



# Architectural Design Services for the Kenwood Fire Station Remodel

Architectural Design and Construction Support Services

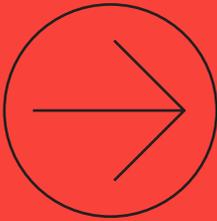
Sonoma Valley Fire District  
630 Second Street West  
Sonoma, CA 95476  
Attn: Bob Norrbom, Deputy Chief  
December 1, 2025

COAR Design Group  
200 E Street  
Santa Rosa, CA 95404  
619.504.0984  
jeff@coargroup.com

**coar**  
DESIGN GROUP

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# Cover Letter

**Sonoma Valley Fire District**  
**630 Second Street West**  
**Sonoma, CA 95476**  
**Attn: Bob Norrbom,**  
**Deputy Chief**  
**December 1, 2025**

Dear Evaluation Committee:

On behalf of COAR Design Group (COAR), I would like to thank you for this opportunity to submit our qualifications for Architectural Design and Construction Support Services for the Kenwood Fire Station Remodel. We have enjoyed the preliminary work we did for the District on this project and we are confident in our ability to provide the District with a state-of-the-art facility that emphasizes the safety of personnel, facilitates efficient operations, and blends seamlessly with the existing station.

Our firm began designing municipal fire stations in Southern California in 1992. Since then, we have provided design support to hundreds of fire station projects and expanded our services throughout the state. In the last five years, we have completed eleven fire stations and several fire facility assessments, including projects in Sonoma County. We have overseen numerous fire station remodels from programming to closeout, always keeping in mind the unique elements of each City, County, or Fire District we work with.

With rapid advancements in technology, sustainability, and best practices for fire personnel health and safety, station designs from the past 10 years alone are drastically evolving. While the original Kenwood fire station has proudly served its community for years, it is now in need of updates. COAR is part of a select team of expert architects who meet with fire and police personnel annually at the national Firehouse Station Design Conference. There, we provide direct support to municipalities that are facing roadblocks with their public safety facility projects. Having provided recommendations to hundreds of station designs, from land acquisition to construction administration, our firm brings up-to-date expertise that few can match.

Our design approach emphasizes responsiveness, inclusiveness, accessibility, and collaboration. Our priority will be to maintain clear communication with your entire team from start to finish. Our goal for your project will be to simplify the design to maximize efficiency, minimize square footage, and ensure we focus on operations and functionality rather than an architectural statement. Having worked closely with the Sonoma Valley Fire District on the previous Site and Facility Assessment, we are confident in our ability to deliver a station that will serve fire personnel and the Kenwood community for decades to come.

With an office only 20 minutes from the site, we will be readily available to your team throughout the life of the project. Living in the City of Sonoma and working in Santa Rosa I drive by this station every day I am in the office. As locals, we bring a strong understanding of community values, County processes, and Fire District operations. We are excited about this opportunity to continue working with you. Thank you for taking the time to review our firm's qualifications, and I look forward to speaking with you further about this opportunity.

Sincerely,



Jeff Katz, Principal-in-Charge, AIA, NCARB



# **Company General Profile**

## 2 Company General Profile

### HISTORY OF COAR DESIGN GROUP

COAR Design Group is a California based S-Corporation founded by Jeff Katz in 1992, originally under the name Jeff Katz Architecture (JKA). Jeff began his career after graduating from California Polytechnic State University, San Luis Obispo with a degree in Architecture. Within 3 years, Jeff obtained his license in California. Five years after that, he formed JKA. In the years that followed, JKA continued to grow throughout California with an emphasis on fire station design. However, the common theme carried throughout all of their projects, fire stations and beyond, was a connection to community. Jeff prioritized designs that were not only safe, functional, and comfortable for firefighters, but that would enhance their surrounding community as well. In 2020, JKA acquired GLASS ARCHITECTS, a Santa Rosa-based architectural design firm who also specialized in public safety design, bringing our services throughout the entirety of California. As we grew, our work also expanded. However, community remained the consistent thread that connected all of our projects. Community is at the heart of everything we do, so in 2021, we renamed to **COAR**: a combination of “**CO**mmunity **AR**chitects.”

In our years as JKA and COAR, we have completed over 450 public works projects and over 100 fire station projects, providing comprehensive planning, design, and project management services. We pride ourselves on providing outstanding construction administration and support services. Having the immense knowledge base that comes from our years of experience, we are able to recommend innovative solutions that will ensure the most efficient and thoughtful designs are implemented in our projects. With experience providing similar services as outlined in the RFP on numerous public facilities and fire stations, we can confidently guide this project to a successful closeout.

<ul style="list-style-type: none"> <li>○ <b><u>PUBLIC WORKS PROJECTS:</u></b> <b>450+</b></li> </ul>	<ul style="list-style-type: none"> <li>○ <b><u>YEARS IN BUSINESS:</u></b> <b>33</b></li> </ul>	<ul style="list-style-type: none"> <li>○ <b><u>OFFICE LOCATIONS:</u></b> <b>2</b></li> </ul>
<ul style="list-style-type: none"> <li>○ <b><u>FIRE STATION PROJECTS:</u></b> <b>100+</b></li> </ul>	<ul style="list-style-type: none"> <li>○ <b><u>IN-HOUSE STAFF:</u></b> <b>42</b></li> </ul>	<ul style="list-style-type: none"> <li><b><u>NORTHERN CALIFORNIA:</u></b> <b>200 E STREET SANTA ROSA, CA 95404</b></li> <li><b><u>SOUTHERN CALIFORNIA:</u></b> <b>9640 GRANITE RIDGE DRIVE SUITE 130 SAN DIEGO, CA 92123</b></li> </ul>
<ul style="list-style-type: none"> <li>○ <b><u>KEY EXECUTIVE/CORPORATE OFFICER:</u></b> <b>JEFF KATZ</b> <b>619.504.0984</b> <b>jeff@coargroup.com</b></li> </ul>	<ul style="list-style-type: none"> <li>○ <b><u>FIRM COMPOSITION:</u></b> <b>PRINCIPALS: 3</b> <b>PROJECT STAFF: 31</b> <b>ADMINISTRATIVE: 8</b></li> </ul>	



## LICENSES FOR SERVICES IN CALIFORNIA



**KATZ, JEFFREY ALAN**

LICENSE NUMBER: C 18223 LICENSE TYPE: ARCHITECT

LICENSE STATUS: CURRENT  EXPIRATION DATE: SEPTEMBER 30, 2027

SECONDARY STATUS: N/A

CITY: SAN DIEGO STATE: CALIFORNIA COUNTY: SAN DIEGO ZIP: 92123



**JEWETT, CHRISTINE ANN**

LICENSE NUMBER: C 35526 LICENSE TYPE: ARCHITECT

LICENSE STATUS: CURRENT  EXPIRATION DATE: MARCH 31, 2027

SECONDARY STATUS: N/A

CITY: SAN DIEGO STATE: CALIFORNIA COUNTY: SAN DIEGO ZIP: 92110

**COAR is authorized to do business in California.**

**COAR has no claims, disputes, and/or litigation resolved/settled within the past 5 years.**

**None of the projects listed within these materials have any litigation, mediation, arbitration, or open claims.**



**EXPERIENCE AS IT RELATES TO THIS PROJECT**

COAR strives to design stations that minimize response times and allow fire personnel to get to the rig to respond to an emergency call as quickly as possible. An area of high importance is the incorporation of Hot Zone design, including prescribed measures by the NFPA. We have a vast level of experience implementing the latest industry trends in station design, including spatial separation of clean and dirty functions and specifying appropriate mechanical design of systems to maintain positive pressure ventilation, ensuring elimination of cross contamination. We have developed strategies that include specialized decon rooms and a restroom off the app bay so fire personnel can clean up before entering the “clean” portions of the fire station, minimizing potential for contaminant exposure in those spaces. Maintaining separation between the apparatus functions and living quarters will be at the forefront of establishing preliminary design options.

We believe the true measure of design excellence is a facility’s ability to hold up over time to the heavy use it receives on a daily basis. COAR’s fire stations are designed with close attention to the wear and tear that emergency response facilities must withstand. This fire station will be designed for a functional service life of 50+ years. As a testament to the quality of our projects, we have been recognized with over 75 design awards both from industry and community organizations.

Our team makes great efforts to ensure fire personnel will be excited about and proud of their new station. This includes incorporating functional kitchen spaces, bunk rooms that are sectioned away from work operations, comfortable day rooms, and modern fitness rooms.

The decision to remodel a fire station does not come lightly. We understand the planning and preparation that the District has already put in place to make this project a reality. Our 33 years of fire station design experience and specific knowledge of the project make us well-qualified to lead this remodel, building on the momentum you have already gained. As a team with a thorough understanding of fire station design best practices, as well as familiarity with District personnel and procedures, we can jump in and ask the right questions to move the project along quickly and strategically.



