

PALM DESERT NEW LIBRARY

Progressive Design-Build Services



Tilden-Coil
CONSTRUCTORS™
Building with Integrity Since 1938

HOLT
ARCHITECTURE

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Revised October 28, 2025

City of Palm Desert
Staci Kolbeck, Management Analyst
73-510 Fred Waring Drive
Palm Desert, CA 92260

Subject: Proposal for Progressive Design-Build Services – New Palm Desert Library

Dear Ms. Kolbeck and Selection Committee Members,

Tilden-Coil Constructors, in partnership with Holt Architecture, is pleased to submit our proposal to provide Progressive Design-Build services for the new Palm Desert Library. Our team brings the combined strength of decades of collaboration, deep roots in the Coachella Valley, and a proven record of delivering successful civic projects for the City of Palm Desert.

With an established Palm Desert office located just minutes from the project, our team is uniquely positioned to respond quickly, coordinate effectively, and stay closely connected throughout the life of this project. We have had the privilege of serving the City recently through the Palm Desert City Hall Lobby Remodel Design-Build project and the Desert Recreation District (DRD) Community Center Renovation, both within the same civic center complex as the proposed library. These experiences provide our team with invaluable insight into the site’s logistics, utilities, event coordination, and ongoing City operations. This knowledge will translate directly into a smoother, safer, and more efficient delivery for the new library.

Our partnership with Holt Architecture has produced 22 projects totaling \$316 million, including **five libraries and five progressive design-build projects**, two of which were completed within the past year. Together, we understand the balance between vision, function, and fiscal discipline that makes civic projects successful.

We recognize the importance of this library to Palm Desert, not just as a building, but as a community hub and lasting civic investment. Our team’s approach is centered on transparency, collaboration, and alignment with the City’s goals from day one.

Experience you trust. Partnership you feel. Results you see.

This is more than a tag line, it defines who we are and how we work. We look forward to the opportunity to continue our partnership with the City of Palm Desert and to deliver a library that reflects the excellence and pride of this community.

Sincerely,

Dayne Brassard
President and CEO

Tilden-Coil Constructors, Inc.
Building with Integrity Since 1938

Bryant Ismerio
Project Executive

Tilden-Coil Constructors, Inc.
Building with Integrity Since 1938

We acknowledge the receipt of all addenda (1-8) and notices through the date of this proposal.

Tilden-Coil Constructors, Inc.

CONSTRUCTION MANAGEMENT SERVICES

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The Proposal is **26 pages** exclusive of the cover letter, table of contents, front and back covers, title pages/separation tabs, resumes and appendices.

Executive Summary

Experience You Trust. Partnership You Feel. Results You See.

For Palm Desert, these are more than words, they represent our commitment to build a library that embodies the City's vision and stands as a lasting civic legacy.

Why Our Team

Tilden-Coil Constructors and Holt Architecture bring a proven, long-term partnership rooted in decades of successful collaboration across the Coachella Valley. **Together, we have delivered 22 projects totaling \$316 million**, including five libraries and four progressive design-build projects, two of which were completed within the past year. Our Palm Desert-based team understands this community, its expectations, and the realities of building in the desert climate. We have built for the City of Palm Desert, the Desert Recreation District, and other local public agencies, establishing the trust, communication, and responsiveness that this project demands. Our relationships with local permitting agencies allow us to navigate regional processes efficiently, minimizing risk and accelerating delivery.

What is unique about our design-build team:

- Recent successful progressive-Design-Build library experience
- Local presence with offices in Palm Desert and La Quinta
- Local expertise serving the Coachella Valley and relationships with agencies
- Proven partnership and history serving the City of Palm Desert
- Our proven ability to quickly optimize the design to meet the City's goals

The Path Forward

Upon review of the current design documents prepared by the City's design consultant, it is apparent that the current design does not honor the City's stated budget constraints. We feel this design and budget misalignment can be solved through a collaborative effort facilitated by the progressive design-build approach. Our team thrives in this scenario; bringing experience, collaboration, and data-driven solutions to realign design, scope, and cost. Following award, we will initiate an immediate goal alignment workshop with City stakeholders to confirm objectives and present design optimization strategies that preserve quality while maintaining the fast-track schedule.

Early design optimizations may include refining the scale and materiality of the canopies, simplifying structural systems, adjusting bay geometry for efficiency, and exploring passive strategies such as building orientation and shade performance to reduce cost and operational load. These changes preserve design intent, improve constructability, and bring the project back within the City's financial framework.

Palm Desert deserves certainty, a partner who has done it before, here, and with proven results. With our unmatched local expertise, trusted design-build partnership, and record of success across the Coachella Valley, Tilden-Coil and Holt are the only team fully prepared to deliver this project with confidence, clarity, and care.

Experience you trust. Partnership you feel. Results you see.





Proposer Information

Quality performance to the highest professional standards.

Our design-build team is lead by Tilden-Coil Constructors, Inc. as the lead contractor and design-builder and Holt Architecture as the lead design firm.

Tilden-Coil Constructors is a Southern California-based general contractor with a proud history of excellence spanning more than eight decades. Founded in 1938, the firm has built a strong legacy of delivering complex civic, educational, and community facilities throughout the Inland Empire and Coachella Valley. With an established Palm Desert office, Tilden-Coil has been deeply rooted in the desert region for decades, serving as a trusted partner to public agencies and municipalities across Riverside County. The company is a recognized leader in the progressive design-build delivery model, combining integrated design management with hands-on construction expertise. Tilden-Coil’s long-standing partnership with Holt Architecture has produced numerous successful design-build projects in the Coachella Valley, including award-winning libraries and civic buildings that reflect the character and needs of the local community.

Holt Architecture offers two distinct advantages over our competition. First, every client and project is paired with a Principal who serves as the day-to-day point of contact from start to finish, ensuring your project benefits from the highest levels of experience, accountability, and value. Second, our firm is built to be a service-based company that provides architectural services. By that we mean that we offer a higher level of client service first coupled with our experience and expertise as architects. We will tailor our service-model and project development processes to fit the form, needs, and requirements of you as our client, not the other way around.

Together, Tilden-Coil and Holt Architecture have partnered on **22 projects, totalling \$316 million dollars**. This includes the following shared projects:

- **5 Progressive Design-Build projects**
- **5 Libraries completed**
- **2 Progressive Design-Build Libraries**
- **10 Projects in the Coachella Valley**

This long-standing partnership is defined by shared accountability, innovation, and result. We are a team that knows how to turn complex public projects into community landmarks, balancing design excellence with constructability and cost certainty every time.

Discipline	Company	Years in Business	License	Offices	Employees
Design-Builder	Tilden-Coil Constructors, Inc.	86	#208556, A, B	Palm Desert Riverside (Headquarters) El Segundo	185 Professional
Architect	Holt Architecture	40	#C 31626 (T. Howell)	Riverside La Quinta	10 Professional
Engineer of Record (Structural)	Wiseman+Rohy Structural Engineers	48	CA #S-4341	San Diego	13 Professional

*See Appendix for licenses

Proposer Experience and References

Tilden-Coil and Holt Architecture have extensive experience together including 22 projects.

Shared Experience

The Tilden-Coil and Holt Architecture teams work seamlessly together, and this experience and our comfort level working as a team allows us to serve our clients successfully. Below are a list of our projects we have worked on or are currently working on together:

1. Lakeland Village Library (**Progressive DB**)
 2. Calimesa Library (**Progressive DB**)
 3. Nuview Library Replacement
 4. Indio New City Hall and Library
 5. Riverside County Law Library Renovation
 6. Olivewood Mausoleum
 7. Roy's Desert Resource Center Remodel
 8. RCCD BCTC Platform
 9. Twentynine Palms Community Center
 10. Indio Public Safety Campus
 11. Riverside County Fire Station 41 (**Progressive DB**)
 12. Luckie Pool Replacement
 13. Palm Desert Lobby Remodel (**Progressive DB**)
 14. DRD Palm Desert Community Center
 15. Redlands Public Safety Hall
 16. Indio Police Department Headquarters
 17. County of Riverside Fire Station 49 (**Design-Build**)
 18. Promontory Development Palm Desert*
 19. 851 E. Cooley Drive, County of San Bernardino*
 20. Law Offices for Public Defender, County of Riverside*
 21. Probation Administration, County of Riverside*
 22. Ontario Police Department, City of Ontario*
- *Tilden-Coil provided design support/preconstruction services (no construction)

Pictured: Calimesa Library



Experience Summary

Designer of Record: Holt Architecture

A. Progressive design-build or design-build experience with at least three (3) projects similar to the Project in size, scope, type, complexity, environmental climate, and cost to the Project within the last ten (10) years.

1. Lakeland Village Branch Library (*Progressive Design-Build*) - Profile Attached
2. Calimesa Branch Library (*Progressive Design-Build*) - Profile Attached
3. Fire Station 49 (*Progressive Design-Build*) - Profile Attached
4. Nuview Library - Profile Attached
5. City of Indio Library - Profile Attached

B. Experience working with the General Contractor and or Engineer of Record included in the Proposer team is preferred but not required.

1. 22 projects, totalling \$316 million dollars (including all projects listed above)

C. Experience obtaining the permits and regulatory approvals required for the Project.

1. Tilden-Coil Constructors and Holt Architecture have extensive experience navigating local, regional, and state permitting and approval processes for public facilities in Palm Desert and throughout the Coachella Valley. Our team has successfully secured required entitlements, permits, and agency approvals for dozens of local projects including six for the City of Palm Desert. We maintain strong working relationships with City departments, the Coachella Valley Water District, Desert Community Energy, SCE and Riverside County agencies, ensuring an efficient, coordinated approach to all regulatory submissions and approvals.

D. Required California licenses, including a valid California architectural license and experience working with California Title 24 Building Standards Code.

1. Holt Architecture holds a valid California architectural license and has extensive experience designing public facilities in full compliance with the California Building Standards Code (Title 24). Together, our team has successfully delivered numerous public Design-Build projects across Southern California that meet or exceed Title 24 energy and accessibility requirements, including recent projects for the City of Palm Desert and the Desert Recreation District.

Engineer of Record: W+R Structural Engineers

A. Licensed in the State of California and authorized to prepare, sign, and seal engineering documents.

1. W+R Structural Engineers is licensed in the State of California and is authorized to sign, and seal engineering documents.

B. Progressive design-build or design-build experience with at least three (3) projects similar in size, scope, type, complexity, and cost to the Project within the last ten (10) years.

2. Lakeland Village Branch Library (*Progressive Design-Build*) - Profile Attached
3. Calimesa Branch Library (*Progressive Design-Build*) - Profile Attached
4. Fire Station 49 (*Progressive Design-Build*) - Profile Attached

C. Experience working with the General Contractor and or Designer of Record included in the Proposer team is preferred but not required.

1. Lakeland Village Branch Library (*Progressive Design-Build*) - Profile Attached
2. Calimesa Branch Library (*Progressive Design-Build*) - Profile Attached
3. Fire Station 49 (*Progressive Design-Build*) - Profile Attached

D. Experience with permitting and regulatory compliance relevant to civil, structural, MEP, or other applicable engineering disciplines for projects of similar scale.

1. Lakeland Village Branch Library (*Progressive Design-Build*) - Profile Attached
2. Calimesa Branch Library (*Progressive Design-Build*) - Profile Attached
3. Fire Station 49 (*Progressive Design-Build*) - Profile Attached

E. Required California licenses, including all valid California engineering licenses and experience working with the California Title 24 Building Standards Code.

1. W+R (Steve Rohy) is a registered CA Structural Engineer and has extensive experience designing public facilities in full compliance with the California Building Standards Code (Title 24).

General Contractor: Tilden-Coil Constructors, Inc.

A. Contractor (“GC”) must possess a Class B General Building Contractor license from the California Contractors State License Board (“CSLB”).

1. Tilden-Coil Constructors Holds a valid CA contractor’s license (208556 A, B).

B. Experience managing design and construction in active public environments, including coordination with ongoing operations such as parking, park activities, and events.

1. We have extensive experience constructing projects in active public environments including two recently completed projects that were completed in the exact same active public environment as the new library (Civic Center); the Palm Desert City Hall Lobby Remodel and the Desert Recreation District Community Center.

C. Progressive design-build or design-build experience with at least three (3) projects similar in size, scope, type, complexity, and cost to the Project within the last ten (10) years.

1. Lakeland Village Branch Library (*Progressive Design-Build*) - Profile Attached
2. Calimesa Branch Library (*Progressive Design-Build*) - Profile Attached
3. Fire Station 49 (*Progressive Design-Build*) - Profile Attached
4. Palm Desert Lobby Remodel (*Design-Build*) - Profile Attached
5. Crafton Hills College Instructional Building (*Progressive Design-Build*) - Profile Attached

D. Experience with demolishing and abating projects similar to the Project in size, scope, type, environmental climate, complexity, site clearance, and/or complex site reconfiguration for new construction, and cost to the Project.

1. Crafton Hills College Instructional Building (*Progressive Design-Build*) - Profile Attached
2. Indio Public Safety Campus - Profile Attached
3. Indio City Hall and Library - Profile Attached
4. Palm Springs Navigation Center - Profile Attached

Experience working with the Engineer of Record and or Designer of Record included in the Proposer team is preferred, but not required.

