

Response to

**PROPOSAL FOR
ARCHITECTURAL DESIGN SERVICES
FLEET FACILITY BUILDING**

16641 Orange Way, Fontana, CA 92335

Submitted to:
City of Fontana - Purchasing Office
www.fontanapurchasing.org

RFP No. PW-26-158-SP

Date of Submission: March 27, 2026

BFK
ARCHITECTURE + PLANNING

COVER LETTER

March 27, 2026

City of Fontana – Purchasing Office
8353 Sierra Ave
Fontana, CA 92335
www.fontanapurchasing.org

**RE: Proposal for Architectural Design Services – Fleet Facility Building, 16641 Orange Way
RFP No. PW-26-158-SP**

Dear Selection Committee:

BFK Architecture + Planning is pleased to submit this proposal for architectural design services for the renovation and conversion of the Fleet Facility Building at 16641 Orange Way, Fontana, California. We have thoroughly reviewed the RFP documents, all five addenda, and the Q&A responses issued through March 25, 2026.

On March 19, 2026, Joshua Massey of IMEG (our sub-consultant partner) attended the Mandatory Pre-Proposal Meeting and site walk at 16641 Orange Way on behalf of the BFK team, and that firsthand familiarity with the existing building conditions is directly reflected in our proposed scope, schedule, and fee.

BFK Architecture + Planning is a licensed California architectural firm with demonstrated experience in technically complex public agency facilities, including industrial, municipal operations, and maintenance facilities across Southern California. We understand that this project requires more than design proficiency — it requires a team that can move quickly, coordinate a multi-discipline effort, and deliver construction-ready documents within the City's fast-track schedule targeting project completion by December 2026.

Our proposal presents a fully coordinated team with the capability to handle the full scope of this project, including architectural design, structural engineering, MEP engineering, fire protection, and specialty systems including vehicle exhaust extraction and EV conduit infrastructure. We have structured our scope, schedule, and fee to reflect the information provided through the addenda process, and we welcome the opportunity to refine scope and cost during contract negotiation as contemplated in several Q&A responses.

The undersigned is authorized to bind BFK Architecture + Planning, and this proposal shall remain valid for ninety (90) days from the date of submission.

We appreciate the City of Fontana's consideration and look forward to the opportunity to deliver an outstanding Fleet Maintenance Facility in support of your operations.

Respectfully submitted,



Brian F. Knight, AIA, LEED AP
President / Principal-in-Charge
BFK Architecture + Planning
1337 Lida Street, Pasadena, CA 91103
(626) 823-0150

TABLE OF CONTENTS

COVER LETTER.....2
TABLE OF CONTENTS.....3
SECTION 1 - FIRM IDENTIFICATION.....4
SECTION 2 - CONTACT PERSON.....4
SECTION 3 - SUB-CONSULTANTS4
SECTION 4 - WORK PLAN.....5
SECTION 5 - ORGANIZATIONAL CHART.....8
SECTION 6 - PROJECT SCHEDULE9
SECTION 7 - STAFFING PLAN10
SECTION 8 - PROPOSED TEAM.....10
SECTION 9 - RELEVANT PROJECT EXPERIENCE11
SECTION 10 - KEY PERSONNEL NAMES AND CLASSIFICATIONS.....16
SECTION 11 - REFERENCES17
SECTION 12 - AUTHORIZATION AND PROPOSAL VALIDITY18
APPENDIX A - STAFF RESUMES19
APPENDIX B - SUPPLEMENTAL MATERIALS27
COST PROPOSAL..... UNDER SEPARATE COVER

SECTION 1 - FIRM IDENTIFICATION

Firm Name: BFK Architecture + Planning
Business Structure: Corporation, State of California
Primary Office Address: 1337 Lida Street, Pasadena, CA 91103
Telephone: (626) 823-0150
Email: brian.knight@bfkarch.com
California Architect License No.: C-32905
License Holder: Brian F. Knight, AIA, LEED AP
Federal Tax ID: 84-4811443
DIR Registration No.: (to be provided upon contract award if applicable)
Years in Practice: 20+; 6+ as BFK Architecture + Planning
Firm Size: 4; project staffed through qualified subconsultants
Primary Service Area: Southern California
Project Role: Prime Consultant - Architectural Design Lead

SECTION 2 - CONTACT PERSON

Contact Person During Evaluation Period:

Name: Brian F. Knight, AIA, LEED AP
Title: President / Principal-in-Charge
Firm: BFK Architecture + Planning
Address: 1337 Lida Street, Pasadena, CA 91103
Telephone: (626) 823-0150
Email: brian.knight@bfkarch.com

Availability: Brian Knight is the sole authorized contact for all correspondence, clarifications, and negotiations during the evaluation period and through contract execution. He is available by phone and email during normal business hours, Monday through Friday, and will respond to all City inquiries within one business day.

SECTION 3 - SUB-CONSULTANTS

IMEG

901 Via Piemonte #400, Ontario, CA 91764
(909) 942-5541

IMEG provides all engineering disciplines for this project under a single subconsultant agreement with BFK Architecture + Planning, including structural, mechanical/HVAC, electrical, plumbing, and fire protection engineering. **Joshua Massey of IMEG attended the Mandatory Pre-Proposal site walk on March 19, 2026.**

Notes:

1. No civil engineering scope is included per Q&A response 1.4; paving and site improvements are confirmed to be performed under a separate contract.
2. The City's IT department will handle all low voltage, structured cabling, and access control pathways under a separate scope per Q&A 5.11.
3. The City will provide the hazardous materials / asbestos abatement report per Addendum No. 4, Q&A 4.1.
4. Equipment planning and procurement is not included in this scope; the City's Fleet Department will relocate and install existing lifts, tire equipment, and the air compressor system per Q&A 3.19 and 3.20.
5. The compressed air piping system will be installed by the City at a later time and is excluded from this scope per Q&A 5.14.

SECTION 4 - WORK PLAN

Scope of Work and Deliverables

BFK Architecture + Planning proposes to provide full architectural and engineering design services for the renovation and conversion of the existing approximately 16,600-square-foot warehouse building at 16641 Orange Way into a full-service Fleet Maintenance Facility for the City of Fontana. Our work plan is organized around the four phases identified in the RFP and is informed by all five addenda and the complete Q&A record issued through March 25, 2026.

The following scope reflects confirmed project parameters including: full-building HVAC via rooftop package units; roof membrane replacement with new insulation and skylight elimination; demolition of all existing interior partitions; new office, conference, lobby, lunchroom, restroom, locker room, and shower facilities; three mezzanine levels (approximately 2,200 SF, 800 SF, and 288 SF); five vehicle exhaust extraction drops; motorized roll-up door installations; new full-building NFPA 13 fire sprinkler system; fire alarm system; electrical panel replacement; EV conduit stub-outs for 6 future charging stations; eyewash station in the fleet maintenance area; and sanitary sewer extensions for new shower and restroom fixtures.

The following items are explicitly excluded from our scope based on Q&A responses: civil/paving work; furniture selection; IT/low voltage pathways; compressed air piping; equipment procurement or relocation; solar/PV/BESS; emergency generator; vehicle wash bay; and welding area provisions.

Phase 1 – Preliminary Design

Objective:

Establish the design direction, confirm the building program with City staff, and produce a coordinated preliminary design for City review and approval before proceeding to construction documents.

