



RESPONSE TO REQUEST FOR PROPOSALS

FOR

ARCHITECTURAL SERVICES
FOR THE RENOVATION AND
DEVELOPMENT OF A
MULTIPURPOSE ROOM AND
DEMONSTRATION KITCHEN

APRIL 01, 2024

SUBMITTED BY:

138

DKY
architects

www.dkyarchitects.com

P: (949) 788-9223

E: info@dkyarchitects.com



April 01, 2024

Fallbrook Regional Health District
138 S. Brandon Rd.
Fallbrook, CA 92028
Attn: Rachel Mason, Chief Executive Officer

Re: Community Health and Wellness Center
Architectural services for the renovation and
development of a Multi-purpose room and
Demonstration Kitchen.

Fallbrook Regional Health District:

DKY Architects is excited to have the opportunity to submit qualifications to the Fallbrook Regional Health District for the community health and wellness project. DKY Architects has years of relevant experience for this project type, having worked on food service and hospitality projects since 2005. TES (Total Engineering Solutions), DKY partner, will provide the structural engineering services for the project. We are ready to deliver design and engineering services for the Fallbrook Regional Health District for the renovations to construct the Multi-purpose Room and Demonstration Kitchen improvements.

DKY Architects and the consultant team is well suited to perform the design and engineering services and is a good fit for the project due to:

- A long list of successful renovation and tenant improvement projects.
- Experience working with public agencies including State Department of General Services; Dept. of Veterans Affairs, City of Santa Ana, County of Orange, and DSA.
- Availability of all team members to begin work upon notice to proceed.
- Thirty years of experience with recreation, food service and hospitality projects.
- Direct involvement by senior level team members with experience with similar projects.
- Consistent, high quality, and schedule driven delivery of services.
- A consistent approach to quality control and value engineering.

DKY's Principal and technical personnel have worked on similar projects. Recently completed renovation projects include:

- Magal Korean Barbeque tenant improvement – The Source Mall, Buena Park, CA
- Aztec Food Hub – Catering Kitchens and walk-up fast serve, San Diego, CA
- South County Veterans Affairs tenant improvement and expansion- Mission Viejo, CA
- Schematic Design for Riverside Medical Shelter Clinic

In addition to the DKY Architects / TES staff the project team also includes qualified sub-consultants for food service design (kitchen consulting), mechanical, electrical, and plumbing engineering.

At DKY, we pride ourselves on our capacity and expertise to provide services above and beyond much larger companies. We can do this because the company principals are personally involved in the projects overseeing the process and quality. There are no out-of-state corporate headquarters or cumbersome levels of management to deal with, and that allows us to provide great customer service, be more efficient and responsive, and more effectively implement the goals of our clients.

Project Approach Summary

The approach to the project will include:

- 1) Confer with Regional Health District representatives to review goals and criteria for the project.
- 2) Conduct investigation of the existing building including structural, mechanical, plumbing and electrical systems.
- 3) Develop design layouts for the project and review with Regional Health District representatives.
- 4) Provide architecture, kitchen layouts and engineering design refinement. Review designs against construction cost budgets, make design adjustments as needed and authorized.
- 5) Complete the construction drawings and assist the Regional Health District to obtain agency approvals and construct the improvements to the Comfort Suites.
- 6) Assist the Regional Health District in the construction bidding, construction and project close-out processes.

Principal Capacity

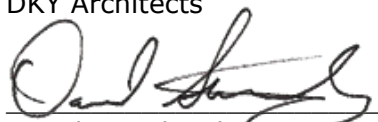
David Streshinsky is the authorized individual to negotiate and bind the contract.

Insurance

DKY Architects maintains a \$2,000,000 professional liability insurance (errors and omissions), \$1,000,000 workers' compensation insurance, \$1,000,000 automobile liability and \$2,000,000 general liability and comprehensive bodily injury including death and property damage liability insurance.

DKY is committed to supplying the Fallbrook Regional Health District with the most qualified staff for the project. As you will see in the accompanying Tabs 1-5, we have the resources, experience, and team to deliver a successful project. If you have any questions after reviewing this material, please feel free to contact us by phone: 949-788-9223 or by email: info@dkyarchitects.com.

Sincerely,
DKY Architects



David Streshinsky,
Principal

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TAB 1
STATEMENT OF QUALIFICATIONS

STATEMENT OF QUALIFICATIONS



FIRM AND TEAM EXPERIENCE

DKY Architects is a multidisciplinary firm providing architectural and structural engineering services for municipal and commercial projects.

DKY Architects recently merged with Total Engineering Services to expand on services and capabilities to meet the needs of our clients, offering in-house structural and civil engineering services.

David Streshinsky, principal at DKY Architects, has provided design services for Civic, commercial, residential and hospitality projects since its inception in 2004. The firm has provided architecture and design services for many clients, and project types, including detailed ADA surveys to address and upgrade facilities to remedy accessibility lawsuits. DKY Architects has also provided planning and design services for restaurant and food service, office tenant improvement projects, clinics and counseling centers, County, city, and state agencies.

DKY Architects is located in Irvine and is made up of two principals, one is a licensed architect, and one is a licensed architect and structural engineer, five technical staff members and two supporting staff. The firm has an established staff and organization which interfaces with client representatives, provides planning and design services, manages engineering and specialty design teams, and delivers projects on time and within the budget. Design and construction documents for past projects have been consistently completed on or before the due dates.



TAB 2
PROFILE OF FIRM



PROFESSIONAL AFFILIATIONS

DKY Primary team organization, see organization chart for design / engineering team structure.

PERSONNEL

Name	Classification / Designation	License / Certification	Years of Experience	Years with Firm
David Streshinsky	Principal / Lead Architect / PM	Registered Architect: CA#C18642 AZ#5191 CO#401257 LEED® AP, BD+C	42	23
Yasser Salem	Principal / Lead Structural Engineer	Registered Architect: CA#C37832 Registered SE: CA#S4302	27	20
Anna Aldrin	Project Manager		7	7
Shantal Alvarez	Job Captain		5	4
June Lee	Quality Control		3	3
Matt Kim	Designer		2	2
Mira De La Rosa	Designer		2	1



CALIFORNIA ARCHITECTS BOARD
2420 DEL PASO ROAD, SUITE 105
SACRAMENTO, CA 95834
916 574-7220

Renewal License

ARCHITECT

LICENSE NO. C 18642
RECEIPT NO. 30180061

VALID UNTIL JANUARY 31, 2025

DAVID A. STRESHINSKY
24671 PALACE COURT
LAGUNA NIGUEL CA 92677

In accordance with the Provision of Section 5500 of the Business and Professions Code, the individual named hereon is licensed as an Architect and is subject to the rules and regulations of the California Architects Board.

01/20/23
01/20/23



TAB 3
RELATED PROJECT EXPERIENCE

RELATED PROJECT EXPERIENCE

COSTA MESA KITCHEN

Newport Beach, CA



Client:

City Storage Systems

Dates Services Were Performed:

2020

Scope of Project:

Renovation and Upgrade of a commercial building (T.I.)

Client Contact:

City Storage Systems
LLC

777 South Figueroa
Suite 4100. Los Angeles
CA 90017

Chloe Lob
Design Manager

T: 949-606-2991
E: chloe.lob@cloudkitchens.com

Project Description:

Costa Mesa Kitchen a tenant improvement project that scope included creating series a commercial kitchen facility. DKV Architects was retained by City Storage Systems to renovate the commercial store into 26 commercial catering kitchens as well as create new cold and freezer storage. The work included kitchen hoods, plumbing, electrical, lighting systems, HVAC, floor and ceiling finishes.



ANAHEIM FOOD CO.

Anaheim, CA



Client:

City Storage Systems

Dates Services Were Performed:

2020

Scope of Project:

Renovation and Upgrade of a commercial building (T.I.)

Client Contact:

City Storage Systems LLC

777 S. Figueroa ST., Ste
4100 Los Angeles, CA
90017

Trevor Shaffer
T: 650-504-0583
E: trevor.shaffer@css-company.com

Project Description:

Anaheim Food Co. a tenant improvement project that scope included creating series a commercial kitchen facility. DKY Architects was retained by City Storage Systems to renovate the existing warehouse/manufacturing building into 26 commercial catering kitchens as well as create new cold and freezer storage. Work included kitchen hoods, plumbing, electrical, lighting systems, HVAC, floor and ceiling finishes.



WESTSIDE EATS

Los Angeles, CA



Client:

City Storage Systems

Dates Services Were Performed:

2021

Scope of Project:

Renovation and Upgrade of a commercial building (T.I.)

Client Contact:

City Storage Systems LLC

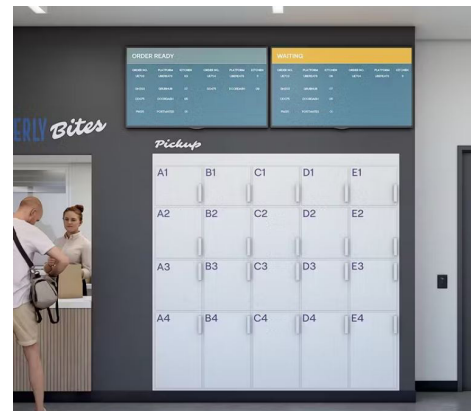
777 South Figueroa
Suite 4100. Los Angeles
CA 90017

Chloe Lob
Design Manager

T: 949-606-2991
E: chloe.lob@cloudkitchens.com

Project Description:

DKY Architects worked with City Storage Systems to design 30 new commercial catering kitchens. Westside Eats was a tenant improvement project that renovated the existing commercial space into 30 kitchens with a drive pick up lobby and ordering center. The scope of work included new plumbing, electrical, lighting systems, upgraded ceiling and floor finishes, and new cold/freezer storage areas. The team worked closely with City Storage Systems kitchen specialist to create the design of the



HILTON AT THE SOURCE

Buena Park, CA



Client:

MD Properties, Inc. &
Shady Bird Lending LLC

Dates Services Were Performed:

2016-2024

Scope of Project:

New Full Service Hotel
Build

Client Contact:

Carine Inc.

10611 Calle Lee, Los
Alamitos, CA 90720

Albert Barcelo
Project Director
T: 949-309-0181
E: abarcelo@carineinc.com

Project Description:

DKY Architects worked with the mall developer, hotel owner/operator, and Hilton to provide design and engineering services. Specific scope included back of house areas, porte cochere, and exterior facade design. DKY Architects consultant engineering team provided structural, mechanical, plumbing, and electrical engineering. The scope included design of the exterior facade. The DKY team also worked on laying out the second floor back of house area, the fourth floor pool deck, and fitness area. The team worked diligently to provide a design to meet the Hilton brand standards to create a luxury hotel experience.



SOUTH ORANGE COUNTY VETERANS AFFAIR CENTER

Mission Viejo, CA



Client:

Azyar Construction

Dates Services Were Performed:

2021

Scope of Project:

Renovation and Upgrade of a commercial building (T.I.)

Client Contact:

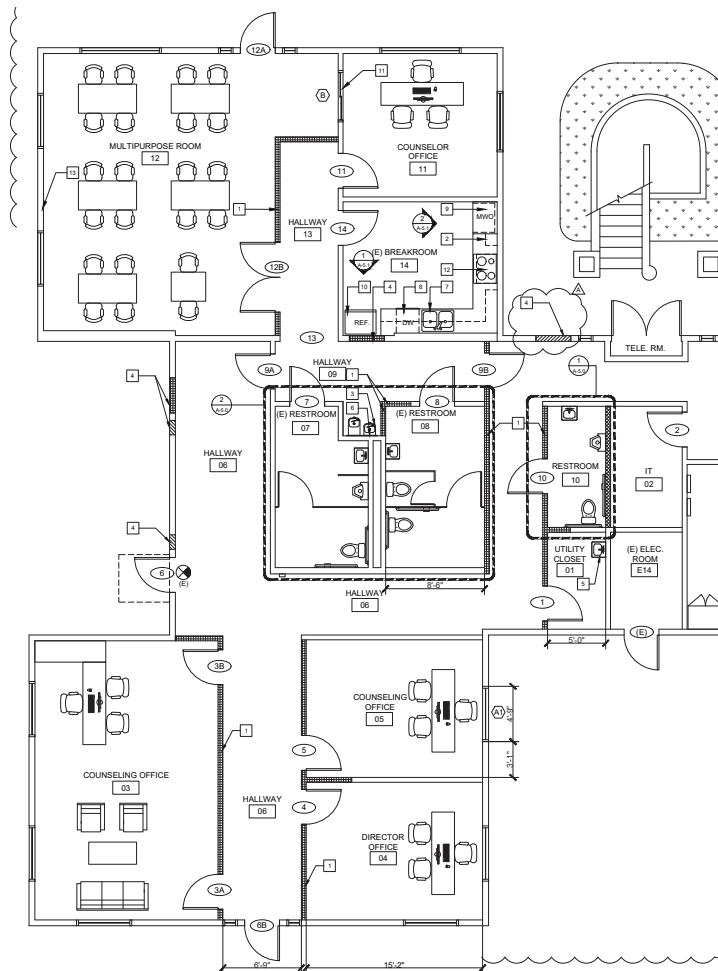
James Howard,
Accountancy Corporation

26451 Crown Valley
Parkway, Mission Viejo,
CA 92691

James Howard
T: 949-582-7935

Project Description:

The DKY Team worked on a portion of the ground floor of the South Coast Veteran's Affairs center to provide tenant improvement upgrades. The scope of work included combining suites and re-arranged areas to create counseling rooms, a kitchen/ break room, multipurpose room, and support spaces. The team also worked on ensuring the existing site conditions were ADA accessible and compliant. The work included new ceiling systems, partitions, wall and floor finishes, lighting, plumbing improvements, new windows and doors.