1. Tilden-Coil and Holt have partnered on 22 projects, totalling \$316 million dollars.

Ability to meet the City’s insurance and bonding requirements, as outlined in Sections(s) 7.6 & 7.7 of this RFP

1. Tilden-Coil has the ability to meet the City’s insurance and bonding requirements, as outlined in Sections(s) 7.6 & 7.7 of this RFP.

Pictured: Indio Public Safety Campus



CALIMESA LIBRARY

County of Riverside



Project Description

Delivered through a **progressive design-build approach** that fostered collaboration and innovation, the new Calimesa Library emerged as a 5,500 sf community hub with a welcoming ranch-style design. The project added two study rooms, a versatile multipurpose room for workshops and activities, modern furniture, new shelving, upgraded technology, and a significantly expanded book collection — creating a dynamic space designed to serve Calimesa for years to come.

Team | Tilden-Coil, Holt Architecture, W+R Engineers

Location | Calimesa, CA

Size | 5,500 sf

Delivery Method | Progressive Design-Build

Initial Value | \$11.1 Million

Final Value | \$11 Million

Completed | May 2025

Owner Contact

Erik Sydow, Development Manager

Riverside County Office of Economic Development

E-mail: esydow@rivco.org | (951) 955-9021

LAKELAND VILLAGE LIBRARY

County of Riverside



Project Description

Through a progressive **design-build delivery**, the Lakeland Village project delivered a brand-new 8,000-square-foot library designed to serve the community with modern amenities. The state-of-the-art facility introduced public computers, tech stations, maker spaces, study rooms, a dedicated children's area, and welcoming spaces for people of all ages to learn, create, and connect.

Team | Tilden-Coil, Holt Architecture, W+R Engineers

Location | Lake Elsinore, CA

Size | 8,000 sf

Delivery Method | Progressive Design-Build

Initial Value | \$8.2 Million

Final Value | \$8 Million

Completed | October 2025

Owner Contact

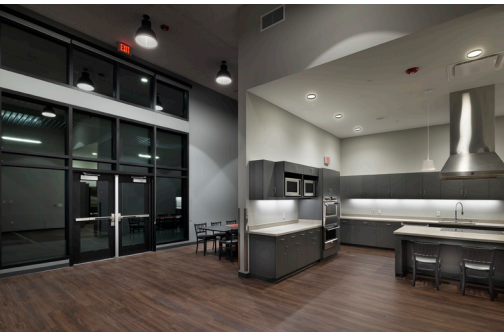
Erik Sydow, Development Manager

Riverside County Office of Economic Development

E-mail: esydow@rivco.org | (951) 955-9021

MECCA FIRE STATION 41

County of Riverside



Project Description

Situated in the Southeastern Coachella Valley of Riverside County on the banks of the Salton Sea, North Shore Fire Station 41 is a testament to excellence and longevity in the unyielding and harsh climates of the Mojave Desert. The new station is a modern mid-century design, with hints of the community's historical past interwoven and energy efficiency as one of the main goals. The building is intended to last in excess of 50 years of operation. Building materials for the project were selected for their resistance to high temperatures and harsh climates, as the thermometer often surpasses one hundred and twenty degrees in the summer.

Team | Tilden-Coil, Holt Architecture, W+R Engineers

Location | Mecca, CA

Size | 7,550 sf

Delivery Method | Progressive Design-Build

Initial Value | \$9.7 Million

Final Value | \$9.1 Million

Completed | November 2023

Owner Contact

Erik Sydow, Development Manager

Riverside County Office of Economic Development

E-mail: esydow@rivco.org | (951) 955-9021

NUVIEW LIBRARY REPLACEMENT

County of Riverside



Project Description

The project includes site utilities, site improvements and construction of a new 3,782 sf wood framed craftsman style single story building. The new library includes a service desk, a public meeting room, children's library, young adult services, technological stations, area for a marketplace, branch managers office, staff work room, and a break lounge as well as areas for fiction and non-fiction books.

Team | Tilden-Coil + Holt Architecture

Location | Nuevo, CA

Size | 3,782 sf

Delivery Method | CM Multi-Prime

Initial Value | \$3.4 Million

Final Value | \$3.3 Million

Completed | December 2018

Owner Contact

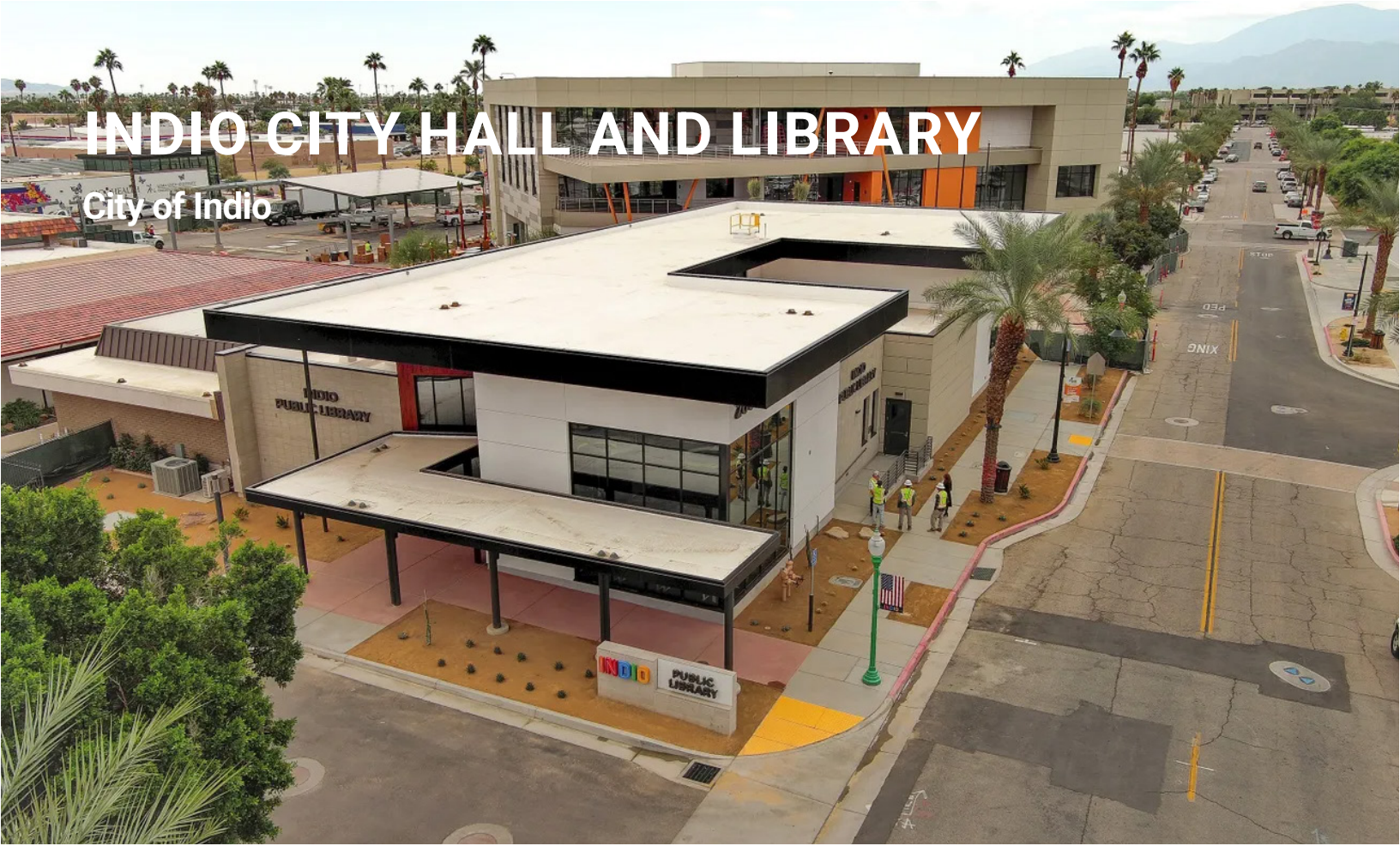
Rebecca McCray

Deputy Director of Project Management Office

rmccray@rivco.org | (951) 955-8764

INDIO CITY HALL AND LIBRARY

City of Indio



Project Description

The Indio Downtown Library project is a key component of the city's revitalization efforts, bringing a modern 23,000 sf facility to the heart of the community.

Designed to replace the current library, the new building will feature flexible meeting rooms, dedicated children's and teen spaces, state-of-the-art technology, and expanded collections to meet the needs of Indio's growing population. Serving as an educational and cultural hub, the library will provide versatile spaces for learning, collaboration, and events, fostering community engagement while supporting downtown's economic growth.

**Values include the City Hall and Library which were a single contract/project.*

Team | Tilden-Coil + Holt Architecture

Location | Indio, CA

Size | 44,000 sf (7,900 sf Library)

Delivery Method | CM Multi-Prime

Initial Value | 43 Million (\$9.2 Million Library)

Final Value | \$42.5 Million (\$9.2 Million Library)

Completed | October 2025 (Library)

Owner Contact

Bryan Montgomery

City Manager

bmontgomery@indio.org | (925) 787-8454

NEW INSTRUCTIONAL BUILDING

Crafton Hills College



Project Description

The new BL9 Instructional Building will provide flexible spaces for active learning classrooms and will house the Visual Arts Program, including art studios, a gallery, and supporting facilities. Envisioned as a two-story, 30,000-square-foot building, it will occupy the former site of the BL9 Finkelstein Performing Arts Center (PAC) with direct access from the Main Quad level.

In addition to instructional spaces, the facility will include a centralized tutoring center, placing academic support close to classrooms at the heart of campus. The design also integrates indoor and outdoor student gathering areas, creating a vibrant hub for learning, creativity, and community on campus. Aligned with the College's vision to foster a culture of the arts, the building will feature both permanent and temporary art display spaces that celebrate student and faculty work.

Team | Tilden-Coil

Location | Yucaipa, CA

Size | 44,000 sf

Delivery Method | Progressive Design-Build

Initial Value | \$42 Million

Final Value | \$42 Million (in progress)

Completed | In Progress

Owner Contact

Mike Strong

VP Administrative Services

mstrong@craftonhills.edu | (909) 206-8445

PALM DESERT LOBBY REMODEL

City of Palm Desert



Project Description

The project encompassed the design and construction of comprehensive improvements to the City's Development Services lobby and adjacent areas. The scope included demolition and replacement of existing countertops, addition of customer service stations, installation of new flooring and finishes, construction of offices and partition walls, and integration of access-controlled doors. Work also involved reconfiguring office furniture systems, upgrading low-voltage infrastructure, and ensuring full ADA compliance. The result is a modern, efficient, and customer-focused service environment that enhances both functionality and the overall visitor experience.

**Tilden-Coil and STK Architecture were the design-build team for the project, and Holt Architecture was a consultant for the City of Palm*

Team | Tilden-Coil + Holt Architecture

Location | Palm Desert, CA

Size | 4,000 sf

Delivery Method | Progressive Design-Build

Initial Value | \$1.94 Million

Final Value | \$1.99 Million

Completed | September 2023

Owner Contact

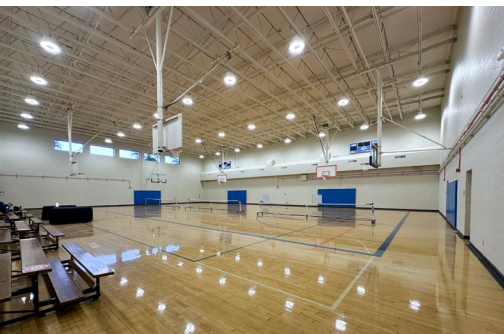
Lucero Leyva

Senior Project Manager

lleyva@palmdesert.gov | (760) 346-0611 x465

PALM DESERT COMMUNITY CENTER

Desert Recreation District



Project Description

The Palm Desert community has received a significant upgrade to its beloved community center, transforming the existing 19,700 SF facility with an additional 800 SF to the lobby and an expanded activity room. This renovation introduces fresh finishes to existing amenities, enhancing the overall aesthetic and functionality. New additions include an exercise room and a modern reception area, designed to serve the community's evolving needs for years to come.

Externally, the center boasts an updated facade that modernizes its appearance while new hardscaping and landscaping around the entrance create a more welcoming and open environment. These enhancements not only improve the aesthetics but also the community's interaction with the space, ensuring that the Palm Desert Community Center continues to be a central hub for social, educational, and recreational activities, fostering community spirit for all who enter.