FRESNO FIRE STATION NO. 18



SKYLONDA FIRE STATION NO. 58



CHULA VISTA FIRE STATION NO. 1



COASTSIDE FIRE STATION NO. 41



CHULA VISTA FIRE STATION NO. 10

## CMAR EXPERIENCE

COAR has many years of experience with alternate delivery methods for construction including Design-Build, Progressive Design-Build and Construction Manager at Risk (CMAR). Our CMAR experience includes developing the RFQ/RFP, aiding in the selection process, and then implementing the CMAR team into the project. We are currently in construction on the new County of Sonoma Public Health Lab and Coroner's Office, an essential services, public safety facility which is being delivered using CMAR. We assisted the County in writing the qualifications package, interviewing shortlisted teams, and ensuring the selected team was smoothly integrated into the design process. Similarly, we are working with the City of Marina on a CMAR delivery for a new aquatics facility for the City and assisting in their first ever experience with this delivery method.

## CMAR AND PUBLIC SAFETY

Specific to the Kenwood Fire Station project, we believe CMAR is a smart selection to integrate a contractor onto the team early in the design process. With all remodel projects there are elements of the existing structure that require further testing and inspection to determine the most cost effective solution to mitigating design issues. Having a contractor on board to assist with the selective demolition, as well as assist in developing cost estimates for the improvements will be invaluable. Additionally, having the contractor on board early can help solve challenges of long lead items (generator, switchgear, etc.) that are often are roadblocks to success on shorter duration construction projects/renovations.

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## WE DELIVER ON TIME AND ON BUDGET

Decisions made early in the project have less financial impact than changes or modifications made later in the process. We understand our clients' paramount concern for budget and schedule and, therefore, focus first and foremost on designing and delivering each of our projects within a predetermined budget and time frame. Involving the CMAR early in the design process will aid in ensuring the appropriate budget controls are in place. Once the project parameters are set, our team works collaboratively with the Contractor and molds the design to maintain that framework from conception to construction and provide the highest design value for the available budget.

## UNDERSTANDING OF CALIFORNIA LAWS

As a California-based company with hundreds of projects throughout the State, as well as recent public safety experience in Sonoma County, we are well versed in all current California laws and codes that pertain to this project. Our past experience with the County of Sonoma and Permit Sonoma, as well as our recent experience on Santa Rosa Fire Station No. 5, completed in November of 2025 and just a short drive from the Kenwood Fire Station, equips our team with valuable best practices and lessons learned that will directly inform our thoughtful and efficient remodel of the Kenwood Fire Station.

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# **Company Experience**

3. COMPANY EXPERIENCE

SANTA ROSA, CA

### Santa Rosa Fire Station No. 5

<input type="radio"/> <b>OWNER:</b> City of Santa Rosa	<input type="radio"/> <b>CONSTRUCTION CONTRACT AMOUNT:</b> \$16.8M	<input type="radio"/> <b>PROJECT SIZE:</b> 8,923 sf
<input type="radio"/> <b>TOTAL TIME PERIOD INVOLVED:</b> 2023 - 2025	<input type="radio"/> <b>GMP VERSUS ACTUAL COST HISTORY:</b> GMP: \$16.8M   Actual: \$16.8M	<input type="radio"/> <b>CHANGE ORDER PERCENTAGE:</b> 0%



**PROJECT DESCRIPTION**

COAR teamed with Wright Contracting on this Design-Build project. This single story Fire Station will serve as a replacement for the previous Station 5 that was lost in the Tubbs Fire in 2017. The Station was relocated to a larger site, affording additional space to accommodate a larger facility capable of supporting upstaffing operations in the event of significant weather events. Moreover, it is intended to function as a forward command post during large-scale emergencies, as well as a safe haven for residents in times of crisis. With an anticipated lifespan exceeding 50 years, this facility has been designed with a focus on resilient, sustainable features, and infrastructure considerations.

3. COMPANY EXPERIENCE

SANTA ROSA, CA

**Santa Rosa Fire Station No. 5**

○ **OWNER REPRESENTATIVE:**

Mark Lagorgue, Interim Division Chief - Facilities  
City of Santa Rosa Fire Department  
2373 Circadian Way, Santa Rosa, CA 95407  
707.543.3513  
mlagourgue@srcity.org

○ **KEY PERSONNEL:**

Jeff Katz, Principal-in-Charge  
Christie Jewett, Design Principal  
Krt Maness, Project Manager  
Luke Wilson, Structural Engineer  
Damon Morelli, Civil Engineer



○ **METHODS, APPROACH, AND CONTROLS:**

A major design issue on this project was ensuring all apparatus could access the bay, including those with larger turning radiuses. The recommendation to use an oversized door in the rear allowed for a much tighter site design to accommodate this need. This example of collaborative design contributed to the project success.

○ **PRECONSTRUCTION COST ESTIMATING & VALUE ENGINEERING APPROACH:**

Throughout the design process, COAR & Wright worked jointly to conduct value engineering reviews. Any suggested changes are accompanied by full analysis and breakdown of potential impacts, both positive and negative.

○ **APPROACH FOR PHASED CONSTRUCTION AND MULTIPLE OWNER-PROVIDED VENDORS:**

COAR worked closely with City provided vendors for furniture, kitchen equipment, and station alerting to ensure all infrastructure was coordinated.

3. COMPANY EXPERIENCE

PLEASANTON, CA

**Pleasanton Fire Station No. 3**

<input type="radio"/> <b>OWNER:</b> City of Pleasanton	<input type="radio"/> <b>CONSTRUCTION CONTRACT AMOUNT:</b> \$7M	<input type="radio"/> <b>PROJECT SIZE:</b> 8,000 sf
<input type="radio"/> <b>TOTAL TIME PERIOD INVOLVED:</b> 2016 - 2022	<input type="radio"/> <b>GMP VERSUS ACTUAL COST HISTORY:</b> GMP: \$7M   Actual: \$7.6M	<input type="radio"/> <b>CHANGE ORDER PERCENTAGE:</b> 8.5%



**PROJECT DESCRIPTION**

COAR completed this 8,000 sf station for the City of Pleasanton. COAR initially provided the feasibility and needs assessment analysis for two of the Fire Department’s aging stations. Items analyzed in the assessment included renovation options (renovate vs. rebuild), seismic upgrades, mechanical/electrical/plumbing systems, roofing, doors and windows, flooring, energy efficiency modifications, apparatus bay enhancement, living quarters remodeling, and ADA/safety modifications. After completing the feasibility study, the City was able to make the decision that the best choice for the future of the fire department and community was to immediately replace Station 3. COAR accordingly provided the programming design development, construction documents, and construction administration for the new two-story fire station two drive-thru apparatus bays.

### 3. COMPANY EXPERIENCE

PLEASANTON, CA

## Pleasanton Fire Station No. 3

#### ○ OWNER REPRESENTATIVE:

Steve Kirkpatrick,  
Former City Engineer  
925.918.7006  
stevekirkpatrick2010@yahoo.com

#### ○ KEY PERSONNEL:

Jeff Katz, Principal-in-Charge  
Christie Jewett, Design Principal  
Doug Isaaks, Mechanical Engineer  
Anton Nathanson, Electrical Engineer  
Luke Wilson, Structural Engineer



#### ○ METHODS, APPROACH, AND CONTROLS:

Understanding the City's paramount need to stay operational throughout construction, COAR developed a temporary fire station which utilized a Sprung Structure for the Apparatus Bay and a modular structure to house personnel. This allowed the fire apparatus to stay protected and ready to respond to emergencies even during construction.

#### ○ PRECONSTRUCTION COST ESTIMATING & VALUE ENGINEERING APPROACH:

COAR utilized cost planning starting with initial budget assumptions and verifying scope at the earliest phase of design.

#### ○ APPROACH FOR PHASED CONSTRUCTION AND MULTIPLE OWNER-PROVIDED VENDORS:

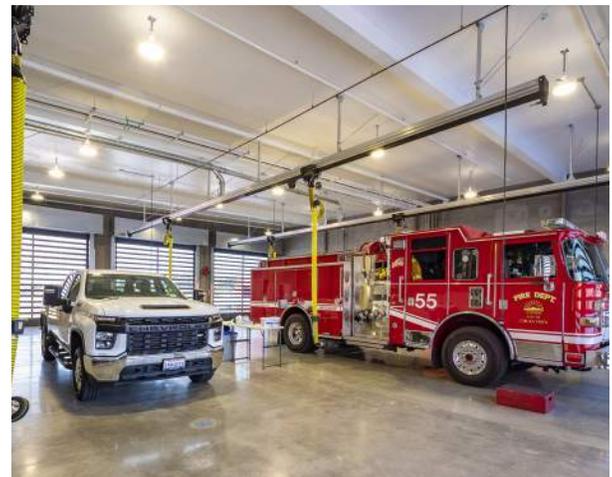
COAR utilized a phased approach to ensure continuity of operations by first constructing a temporary station prior to any demolition at the existing station. Once personnel were relocated, demolition commenced and the new station was constructed. Once personnel moved back in, the temporary facilities were demobilized to complete the construction.