Tasks:

- Conduct project kickoff meeting with City Fleet Division and Public Works staff to confirm space program, operational requirements, and design priorities.
- Perform field verification of existing building conditions including architectural, structural, and MEP systems, given the absence of as-built drawings. Develop base drawings from field survey data for use throughout design.
- Review the preliminary plans prepared by the prior consultant (referenced in Q&A 1.11) and incorporate applicable information into the base design.
- Prepare demolition plan identifying all existing interior partitions, roofing, skylights, doors, and MEP systems to be removed.
- Develop preliminary floor plan reflecting the confirmed program: shop area with 5 vehicle service positions (1 large, 4 small/medium), 3 mezzanine levels, office suite, conference room, public lobby, lunchroom/kitchen, office restrooms, shop restrooms, locker room, and shower facilities; compressor/oil storage room with secondary containment.
- Prepare preliminary roof plan reflecting new membrane, insulation, skylight elimination, and rooftop HVAC unit locations.
- Coordinate with IMEG on preliminary MEP and structural system concepts including rooftop unit sizing, exhaust extraction layout, panel replacement scope, plumbing fixture counts, and structural assessment of roof framing for new unit loads.
- Prepare preliminary exterior elevation studies reflecting new roll-up door locations and any new window openings for office areas.
- Submit Preliminary Design package to City for review and comment.
- Conduct design review meeting with City staff; incorporate comments and obtain written approval to proceed.

Deliverables:

- Existing conditions / base drawing set
- Demolition plan
- Preliminary floor plan, roof plan, and exterior elevations
- Preliminary MEP and structural narratives
- Preliminary design submittal package
- Meeting minutes from kickoff and design review meetings

Phase 2 – Design Plans Development

Objective:

Advance the approved preliminary design through design development, coordinating all disciplines and resolving technical systems in sufficient detail to confirm scope, cost, and constructability before proceeding to construction documents.

Tasks:

- Develop coordinated architectural plans, reflected ceiling plans, interior elevations, and preliminary finish schedules for all spaces.
- Coordinate mezzanine structural framing design with IMEG for three mezzanine levels above office areas and Fleet/Facilities shop offices.
- Advance structural design for new wall openings accommodating motorized roll-up doors, roof framing reinforcement for new HVAC units, and all code-triggered structural modifications directly associated with new work per Q&A 5.1.
- Develop HVAC design documents including rooftop package unit selections, ductwork distribution for office and shop areas, vehicle exhaust extraction system layout with 5 drops sized for 1 large vehicle and 4 small/medium vehicles, and make-up air provisions. Develop electrical design documents including panel replacement (apples-for-apples per Q&A 5.5), new lighting for office and shop areas, power distribution, and EV conduit stub-outs to 6 future parking stall locations.
- Develop plumbing design documents including fixture schedules, sanitary sewer extensions for new showers and urinals, domestic water distribution, and eyewash station location in the fleet maintenance area.
- Develop fire protection design documents including NFPA 13 sprinkler system layout, new backflow preventer, and fire alarm system with fire panel and horn/strobe devices; initiate coordination with Fontana Water Company for fire flow test.
- Prepare preliminary Title 24 energy compliance analysis.
- Prepare updated construction cost estimate for City review.
- Submit Design Development package to City for review and comment.
- Conduct design development review meeting with City staff; incorporate comments and obtain approval to proceed.

Deliverables:

- Coordinated design development drawing set (all disciplines)
- Updated construction cost estimate
- Preliminary Title 24 analysis
- Design development submittal package
- Meeting minutes

Phase 3 – Construction Documents and Construction Support

Objective:

Produce a complete, coordinated, permit-ready construction document set; obtain building permit and Fire Marshal approvals; support the City through bidding; and provide responsive construction administration through project completion.

Tasks:

Construction Documents:

- Prepare complete construction drawing set across all disciplines: architectural, structural, mechanical, electrical, plumbing, and fire protection.
- Architectural drawings to include: site plan, demolition plans, floor plans, roof plan, reflected ceiling plans, exterior elevations, building sections, wall sections, interior elevations, door and window schedules, finish schedule, and all necessary details.
- Prepare project specifications (CSI format) covering all materials, systems, and workmanship requirements.
- Prepare final construction cost estimate.
- Coordinate building permit submittal to City of Fontana Building Department; coordinate fire sprinkler and fire alarm submittal to Fontana Fire Marshal per Q&A 3.2.
- Respond to plan check comments and resubmit as required to obtain all necessary permits and approvals.
- Prepare final Title 24 energy compliance documentation.

Bidding Support:

- Assist City in preparation of bid package.
- Respond to contractor requests for information (RFIs) during the bid period.
- Prepare and issue addenda as required to clarify or modify bid documents.
- Review bids and provide recommendation of award to City.

Construction Administration:

- Conduct pre-construction meeting with City and awarded contractor.
- Review and respond to contractor-submitted RFIs during construction.
- Review and approve or reject contractor submittals and shop drawings.
- Conduct periodic site observation visits to confirm work is proceeding in general conformance with the construction documents.
- Prepare field observation reports following each site visit.
- Review and process contractor applications for payment.
- Identify, document, and track punchlist items; confirm completion prior to final payment recommendation.
- Coordinate with City Project Manager throughout construction phase.

Deliverables:

- Complete permit-ready construction document set (all disciplines)
- Project specifications
- Final construction cost estimate
- Permit applications and plan check responses
- Bid addenda (as required)
- Bid review and award recommendation
- RFI and submittal log
- Field observation reports
- Punchlist documentation

Phase 4 - Record Drawing Production

Objective:

Deliver accurate record drawings reflecting all field changes and confirmed as-built conditions at project closeout.

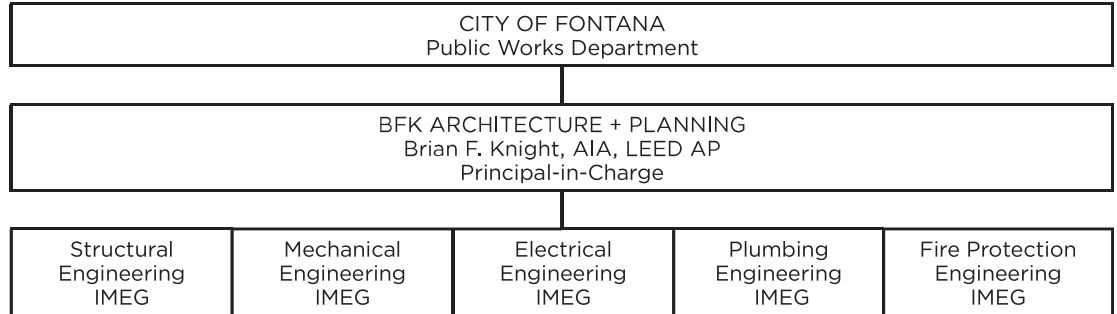
Tasks:

Collect and review contractor-marked redline drawings throughout construction. Incorporate all confirmed field changes into the base drawing files. Prepare and submit record drawing set to City in both PDF and AutoCAD/Revit format

Deliverables:

- Record drawing set (PDF and native CAD/BIM format)
- Electronic file transmittal to City

SECTION 5 - ORGANIZATIONAL CHART



Key Roles and Responsibilities:

City of Fontana - Public Works Department

Owner and project authority. Provides program direction, reviews and approves submittals at each design phase, coordinates with City Fleet Division and IT Department, and manages contract administration on the City side.

BFK Architecture + Planning

Serves as Prime Consultant and single point of contact for all City communications. Responsible for overall project delivery, schedule management, quality control, subconsultant coordination, permit processing, and construction administration. Authorized to negotiate and execute the contract.