Team | Tilden-Coil + Holt Architecture

Location | Palm Desert, CA

Size | 20,500 sf

Delivery Method | CM Multi-Prime

Initial Value | \$6.5 Million

Final Value | \$7.2 Million

Completed | January 2025

Owner Contact

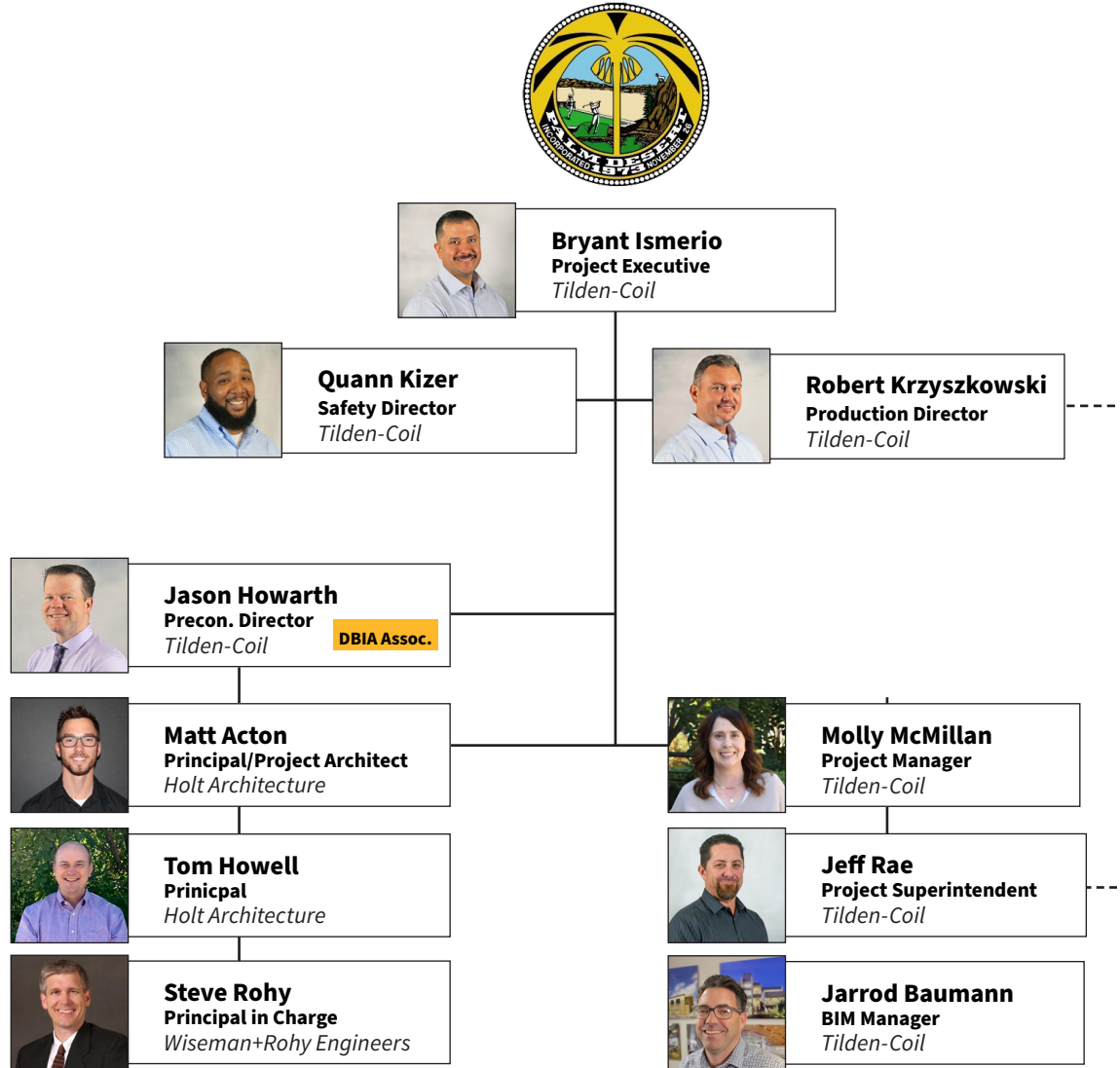
Troy Strange

Director of Planning and Public Works

tstrange@drd.us.com | (760) 347-3484 x107

Project Team and Key Personnel

Team Structure



Other Design Consultants

1. Civil: VCA Engineers, Inc.
2. MEPF, Commissioning, and Technology: P2S
3. Landscape Architect: Community Works Design Group

Note: This organizational chart only identifies positions/organizations that have a supporting resume on the following page and does not identify all positions that will be required for the project.

Bryant Ismerio

Project Executive | Tilden-Coil Constructors



About

Bryant Ismerio has over **21 years of experience** in the construction industry, including 17 years with the Tilden-Coil team. He excels in strategic planning and coordination, ensuring that every aspect of a project aligns with the client's goals and expectations.

Role

As Project Executive, Bryant leads the development of high-performing teams and oversees project success from preconstruction through completion. He ensures the City's needs are consistently met and serves as a key advocate for the Client throughout the process. Bryant's primary focus is to remove obstacles, empower his team, and foster an environment where they can deliver exceptional results.



Experience (Partial List)

Project / Client	Duration	Role
Indio New City Hall and Library City of Indio	12/2023 - In Progress	Project Executive
Lakeland Village Library The County of Riverside	06/2024 - 09/2025	Project Executive
Calimesa Library County of Riverside	06/2024 - 09/2025	Project Executive
Nuview Library Replacement The County of Riverside	02/2018 - 12/2018	Project Manager
Palm Desert DS Lobby Remodel City of Palm Desert	04/2023 - 09/2023	Project Executive
Palm Desert Community Center Expansion Desert Recreation District	01/2024 - 01/2025	Project Executive
Riverside County Fire Station 49 The County of Riverside	03/2025 - In Progress	Project Executive
Indio Public Safety Campus City of Indio	06/2022 - 02/2025	Project Executive
Palm Springs Navigation Center City of Palm Springs	07/2023- 09/2024	Project Executive
Riverside County Fire Station 41 County of Riverside	11/2022 - 11/2023	Project Executive
COD Indio Campus Expansion Desert Community College District	03/2022 - 03/2025	Project Executive
Luckie Pool Replacement City of Twentynine Palms	07/2022 - 04/2023	Project Executive
San Bernardino CA Theatre City of San Bernardino	06/2025-10/2025	Project Executive
Twentynine Palms Community Center City of Twentynine Palms	03/2021 - 01/2022	Senior Project Manager
MVC Welcome Center Riverside Community College District	07/2020 - 08/2021	Senior Project Manager
BH Restorative Transformation Center Riverside United Healthcare System	06/2011 - 04/2022	Senior Project Manager

Education

Bachelor of Science Degree, Engineering Construction Management, California State Polytechnic University, Pomona

Training

- Associate DBIA Certified
- LEED Accredited Professional
- Primavera P6 Scheduling
- OSHA 30-Hour
- CPR/First Aid Certification
- SWPPP
- Blue Beam As-Builts
- Estimating (Trainer)
- Constructability Review (Trainer)
- Value Engineering (Trainer)
- Closeout
- Certified Payroll
- Water Infiltration
- Prequalification Process

Jason Howarth, Assoc. DBIA, LEED AP



Preconstruction Director | Tilden-Coil Constructors

About

Jason Howarth has over **24 years of experience** in the construction industry, including 16 years with the Tilden-Coil team. He excels in strategic planning and coordination, ensuring that all aspects of each project align with the client's goals during the preconstruction and design phases. With his expertise, Jason provides invaluable guidance and insight to support informed decision-making throughout preconstruction.

Role

As Preconstruction Director, Jason ensures that the Client's expectations are met and exceeded during the preconstruction phase. He leads the development of planning strategies and facilitates collaborative work sessions with the project team to maximize scope, schedule, and budget outcomes for the Client.



Experience (Partial List)

Project / Client	Duration	Role
Indio New City Hall and Library City of Indio	12/2023 - In Progress	Preconstruction Director
Lakeland Village Library The County of Riverside	06/2024 - 09/2025	Preconstruction Director
Calimesa Library County of Riverside	06/2024 - 09/2025	Preconstruction Director
Nuview Library Replacement The County of Riverside	02/2018 - 12/2018	Preconstruction Director
Palm Desert DS Lobby Remodel City of Palm Desert	04/2023 - 09/2023	Preconstruction Director
Palm Desert Community Center Expansion Desert Recreation District	01/2024 - 01/2025	Preconstruction Director
Indio Public Safety Campus City of Indio	06/2022 - 02/2025	Preconstruction Director
Ontario Ballpark and Parking Structure City of Ontario	09/2024 - In Progress	Preconstruction Director/PX
Ontario Sports Complex City of Ontario	04/2025 - In Progress	Preconstruction Director/PX
Casa Blanca ES Riverside Unified School District	10/12/2023	Preconstruction Director
Eastside ES Riverside Unified School District	07/14/2025	Preconstruction Director
Valley HS Culinary Arts & Auto tech CTE Santa Ana Unified School District	12/20/2021	Preconstruction Director/PX
Washington ES Mod & Reconstruction Santa Ana Unified School District	05/17/2021	Preconstruction Director/PX
Jefferson Elementary School P2P & MPR Santa Ana Unified School District	05/24/2021	Preconstruction Director/PX
Etiwanda High School Two Story Classroom Building Chaffey Joint Union High School District	03/30/2022	Preconstruction Director/PX
Valley View High School Two Story Classroom Addition Chaffey Joint Union High School District	09/24/2021	Preconstruction Director/PX

Education

Bachelor of Science Degree,
Engineering Construction
Management, California State
Polytechnic University, Pomona

Training

- Associate DBIA Certified
- LEED Accredited Professional
- Primavera P6 Scheduling
- OSHA 30-Hour
- CPR/First Aid Certification
- SWPPP
- Blue Beam As-Builts
- Estimating (Trainer)
- Constructability Review (Trainer)
- Value Engineering (Trainer)
- Closeout
- Certified Payroll
- Water Infiltration
- Prequalification Process

Rob Kryzyskowski

Production Director | Tilden-Coil Constructors



About

Rob brings **33 years of experience**, including 17 years with the Tilden-Coil team. He offers practical knowledge and steady leadership to every project. Recognized for his proactive approach, mentoring mindset, and talent for keeping teams aligned and productive, Rob is dedicated to fostering efficiency, collaboration, and quality, building not only exceptional projects but also strong, capable teams.

Role

As Production Director, Rob oversees multiple projects under construction. He challenges and mentors project teams, removes obstacles, and ensures maximum productivity and on-time completion. During preconstruction, Rob supports the team in developing production schedules and identifying the most efficient critical path to achieve project success.



Experience (Partial List)

Project / Client	Start Date	Role
Indio New City Hall and Library City of Indio	12/2023 - In Progress	Production Director
Lakeland Village Library County of Riverside	06/2024 - 09/2025	Production Director
Calimesa Library County of Riverside	06/2024 - 09/2025	Production Director
Nuview Library Replacement The County of Riverside	02/2018 - 12/2018	Production Director
RC Law Library Renovation Riverside County Law Library	06/2021 - 02/2022	Production Director
Palm Desert DS Lobby Remodel City of Palm Desert	04/2023 - 09/2023	Production Director
Palm Desert Community Center Expansion Desert Recreation District	01/2024 - 01/2025	Production Director
Riverside County Fire Station 49 The County of Riverside	03/2025 - In Progress	Production Director
Indio Public Safety Campus City of Indio	06/2022 - 02/2025	Production Director
Ontario Sports Complex City of Ontario	04/2025 - In Progress	Production Director
Palm Springs Navigation Center City of Palm Springs	02/2024 - 09/2024	Production Director
San Bernardino CA Theatre City of San Bernardino	06/2025-10/2025	Production Director
Riverside County Fire Station 41 County of Riverside	11/2022 - 11/2023	Production Director
COD Indio Campus Expansion Desert Community College District	03/2022 - 03/2025	Production Director

Education

Business Management, Triton College, IL

Training and Certification

- CPR/First Aid Certification
- OSHA 30-Hour
- P3 Scheduling Advanced
- P6 Scheduling Advanced
- Schedule Management
- SWPPP
- QSP Training
- CISEC Training
- Forklift Operator

Molly McMillan

Project Manager | Tilden-Coil Constructors



About

With **26 years of experience** in the construction industry, Molly has managed **18 design-build projects**. She holds a Master's in Education with a focus on Civil Engineering and a Bachelor of Science in Construction Engineering. Her extensive project experience demonstrates her ability to meet deadlines, achieve Client goals, and apply exceptional organizational and problem-solving skills to every project.

Role

As Project Manager, Molly oversees project finances, ensures Client satisfaction, maintains quality control, and manages schedules and safety. Serving as the primary point of contact for the Client during construction, she is also actively involved during design and preconstruction to ensure a seamless transition and consistent project momentum through completion.