VETERANS AFFAIR CENTER- HEMET

Hemet, CA



Client:

Azyar Construction

Dates Services Were Performed:

2022

Scope of Project:

Renovation and Upgrade of a commercial building (T.I.)

Client Contact:

Azyar Inc.

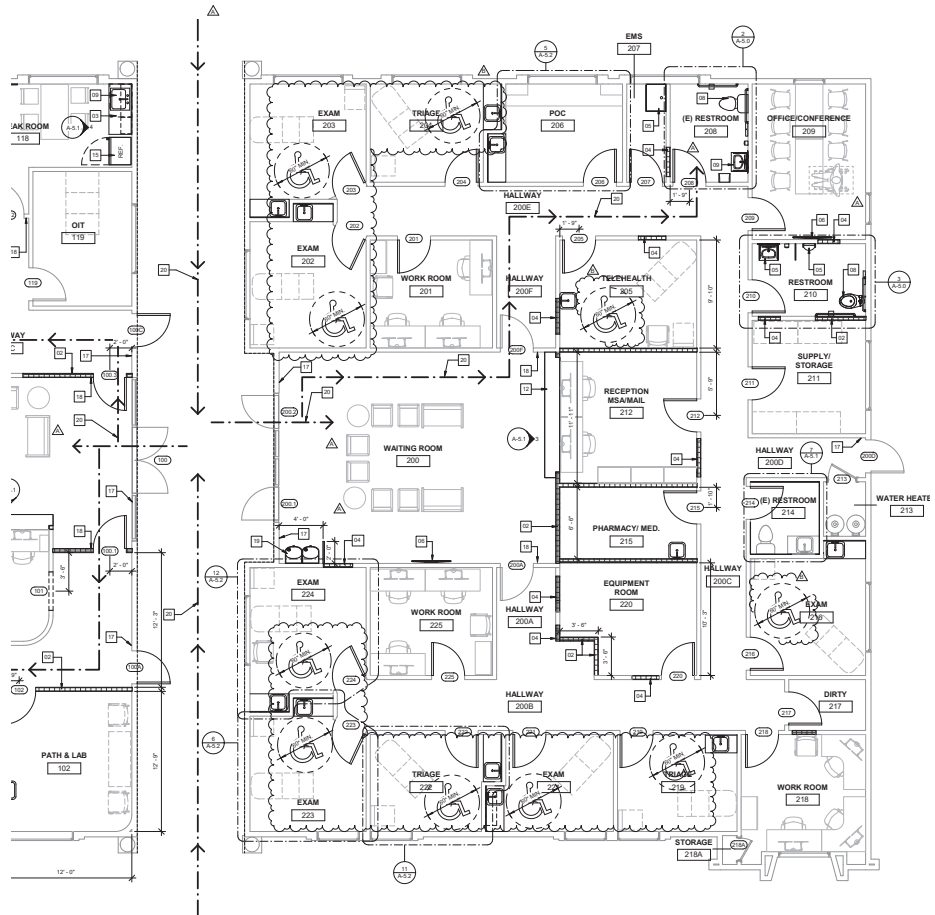
1516 Brookhollow Dr.
Suite B Santa Ana, CA
92705

Andy Burciaga

T: 949-582-7935

Project Description:

The DKY Team worked on the renovation and upgrades on a existing medical office building. The alterations to the building include the upgraded and new ada accessible exam rooms, new lab rooms, break room modifications, pharmacy/medical room, and new support spaces. The work included new ceiling systems, partitions, wall and floor finishes, lighting, plumbing, and HVAC improvements.



PROP SHOP PIZZERIA

Knott's Berry Farm, CA



Client:

Knott's Berry Farm

Dates Services Were Performed:

2021

Scope of Project:

Renovation and Upgrade of a commercial building (T.I.)

Client Contact:

Knott's Berry Farm

8039 Beach Blvd.
Buena Park CA 90620

Mike Martinez
Construction Manager
T: 714-220-5268
E: Mike.Martinez@knotts.com

Project Description:

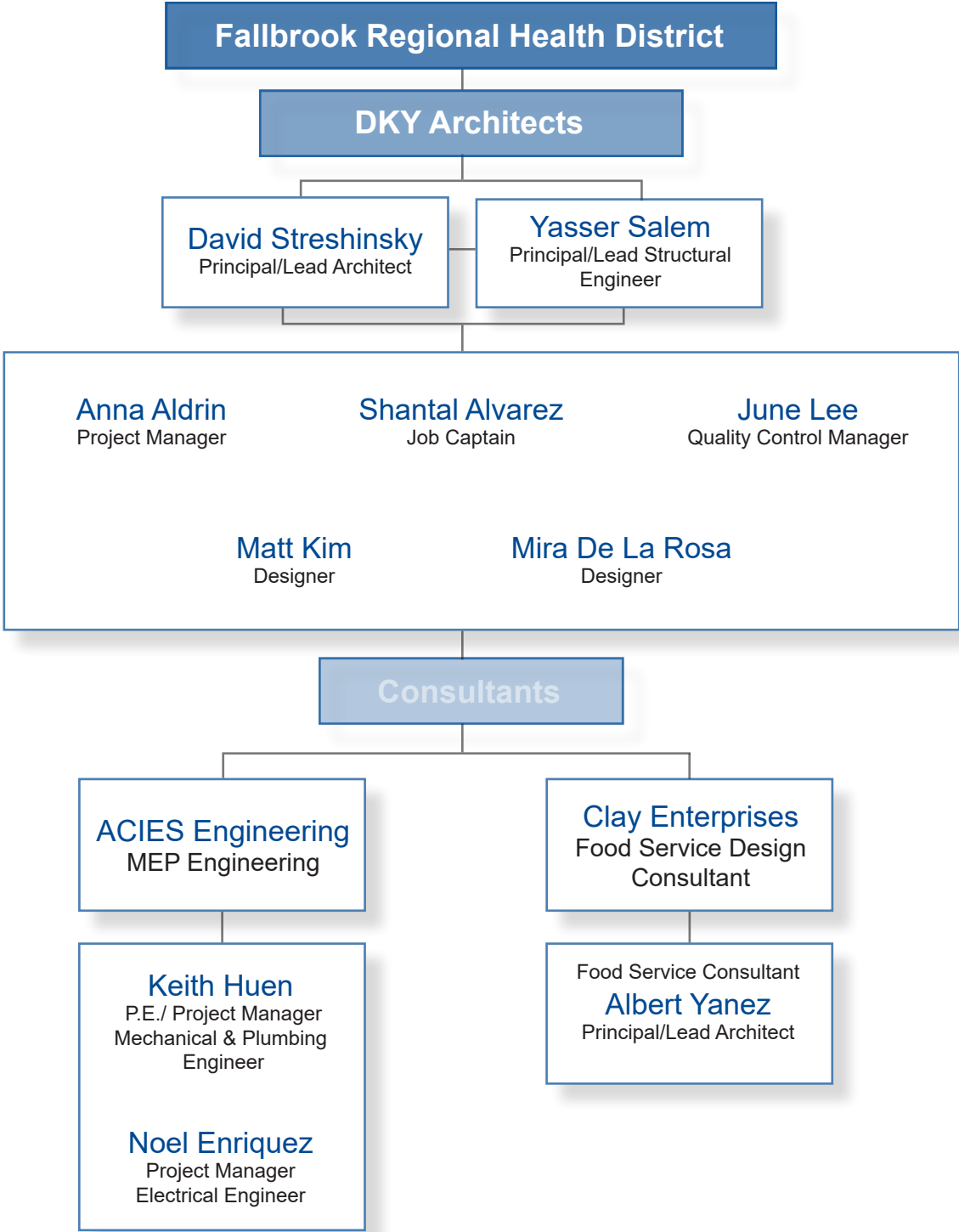
DKY Architects was chosen to renovate the existing walk-up food facility and adjacent offices to create a new restaurant with a outdoor seating area. The design team worked closely with Knott's Berry Farm to design a comprehensive upgrade and renovation of the kitchen and seating area. The scope of work also included a the conversion of offices into a new outdoor covered dining seating area.



TAB 4
FIRM PERSONNEL

DKY ORGANIZATION CHART

Fallbrook Regional Health District
Architectural / Engineering Services



DAVID STRESHINSKY, AIA, LEED AP, BD+C

PRINCIPAL/LEAD ARCHITECT



Education:

Bachelor of Architecture
University of Washington
Seattle, Washington
1981

AutoCAD training

As the Principal-in-Charge and President of DKY Architects, David Streshinsky, AIA, brings more than 42 years of experience in public and private sector projects including Public Works, Commercial, Retail, Hospitality, Food Service, Office and Housing/Residential facilities. As the Project Executive/Project Manager, he is responsible for overseeing the Design Team, client relationships & management, cost & schedule management, directing consultants and interfacing with public agencies. He oversees the design process, documentation production, QA/QC reviews, and invoicing to the client.

Mr. Streshinsky has extensive experience with ADA Surveys and design for barrier removal. He has 32 years of construction administration and support experience.

Related Project Experience:

Professional Licenses:

Licensed Architect –
CA#C18642
AZ#51911
CO#401257

Green Building
Certification Institute
(GBCI) – LEED
Accredited Professional
Building Design +
Construction

- Anaheim Food Co. - Anaheim, CA
- Costa Mesa Kitchen - Newport Beach, CA
- Westside Eats - Los Angeles, CA
- Aztec Food Hub - San Diego, CA
- Veteran Affairs Center Hemet - Hemet, CA
- South Orange County Veteran Affairs Center - Mission Viejo, CA
- Marriott Room Upgrade - Riverside, CA
- Anza Hotel Meeting room, Gym and Entry Remodel - Calabasas, CA
- Hotel Colorado Room Upgrade and MEP Infrastructure Improvement - Glenwood Springs, CO
- Hilton at The Source New Full Service Hotel Build - Buena Park, CA

Years of Experience:

42

YASSER SALEM

PRINCIPAL/LEAD STRUCTURAL ENGINEER



Education:

PhD. Civil Engineering
University of California
Irvine - 2006

M.S. Structural
Engineering
San Jose State University
1997

B.S. Civil Engineering
Cairo University, Cairo
1995

Professional Licenses:

Licensed Architect
CA#C37832

Licensed Structural
Engineer
CA#S4302

Years of Experience:

27

Dr. Salem is the principal engineer for Total Engineering Service Inc. He is experienced in the design and structural analysis for a variety of structures. Dr. Salem has been involved with multiple seismic strengthening project for office buildings, educational facilities, parking structures, residential projects, hotel buildings, and government buildings.

Dr. Salem work is tied to 20+ years of experience in the professional industry. His professional experiences offered him a wide spectrum of knowledge and expertise.

As Principal he is responsible for overseeing the structural design and collaborating with the design Team, client relationships & management, cost & schedule management, directing consultants and interfacing with public agencies. He oversees the design process, documentation production, and QA/QC reviews.

Related Project Experience:

- Glide Hotel Design - San Francisco, CA
- Crown Plaza Hotel Seismic Retrofit - San Francisco, CA
- Affordable Housing Community - California
- Single Family Track Homes Community Design - Victorville, CA
- Palm Height Residence Design - Altadena, CA
- Porter Building Seismic Retrofit - Napa, CA
- College Park Seismic Retrofit - Fullerton, CA
- 450 Newport Center Seismic Retrofit - Newport Beach, CA
- 889th Street Building Seismic Retrofit - San Francisco, CA
- Post Earthquake Damage Reports - California

ANNA ALDRIN

PROJECT MANAGER



Education:

Bachelor of Architecture
California Polytechnic
University Pomona
Pomona, California

As Project Manager, Ms. Aldrin has lead and contributed to multiple projects from conceptual design throughout construction phase. These projects are of multiple complexities from T.I., custom residential, commercial, hospitality and entertainment, including amusement parks. She is proficient in BIM integration and various soft wares for design and construction drawings deliverable and documentation.

As the Project Manager she will interface with the entire design team and client. She will be responsible for overseeing the design team, facilitating design tasks, tracking schedule and preparing construction drawings.

Professional Licenses:

Candidate
In Progress

Related Project Experience:

- Anaheim Food Co. - Anaheim, CA
- Costa Mesa Kitchen - Newport Beach, CA
- Westside Eats - Los Angeles, CA
- Aztec Food Hub - San Diego, CA
- Veteran Affair Center Hemet - Hemet, CA
- South Orange County Veteran Affair Center - Mission Viejo, CA
- Marriott Room Upgrade - Riverside, CA
- Anza Hotel Meeting room, Gym and Entry Remodel - Calabasas, CA
- Hotel Colorado Room Upgrade and MEP Infrastructure Improvement - Glenwood Springs, CO
- Hilton at The Source New Full Service Hotel Build - Buena Park, CA
- Double Tree OC Airport Room Upgrade - Santa Ana, CA
- Premiere Inn Accessible Upgrade - Thousan Oaks, CA

Years of Experience:

7

SHANTAL ALVAREZ

JOB CAPTAIN



Education:

Bachelor of Architecture
California Polytechnic
University Pomona
Pomona, California

Professional Licenses:

Candidate
In Progress

Years of Experience:

5

As Job Captain, Ms. Alvarez has experience in design and documentation of multidisciplinary projects including Public Works, Commercial, Hospitality, Entertainment, Office and Housing/Residential facilities. She handles projects from schematic design phase to construction administration. She is proficient in BIM integration and various soft wares in preparation of 3D rendering, graphic representations and construction drawings.

