

THE NAZERIAN GROUP | LIC. #787198 | DIR# 1000000509  
GREG TOROSYAN, DEVELOPMENT & CONTRACTS  
17514 VENTURA BLVD., #204, ENCINO, CA 91316  
818-990-5115 | GREG@NAZERIAN.NET

BID DATE: 04/09/2026  
BID TIME: 2:00PM

**BEACH CITIES HEALTH DISTRICT  
ATTN: CRISTAN MUELLER, CHIEF HEALTH OPERATIONS  
& COMMUNICATIONS OFFICER  
1200 DEL AMO STREET  
REDONDO BEACH, CA 90277**

**CENTER FOR HEALTH & FITNESS RELOCATION PROJECT**

BID PROPOSAL

TO: BEACH CITIES HEALTH DISTRICT, a California health care district, acting by and through its Board of Directors (the "District").

FROM: The Nazerian Group  
 (Name of Bidder)  
17514 Ventura Blvd #204  
 (Address)  
Encino, CA 91316  
 (City, State, Zip Code)  
818.990.5115  
 (Telephone/Telecopier)  
Greg@Nazerian.net  
 (E-Mail Address of Bidder's Representative(s))  
Vartan Nazerian, President  
 (Name(s) of Bidder's Authorized Representative(s))

Bid Proposal

**Bid Proposal Amount.** Pursuant to and in compliance with the Notice to Contractors Calling for Bids, the Instructions for Bidders and the other documents relating thereto, the undersigned Bidder, having reviewed the Instructions for Bidders and all other Contract Documents and upon compliance with all requirements therein with reference to the submittal of this Bid Proposal, hereby proposes and agrees to perform the Contract including, without limitation, all of its component parts; to perform everything required to be performed; to provide and furnish any and all of the labor, materials, tools, equipment, applicable taxes, and services necessary to perform the Work of the Contract in strict compliance with the Contract Documents and complete in a workmanlike manner all of the Work required for the Contract for the sum of:

Base Bid Amount: \$ 4,674,123.00

(Bid Amount in Figures)

Four Million six hundred seventy four thousand

one hundred twenty three  
Dollars

(Bid Amount in Words)

**Acknowledgment of Bid Addenda.** In submitting this Bid Proposal, the undersigned Bidder acknowledges receipt of Bid Addenda, if any, issued by or on behalf of the District, as set forth below. The Bidder confirms that this Bid Proposal incorporates and is inclusive of, all items or other matters contained in Bid Addenda issued by or on behalf of the District.

\_\_\_\_\_ **No Addenda Issued**  
 (initial)

VN **Addenda Nos.** 1, 2, 3 received, acknowledged  
 (initial) and incorporated into this Bid Proposal.

**Rejection of Bid; Holding Open of Bid.** It is understood that the District reserves the right to reject this Bid Proposal and that this Bid Proposal shall remain open and not be withdrawn for the period of time specified in the Call for Bids, except as provided by law.

**Documents Accompanying Bid.** The Bidder has submitted with this Bid Proposal the following: (a) Bid Security; (b) Subcontractors List; (c) Non-Collusion Declaration; and (d) Iran Contracting Act Certification/Exemption. The Bidder acknowledges that if this Bid Proposal and the foregoing documents are not fully in compliance with applicable requirements set forth in the Call for Bids, the Instructions for Bidders and in each of the foregoing documents, the Bid Proposal may be rejected as non-responsive.

**Award of Contract.** If the Bidder submitting this Bid Proposal is awarded the Contract, the undersigned will execute and deliver to the District the Contract in the form attached hereto within five (5) days after notification of award of the Contract. Concurrently with delivery of the executed Agreement to the District, the Bidder awarded the Contract shall deliver to the District: (a) Certificates of Insurance evidencing all insurance coverages required under the Contract Documents; (b) the Performance Bond; (c) the Labor and Material Payment Bond; (d) the Certificate of Workers' Compensation Insurance; (e) the Drug-Free Workplace Certificate; and (f) the Roofing Contract Financial Interest Certification. Failure of the Bidder awarded the Contract to strictly comply with the preceding may result in the District's rescission of the award of the Contract and/or forfeiture of the Bidder's Bid Security. In such event, the District may, in its sole and exclusive discretion elect to award the Contract to the responsible Bidder submitting the next lowest Bid Proposal, or to reject all Bid Proposals.

