



**INDIAN WELLS COUNTRY CLUB COMMUNITY
FIRE ACCESS MAINTENANCE DISTRICT (FAMD) NO. 1**

**BOARD OF DIRECTORS MEETING
October 8, 2026
10:00 A.M.**

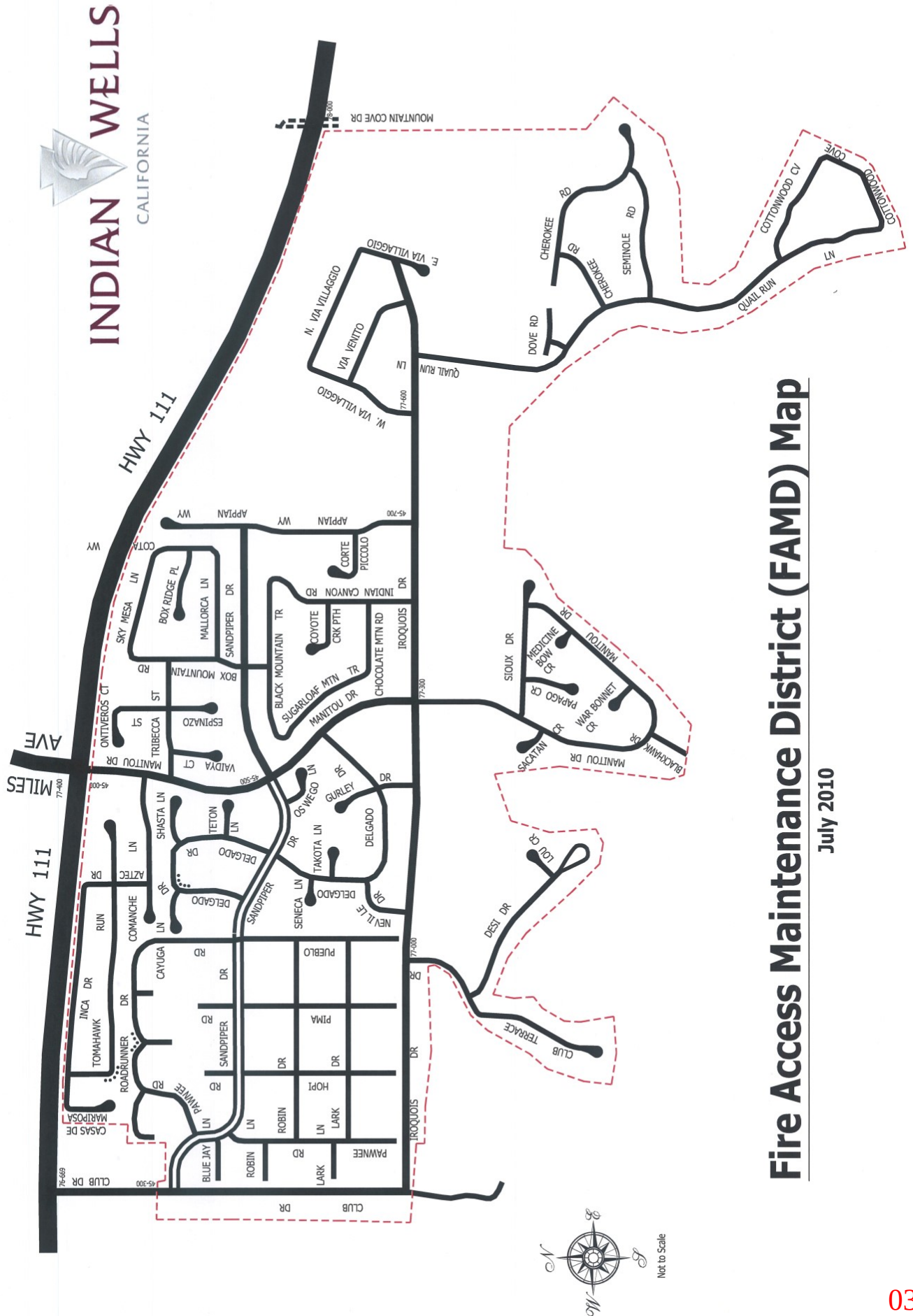
This Meeting will be held In-Person at
The City of Indian Wells City Council Chambers
44950 El Dorado Drive Indian Wells, CA



FAMD #1
Fire Access Maintenance District
An Agency of the City of Indian Wells
Indian Wells Country Club Community

BOARD OF DIRECTORS 2026

Director	Term Ends
Name: Kurt Yeager (Chairperson) Phone: (949) 632-6157 Email: ekurty01@gmail.com	February 28, 2029
Name: Bruce Morgan (Vice Chair) Phone: (406) 370-1224 Email: bkmzenmaster@gmail.com	February 28, 2029
Name: Steve Nozet (Secretary) Phone: (925) 698-4632 Email: nozetsteve@gmail.com	February 28, 2029
Name: Tony Trocino (Director) Phone: (310) 963-3428 Email: trotony7@gmail.com	February 28, 2030
Name: Mark Butier Jr. (Director) Phone: Email: jrbutier@butier.com	February 28, 2030
Name: Dennis Coker (IWCC Rep) Phone: (760) 345-2561 Email: Dennis.Coker@clubcorp.com	Appointed (No Term)



Fire Access Maintenance District (FAMD) Map

July 2010



FIRE ACCESS MAINTENANCE DISTRICT NO. 1 INDIAN WELLS COUNTRY CLUB COMMUNITY

Board of Directors Meeting Agenda Thursday October 8, 2026 at 10:00 A.M.

**Board will Meet in the City Council Chamber of the
City of Indian Wells at 44950 El Dorado Indian Wells CA**

1. CALL TO ORDER OF THE FAMD, ROLL CALL

Chair - Kurt Yeager
Vice Chair – Bruce Morgan
Secretary – Steve Nozet
Director - Tony Trocino
Director – Mark Butier
IWCC Representative – Dennis Coker

2. PLEDGE OF ALLEGIANCE

3. APPROVAL the AGENDA

October 8, 2026

Page(s) 4-5

4. PUBLIC COMMENTS

All persons wishing to address the FAMD Board will be called on during this section of the meeting by the Chairman. At the appropriate time, please come forward to the podium and state your name for the record. Speakers are limited to three minutes. Parties are encouraged to submit their comments in writing with any attachments or exhibits they wish for the FAMD Board to review, preferably 24 hours prior to the meeting. Speakers can then use their three-minutes to summarize the key points of their comments. Please note that you may address the FAMD Board on an agenda item at the time it is discussed, but only after being recognized by the Chairman.

Under the Brown Act, the FAMD Board should not take action on or discuss matters raised during the public comment portion of the agenda which are not listed on the agenda. FAMD Board Members may refer such matters to staff for information or to be placed on a subsequent agenda for consideration. Notwithstanding the foregoing, FAMD Board Members and staff may briefly respond to statements made or questions posed during public comment, if such responses do not constitute any deliberation.

5. CONSENT CALENDAR

All matters listed on the Consent Calendar are routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the FAMD Board or audience request that specific items be removed from the Consent Calendar for separate discussion and action. Financial matters will be indicated as budgeted or non-budgeted below.

- a. Minutes; June 18, 2026
- b. Financials; September 2026

**Page(s) 6-9
Page(s) 11-13**

6. SECURITY REPORT

- a. August & September 2026 Security Report

Page(s) 15-20

7. OLD BUSINESS

- a. Landscape Committee (Projects)

Page(s) Verbal



8. NEW BUSINESS

- a. Fountain Work (Update)
- b. Contract Execution Resolution and Policy
- c. Holiday Lighting Contract
- d. 2026 Street Rehab Projects Proposals Review
- e. Bridge Rehab Project Proposal Review
- f. Newsletter

Page(s) Verbal
Page(s) 21-25
Page(s) 26-31
Page(s) 32-57
Page(s) 58-66
Page(s) Verbal

9. FAMD DISTRICT MANAGERS REPORT

- a. New Email Address

10. BOARD MEMBERS COMMENTS

11. ANNOUNCEMENTS

The next Board of Directors meeting is scheduled for November 12, 2026.

12. ADJOURNMENT

**INDIAN WELLS COUNTRY CLUB COMMUNITY
FIRE ACCESS MAINTENANCE DISTRICT NO. 1
BOARD OF DIRECTORS OPEN MEETING**

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE SENIOR BUILDING INSPECTOR OR THE RISK MANAGER AT (760) 346-2489. A 48-HOUR NOTIFICATION PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING (128 CFR 35.102.35.104 ADA TITLE III).

AFFIDAVIT OF POSTING

I, Angelica Avila, certify that on October 5, 2026, I caused to be posted a notice of a FAMD #1 Board Meeting to be held on Thursday October 8, 2026, at 10:00 A.M., in person in the City Council Chamber's.



BOARD OF DIRECTORS MEETING

MINUTES **June 11, 2026**

1. CALL TO ORDER

Chair Kurt Yeager called meeting to order at 10:04 A.M.

ROLL CALL

PRESENT: Chair - Kurt Yeager

ABSENT: Vice Chair – Bruce Morgan
Secretary – Steve Nozet
Director Mark Butier
Director - Tony Trocino
IWCC Representative – Dennis Coker

ALSO, PRESENT: District Manager Scott Matas (Desert Resort Management/ Associa),

Due to a lack of quorum the Chair adjourned the meeting to June 18, 2026.

2. ADJOURNMENT

Adjourned by Chair Kurt Yeager at 10:05 A.M.

MINUTES **June 18, 2026** **Via Zoom**

1. CALL TO ORDER

Chair Kurt Yeager called meeting to order at 10:35 A.M.

ROLL CALL

PRESENT: Chair - Kurt Yeager
Vice Chair – Bruce Morgan
Director Mark Butier
Director - Tony Trocino
IWCC Representative – Dennis Coker – Arrived at 10:48 am

ABSENT: Secretary – Steve Nozet

ALSO, PRESENT: District Manager Scott Matas (Desert Resort Management/ Associa),
Paul Stotesbury (Director of Security, Allied Universal),
Suzie Salazar (Branch Manager, Allied Universal)

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE FINAL AGENDA

A motion was made by Vice Chair Bruce Morgan and a 2nd by Director Tony Trocino to approve the agenda for the June 18, 2026. Motion carried 4/0.

4. PUBLIC COMMENTS

No attendance.

5. CONSENT CALENDAR

- a. Minutes; May 14, 2026
- b. Financials; May 2026

A motion was made by Director Mark Butier and a 2nd by Vice Chair Bruce Morgan to approve the Consent Calendar. Motion carried 4/0.

6. SECURITY REPORT

- a. June 2026 Security Report

Director of Security (DOS) Paul Stotesbury submitted a written report.

7. OLD BUSINESS

- a. Landscape Committee Report

Director Nozet was unable to attend the meeting and requested that the District Manager provide an update on project progress.

The Committee met several times with the landscaping vendor to review and identify areas of concern. As a result of those discussions, multiple locations have been targeted for improvement. Planned enhancements include downsizing plant material, refreshing gravel surfaces, and improving the overall trimming and maintenance of landscaping to achieve a more manicured appearance.

In addition, the Committee met with the fountain contractor to assess issues affecting both fountains. The estimated cost for necessary repairs and improvements exceeds \$35,000. Based on this estimate, the District Manager advised that the project would need to go through a formal bidding process.

The Board directed staff to proceed with developing and presenting a comprehensive outline of projects along with corresponding proposals for consideration at a future meeting.

8. NEW BUSINESS

- a. Landscaping Proposals

As stated in the landscaping committee report multiple areas have been identified for improvements. The Board reviewed multiple proposals.

A motion was made by Director Tony Trocino and a 2nd by Director Dennis Coker to approve the proposals as presented for an amount not to exceed \$32,888.00. Motion carried 5/0.

b. Fountain Work and Proposal

Tabled until multiple proposals can be presented.

c. Contract Policy

The District Manager proposed the adoption of a policy requiring a second signature on all contracts to enhance oversight and accountability in contract execution.

