



REQUEST FOR QUALIFICATIONS / PROPOSAL PREPARED FOR:
Progressive Design-Build Services for the Calipatria Community Park

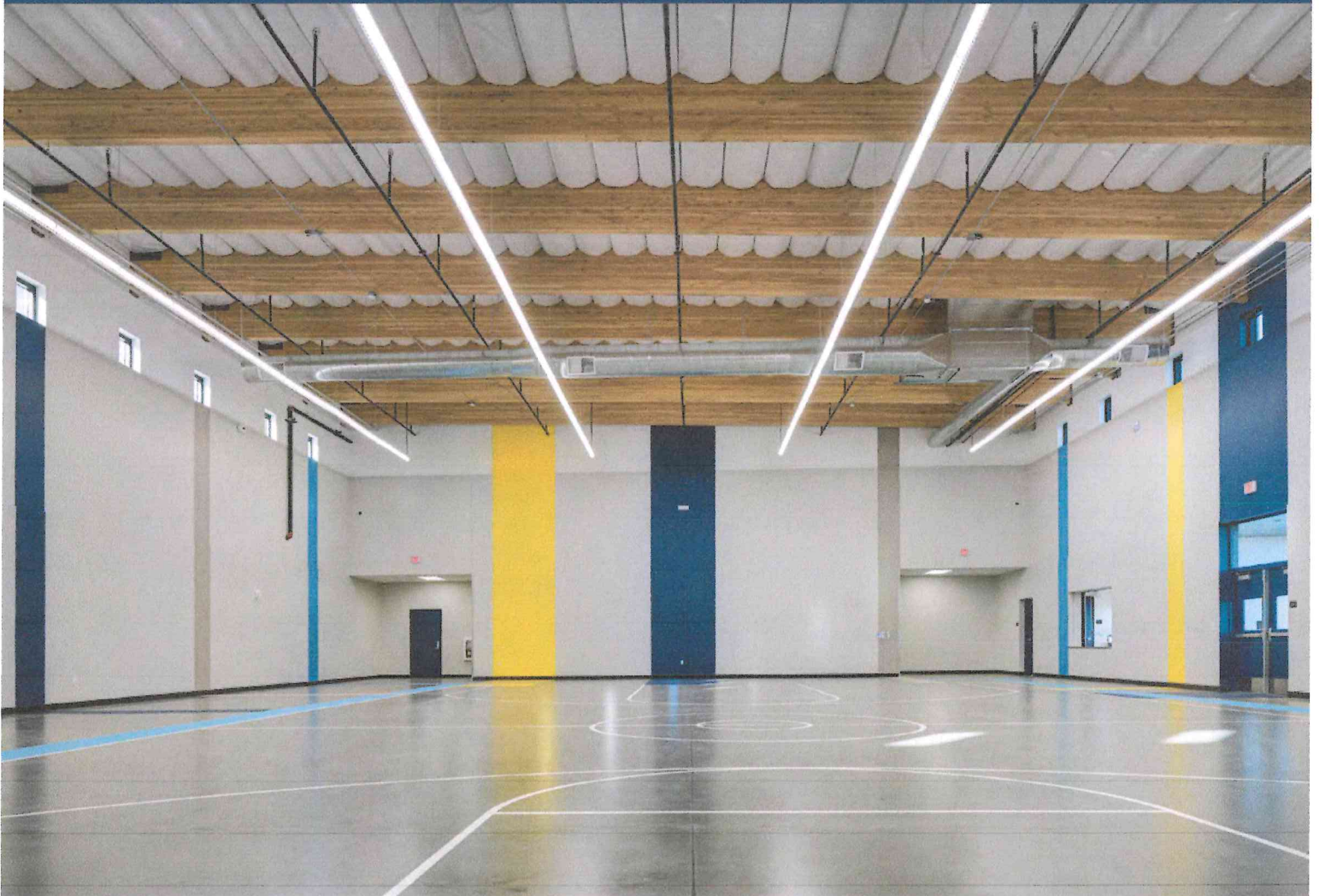


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STATEMENT OF QUALIFICATIONS

Dempsey Construction's design-build team has met and responded to all the qualification criteria indicated in the RFQ/P. Specifically, our proposal outlines how our team meets the evaluation criteria, and we have also presented our approach to the design-build process, focusing on delivering the project effectively. We have also provided Appendix C (RFQ/P Submission Checklist), which shows that each element was completed and provided.

Within our proposal, we have demonstrated our design-build project experience in the design and construction of at least three relevant projects, including the landscaping of over several acres (one project covered 25 acres, and another 12 acres). Although these projects were not for a public municipality, they were for K-8 charter schools and included outdoor areas with multiple playgrounds, sports courts, and sports fields. They also featured main buildings with classrooms, restrooms, a teachers' lounge, labs, a kitchen, a library, a performing arts center, and MPRs.

Our landscape architect, McCullough, also demonstrated Owner/Community collaboration in the project that was delivered to the highest expectations – **Niland Community Gardens** was a collaboration between Gafcon and Imperial County. The site is located just eight miles north of Calipatria. That project includes a community center, public gardens, recreation amenities, and infrastructure that serves as a hub for a historically underserved community, similar in context and ambition to this effort in Calipatria.

Lastly, we have proven experience finding innovative solutions and opportunities within the constraints of a very tight, fixed budget funded by a State Grant. This example is provided in "Achieving Design Excellence at Reasonable Cost" in the Design-Build Process section of this proposal.

We would also like to address the **Volunteer Goals of the RFQ/P: Volunteer and Partnership Engagement Narrative**: McCullough Landscape Architecture (MLA) is proud to have provided preliminary design work for the **City of Calipatria Community Park Master Plan**, led by Principal Landscape Architect, **David McCullough**. MLA is eager to continue through the next phases of this project and fully support the City's goals for volunteer engagement and community partnerships.

The team applauds the City's desire to create meaningful opportunities for local college students to participate in the development of the park's **drought-tolerant landscape design and maintenance plan**. MLA has engaged with student volunteers, Native American student liaisons, and faculty in previous projects, such as at **Albert Einstein Academies** and **California State University (CSU) San Marcos**. At Albert Einstein Academies, Principal David McCullough personally led a workshop of students to develop the Einstein Peace Garden. At CSU San Marcos, Studio Team Leader and Studio Design Leader, along with the Native American Student Liaison and the Director of the campus Arboretum, led a workshop to develop an ethnobotanical garden. This garden will serve as a lab for students and faculty members alike. Additionally, MLA has engaged in several community-based workshops, some of which included school-aged children, such as the La Semilla Community Resiliency Project and the South-East San Diego Urban Greening Plan. Building on those foundations, and more, we are well-prepared to lead design workshops, volunteer planting events, and mentorship sessions that introduce students to sustainable landscape principles and real-world project workflows.

We, as a design-build team, also welcome the opportunity to collaborate with the University of California Cooperative Extension (UCCE), Imperial County. Our team is open to integrating UCCE's agricultural expertise into a garden design that is not only functional and educational but also reflective of Calipatria's unique desert environment and community needs.

Commitment to Community: Our team is committed to the health and well-being of **Imperial County**, as expressed through our previous work. We also bring a collaborative, community-centered approach shaped by our involvement in multiple **Urban Land Institute (ULI) Technical Assistance Panels (TAPs)** in **Chula Vista**, **National City**, and **Downtown San Diego**. These projects involved stakeholder engagement, multidisciplinary collaboration, and public space planning with long-term community impact.

By combining our collective design leadership, regional experience, and openness to partnership, our team is well-positioned to support both the **student volunteer** and **UCCE collaboration** goals outlined in the RFP, ensuring the park and garden are grounded in community input, environmental stewardship, and educational value.

COVER LETTER

June 9, 2025 .

Chris Larsen, Sr. Project Manager, Gafcon

RE: City of Calipatria | Community Park
Cliff Hatfield Memorial Airport

Dear Chris,

We are excited to be considered for this opportunity to partner on the City of Calipatria Community Park and enhance a 3-acre piece of the City of Calipatria's Cliff Hatfield Memorial Airport. We certify that all basic Architectural services will be provided by a Licensed California Architect, Kirk Moeller Architecture (KMA), and McCullough Landscape Architecture (MLA). All other professional services will meet the requirements of the State, and Dempsey Construction Inc will retain the responsibility for this.

The following RFP required items are addressed below:

- a. Dempsey Construction Inc. is located at 1825 Aston Ave, Carlsbad, CA 92008; braleigh@dempseyconstruction.com, 760-918-6900.
Work will be performed from our Calexico office at 1765 Stergios Rd, Ste 107, Calexico, CA 92231
- b. Dempsey Construction Inc. has been in business for 15 years.
- c. The submission of this RFP response is a firm and irrevocable offer, good for 90 days.
- d. Dempsey Construction Inc. is willing to perform the services as described in the RFQ/P.
- e. Dempsey Construction Inc. has the availability of staff and other required resources to perform all services and provide all deliverables within the specified time frames as described in the RFQ/P.
- f. The cover letter is signed by Bryce Raleigh, President, braleigh@dempseyconstruction.com, 760.918.6900 x102.
- g. The signatory, Bryce Raleigh, is authorized to bind Dempsey Construction Inc. contractually.
- h. The account administrator is Wendy Hoier, Sr. Director of Market Development, whoier@dempseyconstruction.com, 858-353-1280.

