



City of Palm Desert
PW - Operations & Maintenance
Randy Chavez, Director of Public Works
73-510 Fred Waring Drive, Palm Desert, CA 92260

[BRIAN STEMMER CONSTRUCTION] RESPONSE DOCUMENT REPORT

RFP No. 2024-RFP-161

Facilities Repairs and Improvements Project 4

RESPONSE DEADLINE: April 17, 2025 at 5:00 pm

Report Generated: Friday, May 9, 2025

Brian Stemmer Construction Response

CONTACT INFORMATION

Company:

Brian Stemmer Construction

Email:

bkstemmer@hotmail.com

Contact:

brian stemmer

Address:

74478 Hwy 111 #322
Palm Desert, CA 92260

Phone:

(760) 819-5476

Website:

N/A

Submission Date:

Apr 15, 2025 12:22 PM (Pacific Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Apr 7, 2025 1:53 PM by brian stemmer

Addendum #2

Confirmed Apr 7, 2025 1:55 PM by brian stemmer

Addendum #3

Confirmed Apr 7, 2025 1:55 PM by brian stemmer

Addendum #4

Confirmed Apr 15, 2025 12:14 PM by brian stemmer

QUESTIONNAIRE

1. Proposal (WITHOUT COST)*

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Proposals shall be organized and include page numbers for all pages in the proposal. The proposal shall be uploaded here, in the following order and shall include:

1. Cover Letter

- A. This letter should briefly introduce the firm, summarize the firm's general qualifications, include an executive summary of the specific approach which will be used to deliver the work scope; and identify the individual(s) name, address and phone number authorized to negotiate Agreement terms and compensation.

2. Experience and Technical Competence

- A. **Background:** Provide history of the firm's consulting experience which specifically addresses the individual or firm's experience with similar Service as described in this RFP.

- B. **References:** The proposal shall include a list of recently completed projects that are similar in scope and function to this RFP. Provide a description of the project, client name, and the name, title, and telephone number of the primary contact person.

3. **Firm Staffing and Key Personnel**

- A. **Staffing:** Provide the number of staff to be assigned to perform the Services and the names/discipline/job title of each as well as your firm's capacity to provide additional personnel as needed.
- B. **Key Personnel:** Identify key persons that will be principally responsible for working with the City. Indicate the role and responsibility of each individual.
- C. **Team Organization:** Describe proposed team organization, including identification and responsibilities of key personnel.
- D. **Subcontractors:** The Proposer shall identify functions that are likely to be subcontracted and identify the subcontractor that is anticipated to perform each function.

4. **Proposed Method to Accomplish the Work**

- A. Describe the technical and management approach to providing the Services to the City. Proposer should take into account the scope of the Services, and general functions required. Include a draft first year schedule of tasks, milestones, and deliverables that will provide for timely provision of the Services. In reviewing the scope of Services and goals described herein, the Proposer may identify additional necessary tasks and is invited to bring these to the City's attention within the discussion of its proposed method to accomplish the work.

Palm_Desert_RFP_2025_Housing_Authority.pdf

2. **Non-Collusion Declaration***

The undersigned declares:

I am an authorized representative of my company, the party making the foregoing Bid, to certify the following.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone

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

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

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

Confirmed

3. Iran Contracting Act Certification*

(Public Contract Code section 2200 et seq.)

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

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

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

4. Enter your valid CA Contractors State License Board (CSLB) number*

Please enter your License Number here. This will be verified against the state database.

649172

[Click to Verify](#) *Value will be copied to clipboard*

5. Enter your California Department of Industrial Relations (DIR) Registration number*

Please enter your Public Works Contractor DIR Number. This will be verified against the state database.

1001078656

[Click to Verify](#) *Value will be copied to clipboard*

6. Type of Business*

Sole Proprietor/Individual

7. Litigation*

Provide litigation history for any claims filed by your firm or against your firm related to the provision of Services in the last five (5) years (or type "N/A").

N/A

8. Changes to Agreement*

The City or Authority standard professional services agreement contract is included as an attachment herein. The Proposer shall identify any objections to and/or request changes to the standard contract language in this section of the proposal (or type "N/A"). If you are identifying changes here ALSO upload a copy of the redlined Language/Agreement with your Proposal. Changes requested may effect the City or Authority's decision to enter into an Agreement.