Following discussion, the Board directed the District Manager to draft a formal policy for consideration. The proposed policy will require that the Chair serve as the primary co-signer alongside the District Manager on all contracts. In the event the Chair is unavailable, a member of the Executive Committee—specifically the Vice Chair or Secretary—will serve as the alternate co-signer.

d. 2026/27 Contracts

The Board reviewed the following contracts:

i. Whisk Cleaning

The Contract is to amend the name of the company as the former company was sold to Whisk Cleaning.

A motion was made by Vice Chair Bruce Morgan and seconded by Director Dennis Coker to approve an amendment to the janitorial contract and accept the name change. The motion carried 5/0.

ii. Frazier Pest Control

The contract for pest control services was approved last year but not formalized during the city process.

A motion was made by Director Tony Trocino and seconded by Vice Chair Bruce Morgan to approve a contract for pest control services with Frazier Pest Control. The motion carried 5/0.

iii. Allied Universal Protection

The contract for security services was approved in March. The formal contract has been reviewed and approved by the contractor.

A motion was made by Director Mark Butier and seconded by Vice Chair Bruce Morgan to approve a 5-year contract with Allied Universal Protection for security services. The motion carried 5/0.

iv. Desert Fire Extinguisher – Sole Sourced due to contract being less than \$5,000.00

v. Associa OnCall – General Maintenance – Exercise 2-year option

vi. Associa OnCall – Lighting Maintenance – Sole Sourced due to contract being less than \$5,000.00

The Board reviewed the contracts.

A motion was made by Director Tony Trocino and seconded by Director Mark Butier to approve contracts with Desert Fire Extinguisher and Associa OnCall – Lighting Maintenance and to exercise the 2-year option with Associa OnCall for general maintenance services. The motion carried 5/0.

- vii. Supreme Pool – Due to the contract exceeding limits the service will go out for bid.
- viii. Empire Gate Automation
The contract for gate repair and maintenance services was approved in January but not formalized during the city process.

A motion was made by Director Tony Trocino and seconded by Director Mark Butier to approve contracts with Empire Gate Automation for gate repair and maintenance services. The motion carried 5/0.

9. DISTRICT MANAGER REPORT

The District Manager reported and answered questions regarding road projects, striping, and bridge engineering RFP. The Board gave direction to not bid the bridge as a structural report but to find an expert in cosmetic repairs and to see if as built plans are available through the city. Director Mark Butier will review the plans and report back on his findings.

10. BOARD MEMBER COMMENTS

- No Comments

11. ANNOUNCEMENTS

The next regularly scheduled meeting of the Fire Access Maintenance District Board of Directors will be held at 10:00 A.M., on June 11, 2026, in person at the City of Indian Wells council chambers.

12. ADJOURNMENT

There being no more business the meeting was adjourned by Chair Kurt Yeager at 11:38 A.M.

Respectfully Submitted, Scott Matas, District Manager

Attested to: _____ Date: _____
Steve Nozet, FAMD Secretary

FAMD Financial Monthly Report		
Month: July 2026		
Projected Monthly Income		\$199,983.08
Monthly Expenses		\$123,191.71
Available Total Budgeted Expenses		\$138,958.33
Operations Budget (Approved)		\$1,667,500.00
Capital Budget		\$0.00
Total Projected Expenditures		\$1,667,500.00
Assessed & Tax Collection Revenues		\$2,399,797.00
FY Projected Balance		\$732,297.00

Projected FY 2026/27		
Revenue	\$	2,399,797.00
Expenditures	\$	1,667,500.00

Actual to YTD - July 2027		
Revenue	\$	-
Expenditure	\$	-

Budget Summary Report
Fire Access Maintenance District #1
2026_27 Fire Access Maintenance Dist 1

	<u>2027 Budget</u>
Assessment Income	
4000 - Residential Assessments	1,667,500.00
Total Assessment Income	1,667,500.00
Total FAMD Income	1,667,500.00
Administrative	
5090 - Office Supplies	3,800.00
5115 - Web Site Maintenance	1,600.00
5195 - Other Administrative Services	5,800.00
5196 - Miscellaneous Admin Expenses	16,800.00
Total Administrative	28,000.00
Utilities	
6000 - Electric Service	16,500.00
6025 - Water Service	21,700.00
6050 - Telephone Service	12,100.00
6055 - Internet Service	7,200.00
6406 - Bridge Lighting Cost Share	1,300.00
Total Utilities	58,800.00
Landscaping	
6100 - Grounds & Landscaping - Contract	53,600.00
Total Landscaping	53,600.00
Irrigation	
6200 - Irrigation Contract	8,300.00
Total Irrigation	8,300.00
Contracted Services	
6418 - Fountains/Ponds/Lakes Services	16,500.00
6430 - Janitorial Services	11,900.00
6432 - Maintenance Services	1,100.00
6434 - Pest Control	3,100.00
6440 - Safety & Security	1,100,100.00
6495 - Other Contracted Services	128,800.00
Total Contracted Services	1,261,500.00
Repair & Maintenance	
6515 - Building Repair & Maintenance	10,000.00
6595 - Gate & Monument Repair & Maintenance	10,300.00
6600 - General Repair & Maintenance	20,600.00
6625 - HVAC Supplies/Repair & Maintenance	1,000.00
6730 - Security System Repair & Maintenance	6,400.00
6745 - Signage Repair & Maintenance	7,500.00
6760 - Street Repair & Maintenance	25,800.00
6795 - Other Supplies/Repair & Maintenance	14,400.00
Total Repair & Maintenance	96,000.00
Professional Services	
7010 - Engineering Services	30,900.00
7020 - Legal Services	32,500.00
7040 - Management Fees	91,700.00

Budget Summary Report
Fire Access Maintenance District #1
2026_27 Fire Access Maintenance Dist 1

	<u>2027 Budget</u>
Professional Services	
7095 - Other Professional Services	6,200.00
Total Professional Services	<u>161,300.00</u>
Total FAMD Expense	<u>1,667,500.00</u>
Total Association Net Income / (Loss)	<u><u>0.00</u></u>

FAMD #1

INDIAN WELLS COUNTRY CLUB COMMUNITY

SECURITY REPORT

**Paul A. Stotesbury
Site Security Director
August, 2026**

August 3, 2026 **Report of suspicious person on Iroquois/ Gurley. RSO responded and located resident on drugs and arrested**

August 17, 2026 **Manitou/ Hwy 111, traffic lights went out, reported to City**

August 21, 2026 **Desi, Patrol reported down tree in street from golf course. Golf maintenance called and will remove**

FIRE DEPARTMENT/ PARAMEDICS

RESPONSES - 19

TRANSPORTS – 9

RSO

ROUTINE PATROL – 22

CALLS FOR SERVICE - 9

OPEN GARAGE DOOR – 32

OPEN OTHER DOORS – 0

CLUB HOUSE DOORS – 10

TRANSPONDERS INSTALLED – 22

Indian Wells Country Club FAMD #1
Security Staffing Report

	Employee Name	Length of Service at Allied Universal in Months	Length of Service at IWCCC in Months	Position	Scheduled Work Days	Scheduled Work Hours	Total Scheduled Hours/Day	Total Scheduled Hours/Week
1	Casarez, Jose	104	101	Security Officer	Sun/Thurs	2pm-10pm	8	40
2	Garcia, Dominick	10	10	Security Supervisor	Tues/Sat	2pm-10pm	8	40
3	Gonzalez, Gonzalo	51	33	Security Officer	Sun/Tues/Wed	2pm-10pm	8	16
4	Gray, Ken	47	47	Security Officer	Mon/Tues	2pm-10pm	8	32
5	Hernandez, Josue	25	24	Security Officer	Thurs/Sun	10pm-6am	8	40
6	Hosamane, Mahinder	154	205	Security Supervisor	Sun/Thurs	10pm-6am	8	40
7	Lara, Marvin	158	157	Security Senior Supervisor	Mon/Sat	6am - 2pm	8	40
8	Lizarraga, Abraham	4	4	Security Officer	Thurs/Sun	10pm-6am	8	40
9	Lizarraga, Jesus	19	18	Security Officer	Thurs/Mon	6am-2pm	8	40
10	Medina, Hazel	6	6	Security Officer	Sun/Thurs	2pm-10pm	8	40
11	Parsons, Caleb	20	19	Security Officer	Wed/Sun	2pm/10pm	8	32
12	Pennington, Sandra	48	49	Security Officer	Fri/Mon	10pm-6am	8	32
13	Penny, Max	54	54	Security Officer	Tues/Sat	2pm-10pm	8	40
14	Perez, Helen	33	41	Security Officer	Wed/Sun	2pm-10pm	8	40
15	Rivas, Adam	18	18	Security Officer	Sat/Wed	varieas	8	40
16	Sandoval, Andrea	112	89	Security Officer	Sat-Wed	6am-2pm	8	40
17								
18	Stotesbury, Paul	132	98	Site Security Supervisor	Mon- Fri	Varies	8	40
19	Part Time (Castaneda)	4	4	Security Officer		6am-2pm	8	0
	TOTALS	999	977					592
	AVERAGES	55.5	54.28					

Change	Change
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Stats for 2018

Event	Jan.	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Access Denied	0	0	0	0	0	0	0	0	0	0	0		0
Alarm Checks-Security	1	1	1	1	1	2	2	2					11
Animal Control on site	0	0	0	1	1	0	0	0					2
Animal Issues	1	0	0	1	4	0	0	0					6
Burglaries	0	0	0	0	0	0	0	0					0
Thefts	0	0	0	0	0	1	1	0					2
Garage Doors Open	41	36	57	56	50	44	32	32					352
A Shift up to 1400 hrs	22	0	0	0	0	1	0	0					23
B Shift up to 2200 hrs	19	33	47	48	34	31	24	28					264
C shift after 2200 hrs	0	3	10	8	16	12	8	4					61
Doors Open (Other)	19	21	29	24	27	19	0	10					149
Golf Cart Issues	0	0	0	1	0	2	0	1					4
Homeowner Assist/Welfare Check	2	5	2	2	6	12	0	9					38
Landscape/Light Issues	0	2	0	1	0	0	0	0					3
Medical Response / Fire Dept.	19	16	12	15	14	12	25	18					131
Noise Issues	1	0	1	3	1	0	0	1					7
Other - Domestic Issue	0	0	0	0	0	0	0	0					0
Parking Issues	2	0	4	2	1	2	0	1					12
Public Utility Issue	0	1	0	0	0	0	0	0					1
Process Servers	6	3	1	3	3	1	7	9					33
Property Issues/Damage	2	7	4	4	0	2	1	0					20
Realtor Issues	0	0	0	0	0	1	0	0					1
Sheriff on Site	36	17	36	36	11	8	7	31					182
Alarm Response/Call In	3	3	4	11	7	8	2	9					47
Routine Patrol	33	14	32	25	4	0	5	22					116
Suspicious Events	0	1	6	0	3	4	3	2					19
Traffic/Street Issues	0	0	0	0	0	0	0	1					1
Vandalism	0	0	0	0	0	0	0	0					0
Vendor Issues	0	0	1	0	1	0	0	0					2
Water Issues	11	5	4	10	9	17	21	24					91

FAMD #1

INDIAN WELLS COUNTRY CLUB COMMUNITY

SECURITY REPORT

Paul A. Stotesbury
Site Security Director
September, 2026

September 4, 2026 Manitou Gate, Home owner struck entrance arm. Arm replaced no damage to arm or H/O vehicle.

September 22, 2026 Sandpiper, home owner requested Animal Control as daughter reported seeing two bob cats in backyard. A/C stated don't respond unless animal injured or vicious.

September 24, 2026 Desi, H/O reported non-injury accident where she ran into SCE truck mirror. Parties exchanged information and advised to contact RSO for report. Unknown if report filed.

September 28, 2026 Quail, Animal Control responded and picked up coyote injured when struck by unknown vehicle.