It is our sincere intent to prove our commitment to your project and our value as dedicated design-build team members. We hope our proposal reflects our commitment to not only delivering a successful project but also forging a lasting partnership that will benefit both our companies well into the future. We look forward to discussing the details of our proposal with you and exploring how we can bring your project's vision to life.

Respectfully,



Bryce Raleigh
President
Dempsey Construction

TEAM MEMBERS & FIRM EXPERTISE

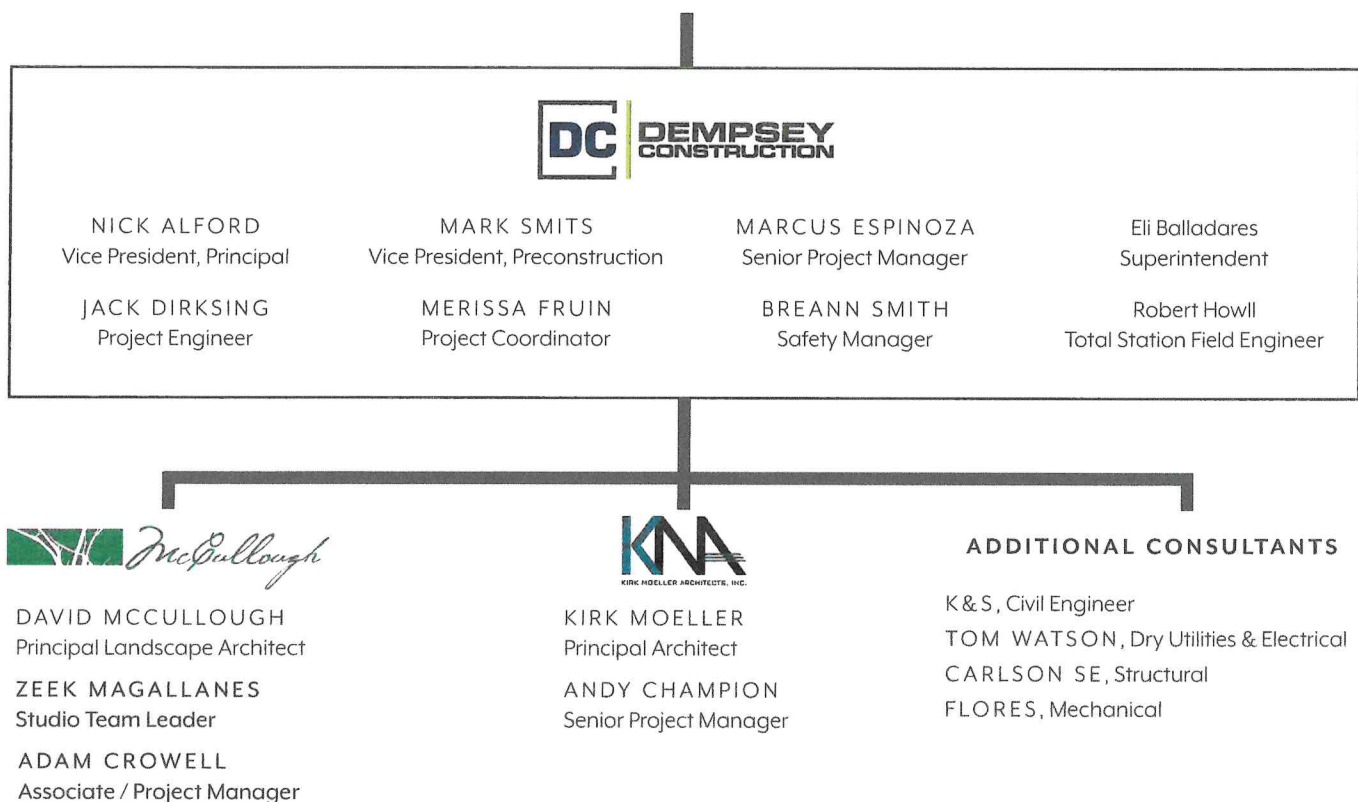
Dempsey Construction and Kirk Moeller Architects have cultivated a strong, collaborative relationship over the past several years. Since 2018, the two firms have successfully completed five design-build projects, four of which share key similarities to the scope and objectives of the Community Park project. Key members of our team (Marcus Espinoza, Mark Smits, Kirk Moeller, and Andy Champion) collaborated closely on the Baja Freight industrial project and are currently working on another. Mark, Kirk, and Andy have collaborated on all of our design-build projects, ensuring seamless integration of design and construction expertise across multiple phases.

DEMPSEY CONSTRUCTION + KIRK MOELLER ARCHITECTS:

- 6 Design-Build Projects (4 Completed, 2 in Preconstruction)
- Total Square Footage: 985,664
- Acres of Site Development: 105
- Total Contract Value: \$147,200,000

The proposed team at Dempsey Construction boasts an extensive track record of successful collaboration, with Nick Alford, Eli Balladares, Marcus Espinoza, and Mark Smits bringing over 80 years of combined experience working together on various projects. This long-standing partnership ensures that our team is well-versed in communication, problem-solving, and delivering projects efficiently and effectively.

In addition, our team has recent, direct experience working with each of the consultants selected for the Community Park project, several of whom are currently working on our large industrial project in Calexico. This further strengthens our ability to collaborate and integrate their expertise into the design-build process in a seamless manner.





MARK SMITS
Vice President, Preconstruction



Mark Smits is a LEED Accredited Professional (Building Design & Construction) and Vice President of Preconstruction at Dempsey Construction, Inc.

Mark has an in-depth background in construction and estimating from his 33 years in the industry. Before Dempsey Construction, Mark worked for a large general contractor, building an impressive and diverse resume of completed projects.

As Vice President of Preconstruction, Mark is responsible for the coordination of project estimates and budgets, as well as reviews of constructability and project plan documents. Mark will often meet with the client and architect early in project development to evaluate construction methods and determine a cost-effective plan. He also plays an integral part in the preconstruction process on design-assist projects. This includes generating and updating estimates for all project phases, participating in design meetings, and providing options for value engineering. Mark's responsibilities also include coordinating subcontractor project bidding and supervising the tracking and scope of incoming bids.

EDUCATION:

California State University, Hayward
Bachelor of Science, Business Administration

CONTACT:

Mobile: 760.420.9645
msmits@dempseyconstruction.com

FEATURED PROJECTS



FOX POINT FARMS

Encinitas, CA

Ground-up construction of five commercial spaces within the Fox Point Farm agricultural neighborhood (agrihood). Scope delivered a steel and glass event center, a two-story farm-to-table restaurant with first floor market, a brewery, and an agricultural support building that manages the on-site working farm.



SANDBOX

Solana Beach, CA

Ground-up construction of a 242,000 SF mixed-use development. Scope delivered a two-story, mixed-use project organized around substantial public open space. Restaurants, retail, offices, luxury apartments and 2 levels of subterranean parking complete the complex.



CROWNAIR AVIATION

San Diego, CA

Ground up construction of FBO (flight booking office) and hangars for Crownair at Montgomery Executive Airport. Existing improvements were demolished, and new improvements included a 2-story, 16,452 SF, FBO building and two new aircraft hangars totaling 14,000 SF.



KTM NORTH AMERICA

Murrieta, CA

Ground-up construction of a 3-building, 147,000 SF office campus across 15 acres, serving as the North American Headquarters for the global KTM motorsports organization.



MARCUS ESPINOZA
Senior Project Manager



Marcus Espinoza has nearly 10 years of commercial construction experience and is currently a Senior Project Manager at Dempsey Construction Inc. Prior to joining Dempsey Construction, Marcus served 8 years in the United States Marine Corps and worked for CRB Builders where he focused on the construction of Life Science and Industrial Manufacturing facilities.

Marcus' primary responsibilities include project management and managing field personal. Specific project management responsibilities include estimating, coordinating with owners, occupants, subcontractors and governing agencies, design-build coordination, municipality permit submission and coordination, tracking job cost including subcontract, material and labor, assisting superintendents with review and coordination of submittals including coordination with dependent trades, as well as building, reviewing, and updating project schedules.

Marcus has extensive Design-Build experience, a long-standing relationship with KMA, and believes in the importance of mutual trust, collaboration, effective communication, and respecting every member of the team.

EDUCATION:

Pepperdine University
Bachelor of Arts, Business Management

CERTIFICATION:

OSHA-30

CONTACT:

Mobile: 509.844.6254
mespinoza@dempseyconstruction.com

RELEVANT PROJECTS



BAJA FREIGHT

Otay Mesa, CA

Ground-up construction of a 36,223 SF distribution building, situated on 4 acres of land. Tilt-up building includes 4,077 SF of interior office improvements and 2,567 SF of mezzanine storage space and features an ACM and curtain wall façade



LA VERNE ELEMENTARY PREPARATORY ACADEMY

Hesperia, CA

Ground-up construction of a new 45,621 SF elementary preparatory school. The school features administration areas, classrooms, gymnasium / assembly multipurpose facility, playground area, sport courts, courtyard amphitheater and parking facilities.



CALEXICO GATEWAY CENTER, SOUTH (PHASE 1)

Calexico, CA

Ground-up construction of a 4-building, 355,000 SF industrial distribution complex on the US/Mexico border. When completed, the campus will feature nearly 2M SF of industrial space, extended stay hotels, and support retail buildings.