Experience (Partial List)

Project / Client	Duration	Role
Riverside County Fire Station 49 County of Riverside	03/2025 - In Progress	Project Manager
San Bernardino CA Theatre Design-Build City of San Bernardino	06/2025-10/2025	Project Manager
San Bernardino HS Auditorium Modernization San Bernardino City Unified School District	02/2023-08/2024	Project Manager
San Bernardino HS Late Start Lighting San Bernardino City Unified School District	03/2023-04/2024	Project Manager
San Bernardino HS Athletic Field Improvements San Bernardino City Unified School District	06/2023-08/2023	Project Manager
Redlands Packing House District Phase 1 Property One LLC	N/A*	Project Manager
Redlands Packing House District Phase 2 Property One LLC	N/A*	Project Manager
Dangermond Park Reserve The Nature Conservancy	N/A*	Project Manager
Flowstone Climbing Gym Flowstone Climbing LLC	N/A*	Project Manager
Chino Airport Ground Water Mitigation The County of San Bernardino	N/A*	Project Manager
Yucaipa Regional Park The County of San Bernardino	N/A*	Project Manager
Rancho Cucamonga Courthouse Tenant Improvement Rancho Cucamonga Superior Court	N/A*	Project Manager
Redlands County Museum Redlands Historical Museum Association	N/A*	Project Manager
California Highway Patrol Facility California Highway Patrol	N/A*	Project Manager

* = Project completed prior to joining Tilden-Coil

Education

Master of Education in Civil Engineering, University of Washington

Bachelor of Science Degree in Construction Engineering, California State Polytechnic University, Pomona

Training and Certification

CPR/First Aid Certification

HIPP & Fall Protection

Procore Project Manager Certified

AutoCAD

Revit

Revu Bluebeam eXtreme

OSHA 10-Hour

OSHA 30-Hour

Jeff Rae

Project Superintendent | Tilden-Coil Constructors



About

Jeff is an industry veteran with over **30 years of experience** and has been a member of the Tilden Coil team for the past year. Jeff’s trade knowledge, attention to detail and service driven mindset have earned Jeff a reputation as a great superintendent by our clients and subcontractor partners.

Role

As the project superintendent, Jeff will be onsite full time supervising the work being performed. He will be responsible for quality control, safety, subcontractor coordination and on time completion of the project. In addition to these responsibilities, Jeff will ensure daily communication with the Client appointed representatives and end users to ensure alignment and transparency throughout the construction process.



Experience (Partial List)

Project / Client	Duration	Role
Lakeland Village Library County of Riverside	06/2024 - 09/2025	Project Superintendent
Calimesa Library County of Riverside	06/2024 - 09/2025	Project Superintendent
Ontario Sports Complex City of Ontario	04/2025 - In Progress	Project Superintendent
Palm Springs Navigation Center City of Palm Springs	02/2024 - 09/2024	Project Superintendent
Roseville High School - Music Room Roseville Joint Union High School District	2023-2024*	Senior Superintendent
New District Office Roseville Joint Union High School District	2023-2024*	Senior Superintendent
South Lake Middle School Modernization Irvine Unified School District	2021-2023*	Project Superintendent
South Pasadena Middle School Gym & Theater Pasadena Unified School District	2020-2021*	Project Superintendent
Ayala High School Modernization Chino Valley Unified School District	2019-2021*	Project Superintendent
Ayala High School New Science Building Chino Valley Unified School District	2019-2020*	Project Superintendent
2722 Michelson Rehab Anduril Industries	2018-2019*	Project Superintendent
LAX Hilton Porte Cochere Hilton Hotels	2017-2018*	Project Superintendent
Netflix HQ LA Tenant Improvements Netflix	2016-2017*	Project Superintendent

* = Project completed prior to joining Tilden-Coil

Training

OSHA 10-Hour

OSHA 30-Hour

Personal Training and Safety

CPR/First Aid Certification

Jarrold Baumann

BIM Manager | Tilden-Coil Constructors



About

Jarrold Baumann is a leading professional in Virtual Design and Construction (VDC) with **30 years of experience**. Jarrold is a Revit Architecture Certified Professional, and has served in educational roles at Autodesk University, California Baptist University Engineering, and Construction Management Programs. Jarrold began his career drafting MEP construction documents in traditional 2D formats in 1995 before quickly embracing the 3D modeling revolution. Today, he is recognized as an expert in reality capture, clash detection, 3D content creation and pushing the limits of current technological capabilities.

Role

As BIM Manager, Jarrold supports the design and construction teams in managing the composite Building Information Model. During preconstruction, he leads efforts in clash detection, constructability reviews, and model enhancement. Throughout construction, he facilitates contractor coordination meetings and ensures well-coordinated shop drawings and in-field quality control.

Experience (Partial List)

Project / Client	Start Date	Role
Indio New City Hall and Library City of Indio	12/2023 - In Progress	BIM Manager
Lakeland Village Library County of Riverside	06/2024 - 09/2025	BIM Manager
Calimesa Library County of Riverside	06/2024 - 09/2025	BIM Manager
Nuview Library Replacement The County of Riverside	02/2018 - 12/2018	BIM Manager
RC Law Library Renovation Riverside County Law Library	06/2021 - 02/2022	BIM Manager
Palm Desert Community Center Expansion Desert Recreation District	01/2024 - 01/2025	BIM Manager
Riverside County Fire Station 49 The County of Riverside	03/2025 - In Progress	BIM Manager
Indio Public Safety Campus City of Indio	06/2022 - 02/2025	BIM Manager
San Bernardino CA Theatre City of San Bernardino	06/2025-10/2025	BIM Manager
Ontario Sports Complex City of Ontario	04/2025 - In Progress	BIM Manager
Casa Blanca ES Riverside Unified School District	10/2023 - 08/2025	BIM Manager
Valley HS Culinary Arts & Auto tech CTE Santa Ana Unified School District	12/2021 - 11/2023	BIM Manager
Washington ES Mod & Reconstruction Santa Ana Unified School District	15/2021 - 03/2024	BIM Manager
Pacific HS CTE Biomedical Building San Bernardino City Unified School District	06/2023 - 12/2024	BIM Manager



Education

Associate of Applied Science
Degree for CAD and Design, ITT
Tech

Technical specialist training for
Autodesk

Training

Autodesk University BIM Software
Technical Training

Revit Technical Training

FARO Laser Scanning

Robotic Total Station

NavisWorks Technical Training

Primavera P6 Scheduling

LEED V.4.0

SWPPP

Safety

About

Quann Kizer is an Experienced Safety Director with a proven **15 year** track record developing and executing effective safety programs. He is skilled in fostering secure and supportive work environments that minimize risks, boost morale, and instill a strong culture of safety commitment.

Role

During the preconstruction phase Quann works closely with the Project Manager and Superintendent to develop the project-specific safety plan which ensures all project-specific hazards are identified and mitigated. During construction Quann will visit the construction site periodically to ensure the safety plan is being implemented effectively, and to observe high risk activities. In addition, Quann will be involved with the following:

- Safety Meeting Oversight
- Safety Training
- Incident Reporting
- Auditing Safety Processes
- LO/TO Programs
- Safety Hazards Analysis
- Implementing Safety Policies
- Environmental Health and Safety
- Accident Investigations

Safety Program

Quann Kizer will oversee the safety program for the project, ensuring a safe and compliant work environment. The program includes:

- **Safety Governance:** The project will adhere to Tilden-Coil’s established safety policies, including any additional safety policies enacted by the City.
- **Training:** All personnel involved in the project will undergo comprehensive safety training, including First Aid/CPR, OSHA certifications, and job-specific safety protocols. This ensures that every team member understands their role in maintaining site safety.
- **Subcontractor Management:** Prior to commencing work on-site, subcontractors will participate in mandatory preparatory meetings to review and commit to project-specific safety protocols. These meetings will be monitored periodically by Quann for effectiveness.
- **Safety Monitoring:** The project will benefit from a rigorous schedule of daily, weekly, and monthly safety walks and audits. These will be conducted by safety officers, superintendents, and senior staff to ensure all safety measures are strictly followed. Any potential hazards will be identified and addressed through proactive data tracking and analysis.
- **Recognition and Accountability:** Exceptional safety practices will be recognized both publicly and privately, fostering a culture of safety among all workers. Subcontractor safety programs will be thoroughly reviewed, and compliance will be enforced, with payments tied to safety performance.



Training and Certification

CHST - Construction Health and

Safety Technician: BCSP

OSHA-10

OSHA-30

OSHA-500

OSHA-510

EM385-1-1 - USACE Safety and Health Compliance Certification (SSHO)

CSST - Construction Site Safety

Technician: Construction Site Safety Supervisor (NCCER), Safety Technology (NCCER), Field Safety (NCCER)

233-Hour Oil and Gas Safety and Health Professional (OSHAcademy Certificate Program) , TWIC Card

First Aid, CPR, AED

Thomas Howell

Senior Principal | Holt Architecture



About

Tom brings over **30 years of experience**, including 25 years with Holt Architecture, where he has risen through the ranks to his current role as Senior Principal. Over the course of his tenure, Tom has led numerous Public Sector Safety projects, including the East County Emergency Operations Center, one of the firm's most complex projects, completed in just over one year from the start of design.

Role

Tom will be the primary contact for Holt Architecture and will lead the project. Tom also provides coordination between consultants and office staff in detailing drawings and preparing specifications, cost estimating, bidding/negotiation and observation of construction.

Relevant Experience

- Art Sampson Library
- Palm Desert Library
- Riverside County Law Library Renovation
- Nuview Branch Library
- City of Indio Branch Library (in Progress)
- County of Riverside - Calimesa Branch Library (in Progress)
- County of Riverside – Lakeland Village Branch Library (in Progress)
- City of Indio Public Safety Campus: 2019-2024 – Project Oversight
- City of Ontario Police Department Gym: 2021-2023 – Project Oversight
- Imperial County Niland Public Safety Facility: 2019-2020 – Project Oversight/Manager
- Riverside County Ben Clark Correctional Scenario Training Facility: 2018-2020 – Project Oversight/Manager
- Riverside County Ben Clark Training Center Shooting Range Planning: 2018-2019 – Project Oversight/Manager
- Riverside County Sheriff Nurse Clinic Improvements: 2017-2021 – Project Oversight
- City of Fontana Police Department EOC + Lobby: 2017-2019 – Project Oversight/Manager
- City of Ontario PD Dispatch: 2016-2018 – Project Oversight/Manager
- San Bernardino County Sheriff Crime Lab Documents: 2018-2019 – Project Oversight/Manager
- Riverside County Ben Clark Training Center Classroom Improvements/ Documents: 2012-2015 – Project Manager
- Riverside County EOC – Indio: 2012-2014 – Project Manager
- Riverside County Sheriff ECDC – Infrastructure + Demo: 2012-2014 – Project Oversight/Manager
- City of Yucaipa Police Station: 2011-2014 – Project Oversight/Manager
- Riverside County Sheriff Station – Jurupa Evidence: 2010-2013 – Project Manager
- City of Banning Police Station: 2006-2010 – Project Manager.
- City of Holtville Public Safety Facility Documents: 2003-2009 – Project Manager
- County of Riverside Sheriff-Coroner Forensic Center Indio: 2001-2002, 2015 – Project Manager
- Riverside County Sheriff Station – Hemet: 2000-2021 – Project Manager
- Riverside County Sheriff Station – Lake Elsinore: 1999-2000 – Project Manager
- City of Blythe Police Station: 1998-1999 – Project Manager
- Riverside County Sheriff Station - Blythe: 1998-1999, 2015, 2018 – Project Manager



Education

Bachelor of Science Degree, Architectural Studies, University of Illinois

Master of Architecture, Southern California Institute of Architecture

Registration

Architect: CA #31626

NCARB: #160933

Affiliations

American Institute of Architects

International Conference of Building Officials

Architectural Review Board - Rancho Mirage

California Baptist University - Construction Management Advisory Board

Matt Acton, NCARB

Principal | Holt Architecture



About

Matt brings **15 years of industry experience**, including 13 years with Holt Architecture, where he has risen to the role of Principal. His expertise centers on Public Sector work, with a particular focus on Public Safety facilities. Recent experience includes a new Fire Station, Administration Building, Police Dispatch Center, and master planning for a new Police Headquarters for the City of Indio. Known for his diligence and commitment, clients consistently praise Matt's attentiveness with past clients repeatedly commenting, "He made us feel like we were his only client."

Role

Matt will be directly involved in the design and development of project documents from initial concept through final construction. Matt provides day-to-day oversight of the project team, schedule, and budget, ensuring seamless communication and exceptional project delivery.

Relevant Experience

- Riverside County Law Library Renovation
- Nuview Branch Library
- City of Indio Branch Library (in Progress)
- County of Riverside - Calimesa Branch Library (in Progress)
- County of Riverside – Lakeland Village Branch Library (in Progress)
- City of Ontario Police Department Real Time Crime Center: 2022-2023 – Project Designer/Architect
- City of Indio Public Safety Campus: 2019-2024 – Project Designer/Architect
- City of Ontario Police Department Gym: 2021-2023 – Project Designer/Architect
- Riverside County Ben Clark Correctional Scenario Training Facility: 2018-2020 – Project Designer/Architect
- City of Fontana Police Department EOC + Lobby: 2017-2019 – Project Designer/Architect
- City of Ontario Police Department Master Planning: 2018-2022 – Project Designer/Architect
- City of Ontario Police Department Dispatch: 2016-2018 – Project Designer/Architect
- Riverside County Ben Clark Training Center Classroom Documents: 2012-2015 – Project Designer/Manager
- Riverside County EOC – Indio: 2012-2014 – Project Designer
- Riverside County Fire Station #41: Project Designer/Manager
- Riverside County Fire Station #49: Project Designer/Manager
- Riverside County Fire Station #11 & #34: Project Designer/Manager
- City of Yucaipa Police Station: 2011-2014 – Project Designer



Education

Bachelor of Science Degree,
Architecture, University of
Michigan, Ann Arbor

Registration

Architect: CA #37028

NCARB: #624984

Affiliations

USGBC LEED Green Associate

Wiseman + Rohy

Principal in Charge | Steve Rohy, Structural Engineer



About

Steve brings experience in managing project documentation and engineering standards from concept through completion. He is directly involved in overseeing the production of drawings, from initial client contact through efficient layout, coordination, and project management. Steve establishes and enforces company-wide Quality Control and Quality Assurance guidelines, ensuring consistent technical excellence across all projects. He also develops firmwide standards to maintain design and engineering efficiency and applies *Lean Thinking* principles to enhance collaboration and productivity across multiple disciplines.