FIRE DEPARTMENT/ PARAMEDICS

RESPONSES - 18

TRANSPORTS – 9

RSO

ROUTINE PATROL – 18

CALLS FOR SERVICE - 9

OPEN GARAGE DOOR – 20

OPEN OTHER DOORS – 1

CLUB HOUSE DOORS – 9 TRANSPONDERS INSTALLED – 35

Indian Wells Country Club FAMD #1
Security Staffing Report

	Employee Name	Length of Service at Allied Universal in Months	Length of Service at IWCCC in Months	Position	Scheduled Work Days	Scheduled Work Hours	Total Scheduled Hours/Day	Total Scheduled Hours/Week
1	Casarez, Jose	105	102	Security Officer	Sun/Thurs	2pm-10pm	8	40
2	Garcia, Dominick	11	11	Security Supervisor	Tues/Sat	2pm-10pm	8	40
3	Gonzalez, Gonzalo	52	34	Security Officer	Sun/Tues/Wed	2pm-10pm	8	16
4	Gray, Ken	48	48	Security Officer	Mon/Tues	2pm-10pm	8	32
5				Security Officer	Thurs/Sun	10pm-6am	8	40
6	Hosamane, Mahinder	155	206	Security Supervisor	Sun/Thurs	10pm-6am	8	40
7	Lara, Marvin	159	158	Security Senior Supervisor	Mon/Sat	6am - 2pm	8	40
8	Lizarraga, Abraham	5	5	Security Officer	Thurs/Sun	10pm-6am	8	40
9	Lizarraga, Jesus	20	19	Security Officer	Thurs/Mon	6am-2pm	8	40
10	Medina, Hazel	7	7	Security Officer	Sun/Thurs	2pm-10pm	8	40
11	Parsons, Caleb	21	20	Security Officer	Wed/Sun	2pm/10pm	8	32
12	Pennington, Sandra	49	50	Security Officer	Fri/Mon	10pm-6am	8	32
13	Penny, Max	55	55	Security Officer	Tues/Sat	2pm-10pm	8	40
14	Perez, Helen	34	42	Security Officer	Wed/Sun	2pm-10pm	8	40
15	Rivas, Adam	19	19	Security Officer	Sat/Wed	varieas	8	40
16	Sandoval, Andrea	113	90	Security Officer	Sat-Wed	6am-2pm	8	40
17								
18	Stotesbury, Paul	133	99	Site Security Supervisor	Mon- Fri	Varies	8	40
19	Part Time (Castaneda)	5	5	Security Officer		6am-2pm	8	0
	TOTALS	991	970					592
	AVERAGES	58.29	57.06					

Change	Change
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Stats for 2018

Event	Jan.	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Access Denied	0	0	0	0	0	0	0	0	0	0	0		0
Alarm Checks-Security	1	1	1	1	1	2	2	2	5				16
Animal Control on site	0	0	0	1	1	0	0	0	1				3
Animal Issues	1	0	0	1	4	0	0	0	2				8
Burglaries	0	0	0	0	0	0	0	0	0				0
Thefts	0	0	0	0	0	1	1	0	0				2
Garage Doors Open	41	36	57	56	50	44	32	32	20				372
A Shift up to 1400 hrs	22	0	0	0	0	1	0	0	0				23
B Shift up to 2200 hrs	19	33	47	48	34	31	24	28	19				283
C shift after 2200 hrs	0	3	10	8	16	12	8	4	1				62
Doors Open (Other)	19	21	29	24	27	19	0	10	1				150
Golf Cart Issues	0	0	0	1	0	2	0	1	0				4
Homeowner Assist/Welfare Check	2	5	2	2	6	12	0	9	6				44
Landscape/Light Issues	0	2	0	1	0	0	0	0	1				4
Medical Response / Fire Dept.	19	16	12	15	14	12	25	18	18				149
Noise Issues	1	0	1	3	1	0	0	1	1				8
Other - Domestic Issue	0	0	0	0	0	0	0	0	0				0
Parking Issues	2	0	4	2	1	2	0	1	2				14
Public Utility Issue	0	1	0	0	0	0	0	0	0				1
Process Servers	6	3	1	3	3	1	7	9	1				34
Property Issues/Damage	2	7	4	4	0	2	1	0	3				23
Realtor Issues	0	0	0	0	0	1	0	0	0				1
Sheriff on Site	36	17	36	36	11	8	7	31	27				209
Alarm Response/Call In	3	3	4	11	7	8	2	9	9				56
Routine Patrol	33	14	32	25	4	0	5	22	18				134
Suspicious Events	0	1	6	0	3	4	3	2	1				20
Traffic/Street Issues	0	0	0	0	0	0	0	1	0				1
Vandalism	0	0	0	0	0	0	0	0	1				1
Vendor Issues	0	0	1	0	1	0	0	0	0				2
Water Issues	11	5	4	10	9	17	21	24	19				110

STAFF REPORT

DATE: October 8, 2026
TO: Honorable FAMD Board Members
FROM: FAMD District Manager
SUBJECT: Contract Policy

SUMMARY:

With the Fire Access Maintenance District (FAMD) no longer required to process contracts through the City's approval system, there is a need to establish a formal internal contract approval process to ensure appropriate oversight, accountability, and consistency. Accordingly, the District Manager was directed to draft a policy outlining contract review and approval procedures for the Board's consideration and adoption.

ATTACHMENTS

Draft Policy

FISCAL IMPACT:

None

RECOMMENDATIONS

Approve the policy implementation.



FAMD #1
Fire Access Maintenance District
An Agency of the City of Indian Wells
Indian Wells Country Club Community

Fire Access Maintenance District (FAMD)

Contract Approval and Execution Policy

1. Purpose

The purpose of this policy is to establish a clear and consistent process for the review, approval, and execution of contracts entered into by the Fire Access Maintenance District (FAMD), ensuring appropriate oversight, accountability, and operational efficiency.

2. Policy Statement

All contracts entered into by the FAMD shall require the review and approval of the District Manager and the signature of both the District Manager and the Chair or designated Board Member* of the FAMD Board prior to execution, unless otherwise authorized by this policy or by the Board of Directors.

**Designated Board Member shall mean a member of the Executive Committee of the FAMD Board of Directors, comprised of the Chair, Vice Chair, and Secretary, who has been designated by the Board to sign contracts and other authorized documents on behalf of the FAMD when the Chair is unavailable or unable to do so.*

3. Scope

This policy applies to:

- All new contracts and agreements
 - Contract renewals and extensions
 - Amendments or modifications to existing agreements
 - Professional services, maintenance, and operational service contracts
-

4. Contract Review and Approval Process

4.1 District Manager Review

The District Manager shall:

- Verify that the contract scope of work is clear and appropriate
- Confirm the vendor meets all licensing and insurance requirements
- Ensure the contract is within the approved budget
- Review terms and conditions for operational and financial appropriateness
- Present the draft contract to the Board of Directors at the next regular Board meeting for review and discussion.
- Document the Board's acknowledgment or approval in the official meeting minutes and reference such action on the signature page of the contract.

Upon completion of review, the District Manager shall sign the contract indicating administrative approval.

4.2 Board Chair Approval

The Chair of the FAMD Board shall:

- Review of the contract for alignment with Board direction and District objectives
 - Execute the contract indicating Board-level authorization
-

5. Execution Authority

A contract shall not be considered valid or binding until it is signed by both:

- The District Manager
- The Chair of the FAMD Board (or authorized designee)

Except as provided in Section 11 (Limited Contract Authority).

6. Delegation of Authority

To ensure continuity of operations:

- In the absence of the Chair, a designated Board member may sign contracts
- In the absence of the District Manager, a formally designated staff representative may sign
- Any such delegation must be documented in writing and maintained in District records

. Emergency Authorization

n situations requiring immediate action to protect public safety, prevent property damage, or maintain essential services:

- The District Manager may authorize and execute a contract
 - The Chair shall be notified as soon as practicable
 - The action shall be presented to the Board for ratification at the next regular meeting
-

8. Recordkeeping

All executed contracts shall be:

- Maintained in the FAMD electronic files kept by the District Manager
- Made available for Board review upon request

Electronic signatures and digital storage are permitted in accordance with District practices.

9. Policy Exceptions

Any exception to this policy must be approved by the FAMD Board of Directors and clearly documented in the meeting record.

10. Limited Contract Authority

The District Manager is authorized to execute contracts with a total value of **\$1,000 or less**, provided that:

- The contract is within the approved budget
- All procurement and insurance requirements are met
- The contract is reported to the Board at the next regular meeting

Contracts exceeding \$1,000 shall require signatures in accordance with Sections 4 and 5 of this policy.

11. Effective Date

This policy shall become effective upon approval or amendment by the FAMD Board of Directors.

Policy approved by the Board of Directors of the Fire Access Maintenance District at the October 8, 2026, Board of Directors meeting.

Chair Kurt Yeager

STAFF REPORT

DATE: October 8, 2026
TO: Honorable FAMD Board Members
FROM: FAMD District Manager
SUBJECT: 2026 Holiday Lighting

SUMMARY:

In previous years, the Fire Access Maintenance District (FAMD) contracted directly with Al & Luis Christmas Lighting for holiday lighting services. However, due to increased costs associated with inflation, the proposed contract amount now exceeds the General Manager's spending authority, requiring the District to obtain and evaluate multiple competitive bids.

The District solicited and received three proposals for the requested services. A bid comparison worksheet has been prepared and is provided for review to assist the Board in evaluating the proposals and selecting the most responsive and responsible bidder.

ATTACHMENTS

Proposals from Al & Luis Christmas Lighting, Desert Christmas Lights and Premier Holiday Design. Worksheet

FISCAL IMPACT:

2026_27 Budget \$6,200.00

RECOMMENDATIONS

Award a contract for holiday lighting services to the selected vendor and direct the District Manager to execute the agreement, coordinate scheduling, and oversee completion of the work in accordance with the contract specifications.

Al & Luis Christmas Lighting

A Full-Service Holiday Décor Co.
53913 Slate Drive Coachella, CA 92236
Alchristmaslighting@yahoo.com
(760)716-7705

Indian Wells Country Club Clubhouse
46000 Club Drive
Indian Wells, CA 92210
smatas@drminternet.com

April 16, 2026.

Indian Wells Country Club Clubhouse

Clubhouse

Palm Trees

1. Six (6) palm trees by valet parking, circle wrapped up to sixteen (16) feet with warm white LED lights.
Per palm tree: \$165
Cost: \$990

2. Install four hundred-twenty (420) feet of C9 LED lighting along clubhouse roofline.
Per foot: \$6.50
Cost: \$2,730

3. Install twenty (20) feet of C9 LED lighting along entrance monument.
Per foot: \$6.50
Cost: \$130

Décor

4. Install warm white LED lights circle wrapped along each side of bridge railing.
Cost: \$1,650

5. Install three (3) eighteen (18) inch beautifully decorated pieces of garland.
Per garland: \$200
Cost: \$600

6. Install two (2) beautifully decorated sprays on columns by each side of the door.
Per spray: \$200
Cost: \$400

7. Install one (1) beautifully decorated spray on monument.
Cost: \$200

8. Install eleven (11) bows in front of clubhouse columns.
Per bow: \$40
Cost: \$440

Maintenance: \$200 fee per service call (mon - fri, 8am-4pm)
\$65 per person/hour to fix damages (2 person minimum)
\$300 fee per service call (weekends/after hours)
\$25 per mini-light strand
\$55 per timer

Total Cost: \$7,140

Payment Terms: 50% deposit, \$3,570 required by August 1, 2026; balance due upon installation.

Please be advised that a late fee of 10% of the amount due will be imposed on payments 60 days overdue post invoice date, payments 60+ days overdue will be imposed a late fee of 15% of the amount due.

In the event of a cancellation, once the contract has been signed, a tiered fee structure will be implemented. The fee will start at 30% of the deposit, however, it is contingent upon the proximity to the scheduled installation date, cancellations made closer to the installation date will incur a higher fee, reflecting the costs and potential loss of revenue associated with the cancellation. This policy ensures fairness and upholds our commitment to providing exceptional service.

All work would be done to accepted industry standards. The job requires that an appropriate power supply be provided by Tierra Vista HOA to each of the areas to be lit by any of the above products.

We are confident that the effort between Tierra Vista HOA and Al & Luis Christmas lighting will bring your guest, as well as the community a more visible and festive ambiance in which to enjoy this upcoming holiday season.

