



March 27, 2018

Kaitlyn Nguyen
City of Riverside, Successor Agency
3900 Main Street, 5th Floor
Riverside, CA 92522

R.E.: Farm House Purchase and Development Proposal

On behalf of Bailey California Properties, LLC., Stronghold Engineering, Inc., and architect Pompei C3, I am pleased to present this proposal for the purchase and development of the Former Farm House Motel property at 1393 University Avenue in Riverside.

Together with our construction company Stronghold Engineering, Inc. and one of the country's most sought-after designers and visionaries, Ron Pompei, Principal and Creative Director of Pompei C3 of New York City, we have put together a unique proposal for the reuse of this historic property. Ron is renowned for his work in retail design, implementing his three C's of design philosophy: Commerce, Culture and Community. His inspirational spaces have transformed properties to creative, immersive environments that have received international acclaim.

Please let me know if you have any questions about our proposal. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "B. Bailey".

Beverly A. Bailey
President, Bailey California Properties, LLC.

FARM HOUSE

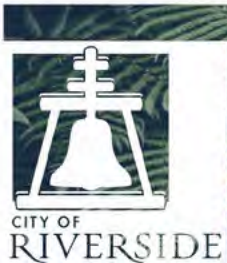
COVER

FARM HOUSE

PURCHASE & DEVELOPMENT PROPOSAL FOR
CITY OF RIVERSIDE SUCCESSOR AGENCY

FORMER FARM HOUSE MOTEL 1393 UNIVERSITY AVENUE
RIVERSIDE, CA 92507





PURCHASE & DEVELOPMENT PROPOSAL



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CONTACT:

BEVERLY BAILEY

BAILEY CALIFORNIA PROPERTIES, LLC.

BB@TEAMSEI.COM

(951) 315-9545



DEVELOPMENT NARRATIVE

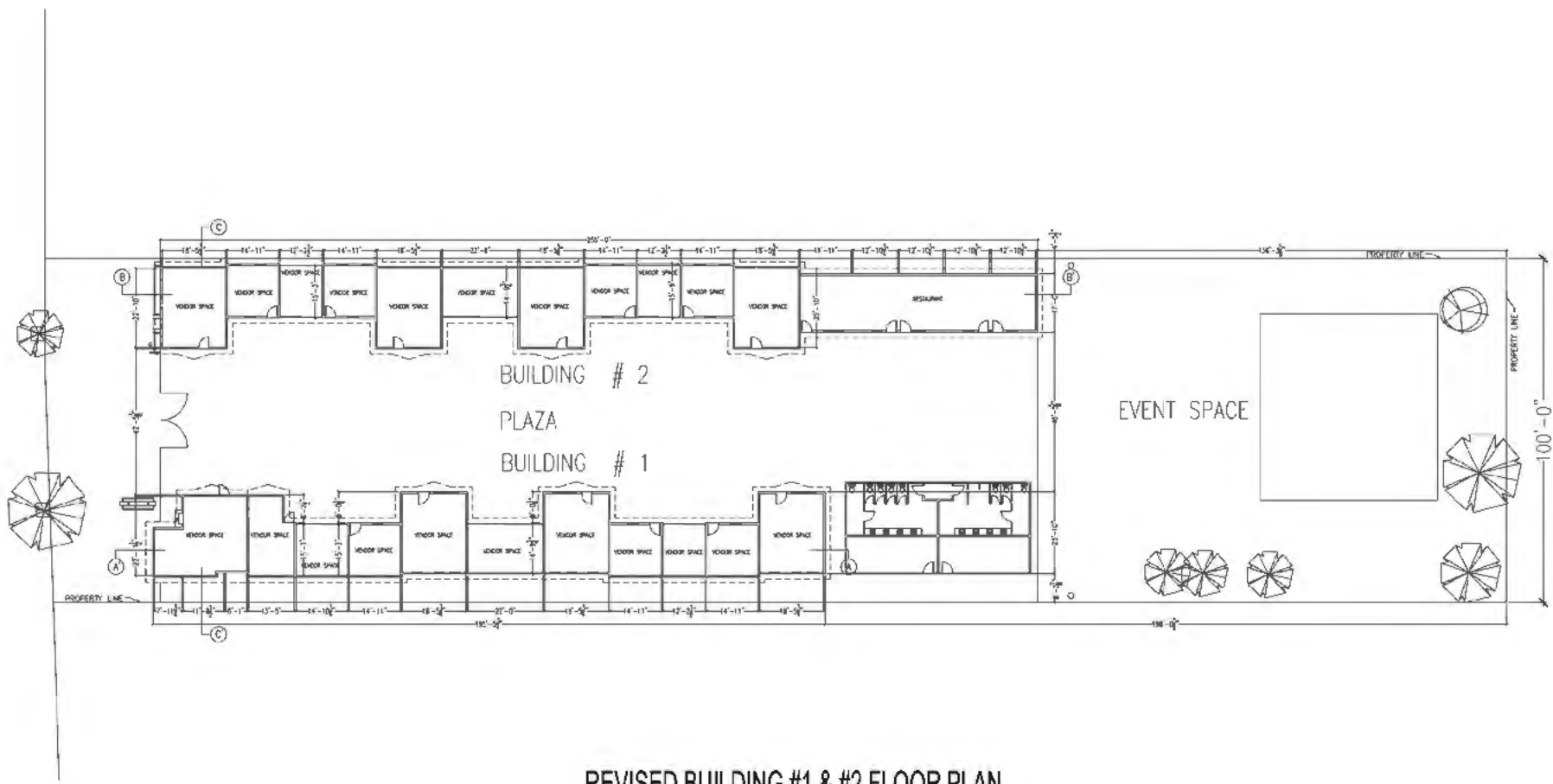
THE ADAPTIVE RE-USE FOR THE FARMHOUSE MOTEL IS A UNIQUE INDOOR/OUTDOOR MIXED RETAIL, ENTERTAINMENT AND CULTURAL DESTINATION.

THE DESIGN WILL IMMEDIATELY IMPACT THE LOCAL UNIVERSITIES AND SURROUNDING COMMUNITY.

EACH “MOTEL ROOM” WILL BE REDESIGNED FOR CURATED SPECIALTY RETAILERS.

WORKING DIRECTLY WITH LOCAL FARMERS OR UCR’S ”R-GARDEN”, WE WILL OFFER ORGANIC FRUITS AND VEGETABLES DAILY AT OUR FARM STAND AND RESTAURANTS.