3. COMPANY EXPERIENCE

CHULA VISTA, CA

**Chula Vista Fire Stations No. 3 & 5**

<ul style="list-style-type: none"> <li>○ <b>OWNER:</b> City of Chula Vista</li> </ul>	<ul style="list-style-type: none"> <li>○ <b>CONSTRUCTION CONTRACT AMOUNT:</b> \$16.5M</li> </ul>	<ul style="list-style-type: none"> <li>○ <b>PROJECT SIZE:</b> 13,350 sf (No. 3); 12,310 (No. 5); 25,660 (Total)</li> </ul>
<ul style="list-style-type: none"> <li>○ <b>TOTAL TIME PERIOD INVOLVED:</b> 2019 - 2021</li> </ul>	<ul style="list-style-type: none"> <li>○ <b>GMP VERSUS ACTUAL COST HISTORY:</b> GMP: \$16.5M   Actual: \$16.3M</li> </ul>	<ul style="list-style-type: none"> <li>○ <b>CHANGE ORDER PERCENTAGE:</b> Unused contingency returned to the owner.</li> </ul>



**PROJECT DESCRIPTION**

COAR worked in partnership with EC Constructors to simultaneously complete these two design-build fire stations for the City of Chula Vista. Fire Station 3 is located on a challenging triangular-shaped lot and is approximately 13,350 sf with four apparatus bays. The interior layout includes eight dorm rooms, fire operations spaces, and supporting administrative/living areas. Fire Station 5 is a new 12,310 sf fire station replacement that improves response times on the west side of the city. The interior includes three apparatus bays, eight dorm rooms, single-occupancy restrooms, fire offices, day room, large kitchen, dining area, fitness room, and fire department operation spaces. On-site improvements include public and personnel parking, generator, fueling station, hose drying area, landscaping, and storm water bio-filtration areas. Off-site improvements included modifications to Orange Avenue with the addition of emergency exit traffic signals.

3. COMPANY EXPERIENCE

CHULA VISTA, CA

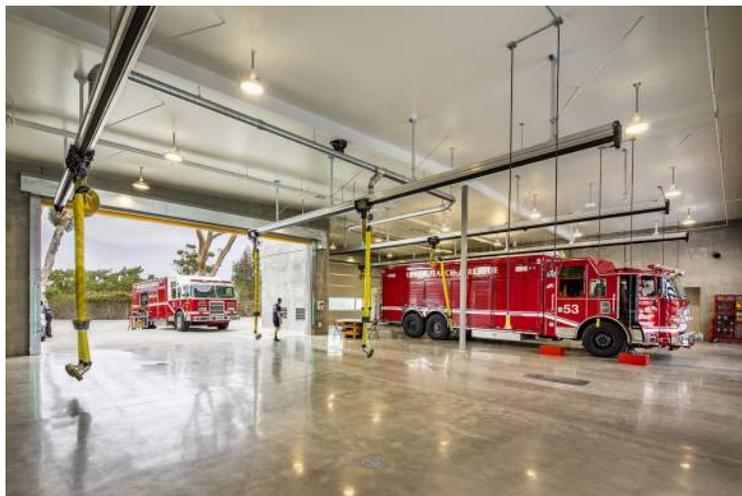
## Chula Vista Fire Stations No. 3 & 5

○ **OWNER REPRESENTATIVE:**

Jonathan Salsman, Sr. Civil Engineer  
276 4th Avenue, Chula Vista, CA 91910  
619.397.6115  
jsalsman@chulavistaca.gov

○ **KEY PERSONNEL:**

Jeff Katz, Principal-in-Charge  
Christie Jewett, Design Principal  
Doug Isaaks, Mechanical Engineer  
Anton Nathanson, Electrical Engineer



○ **METHODS, APPROACH, AND CONTROLS:**

The team worked collaboratively to develop designs for both stations concurrently with different layouts to meet site restraints but still meet the operational goals of the fire department. Design-build allowed for the contractor, design team, and City to work as an efficient team delivering these stations ahead of schedule and under budget.

○ **PRECONSTRUCTION COST ESTIMATING & VALUE ENGINEERING APPROACH:**

Our previous Design-Build and Fire Station experience enabled us to give the City an accurate representation of the estimated costs while continuing to utilize a holistic design approach to our careful selection of building materials and systems.

○ **APPROACH FOR PHASED CONSTRUCTION AND MULTIPLE OWNER-PROVIDED VENDORS:**

Not Applicable.

3. COMPANY EXPERIENCE

CHULA VISTA, CA

**Chula Vista Fire Station No. 10 at Millenia**

<ul style="list-style-type: none"> <li>○ <b>OWNER:</b> City of Chula Vista</li> </ul>	<ul style="list-style-type: none"> <li>○ <b>CONSTRUCTION CONTRACT AMOUNT:</b> \$8.1M</li> </ul>	<ul style="list-style-type: none"> <li>○ <b>PROJECT SIZE:</b> 12,575 sf</li> </ul>
<ul style="list-style-type: none"> <li>○ <b>TOTAL TIME PERIOD INVOLVED:</b> 2018 - 2020</li> </ul>	<ul style="list-style-type: none"> <li>○ <b>GMP VERSUS ACTUAL COST HISTORY:</b> GMP: \$8.1M   Actual \$8.3M</li> </ul>	<ul style="list-style-type: none"> <li>○ <b>CHANGE ORDER PERCENTAGE:</b> 1.25%</li> </ul>



**PROJECT DESCRIPTION**

This two-story fire station is a 12,575 sf facility that includes three deep bays for fire apparatus, associated support spaces, administrative offices, and living accommodations for up to ten personnel. The living spaces include a fitness room, kitchen, dining, day room, individual bunk rooms, single occupancy restroom facilities, and two large outdoor patios. The design-build team worked closely with all of the stakeholders to ensure the comprehensive programming and project goals were attained and a quality of craftsmanship and durability lasting 50+ years was realized. Additionally, photovoltaic systems were installed to reduce the energy consumption of the 24/7 facility by 50%. COAR provided construction documents, specifications, cost estimates, BIM modeling, energy reduction planning, maintenance and operation cost reduction planning, and construction administration services.

3. COMPANY EXPERIENCE

CHULA VISTA, CA

### Chula Vista Fire Station No. 10 at Millenia

○ **OWNER REPRESENTATIVE:**

Jonathan Salsman, Sr. Civil Engineer  
276 4th Avenue, Chula Vista, CA 91910  
619.397.6115  
jsalsman@chulavistaca.gov

○ **KEY PERSONNEL:**

Jeff Katz, Principal-in-Charge  
Christie Jewett, Design Principal  
Doug Isaaks, Mechanical Engineer  
Anton Nathanson, Electrical Engineer



○ **METHODS, APPROACH, AND CONTROLS:**

While working with the Developer and the City, it was clear that complementing the character of the surrounding community was a critical component for the Fire Station's design. The architectural design guidelines for Millenia and the city's design review process guided the exterior elements from inception.

○ **PRECONSTRUCTION COST ESTIMATING & VALUE ENGINEERING APPROACH:**

COAR and the design-build team worked closely with the City to establish project parameters early in the project to then deliver the project within time and budget.

○ **APPROACH FOR PHASED CONSTRUCTION AND MULTIPLE OWNER-PROVIDED VENDORS:**

Not applicable.

3. COMPANY EXPERIENCE

EL CAJON, CA

### Lakeside Fire Station No. 3

<input type="radio"/> <b>OWNER:</b> Lakeside Fire Protection District	<input type="radio"/> <b>CONSTRUCTION CONTRACT AMOUNT:</b> \$2M	<input type="radio"/> <b>PROJECT SIZE:</b> 10,000 sf
<input type="radio"/> <b>TOTAL TIME PERIOD INVOLVED:</b> 2018 - 2020	<input type="radio"/> <b>GMP VERSUS ACTUAL COST HISTORY:</b> GMP: \$2M   Actual: \$2M	<input type="radio"/> <b>CHANGE ORDER PERCENTAGE:</b> 0%



#### PROJECT DESCRIPTION

The Design-Build renovation of Lakeside Fire Station No. 3 modernized an existing facility to meet the District’s functional needs while providing a comfortable living environment for the Fire Fighters. Renovations to the 10,000 sf station included refreshing the existing exterior and maximizing interior space utilization. The interior of the facility received several enhancements to improve privacy, functionality, and durability. The most important aspects of the layout of the renovated station include meeting all life safety code requirements (as well as upgrade to meet Essential Service requirements) while ensuring the most efficient and direct access to the Apparatus Bay from all areas of the station to minimize response time.