Alvaro Garcia

Owner

Al & Luis Christmas Lighting

Indian Wells Country Club Clubhouse

X_____

X_____

8/19/2026

Proposal

To

Indian Wells Country Club

Attn: Scott

From

Desert Christmas Lights

Paul Carpenter-Owner

(760)774-2719 Cell

(760-464-1433 Business

Description

Installation,
Maintenance, Removal,
and Storage.

Installation of Holiday Lighting at Indian Wells Country Club

Manitou Gate:

Installation of C9 LED warm white lights on guard house

4 Garland and 3-60 inch wreaths

4 Olive trees wrapped with w\LED warm white mini lights

Club Gate:

Installation of C9 LED warm white lights on the guard house

4 Garland and 1 60 inch wreath

Included- Supply, installation and removal of all products. Maintenance through the season. We charge a service fee when we need to replace damaged products. Any items damaged by gardeners or anyone else will be charged a service call and replacement of product fee. We are licensed and insured.

Total \$9000 with a 3 year contract
We look forward to doing business with you!

Desert Christmas Lights

Tel 760-464-1433

Cell 760-774-2719

Email:

DesertChristmaslights@gmail.com

Premier Holiday Design
A FULL-SERVICE HOLIDAY DECOR COMPANY
P.O. Box 4596 Palm Desert, CA 92261
Ph: 760-601-6517 Fax: 760-262-3020
Email: hlightingdesign@aol.com

Scott Matis
Executive Director of Community Management
Desert Resort Management an Associa Company
42635 Melanie Place Suite 103
Palm Desert, CA 92211

August 2, 2026
Revised September 24, 2026

Hi Scott,

Thank you for allowing myself the opportunity to be part of your Holiday 2026 presentation for Indian Wells Country Club HOA FAMD This is their **revised Holiday 2026 proposal contract**.

Holiday 2026 Revised Proposal Contract – Indian Wells Country Club HOA FAMD

Manitou Entrance

1. Installation of (115) feet of C9 LED lighting along top of “perimeter rooflines of guardhouse.

Cost Per ft. - \$4.50

Total cost \$517.50 (Includes installation & take down

2. Installation of one (1) beautifully decorated sixty (60) inch wreath, to be installed on guardhouse.

Cost per - \$350.00

Total cost - \$350.00 (Includes new wreath, new decor & decorating fees)

3. Installation of two (2) beautifully decorated sixty (60) inch wreaths, to be installed on entry gates.

Cost per - \$350.00

Total cost - \$700.00 (Includes new wreath, new decor & decorating fees)

4. Installation of four (4) beautifully decorated 9 x 18” plush LED lit garland, to be installed on entry gates.

Cost per - \$200.00

Total cost - \$800.00 (Includes new garland, new decor & decorating fees)

5. Installation of warm white LED mini lights on four (4) Olive trees in the center of drive to guardhouse.

Cost per - \$400.00

Total cost - \$1600.00 (Includes new LED lights, installation & take down)

Manitou Total - \$3967.50

Club Drive

6. Installation of (55) feet of C9 LED lighting along top of “perimeter rooflines of guardhouse.

Cost Per ft. - \$4.50

Total cost \$247.50 (Includes installation & take down

2. Installation of two (2) beautifully decorated sixty (60) inch wreaths, to be installed on entry gates.

Cost per - \$350.00

Total cost - \$700.00 (Includes new wreath, new decor & decorating fees)

3. Installation of one (1) beautifully decorated sixty (60) inch wreath, to be installed on guardhouse.

Cost per - \$350.00

Total cost - \$350.00 (Includes new wreath, new decor & decorating fees)

4. Installation of four (4) beautifully decorated 9 x 18” plush LED lit garland, to be installed on entry gates.

Cost per - \$200.00

Total cost - \$800.00 (Includes new garland, new decor & decorating fees)

Club Total - \$2097.50

Holiday 2026 total - \$6065.00

PAYMENT TERMS: 50% deposit due upon receipt of approval, balance due upon installation.

Please note: Maintenance trips will cap out at \$150.00 per trip. Installation will be approximately two weeks before Thanksgiving. The week of November 9th.

Premier is not responsible from acts of God. ie. Earthquakes, tornados, excess winds, or torrential rainfalls.

In the event that lights need maintenance, Premier Holiday Design will have 24 to 48 hours to facilitate 100% lighting for the client.

Indian Wells Country Club HOA - FAMD is responsible to bring power source to any products of Premier Holiday Design in this contract.

A classy holiday decor & lighting presentation not only showcases your quality properties for the holidays but also creates an ambiance of warmth and presence.

We look forward in bringing your guests the happiest and cheerful holiday in the near future.

Sincerely,

Marcus Blumberg
President
Premier Holiday Design
760-601-6517

STAFF REPORT

DATE: October 8 , 2026
TO: Honorable FAMD Board Members
FROM: FAMD District Manager
SUBJECT: Contract Policy

SUMMARY:

The 2026 Street Rehabilitation Project bids have been received. The District received four responsive bids, and all Board members were provided with copies of the bids and the summary worksheet last month for their review and consideration.

Upon evaluating the bids and the District's available funding, the District Manager confirmed that the project will need to be divided into two phases, as the current fund balance is insufficient to fund the entire project during the current fiscal year. Splitting the work into two projects will allow the District to address priority roadway improvements while maintaining fiscal responsibility and preserving adequate reserves.

ATTACHMENTS

Worksheet
Bid Forms
Bid Schedules

FISCAL IMPACT:

Approximately \$1,000,000.00

RECOMMENDATIONS

Discuss and give direction.

2026 PMP Street Rehab Project Proposal for the FAMD Project No. FAMD 07/2026

Company	Mobilization	SWPPP	Dust control	Striping & Pavement Markings	Traffic Control	Asphalt Cost per unit	Asphalt Total	Total wo/ Concrete	Bid package	License	Bonds	Notes
IPS - International Paving Services	\$ 392,600.00	\$ 9,425.00	\$ 500.00	\$ 4,950.00	\$ 5,000.00	\$ 2.18	\$ 743,861.78	\$ 1,156,336.78	Complete	Yes	Yes	Bid package Received 09/03/2026 - 12pm
Granite Construction Company	\$ 45,715.00	\$ 1,800.00	\$ 500.10	\$ 8,995.00	\$ 2,000.00	\$ 2.10	\$ 762,239.10	\$ 821,249.20	Complete	Yes	Yes	Bid package Received 09/03/2026 - 2:30 PM
Romero General Construction	\$ 65,000.00	\$ 5,000.00	\$ 3,000.00	\$ 5,628.00	\$ 71,074.40	\$ 2.20	\$ 782,887.60	\$ 932,590.00	Complete	Yes	Yes	Bid package Received 09/03/2026 - 2:30 PM
NPG, Inc	\$ 10,000.00	\$ 3,500.00	\$ 1,500.00	\$ 10,500.00	\$ 8,500.01	\$ 2.49	\$ 921,295.02	\$ 955,295.03	Complete	Yes	Yes	Bid package Received 09/03/2026 - 2:30 PM

Asphalt Only
Engineer's Estimate \$ 1,138,129.00

Street Asphalt Measurement Break Down	Club Terr - Inq to Desi	Club Terr - Desi to CDS	Sandpiper - Club to Hopi	Sandpiper - Hopi to Pueblo	Inca - Aztec to Tomahawk Run	Cayuga - Delgado to CDS	Shasta Ln - Delgado to CDS	Teton Ln - Delgado to CDS	Vaidya Ln - Tribeca to CDS	Tribeca - Manitou to Bx Mtn	Espinazo - Tribeca to CDS
IPS - International Paving Services	12405	31888	56000	38000	33743	10555	10600	8533	13600	19785	11910
Granite Construction Company	14513	33290	55413	45402	41329	9805	10449	8448	13578	19669	12480
Romero General Construction	15740	32000	54845	41988	42000	10394	10461	8450	13566	19268	12447
NPG, Inc	11615	33648	58099	48878	42988	10255	10714	8741	13848	20499	12109
Pavement Management Plan	14812	30900	28644	18920	32370	8926	9962	7538	11941	24502	10708

Street Asphalt Measurement Break Down	Espinazo - Tribeca to Ontiveros	Ontiveros - Espinazo to CDS	Sky Mesa - Box Mtn to Cota	Cota - Sky Mesa to Mallorca	Box Ridge - Cota to CDS	Mallorca - Cota Way to Box Mtn	Total Sq. Ft	Total \$S per bid Sheet	Total Bid with Concrete	Club Dr - Inq to Bridge - 3,010 sq ft
IPS - International Paving Services	1100	23933	18990	10800	15819	23560	341221	\$ 742,754.00	\$ 1,186,339.00	\$ 6,561.80
Granite Construction Company	15894	8409	25139	16173	15734	17246	362971	\$ 762,239.10	\$ 925,000.00	\$ 6,321.00
Romero General Construction	12445	11820	21527	11910	15626	21371	355858	\$ 782,887.60	\$ 1,132,132.00	\$ 6,622.00
NPG, Inc	12548	12778	22559	12180	16562	22177	369998	\$ 921,295.02	\$ 1,055,777.00	\$ 7,494.90
Pavement Management Plan	11232	9120	17758	13878	13824	21064	250711			

Concrete Measurement Break Down	Golf Cart Ramp - Terrace at Desi Sq ft	Unit \$	Total	Sandpiper - Club to Hopi	Unit \$	Total	Sandpiper - Hopi to Pueblo	Unit \$	Total
IPS - International Paving Services	300	\$ 10.38	\$ 3,114.00	910	\$ 10.38	\$ 9,445.80	1655	\$ 10.38	\$ 17,178.90
Granite Construction Company	8142	\$ 1.40	\$ 11,398.80	716	\$ 32.00	\$ 22,912.00	2170	\$ 32.00	\$ 69,440.00
Romero General Construction	365	\$ 25.00	\$ 9,125.00	833	\$ 35.00	\$ 29,155.00	780	\$ 35.00	\$ 27,300.00
NPG, Inc	72	\$ 137.20	\$ 9,878.40	834	\$ 55.71	\$ 46,462.14	600	\$ 55.71	\$ 33,426.00

Concrete Measurement Break Down	Hopi & Lark	Unit \$	Total	Total Concrete
IPS - International Paving Services	36	\$ 10.38	\$ 373.68	\$ 30,112.38
Granite Construction Company	Page 35 - Will bid optionally			\$ 103,750.80
Romero General Construction	750	\$ 35.00	\$ 26,250.00	\$ 91,830.00
NPG, Inc	184	\$ 55.71	\$ 10,250.64	\$ 100,017.18

Optional Utilities
N/A - Well mill around
\$ 350,000.00
\$ 106,920.00
\$ 131,251.00

00 41 43 – BID FORMS

1.1 Bid.

Bids will be received at the Desert Resort Management, 42-635 Melanie Place Ste. 103, Palm Desert, CA 92211, until 3:00 P.M., Thursday, September 3, 2026.

NAME OF BIDDER: International Paving Services, LLC

Fire Access Maintenance District #1
Attn: District Manager Scott Matas
42-635 Melanie Place, Ste 103
Palm Desert, CA 92211

The undersigned hereby declare that we have carefully examined the location of the proposed Work, and have read and examined the Contract Documents, including all plans, specifications, and all addenda, if any for the following Project:

2026/27 Street Rehab in the Indian Wells Country Club (Proj. No. FAMD 07.2026)

We hereby propose to furnish all labor, materials, equipment, tools, transportation, and services, and to discharge all duties and obligations necessary and required to perform and complete the Project, as described and in strict conformity with the Drawings, and these Specifications for TOTAL BID PRICE indicated herein.

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. N/A

1. Attached is the required Bid Guarantee in the amount of not less than 10% of the Total Bid Price.
2. Attached is the completed Designation of Subcontractors form.
3. Attached is the fully executed Noncollusion Declaration form.
4. Attached is the completed Iran Contracting Act Certification form.
5. Attached is the completed Public Works Contractor Registration Certification form.
6. Attached is the completed Contractor's Certificate Regarding Workers' Compensation form.
7. Attached is the completed Bidder Information and Experience form.

