



**REQUEST FOR QUALIFICATIONS FOR  
PROFESSIONAL ARCHITECTURAL & ENGINEERING  
DESIGN & ANALYSIS ON-CALL SERVICES  
CITY OF LAKE ELSINORE  
NOVEMBER 5, 2023**

**STK**  
ARCHITECTURE, INC.



**SUCCESSFUL WHOLE BUILDING DESIGN · A SOLUTION GREATER THAN THE SUM OF ITS PARTS**



# STATEMENT OF EXPERIENCE AND QUALIFICATIONS

## EXPERIENCE, KNOWLEDGE & REPUTATION

November 5, 2023

Shannon Buckley  
Assistant City Manager  
City of Lake Elsinore  
Administrative Services Department  
130 South Main Street  
Lake Elsinore, CA 92530

Dear Shannon Buckley:

STK Architecture, Inc. is pleased to submit our qualifications for Architectural Services. We understand the scope of services for this RFQ to encompass a variety of architectural projects.

### Executive Summary

Since our founding in 1969 STK Architecture, Inc. has managed projects for our growing base of over forty California municipal, County, State and Federal agencies. A substantial majority of these agencies have chosen STK for multiple repeat projects based on successful past performance. STK offers experience in the architectural execution of a wide variety of building types, armed with the latest trends in technology, sustainability, security, and cost-effective construction. STK has proven competency, relevant to the City, in developing the optimum plan to organize, utilize, and operate your projects. STK Architecture is currently executing On-Call and As-Needed agreements with several Southern California jurisdictions.

### Project Specific Experience

STK Architecture, Inc. has provided **On-Call, Programming, and Concept Design Services** for many jurisdictions in recent years, including, but not limited to:

1. Riverside County
2. San Bernardino County
3. City of Lake Elsinore

STK guarantees that all contents of this SOQ shall be valid for 120 calendar days. We have planned for delivery of services (25% of workforce power) for City of Lake Elsinore, as needed, for 2023 - 2024.

Sincerely,

G.V. Salts, Architect, NCARB



# UNDERSTANDING OF SERVICES TO BE PROVIDED

## REQUIRED AND RECOMMENDED SERVICES

### Scope Description

Provide On-call Architectural & Engineering services for the City of Lake Elsinore.

Our understanding of the scope is as follows: Contracts will be awarded to pre-qualified firms for capital improvement projects. Municipal design, conceptual programming, and due diligence research will be prioritized, as will local presence and public works experience. Projects will be assigned by The City based on many considerations such as applicable experience and specific qualifications. The Lake Elsinore design needs include: Emergency, quick response, investigative forensics, site information, building information, conceptual, logistics/ operations, maintenance, open space, parks, and storage.

Projects will range from renovated tenant improvements to ground-up new build projects. Master agreements will be awarded to the most qualified firms. Once awarded, selected firms will be assigned to specific projects on an on-call basis under the Master Professional Service Agreement. A detailed scope of work will be identified in a proposal which, once approved, will result in the issuance of a purchase order.

Some examples of applicable projects include:

- Downtown rehabilitation projects
- Essential services building planning
- Site investigation reports
- Building investigation reports
- City design standards
- Community master planning
- Parks and recreation master planning
- Civic center renewal projects
- Building rehabilitation projects
- Neighborhood rehabilitation projects
- Programming and needs analysis services

### Objectives:

- Provide or re-invent spaces and environments to accommodate necessary functions and operations
- Assess needs of Users and Public
- Meet current and future civic needs
- Plan for support facilities for maintenance of equipment and buildings as necessary
- Plan for supplementary design considerations: utilities, storage, circulation, interface requirements, future needs
- Accommodate circulation, City ordinances, design standards, and public access
- Provide space and circulation for outdoor activities, as required
- Accommodate parking and traffic standards
- Anticipate community technology & utility needs
- Coordinate environmental considerations
- Consider local, state, and federal guidelines as applies
- Research climate, geological, weather, and topographic considerations that will affect the programming, design, operations, construction, and functionality of the prospective project sites and buildings.