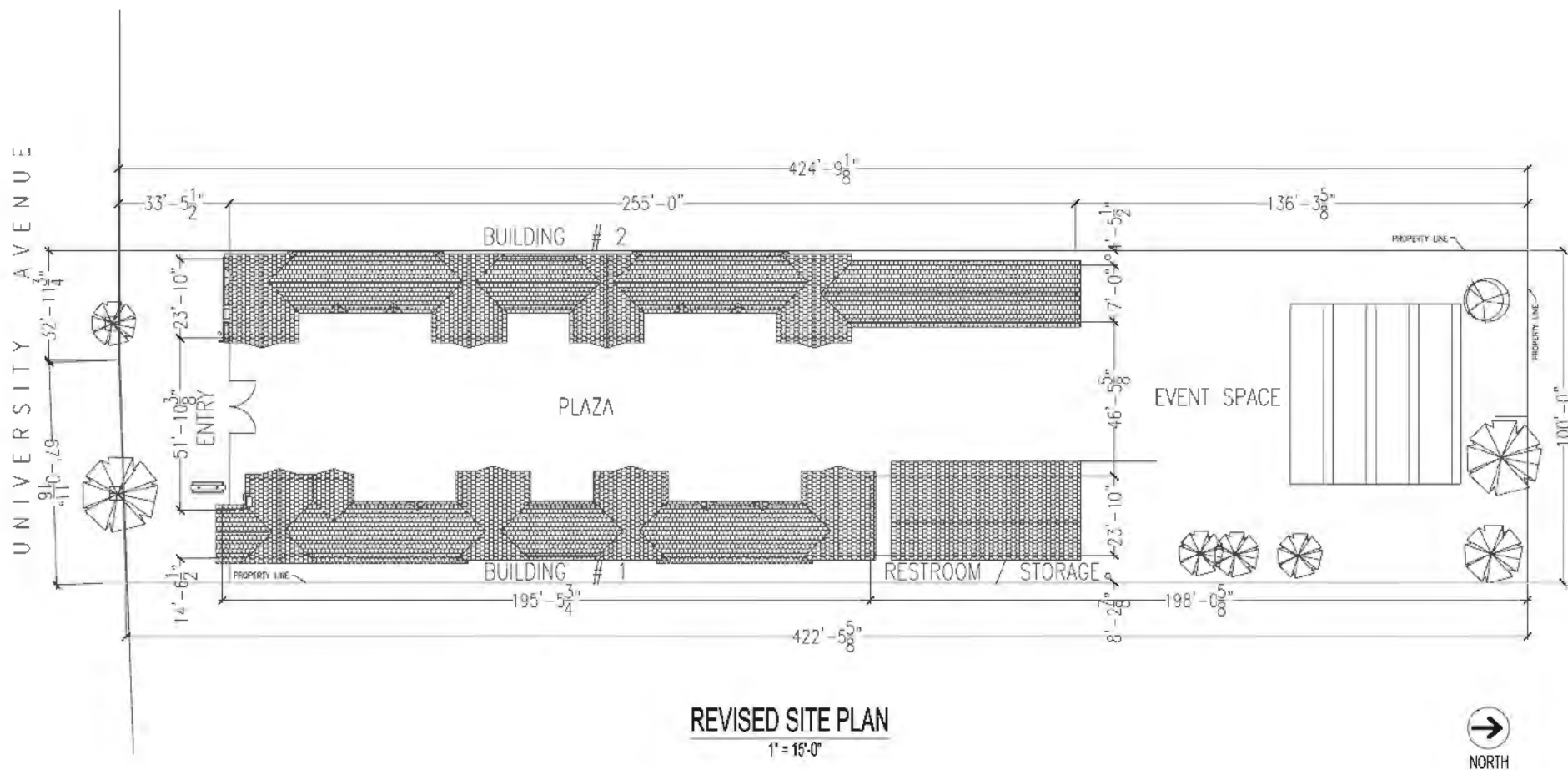
THE OUTDOOR AREA WILL BE USED FOR ART INSTALLATIONS, EVENT PAVILLION, LIVE ENTERTAINMENT AND AN INDIGENOUS LANDSCAPED GARDEN.



REVISED BUILDING #1 & #2 FLOOR PLAN

1" = 15'-0"







