contractors at all times during performance of Work; and (ii) prospective subcontractors may only solicit sub-bids from and contract with lower-tier subcontractors who are DIR Registered contractors.

CERTIFICATION OF CONTRACTOR AND DIR REGISTRATION

8. If any of the statements herein are false or omit material facts rendering a statement to be false or misleading, the Bidder's Bid Proposal is subject to rejection for non-responsiveness.
9. I have personal first-hand knowledge of all of the foregoing.

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

Executed this 31st day of May, 2025 at Santa Rosa, CA.

(City and State)



Signature

Mark Davis

Name, typed or printed



ASBESTOS-FREE MATERIALS CERTIFICATION

**ASBESTOS-FREE MATERIALS
CERTIFICATION**

I Mark Davis, Owner & Principal
(name) please print or type (title)

of Wright Contracting, do hereby declare that to
(company name)

the best of my knowledge, information, and belief that in completing the work of JMES TK Classroom Buildings for the Santa Rosa Elementary School District, no manufactured material assembly/device or item of construction will contain, or in itself be composed of, any materials listed (by the federal or state EPA or federal or state health agencies) as a hazardous material.

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

Mark Davis
Name

Owner and Principal
Title

May 20, 2025
Date

Santa Rosa Elementary School District
Asbestos-Free Materials Certification
Design Build



ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF SONOMA)ss

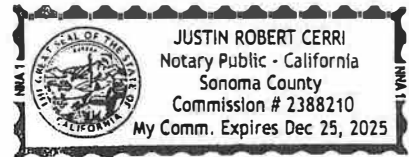
On 5-20-25 before me, Justin Robert Cerrri - Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



WORKERS' COMPENSATION CERTIFICATE

Labor Code section 3700:

“Every employer except the state shall secure the payment of compensation in one or more of the following ways:

- (a) By being insured against liability to pay compensation by one or more insurers duly authorized to write compensation insurance in this state.
- (b) By securing from the Director of Industrial Relations a certificate of consent to self-insure either as an individual employer, or as one employer in a group of employers, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his or her employees.
- (c) For any county, city, city and county, municipal corporation, public district, public agency, or any political subdivision of the state, including each member of a pooling arrangement under a joint exercise of powers agreement (but not the state itself), by securing from the Director of Industrial Relations a certificate of consent to self-insure against workers' compensation claims, which certificate may be given upon furnishing proof satisfactory to the director of ability to administer workers' compensation claims properly, and to pay workers' compensation claims that may become due to its employees. On or before March 31, 1979, a political subdivision of the state which, on December 31, 1978, was uninsured for its liability to pay compensation, shall file a properly completed and executed application for a certificate of consent to self-insure against workers' compensation claims. The certificate shall be issued and be subject to the provisions of Section 3702.”

CERTIFICATE

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

Wright Contracting

 Name of the Design-Builder

By: 

 Signature

Mark Davis

 Print Name

Owner and Principal

 Title

May 20, 2025

 Date

In accordance with Article 5 [commencing at section 1860], Chapter 1, Part 7, Division 2 of the Labor Code, the above certificate must be signed and filed with the awarding body prior to performing any work under the contract.

**NON-COLLUSION DECLARATION TO BE EXECUTED BY
PROPOSER AND SUBMITTED WITH PROPOSAL**

The undersigned declares:

I am the Owner and Principal of Wright Contracting, the party making the foregoing proposal.

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

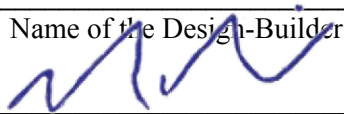
Any person executing this declaration on behalf of a proposer that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the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

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 5/20/25 [Insert Date], at Santa Rosa [Insert City], California [Insert State].

Wright Contracting

Name of the Design-Builder

By: _____



Signature

Mark Davis

Print Name

Owner and Principal

Title

5/20/2025

Date




ALCOHOL AND TOBACCO-FREE WORKPLACE
CERTIFICATION

**CONTRACTOR'S CERTIFICATE REGARDING
ALCOHOLIC BEVERAGE and TOBACCO-FREE CAMPUS POLICY**

This Drug-Free Workplace Certification form is part of the Contract made by and between the Santa Rosa Elementary School District (hereinafter referred to as the "District") and Wright Contracting (hereinafter referred to as the "Design Builder") for HLES TK Classroom Buildings.