# WRITTEN DESCRIPTION

## HOURLY RATES

Provide complete breakdown of hourly rates based on the following yearly increments beginning from date of award.

### 2023 -2024

Principal	\$244
Associate	\$176
Project Manager	\$153
Senior Draftsperson	\$108
Junior Draftsperson	\$91
Administration	\$68

### 2024-2025

Principal	\$251
Associate	\$181
Project Manager	\$158
Senior Draftsperson	\$111
Junior Draftsperson	\$93
Administration	\$70

### 2025-2026

Principal	\$259
Associate	\$187
Project Manager	\$163
Senior Draftsperson	\$115
Junior Draftsperson	\$96
Administration	\$72

### 2026-2027

Principal	\$267
Associate	\$192
Project Manager	\$168
Senior Draftsperson	\$118
Junior Draftsperson	\$99
Administration	\$74

### 2027-2028

Principal	\$275
Associate	\$198
Project Manager	\$173
Senior Draftsperson	\$122
Junior Draftsperson	\$102
Administration	\$77



# REFERENCES

## PROJECT REFERENCES

### Contacts:

**Brian Thomas**  
Fire Station  
**City of Oceanside**  
602 Civic Center Dr.  
Oceanside, CA 92054  
760.435.5074  
bthomas@oceanside.ca.org

**Jim Richardson**  
Civic Variety  
Municipal A&E  
**City of Highland**  
27215 Base Line  
Highland, CA 92346  
909.864.6861  
jrichardson@cityofhighland.org

**M. Rene' Glynn**  
On-Call  
Municipal  
**San Bernardino County PMD**  
385 N. Arrowhead Ave.  
Third Floor  
San Bernardino, CA 92415  
909.771.1223  
rene.Glynn@pfm.sbcounty.gov

**Charles Maynard**  
Municipal  
**City of Desert Hot Springs**  
1999 Palm Drive  
Desert Hot Springs, CA  
92240  
415.720.2660  
cmaynard@clmconsultant.com

**Gus Papagolos**  
Municipal A&E  
**City of Lake Elsinore**  
184 Main Street  
Lake Elsinore, CA 92530  
951.764.2417  
gpapagolos@verizon.net

*"The City of Highland has been working with STK Architecture for many years with great success. The STK team has always maintained a professional attitude while delivering outstanding service. I would recommend STK Architecture to anyone looking for an architectural firm."*

*Joseph Hughes,  
City Manager,  
City of Highland*



# CONTRACT

## EXCEPTIONS AND DISCUSSIONS REGARDING STANDARD AGREEMENT

### Exceptions to and Discussions Regarding Standard Contract Agreement:

#### 6. Suspension or Termination

We respectfully request the following consideration:

Add a termination clause for the Architect in the event of non-performance, malicious intent, or failure of payment on the part of the City.

#### 7. Plans, Reports, Documents

We respectfully request the following consideration:

Architect should be indemnified by the City in the event that the documents are used for purposes or sites not originally intended. A & E cannot be held liable for the use of the plans, specifications and calculations for any purpose other than the original project.





# FIRM HISTORY

## Experience

Our team has developed professional experience in many types of facility design, including:

- Master Planning
- Design Standards
- Programming
- Public Safety
- Administration
- Fire Stations
- Essential Services Buildings
- Entertainment Centers
- Libraries
- Multi-Cinema Theaters
- Live Theatres
- Tenant Improvements
- Specialty Retail Facilities
- LEED Building Design
- Commercial Office Buildings
- Administrative Centers



## Firm History

STK Architecture Inc., was founded in 1969. We offer a full range of architectural services including architectural design, sustainability, interior design, master planning, and feasibility studies. Our continued commitment to clients and their needs has earned us the trust of valued people and organizations.

Since our founding we have been involved in a diverse selection of commercial, governmental and institutional projects for a variety of established clients.

Our firm is extremely sensitive to strict time-lines, adherence to budgets, and the needs, opinions and desires of our Clients.