Right Elevation



Left Elevation



Entry View



Seating View



Restaurant / Restroom View



Event Space View

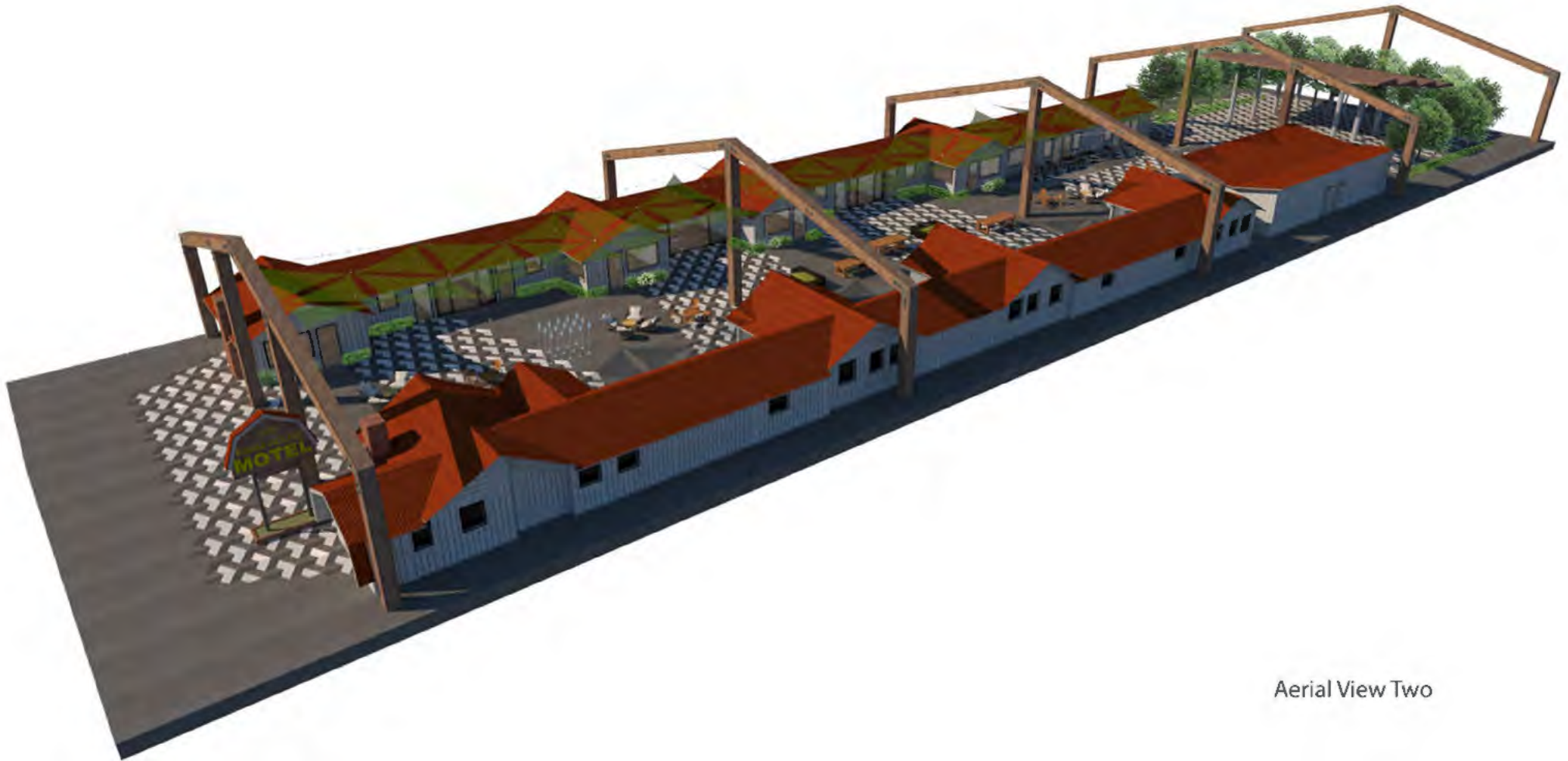
Left Elevation Zoomed



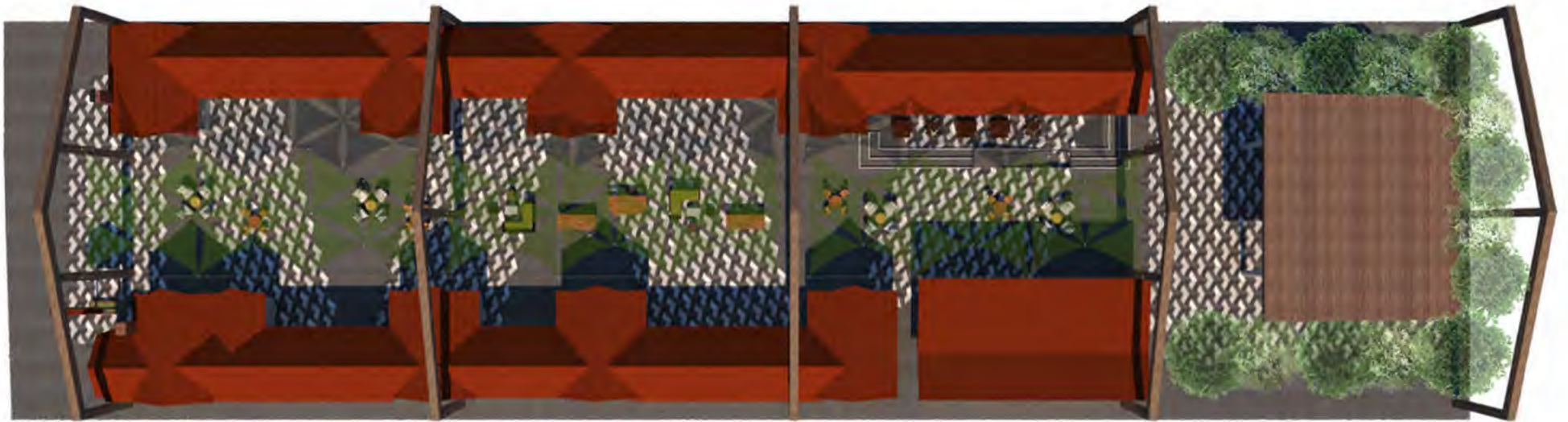
Right Elevation Zoomed







Aerial View Two



Plan View with Shading

FARM HOUSE

PROJECT TEAM



DEVELOPER CONTACT INFORMATION:
BAILEY CALIFORNIA PROPERTIES, LLC.
3649 MISSION INN AVENUE, SECOND FLOOR
ROTUNDA, RIVERSIDE, CA 92501
951.684.4100

PRIMARY CONTACT INFORMATION:
BEVERLY BAILEY
PRESIDENT
951.315.9545 (C)
BB@TEAM5EI.COM



ARCHITECT CONTACT INFORMATION:
POMPEI C3
568 BROADWAY, SUITE 602
NEW YORK, NY 10012
917.821.8522
WWW.POMPEIC3.COM

PRIMARY CONTACT INFORMATION:
RON POMPEI
PRESIDENT
917.821.8522 (C)
RPOMPEI@POMPEIC3.COM



ENGINEER CONTACT INFORMATION:
STRONGHOLD ENGINEERING, INC.
2000 MARKET STREET
RIVERSIDE, CA 92501
951.900.3700
WWW.STRONGHOLDENGINEERING.COM

PRIMARY CONTACT INFORMATION:
SCOTT BAILEY
VICE-PRESIDENT
951.288.1122 (C)
SB@TEAM5EI.COM

DEVELOPER INTRO

COMPANY HISTORY

Beverly and Scott Bailey pooled their resources and began doing business from their kitchen table in Southern California more than 26 years ago. With determination, hard work, a talented team and a commitment to exceeding client expectations, their vision soon became a reality. Stronghold Engineering, Inc. has thrived, grown and diversified ever since that day.

Stronghold provides clients with full-service construction support, including design build, engineering-procurement-construction (EPC), vertical, civil and high-voltage electrical construction. The Stronghold team works internationally from its headquarters in Southern California.

STRONGHOLD HAS LONG BEEN RECOGNIZED FOR EXCELLENCE IN CONSTRUCTION:

Stronghold's projects are consistently recognized with the U.S. Navy's Safety Through Awards and Recognition (STAR) Award

Winner of six (6) ABC Excellence in Construction Awards over the last two (2) years

Winner of the 2010 National Excellence in Construction Award for LEED sustainable Design Build Project

2009 Associated Builders and Contractors General Contractor of the Year

Over 1 Billion in Department of Defense and other government construction projects

Beverly Bailey, CEO & President, was recognized as the U.S. Small Business Association's 2010 Entrepreneurial Success of the Year

Nationally recognized as an ENR Top 500 Construction Firm and Design Firm

Ranked one of the Top 50 Contractors in California by California Construction

2016 Press Enterprise Top Places To Work in the Inland Empire

2015 Associated General Contractor of the Year Award Winner

President & CEO Beverly Bailey honored with 2016 Enterprising Women of the Year Award

STRONGHOLD celebrated its 25th anniversary in 2016.