Affiliations

Structural Engineers Association of San Diego (SEAOSD) | SEAOSD Board of Directors (2009-2011)

Structural Engineers Association of California (SEAOC) | Convention House Chair

American Institute of Steel Construction (AISC)

American Welding Society (AWS)

Earthquake Engineering Research Institute (EERI)

Education

Bachelor of Science Degree,
Architectural Engineering
(Structural), Cal Poly San Luis
Obispo

Registration

Registered Structural Engineer, CA
#S-4341, ID #S-11706

Registered Civil Engineer, CO
#39469, OR #75625, WA #42184

Project Understanding and Approach

Backed by proven progressive design-build experience, our approach focuses on early alignment, proactive communication, and efficient delivery.

Compliance and Program Alignment

We hereby certify that this proposal meets all mandatory and performance requirements outlined in the RFP.

Scope of Services

The Progressive Design-Build (PDB) model offers a strategic advantage to the City by integrating design and construction, enabling streamlined collaboration between the City, end-users, and the project team. Our team has proven and verifiable success implementing our progressive design-build approach, including on the two recently completed libraries for the County of Riverside: Lakeland Village Library and Calimesa Library.

Our approach emphasizes flexibility to support design refinement, schedule optimization, and cost control while maintaining alignment with the City's vision, quality standards, and budget goals. We are committed to serving as trusted partners, guiding the City and all stakeholders through every phase of the project with transparency, collaboration, and accountability.

Phase 1 – Preconstruction Design and GMP Development:

During Phase 1, our team will advance the Design Development through Construction Documents, validate constructability, and align all design decisions with the City's budget. Our immediate priorities include developing a target cost model and facilitating a goal alignment workshop with City stakeholders to confirm project objectives and present design optimization strategies that ensure the design remains within budget. Having a clear understanding and alignment of budget and scope will early on will enable our team to move quickly through Phase 1. We will manage permitting, value engineering, cost estimating, and coordination with utilities and public agencies, culminating in an open-book Guaranteed Maximum Price (GMP) proposal for City approval. Early Work, including demolition, abatement, and site preparation of the existing Parkview Building, will be incorporated to support the City's schedule objectives.

Phase 2 – Final Design and Construction:

Upon GMP acceptance, we will transition into Phase 2, executing construction activities while maintaining access to existing facilities and coordinating with City operations and scheduled park events.

Key Advantages of our Approach:

- 1. Budget Alignment:** Develop a target cost model early and conduct a goal alignment workshop with City stakeholders to confirm priorities and budget conformance.
- 2. Stakeholder Collaboration:** Engage City staff, end-users, and the community through structured design and review sessions to ensure functional, aesthetic, and financial objectives are achieved.
- 3. Transparent Budgeting:** Utilize an open-book GMP process to foster accountability and meet budget expectations.
- 4. Fast-Track Schedule:** Integrate early work packages and critical procurement (HVAC, switchgear, and storm drain retention systems) to meet the City's target for Substantial Completion by December 2027.

Project Delivery and Management Approach

The Gameplan

In order to maintain the schedule, budget, and quality standards it is essential that expectations are clear to all team members during the design and preconstruction phase. The Tilden-Coil and Holt team will work with the City and other stakeholders to develop a Work Plan that fosters communication and integration of all participants while maintaining schedule, cost and project quality requirements.

The Work Plan, we call the design-build gameplan, will align all activities, establish clear lines of communication, and ensure all issues are addressed at appropriate times within the schedule. The process will focus on defining specific deliverables at each project milestone, working with the City to define expectations, and ensuring that decisions are made with a shared understanding and commitment.

Each stakeholder plays a critical role, and our team will ensure their needs are seamlessly integrated into the project's planning, design, and execution phases.

Collaborative Delivery and Management

Our team will lead a transparent, highly coordinated process from day one, facilitating workshops with the City, end-users, and other stakeholders to confirm priorities, and refine the design. Through structured milestone reviews and open-book cost modeling, we will maintain alignment between scope, schedule and budget throughout both phases. Our local proximity ensures real-time communication and responsive decision-making.

Successful Implementation Examples

This proven approach has successfully delivered recent Progressive Design-Build libraries for the County of Riverside, including the **Lakeland Village and Calimesa Libraries**; both completed on schedule and within budget (More information can be found within the Experience Section). In each, we utilized early work packages to expedite site preparation and procurement while refining design and cost in partnership with the Owner, mirroring the City's goals for this project.

Project Controls and Progress Monitoring

We employ cloud-based project management and reporting tools (CMiC, Primavera Cloud, and Revizto/BIM360) to manage submittals, RFIs, schedules, and cost tracking. Weekly progress meetings and monthly updates will provide the City with transparent reporting on budget status, design progress, risk items, and upcoming milestones. Our reporting is customized to the expectations of each individual client.

Risk Management and Mitigation

We manage risk through early identification, ownership assignment, and mitigation planning. Key risks, such as procurement lead times, utility coordination, and maintaining public access during construction, will be addressed through proactive early work planning, phased permitting, and stakeholder communication. Our open-book GMP development process reduces financial risk for the City while ensuring scope completeness and price transparency. Lessons learned from similar civic projects inform our contingency planning and ensure the flexibility required for a successful Progressive Design-Build partnership.

Progress Monitoring Example

We have found an effective way of documenting construction progress is the use of consistent drone aerials and 360 degree virtual project walkthroughs. Through the use of the 360 degree virtual project walkthroughs integrated with our latest Building Information Model, we can get an accurate and up to date view of what work has been installed and the date it was installed. Tilden-Coil will provide a license for Palm Desert to be able to access this data to view project progress, and compare progress over multiple date selections.

The benefits include:

1. Better visibility of construction progress
2. Increased collaboration
3. Increased transparency
4. Reduced project site visits / drive time
5. Communication to the Board and other stakeholders



Pictured (Fire Station 41, Mecca): Example of 360 degree virtual project walkthrough compared by timeline (March 2023 and September 2023)

Coordination with City Stakeholders

From Notice to Proceed through project close-out, our team will cultivate a collaborative environment built on transparency and trust. The City, end-users, and community will be active participants in shaping a library that reflects Palm Desert’s identity and integrates seamlessly into Civic Center Park.

Collaborative Process

We will launch the project with joint visioning and problem-seeking sessions to confirm the City’s priorities, review existing facilities, and establish evaluation criteria. Key user groups will be identified to participate in focused work sessions for each program element, ensuring every voice is represented. During the process, we will develop and review conceptual alternatives, complete with program diagrams, phasing options, and site relationships to validate the preferred direction.

Throughout design, BIM and digital visualization tools will be used to communicate concepts clearly and facilitate informed decision-making. Weekly coordination meetings, milestone workshops, and joint design reviews will engage the City and the entire design-build team, ensuring alignment between design intent, constructability, and budget.

Our team utilizes the Building Information Model (BIM) to develop augmented reality design visualizations to provide stakeholders with an immersive and interactive way to engage with the design process. This approach offers several distinct benefits:

- **Realistic Views:** Augmented reality transforms complex designs into life-like views, allowing stakeholders to understand the spatial and functional aspects of the project in real-world contexts.
- **Improved Decision-Making:** Stakeholders can better evaluate design options and provide informed feedback by visually experiencing proposed elements before construction begins.
- **Interactive Collaboration:** AR visualizations enable real-time interaction with the design, fostering collaboration and ensuring all voices are heard during critical decision points.



Example 1: AR View of the College of the Desert Indio Campus Lobby.



Example 2: AR View of the College of the Desert Indio Campus Lobby.



Example 3: AR View of the City of Ontario’s new Ballpark VIP Suites.

Community and Stakeholder Engagement

Through structured workshops, study models, and digital presentations, we will gather input on form, function, and the library’s relationship to Civic Center Park. This process ensures that each phase, from early concept sketches to detailed 3D visualizations, reflects community values, City objectives, and the natural character of the park setting. By integrating feedback at every milestone, we ensure the final design is not only functional and cost-aligned, but also authentically representative of Palm Desert’s civic vision.

Design Management approach

Our team’s design philosophy centers on creating enduring public architecture that reflects Palm Desert community values, supports functionality, and delivers long-term value to the City. For the new Palm Desert Library, we are committed to design excellence through a collaborative, transparent process that balances aesthetics, performance, and cost. Holt Architecture and Tilden-Coil Constructors have refined this partnership across 17 projects, including five libraries and two recent Progressive Design-Build libraries for the County of Riverside, each achieving design distinction within strict budget and schedule parameters.

Commitment to Design Excellence and Management

Holt Architecture will lead design development, while Tilden-Coil provides constructability, cost, and scheduling insight at every stage to ensure the design is as buildable as it is beautiful. The City will be engaged through regularly scheduled workshops, milestone reviews, and digital design presentations. BIM and 3D visualization tools will clearly communicate design intent and options, enabling well-informed decisions.

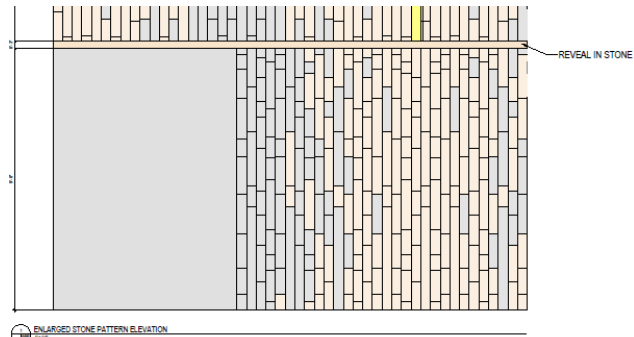
Understanding of the Existing Basis of Design

We understand that the bridging design envisions a modern civic library with a strong visual connection to Civic Center Park, expressed through generous glazing, deep shade structures, stone and plaster cladding, and a low-slung roof profile that frames the surrounding mountain views. While the conceptual intent is strong, our early review indicates the current design likely exceeds the City’s stated budget due to material selections, canopy scale, and structural complexity.

Our initial design-optimization discussions will include the topics shown below. It is important to note that these strategies were developed in a silo, without knowing what is truly important to the City of Palm Desert. Our goal would be to refine the design to bring the project into budget alignment without compromising the architectural intent or community experience.



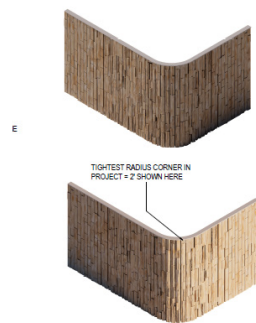
Simplifying and separating the structural system from shade canopies to reduce steel tonnage and foundation costs.



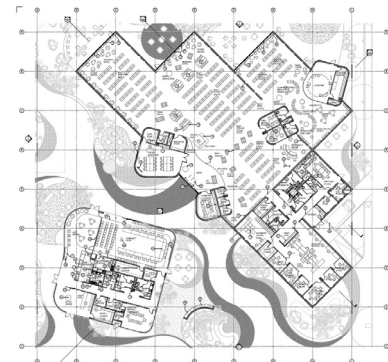
Substituting or optimizing mix of stone and plaster finishes to preserve quality while lowering unit cost.



Reviewing building orientation, fenestration, and mechanical systems for energy performance and lifecycle savings.



Simplifying building geometry by reducing radiused walls.



Increasing the amount of shear walls (by relocating or reducing windows).

Design Development and Communication Protocols

A single point of contact will coordinate design communication with the City, supported by discipline leads and a shared platform for document control. Weekly coordination meetings and monthly design milestone reviews will ensure decisions are tracked, cost implications are transparent, and the design evolves collaboratively. Each design phase will conclude with a review of design quality, cost reconciliation, and schedule confirmation.

Through this integrated, disciplined approach, we will deliver a design that achieves the City’s vision for excellence while maintaining fiscal responsibility and public value.

Sustainability and Climate Responsiveness

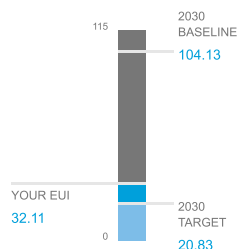
No team is more experienced designing and building in the Coachella Valley than ours. With decades of work across Palm Desert and neighboring communities, we understand this climate not as a challenge but as an advantage, one that demands intelligent design, resilient materials, and proven local solutions. Our approach combines deep regional knowledge with best practices in sustainability, seamlessly integrating passive cooling, renewable energy, and water conservation to exceed LEED and California Title 24 standards.

Our team uses study models and energy analyses to isolate areas where the design is least efficient.



