

AGENDA
EL DORADO HILLS COUNTY WATER DISTRICT (FIRE DEPARTMENT)
BOARD OF DIRECTORS
NINE HUNDRED TWENTY THIRD MEETING (A Special Meeting)
Friday, February 27, 2026
1:00 p.m.
(1050 Wilson Blvd., El Dorado Hills, CA)

ATTENTION

Residents planning to address the Board of Directors at this Board meeting, we respectfully ask if you are feeling ill for any reason not to attend in person.

Zoom Webinar Video Conference link:

<https://zoom.us/j/96719751105?pwd=xgJTW0vF7xfn22pYAbULr2VqZlqhPx.1&from=addon>

Meeting ID: 967 1975 1105

Passcode: 737007

Conference Dial in:

1-669-900-9128

*Please submit your comments in writing to clerkoftheboard@edhfire.com and they will be entered into the public record. If you choose to attend the Zoom meeting and wish to make a comment on an item, please use the "raise a hand" button or press *9 if dialing in by phone. Public comments will be limited to 3 minutes.*

NOTE

If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Board Clerk at 916-933-6623; ext. 1038, at least two (2) days prior to the meeting.

- I. Call to Order
- II. Closed Session
 - A. Closed Session pursuant to Government Code Section 54957.6; Conference with Labor Negotiators; Agency Designated Representatives: Directors Donelli and White; Employee Organization: El Dorado Hills Professional Firefighters, Local 3604; Discuss status of MOU negotiations
 - B. Closed Session pursuant to Government Code Section 54956.9 (d) (2); Significant exposure to litigation; two matters
- III. Pledge of Allegiance
- IV. New Business
 - A. Review and approve new Deputy Fire Marshal Position, updated Positions Authorization Document (PAD), and revised Public Salary Schedule effective 2/27/26
 - B. Review and approve Resolution 2026-04 Approving and Authorizing Amendment #2 to the Unrepresented Safety Management Resolution
 - C. Review and approve RFP award for Exterior Painting and Sealing project
 - D. Review and approve Abercrombie Creative LLC Invoice #EDHFD 106 for payment
- V. Adjournment

Action may be taken on any item posted on this agenda.

This Board meeting is normally recorded.



El Dorado Hills Fire Department

1050 Wilson Blvd. • El Dorado Hills, CA 95762 • Phone (916) 933-6623 • Fax (916) 933-5983

DATE: February 27, 2026

TO: Board of Directors

AGENDA ITEM: Item IV-A

SUBJECT: New Deputy Fire Marshal Position, Updated Position Authorization Document, and Revised Public Salary Schedule

TOPIC

Staff recommends that the Board of Directors approve the establishment of a Deputy Fire Marshal position within the Community Risk and Community Relations (CRCR) Division, replacing the previously authorized Fire Marshal position, and approve the updated Position Authorization Document (PAD) and public salary schedule reflecting this change.

SUMMARY

The Fire Marshal position is currently vacant. After evaluation of the Department's organizational needs and service delivery model, Staff recommends that the position be reclassified and filled as a Deputy Fire Marshal.

This approach maintains a balanced and efficient staffing model within the CRCR Division, whereby the Deputy Chief of Support Services continues to provide leadership for the Division while also serving in the role of Fire Marshal.

The Department maintains a Position Authorization Document (PAD) and public salary schedule for all positions. An updated PAD and public salary schedule reflecting this position change is attached for Board review.

FISCAL IMPACT

There will be cost savings from the reduction in salary between Fire Marshal and Deputy Fire Marshal. Actual cost savings will be based on the step that the new Deputy Fire Marshal is placed at after evaluation of their knowledge, skills, and experience. Estimated cost savings for top step is roughly \$23,000 per year.

RECOMMENDATION

Staff recommends that the Board of Directors approve the establishment of a Deputy Fire Marshal position within the Community Risk and Community Relations (CRCR)

Division, replacing the previously authorized Fire Marshal position, and approve the updated Position Authorization Document (PAD) and public salary schedule reflecting this change.