IMEG - Structural Engineering

Responsible for field verification of existing structural conditions, structural design of mezzanine framing, new wall openings for roll-up doors, and roof framing reinforcement for new rooftop HVAC units.

IMEG - Mechanical Engineering

Responsible for full-building HVAC design via rooftop package units, vehicle exhaust extraction system design with 5 drops, make-up air, and Title 24 mechanical compliance.

IMEG - Electrical Engineering

Responsible for electrical panel replacement, shop and office lighting, power distribution, EV conduit stub-outs for 6 future charging stations, and Title 24 electrical compliance.

IMEG - Plumbing Engineering

Responsible for restroom, locker room, shower, and kitchen plumbing design, sanitary sewer extensions, domestic water distribution, and eyewash station in the fleet maintenance area.

IMEG - Fire Protection Engineering

Responsible for full-building NFPA 13 fire sprinkler system design, new backflow preventer, fire alarm system with fire panel and horn/strobe devices, Fontana Water Company fire flow test coordination, and Fontana Fire Marshal submittal coordination.

Note: IMEG is a multi-discipline engineering firm. This single-firm MEP+Structural approach maximizes internal coordination efficiency and reduces inter-discipline conflicts, directly supporting the City’s fast-track schedule.

SECTION 6 - PROJECT SCHEDULE

Milestone	Timing
Notice to Proceed.....	April 2026
Kickoff Meeting / Field Verification	Week 1
Preliminary Design Submittal.....	Week 4
City Approval - Proceed to Phase 2.....	Week 6
Design Development Submittal	Week 10
City Approval - Proceed to Phase 3.....	Week 12
90% Construction Documents	Week 18
100% CD / Permit Submittal.....	Week 20
Permit Issuance (estimated).....	Week 26
Bid Period	Weeks 26-30
Construction Start.....	Week 32
Substantial Completion.....	Week 50
Final Completion / Punchlist.....	Week 52
Record Drawing Submittal.....	Week 53
Project Closeout.....	December 2026

Schedule assumes NTP in April 2026, two-week City review periods at each design phase, and a single construction phase per Q&A 5.10. Plan check duration estimated at six weeks and is subject to Building Department workload. Fontana Water Company fire flow testing will be initiated during Phase 2 to avoid permit delays. The hazardous materials report to be provided by the City per Addendum No. 4; if abatement is required prior to demolition, the construction schedule may require adjustment.

SECTION 7 – STAFFING PLAN

BFK Architecture + Planning is a focused solo principal practice, which means the licensed architect who wins the project is the same person who designs it, manages it, and sees it through construction. There is no hand-off to junior staff and no account manager standing between the City and the design decision-maker. Brian Knight maintains a deliberate project load that ensures each active client receives substantive principal time at every phase.

IMEG staffs projects through discipline-specific teams coordinated under a single project executive. On this project, Kerry Parker manages internal resource allocation across IMEG's structural, mechanical, electrical, plumbing, and fire protection teams in the Ontario office. IMEG's single-firm multi-discipline structure means that coordination gaps and schedule slippage between engineering disciplines are resolved internally rather than across separate firm boundaries — a direct advantage on a fast-track project. IMEG maintains deep bench depth in each discipline and the capacity to surge resources during peak production periods.

Joshua Massey of IMEG provides additional engineering support and brings firsthand familiarity with existing building conditions from the March 19, 2026 mandatory site walk.

SECTION 8 – PROPOSED TEAM

BFK Architecture + Planning | Brian F. Knight, AIA, LEED AP

Brian Knight is the founder and sole principal of BFK Architecture + Planning, a licensed California architectural firm specializing in public agency work across Southern California. He brings direct principal-level attention to every project from kickoff through closeout with no hand-off to junior staff. His experience encompasses technically complex municipal and public agency facilities including operations facilities, maintenance buildings, and infrastructure projects for city, transit, and utility clients throughout the region. Credentials: CA Architect License No. C-32905; AIA; LEED AP. See Appendix A for full resume.

IMEG | Kerry Parker, Primary Contact

IMEG is a national multi-discipline engineering firm with a strong regional presence in the Inland Empire and Southern California. The Ontario office provides structural, mechanical, electrical, plumbing, and fire protection engineering for a broad range of public agency clients. IMEG's single-firm, multi-discipline structure is a direct advantage on this project: all engineering coordination occurs within one organization under one contact, reducing inter-discipline conflicts and supporting the City's fast-track schedule.

Structural: Existing conditions assessment; mezzanine framing; roll-up door wall openings; roof framing reinforcement for new HVAC units; code-triggered modifications per Q&A 5.1 and 5.2.

Mechanical/HVAC: Full-building rooftop package units; vehicle exhaust extraction with 5 drops; make-up air; Title 24 compliance per Q&A 5.15.

Electrical: Panel replacement; shop and office lighting; power distribution; EV conduit stub-outs to 6 future charging station locations; Title 24 compliance per Q&A 5.5 and 5.12.

Plumbing: Restrooms, locker room, showers, kitchen, eyewash station; sanitary sewer extensions per Q&A 3.1 and 5.14.

Fire Protection: Full-building NFPA 13 sprinkler system; new backflow preventer; fire flow test coordination with Fontana Water Company; fire alarm with fire panel and horn/strobe devices; Fire Marshal coordination per Q&A 3.2 and 5.13.

See Appendix A for IMEG team resumes.

Note on Team Stability: Per RFP Section 2.17, Item 9, key personnel identified in this proposal shall not differ from those in the executed contract. BFK and IMEG jointly commit that Brian F. Knight and Kerry Parker will remain the assigned leads through project completion.

RELEVANT PROJECT EXPERIENCE

KEY CHALLENGES & SOLUTIONS

Challenge: Designing a functional utility maintenance facility for a high-desert climate environment

Solution: Specified evaporative cooling, full building insulation, and skylights suited to Victorville's Climate Zone 15 conditions, balancing occupant comfort with energy efficiency and long-term operational cost.

Challenge: Integrating shop, warehouse, and administrative functions within a single pre-engineered steel building

Solution: Developed a building program that separates heavy-use shop and storage areas from finished office space while maintaining efficient internal circulation and shared access to utilities and exits.

Challenge: Coordinating multiple engineering disciplines across a compressed delivery schedule

Solution: Engaged a full MEP engineering team under BFK's coordination to produce fully integrated architectural, structural, mechanical, electrical, and plumbing documents suitable for permit submittal and contractor pricing in a single package.

Challenge: Siting a new utility operations facility within an active airport logistics campus

Solution: Conducted a line-of-sight study to inform screen wall placement and height, and designed site improvements to meet operational and safety requirements.

Challenge: Producing a construction cost estimate reliable enough to support municipal budgeting and public bidding

Solution: Developed a comprehensive estimate covering labor, materials, and contingency allowances across all trades, coordinated with the engineering team to reflect actual specified systems and site conditions.

**City of Victorville, CA
 Victorville Municipal Utilities Fleet Building**

BFK provided full architectural design and engineering coordination services for a new Shop/Warehouse facility for the Victorville Municipal Utility Services (VMUS) Department, located at the Southern California Logistics Airport in Victorville, California. The project called for a complete design and construction document package for a pre-engineered steel building encompassing shop, warehouse, and administrative functions, along with associated site improvements.