We track design options and their energy impacts on the building performance. This helps us determine energy-saving strategies that lead to environmentally and fiscally responsible designs. A high performance design means cost savings throughout the lifespan of the project.

Energy Analysis



Project Sequencing and Scheduling

Our team's schedule approach is structured to achieve Substantial Completion by December 2027 through proactive design advancement, early procurement, and overlapping work phases. Immediately following NTP for Phase 1, design refinement, cost modeling, and permitting documentation will progress concurrently to support expedited plan check and early GMP development. Value engineering and constructability reviews will be completed at each milestone to maintain alignment with the City's budget and schedule.

Early Work and Procurement Packages

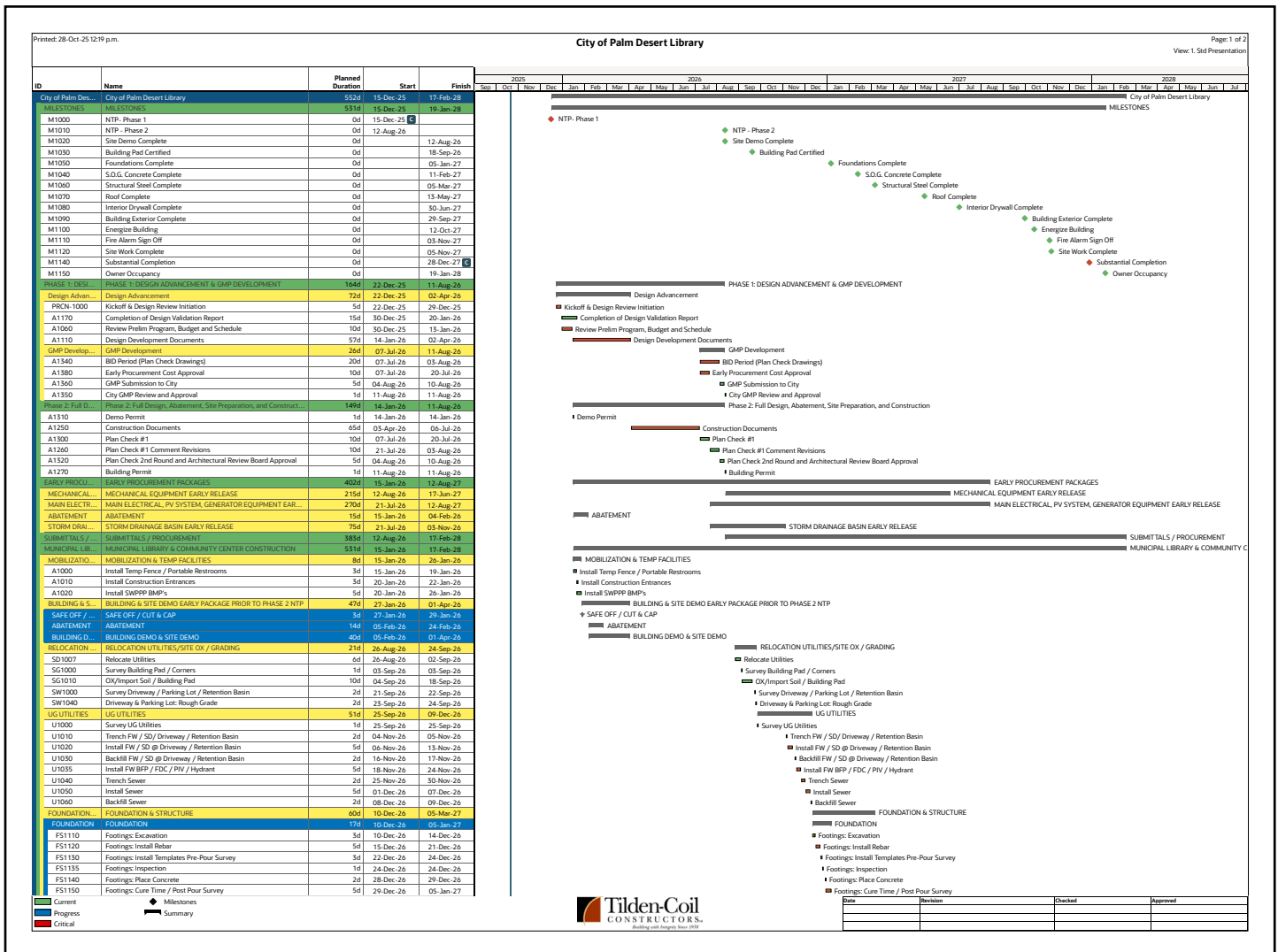
To mitigate long-lead material delays, early procurement may include electrical switchgear, diesel generator, HVAC equipment, solar PV/BESS system, and the storm drain retention system. These packages will be released for fabrication prior to final building permit approval, ensuring equipment is available for installation when needed.

Demolition Phase

Consistent with the City's intent to issue an Early Work Amendment, we will initiate abatement and demolition of the Parkview Building, followed by utility relocation and grading to prepare the pad for construction. These activities will be phased to maintain safe access to the Community Center, City Hall, and Civic Center Park while protecting existing solar canopies and infrastructure.

Agency Coordination

Early engagement with Desert Community Energy, Spectrum, SCG, and CVWD will streamline design approvals and prevent utility conflicts and delays. Expedited plan check and Architectural Review Board approval will be pursued in parallel with final design.





Construction Logistics

Our construction logistics approach has been shaped by our team’s experience working within the Palm Desert Civic Center Park, where we successfully completed both the City Hall Lobby Remodel and the Desert Recreation District Community Center. Both Projects that required coordination with ongoing public operations, events, and park activities. This firsthand familiarity with the site’s environment, circulation patterns, and community priorities allows us to plan a construction approach that minimizes disruption while maintaining safety and accessibility.

Our logistics plan will maintain uninterrupted access to existing parking areas, walkways, and the adjacent park. Clear pedestrian pathways and directional signage will be established early, and fencing and screening will define secure construction zones while preserving an attractive and orderly site perimeter.

All work will comply with the City of Palm Desert Noise Control Ordinances, with construction hours limited to 7:00 a.m.–5:30 p.m. (October 1–April 30) and 5:30 a.m.–7:00 p.m. (May 1–September 30). Deliveries will be scheduled to avoid event traffic and peak park usage, and flagging personnel will be used during large equipment deliveries or material off-loading. Parking outside fenced construction areas will be strictly prohibited, and offsite storage or laydown areas will be coordinated directly with the City to ensure compatibility with park operations.

Cost Development

Unlike traditional segmented processes, our Progressive Design-Build approach integrates continuous estimating and trade input directly into the design process, preventing scope creep and ensuring constructability and cost predictability from the start.

Target Value Design and Cost Model Development

At project initiation, we will refine the baseline cost model using City and stakeholder feedback to confirm project goals, functional priorities, and budget targets. Each system: architectural, structural, mechanical, and site, will receive real-time cost feedback from trade partners. Our Target Value Design process will continuously measure progress against the budget through our Design Evolution Log, a live tracking tool that records all design decisions, accepted and pending changes, and their associated cost impacts. This transparent process allows the City to see, in real time, how design refinements affect the overall cost and schedule, eliminating surprises and unnecessary redesign.



Sample Client / Project Design Evolution Log

Date: 10/27/20

DESCRIPTION	CURRENT UNIT COST	UPDATED UNIT COST	QTY	T-C COST	SAVINGS/ REDUCTION	TOTAL REDUCTION (ROM)	ESTIMATE NOTES	Owner Accepted / Rejected
1 Light Fixture Package Alternates Alternate lighting package	\$ -	\$ (92,000.00)	1	\$ -	\$ 92,000	\$ 92,000	Refer to the proposed alternate submittal package	Accepted pending design team review
2 Lighting Inverter Eliminate the 2 lighting inverters	\$ -	\$ (56,000.00)	1	\$ -	\$ 56,000	\$ 56,000	The 500KW (800amp) generator should suffice over the inverters. Added VE in the enclosure	Accepted pending design team review
3 Generator Eliminate the 500KW generator	\$ -	\$ (104,000.00)	1	\$ -	\$ 104,000	\$ -	Keep the 2 lighting inverters and remove the generator. Added VE in the enclosure	Rejected
4 Fencing Provide custom fabricated fencing	\$ -	\$ (210,000.00)	1	\$ -	\$ 210,000	\$ 210,000	Provide custom fence ILO specified manufactured fencing. There will need to be a cost to paint fence	Accepted
5 Site Concrete vs Site Pavers Add site concrete paving at Arrival Court ILO pavers Remove pavers from Arrival Court and provide concrete in place	\$ -	\$ 73,250.00 \$ (150,000.00)	1	\$ -	\$ (73,250) \$ 150,000	\$ -	Concrete to be finished with topcast in 6'x6' sections	Rejected
6 Skylight Roller Shades Provide only blackout shades Reduce electrical requirements	\$ - \$ -	\$ (70,000.00) \$ (4,000.00)	1	\$ -	\$ 70,000 \$ 4,000	\$ 74,000	Reduce quantity from 40 dual shades to 20 single shades, reduction in power requirements as well	Accepted
7 New Trees Add new 92' box trees	\$ 75,000.00	\$ 80,000.00	1	\$ 75,000	\$ (5,000)	\$ -	Cost to install 4 new trees is \$5k more than relocating existing trees but come with a warranty. Client to discuss with Jacinto for possible tree donation which would result in additional savings	Pending discussion with Larry Jacinto
8 North Parking Lot Pavers Provide AC paving ILO of Pavers Remove pavers from North Parking Lot	\$ - \$ -	\$ 13,500.00 \$ (130,000.00)	1	\$ -	\$ (13,500) \$ 130,000	\$ 116,500		Accepted
Total						\$ 548,500.00		\$ -

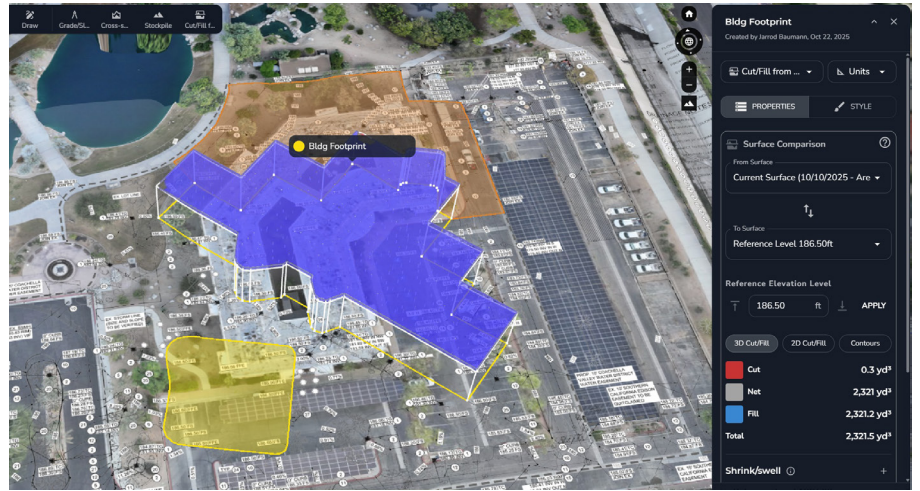
Budget Alignment Strategies

Our initial analysis indicates the bridging design, while visually compelling, does not respect the City's budget parameters. To realign scope with the City's target, we will explore:

- Simplifying and decoupling structural systems from the canopy structures;
- Optimizing material selections—balancing stone, plaster, and metal to maintain architectural intent at reduced cost;
- Evaluating mechanical system alternatives for lifecycle savings and efficiency;
- Refining grading, fill, and sitework quantities based on updated geotechnical and civil data. These adjustments, developed collaboratively with the City during Phase 1, will bring the project into fiscal balance without compromising design quality or civic character.

Grading

A drone aerial survey and detailed earthwork quantity takeoff were completed to verify existing site conditions and grading requirements. The analysis confirmed the anticipated import of fill to achieve the proposed finished floor elevations. These findings align with the City's expectations and provide early validation of site balance assumptions. With this information, the team can begin early coordination for sourcing and testing suitable fill material to ensure quality and schedule reliability. The accompanying cut/fill mapping illustrates the existing and proposed contours, helping visualize how the site will be brought to final grade.



Estimating, Value Engineering, and Risk Management

Our preconstruction team will issue milestone estimates, with continuous updates through our Design Evolution process. Value engineering is treated as a design enhancement activity, ensuring that performance and aesthetics remain intact. Risk will be tracked in a Risk and Opportunity Register, reviewed weekly with the City, addressing procurement lead times, utility coordination, and event scheduling around Civic Center Park.