The Design Builder agrees that it will abide by and implement the District's Alcoholic Beverage and Tobacco-Free Campus Policy, which prohibits the use of alcoholic beverages and tobacco products, at any time, on District-owned or leased buildings, on District property and in District vehicles. The Design Builder shall procure signs stating "ALCOHOLIC BEVERAGE AND TOBACCO USE IS PROHIBITED" and shall ensure that these signs are prominently displayed in all entrances to school property at all times.

DATE: 5/20/2025
Mark Davis

Design Builder
By: 
Signature

Santa Rosa High School District/
Santa Rosa Elementary School District
Alcoholic Beverage and Tobacco-free Campus Certificate
Design Build



Our proposed strategy to meet the District's ambitious timeline for design and construction starts with dividing the project on each campus into two increments. Increment 1 will include site clearing and grading, site utilities, and pad preparation for the new modular classroom buildings. The construction documents for the first increment can be completed and submitted to DSA while the construction documents for the new buildings, shade structures, playgrounds, and other site improvements are still in development. This strategy gets the review and approval process started as soon as possible with DSA, minimizing weather delays.



SCHEDULE

Additionally, by utilizing a building design that works within the options and design parameters of the JL Modular permanent modular building PC design, the DSA review and approval process will be shortened. Further, by including a staff restroom in the new building, the scope of path of travel upgrades will be limited to accessible routes and will not need to include alterations to any existing buildings, which can lengthen the review process.



Santa Rosa City Schools
HLES TK Classroom Building
 Proposed Design and Construction Schedule
 June 2, 2025

	Activity Name	Duration (Days)	Start Date	Finish Date	2025							2026							
					June	July	August	September	October	November	December	January	February	March	April	May	June	July	August
1	Contract Award	0.00	6/11/25	6/11/25	◆														
2	Borings	5.00	6/16/25	6/20/25	▬														
3	Geotechnical Report	23.00	6/11/25	7/11/25	▬														
4	Preliminary Design	27.00	6/12/25	7/18/25	▬														
5	0-100% PD	27.00	6/12/25	7/18/25	▬														
6	Construction Documents	70.00	7/21/25	10/24/25		▬													
7	0-100% CD - Inc 1	30.00	7/21/25	8/29/25		▬													
8	0-100% CD - Inc 2	40.00	9/1/25	10/24/25			▬												
9	Agency Approval	150.00	7/21/25	2/13/26		▬													
10	CGS Review and Approval	70.00	7/21/25	10/24/25		▬													
11	DSA Review and Approval - Inc 1	70.00	9/1/25	12/5/25			▬												
12	DSA Review and Approval - Inc 2	80.00	10/27/25	2/13/26				▬											
13	Construction	197.00	11/10/25	8/11/26						▬									
14	Mobilization and Demo	20.00	11/10/25	12/5/25					▬										
15	Increment 1 Site Work	177.00	12/8/25	8/11/26						▬									
16	Increment 2 Modular Buildings	110.00	2/16/26	7/17/26								▬							
					June	July	August	September	October	November	December	January	February	March	April	May	June	July	August

We have included lime and/or cement treatment of the building pads, weather permitting, in the first weeks of work, so that foundation work can continue through the winter.

PRELIMINARY DESIGN



Functional Requirements

Our proposed design starts with **enhancing the existing parking** along the drive aisle to provide accessible parking spaces and direct access to a new dedicated entry to the TK/K area under the existing PV canopy. Additionally, our proposed design for each campus includes an **age-appropriate play area** with an outdoor space designated for play and outdoor learning and a new **shade structure**. The space allocated meets the CDE guidelines for apparatus area and the equipment will be selected for age 2-5 children. During the design process, we will work with District staff and stakeholders to select specific equipment that meets educational goals such as developing fine-motor skills, balance, and core strength. Finally, the proposed design leaves enough space for the **existing age 5-12 playground** to be rebuilt to the west.