With aggregate bonding capacity of more than \$250 million, we routinely engineer, design, and construct projects ranging in size from several hundred thousand to well over \$100 million.

TEAM APPROACH

Stronghold's uncompromising commitment to our diverse portfolio of clients leads all projects to success. We believe in a team approach internally and with our stakeholders and partners. That gives us the strength to successfully manage and administer large design build and EPC projects nationally (*Arizona, Nevada, Hawaii, Florida, New Mexico, California*) and internationally (*Canada and Barbadas*). Stronghold has more than 225 committed team members ready to effectively, efficiently, safely and successfully manage the design build and EPC process, then continue with Operations and Maintenance Requirements.

OUR SUCCESSFUL PROJECT MANAGEMENT STEMS FROM TWO UNIQUE FACTORS:

Stronghold, on average, self-performs anywhere from 30% to 100% of the work on a given project; and Stronghold maintains a large, pre-qualified pool of SDVBE, MBE/WBE, and other small disadvantaged subcontractors with the same ideals and commitment.

With more than 15 general and electrical construction project managers, 20 superintendents and an equal number of quality control and site safety officers, Stronghold can staff and execute projects from any one of its many offices.

FARM HOUSE

EXPERIENCE

WE GIVE BACK

Stronghold is one of the nation's most successful graduates of the U.S. Small Business Administration's 8(a) program for small, disadvantaged businesses. We help small and disadvantaged businesses by recruiting and mentoring members of various trades. We owe our success to those around us and strive every day to pass our good fortune on.

Our company is a strong believer in giving back to our local communities and charities. Here at Stronghold, our Charity Committee and employees are proud to support and help those in need. Our team's hard work and dedication to our community has helped raise funds for organizations such as, Loma Linda University Children's Hospital, American Heart Association, The American Legion, Blindness Support Services, & many more.

OUR FUTURE

Stronghold will continue to be an Industry Leader by making good on its commitment of Building Construction Excellence and remaining steadfast to its 20-year Mission Statement,

"Stronghold Engineering, Inc. provides construction excellence by exceeding the expectations of every customer through using progressive, innovative solutions, strong leadership, and an unwavering commitment to teamwork."





Design-Build Renaissance Municipal Auditorium Renovation

Riverside, California

PROJECT SIZE: \$9,180,384.00

CLIENT: City of Riverside

This design-build project, which required the total renovation, seismic retrofit, and re-roofing of the Riverside Municipal Auditorium, was a special project to Stronghold Engineering's team. The six-story-plus basement level reinforced concrete building, which was originally constructed in 1929 and is listed under the National Register of Historic Places, holds major significance to the City of Riverside and the City's residents. The scope for this project was to complete the structural seismic exterior and interior renovation, construct new, up-to-code, roof framing and structure, and the installation of all new finishes to restore the building back to its original luster. Additional scope for this project includes installation of ADA access ways, installation of new HVAC, electrical, and mechanical systems, enhancements to existing parking lot, improvements to existing concession stand, exterior and interior lighting system enhancements, restroom refurbishments, and installation of new signage.

This project was recognized as the Engineering-News Record (ENR) Best Small Project Award as well as the Excellence in Safety Best Project for all of Southern California.



Design-Build Golf Clubhouse Complex Miramar

Marine Corps Air Station Miramar, San Diego, California

PROJECT SIZE: \$7,382,844.00

CLIENT: U.S. Department of the Navy

The new single-story Golf Clubhouse Complex on the site of the existing Clubhouse at MCAS Miramar facility was the first LEED Gold-Certified Facility for the Marine Corps in the nation.

The Golf Clubhouse Complex included the following core spaces; Main Clubhouse with Lounge and two dining rooms opening to covered outdoor dining terraces; administration and service areas for Staff; a separate private club for Staff Non-Commissioned Officers (SNCO) with a bar area, restrooms, and access to the covered outdoor dining terraces; the Pro Shop, separated by a breezeway from the main building, faces the golf course starter's shack and tees for holes 1 and 18; kitchen, employee break room/toilets, supply receiving area; catering Pavilion with restrooms and catering kitchen for serving large outdoor groups.

This project received a 2009 Associated Builders and Constructors, Inc. Award for National Excellence in Construction and Excellence in Construction Design Build. In 2010, the project received a National Design Build Award from Design Build Institute of America.



Hotel Sandford Renovation

San Diego, California

PROJECT SIZE: \$3,700,572.00

CLIENT: San Diego Housing Commission

Stronghold collaborated with The San Diego Housing Commission (SDHC) on this \$3 million, bid-build, and rehabilitation project of the Historic Hotel Sandford in downtown San Diego. This fragile building held major significance to the city of San Diego as well as the senior citizens who lived in it. Built in 1914, the Hotel Sandford was one of many downtown San Diego hotels built in anticipation of the two-year 1915 Panama-California Exposition, which celebrated the opening of the Panama Canal.

A project involving a historic renovation demands attention to detail. Stronghold was able to restore or replicate several details of the hotel utilizing original photography provided by the architect. Stronghold worked closely with the architect to ensure all upgrades maintained the original design intent of the facility while upgrading the structural systems and performing seismic exterior renovations necessary to make the property functional and safe for guests and curators. Neither seismically secure, nor within safety code compliance, seismic anchors were installed to comply with local building codes, allowing for continued occupation.



Sound Attenuation & Energy Efficiency Upgrades at Maya Linda Apartments

San Diego, California

PROJECT SIZE: \$,295,590.00

CLIENT: San Diego Housing Commission

Stronghold partnered with the San Diego Housing Commission for the Sound Attenuation & Energy Efficiency Upgrade of the Maya Linda Apartments in San Diego. This renovation includes both an interior and exterior renovation of 132 units within the apartment complex. The interior of each unit is coordinated closely with tenants as this is a fully occupied building during construction. Within each unit, the sliding glass doors as well as all single pane windows are being replaced with dual pane windows that provided better sound protection for the building considering it is adjacent to the 15 freeway. Additionally, of the 132 units, 28 units include a design build upgrade to improve its HVAC system. Exterior improvements include the patch and repair of all existing plaster and complete re-painting and replacement of all window awnings. Upon completion, these upgrades will greatly improve the energy efficiency of the Maya Linda Apartment Building.