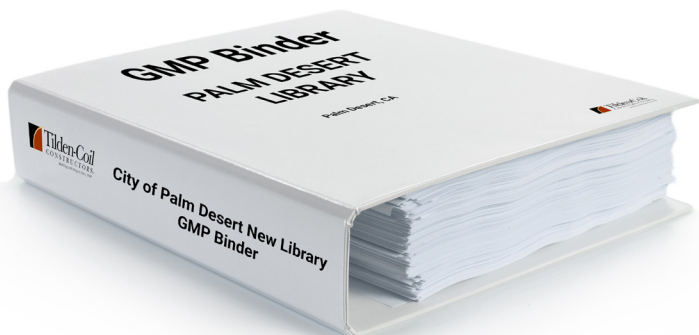
GMP Development and Transparency

At the plan check phase, the GMP will become a formalization of the known cost, not a discovery. Final subcontractor scopes will be clearly defined by Tilden-Coil's preconstruction team to avoid overlap or gaps. Subcontractors will be selected using a best value approach, emphasizing qualifications, cost completeness, local participation, and alignment with City expectations. All bid results, analyses, and GMP breakdowns will be presented in an open-book format for City review and approval, including fee, general conditions, contingencies, and allowances.

Through this disciplined, transparent process, the City will have complete confidence that the Palm Desert Library's design, scope, and cost remain aligned from concept through GMP approval and construction completion.

At the conclusion of our open-book bidding process we provide an organized GMP binder for the City to review. This binder typically includes the following contents:

1. Cost of the Work Summary
2. General Conditions / General Requirements Breakdown
3. List of Allowances
4. Clarifications and Assumptions
5. List of Contract Documents
6. Construction Schedule
7. Bid Analysis
8. Subcontractor Solicitation Results



Self-Performance, Subcontracted Work

Tilden-Coil Constructors maintains full capability to self-perform trade work on a project-project basis and can confirm our ability to meet the City's expectations on a project of this size.

A specific self-perform plan will be developed during the bidding/scoping phase of the project. Typically, we evaluate opportunities to self-perform carpentry and other select miscellaneous trades.

Subcontractor Selection

Our Progressive Design-Build process is structured to deliver the optimal balance between early design collaboration and competitive market value. Unlike traditional design-build teams that rely heavily on design-build subcontractors during early phases, Tilden-Coil takes a more strategic approach that emphasizes broad competition, flexibility, and owner value.

During the design phases, we engage engineering consultants, rather than full design-build subcontractors, for their discipline-specific expertise and ability to support the architect in advancing coordinated, code-compliant documents. This approach maintains design neutrality and allows us to competitively bid each major trade package later in the process when the design is more fully defined. By doing so, we preserve maximum

trade competition and achieve true market pricing, which translates directly into cost savings or added scope for the City of Palm Desert.

Early input will be sought from key subcontractors in areas such as mechanical, electrical, plumbing, and civil systems to validate design decisions, identify cost and schedule efficiencies, and confirm constructability. At the right time, we will competitively bid each scope to multiple prequalified subcontractors, ensuring pricing accuracy, fairness, and transparency under our open-book GMP process.

This subcontractor selection strategy, collaborative early engagement followed by competitive procurement, is a cornerstone of Tilden-Coil's Progressive Design-Build methodology. It fosters innovation, maintains design integrity, and ensures the City receives the best value and most complete scope within its established budget.



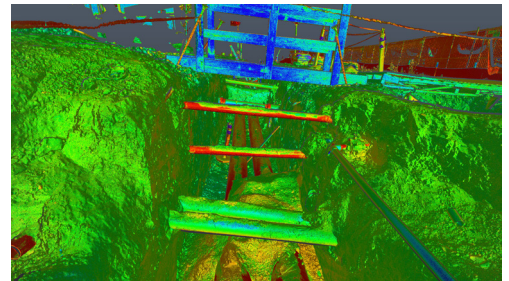
Utility Coordination

Understanding of the existing conditions and underlying infrastructure of a site and/or building is invaluable data that is used during preconstruction to plan for construction. The more we understand the existing conditions the better we can coordinate the new work with these conditions with the goal of reducing surprises in the field.

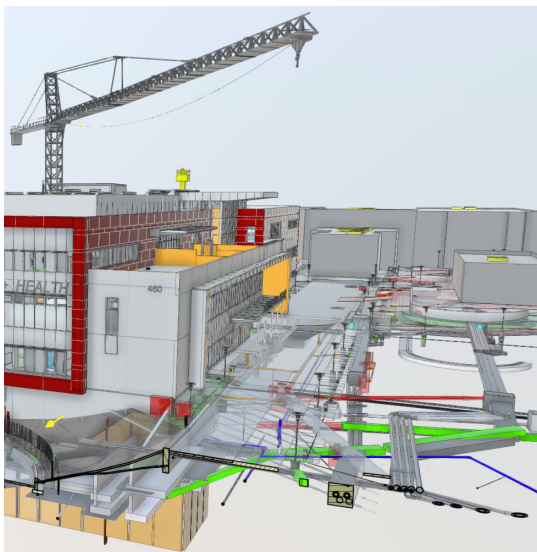
Ultimately this effort saves costs in two ways; more competitive bid results are realized when construction documents are well coordinated and clear; and change orders are reduced due to less field conflicts and unforeseen conditions.

Our team has the experience and expertise to assist our clients with gathering, interpreting and putting this information to use. When requested our team can provide the following services.

- **Utility location** - Our team can take the lead procuring and managing a third party utility location service which may utilize location methods such as ground penetrating radar (GPR), potholing, CCTV or others. We then work with the service provider to map the utilities and incorporate the data into the building information model for use during design and construction.
- **Utility Coordination** - Our team works directly with the design team to accurately route the new underground utilities around the existing utilities, building foundation systems, and future planned work.
- **Site Capture** - Through the implementation of our in-house laser scanner our team is able to accurately scan existing site conditions in 3D which can be used to produce accurate topographic surveys and measure dirt quantities prior to bid. We can align this precise point cloud data with civil survey control and continually monitor through the use of our own digital total station.
- **Drone survey** - Similar to site capture above, our team utilizes drones to capture both 2D and 3D site information which can be used during the planning and construction phase of the project.
- **Quality Control During Installation** - During construction our team utilizes our in-house robotic total station and drone aeriels in order to ensure accurate installation of underground utilities. As-built conditions as documented using the methods above are overlaid with the Building Information Model in order to reveal any issues with work going in place that day.



Pictured Above: During the grading and excavation of the Mt. SAC Business and Computer Technology Complex, our team used our laser scanner and robotic total station to document underground utilities as they were uncovered and subsequently re-buried shortly thereafter. Laser scanning the precise location of these utilities allowed the team to integrate the precise location of all uncovered utilities into the BIM coordination model and leverage this later during construction.



Pictured Left: During the preconstruction phase for the Mt. SAC Technology and Health Building, our team provided services to coordinate design with existing conditions in order to remove risk of unforeseen issues. This included extensive investigation, potholing and survey of existing site utilities.




In addition, as increment No.1 of the project was underway to prepare the site for building construction, our team added over excavation requirements into the model which showed that newly designed storm and sewer would be inside the grading limits. We were able to work with trade contractors in a design-assist fashion to adjust routing to move utilities out of the grading limits. This saved cost for temporary measures that would have been required to keep active existing utilities functioning for the campus and allowed us to advance installation of storm and sewer lines simultaneously with grading operations which would have otherwise been installed later.

Appendices

7.3 Legal Entity of Proposer

Tilden-Coil Constructors, Inc. (Design-Builder) (Proposer) is a California Corporation. Leadership includes:

1. Dayne Brassard, President and CEO
2. Greg Lackey, CFO
3. Brian Jaramillo, COO
4. Jason Howarth, Preconstruction Director (**assigned to project**)
5. Bryant Ismerio, Project Executive (**assigned to project**)
6. Rob Krzyszkowski, Production Director (**assigned to project**)
7. Matt Breyer, Project Executive
8. Marty Greenwood, Project Executive
9. Rob Brykalski, Project Executive

	Secretary of State Certificate of Status
I, SHIRLEY N. WEBER, PH.D., California Secretary of State, hereby certify:	
Entity Name:	TILDEN-COIL CONSTRUCTORS, INC.
Entity No.:	0427243
Registration Date:	01/31/1962
Entity Type:	Stock Corporation - CA - General
Formed In:	CALIFORNIA
Status:	Active
The above referenced entity is active on the Secretary of State's records and is authorized to exercise all its powers, rights and privileges in California.	
This certificate relates to the status of the entity on the Secretary of State's records as of the date of this certificate and does not reflect documents that are pending review or other events that may impact status.	
No information is available from this office regarding the financial condition, status of licenses, if any, business activities or practices of the entity.	
	IN WITNESS WHEREOF , I execute this certificate and affix the Great Seal of the State of California this day of April 24, 2025.
	
	SHIRLEY N. WEBER, PH.D. Secretary of State
Certificate No.: 320770423	
To verify the issuance of this Certificate, use the Certificate No. above with the Secretary of State Certification Verification Search available at bizfileOnline.sos.ca.gov .	

7.4 Financial Statements

Financial Statements have been uploaded to Opengov as a separate confidential document.

Document: 2021/2022/2023/2024 audited financial statements.

Transmitted to: City of Palm Desert

The financial information contained herein is confidential. As a condition to receiving access to this financial information, you agree to treat all information which is contained herein as confidential, unless and until such information has been made generally available to the public or unless the Tilden-Coil Constructors, Inc. agrees in writing to remove this restriction. The financial information may not, in whole or part, be reproduced or distributed to others without written permission.

AB 574 provides that “The questionnaires and financial statements shall not be public records and shall not be open to public inspection; however, records of the names of contractors applying for prequalification status shall be public records subject to disclosure” under the Public Records Act. (Section 20101[a]).

7.5 Licenses, Registration, and Credentials

General Contractor: Tilden-Coil Constructors, Inc. - 208556, A, B

Designer of Record: Holt Architecture

- 1. Thomas Howell - C 31626

Engineer of Record: W+R Structural Engineers - Steve Rohy

- 1. Registered Structural Engineer, CA #S-4341, ID #S-11706
- 2. Registered Civil Engineer, CO #39469, OR #75625, WA #42184

Contractor's License Detail for License # 208556

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

- ▶ CSLB complaint disclosure is restricted by law ([B&P 7124.6](#)) If this entity is subject to public complaint disclosure click on link that will appear below for more information. Click [here](#) for a definition of disclosable actions.
- ▶ Only construction related civil judgments reported to CSLB are disclosed ([B&P 7071.17](#)).
- ▶ Arbitrations are not listed unless the contractor fails to comply with the terms.
- ▶ Due to workload, there may be relevant information that has not yet been entered into the board's license database.

Business Information

TILDEN-COIL CONSTRUCTORS INC
3612 MISSION INN AVE
RIVERSIDE, CA 92501
Business Phone Number:(951) 684-5901

Entity Corporation
Issue Date 04/30/1962
Expire Date 08/31/2027

License Status

This license is current and active.

All information below should be reviewed.

Classifications

- ▶ [B - GENERAL BUILDING](#)
- ▶ [A - GENERAL ENGINEERING](#)

Contractor	Registration Start Date	Registration End Date	Registration Status
10000009518 - TILDEN-COIL CONSTRUCTORS, L...	2023-07-01	2026-06-30	Active



CALIFORNIA ARCHITECTS BOARD
 2420 Del Paso Road, Suite 105
 Sacramento, CA 95834
 916 574-7220

License No. C 31626
 Receipt No. 52562016

Valid Until: 10/31/2027

THOMAS C HOWELL
 60204 PHILLIP COURT
 LA QUINTA, CA 92253-7714

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.

60204 PHILLIP COURT
 LA QUINTA, CA 92253-7714

----- NON-TRANSFERABLE ----- POST IN PUBLIC VIEW -----

WAEC 12/31/07



7.6 Bonding Capacity

Bond Division
750 The City Drive South, Suite 470
Orange, CA 92868-6905

Phone – (714) 740-3362
Fax – (714) 740-3300
www.greatamericaninsurance.com



October 22, 2025

City of Palm Desert
73-510 Fred Waring Drive
Palm Desert, CA 92260

**RE: Tilden-Coil Constructors, Inc. Prequalification to Bid –
Project: City of Palm Desert Progressive Design Build Library Project**

To Whom it May Concern,

Great American Insurance Company is the bonding company for Tilden-Coil Constructors, Inc. and has been writing their bonds since August 1986. Great American Insurance Company is currently listed with the Federal Register/The Department of the Treasury's Listing of Approved Sureties and maintains a Best Guide rating of A+ (Superior) with a financial size category of Class XV. Great American Insurance Company's Treasury Listing is \$325,330,000. Great American Insurance Company is licensed to do business in all fifty states and holds a Certificate of Authority issued by the Department of Insurance of the State of California.

Great American Insurance Company has currently extended a credit line of \$200,000,000 single and \$400,000,000 aggregate with a current available bonding capacity of \$137,500,000 for this account. This line does not preclude Tilden-Coil Constructors, Inc. from consideration of projects in excess of these limits.

Please be advised that before we can make a final decision on providing any bond, we reserve the right to review other bids, the contract proposal and any other specific underwriting factors that may be present at the time of the bond request. Any arrangement for bonds is a matter between Tilden-Coil Constructors, Inc., and Great American Insurance Company, and we assume no liability to third parties or to you, if for any reason bonds are not executed.

We consider Tilden-Coil Constructors, Inc. to be one of our finest contractor accounts.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Spencer Flake", is written over a horizontal line.