3. COMPANY EXPERIENCE

EL CAJON, CA

**Lakeside Fire Station No. 3**

○ **OWNER REPRESENTATIVE:**

George Tockstein, Project Manager  
619.972.2765  
gtockstein@gmail.com

○ **KEY PERSONNEL:**

Jeff Katz, Principal-in-Charge  
Christie Jewett, Design Principal  
Doug Isaaks, Mechanical Engineer  
Anton Nathanson, Electrical Engineer



○ **METHODS, APPROACH, AND CONTROLS:**

COAR worked closely with the District to modify the layout of the renovated station to meet all life safety code requirements while ensuring efficient footpath to the apparatus bay from all areas of the station.

○ **PRECONSTRUCTION COST ESTIMATING & VALUE ENGINEERING APPROACH:**

COAR and the design-build team utilized cost planning starting with initial budget assumptions and verifying scope at the earliest phase of design.

○ **APPROACH FOR PHASED CONSTRUCTION AND MULTIPLE OWNER-PROVIDED VENDORS:**

Not applicable.



**Company  
Public Safety  
Experience**

## OCFA Mission Viejo Fire Station No. 24

<input type="radio"/> LOCATION: <b>Mission Viejo, CA</b>	<input type="radio"/> COST: <b>\$15.6 Million</b>	<input type="radio"/> SIZE: <b>14,500 sf</b>	<input type="radio"/> DATES: <b>2022 - 2025</b>
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### PROJECT DESCRIPTION

This 14,500 sf, two story, design-build station replaced an existing station on the same site. The Fire Station includes a three-bay apparatus room, turnout area, hose storage, workshop, storage areas, laundry areas, medical storage, decontamination room, exercise room and patio, kitchen and day room, offices, as well as twelve bunk rooms and six restrooms. The site includes a backup generator, fuel station, and trash enclosure. The extensive use of 3-D modeling of the station enabled the design team to help OCFA and the City visualize the proposed design and site challenges and develop a solution which satisfied both community and District concerns. This project also included developing plans for temporary fire facilities for the department to use during construction.



### CLIENT CONTACT:

Julie Samaniego, Construction & Facilities Mgr.  
 Orange County Fire Authority  
 1 Fire Authority, Irvine, CA 92602  
 949.697.4593  
 juliesamaniego@ocfa.org

## Chula Vista Fire Station 1

<input type="radio"/> LOCATION: <b>Chula Vista, CA</b>	<input type="radio"/> COST: <b>\$7.1 Million</b>	<input type="radio"/> SIZE: <b>10,670 sf</b>	<input type="radio"/> DATES: <b>2021 - 2025</b>
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### PROJECT DESCRIPTION

COAR Design Group recently completed the renovation of the 75-year old Chula Vista Fire Station No. 1 utilizing a design-build delivery method. This 10,400 sf station includes 12 dorm rooms and 3 apparatus bays. The station had become out dated and was in need of updated systems and amenities. One bay was lengthened to accommodate a new, larger fire apparatus. The design team worked collaboratively with project stakeholders to provide design options for consideration that met all of the required program elements. The building program was developed to meet the specific needs of this station, as well as ensure design consistency across three other Chula Vista Fire Stations completed by COAR.



### CLIENT CONTACT:

Diana Bauer, Associate Engineer  
 City of Chula Vista  
 276 Fourth Avenue, Building B, Chula Vista, CA  
 691.397.6052  
 dbauer@chulavistaca.gov

## Morgan Hill Butterfield Fire Station

○ LOCATION: <b>Morgan Hill, CA</b>	○ COST: <b>\$7.5 Million</b>	○ SIZE: <b>6,065 sf</b>	○ DATES: <b>2021 - 2025</b>
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### PROJECT DESCRIPTION

COAR recently completed this all-electric, 6,065 square foot station for the City of Morgan Hill in early June 2025. Located on a 78,000-square-foot lot, the programming for this project included the development of concept designs through design development and construction documents following an initial site assessment. The new single story fire station was designed to accommodate two drive-through apparatus bays, living quarters for the 3-person crew and associated workspaces utilizing the design-bid-build delivery method. Designed to reduce response time in the growing community of Morgan Hill, the Butterfield Fire Station is the fourth fire station in the community and the first to be fully electric.



### ○ CLIENT CONTACT:

Yat Cho, Senior Project Manager  
 City of Morgan Hill  
 17575 Peak Ave, Morgan Hill, CA 950371  
 408.310.4641  
 yat.cho@morganhill.ca.gov

## Port of Long Beach Fireboat Station No. 15

○ LOCATION: <b>Long Beach, CA</b>	○ COST: <b>\$50 Million</b>	○ SIZE: <b>29,000 sf</b>	○ DATES: <b>2011 - 2021</b>
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### PROJECT DESCRIPTION

This project for the Port of Long Beach included collaboration with several stakeholders including the Port, Long Beach Fire Department, Long Beach Police Department, and Harbor Security. The scope provides design and construction for a Dive Locker, Fireboat Station No. 15 (8,000 sf), Fireboat Bay (15,000 sf) for a new 105' fire fighting vessel, and protective boat basin. The purpose of this design-bid-build project was to improve emergency management plans and capabilities, apply effective and proven technologies to improve security operations, and enhance coordination and collaboration with local, regional, multi-state, and federal agencies. The project is LEED Gold Certified and incorporates sustainable technologies such as natural ventilation, photovoltaic panels, and high efficiency lighting.



### ○ CLIENT CONTACT:

Angel Palma, P.E., Senior Civil Engineer  
 Port of Long Beach  
 415 W. Ocean Blvd., Long Beach, CA 90802  
 562.519.9485  
 angel.palma@polb.com

## Coastside Fire Station 41

<input type="radio"/> LOCATION: <b>Half Moon Bay, CA</b>	<input type="radio"/> COST: <b>\$12.5 Million</b>	<input type="radio"/> SIZE: <b>12,425 sf</b>	<input type="radio"/> DATES: <b>2015 - 2020</b>
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### PROJECT DESCRIPTION

COAR provided full architectural services including site selection assistance, CEQA documentation, construction documents, specifications, cost estimates, BIM modeling, maintenance and operation, cost reduction planning and construction administration services. The station includes three drive-thru apparatus bays, sleeping quarters for seven personnel, a 30-person training room, kitchen and dining room, offices, fitness room, turnout storage and shop area. Site improvements included secured personnel parking, an emergency generator, public parking area, and refueling station. This project was challenged with a steeply sloping site that required extensive retaining walls to create enough usable area for the station. The unique design solution not only incorporated the retaining walls into the building design but allowed us to create a design which limited impact to neighboring views of the Pacific Ocean. This project utilized a design-bid-build delivery method.



### CLIENT CONTACT:

Jonathan Cox, Fire Chief  
 CAL FIRE  
 320 Paul Scannell Drive, San Mateo, CA 94402  
 650.861.4084  
 jonathan.cox@fire.ca.gov

## Skylonda Fire Station No. 58

<input type="radio"/> LOCATION: <b>Woodside, CA</b>	<input type="radio"/> COST: <b>\$7 Million</b>	<input type="radio"/> SIZE: <b>13,675 sf</b>	<input type="radio"/> DATES: <b>2015 - 2020</b>
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### PROJECT DESCRIPTION

This design-build firehouse is two stories to separate the dorm rooms and associated living/restroom/shower functions from the administrative offices, conference/community room. To facilitate accessibility for the public to meet with fire station personnel or to utilize the conference/training facility for community events, these functions are located on the ground floor level. Personnel living space is on the second floor separated from the more active fire station functions providing a comfortable work environment to allow them to focus on their tasks and, when needed, provide relief from the demands of their work. Critical to this project's success was the phasing of construction and provision of temporary facilities on site during construction. Our team worked closely with the stakeholders to ensure fire operations remained safely and efficiently functional while the new station was built. This project also required processing through CEQA and compliance with the environmental restrictions of the heavily wooded and sloping site.



### CLIENT CONTACT:

Jonathan Cox, Fire Chief  
 CAL FIRE  
 320 Paul Scannell Drive, San Mateo, CA 94402  
 650.861.4084  
 jonathan.cox@fire.ca.gov

## In Progress - Deer Springs Fire Station No. 2

<input type="radio"/> LOCATION: <b>San Marcos, CA</b>	<input type="radio"/> COST: <b>\$10.5 Million Est.</b>	<input type="radio"/> SIZE: <b>10,700 sf</b>	<input type="radio"/> DATES: <b>2023 - In Progress</b>
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### PROJECT DESCRIPTION

This design-build project provides for the redevelopment of a 1.97-acre site and includes the demolition of the existing modular sleeping quarters, a pre-engineered apparatus bay, and pre-engineered gym building. The outdated station will be replaced with a single-story, approximately 10,700 sf station inclusive of three apparatus bays, support spaces, and living quarters with five bunk rooms, fitness room, kitchen, day room, training room and administrative offices. The site and spatial organization of this facility is principally directed toward the achievement of the most efficient response time of fire personnel to calls. Tasks include programming, schematic design, design development, construction documents, specifications, and construction administration.