A. BID SCHEDULE

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
1.	Mobilization One lane must be accessible to traffic – No road closure	LS		\$392,600.00	\$392,600.00
2.	Storm Water Pollution Prevention Plan (SWPPP) (\$)	LS	1	\$9,425.00	\$9,425.00
3.	Fugitive Dust Control	LS	1	\$500.00	\$500.00
4.	Club Terrace Dr - From Iroquois Dr to Desi Dr	SF	12405	\$2.18	\$27,042.00
5.	Club Terrace Dr - From Desi Dr to (Cul-de-sac) CDS	SF	31,888	\$2.18	\$69,515.00
6.	Replace/ reconstruct concrete golf cart path approach – northeast corner of Club Terrace Dr at Desi Dr curb	SF	300	\$10.38	\$3,114.00
7.	Sandpiper Dr – From Club Dr to Hopi Dr	SF	56,000	\$2.18	\$122,080.00
8.	Sandpiper Dr – From Club Dr to Hopi Dr concrete cross gutters	SF	910	\$10.38	\$9,445.00
9.	Sandpiper Dr – From Hopi Dr to Pueblo Dr	SF	38,000	\$2.18	\$82,840.00
10.	Sandpiper Dr – From Hopi Dr to Pueblo Dr concrete cross gutters	SF	1655	\$10.38	\$17,178.00
11.	Replace damaged concrete cross gutter at Hopi Road & Lark Drive	SF	36	\$10.38	\$373.00

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
12.	Inca Dr – From Aztec Dr. to Tomahawk Run	SF	33,743	\$2.18	\$73,559.00
13.	Cayuga Ln – From Delgado to CDS	SF	10,555	\$2.18	\$23,009.00
14.	Shasta Ln – From Delgado Dr to CDS	SF	10,600	\$2.18	\$23,108.00
15.	Teton Ln – From Delgado Dr to CDS	SF	8,533	\$2.18	\$18,601.00
16.	Vaidya Ct – Tribeca St to CDS	SF	13,600	\$2.18	\$29,548.00
17.	Tribeca St – From Manitou Dr to Box Mountain Ln	SF	19,785	\$2.18	\$43,131.00
18.	Espinazo St – From Tribeca St to CDS	SF	11,910	\$2.18	\$25,963.00
19.	Espinazo St – From Tribeca St to Ontiveros Ct	SF	1100	\$2.18	\$2,398.00
20.	Ontiveros Ct – From Espinazo St to CDS	SF	23,933	\$2.18	\$52,173.00
21.	Sky Mesa Ln. – From Box Mtn. Rd to Cota Way	SF	18,990	\$2.18	\$41,398.00
22.	Cota Way – From Sky Mesa Ln. to Mallorca Ln.	SF	10,800	\$2.18	\$23,544.00
23.	Box Ridge Pl – From Cota Way to CDS	SF	15,819	\$2.18	\$34,485.00
24.	Mallorca Ln – From Cota Way to Box Mtn. Rd	SF	23,560	\$2.18	\$51,360.00

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
25.	Striping and pavement markings		LS		\$4,950.00
26.	Traffic Control		LS		\$5,000.00
27.	Replace/ repair utility collars if necessary (permits required if replacing)		N/A		
Total Bid Amount in Numbers: (Based upon estimated quantities of Items 1 Through 27)					\$1,186,339.00

LF = Linear Feet

LS = Lump Sum

CY = Cubic Yard

SF = Square Foot

EA = Each

A = Allowance

(F) = Final Pay Item

(S) = Specialty Item

The costs for any Work shown or required in the Contract Documents, but not specifically identified as a line item are to be included in the related line items and no additional compensation shall be due to Contractor for the performance of the Work.

In case of discrepancy between the Unit Price and the Item Cost set forth for a unit basis item, the unit price shall prevail and shall be utilized as the basis for determining the lowest responsive, responsible Bidder. However, if the amount set forth as a unit price is ambiguous, unintelligible or uncertain for any cause, or is omitted, or is the same amount as the entry in the "Item Cost" column, then the amount set forth in the "Item Cost" column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the Unit Price.

For purposes of evaluating Bids, the FAMD will correct any apparent errors in the extension of unit prices and any apparent errors in the addition of lump sum and extended prices.

The estimated quantities for Unit Price items are for purposes of comparing Bids only and the FAMD makes no representation that the actual quantities of work performed will not vary from the estimates. Final payment shall be determined by the Engineer from measured quantities of work performed based upon the Unit Price, except for items designated as Final Pay (F).

B. TOTAL BID PRICE:

**TOTAL BID PRICE BASED ON BID SCHEDULE TOTAL OF UNIT PRICES
FOR 2026/27 STREET REHAB IN THE INDIAN WELLS COUNTRY CLUB
(PROJ. NO. FAMD 07.2026)**

\$ 1,186,339.00

Total Bid Price in Numbers

\$ One Million, One hundred and eighty six thousand, Three hundred and thirty nine dollars.

Total Bid Price in Written Form

In case of discrepancy between the written price and the numerical price, the written price shall prevail.

The undersigned agrees that this Bid Form constitutes a firm offer to the FAMD which cannot be withdrawn for the number of calendar days indicated in the Notice Inviting Bids from and after the Bid opening, or until a Contract for the Work is fully executed by the FAMD and a third party, whichever is earlier.

The successful bidder hereby agrees to sign the contract and furnish the necessary bonds and certificates of insurance within ten (10) working days after the FAMD provides the successful bidder with the Notice of Award.

Upon receipt of the signed contract and other required documents, the contract will be executed by the FAMD, after which the FAMD will prepare a letter giving Contractor Notice to Proceed. The official starting date shall be the date of the Notice to Proceed, unless otherwise specified. The undersigned agrees to begin the Work within ten (10) working days of the date of the Notice to Proceed, unless otherwise specified.

The undersigned has examined the location of the proposed work and is familiar with the Drawings and Specifications and the local conditions at the place where work is to be done.

If awarded the contract, the undersigned agrees that there shall be paid by the undersigned and by all subcontractors to all laborers, workers and mechanics employed in the execution of such contract no less than the prevailing wage rate within Riverside County for each craft, classification, or type of worker needed to complete the Work contemplated by this contract as established by the Director of the Department of Industrial Relations. A copy of the prevailing rate of per diem wages are on file at the FAMD/City's Administration Office and shall be made available to interested parties upon request.

Enclosed find cash, bidder's bond, or cashier's or certified check No. _____ from the _____ Bank in the amount of _____, which is not less than ten percent (10%) of this bid, payable to FAMD of Indian Wells as bid security and which is given as a guarantee that the undersigned will enter into a contract and provide the necessary bonds and certificates of insurance if awarded the Work.

The bidder furthermore agrees that in case of bidder's default in executing said contract and furnishing required bonds and certificates of insurance, the cash, bidder's bond, or cashier's or certified check accompanying this proposal and the money payable thereon shall become and shall remain the property of the FAMD of Indian Wells.

Bidder is an individual _____, or corporation X , or partnership _____, organized under the laws of the State of California .

Bidder confirms license(s) required by California State Contractor's License Law for the performance of the subject project are in full effect and proper order. The following are the Bidder's applicable license number(s), with their expiration date(s) and class of license(s):

 CLSB 770392 A/B

If the Bidder is a joint venture, each member of the joint venture must include the required licensing information.

Sureties that will furnish the Faithful Performance Bond and the Labor and Material Payment Bond, in the form specified herein, in an amount equal to one hundred percent (100%) of the contract price within ten (10) working days from the date the FAMD provides the successful bidder the Notice of Award. Sureties must meet all of the State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120 and must be authorized by the State of California.

The insurance company or companies to provide the insurance required in the contract documents must have a Financial Strength Rating of not less than "A-" and a Financial Size Category of not less than "Class VII" according to the latest Best Key Rating Guide. At the sole discretion of the FAMD, the FAMD may waive the Financial Strength Rating and the Financial Size Category classifications for Workers' Compensation insurance.

(signatures continued on next page)

00 41 43 – BID FORMS

1.1 Bid.

Bids will be received at the Desert Resort Management, 42-635 Melanie Place Ste. 103, Palm Desert, CA 92211, until 3:00 P.M., Thursday, September 3, 2026.

NAME OF BIDDER: Granite Construction Company

Fire Access Maintenance District #1
Attn: District Manager Scott Matas
42-635 Melanie Place, Ste 103
Palm Desert, CA 92211

The undersigned hereby declare that we have carefully examined the location of the proposed Work, and have read and examined the Contract Documents, including all plans, specifications, and all addenda, if any for the following Project:

2026/27 Street Rehab in the Indian Wells Country Club (Proj. No. FAMD 07.2026)

We hereby propose to furnish all labor, materials, equipment, tools, transportation, and services, and to discharge all duties and obligations necessary and required to perform and complete the Project, as described and in strict conformity with the Drawings, and these Specifications for TOTAL BID PRICE indicated herein.

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. 1,

1. Attached is the required Bid Guarantee in the amount of not less than 10% of the Total Bid Price.
2. Attached is the completed Designation of Subcontractors form.
3. Attached is the fully executed Noncollusion Declaration form.
4. Attached is the completed Iran Contracting Act Certification form.
5. Attached is the completed Public Works Contractor Registration Certification form.
6. Attached is the completed Contractor's Certificate Regarding Workers' Compensation form.
7. Attached is the completed Bidder Information and Experience form.

A. BID SCHEDULE

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
1.	Mobilization One lane must be accessible to traffic – No road closure	LS	1	45,715.00	45,715.00
2.	Storm Water Pollution Prevention Plan (SWPPP) (S)	LS	1	1,800.00	1,800.00
3.	Fugitive Dust Control	LS	1	500.10	500.10
4.	Club Terrace Dr - From Iroquois Dr to Desi Dr	SF	14,513	2.10	30,477.30
5.	Club Terrace Dr - From Desi Dr to (Cul-de-sac) CDS	SF	33,290	2.10	69,909.00
6.	Replace/ reconstruct concrete golf cart path approach – northeast corner of Club Terrace Dr at Desi Dr curb	SF	8,142	1.40	11,398.80
7.	Sandpiper Dr – From Club Dr to Hopi Dr	SF	55,413	2.10	116,367.30
8.	Sandpiper Dr – From Club Dr to Hopi Dr concrete cross gutters	SF	716	32.00	22,912.00
9.	Sandpiper Dr – From Hopi Dr to Pueblo Dr	SF	45,402	2.10	95,344.20
10.	Sandpiper Dr – From Hopi Dr to Pueblo Dr concrete cross gutters	SF	2,170	32.00	69,440.00
11.	Replace damaged concrete cross gutter at Hopi Road & Lark Drive	SF	** NO BID SEE PAGE 35	** NO BID SEE PAGE 35	** NO BID SEE PAGE 35

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
12.	Inca Dr – From Aztec Dr. to Tomahawk Run	SF	41,329	2.10	86,790.90
13.	Cayuga Ln – From Delgado to CDS	SF	9,805	2.10	20,590.50
14.	Shasta Ln – From Delgado Dr to CDS	SF	10,449	2.10	21,942.90
15.	Teton Ln – From Delgado Dr to CDS	SF	8,448	2.10	17,740.80
16.	Vaidya Ct – Tribeca St to CDS	SF	13,578	2.10	28,513.80
17.	Tribeca St – From Manitou Dr to Box Mountain Ln	SF	19,669	2.10	41,304.90
18.	Espinazo St – From Tribeca St to CDS	SF	12,480	2.10	26,208.00
19.	Espinazo St – From Tribeca St to Ontiveros Ct	SF	15,894	2.10	33,377.40
20.	Ontiveros Ct – From Espinazo St to CDS	SF	8,409	2.10	17,658.90
21.	Sky Mesa Ln. – From Box Mtn. Rd to Cota Way	SF	25,139	2.10	52,791.90
22.	Cota Way – From Sky Mesa Ln. to Mallorca Ln.	SF	16,173	2.10	33,963.30
23.	Box Ridge Pl – From Cota Way to CDS	SF	15,734	2.10	33,041.40
24.	Mallorca Ln – From Cota Way to Box Mtn. Rd	SF	17,246	2.10	36,216.60

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
25.	Striping and pavement markings	LS	1	8,995.00	8,995.00
26.	Traffic Control	LS	1	2,000.00	2,000.00
27.	Replace/ repair utility collars if necessary (permits required if replacing)		** OPTIONAL ITEM SEE PAGE 35	** OPTIONAL ITEM SEE PAGE 35	** OPTIONAL ITEM SEE PAGE 35
Total Bid Amount in Numbers: (Based upon estimated quantities of Items 1 Through 9)					925,000.00

LF = Linear Feet
 LS = Lump Sum
 CY = Cubic Yard
 SF = Square Foot
 EA = Each
 A = Allowance
 (F) = Final Pay Item
 (S) = Specialty Item

**** SEE PAGE 35**

The costs for any Work shown or required in the Contract Documents, but not specifically identified as a line item are to be included in the related line items and no additional compensation shall be due to Contractor for the performance of the Work.