As the Job Captain, Ms. Alvarez will be responsible for putting together and preparing construction drawings and working with consultants. Ms. Alvarez will also be responsible for assisting Project Manager with project tracking, coordination and documentation.

Related Project Experience:

- Anaheim Food Co. - Anaheim, CA
- Costa Mesa Kitchen - Newport Beach, CA
- Westside Eats - Los Angeles, CA
- Aztec Food Hub - San Diego, CA
- Marriott Room Upgrade - Riverside, CA
- Anza Hotel Meeting room, Gym and Entry Remodel - Calabasas, CA
- Hotel Colorado Room Upgrade and MEP Infrastructure Improvement – Glenwood Springs, CO
- Hilton at The Source New Full Service Hotel Build – Buena Park, CA
- Double Tree OC Airport Room Upgrade – Santa Ana, CA
- Premier Inn Accessible Upgrade - Thousand Oaks, CA

JUNE LEE

QUALITY CONTROL MANAGER/DESIGNER



Education:

Bachelor of Architecture
Woodbury University
Burbank, California

Professional Licenses:

Candidate
In Progress

Years of Experience:

3

As Quality Control Manager, Mr. Lee will ensure that everything meets quality standards and our customers requirements, ensuring drawings and scope achieve a grade of completeness. Mr. Lee has experience across all phases of residential projects, encompassing design, documentation, coordination and project management. He is proficient in a range of softwares for the preparation of construction drawings and graphic representation

As the Quality Control Manager, Mr. Lee will be responsible for monitoring the entire design team and steps involved in the project, overseeing the project from schematic design to construction.

Related Project Experience:

- Multi Family Apartment Remodel - Newport Beach, CA
- Bear BNB New Build Motel - Big Bear, CA

MATT KIM
DESIGNER



Education:

Bachelor of Architecture
Woodbury University
Burbank, California

Professional Licenses:

Candidate
In Progress

Years of Experience:

2

As a Designer, Mr. Kim has extensive experience in residential projects across all phases. As a Designer he is responsible from guiding projects from a schematic design phase to construction, providing valuable support to the project manager. He is proficient with various software for the preparation of construction drawings, graphic representations and 3D renderings.

As the Designer, Mr. Kim will be responsible with assisting the Project Manager and Project Captain as well as preparing construction documents.

Related Project Experience:

- Multi Family Apartment Remodel - Newport Beach, CA
- Bear BnB New Build Motel - Big Bear, CA

MIRA DE LA ROSA

DESIGNER



Education:

Bachelor of Architecture
California Polytechnic
University Pomona
Pomona, California

Professional Licenses:

Candidate
In Progress

Years of Experience:

2

As a Designer, Ms. De La Rosa has experience in public and private sector projects, including Public Works, Commercial, Hospitality, Office and Housing/Residential facilities. As Designer she is responsible for handling projects from a schematic design phase to construction, dealing closely with the client and the consultants. She is proficient with various software for the preparation of construction drawings, graphic representations and 3D renderings.

As the Designer, Ms. De La Rosa will be responsible with assisting the Project Manager and Project Captain as well as preparing construction documents.

Related Project Experience:

- Hilton Buena Park New Full Service Hotel Build – Buena Park, CA
- DoubleTree OC Airport Room Upgrade – Orange, CA
- Premier Inn Accessible Upgrade – Thousand Oaks, CA
- Anaheim Food Co. - Anaheim, CA
- Veteran Affair Center Hemet - Hemet, CA
- South Orange County Veteran Affair Center - Mission Viejo, CA



TAB 5
CONSULTANTS

ENGINEERING THROUGH INNOVATIVE AND CREATIVE DESIGN

MECHANICAL

ELECTRICAL

PLUMBING

ABOUT US

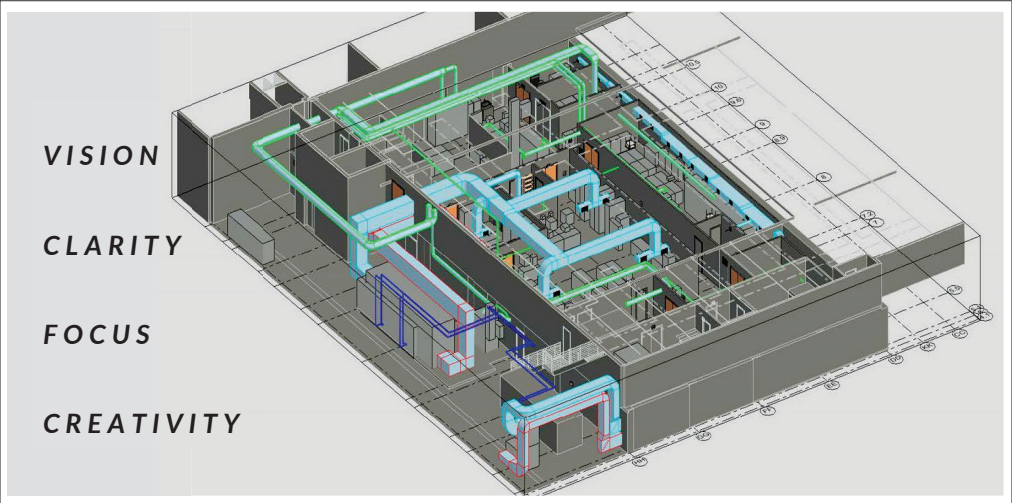
ACIES Engineering

was established in March 1999 by a small group of engineers with diverse professional experience and knowledge within the fields of Mechanical, Electrical and Plumbing engineering. Our dedicated team has extensive experience with various projects across all sectors and is recognized for completing projects under budget and ahead of schedule.

We approach each design by diligently collaborating with Architects and design teams to create innovative and efficient solutions that are responsive to the ever-changing needs of our clients.

ACIES is the trusted MEP design source for top companies across the United States.

ACIES -ei f. [keenness, edge]; of the mind, [penetration, insight]; of the eye, [a piercing look or keen vision]



SITE SURVEY



SCHEMATIC DESIGN DEVELOPMENT



CONSTRUCTION DOCUMENTS



VALUE ENGINEERING



CONSTRUCTION ADMINISTRATION



(408) 522-5255



INFO@ACIES.NET



ACIES.NET





Keith Huen, PE
Project Manager, Mechanical, Plumbing & Fire Protection

Education

University of California, Berkeley
Bachelor of Science, Mechanical Engineering

Professional Experience

StorQuest - Murrieta, CA

MEP Design for a new construction project of a 3-story, 135,000SF self-storage building. The scope of work included designing HVAC climate-controlled systems on all floors to ensure optimal temperature and humidity conditions for stored items.

North East Medical Services - Multiple locations in Northern CA

Mechanical and plumbing engineering services for multiple medical clinic development project throughout Northern CA. Incorporated dual air filtration and high-level air-changes in compliance with OSHPD 3 requirements, ensuring a clean and healthy environment for patients and staff.

IKEA - Broomfield, CA

New construction project involving a 2-story, 278,000SF Retail + Warehouse building. Incorporated a siphonic roof drainage system which efficiently managed rainwater runoff and provided an effective solution for water management.

La Terra Fina - Union City, CA

Construction and expansion of a 29,000SF food manufacturing and processing facility. The project encompassed a new construction addition with a focus on 100% Outside Air design and HEPA filtration throughout the facility, ensuring superior air quality and maintaining strict hygiene standards.

Keith Huen is a highly skilled Mechanical Project Manager, specializing in mechanical engineering design, plumbing & fire system design and energy modeling/analysis. With a wealth of experience in construction management across diverse sectors including residential, commercial, healthcare, educational, and industrial buildings, Keith consistently delivers exceptional results.

Keith's commitments to excellence is fostered by a collaborative team culture, enabling the design team to consistently deliver high-quality projects with responsiveness and efficiency. He excels in implementing project-specific design concepts that yield optimal outcomes in terms of both cost-effectiveness and functionality.

Keith is dedicated to surpassing client expectations, striving to provide unparalleled project deliverables. He remains at the forefront of emerging technologies, continuously adaptive and integrating them to meet the evolving needs of the clients. His unwavering dedication to the project's success is exemplified by his involvement throughout the entire project lifecycle.

Keith was instrumental in establishing ACIES' Southern California office in 2020.



Noel G. Enriquez, PE
Project Manager, Electrical

Education

University of California, Los Angeles
Bachelor of Science, Electrical Engineering

Professional Experience

Tesla – Multiple locations across the USA

Lead the MEP design team for EV automobile showrooms, service repair centers and collision centers. Focusing on design of electrical power distribution, lighting controls and power design of electric-vehicle repair/service equipment, alignment and service lifts, paint booths, and EV charging.

Vinfast – Multiple locations across CA

Managed the MEP design team for new EV automobile showrooms and service centers, stressing on electrical design standards for an automotive company entering the US electric-vehicle market.

La Terra Fina - Union City, CA

Directed the MEP design team for an expansion of an 95,000SF refrigerated food processing facility. Design included the coordination of lighting controls, health department lighting requirements, new food processing and high pressure processing equipment, and an electrical service distribution system serving the expansion.

Tracy Transit Center - Tracy, CA

Oversaw the MEP team for an office remodel of existing Transit Depot. Coordinating feasibility studies regarding back-up generator design.

Noel Gerard Enriquez is an accomplished Electrical Project Manager overseeing MEP construction projects across diverse industries. His portfolio includes electrical construction projects, ranging from automotive showroom retail/repair service and collision centers to industrial applications. His expertise in electrical power design combined with managerial and communication skills has been critical in delivering successful projects that meet technical requirements and exceed client expectations.

Noel leads his team with a hands-on project management style, ensuring potential challenges are proactively addressed. He consistently incorporates state-of-the-art technologies into his designs, delivering solutions that are both forward-thinking and sustainable. His design approach enables him to thoroughly grasp and address customer needs, translating them into project deliverables that align perfectly with their vision.

Noel's commitment to innovation and efficiency aligns with the demands of modern electrical projects. His collaborative approach and problem-solving skills ensure successful project outcomes, cementing his reputation as a valuable asset in his field.