Spencer Flake
Attorney-In-Fact
Great American Insurance Company



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of Orange)

On October 22, 2025 before me, Hannah Ogren, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Spencer Flake
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Partner — Limited General Partner — Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

GREAT AMERICAN INSURANCE COMPANY

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than SIX

No. 0 20942

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
DAVID L. CULBERTSON	LEXIE SHERWOOD	ALL OF
CHARLES L. FLAKE	KAREN LETZ	ANAHEIM, CALIFORNIA
SPENCER FLAKE		\$100,000,000.00
HEATHER WILLIS		

It is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above. IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 29TH day of APRIL, 2025.

Attest

GREAT AMERICAN INSURANCE COMPANY



My L C. B.
Assistant Secretary

[Signature]
Divisional Senior Vice President

JOHN K. WEBSTER (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 29TH day of APRIL, 2025, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2030

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 22nd day of October 2025



My L C. B.
Assistant Secretary



7.7 Insurance



HUB International Insurance Services Inc.

3390 University Avenue • Suite 300
Riverside, CA 92501
Toll-free: 877-825-2981
CA License #0757776

hubinternational.com

October 23, 2025

Tilden-Coil Constructors, Inc.
3612 Mission Inn Ave.
Riverside, CA 92501

Re: City of Palm Desert Progressive Design Build Library Project

Please accept this letter as verification that Tilden-Coil Constructors, Inc. can meet all the insurance requirements of the contract for this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "RP", is written over a light blue circular stamp.

Ronald L. Pue
Executive Vice President

7.8-7.9 Workers' Compensation, Safety Program and Acceptable Safety Record

Experience Modification Rate

2025	.61
2024	.64
2023	.64
2022	.61
2021	.62
2020	.63
2019	.74
2018	.72
2017	.66
2016	.59

Total Recordable Incident Rate

2025	0 incidents
2024	0 incidents
2023	0 incidents
2022	0 incidents
2021	0 incidents
2020	2 incidents
2019	0 incidents
2018	0 incidents
2017	1 incident
2016	0 incidents

Days Away From Work Cases

2025	0 incidents
2024	0 incidents
2023	0 incidents
2022	0 incidents
2021	0 incidents
2020	0 incidents
2019	0 incidents
2018	0 incidents
2017	1 incident
2016	0 incidents

Fatalities

Tilden-Coil has never experienced a fatality on any of our projects in the 87 years we have been continually in business.

OSHA Citation History

Tilden-Coil is proud to announce that we had zero (0) serious, willful, or repeat OSHA citations during the past 5 years.

IIPP

Our Injury and Illness Prevention Program complies with 8 CCR 1509 and Cal/OSHA requirements. A copy can be provided upon request.

Tilden-Coil will have a full time person (Superintendent) who will be responsible for safety on-site. A full-time person dedicated to only safety can be provided at the District's request.

Safety Program

Our Safety Program consists of multiple parts.

- We have a company safety committee that reviews and establishes overall safety policy for all staff and all projects.
- We have comprehensive training for our staff. We require Subcontractor Preparatory Meetings for all subcontractors to ensure they have a safe start.
- We have a regimen of project walks, inspections, and audits which ensures layers of redundancy in site inspections.
- We also have a means for tracking the data from our safety walks, inspections, and audits to track leading indicators.

This monitoring allows us to enforce accountability and apply force where needed to correct and address problem areas. The accountability is possible because of firm subcontract inclusions that are above and beyond OSHA standards. These subcontract inclusions allow Tilden-Coil to take immediate action if the subcontractors are found non-compliant.

Safety Responsibility

Safety is the responsibility of every member of the project team; however, it is the primary responsibility of our superintendent to ensure our safety program is successful. Our superintendent will receive monthly support from our Director of Safety that oversees company-wide safety policies as well as project-specific safety strategies.

Our company conducts extensive safety training for all employees. Onsite safety is everybody's responsibility, and our staff training ensures our people have the knowledge to lead. Our training includes:

- First Aid/CPR (All)
- Competent Person, including identifying soils classification (S,AS,PE)
- MSDS Sheets (PM,S,AS,PE,A)
- Jobsite Emergency Action Plan (All)
- New Employee Orientation (All)
- Accident Investigation and Reporting (All)
- Safety File Management (All)
- OSHA investigations (PM,S,AS,PE)
- Forklift (S,AS)
- Powder Actuated Tools (S,AS)
- Fall Protection (PM,S,AS,PE)
- Job specific training (PM,S,AS)
- 10 Hour OSHA (PM,S,AS,PE)
- 30 Hour OSHA (PM, S, AS)
- Site Sense (PM,S,AS,PE)
- Site Sense II (PM,S,AS,PE)
- Heat Illness (PM,S,AS,PE)
- Lock Out/ Tag Out (PM,S,AS,PE)
- Multi-Employer Work Sites (PM,S,AS,PE)
- Crane Operations (PM,S,PE)
- Hazmat (Spills, ACM, Lead) (PM,S,PE)
- Mold (PM,S)
- Media Management (PM,S,AS,PE)
- Scaffold Training (PM,S,AS,PE)
- Confined Space Training (PM,S,PE)
- Jobsite Emergency Procedures (PM,S,PE)
- Respiratory Protection Program (PM,S)
- Helicopter Lift Procedures (PM,S)

PM=Project Manager
S=General Superintendent
AS=Assistant Superintendent
PE=Project Engineer
A=Project Administrative Support



On all projects, we enforce rigid requirements to **conduct subcontractor preparatory meetings** prior to the subcontractor starting onsite. Subcontractors are not allowed onsite until this meeting is completed, and this is tracked and monitored by our executive staff. These meetings cover a range of topics, but most importantly, they cover the specific safety concerns of the project.

Topics that are covered under these critical meetings are: PPE requirements, use of tools, site hazards like trenches or overhead hazards, locations of fire extinguishers, requirements for equipment certification, etc. These meetings are imperative to be conducted just prior to subcontractors starting onsite, so that field crews are well acclimated to the project and knowledgeable of all safety concerns they should be aware of. Subcontractors completing these meetings are provided with hardhat stickers signifying that they have been trained, so they can be identified onsite, and so that new workers onsite can be differentiated and trained.

7.10 Fee and Rate Proposal

Phase 1 Services

Task	Description	Unit of		Unit Cost	Total
		Quantity	Measure		
1	Architectural	1	LS	\$501,700	\$501,700
2	Interior Design	1	LS	\$111,300	\$111,300
3	FF&E Design	1	LS	\$40,000	\$40,000
4	Structural Engineering	1	LS	\$195,000	\$195,000
5	MEP Engineering	1	LS	\$347,000	\$347,000
6	Civil Engineering	1	LS	\$145,000	\$145,000
7	Landscape Design	1	LS	\$40,000	\$40,000
8	Project Management				
9	Other Design Services				
	Project Diligence Topographic/Boundary Survey, GPR for Utilities, SWPPP, Geotechnical				
9.B	Consutling	1	LS	\$105,000	\$105,000
9.C	Reimbursables Budget	1	LS	\$50,000	\$50,000
10	Design-Builder's Preconstruction	1	LS	\$202,227	\$202,227
TOTAL					\$1,737,227

Clarifications

1. The price above includes Design-Development through Construction Documents. Costs for construction administration shall to be included with the GMP.
2. The price above is based upon the budget and schedule objectives stated in the RFP and is subject to change should the project budget be increased or the schedule/scope. Design fees are based upon an assumed construction value of \$23 million.

Rates for Key Personnel and Other Personnel

DESIGN-BUILDER / CONTRACTOR

Position	2025 Hourly Rate
Project Executive	\$185
Production Director	\$185
Safety Director	\$142
Sr. Project Manager	\$163
Sr. Superintendent	\$146
Project Manager	\$133
Assistant Project Manager	\$111
Safety Manager	\$111
Superintendent	\$133
Area/Assistant Superintendent	\$102
Sr. Project Engineer	\$108
Project Engineer	\$96
Scheduler	\$133
BIM Manager	\$177
BIM Specialist	\$121
BIM Technician	\$121
TCC Survey	\$121
Preconstruction Manager	\$133
Sr. Estimator	\$114
Estimator	\$93
Preconstruction Coordinator	\$64
Labor Compliance Coordinator	\$74
Controller	\$109
Accountant	\$64
Sr. Project Administrator	\$74
Project Administrator	\$64
Project Engineer Intern	\$37
Field Labor	\$109

HOLT ARCHITECTURE

Position	2025 Hourly Rate
Principal	\$265
Project Architect	\$240
Project Manager/Designer	\$275
Assistant Project Manager/Assistant	
Designer/Interior Designer	\$150
Project Assistant	\$120
Administration Assistance	\$100
Intern	\$85

WISEMAN + ROHY STRUCTURAL ENGINEERS

Position	2025 Hourly Rate
Principal Engineer	\$280
Managing Senior Engineer	\$260
Project Engineer V	\$240
Project Engineer IV	\$214
Project Engineer III	\$194
Project Engineer II	\$176
Project Engineer I	\$157
Managing Sr. Drafter	152
Project Drafter II	144
Project Drafter I	136
Administrative/Clerical	85

P2S Engineering

Position	2025 Hourly Rate
Principal Engineer	\$365
ENGINEER GRADE 05	\$308
ENGINEER GRADE 04	\$299
ENGINEER GRADE 03	\$256
ENGINEER GRADE 02	\$236
ENGINEER GRADE 01	\$209
DESIGN ENGINEER GRADE 05	\$256
DESIGN ENGINEER GRADE 04	\$236
DESIGN ENGINEER GRADE 03	\$209
DESIGN ENGINEER GRADE 02	\$185
DESIGN ENGINEER GRADE 01	\$165
DESIGNER GRADE 04	\$176
DESIGNER GRADE 03	\$165
DESIGNER GRADE 02	\$151
DESIGNER GRADE 01	\$145
CAD/BIM DESIGNER GRADE 04	\$146
CAD/BIM DESIGNER GRADE 03	\$131
CAD/BIM DESIGNER GRADE 02	\$118
CAD/BIM DESIGNER GRADE 01	\$108
COMMISSIONING GRADE 05	\$308
COMMISSIONING GRADE 04	\$268
COMMISSIONING GRADE 03	\$228
COMMISSIONING GRADE 02	\$182
COMMISSIONING GRADE 01	\$156
TECHNICAL WRITER	\$165
PROJECT ASSISTANT	\$108

VCA Engineers, Inc

Position	2025 Hourly Rate
Principal	\$220
Project Manager	\$200
Lead/Senior Project Engineer	\$180
Project Engineer	\$165
Engineer	\$155
BIM Modeler	\$130
Senior CADD Technician	\$110
CADD Technician	\$100
Clerical/Admin	\$70

COMMUNITY WORKS DESIGN GROUP

Position	2025 Hourly Rate
Principal	\$215
Principal CASp	\$215
Certified Access Specialist (CASp)	\$195
Senior Landscape Architect	\$175
Certified Water Auditor	\$175
Certified Irrigation Designer	\$175
Senior Project Manager	\$160
Construction Manager	\$160
ISA Certified Arborist	\$160
FAA Part 107 sUAS Remote Pilot	\$160
Project Manager	\$145
Landscape Designer	\$130
Design Assistant	\$75
Professional Staff	\$75

Phase 2 Services

Task	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Abatement	1	LS	\$ 55,000	\$ 55,000
2	Demolition	1	LS	\$ 699,800	\$ 699,800
3	Site Preparation	1	LS	\$ 314,750	\$ 314,750
4	General Requirements (Set up and Mobilization)	1	LS	\$ 35,800	\$ 35,800
5	General Conditions	2	mo	\$ 50,000	\$ 100,000
	Sub Total				\$ 1,205,350
6	Design-Builder Contingency		3.0%		\$ 36,161
7	DB Fee		4.50%		\$ 55,868
8	GL Insurance		1%		\$ 12,974
9	Bond (estimate)		1.25%		\$ 16,379
	Total				\$ 1,326,732

Clarifications

1. Cost above includes setup and mobilization of fencing, gates, windscreen, sandbags, stabilized entrance, toilets and rumble plates; representing an up front expense that will support all phases of the work.
2. Cost above excludes trailer mobilization will be included in second phase of work (after demo).
3. Assumed construction duration of 8 weeks.
4. The cost to maintain the site after demo is not included. If the City requires maintenance of the site until phase 2, the cost is \$9,714 per month, which includes fencing, toilet rental, rumble plates, water truck and watering site two times per week. Excludes street sweeping services.
5. Price does not include relocation of existing underground utilities.
6. Price does not include fees, permits, and agency costs for disconnecting existing utilities to building.
7. Design-Builder contingency shall be 3%.

Phase 2 Services - FEES

Task	Description	Unit of Measure	Unit Cost
1	Progressive Design-Builder's Self-Performance Fee	%	4.50%
2	Progressive Design-Builder's Subcontractor Fee	%	4.50%

Clarifications

1. The fees above excludes the cost of Bond Costs and Insurance Costs. These are defined of separate elements of the GMP within the Agreement (6.3) and were not requested in the RFP. These costs will be provided at the time of GMP.

7.11 Proposal Forms and Attachments

Proposal forms required by the RFP have been digitally submitted through OpenGov.