In case of discrepancy between the Unit Price and the Item Cost set forth for a unit basis item, the unit price shall prevail and shall be utilized as the basis for determining the lowest responsive, responsible Bidder. However, if the amount set forth as a unit price is ambiguous, unintelligible or uncertain for any cause, or is omitted, or is the same amount as the entry in the "Item Cost" column, then the amount set forth in the "Item Cost" column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the Unit Price.

For purposes of evaluating Bids, the FAMM will correct any apparent errors in the extension of unit prices and any apparent errors in the addition of lump sum and extended prices.

The estimated quantities for Unit Price items are for purposes of comparing Bids only and the FAMM makes no representation that the actual quantities of work performed will not vary from the estimates. Final payment shall be determined by the Engineer from measured quantities of work performed based upon the Unit Price, except for items designated as Final Pay (F).

B. TOTAL BID PRICE:

TOTAL BID PRICE BASED ON BID SCHEDULE TOTAL OF UNIT PRICES FOR 2026/27 STREET REHAB IN THE INDIAN WELLS COUNTRY CLUB (PROJ. NO. FAMD 07.2026)	
\$ 925,000.00	_____
	Total Bid Price in Numbers
\$ Nine Hundred Twenty Five Thousand Dollars and Zero Cents	_____
	Total Bid Price in Written Form
In case of discrepancy between the written price and the numerical price, the written price shall prevail.	

The undersigned agrees that this Bid Form constitutes a firm offer to the FAMD which cannot be withdrawn for the number of calendar days indicated in the Notice Inviting Bids from and after the Bid opening, or until a Contract for the Work is fully executed by the FAMD and a third party, whichever is earlier.

The successful bidder hereby agrees to sign the contract and furnish the necessary bonds and certificates of insurance within ten (10) working days after the FAMD provides the successful bidder with the Notice of Award.

Upon receipt of the signed contract and other required documents, the contract will be executed by the FAMD, after which the FAMD will prepare a letter giving Contractor Notice to Proceed. The official starting date shall be the date of the Notice to Proceed, unless otherwise specified. The undersigned agrees to begin the Work within ten (10) working days of the date of the Notice to Proceed, unless otherwise specified.

The undersigned has examined the location of the proposed work and is familiar with the Drawings and Specifications and the local conditions at the place where work is to be done.

If awarded the contract, the undersigned agrees that there shall be paid by the undersigned and by all subcontractors to all laborers, workers and mechanics employed in the execution of such contract no less than the prevailing wage rate within Riverside County for each craft, classification, or type of worker needed to complete the Work contemplated by this contract as established by the Director of the Department of Industrial Relations. A copy of the prevailing rate of per diem wages are on file at the FAMD/City's Administration Office and shall be made available to interested parties upon request.

Enclosed find cash, bidder's bond or cashier's or certified check No. N/A from the N/A Bank in the amount of Ten Percent (10%) of Total Bid Amount, which is not less than ten percent (10%) of this bid, payable to FAMD of Indian Wells as bid security and which is given as a guarantee that the undersigned will enter into a contract and provide the necessary bonds and certificates of insurance if awarded the Work.

The bidder furthermore agrees that in case of bidder's default in executing said contract and furnishing required bonds and certificates of insurance, the cash, bidder's bond, or cashier's or certified check accompanying this proposal and the money payable thereon shall become and shall remain the property of the FAMD of Indian Wells.

Bidder is an individual _____, or corporation X , or partnership _____, organized under the laws of the State of California .

Bidder confirms license(s) required by California State Contractor's License Law for the performance of the subject project are in full effect and proper order. The following are the Bidder's applicable license number(s), with their expiration date(s) and class of license(s):

89 - 05/31/2027 - A, B

If the Bidder is a joint venture, each member of the joint venture must include the required licensing information.

Sureties that will furnish the Faithful Performance Bond and the Labor and Material Payment Bond, in the form specified herein, in an amount equal to one hundred percent (100%) of the contract price within ten (10) working days from the date the FAMD provides the successful bidder the Notice of Award. Sureties must meet all of the State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120 and must be authorized by the State of California.

The insurance company or companies to provide the insurance required in the contract documents must have a Financial Strength Rating of not less than "A-" and a Financial Size Category of not less than "Class VII" according to the latest Best Key Rating Guide. At the sole discretion of the FAMD, the FAMD may waive the Financial Strength Rating and the Financial Size Category classifications for Workers' Compensation insurance.

(signatures continued on next page)

00 41 43 – BID FORMS

1.1 Bid.

Bids will be received at the Desert Resort Management, 42-635 Melanie Place Ste. 103, Palm Desert, CA 92211, until 3:00 P.M., Thursday, September 3, 2026.

NAME OF BIDDER: Romero General Construction Corp.

Fire Access Maintenance District #1
Attn: District Manager Scott Matas
42-635 Melanie Place, Ste 103
Palm Desert, CA 92211

The undersigned hereby declare that we have carefully examined the location of the proposed Work, and have read and examined the Contract Documents, including all plans, specifications, and all addenda, if any for the following Project:

2026/27 Street Rehab in the Indian Wells Country Club (Proj. No. FAMD 07.2026)

We hereby propose to furnish all labor, materials, equipment, tools, transportation, and services, and to discharge all duties and obligations necessary and required to perform and complete the Project, as described and in strict conformity with the Drawings, and these Specifications for TOTAL BID PRICE indicated herein.

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. 1

1. Attached is the required Bid Guarantee in the amount of not less than 10% of the Total Bid Price.
2. Attached is the completed Designation of Subcontractors form.
3. Attached is the fully executed Noncollusion Declaration form.
4. Attached is the completed Iran Contracting Act Certification form.
5. Attached is the completed Public Works Contractor Registration Certification form.
6. Attached is the completed Contractor's Certificate Regarding Workers' Compensation form.
7. Attached is the completed Bidder Information and Experience form.

A. BID SCHEDULE

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
1.	Mobilization One lane must be accessible to traffic – No road closure	LS	1	65,000 ⁰⁰	65,000 ⁰⁰
2.	Storm Water Pollution Prevention Plan (SWPPP) (S)	LS	1	5,000 ⁰⁰	5,000 ⁰⁰
3.	Fugitive Dust Control	LS	1	3,000 ⁰⁰	3,000 ⁰⁰
4.	Club Terrace Dr - From Iroquois Dr to Desi Dr	SF	15,740	2 ²⁰	34,628 ⁰⁰
5.	Club Terrace Dr - From Desi Dr to (Cul-de-sac) CDS	SF	32,000	2 ²⁰	70,400 ⁰⁰
6.	Replace/ reconstruct concrete golf cart path approach – northeast corner of Club Terrace Dr at Desi Dr curb	SF	365	25 ⁰⁰	9,125 ⁰⁰
7.	Sandpiper Dr – From Club Dr to Hopi Dr	SF	54,845	2 ²⁰	120,659 ⁰⁰
8.	Sandpiper Dr – From Club Dr to Hopi Dr concrete cross gutters	SF	833	35 ⁰⁰	29,155 ⁰⁰
9.	Sandpiper Dr – From Hopi Dr to Pueblo Dr	SF	41,988	2 ²⁰	92,373 ⁶⁰
10.	Sandpiper Dr – From Hopi Dr to Pueblo Dr concrete cross gutters	SF	780	35 ⁰⁰	27,300 ⁰⁰
11.	Replace damaged concrete cross gutter at Hopi Road & Lark Drive	SF	750	35 ⁰⁰	26,250 ⁰⁰

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
12.	Inca Dr – From Aztec Dr. to Tomahawk Run	SF	42,000	2 ²⁰ / ₁₀₀	92,400 ⁰⁰ / ₁₀₀
13.	Cayuga Ln – From Delgado to CDS	SF	10,394	2 ²⁰ / ₁₀₀	22,866 ⁸⁰ / ₁₀₀
14.	Shasta Ln – From Delgado Dr to CDS	SF	10,461	2 ²⁰ / ₁₀₀	23,014 ²⁰ / ₁₀₀
15.	Teton Ln – From Delgado Dr to CDS	SF	8,450	2 ²⁰ / ₁₀₀	18,590 ⁰⁰ / ₁₀₀
16.	Vaidya Ct – Tribeca St to CDS	SF	13,566	2 ²⁰ / ₁₀₀	29,845 ²⁰ / ₁₀₀
17.	Tribeca St – From Manitou Dr to Box Mountain Ln	SF	19,628	2 ²⁰ / ₁₀₀	43,181 ⁶⁰ / ₁₀₀
18.	Espinazo St – From Tribeca St to CDS	SF	12,447	2 ²⁰ / ₁₀₀	27,383 ⁴⁰ / ₁₀₀
19.	Espinazo St – From Tribeca St to Ontiveros Ct	SF	12,445	2 ²⁰ / ₁₀₀	27,379 ⁰⁰ / ₁₀₀
20.	Ontiveros Ct – From Espinazo St to CDS	SF	11,820	2 ²⁰ / ₁₀₀	26,004 ⁰⁰ / ₁₀₀
21.	Sky Mesa Ln. – From Box Mtn. Rd to Cota Way	SF	21,527	2 ²⁰ / ₁₀₀	47,359 ⁴⁰ / ₁₀₀
22.	Cota Way – From Sky Mesa Ln. to Mallorca Ln.	SF	11,910	2 ²⁰ / ₁₀₀	26,202 ⁰⁰ / ₁₀₀
23.	Box Ridge Pl – From Cota Way to CDS	SF	15,626	2 ²⁰ / ₁₀₀	34,377 ²⁰ / ₁₀₀
24.	Mallorca Ln – From Cota Way to Box Mtn. Rd	SF	21,371	2 ²⁰ / ₁₀₀	47,016 ²⁰ / ₁₀₀

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
25.	Striping and pavement markings	LS	1	5,628 ⁰⁰	5,628 ⁰⁰
26.	Traffic Control	LS	1	71,074 ⁴⁰	71,074 ⁴⁰
27.	Replace/ repair utility collars if necessary (permits required if replacing)	EA	88	1,215 ⁰⁰	106,920 ⁰⁰
Total Bid Amount in Numbers: (Based upon estimated quantities of Items 1 Through 9)					1,132,132 ⁰⁰

LF = Linear Feet
 LS = Lump Sum
 CY = Cubic Yard
 SF = Square Foot
 EA = Each
 A = Allowance
 (F) = Final Pay Item
 (S) = Specialty Item

The costs for any Work shown or required in the Contract Documents, but not specifically identified as a line item are to be included in the related line items and no additional compensation shall be due to Contractor for the performance of the Work.

In case of discrepancy between the Unit Price and the Item Cost set forth for a unit basis item, the unit price shall prevail and shall be utilized as the basis for determining the lowest responsive, responsible Bidder. However, if the amount set forth as a unit price is ambiguous, unintelligible or uncertain for any cause, or is omitted, or is the same amount as the entry in the "Item Cost" column, then the amount set forth in the "Item Cost" column for the item shall prevail and shall be divided by the estimated quantity for the item and the price thus obtained shall be the Unit Price.

For purposes of evaluating Bids, the FAMD will correct any apparent errors in the extension of unit prices and any apparent errors in the addition of lump sum and extended prices.