OUR PROJECTS – RESTAURANTS & CAFÉS



STARBUCKS
CONCORD, CALIFORNIA



PACIFIC CATCH
SAN FRANCISCO, CALIFORNIA



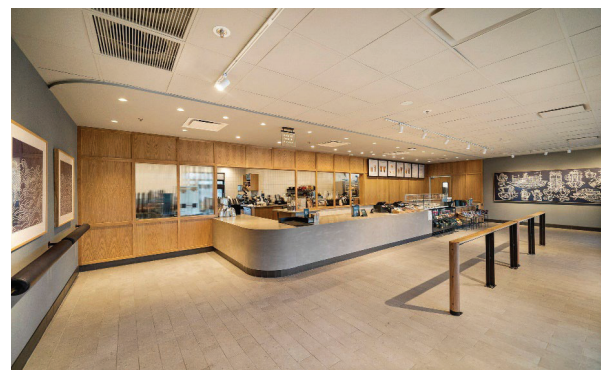
SWEETGREEN
STATEWIDE, CALIFORNIA



MARUGAME
SANTA CLARA, CALIFORNIA



DUTCH BROS
WEST COAST



STARBUCKS
STATEWIDE, CALIFORNIA



PEET'S COFFEE
STATEWIDE, CALIFORNIA



RANCH 99 MARKET
SAN JOSE, CALIFORNIA

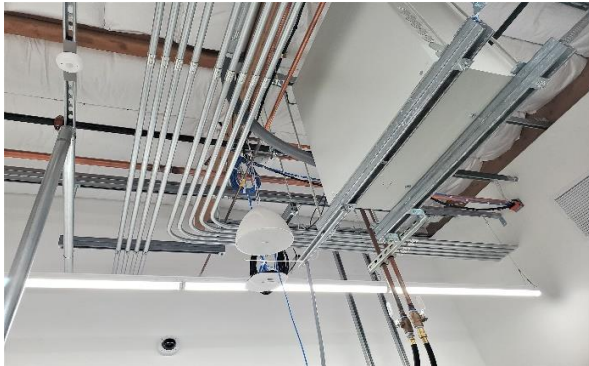
OUR PROJECTS – OFFICES



AAA INSURANCE
ALAMEDA, CALIFORNIA



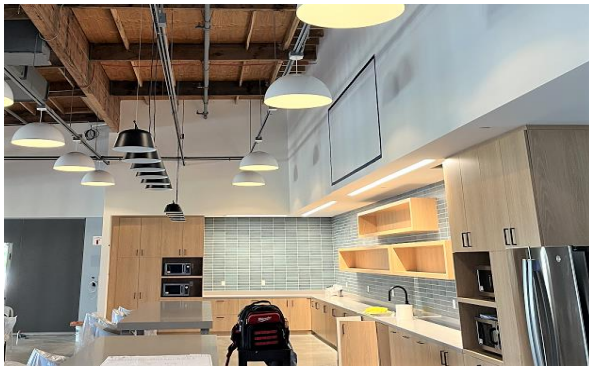
160 RIO ROBLES
SAN JOSE, CALIFORNIA



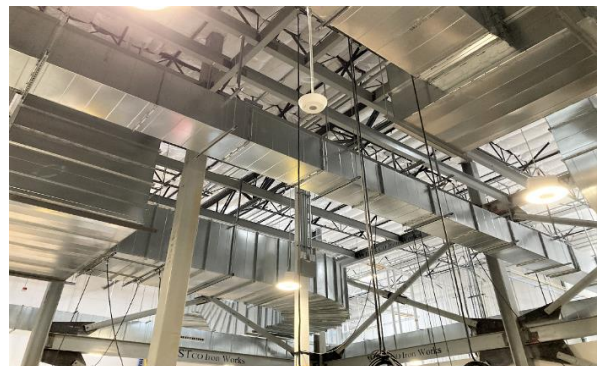
FACEBOOK
MENLO PARK, CALIFORNIA



CITIBANK
SAN FRANCISCO, CALIFORNIA



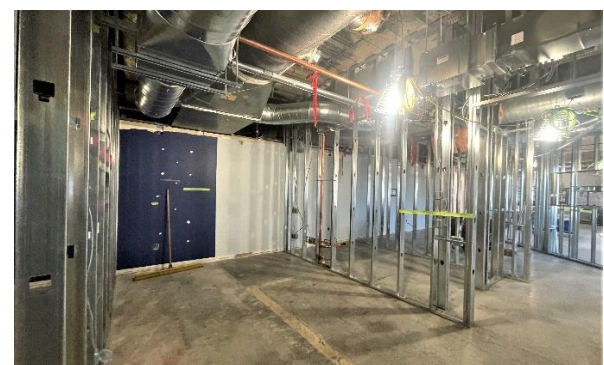
LOGITECH
SAN JOSE, CALIFORNIA



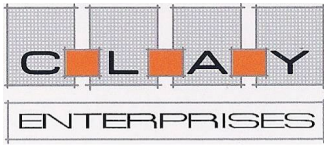
META
NEWARK, CALIFORNIA



APPLE
CUPERTINO, CALIFORNIA



KINDER HQ
WALNUT CREEK, CALIFORNIA



August 16, 2023

DKY Architects
David Streshinsky
15375 Barranca Pkwy., Suite A-216
Irvine, CA 92618

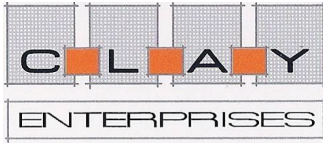
Dear Mr. David Streshinsky ,
CLAY Enterprises is a professional Food Service Design and Consulting S-Corp established in 2003. We are a member of the FCSI; Foodservice Consultants Society International. We are a service-oriented company. Our mission is to provide our clients premium Food Service Design, Facility Planning, Consulting, and the most up to date Equipment Specifications for your Food Service needs.

Our approach to Food Service Design begins by applying our in-depth knowledge of environmental health codes, HAACP codes, buildings codes, and ADA (Americans with Disabilities Act) that apply to the Food Service Industry resulting in a specialized product that best serves the team of architects, designers, engineers and contractors that we work with on every project.

Our clientele consists of restaurateurs, executive chefs, corporate chains, school districts, hotel and institutional facilities, architects, and developers. From snack bars, fast food, and fast-casual concepts, to fine dining, hospitality, and institutional facilities our projects vary in size and complexity. We are fully committed to supporting our clients in their various endeavors and find great satisfaction in working with each to develop solutions that are unique to their operational needs.

Sincerely,

Albert Yanez, FSCI
CLAY Enterprises



Company Personnel:

ALBERT YANEZ

As principal of CLAY Enterprises, Albert utilizes over forty years of experience in the Food Service Design Industry. His vast knowledge of space planning, code related issues comes from working in architectural firms. This allows him to incorporate the optimum in his Food Service Designs for the firm's projects. Albert has the creative design talents, leadership, training, experience and responsibilities essential for challenging projects from conception to completion.

His portfolio consists of snack bars, fast food restaurants, fast casual restaurants, fine dining restaurants, school kitchens, hotels and institutional facilities. Involvement in these projects includes working with architects, designers, engineers, planners and developers in implementing the Food Service design. Other responsibilities are preparing equipment specifications, cost analysis; oversee equipment installers, fabricators, plumbers, electricians, and HVAC (exhaust) during construction.

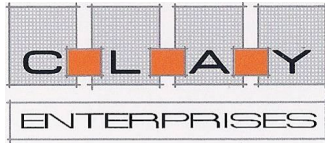
An in-depth knowledge of many types of food service facilities has been gained through thirty-five years of experience within the profession. Albert is knowledgeable in environmental health codes that apply to the food service facilities along with handicap (ADA) requirements, and many special components that occur within a design project. Albert is a member of the Foodservice Consultants Society International (FCSI) and Assoc. member of the AIA.

SHANE LUPIS

As Vice President of CLAY Enterprises, Shane brings over twenty five years of experience in the Food Service Design Industry. Shane adds an extensive expertise of design layout that is gained from years of formal training working with both architectural and food service firms.

His experience comes from a wide variety of project located throughout the country and internationally, including fast casual and fine dining restaurants, institutions and schools, sports bars, casinos and hotels. In implementing the Food Service designs in these projects, Shane has experience working closely with architects, designers, engineers, planners, developers, millwork contractors, general contractors and agency plan checkers. Other responsibilities include preparing equipment specifications, providing cost analysis, overseeing equipment installers, fabricators, plumbers and electricians during construction.

Shane has skilled knowledge of food service facilities, hotels and casinos, as well as the environmental health codes and handicap (ADA) requirements. Shane possesses the management skills, leadership qualities and experience required to advance challenging projects from conception to the completion.



Project Experience:

Mixed Use Projects:

Chino Food Hall – Chino, California

Two story food hall with fifteen food venders and cocktail bar.
Project currently in construction.
Completion status: In progress.

Soho Luckman Lounge – West Hollywood, California

Remodel of existing space.
Full service kitchen and bar.
Completion date: In progress

Orchard Public Market – Bellflower, California

Approximately 7,200 square foot food hall with five food vendors and a wine bar.
Completion status: In progress.

937 Cahuenga / 935 Cole – Los Angeles, California

A high end music and recording studio.
Basement kitchen and storage.
Full service kitchen and bar at Level 1.
Full service kitchen and sushi bar at Level 4.
Forthcoming Food Service in building 835.
Completion status: In progress.

The Deco Food + Drink – New York, New York

Approximately 8,800 square foot Ground Floor consisting of eight cooking kiosk, one coffee kiosk, one bakery kiosk, one bar and dishwashing. Approximate 3000 square foot Basement consisting of office, dry/cold storage and employee break room.
Completed 2019.

McCadden Project – Los Angeles, California

Community Outreach Center. Project currently in construction.
Special events, daily use and training areas in main kitchen, pantry kitchen, and commercial kitchen.
Completed 2018.

Urth Caffe Commissary – Hawthorne, California

Restaurant and 24-hour commissary operation. Project currently in construction.
Completed 2018.

Britannia Cove at Oyster Point – San Francisco, California

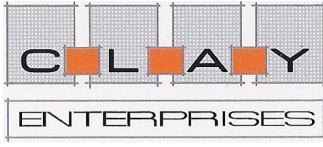
Amenities building, four station food servery, three full service commercial kitchens, full service bar, and employee food services areas.
Completed 2017.

Victory Ranch – Kamas, Utah

Amenities building, restaurant, pizzeria, ice cream shop, general store, juice, and smoothie shop.
Completed 2017.

Soho House – West Hollywood, California

Private club, no guest rooms.
Penthouse kitchen, bar and Luckman Bar remodels.
Completed 2016.



Current Hotel Projects:

The Graduate Hotel – Auburn, Alabama

227 guest suite hotel.
6,000 square foot banquet hall with full service kitchen.
Ground floor café and coffee café.
Rooftop bar with kitchen.
Completion date: September 2024

Coral Casino Beach & Cabana Club – Santa Barbara, California

207 guest rooms, 12 cottages.
Coral Café, Tyde's Bar and Fins.
Completion date: 2024.

Figueroa Hotel – Los Angeles, California

4 story, 274 guest room hotel.
Full service kitchen, bar and buffet.
Completion date: 2024.

Hyatt Centric – Los Angeles, California

192 guest room hotel.
2nd Floor banquet kitchen, dishwashing, banquet service bar and employee break room.
8th Floor full hotel kitchen, room service, breakfast bar, indoor bar, outdoor deck bar and outdoor pool bar.
Completion status: In plan check and construction.

Element Hotel at Park Place – Reno, Nevada

170 guest room hotel.
Full service kitchen, bar, restore market and hotel laundry.
Completion status: In plan check.

Completed Hotel Projects:

The Georgian Hotel – Santa Monica, California

84 guest room hotel.
Basement speakeasy restaurant and bar and multi-level kitchens.
Completed. Open 2023.

Hoxton Hotel – Los Angeles, California

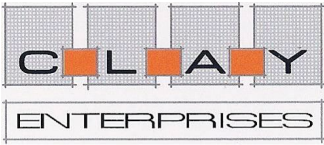
165 guest room hotel.
Basement speakeasy restaurant and bar, basement laundry, multi-level kitchens, rooftop kitchen and pool bar.
Completed. Open 2019.

Soho House (Warehouse) – Los Angeles, California

Private Club, 48 guest rooms.
Basement nightclub, multi-level kitchens, outdoor bar, rooftop kitchen, and bar.
Completed. Open 2019.

The Miramar Resort – Santa Barbara, California

170 guest room resort.
Main house basement kitchen, storage, employee kitchen and break room, hotel laundry, main floor kitchen. service bars. and main bar.



Grand Legacy at the Park – Anaheim, California.

Kitchen remodel, no guest rooms.

Completed 2018.

Beverly Hills Hotel – Beverly Hills, California

Pool Kitchen and Cabana Bar remodel.

Completed 2014.

208 guest room hotel. Polo kitchen remodel, hotel banquet/Polo Kitchen dishwashing remodel

Completed 2016.



Fallbrook Regional Health District - *Architectural Services for a Multi-purpose room and Demonstration Kitchen*

Design and Engineering Fees – Preliminary

Architectural	\$ 27,000.00
Structural	\$ 1,500.00
Kitchen Design	\$ 14,000.00
Mechanical / Plumbing Engineering	\$ 10,000.00
Electrical Engineering	\$ 7,000.00
Agency submittals and processing	\$ 4,000.00
Sub-total	\$ 63,500.00
Construction Support Estimated Time and Materials NTE	\$ 8,500.00
Design for Electrical Service Upgrade	\$ 6,500.00

Hourly Rates

The hourly rate for additional services and design changes are as follows:

Architect – Principal	\$ 195.00
Architect – Project Manager	\$ 145.00
Project Architect	\$ 115.00
CAD / BIM Drafter	\$ 95.00
Structural Principal	\$ 205.00
Structural Engineer	\$ 145.00
Structural Drafter	\$ 95.00
Electrical Engineer Principal	\$ 230.00
Electrical Engineer Associate	\$ 190.00
Electrical Engineer Project Manager	\$ 150.00
Electrical Project Engineer	\$ 130.00
Electrical Designer / Drafter	\$ 120.00
Mechanical Engineer Principal	\$ 230.00
Mechanical Engineer Associate	\$ 190.00
Mechanical Engineer Project Manager	\$ 150.00
Mechanical / Plumbing Engineer	\$ 130.00
Mechanical / Plumbing Drafter	\$ 120.00
Kitchen Design Lead Designer	\$ 150.00
Kitchen Design Project Manager	\$ 125.00
Kitchen Designer	\$ 115.00
Kitchen Drafter	\$ 90.00
Clerical / Administrative	\$ 75.00

April 1, 2024

Rachel Mason, Chief Executive Officer
Fallbrook Regional Health District
138 S. Brandon Road
Fallbrook, CA 92028
RMason@FallbrookHealth.org
760.731.9187

**RE: Architectural, Structural, & MEP, Design Services:
Community Health & Wellness Center Renovation
APN#: 105-092-22-00**

Dear Rachel & the Fallbrook Regional Health Team,

Thank you for the opportunity for **Encinitas Design Group** to present this proposal to provide our professional design services for the project referenced above and further outlined below. Our fees and the basis for this proposal are outlined below for your review.

Please do not hesitate to give me a call if you have any questions or need additional information.

PROJECT DESCRIPTION

The Fallbrook Regional Health District (FRHD) is a dynamic public agency serving nearly 60,000 residents of Fallbrook, De Luz, Rainbow and Bonsall. The Community Health and Wellness Center is being designed to offer programs and services within the area that address health concerns, management, nutrition education, and be a community focal point for all things health and wellness.