BAHIA RESORT HOTEL

San Diego, CA

Multiple renovation projects for the Bahia Resort Hotel, including a renovation and expansion of the lobby and full interior and exterior renovations of two guestroom buildings. All work took place while the resort remained open and operational.



ELI BALLADARES
Superintendent



Eli Balladares is an experienced Superintendent and has been in the construction industry since 1997, where he started his career as a laborer with a prominent local General Contractor. He set his sights on being a carpenter and signed up for the AGC program, where he graduated as a journeyman carpenter in less than 2 years. Eli soon stepped into the role of leadman, then foreman, and then eventually became Superintendent.

As a superintendent, Eli has direct responsibility for job site supervision of subcontractors and their crews, ordering and controlling material and equipment, job scheduling and labor cost controls, coordination and scheduling of city and county agencies, as well as overall coordination and scheduling of all subcontractors.

Eli will bring extensive Design-Build experience to the Calapatia project. He is someone that lives out Dempsey's core values (Team Player, Competitive, Genuine, Grit, and Get Sh*t done) every day and brings that mindset and attitude to every site he runs. He is honest, communicative, a natural leader, detail-oriented, and will make an excellent addition to the team.

CERTIFICATION:
AGC Journeyman Carpenter

CONTACT:
Mobile: 951.821.1685
eballadares@dempseyconstruction.com

FEATURED PROJECTS



FOX POINT FARMS

Encinitas, CA

Ground-up construction of five commercial spaces within the Fox Point Farm agricultural neighborhood (agrihood). Scope delivered a steel and glass event center, a two-story farm-to-table restaurant with first floor market, a brewery, and an agricultural support building that manages the on-site working farm.



KTM NORTH AMERICA

Murrieta, CA

Ground-up, design-build construction of a 3-building, 147,000 SF office campus across 15 acres, serving as the North American Headquarters for the global KTM motorsports organization. Work included extensive site work, hardscaping, landscaping and more as the project was built on raw land.



NUVASIVE

San Diego, CA

Exterior renovation of NuVasive's San Diego Headquarters. Construction of new concrete dining deck and railings, structural alterations to support new canopies and dining decks and guardrail features, MPE upgrades and landscaping throughout.



HOEHN AUDI

Temecula, CA

Ground up construction of a 40,000 SF Audi dealership for Hohen Motors. Work delivered Audi's standard 'Jewel Box' facade, perforated metal, radius curtain wall system, a showroom building with offices, sales, and administration area, high-bay service area and more.



KIRK MOELLER
Principal Architect



Kirk Moeller is the founder of Kirk Moeller (KM) Architects, Inc. His extensive experience has led the firm to develop unique, site-specific design solutions that are sensitive to the environment as well as responsive to the needs of each client.

KM Architects' diverse portfolio contains a wide range of project types and sizes from educational, multifamily, mixed-use, industrial, professional office, retail, single-family residences and accessory dwelling units. The philosophy of KM Architects is that exceptional design can occur in any setting, with any project type and within any budget. It is the belief of KM Architects that the project creation process should be personal with the result exceeding the client's original vision and expectation.

Kirk oversees all processes from design to construction management for every KM Architects project. He is a Registered Architect in the State of California. Prior to establishing KM Architects in 2019, Kirk had over twenty years of professional architectural experience working for another local recognized architectural firm.

CERTIFICATION:

Licensed Architect State of California License Number: C33016

CONTACT:

Office: 760.814.8128; Mobile: 760.803.8006
kirk@kmarcitectsinc.com

FEATURED PROJECTS



LA VERNE ELEMENTARY PREPARATORY ACADEMY *Hesperia, CA*

Ground-up construction of a new 45,621 SF elementary preparatory school. The school features administration areas, classrooms, gymnasium / assembly multipurpose facility, music rooms, restrooms, storage areas, additional modular classrooms, playground area, sport courts, courtyard amphitheater and parking facilities.



TEMECULA VALLEY CHARTER SCHOOL *Winchester, CA*

Ground-up, design-build construction of a new, 53,992 SF, 900-student TK-8 charter school across 12 acres in the heart of the French Valley.

Currently in preconstruction.



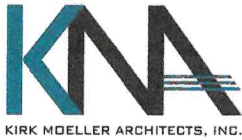
EPIPHANY CHARTER SCHOOL *Escondido, CA*

Existing 45,621 SF multi phased charter school building renovation project. The project features include classroom renovations, common area updates, administration area renovations, assembly area upgrades, restroom revisions, a new playground area, etc.



PATHWAYS TO COLLEGE K-8 *Hesperia, CA*

Ground-up construction of a fully accessible, multi-building K-8 charter school across 25 acres in Hesperia. Outdoor areas feature multiple playground areas, concrete sports courts, and two large turf sports fields.



ANDY CHAMPION
Senior Project Manager



Andrew Champion has been involved in the building and construction industry for over twenty years with experience both in the field and within architectural firms. Andy's experience encompasses a broad-spectrum including space planning, research, code analysis, construction documentation, and construction management. Extensive field experience and understanding of construction methods and building permitting issues make Andy an integral part of the KM Architects team.

Andy's architectural experience includes commercial, industrial, medical, retail, mixed-use, educational, and multi-family residential building types. Andy's enthusiasm with the building industry and bringing concepts to reality makes him an indispensable component of KM Architects.

EDUCATION:

Palomar College

Architecture, Construction Technology, CAD Technology

CONTACT:

Office: 760.814.8128; Mobile: 760.415.1382

andy@kmarhitectsinc.com

FEATURED PROJECTS



LA VERNE ELEMENTARY PREPARATORY ACADEMY

Hesperia, CA

Ground-up construction of a new 45,621 SF elementary preparatory school. The school features administration areas, classrooms, gymnasium / assembly multipurpose facility, music rooms, restrooms, storage areas, additional modular classrooms, playground area, sport courts, courtyard amphitheater and parking facilities.



TEMECULA VALLEY CHARTER SCHOOL

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PATHWAYS TO COLLEGE K-8

Hesperia, CA

Ground-up construction of a fully accessible, multi-building K-8 charter school across 25 acres in Hesperia. Outdoor areas feature multiple playground areas, concrete sports courts, and two large turf sports fields.



DAVID McCULLOUGH, ASLA, PLA #4048

Principal-in-Charge / Principal Landscape Architect

David McCullough formed McCullough Landscape Architecture (MLA) as a sole proprietorship in 1999 while working for another San Diego firm. After partner, Catherine joined the business in 2001 and became Chief Executive Officer and President in 2002; the firm became a woman-owned corporation and Small Business Enterprise (SBE) by the State of California DGS.

As Principal Landscape Architect, David oversees all aspects of the design and production of firm projects. He serves as head designer on most projects and maintains quality control on all work completed. Previous projects have earned recognition in several national publications. David's project involvement includes senior project management, design development, quality control, client meetings and presentations, and document development.

EDUCATION

B.S. Landscape Architecture
*California Polytechnic State University,
San Luis Obispo*

AFFILIATIONS

- American Society of Landscape Architects (ASLA), San Diego Chapter Past President
- American Institute of Architects (AIA), Affiliate Member, Voting Member, Regional Design Advisory Board
- Building Industry Association (BIA) San Diego Member, Urban Design Council
- City of San Diego Historical Resource Board Member Code Monitoring Team, Voting Member
- Beautiful PB Community Improvement District, Co-founder
- Lambda Alpha International (LAI) San Diego Chapter Member
- ULI San Diego-Tijuana Innovative Housing Council

QUALIFICATIONS

- Firm Principal Landscape Architect and chief designer with a cutting-edge, creative approach
- Extensive experience delivering civic and public space projects, including parks, libraries, community gardens, higher education campuses, and modernization efforts, with a strong focus on sustainability and climate resilience
- Oversees firm-wide design direction and quality control, ensuring each project aligns with the client's goals, end-user needs, and the broader community context
- Skilled in stakeholder engagement and consensus-building, effectively navigating complex input from agencies, municipalities, and diverse community groups
- Flexibility and consistency in meeting fast-track project schedule requirements and sustainable design requirements

RELEVANT PROJECT EXPERIENCE

- City of Calipatria Community Park Master Plan / Calipatria, CA
- City of Niland Community Park Master Plan / Niland, CA
- San Diego High School Modernization and Athletic Fields / San Diego, CA
- Linda Vista Elementary and Joint-Use Fields / San Diego, CA
- City of Poway, Poway Commons & Town Center Plaza Park / Poway, CA
- Vista Community Park / Vista, CA
- McGrath Family YMCA / Rancho San Diego, CA
- Borderview YMCA / San Ysidro, CA
- Mesa College Exercise Science Center - Design/Build / San Diego, CA
- Mesa College Commons Café + Bookstore - Design/Build / San Diego, CA
- Mesa College Center for Business + Technology - Design/Build / San Diego, CA
- County of San Diego, North Coastal Live Well Health Center - Design/Build / Oceanside, CA, ZNE and LEED Platinum Certified
- County of San Diego, WaterSmart Demonstration Garden at the Helix Water District Administrative Office - Helix Water District / La Mesa, CA
- City of San Diego, San Diego Gas & Electric Company (SDGE) Mission Skills Training Center / San Diego, CA
- City of San Diego, Environmental Monitoring and Technical Services (EMTS) Naval Training Center (NTC) Lab Remodel / San Diego, CA
- San Diego State University Don Powell Theatre Renovation / San Diego, CA





ZEEK MAGALLANES, MLA, ASLA

Studio Team Leader

With a Master of Landscape Architecture degree from the University of Southern California, Zeek brings a reliable history of leadership and accountability through more than eight years in the industry. He is passionate about the intersection of urbanism, social and environmental resiliency, and the business of design.