The estimated quantities for Unit Price items are for purposes of comparing Bids only and the FAMD makes no representation that the actual quantities of work performed will not vary from the estimates. Final payment shall be determined by the Engineer from measured quantities of work performed based upon the Unit Price, except for items designated as Final Pay (F).

B. TOTAL BID PRICE:

TOTAL BID PRICE BASED ON BID SCHEDULE TOTAL OF UNIT PRICES
FOR 2026/27 STREET REHAB IN THE INDIAN WELLS COUNTRY CLUB
(PROJ. NO. FAMD 07.2026)

\$ 1,132,132.00
Total Bid Price in Numbers

\$ One million, one hundred thirty two thousand
one hundred thirty two
Total Bid Price in Written Form

In case of discrepancy between the written price and the numerical price, the written price shall prevail.

The undersigned agrees that this Bid Form constitutes a firm offer to the FAMD which cannot be withdrawn for the number of calendar days indicated in the Notice Inviting Bids from and after the Bid opening, or until a Contract for the Work is fully executed by the FAMD and a third party, whichever is earlier.

The successful bidder hereby agrees to sign the contract and furnish the necessary bonds and certificates of insurance within ten (10) working days after the FAMD provides the successful bidder with the Notice of Award.

Upon receipt of the signed contract and other required documents, the contract will be executed by the FAMD, after which the FAMD will prepare a letter giving Contractor Notice to Proceed. The official starting date shall be the date of the Notice to Proceed, unless otherwise specified. The undersigned agrees to begin the Work within ten (10) working days of the date of the Notice to Proceed, unless otherwise specified.

The undersigned has examined the location of the proposed work and is familiar with the Drawings and Specifications and the local conditions at the place where work is to be done.

If awarded the contract, the undersigned agrees that there shall be paid by the undersigned and by all subcontractors to all laborers, workers and mechanics employed in the execution of such contract no less than the prevailing wage rate within Riverside County for each craft, classification, or type of worker needed to complete the Work contemplated by this contract as established by the Director of the Department of Industrial Relations. A copy of the prevailing rate of per diem wages are on file at the FAMD/City's Administration Office and shall be made available to interested parties upon request.

Enclosed find cash, bidder's bond, or cashier's or certified check No. _____ from the
_____ Bank in the amount of _____ which is not less than ten percent (10%) of this bid, payable to FAMD of Indian Wells as bid security and which is given as a guarantee that the undersigned will enter into a contract and provide the necessary bonds and certificates of insurance if awarded the Work.

The bidder furthermore agrees that in case of bidder's default in executing said contract and furnishing required bonds and certificates of insurance, the cash, bidder's bond, or cashier's or certified check accompanying this proposal and the money payable thereon shall become and shall remain the property of the FAMD of Indian Wells.

Bidder is an individual X, or corporation _____, or partnership _____, organized under the laws of the State of California.

Bidder confirms license(s) required by California State Contractor's License Law for the performance of the subject project are in full effect and proper order. The following are the Bidder's applicable license number(s), with their expiration date(s) and class of license(s):

657359, Classification A, Expiration 10/31/2026

If the Bidder is a joint venture, each member of the joint venture must include the required licensing information.

Sureties that will furnish the Faithful Performance Bond and the Labor and Material Payment Bond, in the form specified herein, in an amount equal to one hundred percent (100%) of the contract price within ten (10) working days from the date the FAMD provides the successful bidder the Notice of Award. Sureties must meet all of the State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120 and must be authorized by the State of California.

The insurance company or companies to provide the insurance required in the contract documents must have a Financial Strength Rating of not less than "A-" and a Financial Size Category of not less than "Class VII" according to the latest Best Key Rating Guide. At the sole discretion of the FAMD, the FAMD may waive the Financial Strength Rating and the Financial Size Category classifications for Workers' Compensation insurance.

(signatures continued on next page)

00 41 43 – BID FORMS

1.1 Bid.

Bids will be received at the Desert Resort Management, 42-635 Melanie Place Ste. 103, Palm Desert, CA 92211, until 3:00 P.M., Thursday, September 3, 2026.

NAME OF BIDDER: NPG, Inc.

Fire Access Maintenance District #1
Attn: District Manager Scott Matas
42-635 Melanie Place, Ste 103
Palm Desert, CA 92211

The undersigned hereby declare that we have carefully examined the location of the proposed Work, and have read and examined the Contract Documents, including all plans, specifications, and all addenda, if any for the following Project:

2026/27 Street Rehab in the Indian Wells Country Club (Proj. No. FAMD 07.2026)

We hereby propose to furnish all labor, materials, equipment, tools, transportation, and services, and to discharge all duties and obligations necessary and required to perform and complete the Project, as described and in strict conformity with the Drawings, and these Specifications for TOTAL BID PRICE indicated herein.

The undersigned acknowledges receipt, understanding, and full consideration of the following addenda to the Contract Documents:

Addenda No. _____

1. Attached is the required Bid Guarantee in the amount of not less than 10% of the Total Bid Price.
2. Attached is the completed Designation of Subcontractors form.
3. Attached is the fully executed Noncollusion Declaration form.
4. Attached is the completed Iran Contracting Act Certification form.
5. Attached is the completed Public Works Contractor Registration Certification form.
6. Attached is the completed Contractor's Certificate Regarding Workers' Compensation form.
7. Attached is the completed Bidder Information and Experience form.

A. BID SCHEDULE

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
1.	Mobilization One lane must be accessible to traffic – No road closure	LS	1	LS	\$ 10,000.00
2.	Storm Water Pollution Prevention Plan (SWPPP) (\$)	LS	1	LS	\$ 3,500.00
3.	Fugitive Dust Control	LS	1	LS	\$ 1,500.00
4.	Club Terrace Dr - From Iroquois Dr to Desi Dr	SF	11,615	\$2.49	\$28,921.35
5.	Club Terrace Dr - From Desi Dr to (Cul-de-sac) CDS	SF	33,648	\$2.49	\$83,783.52
6.	Replace/ reconstruct concrete golf cart path approach – northeast corner of Club Terrace Dr at Desi Dr curb	SF	72	\$137.20	\$9,878.40
7.	Sandpiper Dr – From Club Dr to Hopi Dr	SF	58,099	\$2.498	\$145,131.30
8.	Sandpiper Dr – From Club Dr to Hopi Dr concrete cross gutters	SF	834	\$55.71	\$46,462.14
9.	Sandpiper Dr – From Hopi Dr to Pueblo Dr	SF	48,878	\$2.49	\$121,706.22
10.	Sandpiper Dr – From Hopi Dr to Pueblo Dr concrete cross gutters	SF	600	\$55.71	\$33,426.00
11.	Replace damaged concrete cross gutter at Hopi Road & Lark Drive	SF	184	\$55.71	\$10,250.64

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
12.	Inca Dr – From Aztec Dr. to Tomahawk Run	SF	42,988	\$2.49	\$107,040.12
13.	Cayuga Ln – From Delgado to CDS	SF	10,255	\$2.49	\$25,534.9
14.	Shasta Ln – From Delgado Dr to CDS		10,714	\$2.49	\$26,677.86
15.	Teton Ln – From Delgado Dr to CDS		8,741	\$2.49	\$21,765.09
16.	Vaidya Ct – Tribeca St to CDS		13,848	\$2.49	\$34,481.52
17.	Tribeca St – From Manitou Dr to Box Mountain Ln		20,499	\$2.49	\$51,042.51
18.	Espinazo St – From Tribeca St to CDS		12,109	\$2.49	\$30,151.41
19.	Espinazo St – From Tribeca St to Ontiveros Ct		12,548	\$2.49	\$31,244.52
20.	Ontiveros Ct – From Espinazo St to CDS		12,778	\$2.49	\$31,817.22
21.	Sky Mesa Ln. – From Box Mtn. Rd to Cota Way		22,559	\$2.49	\$56,171.91
22.	Cota Way – From Sky Mesa Ln. to Mallorca Ln.		12,180	\$2.49	\$30,328.20
23.	Box Ridge Pl – From Cota Way to CDS		16,362	\$2.49	\$40,741.38
24.	Mallorca Ln – From Cota Way to Box Mtn. Rd		22,177	\$2.49	\$55,220.73

NO.	ITEM DESCRIPTION	UNIT OF MEASURE	EST. QTY.	UNIT PRICE	ITEM COST
25.	Striping and pavement markings	LS		LS	\$10,500.00
26.	Traffic Control	LS		LS	\$8,500.01
27.	Replace/ repair utility collars if necessary (permits required if replacing)	Please notes on page 35.			
Total Bid Amount in Numbers: (Based upon estimated quantities of Items 1 Through 9)					\$1,055,777.00

LF = Linear Feet

LS = Lump Sum

CY = Cubic Yard

SF = Square Foot

EA = Each

A = Allowance

(F) = Final Pay Item

(S) = Specialty Item

The costs for any Work shown or required in the Contract Documents, but not specifically identified as a line item are to be included in the related line items and no additional compensation shall be due to Contractor for the performance of the Work.

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For purposes of evaluating Bids, the FAMD will correct any apparent errors in the extension of unit prices and any apparent errors in the addition of lump sum and extended prices.

The estimated quantities for Unit Price items are for purposes of comparing Bids only and the FAMD makes no representation that the actual quantities of work performed will not vary from the estimates. Final payment shall be determined by the Engineer from measured quantities of work performed based upon the Unit Price, except for items designated as Final Pay (F).

B. TOTAL BID PRICE:

**TOTAL BID PRICE BASED ON BID SCHEDULE TOTAL OF UNIT PRICES
FOR 2026/27 STREET REHAB IN THE INDIAN WELS COUNTRY CLUB
(PROJ. NO. FAMD 07.2026)**

\$ 1,055,777.00

Total Bid Price in Numbers

\$ One Million Fifty-Five Thousand Seven Hundred Seventy-Seven Dollars and 00/100

Total Bid Price in Written Form

In case of discrepancy between the written price and the numerical price, the written price shall prevail.

The undersigned agrees that this Bid Form constitutes a firm offer to the FAMD which cannot be withdrawn for the number of calendar days indicated in the Notice Inviting Bids from and after the Bid opening, or until a Contract for the Work is fully executed by the FAMD and a third party, whichever is earlier.

The successful bidder hereby agrees to sign the contract and furnish the necessary bonds and certificates of insurance within ten (10) working days after the FAMD provides the successful bidder with the Notice of Award.

Upon receipt of the signed contract and other required documents, the contract will be executed by the FAMD, after which the FAMD will prepare a letter giving Contractor Notice to Proceed. The official starting date shall be the date of the Notice to Proceed, unless otherwise specified. The undersigned agrees to begin the Work within ten (10) working days of the date of the Notice to Proceed, unless otherwise specified.

The undersigned has examined the location of the proposed work and is familiar with the Drawings and Specifications and the local conditions at the place where work is to be done.

If awarded the contract, the undersigned agrees that there shall be paid by the undersigned and by all subcontractors to all laborers, workers and mechanics employed in the execution of such contract no less than the prevailing wage rate within Riverside County for each craft, classification, or type of worker needed to complete the Work contemplated by this contract as established by the Director of the Department of Industrial Relations. A copy of the prevailing rate of per diem wages are on file at the FAMD/City's Administration Office and shall be made available to interested parties upon request.

Enclosed find cash, bidder's bond, or cashier's or certified check No. _____ from the _____ Bank in the amount of _____, which is not less than ten percent (10%) of this bid, payable to FAMD of Indian Wells as bid security and which is given as a guarantee that the undersigned will enter into a contract and provide the necessary bonds and certificates of insurance if awarded the Work.

The bidder furthermore agrees that in case of bidder's default in executing said contract and furnishing required bonds and certificates of insurance, the cash, bidder's bond, or cashier's or certified check accompanying this proposal and the money payable thereon shall become and shall remain the property of the FAMD of Indian Wells.

Bidder is an individual _____, or corporation ✓, or partnership _____, organized under the laws of the State of California.

Bidder confirms license(s) required by California State Contractor's License Law for the performance of the subject project are in full effect and proper order. The following are the Bidder's applicable license number(s), with their expiration date(s) and class of license(s):

64779, Class C12, B, A expires on 2/28/2027

If the Bidder is a joint venture, each member of the joint venture must include the required licensing information.