Titan Dormitory Renovation Vandenberg AFB

Vandenberg AFB, California

PROJECT SIZE: \$4,387,127.00

CLIENT: U.S. Army Corps of Engineers

The 25,806 sq. ft. project called for a complete three-story dormitory repair and upgrade and site construction work at Vandenberg Air Force Base. Sixty-eight dorms rooms were renovated with full bathroom and kitchenette. The renovation of community/service core areas included three lounges, a mail room, three housekeeping/janitor closets, a six-station laundry facility, a linen closet, a dorm manager administrative office and a storage room. The project reused the existing building shell.



Glen Mor 2 Apartments at University of California, Riverside

Riverside, California

PROJECT SIZE: \$15,216,412.00

CLIENT: University of California, Riverside / Subcontractor to Clark Construction

Stronghold served as the electrical subcontractor for the Glen Mor 2 Student Housing project at the University of California, Riverside (UCR). The 567,000 square-foot residential complex connects to the existing Glen Mor 1 project on the east side of campus and included five, five-story apartment-style residence halls for 800 students. The housing facility has dedicated space for meeting rooms, a computer lab, and a fitness center.

The apartment units were designed with a modular bathroom and kitchen core set against a variable multi-layered exterior wall. The exterior layers allowed tuning of mass (closets) and void (living and bedroom windows) spaces based on solar exposure.

RON POMPEI

POMPEI'S WORK IS BASED ON HIS DESIGN PHILOSOPHY, C3: COMMERCE, CULTURE AND COMMUNITY. THIS INTEGRATION IS AT THE HEART OF THE IDEA OF THE "TRANSFORMATIVE ENVIRONMENT," A RUNNING THEME THROUGHOUT POMPEI'S WORK.

RON POMPEI IS AN AMERICAN DESIGNER BORN IN WASHINGTON, D.C.. TRAINED AS AN ARTIST, SCULPTOR AND DESIGNER, HE RECEIVED A BACHELOR OF ARCHITECTURE FROM THE COOPER UNION IN NEW YORK, A B.A. IN FINE ARTS FROM THE PHILADELPHIA COLLEGE OF ART, AND STUDIED INDUSTRIAL DESIGN AT PRATT INSTITUTE.

HE BEGAN HIS CREATIVE JOURNEY, CREATING LIGHT ART INSTALLATIONS AND SCULPTURES THAT *PHILADELPHIA* MAGAZINE CITED AS "CHANGING THE FACE OF PHILADELPHIA." HE TAUGHT DESIGN AT DREXEL UNIVERSITY IN PHILADELPHIA.

IN 1990 POMPEI CO-FOUNDED POMPEI A.D., A CREATIVE SERVICES FIRM WHERE HE SERVES AS PRINCIPAL AND CREATIVE DIRECTOR. WELL KNOWN FOR ITS INNOVATIVE APPROACH TOWARDS RETAIL DESIGN, THE FIRM HAS COLLABORATED WITH A WIDE SPECTRUM OF CLIENTS INCLUDING ANTHROPOLOGIE, CALIFORNIA ACADEMY OF SCIENCES, COCA-COLA, FORTUNE, HARLEY-DAVIDSON, KIELH'S SINCE 1851, KMART, LEVI'S, MTV, OLD NAVY, SONY, THE DISCOVERY CHANNEL, UCLA NEUROPSYCHIATRIC INSTITUTE, AND URBAN OUTFITTERS.



FARM HOUSE

SPACE 15 TWENTY



FARM HOUSE

RON POMPEI - C3

SPACE 15 TWENTY WAS COMMISSIONED BY URBAN OUTFITTERS TO DEVELOP A NEW CONCEPT FOR THEIR BRAND THAT IS SPECIFICALLY RELEVANT TO THE EVER-EVOLVING CUSTOMER CULTURE IT SUPPORTS.

THIS YOUTHFULLY-MINDED MARKETPLACE CREATED A UNIQUELY AUTHENTIC EXPERIENCE IN THE FABRIC OF THE HOLLYWOOD COMMUNITY.

THE 50,000-SQUARE-FOOT PROJECT HOUSES TEN CAREFULLY-SELECTED RETAIL TENANTS THAT OFFER THE LOCAL COMMUNITY A CURATED, DEEPLY FOCUSED COLLECTION OF EXPERIENCES, RANGING FROM APPAREL AND DINING TO HOLISTIC HEALTH AND WELLNESS.

10,000 SQUARE FEET OF PUBLIC SPACE BECAME A HOME FOR AN ONGOING PROGRAM OF CULTURAL EVENTS AND ACTIVITIES, SUCH AS MOVIE SCREENINGS, ART FAIRS, AND EMERGING CLOTHING DESIGNER POP-UPS

SPACE 15 TWENTY OPENED ITS DOORS TO GLOBAL ACCLAIM AND RECOGNITION. URBAN OUTFITTERS, ALONG WITH CREATIVE RETAILERS ARE REALIZING SOME OF THE HIGHEST FOOTFALL IN THE HOLLYWOOD AREA AND ARE GREATLY BENEFITTING FROM THE MEDIA ATTENTION THAT THIS COMMUNITY-FOCUSED RETAIL EXPERIENCE IS GENERATING.

FARM HOUSE

THE LAB



FARM HOUSE

RON POMPEI – C3

POMPEI C3 CONVERTED THREE INDUSTRIAL BUILDINGS ON A THREE ACRE SITE INTO A PIONEERING CULTURAL RETAIL DESTINATION DUBBED “THE ANTI-MALL.” SPREAD OVER 40,000 SQ.FT

ITS INTIMATE COLLECTION OF 20 SPECIALTY RETAILERS ORIGINALLY CATERING TO 18-28-YEAR-OLDS INTEGRATES FEATURES INCLUDE OPEN-AIR LOUNGING AREAS, A FOUNTAIN OF OXIDIZED STEEL BARRELS, INDIGENOUS LANDSCAPING AND A PERFORMANCE SPACE.

THE SUCCESS OF THE LAB DEPENDS ON THE DESIGN OF A TRANSFORMATIONAL ENVIRONMENT CAREFULLY TUNED TO THE AESTHETIC AND ATTITUDES OF SAVVY YOUTH MINDED CUSTOMERS, AFFIRMING THEIR SENSIBILITY AND VALUES. THE LAB HAS BECOME A LIFESTYLE DESTINATION.