### CLIENT CONTACT:

James E. Gordon, Director  
 Deer Springs Fire Protection District  
 415.852.1086  
 jegordon888@gmail.com

## In Progress - Sonoma County Coroner's Office & Public Health Lab

<input type="radio"/> LOCATION: <b>Santa Rosa, CA</b>	<input type="radio"/> COST: <b>\$31 Million</b>	<input type="radio"/> SIZE: <b>27,165 sf</b>	<input type="radio"/> DATES: <b>2018 - In Progress</b>
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### PROJECT DESCRIPTION

This 23,000-sf facility will co-locate the previously separated County's Coroner's Office and Public Health Lab facilities. COAR worked collaboratively with the County to reach a final design that met this facility's highly specialized functions, from durable lab spaces to comfortable public areas. The Lab facilitates interactions between the health care community and state and federal agencies for unusual and exotic diseases. The Coroner's Office accommodates both the County forensic pathologist team as well as the County Sheriff officers assigned to this Division. Because of the highly specialized nature of the facility, special consideration had to be taken for material finishes, access control, and detailing. COAR originally provided Criteria Architect services for this new facility. The County later elected to transition to CMAR delivery, and COAR continued on the project as Architect of Record.



### CLIENT CONTACT:

Michelle Ling, Deputy Director  
 County of Sonoma  
 400 Aviation Blvd. Ste 100, Santa Rosa, CA 95403  
 707.565.3242  
 michelle.ling@sonoma-county.gov

## Previously Completed Fire Stations

<b>PROJECT NAME:</b> San Ramon Fire Station No. 34	<input type="radio"/> <b>LOCATION:</b> San Ramon, CA	<input type="radio"/> <b>COST:</b> \$6.5 Million	<input type="radio"/> <b>STATUS:</b> Completed 2023
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COAR worked closely with the Fire District to assess the existing building and develop programmatic requirements, which have been incorporated into the design of the 11,217 sf remodeled station that includes expanded administrative offices, additional sleeping quarters and three new drive-thru apparatus bays with support spaces. Services included an existing conditions assessment and report, cost estimating and schedules, schematic design, design development, construction documents, bid assistance, and construction administration.



<b>PROJECT NAME:</b> Fresno Fire Station No. 18	<input type="radio"/> <b>LOCATION:</b> Fresno, CA	<input type="radio"/> <b>COST:</b> \$6 Million	<input type="radio"/> <b>STATUS:</b> Completed 2023
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This project provided a new 13,500 sf fire station including three drive-through apparatus bays, sleeping quarters for nine personnel including separate battalion chief quarters, kitchen, dining, day room, offices, fitness, turnout storage and shop area. Site improvements include secured personnel parking, fuel dispensing, emergency generator and public parking area. COAR worked closely with the stakeholders to deliver the Fire Department a design that optimizes operational efficiency, limits hot zone contamination, and provides flexibility for future growth.



<b>PROJECT NAME:</b> Pine Valley Fire Station No. 44	<input type="radio"/> <b>LOCATION:</b> Pine Valley, CA	<input type="radio"/> <b>COST:</b> \$8.2 Million	<input type="radio"/> <b>STATUS:</b> Completed 2019
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This project demolished the existing 6,900 sf facility and provided a new two-story Pine Valley Fire Station, which includes an apparatus bay, an administrative/training area and living accommodations. The architecture, engineering, landscaping and building systems are designed for efficiency and ease of maintenance. COAR provided construction documents, specifications, cost estimates, BIM modeling, energy reduction planning, maintenance and operation cost reduction planning, and construction administration services.



<b>PROJECT NAME:</b> Garden Grove Fire Station No. 6	<input type="radio"/> <b>LOCATION:</b> Garden Grove, CA	<input type="radio"/> <b>COST:</b> \$5.3 Million	<input type="radio"/> <b>STATUS:</b> Completed 2018
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Initially designed with the City of Garden Grove, this new 8,540 sf fire station now is owned and operated by OCFA. COAR worked closely with the City of Garden Grove to provide construction documents, specifications, cost estimates, and construction administration services. The fire station includes a two-bay apparatus room (designed to accommodate a future third bay), turnout area, hose storage, workshop, storage areas, laundry areas, medical storage, decontamination room, as well as eight bunk rooms, four restrooms and an IT room.



## Previously Completed Fire Stations

<b>PROJECT NAME:</b> <b>Julian Fire Station</b>	<input type="radio"/> <b>LOCATION:</b> <b>Julian, CA</b>	<input type="radio"/> <b>COST:</b> <b>\$2.2 Million</b>	<input type="radio"/> <b>STATUS:</b> <b>Completed 2017</b>
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This 6,250 sf project included the design and preparation of construction documents for bidding, including specifications, cost estimates and construction administration services for a new Fire Station for the Julian Cuyamaca Fire Protection District. The project was designed within very modest budgetary constraints to get the District the most building possible for their available funds. Areas include an apparatus room with two drive-thru bays, bunk rooms, fitness area, kitchen, training room, workshop, and administrative spaces.



<b>PROJECT NAME:</b> <b>Vacaville Fire Station No. 75</b>	<input type="radio"/> <b>LOCATION:</b> <b>Vacaville, CA</b>	<input type="radio"/> <b>COST:</b> <b>\$5.3 Million</b>	<input type="radio"/> <b>STATUS:</b> <b>Completed 2016</b>
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The new 8,300-square-foot station is placed in the heart of Vacaville’s developing community. The station staffs 5 full time fire fighters, however the station is built to sleep 9. COAR worked closely with the City of Vacaville and fire staff to provide construction documents for bidding, including specifications, cost estimates, and construction administration services. This Fire Station includes 2 drive through apparatus bays, sleeping quarters for 5 personnel, kitchen, dining, day room, offices, fitness, turnout storage, and workshop area.



<b>PROJECT NAME:</b> <b>Novato Fire Station No. 64</b>	<input type="radio"/> <b>LOCATION:</b> <b>Novato, CA</b>	<input type="radio"/> <b>COST:</b> <b>\$4.5 Million</b>	<input type="radio"/> <b>STATUS:</b> <b>Completed 2015</b>
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Novato Fire Station 64 is a new 7,730 sf single-story fire station designed to fulfill the needs of the Novato Fire District and the communities that it serves for many years to come. The fire station includes: two drive-through, double-deep apparatus bays; response desk, shop, hose storage and turnout gear rooms and a restroom all off of the apparatus bay; six single-occupancy dorm rooms; four single-occupancy restrooms with showers; kitchen and dining facilities; day room; fitness room; captain and crew offices; and support spaces.



<b>PROJECT NAME:</b> <b>Fairbanks Ranch Fire Station</b>	<input type="radio"/> <b>LOCATION:</b> <b>Rancho Santa Fe, CA</b>	<input type="radio"/> <b>COST:</b> <b>\$5 Million</b>	<input type="radio"/> <b>STATUS:</b> <b>Completed 2012</b>
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The 10,500-square-foot station replaced the former Station No. 3, a 3,000-square-foot facility built in 1983. Because the new station is in a flood zone, special construction techniques had to be implemented to stabilize the ground beneath the building. The new station also includes an emergency generator and diesel fuel tanks. Areas include an apparatus room with two drive-thru bays, bunk rooms, fitness area, kitchen, day room, study, and work shop. The station also features sustainable building techniques which make it more energy efficient.

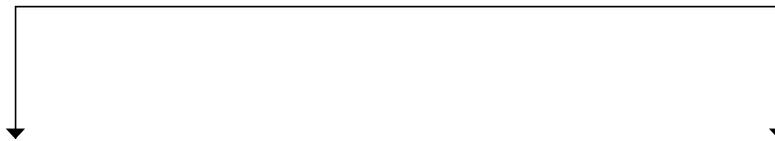


## FIRE STATION EXPERIENCE





# Proposed Team



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**ARCHITECTURAL**  
DESIGN TEAM

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**Jeff Katz, AIA, NCARB**  
Project Lead

**Christie Jewett, AIA, DBIA**  
Design Principal

**Krt Maness**  
Project Manager

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**CONSULTANT**  
TEAM

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**Luke Wilson, SE, LEED AP**  
Principal Structural Engineer /  
ZFA Structural Engineers

**Doug Isaaks, PE**  
Principal Mechanical Engineer /  
McParlane & Associates

**Anton Nathanson, PE**  
Principal Electrical Engineer /  
ELEN Consulting

**Damon Morelli, QSD/QSP, LEED AP**  
Principal Civil Engineer /  
EBA Engineering

**Michael Cook, PLA, ASLA, CPRS, CPSI, CLIA**  
Principal Landscape Architect /  
Integra Planning + Landscape Architecture