### STK Architecture, Inc.

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Temecula, CA 92590  
951.296.9110 • [stk@stkinc.com](mailto:stk@stkinc.com)

STK is a California  
"C" Corporation  
#953030155,  
Established in 1969

Contact:  
G.V. Salts COO  
Project Architect  
License: C22977



# ROBERTO RUBINI

## STK ARCHITECTURE, INC. RESUME



### Role In The Firm:

Lead Design, Associate

### Experience:

Since 1990

### With STK:

Since 1995

### Education:

Bachelor of Architecture  
Ricardo Palma University  
Lima, Peru, 1990

**Roberto's strengths are design, document implementation, and rendering.**

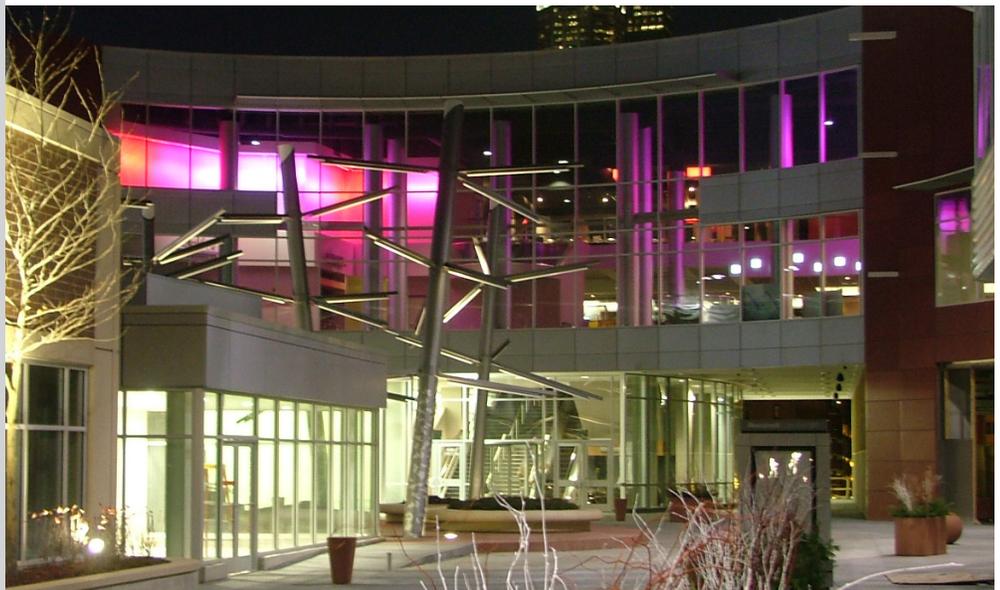
Mr. Rubini joined STK in 1994. Roberto's multi-talents, hard work and diligence has made him a valuable asset for STK and our clients.

Roberto possesses a rare combination of creative talent and technical excellence— attributes perfectly suited to successful architectural design. He has a wide variety of design experience from multi-million dollar theatre/entertainment centers to local fire stations.

Roberto is well versed in coordination of construction documents, implementing his outstanding designs and making them reality. He is the Revit expert at STK, and has taken on the role of teacher/ mentor for the rest of the staff. Roberto's strengths are design, document implementation, and rendering.

### Relevant Projects:

- Desert Hot Springs City Hall
- Lake Elsinore City Hall and Cultural Center Restoration
- Menifee Fire Station
- Kerasotes Entertainment Center, Boston, MA
- Kerasotes Roosevelt Center, Chicago, IL
- Various Urban Center Renewal Design Projects



# G.V. SALTS

## STK ARCHITECTURE, INC. RESUME



### Role In The Firm:

Project Architect, COO

### Experience:

Since 1984

### With STK:

Since 1987

### Education:

Bachelor of Architecture  
Kansas State University, 1986

### Professional Registration:

CA Architect License #C22977  
NCARB #63217

**G.V. has been the principal-in-charge of fire stations and a variety of municipal and public works projects.**

Mr. Salts joined STK in 1987 as an intern architect and became an owner in 1999.

He has been the principal-in-charge of fire stations and a variety of municipal and public works projects including libraries, governmental buildings, offices and communications facilities.

G.V. has worked with multiple county, city and regional municipalities, as clients, to design and implement their facilities.