Zeek is a seasoned landscape architect with deep experience in community-focused projects, including educational campuses, public spaces, and revitalization efforts. He brings a thoughtful approach to design, balancing technical expertise with a collaborative leadership style. Zeek excels in stakeholder engagement and managing complex environmental contexts, such as fire-prone areas and habitat interfaces. His efficient coordination and time management help deliver resilient, high-quality designs on schedule.

His duties for McCullough include coordinating project management, design development and coordination, and team support. Zeek attends client meetings, manages information exchange, project record keeping, and developing architectural drawings.

EDUCATION

Master of Landscape Architecture
University of Southern California

B.A. Cultural Anthropology
San Diego State University

AFFILIATIONS

- American Society of Landscape Architects (ASLA), San Diego Chapter, Member
- Design Build Institute of America (DBIA), Member

QUALIFICATIONS

- Collaborative team leader and effective communicator
- Familiarity with landscape planning analysis and land-use principles, environmental design, urban renewal, and large-scale site planning
- Understanding of the latest principles and graphic programs in Landscape Architecture
- Experience with various landscape guidelines dictating planting, hardscape material selection, signage, lighting, site planning standards, criteria for building setbacks, pedestrian and vehicular circulation, and submittal requirements
- Proficient in planting and irrigation design, landscape construction, and site grading

RELEVANT PROJECT EXPERIENCE

- City of Calipatria Community Park Master Plan / Calipatria, CA
- City of Niland Community Park Master Plan / Niland, CA
- San Diego High School Modernization and Athletic Fields / San Diego, CA
- City of Poway, Poway Commons & Town Center Plaza Park / Poway, CA
- San Diego State University Don Powell Theatre Renovation / San Diego, CA
- Epoca Experience Park/ San Diego, CA
- City of San Diego, Environmental Monitoring and Technical Services (EMTS) Naval Training Center (NTC) Lab Remodel / San Diego, CA
- City of San Diego, San Diego Gas & Electric Company (SDGE) Mission Skills Training Center / San Diego, CA
- City of Santee Arts and Entertainment District / Santee, CA
- County of San Diego, WaterSmart Demonstration Garden at the Helix Water District Administrative Office / La Mesa, CA





ADAM CROWELL, ASLA

Associate / Project Manager

Adam earned his Bachelor of Landscape Architecture from California Polytechnic State University. Adam is passionate about helping to create public spaces that leave an impact on people – whether that be through preserving historical sites, working diligently on combining an ecological approach, or pulling in aspects unique to the surrounding community.

His duties for McCullough include conceptual design, design development, construction documentation, and quality control. He directly communicates with clients, attends client meetings, and provides excellent team coordination.

EDUCATION

Bachelor of Landscape Architecture
California Polytechnic State University

AFFILIATIONS

- American Society of Landscape Architects (ASLA), Member
- National Association of Industrial and Office Properties (NAIOP), San Diego, Member

QUALIFICATIONS

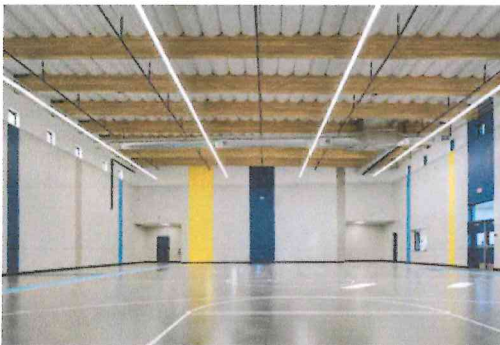
- Collaborative team player with a proven ability to lead teams through all phases of design and construction for public spaces, including community centers and parks
- Highly detail-oriented with a strong emphasis on clear communication and coordination among clients, consultants, and internal design teams to ensure cohesive project delivery
- Flexible and adaptable to evolving project constraints, including budgets, community input, and environmental considerations
- Strategic thinker with a proactive approach to problem-solving
- Passionate and thoughtful designer committed to creating inclusive, accessible, and engaging outdoor environments that foster community connection and well-being
- Strong advocate for sustainable design practices, integrating low-impact development strategies, native planting palettes, and long-term maintenance solutions tailored to civic and recreational projects

RELEVANT PROJECT EXPERIENCE

- Epoca Experience Park / San Diego, CA
- City of Santee Arts and Entertainment District / Santee, CA
- City of San Diego, Environmental Monitoring and Technical Services (EMTS) Naval Training Center (NTC) Lab Remodel / San Diego, CA
- City of San Diego, San Diego Gas & Electric Company (SDGE) Mission Skills Training Center / San Diego, CA
- Inncare P.A.C.E. / Imperial, CA
- County of San Diego, WaterSmart Demonstration Garden at the Helix Water District Administrative Office / La Mesa, CA
- City of Poway, Poway Commons & Town Center Plaza Park / Poway, CA
- San Diego State University Don Powell Theatre Renovation / San Diego, CA



EXPERIENCE, DEMPSEY CONSTRUCTION + KMA



Pathways to College K-8

Location	Project Size	Project Industry	Scope	Status
Hesperia, CA	50,449 SF	Public Education	Preconstruction / Site Work / Construction	Completed

Ground-up construction of a fully accessible, multi-building K-8 charter school across 25 acres in Hesperia. Work delivered:

- A 21,000 SF main building featuring administration offices, a teacher's lounge and kitchen, a professional-grade prep kitchen for student meals, a multi-purpose room, a library, a science lab, a health services area, and more
- A designated area for TK/Kindergarten classrooms and play area, 18 modular classrooms in pods of 3, and multiple modular bathrooms
- Outdoor areas feature multiple playground areas, concrete sports courts, and two large turf sports fields

DESIGN-ASSIST

Project Architect

Kirk Moller Architects

Total Cost: \$19,600,000

Total Project SF: 513,466

Cost Per SF:

Site Only: \$8.69

Including Buildings: \$306.60



EXPERIENCE, DEMPSEY CONSTRUCTION + KMA



Temecula Valley Charter School

Location	Project Size	Project Industry	Scope	Status
Winchester, CA	53,922 SF	Public Education	Preconstruction / Site Work / Construction	Preconstruction

Ground-up construction of a new, 900-student TK-8 charter school across 12 acres in the heart of the French Valley. When completed, the school will include:

- A 17,000 SF main building featuring administration offices, a professional-grade prep kitchen for student meals, a performing arts center, and a science lab
- 30 modular classrooms with technology-equipped spaces
- A designated area for TK/Kindergarten classrooms and play area
- Outdoor areas featuring multiple playground areas, concrete sports courts, and two large turf sports fields

DESIGN-ASSIST

Project Architect

Kirk Moller Architects

Total Cost: TBD

Total Project SF: 520,552

Cost Per SF:

Site Only: \$11.48

Including Buildings: \$255.51

EXPERIENCE, DEMPSEY CONSTRUCTION



LAVERNE ELEMENTARY



LaVerne Elementary Preparatory

Location	Project Size	Project Industry	Scope	Status
Hesperia, CA	45,000 SF	Public Education	Preconstruction / Site Work / Construction	Completed

Ground-up construction of a new, 450-student school including classrooms, administrative offices, gymnasium, full-service kitchen, specialty STEM classrooms, large outdoor sports fields and engaging site amenities.

- The design build services included food service (kitchen), mechanical, electrical, plumbing and low voltage.
- The design assist services included architectural, structural, civil and landscape architecture.
- Phase 1 delivered a new school for TK – 6th grade students
- Phase 2 delivered a brand-new multipurpose building for the campus

DESIGN-BUILD

Project Architect

Kirk Moller & Andy Champion

Total Cost: \$10,370,000

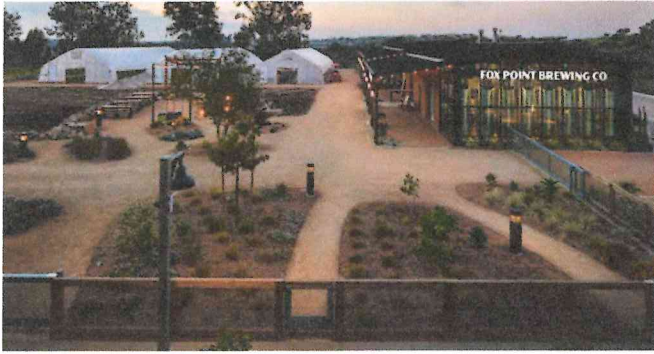
Total Project SF: 211,235

Cost Per SF:

Site Only: \$9.06

Including Buildings: \$215.21

ADDITIONAL RELEVANT EXPERIENCE, DEMPSEY CONSTRUCTION



FOX POINT FARMS

Ground-up construction of 5 commercial-use buildings within the Fox Point Farms residential development. Work delivered included a large lawn, outdoor fire pits and seating areas, a greenhouse, multi-acre working farm, walking paths surrounded by edible plants and citrus trees, bocce ball, landscaping & more.