Sureties that will furnish the Faithful Performance Bond and the Labor and Material Payment Bond, in the form specified herein, in an amount equal to one hundred percent (100%) of the contract price within ten (10) working days from the date the FAMD provides the successful bidder the Notice of Award. Sureties must meet all of the State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120 and must be authorized by the State of California.

The insurance company or companies to provide the insurance required in the contract documents must have a Financial Strength Rating of not less than "A-" and a Financial Size Category of not less than "Class VII" according to the latest Best Key Rating Guide. At the sole discretion of the FAMD, the FAMD may waive the Financial Strength Rating and the Financial Size Category classifications for Workers' Compensation insurance.

(signatures continued on next page)

STAFF REPORT

DATE: October 8 , 2026
TO: Honorable FAMD Board Members
FROM: FAMD District Manager
SUBJECT: Contract Policy

SUMMARY:

The Board of Directors directed the District Manager to solicit proposals for aesthetic repairs to the District's bridges. The bridges identified for the project were the Manitou Bridge and the Quail Run Bridge. The initial request for proposals did not result in any responsive bids; however, the District's second solicitation effort was successful and yielded one proposal for consideration.

The District Manager has reviewed the current financial position of the Capital Projects Fund and determined that available funding may be significantly impacted if the 2026 Street Rehabilitation Project is approved and funded. As a result, the Board will need to consider project prioritization and the availability of future capital reserves when evaluating whether to proceed with the bridge aesthetic repair project.

ATTACHMENTS

Proposal
Pictures

FISCAL IMPACT:

\$244,000.00 or with alternatives \$440,800.00

RECOMMENDATIONS

Discuss and give direction.





Restoring the Past to Serve the Future

Howard Ridley Company, Inc.
Specialized Industrial Contracting, Since 1950
State License #304198 DIR #1000410714

September 24, 2026

Fire Access Maintenance District
c/o Associa Desert Resort Management
Attn: Scott Matas, District Manager
42635 Melanie Place, Suite 103
Palm Desert, CA 92211

REF: Bridge Concrete Repair Services at Quail Run Bridge and Manitou Drive Bridge
Indian Wells Country Club

Howard Ridley Co., Inc. proposes to furnish labor, materials, and equipment to complete the following services:

Repairing deteriorated and spalled concrete located on solely the upper portions of the bridge structures at Quail Run Bridge and Manitou Drive Bridge.

Contractor Qualifications and Experience: HRC is a specialized concrete restoration contractor focusing on rehabilitating concrete structures for commercial, industrial and municipal clients. HRC has a proven track record over more than 75 years of business, and has completed numerous infrastructure projects as a general contractor and subcontractor. Recent past infrastructure projects include, but are not limited to: Metropolitan Water Department (underground water transmission lines), Unibal-Rodamco-Westfield (parking structure rehabilitation), Santa Monica College (parking structure rehabilitation), and Orange County and Los Angeles County Sanitation Districts (Concrete spall repair, waterproofing). HRC has the solutions

HRC assessed the condition of the Quail Run and Manitou Drive Bridges on September 18, 2026, in response to the Request For Proposals issued September 8, 2026. HRC staff walked the bridges to conduct a visual assessment of the upper portions. No destructive testing was performed. Deteriorated concrete often shows and enlarges once destructive physical methods (i.e., saw cutting, chipping, and removal) are implemented.

Company Information:

Company Name: Howard Ridley Co., Inc.

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Expansion Joints • Vehicular Traffic Coatings • Corrosion Resistant Coatings

P.O. Box 1560 • Chino, CA, 91708 • Office (909) 590-7415
office@howardridley.com • www.howardridley.com



Restoring the Past to Serve the Future

Howard Ridley Company, Inc.

Specialized Industrial Contracting, Since 1950

State License #304198 DIR #1000410714

Business Address: PO Box 1560, Chino, CA 91708

Contact Person: Jon Ridley, 951-830-3702 and Cameron Ridley, 909-262-2452

California Contractor's License Number: 304198

DIR Registration Number: 1000410714

Project Approach:

A. Description of proposed repair methodology:

1. **Mobilize to site.** Establish storage location on top of grade level near bridges.
2. **Spall Repair on Parapet walls** [Horizontal and Vertical Surface]—The parapets are approximately 3 feet tall by 1 foot wide, and are the structure that the metal rails are embedded into that also terminate at the sidewalk or top of the curbs above the drive lane on each bridge. There are two parapets on each bridge. Per RFP, HRC is not addressing bridges areas below these upper parapets.
 - a. HRC to set up scaffolding and/or suspended access system to enable access to exterior top parapet work areas where necessary. HRC scaffolding will not require any equipment beneath the bridge.
 - b. Remove delaminated concrete where adhesion is failing between surface concrete and substrate. Sawcut perimeter to establish clean lines. Utilize chipping machine to remove failing concrete until “sound” concrete is reached. Where 1/2 or more of the surface area of rebar is exposed, HRC will chip behind the rebar 3/4 of an inch to establish a mechanical lock for the new patch material.
 - c. Clean and prepare the exposed rebar. Apply corrosion inhibitor to metal where applicable. If 20% loss of rebar is encountered, HRC will notify Owner for further direction. Additional cost may apply.
 - d. Epoxy prime or “scrub coat” the concrete substrate prior to patching. Patch back the prepared locations.
 - e. Hand-patch or form and pour using polymer repair mortars.
 - f. Apply smooth finish to repair areas to “blend” the profile of the patched area in with the surrounding surfaces.

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3. ALTERNATE: Spall and Crack Repair on pedestrian sidewalks (one on each bridge)—Horizontal surface.

- a. Saw cut perimeter of deteriorated concrete.
- b. Remove delaminated concrete where adhesion is failing between surface concrete and substrate. Sawcut perimeter to establish clean lines. Utilize chipping machine to remove failing concrete until “sound” concrete is reached. Where 1/2 or more of the surface area of rebar is exposed, HRC will chip behind the rebar 3/4 of an inch to establish a mechanical lock for the new patch material.
- c. Clean and prepare the exposed rebar. Apply corrosion inhibitor to metal where applicable. If 20% loss of rebar is encountered, HRC will notify Owner for further direction. Additional costs may apply.
- d. Epoxy prime or “scrub coat” the concrete substrate prior to patching. Patch back the prepared locations.
- e. Hand-patch or form and pour, texture to match existing.

4. ALTERNATE: Application of Waterproofing/Corrosion Inhibiting Coating to Parapet walls [Horizontal and Vertical Surface]

- a. HRC observed that the “sack finish” previously applied to the bridges has deteriorated. Areas of the bridge most affected by concrete deterioration appear to be those closest to ground level, and potentially subject to water intrusion. HRC proposes to apply a two product system to (a) reduce further water penetration to the structure and (b) create a uniform appearance over the repaired spalls on the upper parapet.
- b. Caulk metal rail steel embeds into parapet
- c. HRC will apply a two material system to seal the concrete. First, HRC will apply SikaTop Seal 107, which is a two component modified cementitious waterproofing and protective slurry mortar for concrete. It improves the water tightness of concrete structures, and protects against water penetration, yet is water vapor permeable. Thereafter, HRC will apply SikaTop 144, which is a fine-textured, abrasion resistant coating used for damp-proofing/waterproofing.
- d. Application of this cementitious coating system will create a protective membrane for upper parapets (3 foot height by one foot wide) of the structure.

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5. ALTERNATE: Epoxy Injection of concrete cracks
 - a. Mechanically prepare crack surfaces
 - b. Set ports and apply cap seal to contain resin
 - c. Furnish and inject Epoxy resin
 - d. Remove ports and cap seal

B. Materials Proposed for Use:

1. As outlined above, HRC proposes to utilize the following products, or similar:
 - i. Sika Top 123 Plus: Repair Mortar
 - ii. Sikacrete-211 SCC Plus: Repair Mortar
 - iii. Sika Armatec 110 EpoCem: Corrosion inhibitor and bonding primer
 - iv. Sikatop Seal 107 Gray: Cement coating
 - v. Sikatop 144: Cement coating
 - vi. Sikadur 52 Epoxy Resin

C. Project Schedule and Estimated Duration:

Project duration is approximately 4 weeks for each bridge; 8 weeks total.

D. Identification of any anticipated challenges:

Concrete repair of spalls and deteriorated concrete poses challenges because until destructive testing is performed you do not know the full extent of the damage that is existent. The size of damaged areas usually grows because delamination follows expansion of rebar that is corroded. Corroded repair often precedes spalling and delamination.

E. Traffic and Safety Control:

- a. Maintain safe access for residents, guests, service personnel, and emergency responders.
- b. Provide all necessary safety barriers, cones, signage, and traffic control measures.
- c. Comply with all applicable OSHA and safety regulations.
- d. Does not include traffic control permits or any city imposed requirements.

F. Breakdown of Proposal Manitou Bridge Upper Wall Spall Repair:

- | | |
|-----------------|-------------|
| 1. Labor: | \$94,500.00 |
| 2. Materials | \$ 9,000.00 |
| 3. Equipment | \$18,000.00 |
| 4. Mobilization | \$ 5,000.00 |

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5. Traffic control	\$ 3,000.00
6. Disposal	\$ 1,000.00
7. Permits (if required)	Cost plus hourly rate of \$150./per hour
Pricing Lump Sum excluding permits:	\$130,500.00

Optional or alternate pricing:

Sidewalk Spalls: 35 square feet Lump Sum: \$7,300.00

Epoxy Injection of cracks: Up to 175 LF @ \$75.00 per LF

Upper wall surfaces: Lump Sum: \$73,000.00

1. Prepare surfaces
2. Coat with Sika 107 water proofer
3. Coat with Sika 144 for uniform appearance.

G.. Breakdown of Proposal Quail Run Bridge Upper Wall Spall Repair:

1. Labor:	\$81,000.00
2. Materials	\$ 8,500.00
3. Equipment	\$16,000.00
4. Mobilization	\$ 4,000.00
5. Traffic control	\$ 3,000.00
6. Disposal	\$ 1,000.00
7. Permits (if required)	Cost plus hourly rate of \$150./per hour
Pricing Lump Sum excluding permits:	\$113,500.00

Optional or alternate pricing:

Sidewalk Spalls: 13 square feet Lump Sum: \$3,000.00

Upper wall surfaces: Lump Sum: \$73,000.00

1. Prepare surfaces
2. Coat with Sika 107 water proofer
3. Coat with Sika 144 for uniform appearance.

H. Total Lump Sum for both Bridges EXCLUDING Alternates: \$244,000.00

Based on Current Prevailing wage labor rates and Compliance with California Department of Industrial Relations (DIR) requirements.

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Exclusions: Plans, Permits, Inspections, Engineering, Testing, Bond premiums, and City Business License are excluded from this proposal.

Respectfully Submitted By,
Jon Ridley

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References for Howard Ridley Co., Inc.

For the project: Bridge Concrete Repair Services at
Quail Run Bridge and Manitou Drive Bridge - Indian Wells Country Club

Project Name: SMC Parking Structure #3 Repairs
Owner: Santa Monica Community College District
Project Completed: April 2026
Contact Person: Dean Hawkins
Phone: 714-929-2807
Description: Spall and Crack repair, Traffic coatings
Final Contract Amount: \$1,956,439.71

Project Name: Longden Reservoir Rehabilitation Project
Owner: San Gabriel County Water District
Project Completed: June 2024
Contact Person: Casey Feilen
Phone: 626-287-0341
Description: Spall and Crack repair, Concrete coatings
Final Contract Amount: \$979,865.00

Project Name: GVMWD - Dam
Owner: Green Valley Municipal Water Company
Project Completed: 2021
Contact Person: Steve Brandt
Phone: 909-867-4262
Description: Spall repair, Crystalline Waterproofing application.
Final Contract Amount: \$323,106.78

Project Name: USC BSR Exterior Restoration and Roof Replacement
Owner: University of Southern California
Project Completed: July 2026
Contact Person: Julie Apparis – Pinnacle Contracting Corp.
Phone: 818-888-6548 Ext: 2004
Description: Spall repair,
Final Contract Amount: \$130,975.00

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