The facility program includes a 50' x 100' steel building with a 16-foot roof height on a 70' x 100' concrete slab, incorporating a large-bay shop and warehouse area with six electric roll-up doors, interior and exterior electrical, evaporative cooling, skylights, and a shop sink. An integrated 15' x 50' finished office suite provides ADA-compliant restrooms, a kitchenette, mini-split HVAC, and optional mezzanine storage. **BFK** developed complete architectural and structural plan sets, including site layout, grading and foundation plans, building elevations, and detailed mechanical, electrical, and plumbing drawings, along with material specifications suited to the high-desert climate and operational demands of a municipal utility maintenance environment.

Site design addressed grading, gravel yard surfacing, paved parking, a fire access road, perimeter block screen wall with barbed wire, yard lighting, and dual electric gate operators.

BFK also coordinated utility service connections for water, sewer, and communications, and prepared a line-of-sight study to support screen wall design. The scope included a comprehensive construction cost estimate covering labor, materials, and contingency allowances, as well as bidding support services to assist the City in achieving accurate and competitive contractor proposals.



RELEVANT PROJECT EXPERIENCE

KEY CHALLENGES & SOLUTIONS

Challenge: Maintaining Emergency Operations During Construction
Solution: The project team developed and implemented a clear phasing and constructability strategy that allowed the station to remain fully operational during construction. Renovation areas and the building addition were sequenced to minimize impacts to response functions, and coordination with City staff and station personnel ensured that safety and access were maintained at all times.

Challenge: Integrating a New Addition into an Existing Facility While Controlling Costs
Solution: The design utilized efficient planning, straightforward structural systems, and durable, cost-effective materials. The addition was carefully scaled and detailed to complement the existing building without introducing unnecessary complexity, allowing the project to remain within budget while significantly improving functionality

Challenge: Upgrading an Older Facility to Meet Current Code, Accessibility, and Energy Standards
Solution: A comprehensive early code and accessibility assessment identified required upgrades and allowed them to be strategically integrated into the renovation scope. Energy-efficient systems and materials were incorporated where appropriate, improving building performance while supporting the City's long-term operational and maintenance goals.

Challenge: Delivering a Durable, Low-Maintenance Facility
Solution: The project emphasized durable finishes, standardized components, and proven building systems appropriate for public safety facilities.

**City of Menifee, CA
 Fire Station No. 76 Renovations and Additions**

The City of Menifee, located in southwest Riverside County, is a rapidly growing community that has prioritized public safety as a core element of its municipal services. To address increased operational demands associated with population growth, the City completed renovations and a modest building addition to Fire Station No. 76, located at 29950 Menifee Road.

Fire Station No. 76, originally constructed in 1999, is a single-story, approximately 7,100-square-foot Type V-N facility. Our team provided full architectural and engineering services for the renovation and addition, which improved the functionality and livability of the station while maintaining uninterrupted emergency operations. The completed work included reconfiguration and enlargement of the living and dining areas and expansion of the sleeping quarters to accommodate two additional bedrooms. A new approximately 440-square-foot addition was seamlessly integrated into the existing building. The project was delivered within the City's established construction budget of approximately \$480,000.

All work was designed in compliance with current California building, fire, accessibility, and energy codes, as well as the Greenbook. The project emphasized simplicity, durability, long service life, and reduced long-term maintenance costs, consistent with the City's standards for public safety facilities. Architectural, structural, civil, mechanical, electrical, plumbing, landscape, lighting, site survey, and soils-related services were delivered under a single coordinated contract.

Services included project management and quality control; stakeholder coordination; development of conceptual alternatives; preparation of 75% and 100% construction documents and cost estimates; permitting and plan check support; bidding assistance; construction administration; and preparation of final as-built drawings. Close collaboration with City staff ensured the project met operational requirements, regulatory standards, and budget constraints while minimizing impacts to station operations.



RELEVANT PROJECT EXPERIENCE

KEY CHALLENGES & SOLUTIONS

Challenge: Adaptive reuse of buildings with limited prior law enforcement infrastructure

Solution: Conducted detailed programming and space planning with Police Department leadership to align building layouts with operational workflows, security protocols, and future flexibility.

Challenge: Retrofit of a pre-engineered metal building (PEMB) for secure evidence storage

Solution: Designed PEMB-specific upgrades addressing long-span framing, thermal performance, and mechanical limitations, while integrating high-capacity racking, environmental controls, and secure storage systems.

Challenge: Maintaining evidence integrity and chain-of-custody requirements

Solution: Implemented controlled access zoning, secure circulation paths, and specialized storage environments including walk-in cold storage, caged areas, and flammable materials safes.

Challenge: Coordination among multiple City departments and stakeholders

Solution: Led collaborative design workshops and ongoing coordination with Police, Community Services, Building, Community Development, and City Manager's Office to streamline approvals and align project goals.

Challenge: Budget certainty for a complex tenant improvement project

Solution: Developed a detailed, all-inclusive construction cost estimate incorporating contingencies, alternates, testing, and permitting to support informed City decision-making.

**City of Paso Robles, CA
 Law Enforcement Facilities Annex Buildings Adaptive Reuse**

BFK provided comprehensive architectural and multidisciplinary design services for the adaptive reuse of an existing office building and a 4,000+ SF pre-engineered metal building (PEMB) airplane hangar to support law enforcement operations adjacent to the Paso Robles Municipal Airport. Originally constructed in 2007 and acquired by the City in 2020, the facilities were transformed into a secure, modern police support campus.

Working closely with the Paso Robles Police Department, Community Services, Building and Community Development Divisions, and the City Manager's Office, **BFK** developed a coordinated design addressing operational efficiency, officer safety, evidence integrity, and regulatory compliance. Office building improvements included command staff offices, workstations for seventeen personnel, interview rooms, a report writing room, forensic internet investigations space, and dedicated drug and gang task force areas, supported by locker rooms, showers, breakroom, and copy facilities.

The adjacent PEMB hangar was retrofitted to function as a secure evidence and property storage facility. **BFK's** design responded to the unique structural, envelope, and mechanical constraints of the existing PEMB, incorporating racked storage systems, walk-in freezer and refrigerator units, flammable materials storage, secure caged areas, staff office space, and vehicle storage. Mechanical upgrades provided adequate cooling and environmental control to meet evidence preservation requirements, with evaluation of a future mezzanine to expand storage capacity.

Across both buildings, **BFK** integrated state-of-the-art security systems, controlled access zoning, and high-speed data infrastructure. Site improvements included signage, landscape enhancements, and parking lot upgrades. **BFK** also prepared a comprehensive construction cost estimate and advanced the project to a 90% design level for City Council review.





EASTERN MUNICIPAL WATER DISTRICT FLEET SERVICES

PERRIS, CA



CNG UPGRADES & CONSTRUCTION ADMINISTRATION

The project: IMEG provided structural, mechanical, electrical, and architectural engineering services along with construction administration support for compressed natural gas (CNG) infrastructure upgrades at the Eastern Municipal Water District's Fleet Services facility in Perris, California.

The goal: EMWD required a multidisciplinary engineering team to support the design and construction of CNG fueling upgrades that would improve fleet fueling capabilities while ensuring safe installation and compliance with applicable codes.

Design approach: IMEG delivered coordinated engineering services associated with the design of the CNG upgrades and provided construction administration support during implementation. The team worked closely with project stakeholders and the contractor to address field conditions, review technical documentation, and maintain alignment with the design intent.

A CNG specialist was incorporated into the team based on experience from a previous CNG retrofit project, providing additional expertise for the specialized fueling systems.

Project outcome: IMEG's multidisciplinary engineering and construction-phase support helped successfully deliver the CNG infrastructure upgrades, strengthening EMWD's fleet fueling capabilities and supporting the district's continued investment in alternative fuel infrastructure.