CIVITA

Ground-up construction of a luxury resident clubhouse and amenities within the Civita multifamily community in Mission Valley. Outdoor amenities include a family pool, lap pool, cabanas, multiple fire pits and seating areas, outdoor kitchens, and a games area, and much more.



VON KARMAN CORPORATE CENTER

Extensive renovation of a large corporate center across 25 acres. New improvements delivered multiple new amenity spaces with barbecues, sports courts, dog runs, outdoor conference centers, seating areas, poured-in-place walls and seating areas, metallic sunshade features, and new hardscape and landscape



THE LODGE TORREY PINES, COURTYARD

Project delivered expanded outdoor areas for rooms, converting a previously unusable area into revenue-generating event space, and more. Renovation of common-area courtyard, including the addition of a new event space, multiple seating areas, and walking paths.



HARBOR ASSOCIATES COURTYARD REDESIGN

Extensive renovation of a 2-acre shared courtyard within a large, multi-building office campus. New improvements delivered walking paths, outdoor meeting areas with A/V, outdoor games, poured-in-place concrete seating areas, lighting, and more.



LUX ART INSTITUTE

Ground-up construction of a new 7,000 SF educational pavilion that serves as an expansion of the existing institute. Scope included all site work, building construction and improvements for the addition, new hardscape and landscape, pedestrian bridges, walking paths, and outdoor seating areas.

ADDITIONAL EXPERIENCE, MCCULLOUGH



City of Calipatria Community Park Master Plan, Calipatria, CA

The park design is much needed and is planned to sit at the edge of a municipal airport, directly adjacent to the sites of Calipatria High School, Bill E Young Middle School, and Fremont Primary School on the edge of their downtown. Amenities planned are a new community center facility, indoor swimming pool, community rooms, a multi-purpose field, a community garden, splash pad, and outdoor playground. An existing airplane hanger will stay in place but is planned to be re-purposed for community use. The new facilities draw architectural inspiration from this existing hanger. Shaded picnic areas and ample shade trees are also part of the plan to shelter visitors for the sweltering summer sun.

Poway Commons Town Center Plaza Park, Poway, CA

McCullough collaborated with Meridian Communities to shape Poway Commons, an embodiment of design's influence on communities. Situated in Poway, California's civic core, the project revitalizes urban landscapes with meticulous streetscapes, inviting frontage stoops, and an integrated commercial hub on Poway Blvd. This venture sets the stage for the City's long-term effort to create a vibrant town center district, uniting multi-family housing, affordable elements, commercial spaces, and a communal oasis.

McGrath Family YMCA, Rancho San Diego, CA

The 9-acre new YMCA provides recreational activities such as baseball, softball, soccer, arena soccer, and basketball. Built in two phases, phase one, approximately 6 acres, included the baseball field and surrounding landscape/hardscape, the arena soccer court, a basket-ball court, perimeter landscape/hardscape, and the first half of parking lot. Phase two is approximately three acres and includes the gymnasium/exercise building, a lap pool, as well as additional parking.

Mesa College Exercise Science Center, San Diego, CA

Design/Build: Located in a suburban neighborhood of San Diego, a fitness center has been included as part of the San Diego Community College District Master Plan of the Mesa College facility. The new building is located on 2.5 acres at the gateway to the proposed new campus quadrangle (campus central green) and is an element with gateway gardens to an area of the campus that will be most frequented by staff, faculty, students and visitors. Additionally, an outdoor performance/classroom garden was designed that sits directly adjacent to large sliding doors at the spinning and yoga classroom spaces which allows for seamless indoor/outdoor educational experiences.



City of Niland Community Park Master Plan, Niland, CA

The Niland Community Gardens is planned to consist of a new post office extension, retail components/opportunities, community accessible gardens, a community center, playgrounds, sports amenities, and a pedestrian bridge and "Welcome to the Valley" gateway signage to name a few. Overall, the county sees this opportunity as a regional destination, community center, and gateway to the northeast entrance into the valley. For these reasons, this is the first of a monumental development for this undeserved community where McCullough celebrates the opportunity for advancement in this corner of the California desert.

Mesa College Commons Café + Bookstore, San Diego, CA

Design/Build: Through the strategic master planning process, College leadership determined a central campus hub was needed to help meet its main objective—encourage social engagement and academic commitment of its diverse student population. As part of the San Diego CCD Master Plan, the Mesa College Commons facility, including a new Café and Bookstore, is encompassed by two new courtyards, one dedicated to outdoor dining and another for students being picked up from a loop road "Kiss and Ride" pull out. This courtyard surrounds a small café and is intended to provide a safe, serene environment for students to wait for a ride or pass the time before their next class.

North Coastal Live Well Health Center, Oceanside, CA

Design/Build: McCullough completed an award-winning project for the County of San Diego, the North Coastal Health and Human Services Center located in Oceanside. When planning for a ZNE project, commitment at the project's early stage is key to its success. Due to the team's focus and expertise for a ZNE project, we brought the project to completion on a limited budget while adhering to strict sustainable practices. At the North Coastal Health and Human Services Center, our designers specified native California plant material which allows the irrigation system to be turned off entirely once the plants are established and matured. Landscape stormwater basins surround the site, which capture stormwater runoff. The water is naturally cleaned and retained to either evaporate or percolate into the ground. The project was awarded LEED Platinum.

DESIGN-BUILD PROCESS: PORTFOLIO OF PROJECTS BY PROPOSED TEAM

PROJECT DEFINITION OR PRELIMINARY AGREEMENT

At Dempsey Construction, we place a strong emphasis on early collaboration during the project definition phase to ensure clear alignment of expectations, scope, budget, schedule, and building systems. For all projects our team engages stakeholders, design teams, and key consultants early in the process to define the project's vision and objectives. This early engagement allows us to collaborate effectively in the development of the design brief, scope, and project milestones, ensuring alignment with the owner's goals.

Our client-focused preconstruction process ensures an experience that aligns with your expectations. Utilizing advanced analytics enables us to anticipate and navigate unforeseen obstacles. Our collaborative approach involves our project management team, establishing a seamless transition from preconstruction to construction, and allowing our clients to maximize every dollar invested. This full-circle process, built on trust and transparency, highlights our dedication to our clients' success and consistently delivers successful project outcomes.

Understanding the Vision and Planning for it: Our commitment to your project vision sets us apart from other GCs. We take the time to understand your goals and aspirations and weave them into the fabric of the project development process, ensuring that each outcome aligns with your expectations. We perform a thorough, in-depth constructability analysis, investigating how every project component will be constructed to refine design details and optimize building systems.

Collaborative Planning: Our collaborative approach to planning brings together the client and design team. Our PMs undergo extensive estimating training and are fully equipped to handle estimates, allowing them to be highly involved in the preconstruction phase. By bringing project management and preconstruction together from the start, we can deliver a seamless project transition from preconstruction to construction. This collaborative effort between the design team, stakeholders, construction manager, contractor, and key trade partners helps clarify the scope and finalize the design.

- **Develop Master Schedule:** We live and die by our schedule and are fanatical about creating it. In collaboration with the stakeholders and project consultants, a detailed master schedule will be built, incorporating design, permitting, procurement, and construction sequencing.
- **Identification of Long-Lead Items:** Material and FF&E procurement durations will be incorporated into the master schedule. Any long-lead items will be identified, and a procurement strategy will be implemented to prevent delays.
- **Trade Partner Selection:** Engaging the "right" trade partners will be key to project success. We plan to pre-identify the most qualified trade partners for each trade and run through a strict bid process, assuring the highest quality of company and cost. These trade partners will come from a pool of trusted local and regional subcontractors with whom we have established relationships and a proven track record of success.

ACHIEVING DESIGN EXCELLENCE AT REASONABLE COST

Design excellence does not always have to come with a high price tag. At Dempsey Construction, we are committed to delivering high-quality, innovative designs within budget by integrating value engineering and cost-effective solutions early in the process.

Dempsey's detailed estimating process allows us to identify potential issues before they happen. Our proprietary Estimate Based Approach™ (EBA™) enables us to proactively identify and address potential issues, preventing them from becoming problems. A detailed budget will be developed using EBA™ and will serve as a baseline cost estimate for the project. Our preconstruction cost tracking leads to on-budget projects 100% of the time. This is because we are thorough and produce highly detailed preconstruction estimates. We understand that the project budget is critical. We diligently manage the budget by understanding the entire project scope and continually "pressure testing" the budget with updated estimates, including milestone estimates:

1. **Schematic Design Estimate:** Our initial conceptual estimate details your project based on a 100% complete product.
2. **Design Development Estimate:** This estimate provides greater detail for the project team to validate assumptions made in the schematic phase and confirm that the target budget is on track.
3. **Construction Document Estimate:** The final estimate enables the project team to provide finalized costs, schedule feedback, and meet the target budget.
4. **Value Engineering:** Implementation of creative and solution-oriented efforts with the goal of maintaining quality while ensuring cost efficiency.

Continued on the next page.

DESIGN-BUILD PROCESS:PORTFOLIO OF PROJECTS BY PROPOSED TEAM CONT.

ACHIEVING DESIGN EXCELLENCE AT REASONABLE COST CONT.