**We are happy to say that COAR has the ability to commit to and adhere to this project and its deadlines. We are extremely careful in reviewing our backlog, workload, and staff capabilities prior to accepting or pursuing a project. COAR has the capacity and dedicated staff available to take on this project and fully support the District through completion.**

**We only undertake projects if we have principals and strong project leaders who have the experience, availability and passion to undertake the project. It is of the highest importance that COAR produce high-quality projects to ensure our firm's long-term success and maintain lasting relationships with our clients.**

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**JEFF KATZ**

**CURRENT WORKLOAD:**

**Sonoma County Government Center - Design Development**

○ 240,000 sf, Estimated Completion 2029

**CAL FIRE Humboldt Del Norte HQ - Design Development**

○ 89,563 sf, Estimated Completion 2028

**Davis Fire Station No. 31 - Schematic Design**

○ 30,151 sf, Estimated Completion 2028

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**CHRISTIE JEWETT**

**CURRENT WORKLOAD:**

**San Diego Fire Station No. 48 - Construction Admin**

○ 14,911 sf, Estimated Completion 2027

**CAL FIRE Humboldt Del Norte HQ - Design Development**

○ 89,563 sf, Estimated Completion 2028

**CHP Baldwin Park Replacement Facility - Construction Documents**

○ 59,576 sf, Estimated Completion 2028

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**KRT MANESS**

**CURRENT WORKLOAD:**

**Contra Costa Communications Center & Division Office Building - Construction Admin**

○ 15,682 sf, Estimated Completion 2026

**Sonoma County Coroner's Office & Public Health Lab - Construction Admin**

○ 23,000 sf, Estimated Completion 2026

**Rohnert Park Public Works Administration Building - Construction Admin**

○ 3,290 sf, Estimated Completion 2026

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**Jeff, founder of COAR, began his career after he graduated with from California Polytechnic State University, San Luis Obispo. Within 3 years, Jeff obtained his Architectural License in California and has since expanded his licensure to 9 states. Jeff has always focused on serving the communities around him by providing architectural services for fire stations, police stations, aquatic centers, parks, recreation centers, libraries, and more. Under his leadership, the firm has received over 75 design awards. As Principal-in-Charge, Jeff will provide coordination with the project team and stakeholders. He will offer his insight and creative design solutions to ensure the District receives a design that not only meets their expectations, but is exceptional for their community.**

**JEFF KATZ, AIA, NCARB**  
Project Lead

**COMPANY / SPECIALIZATION**  
COAR Design Group / Architecture

**REGISTRATION/CERTIFICATIONS**  
Architect, CA: #C18223  
AIA: #30060750  
NCARB Certification: #37272

**YEARS OF EXPERIENCE / WITH COMPANY**  
40 / 33

**EDUCATION**  
Bachelor of Architecture, California Polytechnic State University, San Luis Obispo

**AVILABILITY**  
Available for the duration of the project.

**COMPARABLE PROJECTS**

**SANTA ROSA FIRE STATION NO. 5, SANTA ROSA, CA**  
COAR has teamed with Wright Contracting to complete this new design-build, 10,763 fire station. The Station was relocated to a larger site, affording additional space to accommodate a larger facility capable of supporting upstaffing operations in the event of significant weather events. Moreover, it is intended to function as a forward command post during large-scale emergencies, as well as a safe haven for residents in times of crisis.

**PLEASANTON FIRE STATION NO. 3, PLEASANTON, CA**  
COAR initially provided a feasibility and needs assessment analysis for Fire Station 3. After completing the feasibility study, the City decided the best choice for the future of the fire department and community was to immediately replace the station. COAR accordingly provided the programming and full architectural services. The new station is a two-story, 8,000 sf facility with two drive-thru apparatus bays.

**CHULA VISTA FIRE STATIONS NO. 3 & 5, CHULA VISTA, CA**  
COAR worked in partnership with EC Constructors to concurrently design and construct these two design-build stations. Station 3 is a four-bay, 13,350 sf station and Station 5 is a three-bay, 12,310 sf station. Each station was designed to mold into the surrounding neighborhood, offer state-of-the-art facilities for its end-users, and provide improved response time.

**CHULA VISTA FIRE STATIONS NO. 10 AT MILLENIA, CHULA VISTA, CA**  
Completed in April 2020, COAR partnered with EC Constructors for this design-build fire station that consists of 12,575 sf and has 10 bunks rooms and 3 drive-thru apparatus bays. The dynamic design of the new station both complements the Millenia development and acts as a landmark and beacon for the community. Solar panels were utilized to offset the building's energy consumption.



**Christie has led the design process for over 75 fire stations in California, and has contributed her design expertise to fire departments across the nation. Christie brings a strong understanding of station design that places emphasis on the health and wellness of fire personnel and efficiency of station operations. As Design Principal, Christie will develop the preliminary design concepts for the project, ensuring that early design decisions are followed as the design progresses. Christie will also coordinate the use of technology across the team to maximize the capabilities of our programs and processes to produce both construction documents, design walkthroughs, and photorealistic renderings of the project.**

**CHRISTIE JEWETT, AIA, DBIA**  
Design Architect

**COMPANY / SPECIALIZATION**

COAR Design Group / Architecture

**REGISTRATION/CERTIFICATIONS**

Architect, CA: #35526

DBIA: #1127055

AIA: #38347976

**YEARS OF EXPERIENCE / WITH COMPANY**

18 / 15

**EDUCATION**

Bachelor of Science, Environmental Design, North Dakota State University

Master of Architecture, North Dakota State University

**AVAILABILITY**

Available for the duration of the project.

**COMPARABLE PROJECTS**

**SANTA ROSA FIRE STATION NO. 5, SANTA ROSA, CA**

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**CHULA VISTA FIRE STATIONS NO. 3 & 5, CHULA VISTA, CA**

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**Krt is a skilled project manager with a diverse range of experience. Originally working in construction and structural welding, he earned the position of Shop Foreman before going on to study Civil Engineering and Architectural Design at Santa Rosa Junior College. Krt then transitioned into architectural design and has worked on public projects for over 10 years. As Project Manager, Krt will coordinate the architectural and consultant team through design and construction. He will manage the project team to ensure expectations of quality, schedule, contractual, and budget goals are met. This includes coordination with all design consultants to facilitate client meetings and manage stakeholder needs.**

**● KRT MANESS**

Project Manager

**COMPANY / SPECIALIZATION**

COAR Design Group / Architecture

**REGISTRATION/CERTIFICATIONS**

AIA Associate: #40757852

**YEARS OF EXPERIENCE / WITH COMPANY**

17 / 3

**EDUCATION**

Civil Engineering, Interior Design and Architectural Design, Santa Rosa Junior College, Department of Engineering and Applied Technology

**COMPARABLE PROJECTS**

**SANTA ROSA FIRE STATION NO. 5, SANTA ROSA, CA**

COAR has teamed with Wright Contracting to complete this new design-build, 10,763 fire station. The Station was relocated to a larger site, affording additional space to accommodate a larger facility capable of supporting upstaffing operations in the event of significant weather events. Moreover, it is intended to function as a forward command post during large-scale emergencies, as well as a safe haven for residents in times of crisis.

**SONOMA COUNTY CORONER'S OFFICE & PUBLIC HEALTH LAB, SANTA ROSA, CA**

This project involved master planning and developing detailed Bridging Documents to enable to County to obtain Design-Build proposals. COAR developed floor plans for the roughly 30,000 sf three-story building and then developed updated plans for a 23,000 sf single story facility to be located on another county-owned site.

**CONTRA COSTA COMMUNICATIONS CENTER & DIVISION OFFICE BUILDING, PLEASANT HILL, CA**

This project includes a renovation of the Communication Building, including a 1,252 sf addition, a renovation of the Division Office, and ADA parking upgrades and EV parking spaces. The Communication building includes 11 bunk rooms, 16 new console stations, a new dispatch center server room, new roofing and roof mounted HVAC equipment, and a 72 hour generator.

**ROHNERT PARK PUBLIC WORKS ADMINISTRATION BUILDING, ROHNERT PARK, CA**

COAR was hired to design and oversee construction for this administration building. The design of the building includes two large open office areas, supporting office spaces, and a water sampling room. Project scope also includes the adjacent secured parking area for staff and City utility vehicles including electric vehicle charging for future city vehicles.



**Luke has over 19 years serving as engineer of record, project manager, and design engineer for public sector projects. Before joining ZFA, Luke worked in construction and served six seasons with CAL FIRE. This hands-on experience aids in his approach to essential service facility design, emphasizing practicality and functionality in the intricacies of building design elements. As the Principal-In-Charge, Luke maintains an active role throughout the project to ensure a wide range of structural systems are evaluated, well-defined, and buildable once selected. He has formed long-standing relationships with staff at many public entities due to his technical expertise, commitment to project schedules, collaboration, and listening ability.**

**LUKE WILSON, SE, LEED AP**  
Principal Structural Engineer

**COMPANY / SPECIALIZATION**

ZFA Structural Engineers / Structural Engineer

**REGISTRATION/CERTIFICATIONS**

Structural Engineer, CA: #5933

Civil Engineer, CA: #74941

United States Green Building Council  
LEED AP

**YEARS OF EXPERIENCE / WITH COMPANY**

19 / 19

**EDUCATION**

Bachelor of Science, Architectural Engineering, California Polytechnic State University, San Luis Obispo

**AVAILABILITY**

Available for the duration of the project.