COST	\$1 Million
COMPLETION	2022
SERVICES	Mechanical, Electrical, Structural



IMEG | PROJECT PROFILE



COUNTY OF RIVERSIDE RUBIDOUX FLEET SERVICES

RIVERSIDE, CO



**ADMINISTRATIVE, AND VEHICLE MAINTENANCE FACILITY,
 INCLUDING CAR WASH AND FUELING STATION**

The project: IMEG supported the Rubidoux Fleet Services project for DLR Group Inc., providing engineering consulting services for a government fleet services facility in Riverside County, California. The project was delivered in collaboration with the project team to support the County's transportation and fleet operations.

The goal: The project required experienced engineering support to assist with the development and delivery of infrastructure supporting a county fleet services facility. The objective was to provide coordinated technical expertise.

Design approach: IMEG worked with DLR Group and project stakeholders to provide engineering support as part of the overall project team. Led by Principal Kerry Parker, the IMEG team coordinated with the architect and owner to ensure project requirements were addressed and the facility infrastructure aligned with operational needs.

Project outcome: The Rubidoux Fleet Services project was successfully completed. The project supports Riverside County's fleet and transportation operations and reflects IMEG's experience delivering engineering services for government and transportation-

COMPLETION	2007
SERVICE	Mechanical, Electrical, Plumbing, Structural, Construction Administration



SECTION 10 – KEY PERSONNEL NAMES AND CLASSIFICATIONS

Per RFP Section 2.17, Item 9, the team members identified herein shall not change from those named in this proposal to those appearing in the executed contract without prior written approval from the City of Fontana.

Name	Firm	Classification	License
Brian Knight	BFK	Principal / Project Manager / Contract Authority	C-32905
Alex Sexsmith	BFK	Project Architect	C-36068
Kerry Parker	IMEG	Project Executive / Engineering Coordinator	LEED AP
Joshua Massey	IMEG	Project Manager	LEED AP
Craig Chamberlain	IMEG	Structural Engineer of Record	C-58851
Daphne Huang	IMEG	Mechanical Engineer of Record	C-34080
Nestor Ignacio	IMEG	Electrical Engineer of Record	C-16934
Shayan Bigdeli	IMEG	Plumbing Engineer of Record	C-43066
Shayan Bigdeli	IMEG	Fire Protection Engineer of Record	C-43066

Note: IMEG’s individual Engineers of Record for each discipline will be confirmed upon contract award and will be identified by name, classification, and license number on all permitted construction documents as required by the California Board for Professional Engineers, Land Surveyors, and Geologists. Brian F. Knight is the individual authorized to negotiate and execute the contract on behalf of BFK Architecture + Planning.

SECTION 11 - REFERENCES

The following three clients represent comparable public agency projects for which BFK Architecture + Planning has provided architectural design services within the last three years. Each reference can speak to our firm's ability to manage technically complex projects, coordinate multi-discipline teams, and deliver construction-ready documents for municipal clients.

1. Name of Agency: **City of Victorville**
Address: 14343 Civic Dr, Victorville, CA 92392
Contact Person Name: Claudia Frias, Contracts Specialist
Contact Person Phone: (760) 243-6345
Contact Email: cfrias@victorvilleca.gov
Date Completed: Ongoing
2. Name of Agency: **City of West Covina**
Address: 1444 W Garvey Avenue S, West Covina, CA 91790
Contact Person Name: Robert Ortega, CIP Project Manager
Contact Person Phone: (626) 939-8423
Contact Email: rortega@westcovina.org
Date Completed: March, 2026
3. Name of Agency: **City of Hemet**
Address: 445 East Florida Avenue, Hemet, CA 92543
Contact Person Name: Candace Sunds, Procurement Administrator
Contact Person Phone: (951) 765-2348
Contact Email: CSunds@hemetca.gov
Date Completed: Ongoing
4. Name of Agency: **City of Menifee**
Address: 29844 Haun Road, Menifee, CA 92586
Contact Person Name: Michael To, City Project Manager
Contact Person Phone: (951) 723-1783
Contact Email: mto@cityofmenifee.us
Date Completed: Ongoing
5. Name of Agency: **City of Montclair**
Address: 5111 Benito Street, Montclair, CA 91763
Contact Person Name: Christian Stevenson, Associate Engineer
Contact Person Phone: (909) 625-9444
Contact Email: cstevenson@cityofmontclair.org
Date Completed: June, 2025
6. Name of Agency: **City of Paso Robles**
Address: 625 Riverside Avenue, Paso Robles, CA 93446
Contact Person Name: Freda Berman, Public Works Director
Contact Person Phone: (805) 237-3873
Contact Email: fberman@prcity.com
Date Completed: June, 2023

SECTION 12 - AUTHORIZATION AND PROPOSAL VALIDITY

Proposal Validity Statement

This proposal is submitted by BFK Architecture + Planning in response to the City of Fontana Request for Proposals No. PW-26-158-SP for Architectural Design Services for the Fleet Facility Building at 16641 Orange Way, Fontana, CA 92335.

The undersigned hereby affirms that:

1. He is an official of BFK Architecture + Planning duly authorized to submit this proposal and to bind the firm to all terms, conditions, representations, and commitments contained herein.
2. The contents of this proposal, including all sections, appendices, and the separately submitted Cost Proposal, are true, accurate, and complete to the best of his knowledge and belief.
3. This proposal is valid for a period of ninety (90) days from the date of submission, March 27, 2026, through and including June 25, 2026.
4. The firm has thoroughly examined and become familiar with the RFP documents, including the Scope of Services, all instructions to proposers, and Addenda Nos. 1 through 5, and is capable of performing the work described therein to achieve the City of Fontana's objectives.
5. The key personnel identified in this proposal shall not differ from those named in the executed contract without prior written approval from the City of Fontana.
6. BFK Architecture + Planning is properly licensed in the State of California and holds all credentials required to perform the work described in this proposal.
7. Insurance certificates meeting all requirements of RFP Section 2.15 will be provided to the City upon contract award notice, prior to contract execution, per Q&A 2.3.
8. No officer, employee, or agent of the City of Fontana has a financial interest in this proposal or in the firm submitting it.
9. The firm has not engaged in any collusion with any other proposer in the preparation or submission of this proposal.

Submitted by:

Signature:  _____

Brian F. Knight, AIA, LEED AP
President & CEO / Principal-in-Charge
BFK Architecture + Planning
1337 Lida Street
Pasadena, CA 91103
(626) 823-0150
brian.knight@bfkarch.com
CA Architect License No. C-32905
Date: March 27, 2026

APPENDIX A - STAFF RESUMÉS



BRIAN F KNIGHT, AIA, LEED AP
 PRESIDENT & CEO, DESIGN PRINCIPAL

Brian began his career as a graphic designer and art director, working for over 15 years in the publishing, marketing, advertising, branding, and environmental graphics fields. As a design architect, he has worked in a variety of market sectors spanning municipal public works (including Essential Services Buildings), civic, higher education and K-12 to residential, healthcare and transportation. He has been involved in many award-winning built projects from California, Texas, and the western United States to Asia and the Middle East. His work ranges from product design and small interior projects to large-scale developments involving campus- and master-planning design.

For the past several years, Brian has been actively involved in addressing the housing shortage and homelessness problem in California through his architectural design and planning work. He has been involved with an array of housing typologies ranging from high-rise, mid-rise, and low-rise construction and involving market-rate rental housing, affordable housing, co-living housing, permanent support housing and single-family zone ADU projects.