Recently, Dempsey was approached by a large non-profit organization in South County, San Diego. They were well into the design phase of their new ground-up administrative building that was funded by donations, tax credits, and state grants. At the time the client contacted us, the project was \$13M over budget and facing a fast-approaching deadline for the grant funding. With approximately two weeks to go, our team rolled up their sleeves, collaborated with the client and architect, and worked to VE the project within budget, delivering a design that did not compromise the aesthetics, look, feel, and usage of the building.

Requested construction costs per square foot and total project square footage are listed on the project profile pages in the previous section.

INTEGRATED PROJECT DELIVERY

Our project teams consistently consult with trades and update budgets during the design phase. When issues arise between constructability, cost, or design, we address them in real time, not progressing through a design that isn't buildable or within budget. This prevents any schedule delays or time lost during the design and preconstruction phases.

For example, when working with utility and electrical designers, we can suggest alternative designs to save time and money – another way Dempsey's standard process and approach maintain design excellence while staying within budget.

INNOVATION & TECHNOLOGY

At Dempsey Construction, we utilize cutting-edge construction technology to enhance efficiency, improve accuracy, and deliver superior results. From field coordination to project visualization, our integrated technology suite drives performance at every phase of construction.

For the projects that we've presented in the experience section, we opted out of BIM to save hundreds of thousands of dollars. We figured things out through our EBA™, which enables us to look around corners and uncover potential constructability issues that were not in the plans.

We will utilize Bluebeam Studios Sessions for this project. Our collaborative working sessions will be set up so that we're all working on the same documents and collaborating in real-time. This provides the team with a single source of information.

Procore is our primary project management software, enabling real-time collaboration across all teams and stakeholders for all projects. Procore streamlines communication, ensures everyone has access to the most up-to-date drawings and schedules, and improves transparency throughout the project. This technology helped minimize mistakes and rework, resulting in a more efficient process and ultimately contributing to the project's success.

Additionally, we have the capabilities to utilize the following tools and technologies:

- **FIELD VERIFICATION & LAYOUT** Trimble Robotic Total Station: This high-precision laser scanning and imaging tool verifies existing site conditions against design documents in real-time. It helps eliminate costly errors by identifying discrepancies before construction begins.
- **JOBSITE DOCUMENTATION** OpenSpace 360° Visual Capture: OpenSpace creates a dynamic, image-based walk-through of the jobsite using 360-degree cameras. This virtual documentation provides up-to-date progress tracking, enhanced coordination, and risk mitigation throughout the project lifecycle.

DESIGN-BUILD PROCESS: PROJECT RISKS

We have identified three primary project risks: procurement, tariffs/price escalation, and overall project costs.

PROCUREMENT & MATERIAL AVAILABILITY:

Critical Risk: One of the primary risks associated with this project is the potential delay in material procurement, particularly due to long lead times and supply chain disruptions. Given the scope of the Community Park, which involves both building construction and site amenities, the timely procurement of key materials is crucial to maintaining the project schedule.

Mitigation Strategy: From day one, Dempsey Construction will monitor lead times for materials needed and track them through bi-weekly updates from our trade partners. This enables us to advise the team on potential delays and prioritize in real-time what needs to be procured to prevent schedule delays. We can also re-sequence schedule items and milestones to further assist us in mitigating that risk.

TARIFFS & PRICE ESCALATION:

Critical Risk: The ongoing uncertainty surrounding tariffs and price escalation for construction materials, especially steel, lumber, and imported goods, poses a significant risk to the project's budget. Changes in tariff policies and fluctuations in global markets may result in unpredictable price increases.

Mitigation Strategy: Like procurement, we are tracking material costs due to tariffs and price escalation. Ways to mitigate this are to lock in material pricing, take delivery of material early and store it, or structure contracts with material suppliers and subcontractors to lock in quantities for a specific period. Our extensive network of trade partners enables us to source domestically produced materials whenever possible, resulting in cost savings and preventing budget overruns.

OVERALL PROJECT COSTS (BUDGET):

Critical Risk: The fixed budget of \$5.6 million for construction poses a significant risk, as fluctuations in material costs, unforeseen site conditions, or scope changes could cause the project to exceed its budget.

Mitigation Strategy: Dempsey Construction will implement a robust cost control system, including regular budget reviews, detailed expense tracking, and close monitoring of contingency expenditures. Our team will utilize value engineering and value management to identify cost-effective solutions that do not compromise the quality or scope of the project. Early coordination with the design team, regular cost estimation updates, and proactive management of change orders will help keep the project financially on track.

DESIGN-BUILD PROCESS: SCHEDULE

Expediting the process can save on the cost of the job. Based on the schedule provided to us, we believe we can reduce the construction time to 12 months, resulting in savings on general contractors (GCs), general requirements (GRs), additional staffing requirements, and other budgetary items.

SCHEDULE IMPACT RISKS

Through our experience working in extreme heat conditions in the Imperial Valley, we have learned the importance of understanding how trades work in such situations. The heat, understandably, has a significant impact on productivity. We are cognizant of this and will build it into the master schedule to prevent overworking trades during the hottest summer months. To mitigate this, we will develop a plan to mitigate heat impact. More about this is provided on the next page in 'Safety.'

DESIGN-BUILD PROCESS: SAFETY

Job-site safety is a top priority at Dempsey Construction. To ensure a safe construction environment, all Dempsey Construction superintendents are certified in OSHA 10-Hour and 30-Hour Safety Training.

Additionally, Dempsey Construction employs a dedicated, full-time Safety Manager, Breann Smith. Breann visits all project sites regularly to assure a safe construction environment. Breann brings nearly 15 years of experience as a certified safety specialist in the construction industry, having worked on private, Federal and State projects, to the critical task of assuring work site safety, for not only construction site personnel, but for all personnel impacted by the construction process.

- Safety Plan: Dempsey Construction provides a safe work environment for not only its workers, but also the public that this project may impact. Proper planning and open communication are key elements that enable a safe job site and a successful project.
- Three Phases of Quality Control Method During Construction: Phase 1: preparatory phase; Phase 2: initial inspection phase; Phase 3: follow-up inspection phase
- Site-Specific Quality Plan (SSQP): The SSQP includes preparatory plans, daily inspection reports, and final follow-up inspections.
- Enforcement of Procedures: During construction, we will implement the procedures developed as part of our SSQP to verify that work is produced, tested, and built in compliance with the Contract Documents and applicable Building Codes. Our approach will allow us to implement the quality control philosophy on the project.

Dempsey Construction has a local office in Calexico and is experienced in building in the California desert and other high-heat regions. Our team is well-versed in managing the unique challenges presented by elevated temperatures. We proactively plan for weather impacts by adjusting schedules, implementing heat-sensitive material handling, and implementing crew rotation strategies to ensure consistent progress without compromising quality or safety.

Measures to Mitigate Extreme Heat:

- 1. Personnel Safety
 - Cooling Stations: Set up shaded rest areas with fans, misters, and hydration stations.
 - Heat Safety Protocols: Provide regular breaks, hydration reminders, and personal protective equipment (PPE) designed for hot climates.
- 2. Logistics and Material Handling
 - Temperature-Sensitive Materials: Store and handle materials in climate-controlled environments.
 - Delivery Scheduling: Schedule deliveries during cooler parts of the day to minimize damage to materials.
- 3. Specialized Workforce
 - Experienced Labor: Hire crews experienced in working under extreme heat conditions and tight deadlines.
 - Temporary Labor: Augment the workforce during critical phases to accelerate completion.
- 4. Comprehensive Planning
 - Fast-Track Scheduling: Use Critical Path Method (CPM) scheduling to prioritize key activities and avoid delays.
 - Contingency Plans: Account for potential weather disruptions, such as heat waves and wind, with flexible scheduling.
- 5. Client and Stakeholder Communication
 - Regular Updates: Keep stakeholders informed of progress, challenges, and timelines.
 - Showcase Milestones: Celebrate visible progress to maintain morale and client satisfaction.
- 6. Safety and Compliance
 - OSHA Standards: Adhere to OSHA regulations for heat safety and construction practices.
 - Insurance Coverage: Ensure adequate coverage for heat-related risks.

SAFETY, LOST TIME ACCIDENT RATE

2020: 0	2023: 0
2021: 0	2024: 0
2022: 0	

Please view our 5-year EMR letter on the following page.



Insurance | Risk Management | Surety
451 A Street, Suite 1800 | San Diego, CA 92101

June 5, 2025

Dempsey Construction, Inc.
1825 Aston Avenue
Carlsbad, CA 92008

Re: EMR Verification | Bureau No. 5-87-01-14

To Whom It May Concern:

This letter confirms the WCIRB Intrastate Experience Modification Rates (EMR) for Dempsey Construction for the current and prior five years.

Effective Date	EMR
9/01/2025	70%
9/01/2024	72%
9/01/2023	72%
9/01/2022	72%
9/01/2021	71%
11/01/2020	63%

Please do not hesitate to contact me if you have any questions or requests for further information.