The TK/K Classroom Buildings provided on each campus in our proposed design total 9,600 sf, which is 1,500 sf more than the required **minimum of 1,350 sf per classroom**. The additional area provides space for some design innovations listed below, and also flexibility to fit **custodial, electrical, and MDF rooms** as required. Further, the flexibility of the JL Modular permanent modular PC design allows for the design to include as much **teachers' work space** as is desired after meeting with stakeholders during the design process.



Exterior Aesthetics

The new TK/K classroom buildings in our proposed design for each campus will connect and feel cohesive with each campus primarily through material and color. The JL Modular permanent modular building PC design includes options for a variety of exterior wall materials, roof materials, and window/storefront configurations that allow for customization for matching colors and important design datums, while providing a contemporary, sophisticated aesthetic.

Flexible Classroom Design

The JL Modular permanent modular buildings are built for flexibility. By utilizing a steel moment frame structure, the exterior walls are non-structural and therefore able to provide windows for daylight and views in any configuration. The “clearstory” building design we are utilizing in the proposed design provides high windows and a sloped ceiling that brings daylight deep into the classroom space. In addition to the optimized learning environment of a daylit classroom space, the “clearstory” design allows for more of the exterior walls to be used for pinup space and storage. The rectangular classroom shape allows both of the required doors into the classroom to be oriented towards the protected play area, eliminating the risk of students exiting through a door in the back of the classroom out to an unprotected space. Additionally, the configuration of interior walls can be customized for the specific needs of your TK/K programs at each school. Our proposed design includes restrooms and a teacher prep area that can grow or be rearranged during the design process to meet your specific needs.

Design Innovations

Our proposed classroom design includes (2) two toilet rooms in each classroom to provide the District the flexibility to use any classroom as a Title 22 licensed child care center for your preschool program partners. Additionally, the play area will include shade to comply with the Title 22 requirement for a shaded rest area.

Our proposed design includes a staff toilet room at each campus for the teachers, aides, school staff and parent volunteers so they don’t have to leave the TK/K center to use a restroom.

Our proposed design includes a multi-occupant toilet room for students accessible from the exterior so they don’t need to re-enter a classroom to use the bathroom when the class is using the playground or other facilities for outdoor learning.



Life-Cycle Costs

Conducting a life-cycle analysis of a building requires the project be almost fully designed and input to the use of the building by the owner in order to determine realistic life cycles of materials and equipment as well as the water and/or energy that they use. Since we are just in the proposal stages, that task is nearly impossible to accurately model. Therefore, we propose below the services we would perform during the design phase of the project. The JL Construction team commits to conduct “Life-Cycle Cost Analysis Over 15 Years or More” when selecting assets under the

scope of this contract pursuant to the requirements of California Education Code § 17250.25.

We will perform the following services and analysis:

JLM believes the best opportunities to achieve significant cost reductions in building life cycle costs occur during the early design development phase. At this time, well informed decisions can be made and changes easily incorporated for the least cost and without schedule impacts. It is important to explore a range of alternative solutions and their cost drivers. With input from the district staff, we will put an emphasis on selecting the major systems, as well as finishes, prioritizing the first cost, product lifespan, durability, and maintenance.

Our job will be to explore the options and provide cost feedback for adherence to the budget, as well as maintenance and operation costs. Finishes will be selected to match the aesthetic of existing Santa Rosa City Schools campuses while also considering the first cost and long-term cost including maintenance and replacement. Plaster and metal roofing have low first costs and low long-term maintenance and replacement costs. JLM will work with the District to find the correct balance of aesthetics, budget, and long-term durability and life of products.