YEARS OF EXPERIENCE
 20+

EDUCATION

BArch, Architecture
 Southern California Institute
 of Architecture

**REGISTRATIONS/
 CERTIFICATIONS**

California (CA 32906)
 LEED AP

**PROFESSIONAL
 ASSOCIATIONS**

American Institute of
 Architects
 Urban Land Institute
 LA Conservancy
 United States Green Building
 Council

RELEVANT EXPERIENCE

- City of Victorville; Victorville, CA
 Design and construction of Municipal Utilities Department office and storage building
- City of West Covina City Hall; West Covina, CA
 Accessibility upgrades to City Hall Buildings including elevator upgrades
- Modesto Junior College Student Services Building; Modesto, CA (while at Perkins+Will)
 20,000 SF LEED Silver project consolidating six student services departments
- City of Montclair Fire Station 1; Montclair, CA
 Renovation and upgrades to existing 13,915 SF Fire Station facility including new elevator
- City of Montclair Fire Station 2; Montclair, CA
 Renovation and upgrades to existing ~4,500 SF Fire Station facility
- City of Menifee Fire Station 76; Menifee, CA
 Renovation and upgrades to existing 4,751 SF Fire Station facility
- City of Montclair Public Library; Montclair, CA
 Renovation and upgrades to existing 14,101 SF Public Library building
- City of Paso Robles Police Administration Buildings; Paso Robles, CA
 11,125 SF Police Department Administration and Evidence Storage facilities
- City of Coachella; Coachella, CA
 Commercial Façade Improvement Program
- City of Vernon: Vernon, CA
 30,000 SF Public Utilities Department Headquarters Building
- Los Angeles County Metropolitan Transit Authority (while at Johnson Fain)
 Design of system-wide station design for light-rail stations and heavy-rail stations

APPENDIX A - STAFF RESUMÉS



ALEX EMIL SEXSMITH, AIA, LEED AP
 PROJECT ARCHITECT

Born in Canada, raised in New England, and exposed to the world from a young age, Alex blends an understated material sophistication with a love of exposed construction and spatial depth in his designs. A deep appreciation of the past, inspired by travels to Asia, Europe and the Middle East informs contemporary designs that emphasize warmth, intimacy and simplicity.

Alex moved to Los Angeles 23 years ago to pursue his Master’s in Architecture at the Southern California Institute of Architecture (SCI-Arc). He immersed himself in the experimental design culture of the school, and a semester abroad in Japan profoundly opened his eyes to refined craftsmanship, material expression and the spiritual presence of space. His thesis focused on expressing a contemporary form of contemplative architecture - Immersive Silence.

More than 20 years since, he has practiced architecture at corporate and boutique firms, in LA and abroad, learning from both efficient and artistic practice, on a range of institutional and residential projects. As a licensed Architect and a LEED certified professional, he brings a deep interest and knowledge in the many ways we can build a more thoughtful, creative and sustainable future.

YEARS OF EXPERIENCE

20+

EDUCATION

MArch, Architecture
 Southern California Institute
 of Architecture

BA, Art History
 Northwestern University

**REGISTRATIONS/
 CERTIFICATIONS**

California (CA 36068)

LEED AP

**PROFESSIONAL
 ASSOCIATIONS**

American Institute of
 Architects

NCARB

United States Green Building
 Council

RELEVANT EXPERIENCE

City of Montclair Fire Station 1; Montclair, CA
 Renovation and upgrades to existing 13,915 SF Fire Station facility including new elevator

City of Montclair Fire Station 2; Montclair, CA
 Renovation and upgrades to existing ~4,500 SF Fire Station facility

City of Menifee Fire Station 76; Menifee, CA
 Renovation and upgrades to existing 4,751 SF Fire Station facility

City of Montclair Public Library; Montclair, CA
 Renovation and upgrades to existing 14,101 SF Public Library building

City of Paso Robles Police Administration Buildings; Paso Robles, CA
 11,125 SF Police Department Administration and Evidence Storage facilities

Carlsbad High School; Carlsbad, CA (while at Perkins+Will)
 100,000 SF renovation of an existing 1950s campus, and the addition of new 2-story classroom wings

UCSD Jacobs Medical Center; San Diego, CA (while at Cannon Design)
 500,000 SF addition to the existing community hospital

Culver City High School Robert Frost Auditorium; Culver City, CA (while at Hodgetts & Fung)
 Renovation of BOH spaces, new catwalk, rigging and HVAC

Christ Cathedral; Orange County, CA (while at Johnson Fain)
 Renovation to worship spaces

Kerry Parker, LEED AP BD+C

PRINCIPAL-IN-CHARGE



Kerry has provided engineering and management leadership to commercial, healthcare, municipal and educational facilities for more than 44 years. His vast experience includes the design and construction of new buildings and tenant improvement projects to existing facilities. He also has a strong background in the infrastructure upgrades, central plants, and master planning. Kerry is also experienced in energy conservation, sustainable and energy efficient design, including preparation and review of USGBC LEED project certification and California Administrative Code Title 24 energy compliance documents.

PROJECT HIGHLIGHTS

- Sunline Transit Agency, Indio, CA, 2,800-sf Office Space and Restroom Area HVAC Upgrade, Indio Site
- Sunline Transit Agency, Indio, CA, 2,200-sf Maintenance Building Addition, New 8-bay Bus Canopy, and 32-bus Parking Space Area
- Sunline Transit Agency, Thousand Palms, CA, Sunline Center of Excellence Maintenance and Training Facility
- County of Riverside, CA, Rubidoux Fleet Services, Admin and Vehicle Maintenance Facility, Including Car Wash, and Fueling Station
- County of Riverside, CA - Purchasing and Fleet Services, On-Call Parks 2022 A/E Services
- San Bernardino County, CA, Lake Arrowhead, CA, 2,400-sf New Pre-fabricated Maintenance Building, Lake Arrowhead
- Confidential Public Utility Company, Corona, CA, 196,000-sf New Satellite Training Facility with Underground Training Labs and 3-level Open Parking Structure, Including a Vehicle Maintenance Facility, and Office Building
- City of Newport Beach, CA, Newport Beach, CA, Newport Beach Utility Yard
- Perris Union High School District, Perris, CA, Bus Maintenance Depot HVAC Replacement
- Ontario Montclair School District, Ontario, CA, Transportation Building Additional Cooling
- UCLA, Los Angeles, CA, Mechanical Systems Replacement, Transportation Services
- State Center Community College District, Fresno, CA, 115,064-sf New West Fresno Campus, Including Two-story Academic Building, Library, and Career Technical Education Building (CTE) with Automotive Technology, Mechanics, and Welding Facilities
- Toyota Motor North America, Inc., Ontario, CA, 700,000-sf Toyota Parts Warehouse Fire Protection

Experience

44 Total, 44 with IMEG

Education

CA State University San Bernardino, BA
Environmental Studies

Certifications

LEED Accredited Professional BD+C

Affiliations

ASHRAE
ASME
CA Association of Building Energy
Consultants



Josh Massey, LEED AP BD+C, CxA
PROJECT MANAGER

Josh has more than 26 years of experience in mechanical engineering and project management. He has been responsible for the design and management of several projects, most of which as prime consultant to the project Owner. Project types include the municipal sector, including libraries, police stations, fire facilities and community centers; medical facilities; K-12 public schools; higher education facilities; and multifamily housing. His tasks include managing multiple discipline teams, designing working drawings, writing specifications, bid assistance, and construction management. His project experience also includes LEED/Commissioning, building automation systems, energy analysis and audits, central plant engineering and design, Title-24 compliance, regulatory agency approvals, and project cost estimates.