POMPEI C3 DESIGNED THE LAB’S IMAGE, INTERIOR, EXTERIOR, AND COMMON AREAS, AS WELL AS ITS ANCHOR STORE, URBAN OUTFITTERS.

THE LAB HAS BEEN RECOGNIZED FOR ITS INNOVATION AND BUSINESS SUCCESS IN NUMEROUS PUBLICATIONS AROUND THE WORLD, INCLUDING THE NEW YORK TIMES AND USA TODAY.

IT IS AN INTERNATIONAL TOURIST DESTINATION AND WIDELY RECOGNIZED IN THE RETAIL INDUSTRY AS A MODEL FOR DESTINATIONS THAT ADDRESS SPECIFIC SUB-CULTURES

THE LAB IS A SUCCESS COMMERCIALY, CULTURALLY AND SOCIALLY, AS EVIDENCED BY SALES PER SQ.FT., ITS NEW TENANT WAITING LIST, AND AWARDS BY LOCAL AND STATE AUTHORITIES FOR CONTRIBUTIONS TO COMMUNITY REVITALIZATION.

FARM HOUSE

RON POMPEI - C3



RON POMPEI
SELECTED PROJECTS

TEAM QUALIFICATIONS

BEVERLY BAILEY
President & CEO
Stronghold Engineering, Inc.



Years of Experience
33 Years

Years with Firm
26 Years

Education

- Dartmouth Tuck Management School
- National Association of Corporate Directors Fellow
- Vistage Member since 2009

Professional Affiliations

- Former Chair & Founding Member Society of Military Engineers, Small Business Committee (SAME)
- Former Trustee National Associated Builders & Contractors (ABC)
- Committee of 200 (C200)
- Board Member -American Heart Association (AHA)
- President's Advisory Cabinet Vision 2020-Loma Linda University Health

Achievements

- UCR Executive Fellow, 2017-2018
- Ernst & Young Entrepreneur of the Year, 2000
- 2013 Athena Award Recipient
- YWCA Women of Achievement Award 2011
- Master Entrepreneur of the Year Award 2011
- SBA Entrepreneur Success Award 2010
- 2016 WBENC Enterprising Women of the Year



As Founder, President, and CEO of Stronghold Engineering, Inc., Mrs. Beverly Bailey is directly responsible for all aspects of the corporation, with direct accountability to the company's bottom line. From the company's conception, Stronghold has performed exclusively government and public agency contracts as a woman-owned minority business. Currently, it ranks in the Top Ten of Minority/Women owned construction companies in the nation.

As a visionary of the company, Mrs. Bailey looks for relevant, strategic markets where Stronghold can utilize its outstanding performance to easily maneuver into profitable opportunity. Supported by diversified, strong team members, Stronghold continues its growth as an industry leader. Proof of this adorns the walls of Stronghold's corporate offices and reflects many years of construction excellence.

In addition, Mrs. Bailey is actively involved in charitable and industry-related associations, receiving numerous accolades for her efforts.

As a serial entrepreneur, Beverly acquired her first business in 1981. As owner/operator of Vera Villa Café, she served the dairy district of Chino. Utilizing her previous skills in the restaurant industry which included hospitality, service and culinary, she took a step of faith acquiring the small café. During her three years of ownership she truly learned what it took to run a successful business. After those three years, she sold the business for a profit.

After selling the café, Beverly obtained her real estate license and worked in the finance side of real estate as a loan officer for the next five years.

Departing from real estate and harnessing her experience along with her husband, Scott, together they founded SEI, a leader in construction for the past 26 years. During the 26 years, additional companies were founded, including Bailey California Properties-a development, real estate acquisition LLC, Lamb Energy-focused on the renewable sector, Stronghold Motorsports-a known race team focused on off road racing and Lamb Finance-a finance company focused on investments.

Mrs. Bailey was recognized by Ernst & Young as Inland Empire's Entrepreneur of the Year in 2000. That same year, the U.S. Small Business Administration elected her as the Minority Small Business Person of the Year for her contracting business, Stronghold Engineering, Inc., which has been ranked among the Top 500 Woman-Owned Companies by Working Woman and by Div2000 as a Top 100 Minority-Owned Firm. Mrs. Bailey was also the recipient of the 2013 Athena Award Recipient. This annual award, given by the Riverside Chamber of Commerce, identifies local professional women who have demonstrated significant achievements in business, community service, and the professional advancement of women.

FARM HOUSE

ENGINEER

SCOTT BAILEY

Chief Operations Officer (COO)
Stronghold Engineering, Inc.



Years of Experience
36 Years

Years with Firm
26 Years

Education & Certifications

- 2005 FMI Leadership Institute for the Construction
- Industry Colorado Springs, CO, Certificate of Completion
- USACE Construction Quality Control
- Certification
- 10 Hour OSHA Training
- 30 Hour OSHA Training
- Standards for Sustainable Design
- Antiterrorism Standards for Buildings
- US Green Building Council LEED
- Primavera Project Scheduling
- Project Management & Risk Management
- Design Build Contract Training
- Professional Licenses & Affiliations
- California A, B & C-10 License
- Arizona A License #191494
- Arizona L-11 License #191495
- Co-Chairperson, ABC Craft Championships Committee
- Associated General Contractors
- Society of American Military Engineers



Scott Bailey has over 36 years of direct experience in the construction industry and Design-Build projects. As Chief Operating Officer (COO) of Stronghold Engineering, he is responsible for day-to-day operations and support of all field personnel, resources, and projects. Stronghold's objective is to efficiently perform every contract undertaken with the highest levels of professional expertise and service. Stronghold has successfully performed numerous projects of diverse scope including, but not limited to, electrical, roofing, drywall, carpentry, HVAC, solar, plumbing, and concrete. Over the course of the company's 25-year history, Mr. Bailey has directly managed and directed over 270 projects, with project sizes ranging from \$500K to over \$80 million.

Mr. Bailey routinely visits each project site to ensure that standards for quality, safety, and resource capabilities are being met. He oversees and is supported by a qualified and technically proficient team of area managers, project managers, equipment managers, and estimators.

Stronghold and Mr. Bailey actively support apprenticeship programs to promote the benefits of craft careers in construction, advancing apprentices through the program into skilled journeyman positions and beyond.

Building a quality product and receiving an Outstanding Performance Evaluation are ultimately the motivating factors for Stronghold and Mr. Bailey.

Motivated by these goals, they will both continue to exceed expectations in expertise, safety, project performance, leadership and service.

DENNIS MCGAHEY
VP of General Construction
Stronghold Engineering, Inc.