**COMPARABLE PROJECTS**

**SANTA ROSA FIRE STATION NO. 5, SANTA ROSA, CA\***

This Design-Build new 9,000-SF fire station included significant site retaining walls to create a flat site. This single story Fire Station will serve as a replacement for the previous Station 5 that was lost in the 2017 Tubbs Fire. The Station will be relocating to a larger site, affording additional space to accommodate a larger facility capable of supporting up-staffing operations in the event of emergencies and times of crisis.

**PLEASANTON FIRE STATION NO. 3 PLEASANTON, CA\***

The new station is a two-story, 8,000 sf facility with two drive-thru apparatus bays. COAR initially provided a feasibility and needs assessment analysis for Fire Station 3. After completing the feasibility study, the City decided the best choice for the future of the fire department and community was to immediately replace the station.

**SAN RAMON FIRE STATION 34 REMODEL, SAN RAMON, CA\***

A new 5,000 SF addition including a 3-bay apparatus bay and a seismic retrofit and tenant improvement of the existing 6,600 SF, one-story fire station.

**FAIRFIELD FIRE STATION 40 APPARATUS BAY, FAIRFIELD, CA\***

Phase I involves remodeling the apparatus bay to accommodate a new fire engine, and Phase II includes concept and schematic design for a seismically separate one-bay addition.

**PORTERVILLE FIRE STATION FIRE STATION 71, 72, & 73, PORTERVILLE, CA\***

This project includes the remodel and selective retrofit of (3) fire stations. Projects include adding additional apparatus bays for larger equipment, additional storage space, and additional crew quarter space. Fire Station 71 is a complete remodel/retrofit of the 1930s station.

\*Completed with COAR Design Group



**Doug received his B.S. in Mechanical Engineering in 1994 and started with MPA the same year. He has been involved in the construction industry since 1984. Doug is recognized as an integral player by MPA and as an ethical and intelligent engineer by our clients. He is an owner and principal of the firm and serves as member on the MPA Board of Directors. Doug will provide active involvement from the RFP submittal until the project is complete and ready for use. He will be involved from a high-level ensuring that MPA exceeds client's expectations, has staffed the project accurately, and will spearhead the quality assurance reviews at each major milestone.**

**DOUG ISAAKS, PE**  
Principal Mechanical Engineer

**COMPANY / SPECIALIZATION**

McParlane & Associates, Inc. / Mechanical & Plumbing Engineering

**REGISTRATIONS / QUALIFICATIONS**

Professional Mechanical Engineer, CA:  
#30090

**YEARS OF EXPERIENCE / WITH COMPANY**

41 / 31

**EDUCATION**

Bachelor of Science, Mechanical Engineering, San Diego State University

**AVAILABILITY**

Available for the duration of the project.

**COMPARABLE PROJECTS**

**PLEASANTON FIRE STATION NO. 3, PLEASANTON, CA\***

Doug and his team provided mechanical and plumbing engineering for the demolition of an existing station and the construction of a new 2-story, 8,000-sf fire station in Pleasanton, California. The mechanical system used is Variable Refrigerant Flow (VRF) with apparatus bay exhaust with direct connection to the vehicles.

**CHULA VISTA FIRE STATIONS NO. 3 & NO. 5, CHULA VISTA, CA\***

McParlane provided the mechanical and plumbing engineering for this project that consisted of the construction of two new fire stations on the west side of Chula Vista. The stations are Fire Station 3 replacement and Fire Station 5 replacement. The stations have three large apparatus bays, eight dorms, four individual offices, and between 11,500 and 12,500 square feet in size, including apparatus bays.

**CHULA VISTA FIRE STATIONS NO. 10 AT MILLENIA, CHULA VISTA, CA\***

Doug and his team provided mechanical and plumbing engineering for design-build fire station that consists of 12,575 sf and has 10 bunks rooms and 3 drive-thru apparatus bays. The dynamic design of the new station both complements the Millenia development and acts as a landmark and beacon for the community. Solar panels were utilized to offset the building's energy consumption.

**LAKESIDE FIRE STATION NO. 3, LAKESIDE, CA\***

McParlane provided the mechanical and plumbing engineering for this renovation of a 10,000 sf station including refreshing the exterior and maximizing the interior space utilization. The reconfigured spaces include a three-bay apparatus room, 8 individual crew dormitory rooms, 4 individual crew bathrooms, office space, work spaces, an open kitchen, dining area and day room area, training room, and fitness room.

\*Completed with COAR Design Group



**Anton has been a part of the electrical engineering design industry for over 16 years with experience in a variety of projects including commercial, residential, educational, and military. He has experience with electrical power design, telecommunications systems design, as well as protection and distribution of low and medium voltage power systems. His expertise includes an in-depth understanding of electric code and electric power distribution systems with the ability to analyze complex engineering problems, evaluate and suggest alternatives, as well as communicate recommendations effectively. Anton is well-versed in the latest lighting and controls systems and innovative design applications, including USGBC LEED and ZNE focused projects.**

**ANTON NATHANSON, PE**  
Principal Electrical Engineer

**COMPANY / SPECIALIZATION**

ELEN Consulting, Inc. / Electrical Engineering

**REGISTRATIONS / QUALIFICATIONS**

Professional Electrical Engineer, CA:  
#E21090

**YEARS OF EXPERIENCE / WITH COMPANY**

16 / 16

**EDUCATION**

Bachelor of Science, Electrical Engineering,  
San Diego State University

**AVAILABILITY**

Available for the duration of the project.

**COMPARABLE PROJECTS**

**PLEASANTON FIRE STATION NO. 3, PLEASANTON, CA\***

Anton and his team provided electrical engineering services for the demolition of an existing station and the construction of a new 2-story, 8,000-sf fire station.

**CHULA VISTA FIRE STATIONS NO. 3 & NO. 5, CHULA VISTA, CA\***

ELEN Consulting provided electrical engineering design services for both stations, with separately developed drawing sets and coordinated submittals. Our team designed electrical distribution systems with spare capacity for future needs and provided code-compliant interior and exterior lighting solutions in accordance with Title 24 requirements.

**CHULA VISTA FIRE STATIONS NO. 10 AT MILLENIA, CHULA VISTA, CA\***

ELEN Consulting provided electrical engineering design services, including distribution systems with future capacity, interior and exterior lighting design compliant with Title 24 and LEED Silver requirements, and utilities coordination. Key features for this station include three deep bays for parking fire apparatus, associated support spaces, administrative offices, and living accommodations for up to ten personnel. The living spaces include a fitness room, kitchen, dining, day room, individual bunk rooms, single occupancy restroom facilities and two large outdoor patios.

**LAKESIDE FIRE STATION NO. 3 RENOVATION, LAKESIDE, CA\***

Anton and his team provided electrical engineering for the Lakeside Fire Station 3 project involved the renovation and modernization of an existing 10,000-square-foot essential services facility to meet current code standards and improve functionality for the fire district. Provided electrical engineering design services, including power and lighting systems for the reconfigured interior layout, Title 24, conduits for future PV integration, and design for an emergency generator system.

\*Completed with COAR Design Group



**Damon has over 26 years of experience in civil engineering including project management of public safety, municipal, commercial, industrial, design-build, public infrastructure, and private residential projects throughout California. He has managed and designed complex grading and drainage infrastructure projects, ADA grading compliance projects, hydrology and hydraulic studies, utility infrastructure design, fire flow modeling, storm water management, erosion and sediment control plans, and agency permitting. He is practiced in the preparation of reports and documents including Drainage Analysis Reports, Fire Flow Calculations, Pavement Design Reports, and Storm Water Pollution Prevention Plans (SWPPP).**

**DAMON MORELLI, PE, QSD/**  
**QSP, LEED AP**  
 Principal Civil Engineer

**COMPANY / SPECIALIZATION**

EBA Engineering / Civil Engineer

**REGISTRATION/CERTIFICATIONS**

Professional Civil Engineer, CA #CE63621

LEED Accredited Professional

Qualified Stormwater Developer/  
 Practitioner #00831

OSHA 24-hour Hazardous Waste  
 Activities Training

**YEARS OF EXPERIENCE / WITH COMPANY**

26 / 15

**EDUCATION**

Bachelor of Science, Civil Engineering,  
 California State University, Chico

**AVAILABILITY**

Available for the duration of the project.

