

BID PROPOSAL FOR
Center for Health & Fitness
Relocation Project

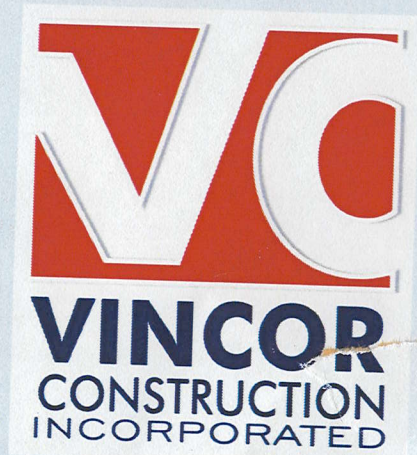


Beach Cities
Health District

Closing Date: 09 April 2026
Closing Time: 2:00 PM

THIS ENVELOPE CONTAINS:
Bid Proposal Forms

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



Bidder:
Vincor Construction, Inc.
2651 Saturn Street
Brea, CA 92821
Tel - (714) 528-2900
Fax - (714) 528-2901
CA License: 763743
DIR: 1000009803
www.vincorinc.com

BID PROPOSAL

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

FROM: Vincor Construction, Inc.
 (Name of Bidder)
2651 Saturn Street
 (Address)
Brea, CA 92821
 (City, State, Zip Code)
(714) 528-2900 / (714) 528-2901
 (Telephone/Telecopier)
vincent@vincorinc.com
 (E-Mail Address of Bidder's Representative(s))
Vincent Cortes, 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: \$ 4,980,416.23


(Bid Amount in Figures)

Four million nine hundred eighty thousand four
hundred sixteen dollars and twenty-three cents
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)

 **Addenda Nos.** 01, 02, 03 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) B bearing License Number(s) 763743, with expiration date(s) of 3/31/28, and DIR Registration No. 1000009803. 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 Vincor Construction, Inc., 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.

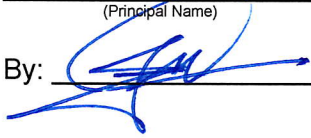
Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or the Call for Bids, the Work to be performed thereunder, the Drawings or the Specifications accompanying the same, or any other portion of the Contract Documents 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 26th
day of March, 2026 by their duly authorized agents or representatives.



Vincor Construction, Inc.
(Principal Name)

By: 

John Kang
(Typed or Printed Name)

Title: Vice President

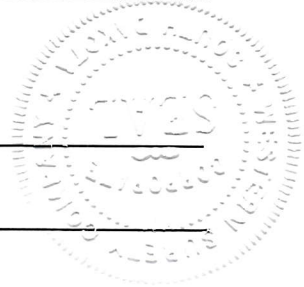
Western Surety Company
(Surety Name)

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

Allison Ocampo, Attorney-In-Fact
(Typed or Printed Name)

(Attach Attorney-in-Fact Certificate)

(949) 399-4971
(Area Code and Telephone Number of Surety)



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

Michael R Strahan, Allison Ocampo, Individually

of San Diego, 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 26th day of February, 2026.



WESTERN SURETY COMPANY

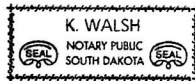
Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 26th 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 26th day of March, 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 > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

ACKNOWLEDGMENT

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, Shirley Rose Kang, Notary Public
(insert name and title of the officer)

personally appeared John Kang,
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  (Seal)



ACKNOWLEDGMENT

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.

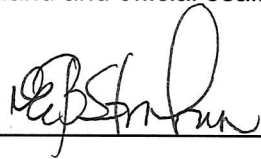
State of California
County of San Diego)

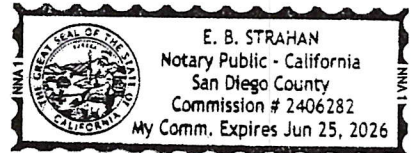
On 3/26/2026 before me, E.B. Strahan, Notary Public

personally appeared Allison Ocampo,
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  (Seal)



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
Quality Environmental Inc	13123 Lakeland Road, Suite A Santa Fe Springs, CA 90670	Demolition	License#876494 DIR#1000001511	\$199,000.00
UDC Corporation	1041 Kraemer Pl Anaheim, CA 92806	Structural	License#457906 DIR#1000870046	\$613,345.00
Quality First Woodworks	1264 N Lakeview Ave. Anaheim, CA 92807	Millwork	License#B76139 DIR#1000914017	\$170,235.00
Apex Walls Builders	14125 Telephone Ave. Ste. 9 Chino, CA 91710	Framing and Drywall	License#1113953 DIR#1001134951	\$257,117.00
3D Door Co	1941 E Miraloma Ave, Suite B Placentia, CA 92870	Doors and Frames	License#1103306 DIR#1000946407	\$82,960.00
Moore Flooring Inc	15116 Sierra Bonita Ln Chino, CA 91710	Tiling	License#472436 DIR#1000001027	\$113,448.00

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

Name of Bidder:

Vincor Construction Inc.

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
Alert Insulation of California LLC	15913 Old Valley Blvd La Puente, CA 91744	Ceilings	License#1077712 DIR#1000795913	\$128,969.00
Mike's Custom Flooring Inc	1351 Park Ave Suite 102 Redlands, CA 92373	Flooring	License#426696 DIR#2000000659	\$200,108.72
Preferred Construction Specialties	1565 N Harmony Circle Anaheim, CA 92807	Bathroom Accessories/ Lockers	License#707596 DIR#1000001530	\$71,547.00
HCI Sprinkler Inc	1219 E Elm Street Ontario, CA 91761	Fire Sprinklers	License#1005968 DIR#1000042222	\$107,650.00
A.S.A.P Glasswerks	7262 Oleander Ave Fontana, CA 92336	Windows/Mirrors/Glazing	License #853896 DIR#1000026453	\$251,366.76
Schofield Electric Systems	9 Via Onagro Rancho Santa Margarita, CA 92688	Electrical	License#1089085 DIR#1001010828	\$547,660.00

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

Name of Bidder:

Vincor Construction Inc.

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
Westland Mechanical	10727 Civic Center Dr Rancho Cucamonga, CA 91730	Mechanical	License # 894940 DIR# 1000062056	\$560,000.00
Nutech Fire Alarm and Security	11223 Old River School Rd Unit A Downey, CA 90241	Fire Alarm	License #851061 DIR#1000024516	\$55,601.00
Paint Blast US	PO Box 1196 Sunset Beach, CA 90742	Paint	License #1084260 DIR#1000853906	\$50,191.00

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

Name of Bidder: Vincor Construction Inc.
 Authorized Signature: 

NON-COLLUSION DECLARATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

PROJECT:

I, Vincent Cortes, being first duly sworn, deposes and says that I am the President of Vincor Construction, Inc., the party submitting 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 Brea, Orange County, California.

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

Signature (with handwritten signature)

2651 Saturn Street (Address)

Vincent Cortes
Name Printed or Typed

Brea, Orange County, California
(City, County and State)

(714) 528-2900
(Area Code and Telephone Number)

IRAN CONTRACTING ACT CERTIFICATION/EXEMPTION

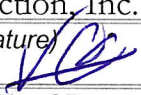
Public Contract Code §§ 2202-2208

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.

<i>Vendor Name/Financial Institution (Printed)</i> Vincor Construction, Inc.		<i>Federal ID Number (or n/a)</i> 05-0589192	
<i>By (Authorized Signature)</i> 			
<i>Printed Name and Title of Person Signing</i> Vincent Cortes, President			
<i>Date Executed</i> 04/09/2026		<i>Executed in</i> Brea, Orange County, California	

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.

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