Years of Experience
32 Years

Years with Firm
16 Years

Education
• Graduate, Orange Coast College, Costa Mesa, CA

Certifications

- LEED Training
- U.S. Army Corps of Engineers Construction
- Quality Control Certification
- Web CM Certified
- Primavera Project Scheduling
- Harassment Prevention Training
- First Aid/CPR Certified



Dennis McGahey joined Stronghold in 2002, bringing with him 16 years of industry experience. His experience, education, and training have been vital to the successful completion Stronghold's projects. His attention for detail and dedication to quality and safety is key to Stronghold's success in delivering a project that exceeds expectations.

He has been instrumental in the development of numerous projects involving design-build and renovation of occupied facilities. His communication and presentation skills give him the ability to command effective and productive meetings with personnel, customers, and construction teams.

Project Experience

- Design-Build Mead Valley Library, County of Riverside, CA, \$8.6 million
- Design-Build Golf Clubhouse Complex, Marine Corps Air Station, Miramar, CA, \$8 million
- Renovate Bachelor Enlisted Quarters Building 26, Naval Medical Center, San Diego, CA, \$29.8 million
- Comprehensive Seismic and Life Safety Renovations Floors 1 & 8, Federal Building, Los Angeles, CA, \$81 million
- Neonatal Intensive Care Unit/Fetal Assessment Unit, Balboa Naval Medical Center, San Diego, CA, \$8.6 million
- Comprehensive Combat Casualty Care Center, Balboa Naval Medical Center, San Diego, CA, \$4.3 million

DAVID GOLLINGER
VP of Electrical
Stronghold Engineering, Inc.



Years of Experience
35 Years

Years with Firm
21 Years

Active Registrations, Credentials, Training and Qualifications

- OSHA 30 Hour Construction Safety Supervisory Course
- 2007 OSHA 10 Hour Occupational Safety & Health Training Course
- Qualified Electrical Worker
- California Electrical Journeyman
- 2006 NAVFAC WEBCM 100
- Competent Person Training
- Confined Space
- 10 Hour OSHA Safety
- Trenching & Excavation
- Asbestos Awareness
- High Voltage Cable Preparation
- Turner Construction PM Course
- OSHA Trenching & Excavation
- Confined Space Training



David Gollinger has over 34 years of experience in electrical construction supervision and management. Since joining Stronghold, he has been responsible for the management of numerous electrical construction projects. With strong electrical and design-build construction capabilities, he is able to deliver a project from concept to completion. His expertise contributes to cost-effective solutions by assisting with design resulting in lowering engineering fees.

Mr. Gollinger performs estimating, scheduling, and quality assurance, has direct oversight of all field personnel and subcontractors, and ensures the timely completion of projects. He inspects and certifies that all materials and workmanship conform to plans and specifications. He reviews and approves drawings and submittal data in addition to maintaining drawings and an up-to-date CQC plan. Mr. Gollinger is a USACE-certified CQC Representative and has complete authority to take action as necessary to correct deviations. His foremost priorities are customer satisfaction and maintaining 100% jobsite safety. In addition, his duties will include procuring materials, verifying invoices, processing closeout documents, negotiating, and contract execution.

PROJECT EXPERIENCE

D/B Replace Transformers T17, T19 & T21 Naval Support, \$3 million

Replaced three substations and one backup emergency generator.

Replace 5kV Power Lines Phase 5 Travis AFB California, \$4,291,909.00

Replaced substation and 5kV power feeders at Substation "A" high voltage electrical, demolition, and civil work.

Military Base Fort Irwin Replacement Hospital Central Utility Plant, \$11 million

As the electrical subcontractor to Turner, installed three (3) 1,500 kW diesel generators at the Central Utility Plant.

EMWD Regional Water Reclamation Facilities Solar and Electrical, \$11.8 million

At four separate facilities for EMWD performed modifications to 15kV substation and adding 15kV breakers and 15kV substation, provided 1000 kVA, 15kV transformers.

Owens Lake Dust Mitigation, \$17.6 million

Electrical subcontractor for phase 9/10 dust mitigation for the Owens Lake reservoir in Owens Valley near Lone Pine CA. All sites consist of new medium voltage services, electrical distribution and PLC Controllers and instrumentation that communicates around the lake area with Radio Telemetry communication.

Emergency Generators, NASA, EDWARDS AFB, \$2.7 million

Installed two new 1,500 kW emergency generators at the NASA Dryden Flight Research Center located at Edwards AFB.

Replace Emergency Generators and Switchgear Building 1145, \$5 million

D/B electrical project was to replace three 1,250 kVA/1,000 kW generators, fuel supply, switchgear and associated devices at Building 1145 at the Marine Corps Air Ground Combat Center (MCAGCC) at Twentynine Palms, CA.

FARM HOUSE

ENGINEER

Tim Jakell
Superintendent
Stronghold Engineering, Inc



Years of Experience
30 Years

Years with Firm
14 Years

Professional Affiliations

- U.S. Army Corps of Engineers Construction
- Quality Control Certification
- OSHA HAZMAT Training
- Competent Person Scaffold Training
- Safety and Environmental Course for Department of Defense Contracts
- First Aid/CPR Certified
- OSHA 10 Hour Training
- Competent Person Fall Protection Training
- Boom Training
- Rough Terrain Scissor Lift/Scissor Lift Training
- Forklift Training
- Power Actuated Tools Training
- Tractel Powered Platform and Roof Carriage Training
- Defensive Driving Training
- Aerial Work Platform Safety Training



Tim Jakell has extensive industry and supervisory experience. Below is a detailed list of projects with an array of size and scope that showcase that experience. He possesses notable expertise and abundant training in several key areas, including historic renovations, which will ensure this project's success. Through his daily efforts, clients are guaranteed to receive the project safely and successfully. Mr. Jakell's commitment to precision, from the start of the project through project completion, is key to Stronghold's success in delivering a project that exceeds expectations.

PROFESSIONAL EXPERIENCE

La Verne Maintenance Shops Upgrade Stage 4

Construction of an extension to the Machine and Fabrication Shop Buildings. The extension included furnishing and installing bridge cranes, jib cranes, and miscellaneous equipment. Electrical and HVAC systems were modified and upgraded. The project also included work inside the existing building including the installation of fire sprinklers, site demolition work, and new site paving as well as underground utilities.

Design Build Mead Valley Library, County of Riverside, CA

This Project consists of a new approximately 22, 000 square foot library including community room, break room, reading rooms, photovoltaic system, amphitheater, landscaping, parking, and street improvements including curb, gutter, sidewalk and paving.