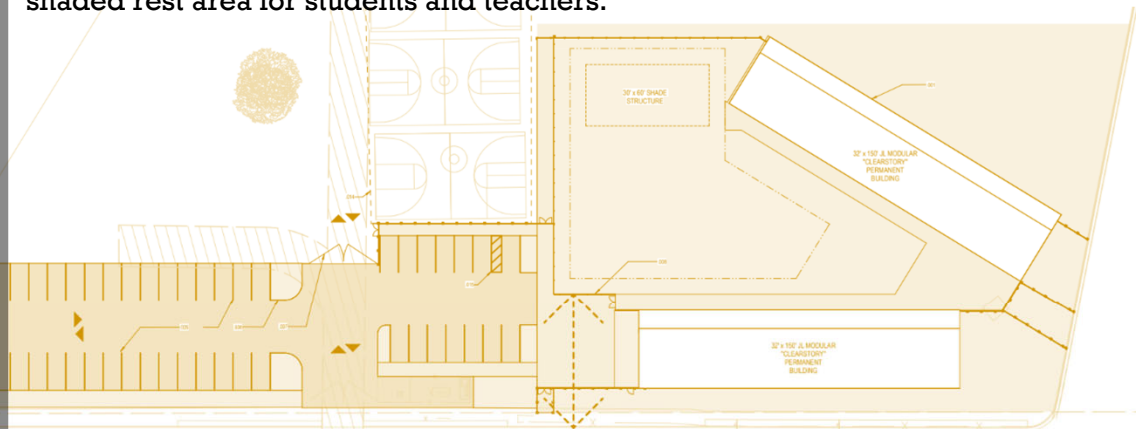
The Life-Cycle Cost Analysis will be performed on the architectural, mechanical, lighting, and other energy-using equipment to guide the design decisions throughout the project design process. Much of that work will be carried out during Preliminary Design phase to select approaches for the project and confirm the energy efficiency measures meet the expected life-cycle cost expectations of the District. This will be updated throughout the design process as energy-using components are considered for changes through construction documents and into sub-contractor RFI/substitution phases.

Modeling of the structure will be accomplished through various tools, the first being the State of California required software for CA Energy Code compliance. The true life-cycle cost analysis will be completed outside that framework to enable components such as natural ventilation, accurate schedules of operation, and other elements in the design that are limited by the State's compliance engine. This advanced simulation will be carried out by either Integrated Environmental Solutions, Design Builder or EnergyPro Non-Compliance calculations depending on the scope of systems and approaches for the project.

These various simulation engines give us maximum flexibility to evaluate complex systems like the variable refrigerant volume systems, mixed mode natural ventilation, advanced daylighting controls, and a host of others. Each one of these tools can be paired with the utility rates, carbon emission conversions, and the Department of Energy Fuel Escalation Rates (FEMP approach) to evaluate the life cycle costs for a 10, 20 or a 30-year period to measure performance of a particular measure. This life cycle costs approach will consider long term maintenance cost estimate for the particular measure.