Additional work which rounds out his architectural, and master planning experience includes:

- Fire stations
- Libraries
- Community centers
- Administrative offices
- Maintenance facilities

### Relevant Projects:

- City Hall, Lake Elsinore, CA
- Launch Pointe, Lake Elsinore, CA
- Home Gardens Multi-Use Center, Riverside County, CA
- City of Highland Master Plan, Highland, CA



# APPLICABLE EXPERIENCE

## STATEMENT OF QUALIFICATIONS

### Statement of Qualifications:

The STK Team has served several City and County clients on as-needed (on-call) contracts, and have provided A&E services for the design and construction of dozens of civic, essential services, and on-call projects. These Clients have extended multiple and repeat contracts to our team, indicating that the investigative, creative, technical and professional skills necessary to successfully deliver such services are not just adequate, but exemplary.

The average longevity for staff in architectural firms is 18 months. The average longevity of the STK staff is over 10 years; meaning, the people who performed the exemplary services mentioned above, are the very people who will serve you on your projects. The specific experience of our staff is directly applicable and relevant to the City of Lake Elsinore's requirements. Our investigation, design forensics, programming, needs analysis, concept design, and presentation experience is vast and unsurpassed.

STK has conducted business since 1969. Combined, our staff has over 100 years experience providing services for public works clients, and the proposed team has over fifteen years experience providing on-call services. This quantifiable evidence clearly demonstrates that STK has tangible and verifiable experience and knowledge to provide exceptional service for your projects.

### Applicable Project Experience

Palm Desert City Hall remodel and renovation for development services. Building Investigation report, Programming services, conceptual design and video presentation.

City of Palm Desert

Launch Pointe outdoor experience and activity development conceptual design and presentation, building design and presentation, master planning and presentation.

City of Lake Elsinore

Desert Hot Springs Civic and Municipal rehabilitation and new buildings

City of Desert Hot Springs

Burbank Entertainment Center: Master Plan, civic design, programming, movie theatre program, concept, implementation, and executed completion.

City of Burbank and AMC Theatres Development

Highland 30-acre City multi-use master plan: Community Center, Athletic Center, Therapy Pool, Library, Sports Park, & Corporate Yard -- research, programming, design, and implementation

City of Highland



# WORK EXPERIENCE

## PUBLIC AND MUNICIPAL ON-CALL EXPERIENCE

STK has successfully completed the following projects as part of “on-call” professional services contracts

Project	Completion Date
Glen Helen B-Block Shower Repairs	10/25/2017
Chino Dairy Farm Demolition	12/18/2017
Rialto Ave. Residence Demolition	12/18/2017
SB Probation Tattoo Removal Facility	1/4/2018
John Rains House Museum, Building Evaluation	2/5/2018
Agriculture Weights and Measures	2/15/2018
Lucerne Valley FS #8, Bunk House Addition	4/1/2018
222 Building Remodel	5/31/2018
West Valley Regional Training Center	7/1/2018
Devore Fire Station/ Clearwater Feasibility	7/13/2018
Fire Station #96, Fawnskin, Architectural Schematic Design	8/3/2018
Barstow Probation Building Improvements	9/1/2018
Yucaipa Park Special Event Entry	9/15/2018
Chino Dairy Farm Demolition, Revise Demo Plan	9/30/2018
Glen Helen Gun Range Restrooms	10/15/2018
Rodman Tower Antenna	11/30/2018
Calico Ghost Town, Roof Repairs	12/3/2018
S. #91, Lake Arrowhead, Office, Security Remodel	4/30/2019
John Rains House Museum Vineyard, ADA Restrooms	6/30/2019
Devore Fire Station, Cost Estimate	9/3/2019
F.S. #14, Wrightwood, CA ADA Restroom, Fire Pole	10/1/2019
Baker Fire Station #53, Bedroom & Training Room	12/19/2019
Rancho Cucamonga Modular Bldg.	3/25/2020