The work of this proposal includes the architectural and engineering design through construction services for the expansion and renovation of the Center's - Building A, Multipurpose Room 2, including the renovation and development of a multipurpose room and demonstration kitchen as outlined below.

- Addition of approximately 900 SF behind the existing restrooms
- Structural Engineering for the building expansion to mitigate seismic upgrade to the adjacent structure
- Reconfiguring lobby, bathrooms, to provide for new kitchen area
- Mechanical, electrical, and plumbing drawings coordinated to the scope of work above, including new mechanical system for expansion, plus electrical lighting, and power code upgrades.
- ADA site accessibility upgrades might be required to meet the current path of travel to the area of improvement.

SCOPE OF SERVICES

1. **Schematic & Pre-Design Phase:** Encinitas Design Group shall provide the following services during this phase:
 - a. Meet with FRHD to establish project goals and timeline.
 - b. Scan and/or draw existing building to provide as built architectural drawings of entire building.
 - c. Develop conceptual schematic drawings to describe specific design intent.
 - *Schematic Design #1 – translate initial design concept to as-built drawings.*
 - *Concept/Schematic Design Review Meeting*
 - d. Owner to provide consultant site survey and geotechnical report if required for plan check approval – estimated costs provided.

2. **Design Development Phase:** Encinitas Design Group shall provide the following services during this phase:
 - a. Develop site plan, building plans, ceiling plans, and building sections to describe specific design intent for Construction Documents.
 - b. Develop project plans to incorporate interior finishes, lighting, materials, and general kitchen and bathroom layouts to describe specific design intent for Construction Documents.
 - c. Develop preliminary structural, mechanical, electrical, and plumbing, to describe specific design intent for Construction Documents.
 - d. Final Design Development package to be approved by client & client prior to proceeding to Construction Document Phase.
 - Design Development Package #1 – incorporate feedback from Schematic Design Review Meeting*
 - Design Development and Project Design Meeting*
 - Design Development Package #2 – Final Project Design*
3. **Construction Documents:** Encinitas Design Group shall provide the following services during this phase:
 - a. Architectural documentation and detailing as required to obtain building permit from approved Design Development plans.
 - b. Structural, Mechanical, Electrical, Plumbing, and Civil drawings (to be added if req'd), as required to obtain building permit.
 - c. Incorporate specifics of finishes, lighting, materials, appliances, and fixtures, as determined by kitchen equipment designer based on estimate provided if required for plan check approval.
 - d. Topographical survey required (by owner) for development of project site plan
4. **Governmental submittals and processing:** Encinitas Design Group shall provide permit submittal and expediting services in order to facilitate permit ready documents:
 - a. Building Plan Check processing.
 - b. Administration and completion of plan check corrections for drawings prepared by Encinitas Design Group and their consultants.
 - c. Plan Check corrections and resubmittals.
5. **Construction Administration:** Encinitas Design Group shall provide site visits and submittal reviews at an hourly rate as described in 'Additional Services' if requested by client.

FEE PROPOSAL

1. **Schematic & Pre-Design Phase** shall be provided at a fixed fee for the deliverables listed below:
(If phase requires additional design, Client will authorize Encinitas Design Group to continue work for an additional fee)

Pre-Design/Schematic:	\$ 6,000.00
<i>Scan and Create As-built Drawings</i>	
<i>Translate initial design concept</i>	
<i>Concept/Schematic Design Review Meeting</i>	
2. **Design Development Phase** shall be provided at a fixed fee for the deliverables listed below:
(If phase requires additional design, Client will authorize Encinitas Design Group to continue work for an additional fee)

Development of project design:	\$ 6,000.00
<i>Schematic Design Review Meeting updates</i>	
<i>Design Development Review Meeting #1</i>	
<i>Design Development Package #2 – Final Project Design</i>	
3. **Construction Document Phase**, this fixed fee is based on the estimated scope of work and budget. This fee is subject to change if it is determined that there are any changes to the scope of work:

Architectural Services:	\$ 12,000.00	
Structural Services: (consultant)	\$ 10,500.00	
MEP Services: (consultant)	\$ 9,000.00	
Construction Document Total		\$ 31,500.00

4. Governmental Submittals and Processing: shall be provided at an hourly rate as described in 'Additional Services' as requested by client, with an estimated fee provided at this time:	\$ 5,000.00
5. Construction Administration: shall be provided at an hourly rate as described in 'Additional Services' as requested by client, with an estimated fee provided at this time:	\$ 5,000.00
6. Fee Summary	
Architectural Total:	\$ 34,000.00
Engineering Consultants Total:	\$ 19,500.00
Estimated Project Total:	\$ 53,500.00
<u>Additional Consultants by owner (if required)"</u>	
Civil Site Survey: (estimate)	\$ 6,000.00
Soil/Geotechnical Report: (estimate)	\$ 6,000.00
Kitchen Equipment/DEH permit: (estimate)	\$ 6,000.00

PAYMENT TERMS (Phase numbers per scope of services numbers above)

Phase 1 fee: payment to initiate work: \$6,000.00
Phase 2 fee: payment to initiate work: \$6,000.00
Phase 3 fee: 50% advance of fee estimate – includes required consultant deposits;
balance billed monthly/upon plan check submittal
Phase 4 fee: balance billed monthly/upon permit issuance
Payment by check is preferred payment method. ACH electronic payment and Credit Card payments also accepted for an additional fee.

SERVICES NOT INCLUDED

The following items are **not included** in the normal services by Encinitas Design Group.

1. Dry utility design (if required).
2. Topographical Survey (to be added for site plan)
3. Soils Report (to be added if required)
4. Civil Engineering (to be added if required)
2. Landscape design and documentation (to be added if required)
3. Fire Sprinkler Engineering (if required).
4. Interior design, finishes, casework, except as provided by client and/or required to obtain building permit as included above.
5. Lighting consultant and photometric design/documentation.
6. LEED Consulting and Certification.
7. Discretionary permit processing for government and local approvals including but not limited to Design Review, Site Development permits Historical Review; or other similar processing except as noted to be included above (if required).
8. Submittal fees, Governmental fees, Permit fees, Utility fees, or other fees required by governing agencies.

ADDITIONAL SERVICES

Services required beyond the scope of work described above will be provided for on an hourly basis in accordance with the schedule below:

Principal:	\$ 175.00/hr
Project Architect:	\$ 150.00/hr
Architect:	\$ 125.00/hr
Architectural Drafting:	\$ 100.00/hr
Clerical:	\$ 75.00/hr

REIMBURSABLE EXPENSES

1. Overnight and Special deliveries
2. Reproduction, CAD plots and printing
3. Presentation documents, photography, and models
4. Travel expenses and vehicular mileage at current federal rate outside the county of San Diego
5. Additional services required by consultants not under this contract

BILLING PROCEDURE

1. Fees for services performed are billed monthly as per the payment terms, on an hourly basis or as a percentage of completion of services provided. Payments are due upon receipt of invoice.
2. Additional Services' and 'Reimbursable Expenses' are billed as staff hours and expenses incurred to date, respectively. All reimbursable expenses shall be billed at cost plus 15%
3. Accounts are subject to a monthly service charge on the unpaid balance thirty days from date of invoice and shall be billed at the highest monthly rate currently allowed by law.

LIMITATIONS OF LIABILITY

Todd W. Kuhlman, EDG and those associated with them in regard to the project described above shall be limited in liability for errors, omissions, and project damages to the extent of fees paid for services provided by Encinitas Design Group (EDG) or \$50,000 whichever is greater.

CORPORATE PROTECTION

It is intended by the parties to this agreement that the EDG services in connection with the project shall not subject EDG individual employees, officers or directors to any personal legal exposure for the risks associated with this project. Therefore, notwithstanding anything to the contrary contained herein, the client agrees that the client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against EDG, a California corporation, and not against any of the consultants' individual employees, officers or directors.

DELAYS

The Client agrees that EDG is not responsible for damages arising or indirectly from the delays for causes beyond the firm's control. For the purposes of this agreement, such causes include, but are not limited to weather disruptions or other natural disasters, fires, or other acts of god, failure of any governmental agency to act in a timely manner, or discovery of any hazardous substances or differing site conditions.

DISPUTE RESOLUTION

Any claims or disputes made during design, construction or post-construction between the client and EDG shall be submitted to non-binding mediation. Client and firm agree that mediation will serve as the primary method for dispute resolution.

INFORMATION PROVIDED BY OTHERS

The client shall furnish all information, requirements, reports, data, survey and instructions required by this agreement. EDG may use such information, requirements, reports, data surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof.

OWNERSHIP OF DOCUMENTS

All documents produced by EDG under this agreement shall remain the property of EDG and may not be used by the client for any other endeavor without the written consent of EDG.

REPLACEMENT OF THE ARCHITECT

If EDG for any reason is not allowed to complete all the services called for by this Agreement, EDG shall not be held responsible for the accuracy, completeness or constructability of the construction documents prepared by EDG if used, reused, changed or completed by the Client or by another party. Accordingly, the

Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless EDG, its officers, directors, employees and subconsultants (collectively, EDG) from any damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising or allegedly arising from such use, change or completion by any other party of any construction documents prepared by EDG.

STANDARD OF CARE

In providing services under this Agreement, EDG will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

SURVIVABILITY

The provisions of this agreement shall survive the completion of services and the scope of services.

THIRD-PARTY BENEFICIARIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or EDG. Services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against EDG because of this Agreement or the performance or nonperformance of services hereunder. The Client and EDG agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

TERMINATION OF THIS CONTRACT

Encinitas Design Group or the client may terminate this contract at any time with a written notice of termination. Encinitas Design Group shall be compensated for all work performed to the date of termination as described above in "Billing Procedures".

PROPOSAL ACCEPTANCE AND CONTRACT

The undersigned parties agree to the scope of work, terms, conditions and procedures as described above and enter into this agreement as a contract for services.

Please sign a copy and return one to us for our records along with the initial payment of \$6,000.00 to begin the development of the project. Payments shall be made to Encinitas Design Group

ENCINITAS DESIGN GROUP

Todd Kuhlman
California License C-33109



Warren Scott
California License C-011211

ACCEPTED BY:

Signature: _____ Date: _____

Name: _____ Title: _____



Fallbrook Regional
HEALTH DISTRICT

ARCHITECTURAL SERVICE PROPOSAL:
FALLBROOK REGIONAL HEALTH DISTRICT
MULTI PURPOSE ROOM & DEMONSTRATION KITCHEN

NALU
ARCHITECTURE



Greetings!

Delivering complicated entitlement and building projects requires a unique combination of drive, ambition, skill, and technical know-how. We are Nalu Architecture and we are excited to build new relationships throughout the residential, development, real estate, and construction industries. We are dedicated to advancing the California lifestyle through contemporary architecture, modern collaboration, and design practices.

We only team with the best, ensuring that we provide a turnkey solution for our clients that is both realistic and extraordinary! Our team has diversified experience in the commercial markets; with past project experience up the western seaboard & abroad.

We offer a broad range of services including:

- Full-service architectural & engineering consulting
- Comprehensive entitlement assistance
- Design review assistance
- Conceptual 3D & rendering services
- Reconstruction design & investigation
- Construction administration & representation
- Forensic Investigative Architecture
- Waterproof consulting

Nalu Architecture's tactical advantage over our competition is simple: We are the next generation of professionals willing to leverage the use of technology to the greatest extent possible. This allows for us to achieve expedited deliverables with significant reductions in unnecessary overhead costs. Our company operates on a hybrid cloud system that enables us to exploit mobility while increasing methods of collaboration between critical team members.

We realize that you are very busy and wanted to thank you in advance for your time spent reviewing our introduction and project proposal. We would love to discuss how we could help with any future design needs or improve upon prior design firm experiences.

Thank you again for your time,



Chris Schumm AIA - Founder

Architect License: CA C36569



“NALU” - What it Means

Originally a Kauai Native, Chris Schumm was inclined to name his practice after the Hawaiian word “Nalu” translated means waves or surf of the ocean. We love the ocean; it is the catalyst for our creative ideas & inspiration; We also coincidentally have an office dog named Nalu!

Our Company

Chris Schumm, AIA (American Institute of Architects), founded Nalu Architecture, Inc. In 2017 after years of experience in the architectural and construction industries with an emphasis in commercial project administration & architectural consulting. After working in a range of commercial markets, Chris chose to develop a diversified practice that serves the needs of our unique commercial clientele by teaming with other talented professionals who share a mutual desire to provide quality services and outstanding value. Nalu Architecture, Inc. has experience in a wide range of service markets; from large project full-service architectural consulting to serving as a technical advisor for specialized building waterproofing concerns. The bulk of Nalu Architecture’s clientele is comprised of homeowners, business owners, real estate developers, real estate investment trusts, property managers, HOAs, and general contractors.

Our Ethos

Our practice focuses on providing compelling building projects our clients are proud to be part of. Regardless of the size or type of project we take on; we are always inspired to transform buildings into quality spaces. Nalu Architecture serves as an advocate for building owners during both the design and construction processes. Conceived on the notion of quality, value & integrity; Nalu Architecture truly stands apart from our competitors.