**Contractor's License/DIR Registration.** The undersigned Bidder is currently and duly licensed in accordance with the California Contractors License Law, California Business & Professions Code §§7000 et seq., under the following classification(s) A, B, C, 10, C13, C15, C20, C36 bearing License Number(s) 787198, with expiration date(s) of 11/30/2026, and DIR Registration No. 1000000509. The Bidder certifies that: (a) it is duly licensed, in the necessary class(es), for performing the Work of the Contract Documents; (b) that such license shall be in full force and effect throughout the duration of the performance of the Work under the Contract Documents; and (c) that all Subcontractors providing or performing any portion of the Work shall be so properly licensed to perform or provide such portion of the Work.

**Acknowledgment and Confirmation.** By submitting this Bid Proposal, the Bidder confirms that it has checked all of the above figures and understands that neither the District nor any of its agents, employees or representatives shall be responsible for any errors or omissions on the part of the undersigned Bidder in preparing and submitting this Bid Proposal. The undersigned Bidder acknowledges its receipt, review and understanding of the Drawings, the Specifications and other



## BID BOND

**KNOW ALL MEN BY THESE PRESENTS** that we, Western Surety Company, as Surety and The Nazerian Group, as Principal, are jointly and severally, along with our respective heirs, executors, administrators, successors and assigns, held and firmly bound unto **BEACH CITIES HEALTH DISTRICT**, hereinafter the "Obligee," for payment of the penal sum hereof in lawful money of the United States, as more particularly set forth herein.

### THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

**WHEREAS**, the Principal has submitted the accompanying Bid Proposal to the Obligee for the Work commonly described as the **CENTER FOR HEALTH & FITNESS RELOCATION PROJECT** and the Bid Proposal must be accompanied by Bid Security.

**WHEREAS**, subject to the terms of this Bond, the Surety is firmly bound unto the Obligee in the penal sum of **ten percent (10%)** of the maximum amount of the Bid Proposal submitted by the Principal to the Obligee, as set forth above, inclusive of additive alternate bid items, if any.

**NOW THEREFORE**, if the Principal shall not withdraw said Bid Proposal within the period specified therein after the opening of the same, or, if no period be specified, for thirty (30) days after opening of said Bid Proposal; and if the Principal is awarded the Contract, and shall within the period specified therefor, or if no period be specified, within five (5) days after the prescribed forms are presented to him for signature, enter into a written contract with the Obligee, in accordance with the Bid Proposal as accepted and give such bond(s) with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract and for the payment for labor and materials used for the performance of the Contract, or in the event of the withdrawal of said Bid Proposal within the period specified for the holding open of the Bid Proposal or the failure of the Principal to enter into such Contract and give such bonds within the time specified, if the Principal shall pay the Obligee the difference between the amount specified in said Bid Proposal and the amount for which the Obligee may procure the required Work and/or supplies, if the latter amount be in excess of the former, together with all costs incurred by the Obligee in again calling for Bids, then the above obligation shall be void and of no effect, otherwise to remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or the Call for Bids, the Work to be performed thereunder, the Drawings or the Specifications accompanying the same, or any other portion of the Contract Documents shall in no way affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said Contract, the Call for Bids, the Work, the Drawings or the Specifications, or any other portion of the Contract Documents.

In the event suit or other proceeding is brought upon this Bond by the Obligee, the Surety shall pay to the Obligee all costs, expenses and fees incurred by the Obligee in connection therewith, including without limitation, attorneys' fees.

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument this 1st day of April, 2026 by their duly authorized agents or representatives.

The Nazerian Group  
(Principal Name)

By: \_\_\_\_\_

Vartan Nazerian  
(Typed or Printed Name)

Title: President.