**COMPARABLE PROJECTS**

**SANTA ROSA FIRE STATION NO. 5, SANTA ROSA, CA\***

Principal Civil Engineer for the site engineering of this new fire station project including site grading and drainage, site utilities, and storm water treatment and retention.

**LIVERMORE FIRE STATION NO. 6, LIVERMORE, CA\***

Principal Civil Engineer for the site engineering of this project including site grading and drainage, site utilities, frontage improvements, public and personnel parking lots, accessible paths of travel, storm drain improvements, and storm water management.

**ANNAPOLIS FIRE STATION APPARATUS BAY & OFFICE ADDITION, ANNAPOLIS, CA^**

Principal Civil Engineer for the development of a fire station garage/apparatus bay and modular office/ classroom building. The project consists of a 2,000 sf garage/apparatus bay structure and a 384 sf modular office/classroom building.

**SONOMA COUNTY CORONER'S OFFICE AND PUBLIC HEALTH LAB, SANTA ROSA, CA\***

Principal Civil Engineer for the development of required new facilities in the County of Sonoma. The project included two separate facilities within a single building on a new County-owned site.

**COUNTY OF SONOMA ADMINISTRATION COMPLEX ENGINEERING & ENVIRONMENTAL SERVICES, SANTA ROSA, CA^**

Principal Civil Engineer for civil and environmental engineering services for multiple projects in the administration complex over the past two decades, developing a thorough understanding of the impacts and issues affecting construction in the County Administration Complex.

\*Completed with COAR Design Group

^Completed with GLASS Architects, a COAR Design Group company



**As an experienced Landscape Architect, Michael has provided his design experience to a wide range of clients. With over twenty years of professional landscape architecture experience, Michael has worked with clients in both the public and private sector on landscape plan checks, code reviews, downtown and park master-planning, urban design, redevelopment planning, parks and recreation sites, creek and river restoration, and habitat restoration. His specific interest is in working with communities developing sustainable and collaborative projects. Michael is well-versed in planning and design guidelines as well as municipal codes throughout California.**

**MICHAEL COOK, PL, ASLA, CPRS,**  
 CPSI, CLIA  
 Principal Landscape Architect

**COMPARABLE PROJECTS**

**COMPANY / SPECIALIZATION**

INTEGRA Planning + Landscape  
 Architecture / Landscape Architecture

**SONOMA COUNTY CORONER'S OFFICE & PUBLIC HEALTH LAB,  
 SANTA ROSA, CA\***

As lead landscape architect on this project, INTEGRA+ was tasked with designing the outdoor space to be functional for morgue staff and visitors yet aesthetically-pleasing to the community. Streetscape and parking lot landscaping, and a staff courtyard were the main features of the landscape.

**REGISTRATION/CERTIFICATIONS**

Landscape Architect, CA: #5123  
 CPSI #50463-0224  
 CLIA #00008031

**ROHNERT PARK PUBLIC WORKS ADMINISTRATION BUILDING,  
 ROHNERT PARK, CA\***

Michael assisted COAR with on this administration building for Public Works Utility staff. The design of the building includes two large open office areas, supporting office spaces, and a water sampling room. Project scope also includes the adjacent secured parking area for staff and City utility vehicles including electric vehicle charging for future city vehicles.

**YEARS OF EXPERIENCE / WITH THE FIRM**

24 / 6

**MARIN CIVIC CENTER, SAN RAFAEL, CA**

At over 55 acres, the Marin Civic Center Master Plan covered a large area with preliminary layout and pedestrian circulation routes. Mike developed the master plan to depict the tree canopy and compiled state-of-the-art GIS mapping information into a data set that was surveyed on-site. The data was post-processed into an interactive GIS map that allowed us to designate future projects to the areas of highest demand.

**EDUCATION**

Bachelor of Landscape Architecture,  
 California Polytechnic State University,  
 San Luis Obispo

**FINLEY SENIOR CENTER, SANTA ROSA, CA**

Michael provided consulting services to the City of Santa Rosa and the developers for the construction documentation of new landscape planting and irrigation renovation for a Senior Center project, while meeting ease of maintenance requirements. Through effective consultation and coordination with all stakeholders, Michael successfully developed a plan accepted by both parties, even with multiple owners and interests involved.

**AVAILABILITY**

Available for the duration of the project.

\*Completed with COAR Design Group



# Project Quality



## 6 Project Quality

### PROJECT MANAGEMENT

Our design process is centered around finding the defining essence of each project and collaborating with you to produce professional, lasting results. We have a deep understanding of typical obstacles that may cause delay to public safety facilities and will ensure they are well identified and avoided in advance. COAR's design process is highly interactive and will involve multiple discussions with all stakeholders. The key to a successful project is a mutual understanding of the project's scope and objectives. We will meet with appropriate stakeholders to review and finalize the work plan, schedule, deliverables, and assign roles, responsibilities, and benchmarks.

In our experience, this early effort to clearly define expectations, roles, and lines of communication results in a better focus on substantive issues as the project progresses. The project team will meet with the District periodically to discuss the status and all pertinent issues, mitigating concerns early and often to avoid delays before the project is impacted.

### PROJECT MANAGEMENT PROCESS

Jeff Katz, the proposed Project Lead will oversee the design team and ensure each element of the project is in alignment with the established goals and agreed upon schedule. Design Principal Christie Jewett will manage the BIM process across all team members, maximizing the capabilities of our processes to produce construction documents,

design walkthroughs, and photorealistic renderings. As Design Principal, she will utilize her familiarity with the District's goals and procedures from her experience with the Kenwood Fire Station Site and Facility Assessment to manage the project team to ensure expectations of quality, schedule, contractual, and budget goals are met. Krt Maness will act as the Project Manager for this project, coordinating the architectural and consultant team members from project kick-off through construction.

All members of the COAR team will work together to ensure collaboration remains seamless and all drawing components are incorporated according to our company standards. COAR will act as the primary point of contact for the District throughout the process and will disseminate information to the rest of the subconsultant team as appropriate.

### QUALITY ASSURANCE / QUALITY CONTROL

We employ our proven quality control method throughout all phases of the process to ensure we are on track with stated goals and remain within budget and schedule restraints.

This includes a detailed quality control plan and schedule, with client input, developed at project inception. Our method has allowed us to produce documents which are recognized by contractors for their thoroughness and are constructed with a minimum number of complications during construction.

Our change order rate has resulted in an average of less than 1% of construction cost for changes other than owner-requested changes. For each project, building plans and specifications will be reviewed by our in-house team utilizing Revit for coordination with other disciplines, Revizto for internal issue tracking and workflows, and Bluebeam Studio sessions to allow for collaborative reviews with our entire team and the District.

### **SUBCONSULTANT QUALITY CONTROL**

COAR has assembled a team of subconsultants that have significant experience in fire stations and public safety facilities, including new, addition, renovation, and remodel projects. Our team includes firms with long-standing track records of completing successful projects together, as well as teams with decades of experience working with California cities and communities. This prior work experience ensures this project will receive a well-coordinated and knowledgeable team approach. We monitor and measure each sub's skill and overall performance, quality, knowledge, teamwork and communication. Areas of concern, should they arise, are quickly identified and corrective actions immediately implemented.

There are a variety of methods we use to ensure the project progresses in line with client expectations. Through years of completing projects with our consultant teams, we have refined which tools best facilitate optimal design processes, scheduling and sequencing, and client collaboration and understanding.

#### **REVIT**

Used by the design team to generate accurate and detailed construction documents, including floor plans, elevations, sections, schedules, and material takeoffs.

#### **ENSCAPE**

Allows us to quickly produce 3D spatial views and detailed renderings of materials that easily display design intent. We are also able to provide our clients easy access to Virtual Reality (VR) to experience the 3D model. This technology allows our clients to virtually tour or 'walk through' the building before the start of construction.

#### **REVIZTO**

A cloud-based plugin for Revit that allows stakeholders to view the model and monitor drawing progress in real time. Internally used to track changes, markup issues, view potential coordination conflicts in the model, and helps mitigate traditional coordination challenges.

#### **BLUEBEAM STUDIO**

Enables the entire team the ability to view, mark up, and annotate PDF documents, drawing sets, and other project-related files in real time. We utilize this to markup milestone document sets, coordinate with consultants, and receive feedback from stakeholders.



## WHY COAR DESIGN GROUP?

We share a vision that combines design excellence and innovation with tested processes to consistently meet the key goals of any project - functionality, quality, time, scope, and budget. We listen to your needs and strive to make them a reality. We look at both the big picture and the details to determine where we can best add value. Our experience working with the District team on the assessment for the Kenwood station will allow us to move forward quickly with the design - saving the District time and money revisiting issues that have already been worked through.

Our team is excited and ready to begin immediately on this contract. We pride ourselves on delivering world-class architectural services that produce beautiful and functional facilities.



We thank the Sonoma Valley Fire District for the opportunity to present our proposal package and look forward to soon be working together towards this project's success.

**THANK YOU**