Correspondence

Our protocols for clear correspondence and expedited issue resolution are our strong suit. We have built our reputation around our unique and specialized knowledge and proficiencies with modern technology paired with the “soup to nuts” understanding of building design and construction. Each project has direct principal & project manager involvement from inception to project closeout; this organizational structure eliminates the prevalent industry information bottleneck. Progressive technological advancements & implementation allow for us to collaborate with clients efficiently & affordably by operating nearly entirely paperless.

-  chris@naluarchitecture.com
-  858.381.0141
-  P.O. Box 476 Cardiff, CA 92007
-  www.naluarchitecture.com

**PROJECT POSITION**

President/ Founder

Years of experience: 17

Year founded: 2017

PROFESSIONAL LICENSE

Licensed Architect

California: C36569

EDUCATION

Yakima Valley Community
College, Engineering, 2007
Perry Technical Institute
Industrial Mechanics &
Machine Technology

Chris Schumm, AIA

President, Founder | Nalu Architecture, Inc.

Chris Schumm founded Nalu Architecture, Inc. In 2017 after over a decade of experience in architecture, building forensics & construction management. He is a graduate of the school of hard knocks! and has earned his architectural licensure through his experience & dedication to the practice of architecture. Schumm has a proven track record of compelling & creative design, management, and comprehensive technical abilities. He is well-versed in multiple construction types with an emphasis on multiple occupancy types including academic, retail, medical, commercial & mixed-use. He has worked on projects located in Arizona, California, Colorado, Washington, Oregon, Florida and Belize. Chris's unique upbringing in architecture has allowed him to learn all aspects of the architectural enterprise; He is extremely hands-on and fully capable of delivering all phases of architectural projects, from entitlement & building programming to final project closeout.

Schumm supervises all architectural operations required to facilitate project goals by implementing production milestone reviews & quality protocols; He also personally conducts periodic on-site observations of the work and attends on-site construction meetings. Whether the project is large or small, systematic planning and execution need to be strategically aligned with the client's expectations, budget, and time frame. A few of his capabilities are as follows:

- Comprehensive entitlement studies
- Interior & Exterior Design
- Energy conservation design
- Comprehensive Architectural & Engineering documents & coordination
- Comprehensive cloud-based field reporting (accessible by the owner).
- Building envelope analysis & documentation
- Building envelope assembly & critical detail generation
- Observe activities in relation to GC provided project schedule
- Research product installations to verify conformance with the contract documents
- Compares schedule of values to constructed site elements for pay-app certification.
- Building envelope thermal imaging & heat gain/ loss studies
- Track Change Requests, Proposal Requests, and Construction Change Directives to verify they are completed as directed by the design team.
- Assist owners with internal building logistics to verify adequate time for building delivery of Temporary Certificate of Occupancy (TCO) and Certificate of Occupancy (CO)

CHRISTOPHER SCHUMM, AIA CURRICULUM VITAE

POSITION:

Principal Architect & President of Nalu Architecture Inc.

EDUCATION:

Licensure through experience: CA Architect C36569

NCARB Internship Development Program (IDP/AXP)

YVCC – Construction & Engineering technology – Yakima, WA - 2006

Perry Technical Institute – Machine & Fabrication technology Summer institute program – Yakima, WA – 2005

Eisenhower High School – Industrial Mechanics, Instrumentation & Welding Technology – Yakima WA - 2004

EXPERIENCE:

2017 – Present: Founder & Principal Architect – Nalu Architecture, San Diego, CA

Services included the coordination and development of major project construction documents & specifications on multiple project classifications including: Industrial, retail, tenant improvement, educational & mixed-use projects. Areas of expertise include: Building code application, accessibility investigation and analysis, architectural detailing, product specifications, thermal and moisture protection, fenestration systems, scope estimations, 3d conceptual renderings, consultant coordination, slope & area studies. Additional services include construction management, pre-design, programming, SD,DD,CD bidding and negotiations, and construction administrative services.

2016 – 2018: Project Architect – SGPA Architecture & Planning, San Diego, CA

Services included the coordination and development of major project construction documents & specifications on multiple project classifications including: high end retail developments, wellness, educational & mixed-use projects. Building code application, accessibility investigation & site development based on CASP accessibility analysis, lease outline drawings for new & existing tenant spaces, coordination of substantial conformance review exhibits for modifying existing sites, Comprehensive involvement with DSA and inspectors of record on multiple California educational & collegiate projects. Implementation of Point Cloud scanning technologies on renovation projects.

2015 - 2016: Senior Project Manager, A7 Group, Inc. - Encinitas, CA

Services include forensic architecture & investigation, construction document & spec analysis, development & coordination of itemized repair & recommended scope, localized building code review, construction drawing generation and review, waterproof consulting. Areas of expertise include, but are not limited to, building code application, accessibility investigation and analysis, architectural detailing, product specifications, thermal and moisture protection, fenestration systems, scope estimations, 3d conceptual renderings, consultant coordination, slope & area studies. Additional services include construction management, pre-design, programming, schematic design, design development, construction drawing, bidding and negotiations, and construction administrative services for residential, commercial, tenant improvement, and reconstruction projects.

2014 – 2015: Senior Project Manager – SGPA Architecture & Planning, San Diego, CA

Services included the coordination and development of major project construction documents & specifications on multiple project classifications including: high end retail developments, wellness, educational & mixed use projects. Building code application, accessibility investigation & site development based on CASP accessibility analysis, lease outline drawings for new & existing tenant spaces, coordination of substantial conformance review exhibits for modifying existing sites, Comprehensive involvement with DSA and inspectors of record on multiple California educational & collegiate projects. Experience with OSHPD review on medical projects located in California.

2014: Senior Project Manager – Rossi Architecture, San Diego, CA

Services included the coordination and development of major hospitality & destination resort construction documents & specifications on multiple projects located in various states. Building code application, accessibility investigation & site development based on accessibility analysis, lease outline drawings, comprehensive involvement with the San Diego port authority, California educational & higher educational projects. Experience with OSHPD review on medical projects located in California.

2007-2014: Senior Project Manager – Construction Specialist, Loofburrow Wetch Associates, Yakima, WA

Responsibilities included pre-design/ programming, schematic design, design development, construction drawings, and construction administrative services for major public educational facilities, commercial building design for banks, outpatient clinics, public buildings & capital improvement projects. Loofburrow Wetch Associates was also a construction management company which also represented owner interests in very large building developments. Additional responsibilities include on site field construction observation, comprehensive cloud based interactive issue reporting & tracking, photo documentation, thermal imaging documentation, thermal & waterproofing observation, ASTM fenestration testing observations, product warranty reviews, Issue & change order tracking, construction change directives, pay application review, operation & owner maintenance manual coordination.

2005-2006: Geospatial Survey Technician – Yakima County Public Works, Yakima, Wa

Responsibilities included discovery of record corner points, setting base station (Optical transits & total base stations & Survey Grade GPS transponder equipment) Operation of tremble data logging GPS rovers for generating contour & site survey data. Setting of offset hubs & new road development grading. Managed subcontracted asphalt deliveries.

COMMUNITY SERVICE:

Fundraising Associate – Disabled Veterans National Foundation

Fundraising Associate – Toys for tots

Server – Ronald McDonald House Charities

PAST/PRESENT AFFILIATIONS:

California Architects Board (CAB), Board Certified Architect Since 2017

American Institute of Architects (AIA), Since 2015

National Council of Architectural Registration Boards (NCARB), Since 2011

ARCHITECTURAL PROJECT EXPERIENCE:

COMMERCIAL:

- **Banner Bank**, La Grande OR, 6,520sq. ft.
- **Bickleton School K-12**, Bickleton WA, 40,265 sq. ft.
- **Pacific Northwest University**, Terrace Heights, WA, 90,000 sq. ft.
- **Union Gap Elementary**, Union Gap, WA, 98,000 sq. ft.
- **Yakima Valley Farmworkers Clinic**, Sunnyside, WA, 82,700 sq. ft.
- **Sunnyside Transportation Cooperative**, Sunnyside, WA, 4,500 sq. ft.
- **Sunnyside Bus Maintenance Facilities**, Sunnyside, WA, 21,000 sq. ft.
- **Central Washington Family Medicine**, Ellensburg, WA, 4,500 sq. ft.
- **Hermiston Westpark Elementary School**, Hermiston, OR, 61,423 sq. ft.
- **Sunnyside Elementary School**, Sunnyside, WA, 54,000 sq. ft.
- **Terrace Heights Building Development**, Terrace Heights, WA, 3,400 sq. ft.
- **Stanton Academy replacement High School**, Yakima, WA, 48,860 sq. ft.
- **Calcoe Credit Union**, Moxee, WA, 2,019 sq. ft.
- **Cashmere High School Bleacher Replacement**, Cashmere, WA
- **Armand Larive Middle School**, Hermiston, OR, 110,000 sq. ft.
- **Chiawana High School**, Pasco, WA, 337,703 sq. ft.
- **Drotzman Optometry**, Hermiston, OR, 5,394 sq. ft.
- **Union Gap Bus Maintenance**, Union Gap, WA, 5,000 sq. ft.
- **Woodbridge Interiors**, Mission Valley, San Diego, CA, 8,000 sq. ft.
- **Cactus Distribution Facility - Tilt Up**, Otay Mesa CA, 60,000+ sq. ft.
- **Diamond Hawk Distribution Facility - Tilt Up**, Riverside CA, 250,000+ sq. ft.
- **Longfellow - SOVA spec labs** - Sorrento Valley, CA, 12,000 sq. ft.
- **General Atomics & DOE - DIII-D Fusion Reactor Power Supply Building**– Sorrento Valley, CA
- **TESLA** - Site architect for San Diego battery R&D labs - San Diego CA
- **Jack In the Box Corporate HQ - Interior TI & Exterior upgrades** – San Diego CA
- **Northrop Grumman - RC-4 infrastructure upgrades & SCIF labs** – Rancho Bernardo CA
- **Ocean Blue Art Gallery**, Pacific City; Huntington Beach, CA
- **Yacht Brokerage building – Shelter Island**, San Diego, Ca
- **Jui Jitsu Tenant Improvement, San Marcos, CA**
- **Kona Kai Resort & Marina Renovation – Shelter Island**, San Diego, Ca
- **RWC Building Products**, Spring Valley, CA, 40,000 sq. ft.
- **Bob Hall's Auto Dealership - Chevrolet**, Yakima, WA
- **LaMontrose Hotel Renovation**, West Hollywood, Ca
- **Lee Peterson Auto Dealership – GMC Cadillac**, Union Gap, WA
- **Central Washington State Fair**, Yakima, WA
- **The Beverly Garland Hotel**, Hollywood, Ca (Restaurant & Lobby Renovation)
- **Riviera Hotel, Palm Springs, Ca** (Guestroom Renovation)
- **Gateway Canyons**, Gateway, Co (Spa & employee accommodations)
- **Vintage Plaza Hotel**, Portland, Or (Lobby & Common space major renovation)
- **The Beverly Hills Hotel**, Hollywood Ca, (Guestroom Renovations)
- **LaPlaya Hotel**, Ca (Lobby Renovations)
- **Moses Lake Community Health**, Moses Lake, WA (Dental Renovation)
- **Moses Lake Community Health**, Moses Lake, WA (Pharmacy Expansion)
- **Moses Lake Community Health**, Quincy, Wa (Dental Clinic Remodel)
- **Lake Chelan Career & Technical Education Center**, Chelan, WA (Major Addition)
- **Pacific Northwest University of Osteopathic Medicine**, Terrace Heights, WA (Lecture Hall)
- **Sunnyside High School**, Sunnyside, WA (Major Renovation & Ground Up)
- **Yakima Neighborhood Health**, Sunnyside, WA (Major Renovation & Addition)

- **Toppenish High School**, Toppenish, WA (Major Renovation & Addition)
- **AC Davis High School**, Yakima, WA (Major Renovation & Addition)
- **Gerrity Group Retail Shopping Centers**, West Coast (Major Shopping center upgrades & Additions)

ROOFING AND WATERPROOFING:

- **UC Irvine - Mesa Court Expansion** – Irvine, Ca (Waterproofing Consultant)
- **Urban Edge** – San Diego, Ca (Waterproofing Consultant)
- **Encinitas Villas** – Encinitas, Ca (Waterproofing Consultant)
- **Hermiston Capital improvements Re-Roof** – Hermiston, Or
- **Cashmere Elementary Re-Roof** – Cashmere, WA

RESIDENTIAL:

Multi-family

- **Altamira 4 HOA**, Carlsbad, CA, (Reconstruction)
- **Pennant Village HOA**, San Diego, CA, (Reconstruction)
- **Collection @ Downtown Burbank HOA**, Burbank, CA, (Reconstruction)
- **Plaza Towers HOA**, West Hollywood, CA, (Reconstruction)
- **Aria HOA**, San Diego, CA (Pool & Spa Reconstruction)
- **Catalina Maintenance Corp. HOA**, Playa Del Rey, CA, (Reconstruction)
- **Westend Living HOA**, Marina Del Rey, CA, 140,000 sq. ft. (Reconstruction)
- **Encinitas Villas HOA**, Encinitas, CA, (Reconstruction)
- **Embarc Apartments**, Oakland, CA, (New Construction)