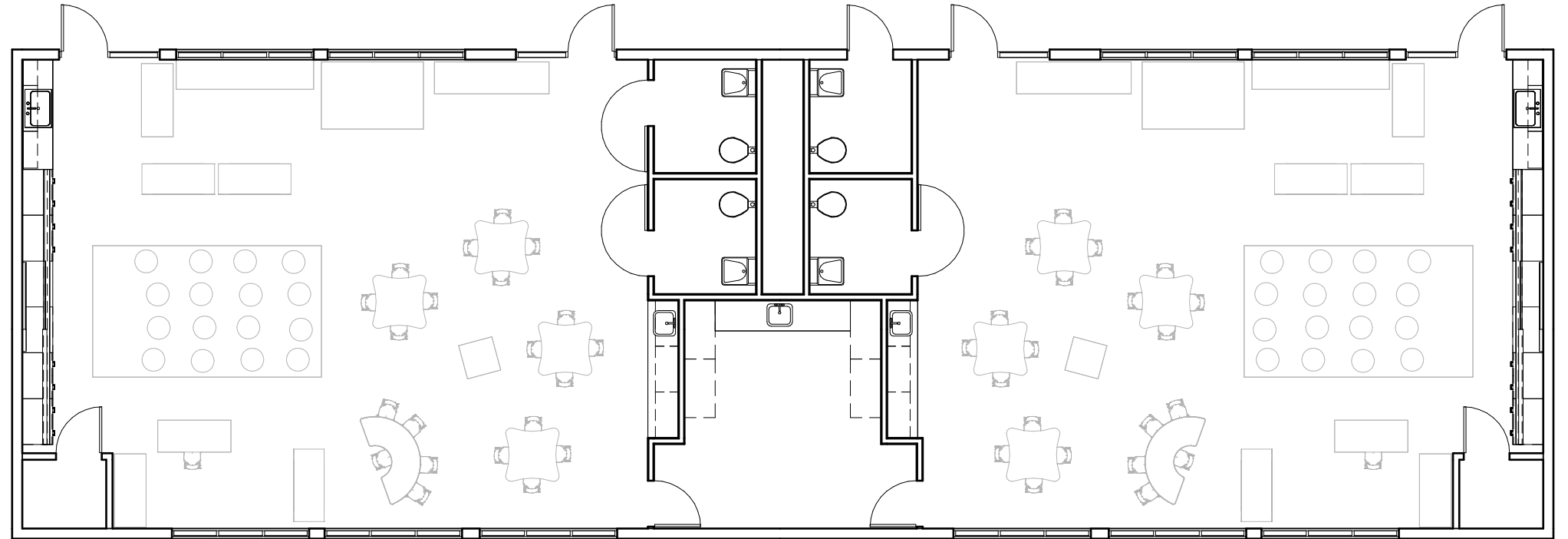
Site Plan

The new TK/K classrooms will have a small parking area for parents to park and walk their students to class, without having to cross any traffic. The new TK/K classroom and playground area is enclosed by decorative fencing, with secure access from the adjacent parking through a gate. The six new classrooms in three buildings will each have two doors directly onto the central playground, providing a secure area that is easy to supervise. The buildings have 8 foot overhangs on the playground side to provide covered circulation, with space for outdoor learning protected from the elements. The clerestory windows for all of the classrooms face North where they will receive diffuse light throughout the day without the heat gain from direct sunlight. Shade structures will protect the play equipment from the sun and create shaded rest area for students and teachers.



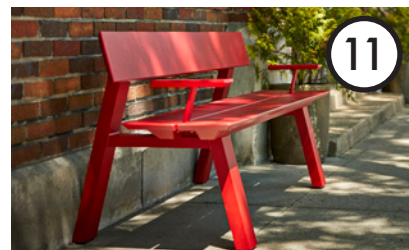
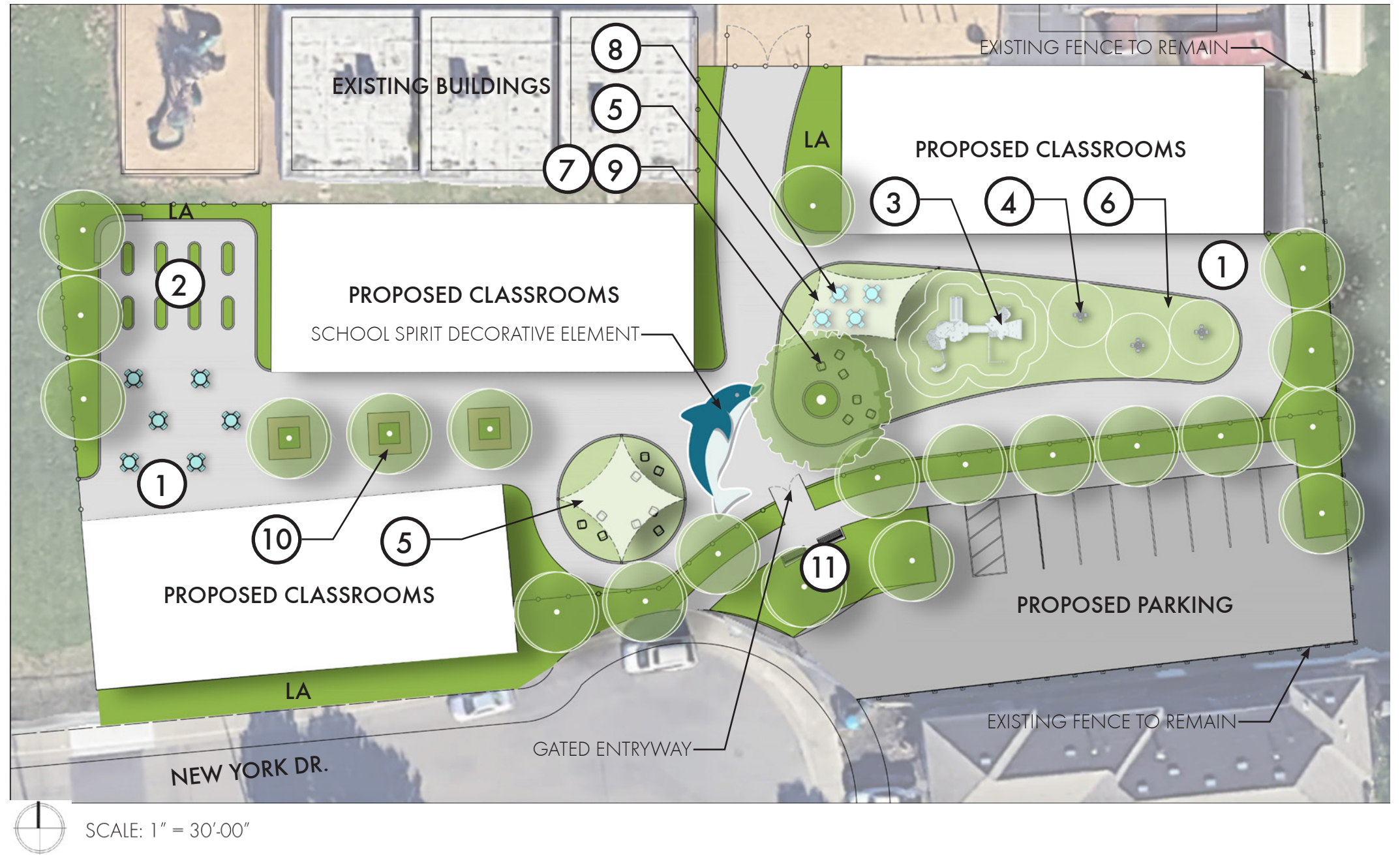
BUILDING FEATURES