Western Surety Company  
(Surety Name)

By: Rebecca Haas-Bates  
(Signature of Attorney-in-Fact for Surety)

Rebecca Haas-Bates, Attorney-in-Fact  
(Typed or Printed Name)

( 213 ) 452-5961  
(Area Code and Telephone Number of Surety)

(Attach Attorney-in-Fact Certificate)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )

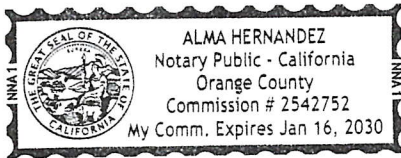
On 04/01/2026 before me, Alma Hernandez, Notary Public  
*Date Here Insert Name and Title of the Officer*

personally appeared Rebecca Haas-Bates  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Bid Bond Document Date: 04/01/2026  
Number of Pages: Two(2) Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Rebecca Haas-Bates  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_  
Western Surety Company

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Richard Adair, William Syrkin, Rebecca Haas-Bates, Individually**

of Orange, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

**- In Unlimited Amounts -**

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 5th day of February, 2026.



WESTERN SURETY COMPANY

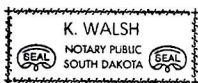
Larry Kasten, Vice President

State of South Dakota }  
County of Minnehaha } ss

On this 5th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

December 4, 2031



K. Walsh, Notary Public

### CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 1ST day of APRIL, 2026.



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

### Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to [www.cnasurety.com](http://www.cnasurety.com) > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

## SUBCONTRACTORS LIST

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work
Integrated Demolition & Remediation	421 E Levittos Ave Anaheim, CA 92805	Abatement & Demolition	1003504 1000023608	\$300,000.00
CA Buchen	9231 Glenoaks Blvd. Sun Valley, CA, 91352	Steel & <del>System</del> <sup>VN</sup> Seismic upgrades	209850 1000004833	\$125,000.00
Cabinet plus	8520 Tujunga Ave. Sun Valley, CA, 91352	Case work	913660 1000811456	\$90,000.00
Cheshire Doors	8332 Vicky Dr. Whittier, CA, 90606	Doors, Frames + Hardware	1063065 1000567001	\$100,000.00
Sharpe Interior systems	28045 Harrison Parkway Valencia, CA, 91355	Metal stud Framing, Dry wall	438612 <del>10000013433</del> <sup>VN</sup> 1000013433	<del>\$200,000.00</del> <sup>VN</sup> \$200,000.00
JNS Tile	9713 Orange Terrace. Pico Rivera, CA, 90660	Tiling	665139 1000006128	\$115,000.00

[Duplicate and attach additional page(s) as required.]

Name of Bidder: The Nazerian GroupAuthorized Signature: 

## SUBCONTRACTORS LIST

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work
Excel Acoustics	1827 Capital St. #102 Corona, CA, 92878	Acoustical ceiling, wood paneling & baffles	724511 1000056118	\$ 120,000.00
JJJ Floor Covering	4831-A Parsons Blvd. Plum Rivera, CA, 90660	Flooring	327775 100003812	\$ 300,000.00
Paint Blast US	P.O. Box 1196 Sunset Beach, CA, 90742	Painting	1084260 1000853906	\$ 50,000.00
Penner Partitions	3501 E La Palma Ave Anaheim, CA, 92806	Toilet Partitions, Accessories, Lockers	924223 100004040	\$ 60,000.00
NST Plumbing + Fire protection	2617 Mountain Pine Dr. La Crescenta, CA, 91214	Fire Sprinkler & plumbing	929862 1000012041	\$ 300,000.00
Rosko Star HVAC	3650 Altura Ave. ste A Glendale, CA, 91214	HVAC	1116065 2000011047	\$ 450,000.00

[Duplicate and attach additional page(s) as required.]