Single-family

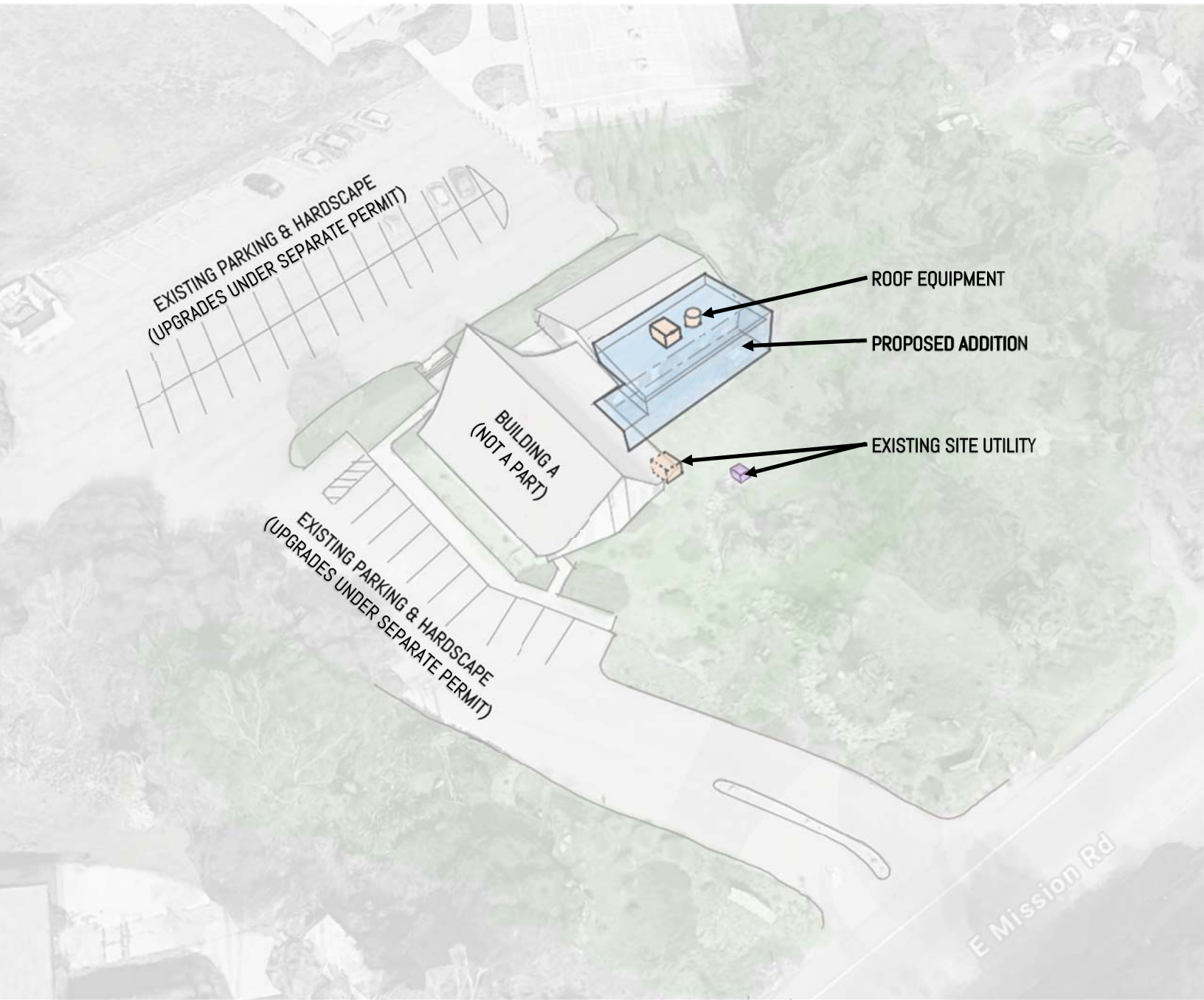
- **Weedman Residence**, Encinitas, Ca
- **Parsons Residence**, Encinitas, Ca
- **Fesler Residence**, Carlsbad, Ca
- **A. Rohrbaugh Residence**, Encinitas, Ca
- **Magen Residence**, Carlsbad, Ca
- **Beckzinski Residence**, Yakima, WA
- **Lancaster Residence**, Selah, WA
- **Yalovich Vacation Residence**, Sunland, WA
- **Schumm Residence**, Yakima WA
- **Butler Vacation Residence**, Whidbey, WA
- **Suizdak Renovation**, Cardiff, CA
- **Fairbanks Ranch Renovation**, Rancho Santa Fe, CA
- **Fairbanks Ranch Renovation**, Rancho Santa Fe, CA
- **Fairbanks Ranch Renovation**, Rancho Santa Fe, CA



PROJECT CONCEPT DRAWINGS

NALU
ARCHITECTURE





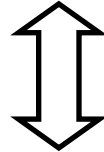
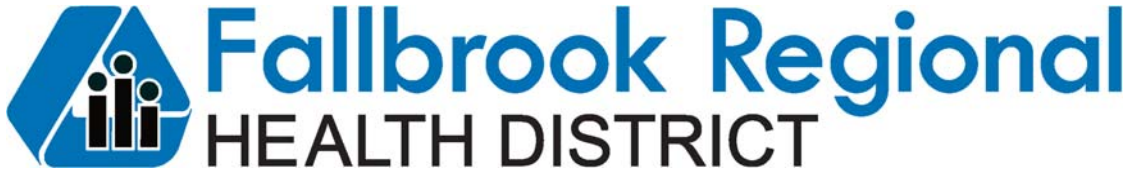


PROJECT TEAM

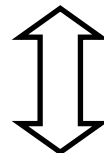
NALU
ARCHITECTURE



PROJECT CLIENT:



PROJECT ARCHITECT:



PROJECT ENGINEERS & CONSULTANTS:

The logo for Pro Engineering Consulting features a stylized blue and green leaf-like graphic to the left of the text "Pro Engineering" in a large blue font and "CONSULTING" in a smaller blue font below it. Underneath is the tagline "Quality & Value Driven MEP Designs" in a smaller blue font.

FOOD SERVICE DESIGN GROUP

The logo for FSDG consists of the letters "FSDG" in a large, bold, black sans-serif font, with a small yellow square above the letter "D".

1202 MARKET STREET
SAN DIEGO, CA 92101
TEL: (619) 239-8156
FAX: (619) 239-2686

WWW.FSDESIGNGROUP.COM

INNOVATIVE FOOD SERVICE DESIGN

The logo for Paul Christenson San Diego Engineering features the letters "PSD" in a large, stylized, grey, hand-drawn font. Below the letters is a grey silhouette of a city skyline.

*Paul Christenson San Diego
Engineering*



ARCHITECTURAL FEE PROPOSAL

NALU
ARCHITECTURE



AN AGREEMENT FOR THE PROVISION OF PROFESSIONAL SERVICES

PROJECT NO.	24014		
DATE:	3/13/2024		
CLIENT:	Fallbrook Regional Health District	Rachel Mason, CEO	
	RMason@FallbrookHealth.org		
	760-731-9187		
PROJECT NAME:	Community Center Interior Renovation & New Addition		
LOCATION	138 S. Brandon Road Fallbrook, CA 92028		
PROJECT SCOPE/ BASIC SERVICES	Interior Renovations & Additions to building A multipurpose 2. Project program consists of a small office, reconfigured mechanical maintenance room, Two Gang Restrooms, A larger multi-purpose room and a demonstration kitchen. Approximatley 1,850 sf of renovated area, 900 sf of new addition area.		
Fee %	Phases		Fee
30%	Phase 1: Retainer, Feasibility, As Built & Planning Exhibits	\$	32,921
20%	Phase 2: Schematic Design	\$	21,947
25%	Phase 3: Design Development	\$	27,434
25%	Phase 4: Construction Docs & Permit Assistance	\$	27,434
100%	TOTAL FEE FOR BASIC SERVICES		\$ 109,735

Lump sum fee to be billed out based on fee percentage schedule & progress. Reimbursable expenses subject to 15% processing charge.

SPECIAL CONDITIONS

Our fee includes Architectural, Structural Engineering, Mechanical, Plumbing & Electrical Engineering.

Our services to include the development of one agreed upon design concept. If multiple additional concepts are required, they can be provided at the hourly rates listed under the fee section in this proposal.

Our fee is based on the assumption no grading plan, coastal development review or variance will be required.

Our fee does not include surveying or soils testing. City plan check & permits, Utility tie-in, and school fees are the responsibility of the owner and/or builder. Owner provided survey information will be used in the development of the drawings.

The fee listed as Phase 1 above is required to be paid in full to begin professional services.

The Architect's scope of work specifically excludes responsibility for the means and methods of construction, jobsite safety and security, and the detection, handling or removal of hazardous waste.

This proposal includes 40 hours of construction administration. Additional time will be billed hourly per the attached fee schedule. Fee assumes 10 month construction duration.

Provided fee proposal is valid for 30 days from date listed above.

This proposal includes Commercial Kitchen Design Consulting.

Architects are licensed and regulated by the California Architect's Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834

SIGNATURES

ARCHITECT:	ACCEPTED BY:
Date	Date
NALU ARCHITECTURE INC. Chris K Schumm AIA President CA License No. C36569 "ARCHITECT"	Fallbrook Regional Health District Rachel Mason, CEO "CLIENT"



INSURANCE

NALU
ARCHITECTURE





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09-11-2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hardcover LLC 234 5th Ave 2nd Fl New York, NY 10001	CONTACT NAME: Avi Rabbani PHONE (A/C. No. Ext): (855) 247-7755 E-MAIL ADDRESS: arabbani@hardcoverins.com	FAX (A/C. No):
	INSURER(S) AFFORDING COVERAGE	
INSURED Nalu Architecture Inc. 2159 Firethorn Glen Escondido, CA 92027	INSURER A : Valley Forge Insurance	NAIC # 20508
	INSURER B : RLI Insurance Company	NAIC # 13056
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			B 7038504149	08-15-2023	08-15-2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			B 7038504149	08-15-2023	08-15-2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N <input checked="" type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liability (Claims-Made)			RDP0051898	08-15-2023	08-15-2024	Per Occurrence: \$1,000,000 Per Aggregate: \$1,000,000

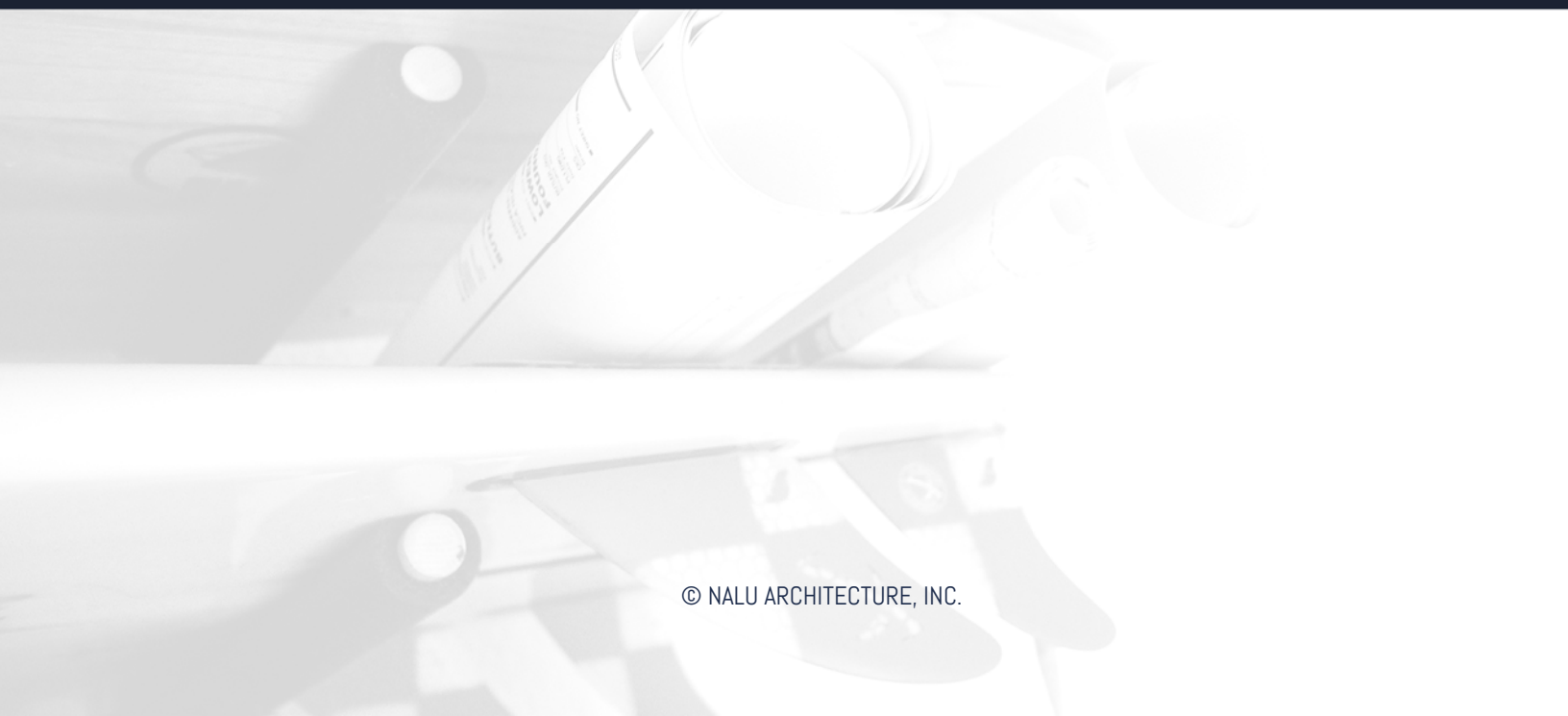
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

For evidence of insurance coverage purposes only.