PROJECT HIGHLIGHTS

- Sunline Transit Agency, Thousand Palms, CA, Sunline Center of Excellence Maintenance and Training Facility
- County of Riverside
 - 24,000-sf New Mead Valley Library, Riverside, CA
 - 55,000-sf New Roy's Desert Resource Center, Palm Springs, CA
 - Victor Miceli Law Library Foundation HVAC and Power Upgrade, Riverside, CA
- San Bernardino County, San Bernardino, CA
 - Juvenile Detention Center Warehouse New Fire Pump Assembly, Pump House and Fire Riser Assembly
 - Museum Humidification Study
- Los Angeles County - Department of Public Works
 - 120,000-sf Treasurer and Tax Collector Warehouse Roof Repairs, City of Industry, CA
 - MEP System Remodel Including New Central Plant Connecting to the Existing Plant, Los Angeles, CA
- City of Daly City, CA, HVAC Replacement, Westlake Library
- City of Fairfield, CA, 6,000-sf New Community Center
- City of Lawndale, CA, HVAC Assessment, City Community Center
- City of Moorpark, CA, 22,000-sf Tenant Improvement, City Hall
- City of Moreno Valley, CA
 - 45,900-sf Public Safety Building HVAC System Upgrade
 - Energy Calculations, Civic Center Amphitheater
- City of Ontario, CA, Expansion Assessment, Ontario Convention Center
- City of San Jose, CA, Infrastructure Upgrades, San Jose Museum of Arts
- Town of Mammoth Lakes, CA, 41,500-sf New Community Center Multi-use Facility

Experience

26 Total, 12 with IMEG

Education

University of California Extension
Riverside, CA, Certificate in AutoCAD

Certifications

LEED AP BD+C, GBCI (25107)
Certified Commissioning Authority
(1216-1488), ACG

Affiliations

ASHRAE
USGBC Inland Empire

Craig Chamberlain, MS, PE, SE

LEAD STRUCTURAL ENGINEER

Craig leads IMEG's structural team located in Los Angeles. He is a registered professional civil and structural engineer with over 29 years of experience in the industry. Craig has a wide range of experience from hundreds of projects in residential, commercial, and industrial industries which also include expertise working with California DSA and HCAI-regulated projects. Craig is a member of the Structural Engineers Association of Southern California (SEAOSC) and served on their Board of Directors as President in 2023-24. With extensive experience in the structural engineering industry, Craig is a recognized leader within the field who is frequently invited to present at industry events and provide expert witness services.

PROJECT HIGHLIGHTS

- Madison County Transit, Granite City, IL, 25,000-sf New Administration Building
- San Bernardino County, CA, Lake Arrowhead, CA, 2,400-sf New Pre-fabricated Maintenance Building, Lake Arrowhead
- San Bernardino County, CA, Bloomington, CA, New Two-story Animal Shelter, Including Animal Housing/Kennels, Future Kennel, and Buildings for Intake, Morgue, Quarantine, Cat, Adoption, and Vet
- San Bernardino County, CA, Victorville, CA, Victor Valley Station Relocation Building Assessment
- San Bernardino County, CA, San Bernardino, CA, Property Assessment & 51,410-sf Building Renovation, 412 W. Hospitality Lane
- San Bernardino County, CA, San Bernardino, CA, 303 W 5th Building Assessment
- San Bernardino County, CA, San Bernardino, CA, Cantilevered Metal Parking Canopy at Twin Peaks Fire Station 26
- San Bernardino County, CA, Hesperia, CA, 30,000-sf Commercial Building Assessment for New High Desert Fire District Headquarters
- County of Los Angeles, CA, Florence-Firestone Community Center 2nd Floor 8,600-sf Tenant Conversion to County Library
- City of Anaheim, CA, Anaheim Police Department Main Station - Perimeter Hardening Project
- City of Anaheim, CA - Department of Public Works, Facility Improvement Design Tenant Improvement, 1041 N. Grove St.
- DGS, Office of Business and Acquisition Services, Los Angeles, CA, Division of State Architect Structural Plan Review Services
- Toyota Motor Sales, USA, Inc., Ontario, CA, Toyota NAPCC Ontario Facility Structural Study
- UCLA, Los Angeles, CA, Master Agreement - Structural Services



Office Location

Los Angeles, CA

Experience

29 Total, 19 with IMEG

Education

The University of Texas at Austin,
MS Structural Engineering

Santa Clara University, BS Civil Engineering

Registrations

Professional Engineer

California (C-58851)

Arizona (60481)

Structural Engineer

California (SE-4588)

Affiliations

SEAOSC - 2023-24 President

SEAOC - 2022-25 Board of Directors

ACE Mentor Program

DSA Approved Plan Review Consultant for
Regions I, II, III & IV

California OES - Safety Assessment
Program Volunteer



Daphne Huang, PE, LEED AP

SENIOR MECHANICAL ENGINEER

Daphne brings over 21 years of mechanical engineering experience in the design of various commercial, educational, industrial and correctional infrastructure and facilities projects. Her responsibilities include the complete supervision of all aspects of the engineering and design of the heating, ventilating, and air conditioning (HVAC) systems from initial design to project completion, final shop drawings and project punch list. She provides development of contract documents, specifications, as well as client coordination and construction support. She is proficient in Trace 700 and EnergyPro softwares for load calculations and title 24 reports, BLCC for building life-cycle cost analysis, AutoCAD 2018, Microstation V8i, and Revit MEP 2018.

PROJECT HIGHLIGHTS

- Sunline Transit Agency
 - Sunline Center of Excellence Maintenance and Training Facility, Thousand Palms, CA
 - 2,800-sf Office Space and Restroom Area HVAC Upgrade, Indio, CA
- County of Riverside, CA
- 2,900-sf Remodel of 16 Spaces Including Offices, Medical Exam Rooms and Interview Booths, Cois M. Byrd Detention Center, Moreno Valley, CA
- HVAC and Power Upgrades, Victor Miceli Law Library, Riverside, CA
- County of Ventura, CA, Helipad Project, Ventura County Medical Center
- San Bernardino County, CA
 - Dunlop Park Site Improvements, Yucaipa, CA
 - Arrowhead Regional Medical Center Condenser Water Pump VFD Addition, Colton, CA
 - 9,500-sf Sheriff Station Demolition and Renovation Including Office Space, Shower and Locker Room Facilities, Armory, and Evidence Storage Space, Needles, CA
 - 2,500-sf District Attorney Emergency Operations Center Renovation, San Bernardino, CA
 - New Animal Shelter, San Bernardino, CA
- City of Moreno Valley, CA, 45,900-sf Public Safety Building HVAC System Replacement
- City of Manhattan Beach, CA - Public Works Department, Manhattan Beach, CA, 10,500-sf Manhattan Beach Fire Station No. 2
- City of Moorpark, CA, 22,000-sf City Hall Tenant Improvement
- City of San Jose, CA, Tech Interactive Museum Chillers and Cooling Towers Replacement

Experience

21 Total, 6 with IMEG

Education

University of Southern California, Los Angeles, MS Mechanical Engineering
Beijing Polytechnic University, BS Mechanical Engineering

Registrations

Professional Mechanical Engineer
California (34080)

Certifications

LEED Accredited Professional

Affiliations

ASHRAE



Nestor Ignacio, PE

SENIOR ELECTRICAL ENGINEER

Nestor has more than 33 years of electrical engineering experience for both new and existing municipal, education, corporate, and healthcare facilities. His responsibilities include construction cost estimating, specification writing, construction administration, bidding, and negotiation, and all aspects of electrical engineering and design. Nestor has designed lighting, power, fire alarm, security, radio, intrusion alarm, paging, AV, communication, voice, and data distribution systems including fiber optic backbones and Category 6 copper to workstations. He has been responsible for the design of a number of projects including but not limited to municipal facilities, college campuses, clinics/hospitals, infrastructure upgrades, and central plants.