Name of Bidder:

The Nazeran Group

Authorized Signature:



### SUBCONTRACTORS LIST

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work
Allegiance Electrictz	39952 Quigley Rd. Marietta, GA, 92562	Electrical, low voltage, Fire Alarm	1089477 1000882457	\$950,000.00
Western States Roofing	18017 Chatsworth St. Ste 326 Granada Hills, CA, 91344	Roofing	993251 1000006180	\$ 30,000.00
Scoutlite	P.O. Box 1651 Yucaipa, CA, 92399	Glass & Mirrors	952064 1000010620	\$150,000.00

[Duplicate and attach additional page(s) as required.]

Name of Bidder: The Nazerian Group

Authorized Signature: 

### SUBCONTRACTORS LIST

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work

[Duplicate and attach additional page(s) as required.]

Name of Bidder:

The Nazerian Group

Authorized Signature:




### SUBCONTRACTORS LIST

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work

[Duplicate and attach additional page(s) as required.]

Name of Bidder: The Nazerian Group

Authorized Signature: 

NON-COLLUSION DECLARATION

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

PROJECT:

I, Vartan Nazerian, being first duly sworn, deposes and says that I am  
(Typed or Printed Name)  
the President of The Nazerian Group, the party submitting  
(Title) (Bidder Name)  
the foregoing Bid Proposal ("the Bidder"). In connection with the foregoing Bid Proposal, the undersigned  
declares, states and certifies that:

1. The Bid Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. The Bid Proposal is genuine and not collusive or sham.
3. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any other bidder or anyone else to put in sham bid, or to refrain from bidding.
4. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price, or that of any other bidder, or to fix any overhead, profit or cost element of the bid price or that of any other bidder, or to secure any advantage against the public body awarding the contract or of anyone interested in the proposed contract.
5. All statements contained in the Bid Proposal and related documents are true.
6. The bidder has not, directly or indirectly, submitted the bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed this 09 day of April, 2026 at Encino, Los Angeles, California.  
(City, County and State)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

\_\_\_\_\_  
Signature

17514 Ventura Blvd #204  
(Address)

Vartan Nazerian, President  
Name Printed or Typed

Encino, Los Angeles, California  
(City, County and State)

( 818 ) 990.5115  
(Area Code and Telephone Number)

**IRAN CONTRACTING ACT CERTIFICATION/EXEMPTION**

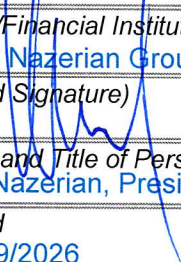
**Public Contract Code §§ 2202-2208**

Prior to bidding on, submitting a proposal or executing a contract or renewal for a contract for goods or services of \$1,000,000 or more, a vendor must either: a) certify it is **not** on the current list of persons engaged in investment activities in Iran created by the California Department of General Services ("DGS") pursuant to Public Contract Code §2203(b) and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; or b) demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code §2203(c) or (d).

To comply with this requirement, please insert your vendor or financial institution name and Federal ID Number (if available) and complete **one** of the options below. Please note: California law establishes penalties for providing false certifications, including civil penalties equal to the greater of \$250,000 or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. See Public Contract Code §2205.

**OPTION #1 - CERTIFICATION**

I, the official named below, certify I am duly authorized to execute this certification on behalf of the vendor/financial institution identified below, and the vendor/financial institution identified below is **not** on the current list of persons engaged in investment activities in Iran created by DGS and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

Vendor Name/Financial Institution (Printed) <b>The Nazerian Group</b>		Federal ID Number (or n/a) <b>954823444</b>
By (Authorized Signature) 		
Printed Name and Title of Person Signing <b>Vartan Nazerian, President</b>		
Date Executed <b>04/09/2026</b>	Executed in <b>Encino, CA</b>	

**OPTION #2 – EXEMPTION**

Pursuant to Public Contract Code §§ 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or enters into or renews, a contract for goods and services.

If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below, and attach documentation demonstrating the exemption approval.

Vendor Name/Financial Institution (Printed)		Federal ID Number (or n/a)
By (Authorized Signature)		
Printed Name and Title of Person Signing		Date Executed