CERTIFICATE HOLDER**CANCELLATION**

[Empty space for Certificate Holder]	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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AN AGREEMENT FOR THE PROVISION OF PROFESSIONAL SERVICES

PROJECT NO.	24014		
DATE:	3/13/2024		
CLIENT:	Fallbrook Regional Health District	Rachel Mason, CEO	
	RMason@FallbrookHealth.org		
	760-731-9187		
PROJECT NAME:	Community Center Interior Renovation & New Addition		
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PROJECT SCOPE/ BASIC SERVICES	Interior Renovations & Additions to building A multipurpose 2. Project program consists of a small office, reconfigured mechanical maintenance room, Two Gang Restrooms, A larger multi-purpose room and a demonstration kitchen. Approximatley 1,850 sf of renovated area, 900 sf of new addition area.		
Fee %	Phases		Fee
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This proposal includes Commercial Kitchen Design Consulting.

Architects are licensed and regulated by the California Architect's Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834

SIGNATURES

ARCHITECT:	ACCEPTED BY:
Date	Date
NALU ARCHITECTURE INC. Chris K Schumm AIA President CA License No. C36569 "ARCHITECT"	Fallbrook Regional Health District Rachel Mason, CEO "CLIENT"

TERMS & CONDITIONS

The Architect shall perform the services outlined in this agreement for the stated fee arrangement. By signing this document, you the

1. FEES FOR SUPPLEMENTAL SERVICES

The above-quoted Fee for Basic Services, if stated, shall be understood to be only for the above-described scope of work . Should Client request changes to the scope of work or additional services not contemplated by the scope of work, Client shall be billed on an hourly basis at Architect's rates in effect at the time services are rendered. Architect reserves the right to modify the hourly rates upon seven days' written notice to Client. Current rates are as follows:

RESOURCE	HOURLY RATE (\$)
ARCHITECT - DESIGN	220
ARCHITECT - EXPERT WHITNESS	440
DRAFTER	100
CLERICAL & PLAN RUNNER	70

2. REIMBURSABLE EXPENSES

Reimbursable expenses are not part of the fee. They are listed separately on invoices for services preformed in-house such as printing, copying, and postage are charged at standard rates for simplicity. An administrative charge of 15% is added to all other reimbursable expenses. The reimbursable expenses that we bill for are the cost of all: outsourced large format printing & scanning; Including delivery, copying, postage for mailing or delivery, automobile travel on behalf of the project (mileage is billed at current IRS-approved rate per mile), engineering or specialty consultants, artist's renderings, photographic prints, professional photography, scale models, plan expeditors or any other project related fees paid by the architect on behalf of the project.

IN HOUSE RESOURCE	COST
LARGE FORMAT BLACK & WHITE	\$1.50 PER SQUARE FOOT
LARGE FORMAT COLOR PRINTS	\$3.50 PER SQUARE FOOT
11X17 (TABLOID SIZE)	\$3 PER SHEET
RENDERING - 3D	\$500-\$1500 PER VIEW - DEPENDING ON DETAIL
RENDERING - 3D ANIMATION	\$3000-\$7500 - DEPENDING ON DETAIL

3. BILLINGS/ PAYMENTS & TERMINATION

Invoices for the Architect's services and reimbursable expenses will be submitted on a monthly basis. Invoices shall be payable upon receipt. Accounts unpaid 15 days after the invoice date shall bear interest at the rate of 18%. If any invoice is not paid within 15 days of the date of the invoice, or any other breach of this agreement is not cured after 15 days written notice, the Architect may suspend all services until the invoice, including any interest, is paid in full, or the breach is cured. If the invoice is not paid within 30 days of the date of the invoice, or the breach is not cured within 30 days of written notice,

4. INDEMNIFICATION

The Client shall defend, indemnify and hold harmless the Architect and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of this agreement or the Architect's services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, breach of contract (including this agreement), and/or strict liability of the Client, the Client's agents or employees (except the Architect), or anyone for whose acts any of them may be liable.

5. UN-PERMITTED WORK

By signing this contract the Client agrees to pursue, pay for & gain necessary permitting with the local building authority/ jurisdiction. In the event the Client proceeds with work without gaining permits this agreement shall be terminated and the Architect will no longer provide services for the project. In the event the Client proceeds with un-permitted work, the Client shall defend, indemnify and hold harmless the Architect and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the Client proceeding

6. LIMIT OF LIABILITY

The Architect's Fee is calculated on the basis of contractually limited liability. Were it not for this limitation, the Fee would need to be increased. In recognition of the relative risks, rewards and benefits of the project to both the Client and the Architect, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Architect's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause or causes, shall not exceed a sum equal to fees paid; Such causes include, but are not

7. OWNERSHIP OF DOCUMENTS

All documents and other work product produced by the Architect under this agreement shall remain the property of the Architect and may not be used by the Client for any other endeavor or purpose without the written consent of the Architect.

This contract serves as a model release. This grants Nalu Architecture the right to use all project images created by the Architect, without restriction, for advertising, portfolios, social media and other lawful purposes.

9. DISPUTE RESOLUTION

Any claims or disputes between the Client and the Architect arising out of this agreement or the Architect's services shall be submitted to non-binding mediation. Client and Architect agree to include a similar mediation agreement with all contractors, subcontractors, sub-consultants suppliers and fabricators on this project, thereby providing for mediation as a mandatory

10. DESIGN WITHOUT CONSTRUCTION PHASE SERVICES

It is understood and agreed that if the Architect's Basic Services under this Agreement do not include project observation or review of the Contractor's performance or any other construction phase services, and that such services will be provided by the Client. The Client assumes all responsibility for interpretation of the Contract Documents and for construction observation and supervision and waives any claims against the Architect that may be in any way connected thereto. In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Architect harmless from any loss,

11. UNAUTHORIZED CHANGES

In the event the Client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the Architect, the Client recognizes that such changes and the results thereof are not the responsibility of the Architect. Therefore, the Client hereby releases the Architect from any liability arising from the construction, use, or result of such changes. In addition, the Client agrees, to the fullest extent permitted by law, to defend, indemnify and hold the Architect harmless from any damage, liability or cost (including reasonable attorneys' fees) arising from such changes, excepting only those damages, liabilities and costs arising from the sole negligence or willful misconduct of the Architect.

12. DELIVERY OF CAD OR BIM FILES

In accepting and utilizing any drawings, work product, or other data on any form of electronic media generated and provided by the Architects, the Client covenants and agrees that all such drawings and data are instruments of service of the Architect, who shall be deemed the Author of the drawings and data, and shall retain all common law, statutory law and other rights, including copyrights. Under no circumstances shall transfer of the drawings and other instruments of service on electronic media for use by the Client be deemed a sale or license by the Architect. The Architect makes no warranties, either expressed or implied, of fitness for any particular purpose.

13. RIGHT TO RELY ON OWNER'S INFORMATION

The Architect shall have the right to rely on the accuracy, completeness, and timeliness of any information provided to the Architect by the Client, and the Architect shall have no duty to perform any independent investigation or to verify information represented by the Client. To the extent that the Client requests the Architect to use work product from a different architect, the Client represents and warrants to the Architect that the Client has the right to use the work product and that the Architect's use of the work product does not infringe on any other person or entity's intellectual property rights, including copyrights. The indemnification provisions of section 4, above, shall apply to this section.

14. GENERAL PROVISIONS	
A)	This agreement constitutes the whole and entire agreement of the parties with respect to the subject
B)	This agreement shall be construed and enforced in accordance with the laws of the state of California
C)	This agreement shall not be modified or amended in any respect except by a written instrument executed by all of the parties hereto.
D)	Any acceptance by the Architect of any performance less than required under this agreement shall not be deemed a waiver to strictly enforce all of the terms and conditions hereunder.
E)	Except as specifically provided herein, this Agreement may not be assigned by either party without the prior written consent of the other
F)	There are no third party beneficiaries of this agreement and nothing in this agreement, express or implied, is intended to confer on any person other than the parties hereto (and their respective

END OF DOCUMENT - ARCHITECT + OWNER AGREEMENT



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09-11-2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Hardcover LLC 234 5th Ave 2nd Fl New York, NY 10001	CONTACT NAME: Avi Rabbani PHONE (A/C. No. Ext): (855) 247-7755 E-MAIL ADDRESS: arabbani@hardcoverins.com	FAX (A/C. No):
	INSURER(S) AFFORDING COVERAGE	
INSURED Nalu Architecture Inc. 2159 Firethorn Glen Escondido, CA 92027	INSURER A : Valley Forge Insurance	NAIC # 20508
	INSURER B : RLI Insurance Company	13056
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			B 7038504149	08-15-2023	08-15-2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			B 7038504149	08-15-2023	08-15-2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N <input checked="" type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liability (Claims-Made)			RDP0051898	08-15-2023	08-15-2024	Per Occurrence: \$1,000,000 Per Aggregate: \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

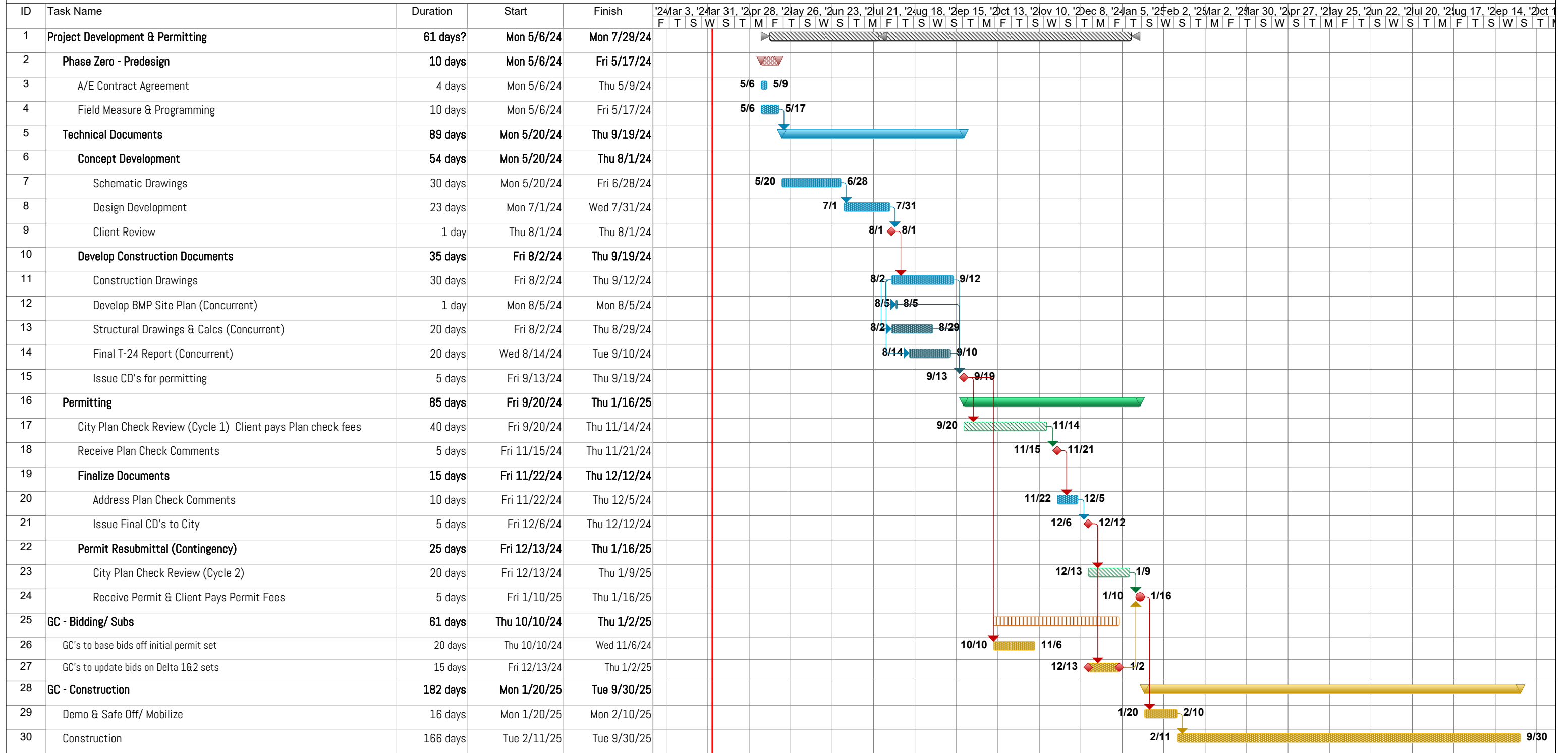
For evidence of insurance coverage purposes only.

CERTIFICATE HOLDER**CANCELLATION**

[Empty space for Certificate Holder]	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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Fallbrook Regional - Wellness Center



Preliminary Project Schedule
24014
4/3/24



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Disclaimer: This schedule subject to change and shall not be considered a legal document or contract exhibit.