- ENERGY EFFICIENT! - SOLAR AND BATTERY CAN EASILY BE ENGINEERED OUT FOR COST SAVINGS
- SLAB-ON-GRADE
- PREFABRICATED, MOMENT FRAME STRUCTURE - ALL STEEL
- FLAT PACK FOR EASIER SHIPPING AND FLEXIBILITY, GREATER ROOF PITCHES AND BUILDING HEIGHTS
- MEP AND FINISHES ON SITE
- TIME AND COST SAVINGS OF A MODULAR BUILDING, QUALITY AND DURABILITY OF A SITE-BUILT BUILDING.
- 1,600 SF PER CLASSROOM (32'X50') EXCEEDS THE MINIMUM 1,350 SF REQUIREMENT FROM CDE.
- UNLIMITED FLOOR PLAN OPTIONS ALLOW INCLUSION OF CUSTODIAL, ELECTRICAL, MDF ROOMS, STAFF RESTROOM, AND RESTROOMS ACCESSED FROM THE EXTERIOR
- "CLEARSTORY" BUILDING DESIGN PROVIDES HIGH WINDOWS AND SLOPED CEILINGS TO BRING DAYLIGHT DEEP INTO THE CLASSROOM
- TWO CLASSROOM DOORS ON SAME SIDE OF BUILDING ELIMINATES RISK OF STUDENTS EXITING TO AREA OUTSIDE OF SECURE TK AREA



LEGEND

- ① CONCRETE PAVING
- ② GALVANIZED RAISED GARDEN BEDS
- ③ PLAY STRUCTURE - 2-5 AGE GROUP
- ④ PLAY STRUCTURE - 2-5 AGE GROUP GROUP SPRINGER
- ⑤ SHADE SAIL DSA PREAPPROVED
- ⑥ GROUP EDUCATION AREA WITH MOVEABLE SEATS, ARTIFICIAL TURF, AND SHADE
- ⑦ MOVEABLE CHAIRS - CHILD SIZE
- ⑧ MOVEABLE TABLES AND CHAIRS - CHILD SIZE
- ⑨ SEATING ELEMENTS
- ⑩ TREE PLANTER SEATING
- ⑪ BENCH
- ⑫ ORNAMENTAL METAL FENCING
- LA LANDSCAPE AREA



HELEN LEHMAN
ELEMENTARY

TLCD
ARCHITECTURE

QUADRIGA

CONCEPTUAL RENDERINGS





THANK YOU

We look forward to working with you.