# WORK EXPERIENCE

## PUBLIC AND MUNICIPAL ON-CALL EXPERIENCE

Project	Completion Date
San Bernardino County Museum Basement ADA Ramp	3/12/2020
Chino Airport Sewer Connection	7/1/20
Chino Airport Administration Building, ADA Restroom Upgrade	7/1/2020
Barstow Child Care Parking Lot	8/3/2020
San Bernardino County Museum Handrails	9/1/2020
Chino Airport Hangar Restroom	10/2/2020
San Bernardino County Museum Entry Beautification	11/3/2020
Weights and Measures, Entry Lobby Remodel	11/3/2020
Yucaipa Regional Park, ADA Restrooms	11/3/2020
Yucaipa Regional Park, ADA Fish Platform	11/3/2020
Yucaipa Regional Park, ADA Playground	11/3/2020
Yucaipa Regional Park, Tent Shelter	11/3/2020
Devore Fire Camp 6 Showers & Restrooms	12/4/2020
Fire Station #163 Upland, Bathroom Renovation	1/4/2021
Guasti Regional Park, ADA Upgrade	3/1/2021
Yucaipa Regional Park, ADA Upgrades	4/2/2021
Redlands Museum Climbing Structures	4/2/2021
Ontario Maple Head Start Pre-School, Interior Fencing & Courtyard	4/2/2021
Probation Fontana Secure Parking Lot Expansion	5/4/2021
Gilbert Street Complex, Vehicular Wayfinding	5/20/2021
Rancho Yard New Building Design	8/2/2021
Pre-School Services, Cooley Dr.	8/13/2021
Ontario Maple Head Start Pre-School, Fencing and Gate	1/15/23
West Valley Probation Gun Range HVAC	Pending
San Bernardino 20 Fire Station Assessments	10/2022



# WORK EXPERIENCE

## PUBLIC AND MUNICIPAL ON-CALL EXPERIENCE

Project	Completion Date
Guasti Fishing Pier, Path of Travel & Picnic Canopy Accessories	2022
Yucaipa Regional Park, Pool ADA Upgrades	5/26/23
Prado Regional Park, Mallard ADA Updates	11/15/22
Rancho Courthouse Water Isolation Valves	Pending
SBC Fire Station #226	Pending
Yorba-Salughter Families Adobe Conceptual Design	6/13/22
Prado Regional Park, Gate House	Pending
Prado Regional Park, Monument Sign	Pending
Glen Helen Regional Park RR Replacements	Pending
Glen Helen Regional Park Shelter Replacements	6/23
Yucaipa Regional Park Pool Chlorine System	5/23
Bloomington Fire Station #76 Fencing	Pending
Fire Station #302 Carport	Pending
Glen Helen Sheriff Training Range Office	Pending
Fire Station #305 Pre-Fab Storage Building	Pending
Mojave Narrows Campsite ADA	Pending
Glen Helen Fishing Dock ADA	Pending
Prado Regional Park Lot #7 ADA	4/23
Lake Gregory South Beach ADA	5/23
Prado Regional Park Playground Renovation	Pending
157 W. 5th St. Electrical Improvements	6/23
Rancho Courthouse Re-Pipe Project	Pending

M. Rene Glynn, 909.771.1223, [rene.glynn@pmd.sbcounty.gov](mailto:rene.glynn@pmd.sbcounty.gov)

SAN BERNARDINO COUNTY PMD, 385 N. Arrowhead Ave., Third Floor, San Bernardino, CA 9241



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# PROJECT EXPERIENCE

## LAKE ELSINORE TECHNOLOGY CENTER



Above: Retail View  
Below: Main Street View



# PROJECT EXPERIENCE

## PALM DESERT CITY HALL REMODEL



### Project Details

City of Palm Desert

73-510 Fred Waring Dr, Palm Desert, CA 92260

Contact: Bryant Ismerio, Project Executive

Phone: 951.684.5901 x232

Scope: Remodel Existing City Hall Offices and Lobby contains Lobby, Restrooms, Offices, Storage, Support Space

Project Architect: Camille Acton

Project Manager: Jonie Romano

Designer: Camille Acton/ Jonie Romano

Square Footage: 14,051 S.F.