Design Build Renaissance Municipal Auditorium Renovations, Riverside, CA

This project required Stronghold to take on the challenge of bringing the Renaissance Municipal Auditorium in Riverside, California up to current codes and construction industry standards. The restoration of the auditorium included a complete structural seismic exterior and interior retrofit, new roof framing and structure, a new centralized communication systems room, and replacement of all finishes including, seating, carpet and tile flooring, paint, lighting fixtures, and signage.

Seismic Retrofit and Historic Renovation, San Bernardino County Courthouse, San Bernardino, CA

Seismic retrofit, partial interior remodel, and historic renovation of the existing County Courthouse Facility. Scope of work included seismic upgrades to the Central Courthouse Building and Annex Building (T-Wing), interior remodeling to portions of the Central Courthouse Building and mechanical system improvements which included replacement of chiller/air handling equipment, rerouting or replacement of portions of the ductwork in both the Central Courthouse Building and the T-Wing Annex. Replaced existing plumbing systems and fixtures in the Central Courthouse Building. Historic renovation including refurbishment of three historic court rooms, main corridors, and exterior surfaces of the Central Courthouse Building, and general building renovations which involve painting and carpeting in most areas of the Central Courthouse Building.

FINANCIAL STRENGTH

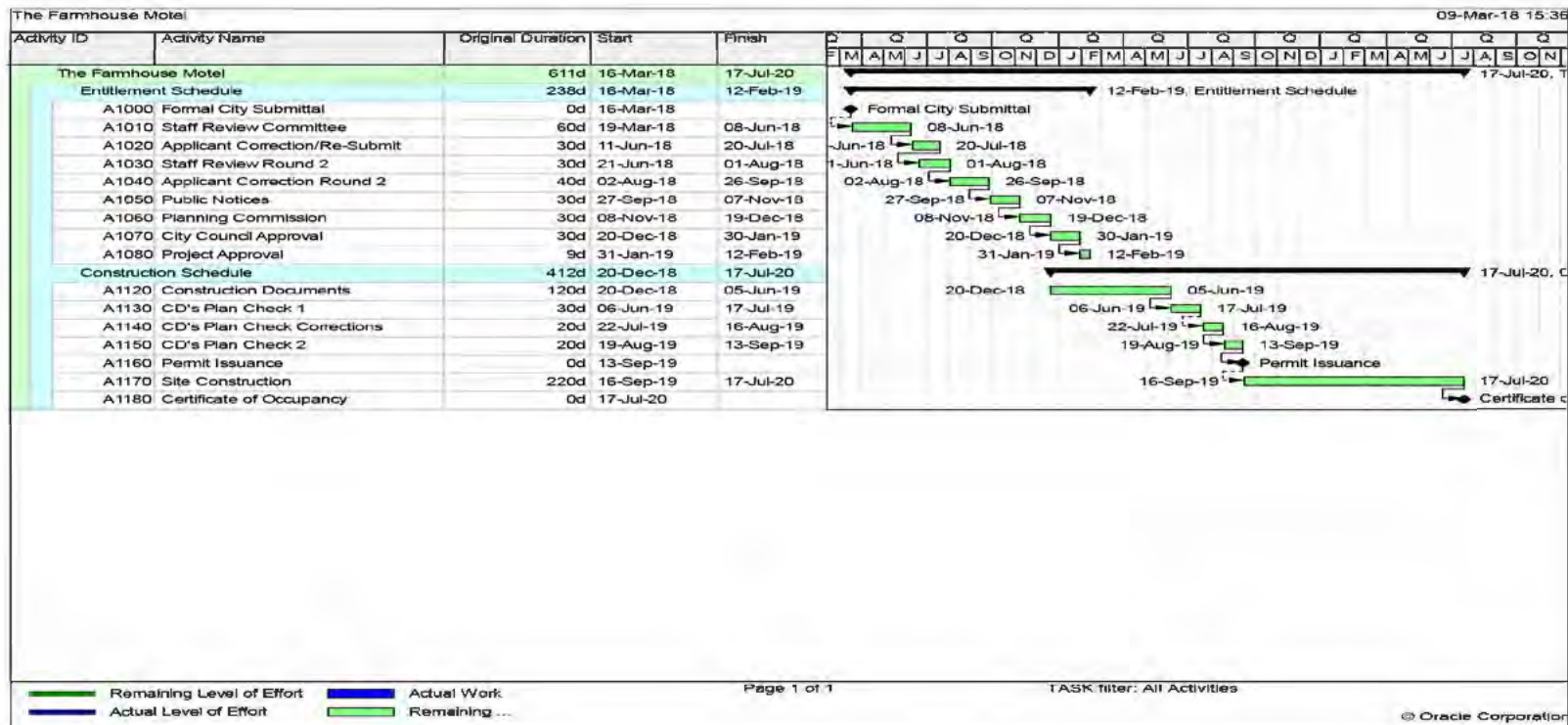
Please feel to contact any of our lending partners listed below for references.

Financing Sources	Contact
Wells Fargo Private Bank	Deb Mele-Blanchard, Sr. Vp Deb.mele-Blanchard@wellsfargo.com
Pacific Western Bank	Michael Schirm, President mschirm@pacificwesternbank.com
Union Bank, The Private Bank	Laura Dang, VP Laura.dang@unionbank.com
American Business Bank	David Valenzuela, VP dvalenzuela@americanbusinessbank.com

FARM HOUSE

TIMELINE

PROJECT TIMELINE



FARM HOUSE

COMMUNITY IMPACT

- INSPIRE THE COMMUNITY AND SUPPORT THEIR ASPIRATIONS
- CREATE A RELEVANT EXPERIENCE FOR YOUTH-MINDED VISITORS
- PROMOTE LOCAL ENTREPRENEURS AND ARTISANS
- INTEGRATE COMMERCE, CULTURE AND COMMUNITY
- A GATHERING PLACE AND CULTURAL HUB FOR AN UNDERSERVED DEMOGRAPHIC / PSYCHOGRAPHIC
- TRANSFORM AN UN-USED EXISTING PROPERTY INTO AN AUTHENTIC, INTIMATE AND IMMERSIVE EXPERIENCE
- CREATIVE EXPRESSION, SHARE AND EXCHANGE EXPERIENCES AND IDEAS
- CREATING SOCIAL RELEVANCE AND COMMUNAL PARTICIPATION
- AN ECONOMIC ENGINE FOR THE CITY OF RIVERSIDE

PROPOSED PURCHASE PRICE: \$185,000