Regards,

Jackie Sousa, CRIS
Senior Client Manager
direct line: 619-744-0552
email: jsousa@cavignac.com



GENERAL CONDITIONS, GENERAL REQUIREMENTS, PRECONSTRUCTION SERVICES & DESIGN FEE BREAKDOWNS

GENERAL CONDITIONS

Item No.	NOTES	QTY	UT	UNIT COST	TOTAL
Field Labor					
	Hourly Charge Rates				
1	Superintendent				
2	Scheduler				
3	Safety				
4	QA/QC				
Project Management					
1	Senior Project Manager				
2	Assistant Project Manager				
3	Senior Project Coordinator				
4	Project Coordinator				
5	Project Administrator				
6	Vendor Payable				
7	Subcontractor Payable				
Subsistence					
1	Subsistence				
2	Superintendent Per Diem				
3	Foreman Per Diem				
Total			12 MO	\$49,290	591,476

GENERAL REQUIREMENTS

#	QTY	UT	UNIT COST	TOTAL
Travel & Housing				
1	Travel			
2	Superintendent-Out of town bonus			
3	PM Travel Expense			
4	QC/Safety Travel Expense			
5	Housing			
6	Superintendent			
7	Housing			
8	Utilities			
Field Office Expense				
1	Trailer Setup			
2	Office Trailer- 12x60 - Delivery setup			
5	Demobilize Trailer			
6	Trailer/Storage Weekly			
7	Office Lease			
8	Restroom service in Trailer			
10	Storage Box, 20' rental			
Field Office Supplies & Equipment				
1	Office Supplies			
2	Project Signage			
3	Furniture			
4	Drinking Water - Trailer			
5	Postage & Deliveries			
6	Reprographics			
7	Superintendent			
8	Superintendent vehicle expense			
9	Superintendent vehicle maintenance			
10	Superintendent fuel expense			
11	PM/APM fuel expense			
Technology				
1	Hardware			
2	Copier/Scanner			
4	Cell Phone			
5	Computer Equipment staff			
6	Software			
7	Preconstruction Software			
8	Project Management Software			
9	Accounting Software			
Safety				
1	First Aid Station			
2	Personal Protective Equipment for jobsite staff - gloves, vests, eye protection, etc.			
3	Personal Protective Equipment for visitors/guests - gloves, vests, eye protection, etc.			
4	Safety signage			
5	Fire Extinguishers			

Item No.	NOTES	QTY	UT	UNIT COST	TOTAL
Temporary Construction Services					
1	Facilities:	---		\$0.00	0
2	Restroom Facilities:	---		\$0.00	0
3	Toilets		52.0 WKS	\$250.00	12,990
4	Hand washing stations		52.0 WKS	\$120.00	6,235
5	Barricades and Protection:	---		\$0.00	0
6	Construction fence		1,100.0 LF	\$12.00	13,200
7	Utilities	---		\$0.00	0
8	Temp power Set up	IN Trades		\$0.00	0
9	Temp power - Power Bills		52.0 WKS	\$200.00	10,392
10	Internet/WIFI Set up - (Starlink/Hotspot/Internet Connection)		1.0 LS	\$350.00	350
11	Internet/WIFI - Internet Bills		52.0 WKS	\$32.33	1,680
12	Temp power and lighting	IN Trades		\$0.00	0
13	Temp power box maintenance	IN Trades		\$0.00	0
14	Construction Water Meter & Backflow		1.0 LS	\$1,800.00	1,800
15	Construction Water Bills		52.0 WKS	\$200.00	10,392
16	Facility Maintenance & Security Services	---		\$0.00	0
17	Dumpsters		12.0 EA	\$850.00	10,200
18	Daily Clean Up		- WKS	\$0.00	0
19	Street Sweeping	IN GRADING		\$0.00	0
20	Security Guard	NIC		\$0.00	0
21	Security Cameras - Towable Mtd Camera	NIC		\$0.00	0
22	Trulook Camera	NIC		\$0.00	0
23	Remove BMPs		1.0 LS	\$1,500.00	1,500
24	Events & Ceremonies	NIC		\$0.00	0
Subtotal all sections			12 MO	\$19,719	236,630

PRECONSTRUCTION AND DESIGN SERVICES BREAKDOWN		
1	Contractor Preconstruction Services Fee	\$52,847
2	Architectural KMA	\$186,560
3	Structural Carlson Structural Engineering	\$44,520
4	Civil By City	NIC
5	Landscape McCullough	\$67,840
6	Mechanical/Plumbing Flores	\$42,400
7	Electrical Tom Watson Inc	\$43,566
8	Fire Life & Safety	Bid in Trades
9	Security	Bid in Trades
10	AV/IT	Bid in Trades
11	Acoustics	Bid in Trades
12	Seismic	Bid in Trades
13	Signage	Bid in Trades
14	Wayfinding	Bid in Trades
Total		\$437,733
City allotted Preconstruction Budget for the project (\$1,400,000)		
Remaining balance from above fee to allot toward project construction cost		(\$962,267)

HOURLY RATES:

Dempsey Construction -

(See project staffing hourly rates in General Conditions breakdown above)

Dempsey Construction Preconstruction Team:

Senior Project Manager	\$164	HR
Assistant Project Manager	\$94	HR
Senior Estimator	\$146	HR
Estimator	\$106	HR

ARCHITECT - KMA

Principal Architect	\$245	HR
Project Architect	\$200	HR
Project Manager	\$190	HR
Designer	\$160	HR
Architectural CAD Tech	\$120	HR
Administrative Assistant	\$65	HR

STRUCTURAL - Carlson Structural Engineering

Principal	\$250	HR
Senior Designer	\$125	HR

LANDSCAPE - McCullough

Principal	\$265	HR
Project Landscape Architect	\$220	HR
Senior Associate/Leader	\$210	HR
Associate	\$175	HR
Junior Associate/Professional Staff	\$130	HR

Item No.	NOTES		QTY	UT	UNIT COST	TOTAL
MECHANICAL/PLUMBING - Flores						
Principal	\$200	HR				
Senior Designer	\$160	HR				
ELECTRICAL - Tom Watson Inc						
Principal	\$195	HR				
Senior Designer	\$165	HR				
Dry Utility Engineer	\$100	HR				



PROJECT: City of Calapatria Community Park
CLIENT: Gafcon
CONTACT: Chris Larsen
LOCATION: Calipatria, Ca
DATE: 6/11/2025
VERSION: 1

PROJECT SPECIFIC CLARIFICATIONS:

GENERAL NOTES

We have based our design and preconstruction services fee on a building which can feasibly be built within the Owner's NTE budget. We have assumed this to be 7-8K SF. We are assuming a construction duration of 12 months. We are assuming the allotted design budget of \$1.4 million does not include permit fees, utility fees, or any other fees unrelated to the building or site design work. We are assuming all phases of design and construction will be fully executed. If phased, our fees will be impacted.

ARCHITECTURAL

We have included the following five distinct phases of design in our proposal:

- Phase 1 - Preliminary Concept Development
- Phase 2 - Schematic Design Development
- Phase 3 - Design Development
- Phase 4 - Construction Documents
- Phase 5 - Construction Administration

STRUCTURAL

We have included the following structural engineering services in our proposal:

- a. Prepare structural calculations necessary for obtaining building permit
- b. Prepare structural drawings
- c. Prepare Revit model to Level of Detail (LOD) 300, per AIA Document G202
- d. Prepare structural sheet specifications
- e. Respond to plan check comments (Calipatria Public Works Department)
- f. Review structural shop drawings and submittals
- g. Respond to requests for information for clarification of plans and specifications
- h. Perform up to 2 site visits during construction

LANDSCAPE

We have included the following landscape architecture services in our proposal:

- a. Site analysis and assessment
- b. Schematic design
- c. Design development
- d. Construction documentation
- e. Agency permit processing
- f. Construction administration
- g. As-built/Close-out

MECHANICAL/PLUMBING

We have included the following mechanical and plumbing engineering services in our proposal:

- a. Provide HVAC load calculations for heating and cooling, ventilation, and all applicable plumbing system calculations
- b. 2022 California Title 24 Compliance reports for non-residential construction
- c. Calculations for HVAC fan external static pressure, pressure air balance, and water heating sizing.
- d. Provide complete and buildable sets of mechanical and plumbing construction documents.
- e. Agency permit processing
- f. Provide HVAC floor plans with equipment schedules, air distribution design, and details for mechanical systems.
- g. Provide plumbing floor plans with equipment schedules, isometrics, and installation requirement details.

ELECTRICAL

We have included the following electrical engineering and dry utility consulting services in our proposal:

- a. Coordinate with Architect to provide all lighting fixture selections and indicate fixture locations in the CAD file.
- b. Coordinate with Architect to indicate all electrical receptacles, special device receptacles and telco/data devices in the CAD file.
- c. Provide EV Car Charging requirements per Cal Green
- d. Provide PV and Battery Storage provisions per Cal Energy Code. PV and Battery Storage design to be performed by awarded subcontractor.
- e. Design to current California Electric Code
- f. Engineered Drawings to meet current Title 24 standards
- g. The proposal is based on the electrical service and distribution to be new
- h. Support Utility Consultant with load calculations to obtain Utility Work Orders
- i. Coordinate HVAC/Plumbing power requirements of equipment
- j. Coordinate tenant provided equipment schedule for proper amperage, voltage and phasing
- k. Coordinate with low voltage systems designers for power requirements of their associated controllers, cabinets etc.
- l. Voltage drop calculations for feeders and branch circuitry.
- m. Lighting control schedules and diagrams
- n. Single Line Diagrams, Panel schedules, and Load Summaries
- o. Photometric calculations for required exiting paths
- p. Plan Check Correction Responses
- q. Construction administration to include review of contractor product submittals and requests for information response

EXCLUSIONS

All on and off site Civil Engineering and Surveying
Plancheck, Permit and/or any Agency Fees
Health Department, OSHA and special hazardous materials permitting
Furniture installation plans
LEED
Geotechnical Survey

CORPORATE INFORMATION

Legal Form of the Company:
Corporation; Corporate Identification Number 3304952
California License Number: 95467 Expiration Date: 9.30.2026
Number of years in business: 15
Number of years conducting business under present name: 15

CLAIMS OR DEMANDS

In the past five years, Dempsey has had no claims or demands filed against our license or License Bond.