# PROJECT EXPERIENCE

## BURBANK ENTERTAINMENT CENTER



### Project Details for Burbank Entertainment Center:

16-Plex Theatre Square Footage: 121,143

Shell Retail Space Square Footage: 18,000

Restaurant Square Footage: 20,000

Parking Garage Square Footage: 110,520

Burbank Entertainment Village was an exciting and challenging project for the STK team. Included in the retail center was 18,000 S.F. of shell retail space, 20,000 S.F. of restaurant, a 3-level 110,520 S.F. parking garage and a 121,143 S.F. 16-plex theatre (with fit-out), resulting in a 276,000 S.F. retail/entertainment hub for the City of Burbank - a city that revolves around the entertainment industry. The success of this facility is paramount to AMC because the theatres it replaced were among the highest grossing cinemas in the country.



# PROJECT EXPERIENCE

## OSIO APARTMENTS/ MIXED-USE COMPLEX



### Project Details for Osio Apartments:

3.31-acre downtown site with 42 housing units, playground, courts, clubhouse and greenbelt

Original problem: The owner wanted signature, affordable housing in a development that would upgrade the neighborhood and become an impetus for civic improvement.

Tasks included: Thorough site analysis, reporting on existing context and exploration of several options, master plan and unit plans.

Solution: The decision was made to maintain the greenbelt and open areas, use efficient plans to maximize density, and introduce a contemporary vocabulary into the otherwise non-descript context of the neighborhood.



# ORGANIZATIONAL STRUCTURE WITH SUB-CONTRACTORS

## CITY OF LAKE ELSINORE ADMINISTRATIVE SERVICES DEPARTMENT

### PROJECT MANAGER



#### **STK Architecture, Inc. / 951.296.9110**

Executive Architect - Architecture, Interior Architecture and Cost Estimating  
Tony Finaldi, Project Architect; Jaisaeng Namvong, Project Manager  
Roberto Rubini, Designer



#### **ISE Structural Engineers / 951.600.0032**

Structural Engineer / Shawn Lothrop, S.E., P.E.  
27369 Via Industria, Temecula, CA 92590

#### **Design West Engineering / 909.890.3700**

MPE/Commissioning/Dry Utility Engineer, Steven Johnson, PE  
412 E. Vanderbilt Way, San Bernardino, CA 92408

#### **Engineering Resources of Southern California/ 909. 890-1255**

Civil/Survey Engineer / Matt Brudin, PE  
1861 W. Redlands Blvd. Redlands, CA 92373

#### **Alhambra Group / 951.970.6156**

Landscape Architecture / Vince DiDonato  
1635 Enterprise Circle North, Suite C, Temecula, CA 92590



# ORGANIZATIONAL STRUCTURE

## STAFF AND AVAILABILITY

### Principal

**Camille Pulliam Acton**

President, CEO

Architect

cacton@stkinc.com

### Principal

**G.V. Salts**

Secretary, COO

Architect

gvsalts@stkinc.com

### Principal LEED

**Tony Finaldi**

Vice President, CFO

Architect

tfinaldi@stkinc.com

### Designer/PM

**Roberto Rubini**

Associate

### Project Manager

**Jaisaeng Namvong**

Associate

### Intern Architect

**Carol Kurti-Greska**

LEED

### Intern Architect

**Victor Rocha**

### Intern Architect

**Jonie Romano**

### Intern Architect

**John Ingram**

### IT Manager

**Steve Blanding**

### Financial/Office Mgr

**Shannon Schindler**

sschindler@stkinc.com

## WORKLOAD AND AVAILABILITY

STK staffs each project with the most experienced personnel available based on applicable expertise and project workload. As a matter of course, STK employees collaborate on all building projects, and are prepared to execute virtually any architectural building type. Managing and maintaining staff workloads are, therefore, seamless and efficient. Currently, workload is steady and predictable. Members of this project team are committed for 50% of their time this year. Should we be awarded this contract, it will account for approximately an additional 5% of their time. Our policy is to commit 75% of employee's time for the year leaving time for additional services, as required. This system ensures proper project staffing and client satisfaction, as demonstrated by our greater than 80% return rate. All staff and consulting engineers are local to southern California.