N/A

9. No Deviations from the RFP*

In submitting a proposal in response to this RFP, Proposer is certifying that it takes no exceptions to this RFP including, but not limited to, the Agreement. If any exceptions are taken, such exceptions must be clearly noted here, and may be reason for rejection of the proposal. As such, Proposer is directed to carefully review the proposed Agreement and, in particular, the insurance and indemnification provisions therein (or type "N/A").

Maximum response length: 5000 characters

N/A

10. Project Team Resumes*

Submit resumes of all key personnel/support staff that will produce work product for the Services. Describe their qualifications, education, and professional licensing.

Resume.docx

11. List the Signatory(s) Authorized to Sign and Bind an Agreement.*

(If two (2) signatures are required, include the following information for both signatories)

1. Full Name
2. Title
3. Physical Business Address
4. Email Address
5. Phone Number

Brian Stemmer

Owner

74478 Hwy 111 #322 Palm Desert, Ca. 92260

Bkstemmer@hotmail.com

760-819-5476

12. Certification of Proposal: The undersigned hereby submits its proposal and, by doing so, agrees to furnish services in accordance with the Request for Proposal (RFP), and to be bound by the terms and conditions of the RFP.*

Confirmed

PRICE TABLES

HOURLY RATES

These rates are to be used to provide quotes for work under the Maintenance Services Agreement and incorporated into Task Orders.

Line Item	Description	Unit of Measure	Unit Cost
1	Construction Foreman	Hourly Rate	\$145.00
2	Construction Supervisor	Hourly Rate	\$130.00
3	Framer	Hourly Rate	\$120.00
4	Drywall Installer	Hourly Rate	\$120.00
5	Plumber	Hourly Rate	\$120.00
6	Concrete worker	Hourly Rate	\$120.00
7	Carpenter	Hourly Rate	\$120.00
8	Painter	Hourly Rate	\$120.00
9	Welder	Hourly Rate	\$120.00
10	Flooring Installer	Hourly Rate	\$120.00
11	Electrician	Hourly Rate	\$140.00
12	Laborer	Hourly Rate	\$95.00

Brian K. Stemmer Construction
74478 Hwy 111 #322
Palm Desert, CA 92260
(760) 819-5476

April 8, 2025

City of Palm Desert

Attention: City of Palm Desert Housing Authority
73510 Fred Waring Drive
Palm Desert, CA 92260

Subject: Proposal for Facilities Repairs and Improvements Project 4

To Whom it May Concern,

I am pleased to submit this proposal for **Facilities Repairs and Improvements Project 4. Brian K. Stemmer Construction** has been serving the City of Palm Desert and other regional municipalities since 2009, providing high-quality construction services with a focus on repairs, renovations, and general contracting work. With over 30 years of experience in the construction industry and a proven track record with city-owned properties, we are confident in our ability to meet and exceed your expectations for this project.

Experience and Technical Competence

Background

Brian K. Stemmer Construction has been a licensed general contractor (B License) with the California Contractor's Board since 1992. Over the years, we have developed extensive experience in managing and executing a wide variety of construction projects, particularly for public entities and property management companies. Our experience includes repairs, renovations, shower conversions, concrete replacements, drywall repairs, and electrical repairs, making us well-suited to handle the scope of services requested in this RFP.

Since 2009, we have had the privilege of working with the **City of Palm Desert**, completing numerous projects for the **Public Works Department** and other city departments. Below is a list of some of the most recent projects we have successfully completed:

Recent Projects Completed

1. City of Palm Desert

- **Palm Desert City Hall:** Repaired exterior stucco and paint repairs.
- **Fire Station 33:** Drywall and paint repairs.
- **Finance Department:** Replaced the exterior door and painted it.
- **Public Works Department:** Soundproofed interior walls and built new interior walls, installed new doors, drywall, and painting.
- **Contact:** Kevin Swartz, Public Works and Efren Espinoza, Maintenance Department.