LITIGATION HISTORY

- In the past five years:
- Dempsey has filed 4 lawsuits against subcontractors for breach of contract, all of which have been settled.
 - Two employment related claims have been filed against Dempsey, both of which were dismissed.
 - One claim was filed in small claims court that was settled.

FAILURE TO COMPLETE DISCLOSURE

In the last 5 years, Dempsey Construction has NOT been terminated for cause, assessed liquidated damages for delayed completion, nor otherwise declared in default of its material obligations.

CONTRACT COMMENT

Comment 1: Add section 5.7 Compensation for Force Majeure Events as a provision to the contract.

5.7	Compensation for Force Majeure Events	The parties are provided the opportunity of providing Design-Builder the right to receive compensation for Force Majeure Events. By selecting this option, the parties agree to modify Section 8.2.2 of the General Conditions of Contract, in which case the parties must negotiate how many cumulative days of Force Majeure delays must occur before Design-Builder is entitled to either a negotiated amount per day for delay or the direct costs it has incurred as a result of such delay.
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Appendix D

ADDENDA ACKNOWLEDGEMENT

(To be executed by Respondent and submitted with RFQ/P Submission)

Addenda: Changes or corrections to the submission document will be issued via a numbered addendum. Respondent must acknowledge receipt of all addenda. Not acknowledging all addenda may be reason for rejection of the submission. Record below the number(s) and date(s) of addenda received, if applicable.

Addendum # 1 Date Posted 5/29/25 Signature_____



Appendix D

ADDENDA ACKNOWLEDGEMENT

(To be executed by Respondent and submitted with RFQ/P Submission)

Addenda: Changes or corrections to the submission document will be issued via a numbered addendum. Respondent must acknowledge receipt of all addenda. Not acknowledging all addenda may be reason for rejection of the submission. Record below the number(s) and date(s) of addenda received, if applicable.

Addendum # 2 Date Posted 6/3/25 Signature _____



Appendix D

ADDENDA ACKNOWLEDGEMENT

(To be executed by Respondent and submitted with RFQ/P Submission)

Addenda: Changes or corrections to the submission document will be issued via a numbered addendum. Respondent must acknowledge receipt of all addenda. Not acknowledging all addenda may be reason for rejection of the submission. Record below the number(s) and date(s) of addenda received, if applicable.

Addendum # 3 Date Posted 6/3/25 Signature _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/23/2024

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

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

PRODUCER Cavignac 451 A Street, Suite 1800 San Diego CA 92101	CONTACT NAME: Certificate Department PHONE (A/C, No, Ext): 619-744-0574 FAX (A/C, No): 619-234-8601 E-MAIL ADDRESS: certificates@cavignac.com
INSURED Dempsey Construction, Inc. 1835 Aston Avenue Carlsbad CA 92008	INSURER(S) AFFORDING COVERAGE INSURER A : National Union Fire Ins. Co. NAIC # 19445 INSURER B : Continental Insurance Company 35289 INSURER C : Travelers Property Casualty Company of America 25674 INSURER D : New Hampshire Insurance Co. 23841 INSURER E : Indian Harbor Insurance Co. 36940 INSURER F :

COVERAGES

CERTIFICATE NUMBER: 1909582653

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO- JECT <input checked="" type="checkbox"/> LOC OTHER:			4673922	9/1/2024	9/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			3326245	9/1/2024	9/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6079524755 EX9R81381924NF	9/1/2024 9/1/2024	9/1/2025 9/1/2025	EACH OCCURRENCE \$ 20,000,000 AGGREGATE \$ 20,000,000 \$
A D	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A			013588226 013588225	9/1/2024 9/1/2024	9/1/2025 9/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH- ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
E	<input type="checkbox"/> PROFESSIONAL/POLLUTION LIABILITY			PEC004851308	9/1/2024	9/1/2025	PER CLAIM / AGGREGATE \$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
For prequalification and bidding purposes only.

CERTIFICATE HOLDER

CANCELLATION

Specimen Certificate	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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San Diego Branch
1455 Frazee Road, Suite 300
San Diego, CA 92108

December 20, 2024

Dempsey Construction Inc.
1825 Aston Avenue
Carlsbad, CA 92008

RE: Prequalification – Surety Bond Program

Ladies and Gentlemen:

We are providing this information at the request of Dempsey Construction Inc. Their current surety program is managed by:

Surety

Lawrence Nakahara, Underwriter
Western Surety Company (CNA)
1455 Frazee Road, Suite 300
San Diego, CA 92108

Broker

James P. Schabarum II, AFSB, CPCU
Cavignac
451 A Street, Suite 1800
San Diego, CA 92101

Western Surety Company, a CNA Surety Corporation company, is an admitted surety (approved by the California Department of Insurance) and is authorized to issue surety bonds in the State of California. Western Surety Company is rated A (Excellent) XIV by A.M. Best, and is an approved surety under the U.S. Treasury Department Circular 570.

Western Surety Company has been providing surety bonds for Dempsey Construction Inc. since 2013. We will consider bonds for them covering single projects in excess of \$150,000,000 and potential aggregate work programs of \$300,000,000.

We continue to be confident in Dempsey Construction Inc.'s ability to perform and we recommend them for your favorable consideration.

This letter is not to be construed as an agreement to provide surety bonds for any particular project, but is offered as an indication of our past experience and confidence in this firm. Any specific request for bonds is a matter between Dempsey Construction Inc., its surety company and broker, and no liability is assumed to third parties if, for any reason, requested bond(s) are not executed.

Western Surety Company

Lisa Cruz, Attorney-In-Fact



Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Jeffrey W. Cavignac, James P Schabarum II, Jase Hamilton, Lisa Cruz, Oliver Craig, Lisa Sayno, Judith Samuel, Individually

of San Diego, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 10th day of January, 2024.



WESTERN SURETY COMPANY

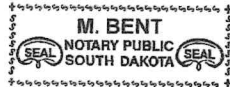
Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 10th day of January, 2024, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 20th day of December, 2024.



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.



Digital Seal Authority and Enforceability

This communication is being provided on behalf of all CNA Surety companies, including **Western Surety Company, Continental Casualty Company, The Continental Insurance Company, American Casualty Company of Reading, Pennsylvania, and National Fire Insurance Company of Hartford** (collectively and individually referred to as “CNA Surety”).

The use of an electronic image of the corporate seal of any CNA Surety company (the “Digital Seal”) and the attachment of the Digital Seal to any surety bond issued by a CNA Surety company is authorized. Each CNA Surety company acknowledges and agrees that the Digital Seal may be affixed to any CNA Surety bond and relied upon to the same extent as if a raised corporate seal were physically attached to the bond.

Delivery of a digital copy of this Digital Seal Authority and Enforceability notice, executed electronically, to an Obligee or Obligee’s representative shall constitute effective execution and delivery of this notice and shall have the same legal effect as delivery of a tangible original of the notice with my original “wet” signature.

In Witness Whereof, this has been executed by the Vice President and Surety General Counsel for each of the CNA Surety companies.

Dated this 31st day of March, 2020.

Rosemary Quinn

Vice President and Surety General Counsel on behalf of



Western Surety Company



The Continental Insurance Company



Continental Casualty Company



National Fire Insurance Company of Hartford



American Casualty Company of Reading, Pennsylvania

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of San Diego }

On DEC 20 2024 before me, Donna Silvar, Notary Public
(Here insert name and title of the officer)

personally appeared Lisa Cruz,
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.

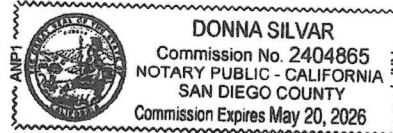
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



Appendix H

PRICE FORM

(To be completed by respondents)

CRITERIA FROM RFQ/P

Price Factor	
Design-Builder Fee	\$ 250,317
Fee as % of construction cost (to 2 decimal places)	4 %
Design Fee	\$ 437,733
Design Fee as % of construction cost (to 2 decimal places)	8.09 %
Monthly General Conditions (during construction)	\$ 49,290
Monthly General Requirements (during construction)	\$ 19,719
Insurance as % of construction cost (to 2 decimal places)	1.0 %
Sub Default Insurance as % of subcontract cost (to 2 decimal places)	N/A %
Bond as % of construction cost (to 2 decimal places)	.83 %
Under Separate Cover, provide: a) Breakdown of costs, by deliverable and by consultant (if applicable). b) Schedule of hourly rates by employee classification, including terms and rates of overtime for additional work if requested. c) List of proposal qualifications and exclusions.	See attached

Dempsey Construction

Firm Name: _____

Signature: _____

Title: _____ President, Principal