PROJECT HIGHLIGHTS

- Sunline Transit Agency
 - 2,200-sf Maintenance Building Addition, New 8-bay Bus Canopy, and 32-bus Parking Space Area, Thousand Palms, CA
 - Sunline Center of Excellence Maintenance and Training Facility, Thousand Palms, CA
- San Mateo County Transit District (SamTrans)
 - North Base and South Base Electrical Infrastructure Engineering Support, San Carlos and South San Francisco, CA
 - Electrical Vehicle Charger Installation (6), Central Garage, San Carlos, CA
 - 10,000-sf North and South Base LED Lighting Upgrades, San Carlos, CA
 - South Base Bus Washer Walls Rehabilitation, San Carlos, CA
 - Demolition of Existing Bus Chargers and Installation of New ABB Chargers, South San Francisco, CA,
- Long Beach Transit, Long Beach, CA, Automatic Transfer Switch
- County of Riverside
 - Rubidoux Fleet Services
 - Mission Square Office Building - Electrical Systems Assessment
 - Parking Lot Lighting - 3857 Harrison Street, Riverside, CA
- City of Riverside, CA
 - 1,000-sf Emergency Operations Center Including Administration, Classroom and Simulated (burning) Buildings
 - Lincoln Police Facility Remodel
- San Bernardino County, CA
 - Sheriff's Station- Gate Control and Security Camera
 - Sheriff's Department Coroner's Division Electrical Upgrade
 - Sheriff's Scientific Investigations Division Crime Laboratory Enhanced Site Observations
 - Sheriff's Department Headquarters and Central Operations Facility HVAC Remodel
 - Facilities Assessment & Enerev Analysis – Various Facilities

Experience

33 Total, 25 with IMEG

Education

California State University, Long Beach
BS Electrical Engineering

Registrations

Professional Engineer
California (E16934)

Affiliations

Institute of Electrical and Electronics Engineers
National Society of Professional Engineers
California Society of Healthcare Engineers
ACE Mentor IE Chapter Board Member



Shayan Bigdeli, PE

PLUMBING/FIRE PROTECTION ENGINEER

Shayan is a mechanical engineer with ten years of experience. He has expertise in design of plumbing and fire protection systems for various types of buildings including high-rises, office buildings, and commercial kitchens in accordance with Codes, NFPA, ASTM & ASPE Standards.

Shayan has technical expertise in performing inspections for mechanical, sprinkler and standpipe systems, sprayed fire-resistant materials, mastic and intumescent fire-resistant coatings, fire-resistant penetrations, and joints. Shayan is proficient in software including AutoCAD, HydraCALC, HASS, eQuest, Trane Trace, COMcheck, and MS Office, as well as having knowledge of REVIT.

PROJECT HIGHLIGHTS

- San Bernardino County, CA, Twin Peaks, CA, 2,000-sf Assessor Tenant Improvement
- San Bernardino County, CA, Big Bear Lake, CA, 6,000-sf Addition, 4,000-sf Demolished, Interior Remodel, Site Work including Secured Storage, Canopies, Access Roads, Grading, Survey, and Geotech., Big Bear Lake Sheriff's Station
- College of the Desert, Palm Springs, CA, Cultural Center Building Assessment
- New York Police Department, Queens, NY, 20,600-sf Four-acre Tow Pound Facility Reconstruction, including Replacement of the Existing 3-acre Parking Lot
- New York City Police Department, New York, NY, 25,000-sf, Five-story World Trade Center Command Center Restoration
- Roosevelt Island Operating Corp., New York, NY, 75,000-sf Sportspark Facility Renovation with a Swimming Pool, Full-size Gymnasium, an Exercise Room, Multi-purpose Studio, and Outdoor Basketball Court

Experience

11 Total, 7 with IMEG

Education

NYU Polytechnic School of Engineering,
MS Mechanical Engineering
Science and Research University, BS
Mechanical Engineering

Registrations

Professional Engineer
California (43066)
New York (101206)

APPENDIX B – SUPPLEMENTAL MATERIALS

The following materials document the professional achievements, recognition, and civic engagement of BFK Principal Brian F. Knight, AIA, LEED AP. The awards, publications, and affiliations listed below span work performed at BFK Architecture + Planning and prior architectural offices, and reflect a consistent record of design excellence across municipal, civic, and institutional project types. Brian's work has been recognized by the American Institute of Architects at both the chapter and national academy levels, published in major architectural and general press, and acknowledged through competitive academic fellowships. His ongoing service as a City of Pasadena Design Commissioner reflects a personal commitment to the quality of the built environment that he brings to every client engagement.

AWARDS

- AIA Pasadena & Foothill Chapter, Design Excellence Award, 2013
Modesto Junior College Student Services and Administration Building
- AIA Sierra Valley Chapter, Design Excellence Award, 2013
Modesto Junior College Student Services and Administration Building
- AIA Academy of Architecture for Justice Award, Citation of Excellence, 2012
Polytechnic Heights Neighborhood Police Center
- AIA Justice Facilities Review Award, Citation of Merit, 2008
Polytechnic Heights Neighborhood Police Center
- AIA Justice Facilities Review Award, Citation of Merit, 2008
Dallas South Central Police Station
- AIA Pasadena & Foothill 2008 Design Award, Merit Award, 2008
Dallas South Central Police Station
- SOM Travelling Fellowship, Winner, 2005
Skidmore, Owing & Merrill Foundation, Chicago
- Berkeley Prize, First Prize, 2005
University of California at Berkeley: www.BerkeleyPrize.org; Berkeley, CA
- AIA/AAF Henry Adams Medal, 2005
Southern California Institute of Architecture; Los Angeles, CA
- Ray Kappe Scholarship for outstanding academic achievement, 2005
Southern California Institute of Architecture; Los Angeles, CA
- SCI-ARC Graduation with Distinction Award, 2005
Southern California Institute of Architecture; Los Angeles, CA

PUBLICATIONS

- Los Angeles Times, Dec. 31, 2013; "A Design in Transit" — LACMTA Station Design
- Los Angeles Times, Dec. 21, 2013; "Metro Rail Stations are Being Planned with Design in Mind" — LACMTA Station Design
- Architects Newspaper, Dec. 18, 2013; "Snap Fit" — LACMTA Station Design
- Metal Magazine, May/June 2010; "Beam Up" — Lancaster Public Safety Building
- Ideas + Buildings Vol. 1, 2009 — Lancaster Public Safety Building
- Almanac of Architecture and Design, 2006 "The Belmont Tunnel and Toluca Yard"
- 2x8: Groundworks Exhibition, 2006, A+D Museum; Los Angeles, CA 2006

AFFILIATIONS

- California Architects License CA 32906
- Leadership in Energy and Environmental Design (LEED) v2.2
- Green Building Certification Institute LEED AP 10569078
- City of Pasadena Design Commission - Commissioner, District 7 (2025-)
- City of South Pasadena Natural Resources Commission - Commissioner (2012-2014)