2. City of Indio

- **Madison Street Bridge Column Repairs:** \$70,000.00
- **Contact:** Tim Wassil, Public Works Director. 949.375.5706

3. FGA Property Management

- **Catalina Garden Apartments:** Tub / shower conversion.
- **Palm Village Apartments:** Replaced 3 sheets of sub-floor plywood due to leaks.
- **One Quail Place Apartments:** Drywall repairs due to roof leaks.
- **Laguna Palms Apartments:** Window glass replacement.
- **Contact:** Eddie Ceden0 760.674.1139

References

Please contact the following references for additional information regarding the quality of our work and the services we provide:

- **Kevin Swartz** – Public Works Department, City of Palm Desert
- **Efren Espinoza** – Maintenance Department, City of Palm Desert
- **Tim Wassil** – Public Works Director, City of Indio
- **Eddie Ceden0** – FGA Property Management

Firm Staffing and Key Personnel

Staffing

Brian K. Stemmer Construction has a dedicated team of 5 full-time employees who are proficient in their respective trades and skilled in all aspects of construction. We have the ability to mobilize additional personnel if necessary to ensure project milestones are met. Additionally, we maintain relationships with qualified subcontractors in all construction trades (electrical, plumbing, etc.) that we can call upon when needed.

Key Personnel

- **Brian K. Stemmer – Owner and General Contractor**
Brian Stemmer will serve as the prime contact for this project. He will be onsite for evaluations and provide scope of work upon request. With decades of experience, Brian will ensure that every aspect of the project is managed efficiently and that all deliverables are met on time.

Team Organization

Brian K. Stemmer will lead the project, working closely with the rest of the team to ensure smooth operations. Each employee will handle specific tasks according to their skill set, and subcontractors will be brought in as needed to support specialized tasks. The project will benefit from close coordination between the team and city representatives to ensure quality and timely completion.

Subcontractors

At this time, we do not foresee the need for subcontractors but will engage trusted professionals as required. These may include specialists for tasks such as electrical, plumbing, or other niche requirements.

Proposed Method to Accomplish the Work

Brian K. Stemmer Construction is committed to delivering quality results with minimal disruption to the City's operations. Our approach involves clear communication, precise scheduling, and a focus on safety and efficiency. The following outlines our approach to completing the scope of work:

1. **Initial Assessment and Scope Confirmation**
 - Meet with city representatives to finalize the scope of work.
 - Conduct a detailed site evaluation to assess the current conditions and identify any potential challenges.
2. **Planning and Scheduling**
 - Develop a comprehensive project timeline, including key milestones and deadlines.

- Allocate resources and assign responsibilities to ensure efficient progress.

3. **Execution**

- Begin work as outlined in the scope of the proposal, ensuring compliance with all safety standards and regulatory requirements.
- Provide regular updates to the City of Palm Desert on the progress of the project.

4. **Quality Control and Final Inspection**

- Ensure all work meets or exceeds city standards.
- Conduct a final walkthrough with the City's project representatives for approval.

We remain flexible and will make adjustments to this timeline as necessary, with an emphasis on maintaining the highest standards of quality and efficiency.

Conclusion

With over 30 years of experience in construction and a proven track record of working with the City of Palm Desert and other municipalities, **Brian K. Stemmer Construction** is confident in our ability to successfully execute this project. Our highly skilled team, coupled with our extensive knowledge of the city's properties and our commitment to quality, makes us an ideal partner for this work.

Thank you for considering this proposal. I look forward to the opportunity to further discuss how we can contribute to the successful completion of the city facilities.

Respectfully Submitted,

Brian Stemmer
Owner, General Contractor
Brian K. Stemmer Construction

Resume

Personal Information

- Name: Brian Stemmer
- Location: 74478 Hwy 111 #322 Palm Desert, Ca. 92260
- Contact: Bkstemmer@hotmail.com

Professional Experience

Current Position

- Role: General Contractor (owner)
- Company: Brian K. Stemmer Construction
- Duration: 33 years

Previous Position

- Role: Property Management / Home Builder
- Company: Family-owned rental homes (52 SFD)
- Duration: 20 years

Education

- Degree: High School Diploma
- Year of Graduation: 1984

Skills

- Construction Management
- Property Management