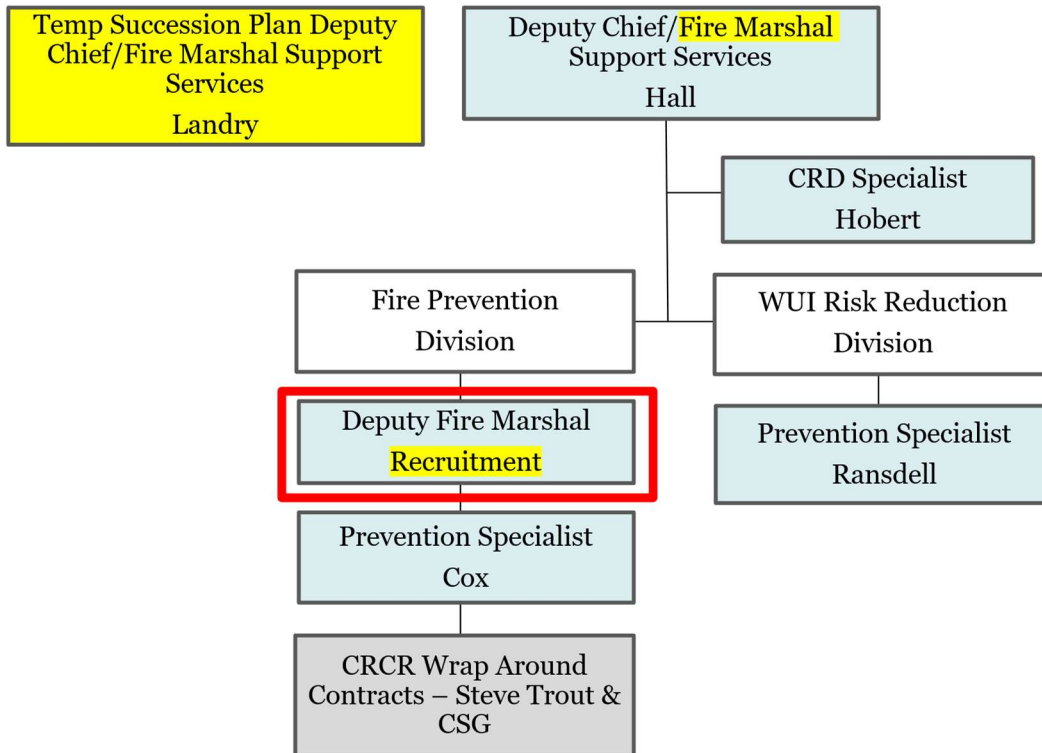
Submitted by:

Michael Lilienthal
Fire Chief

Attachments:

Organizational Chart
Position Authorization Document (PAD)

CRCR Org Chart Proposed





POSITIONS AND AUTHORIZATION DOCUMENT (PAD)

FY 2025/26

As of 02/27/2026

SUMMARY				
Full-time Positions				
	Authorized Positions 01/15/2026	Current Filled Positions	Authorized Positions 02/27/2026	Proposed Change in Authorized Positions
Office of the Fire Chief	6	6	6	0
Operations Branch	78	75	78	0
Support Services Branch	7	4	6	-1
Total	91	85	90	-1



POSITIONS AND AUTHORIZATION DOCUMENT (PAD)

FY 2025/26

As of 02/27/2026

OFFICE OF THE FIRE CHIEF				
Position	Authorized Positions 01/15/2026	Current Filled Positions	Authorized Positions 02/27/2026	Proposed Change in Authorized Positions
Fire Chief	1	1	1	
HUMAN RESOURCES				
Director of Human Resources	1	1	1	
Human Resources Specialist	1	1	1	
FINANCE				
Director of Finance	1	1	1	
Accounting Analyst/Board Clerk	1	1	1	
FRONT OFFICE				
Administrative Assistant I	1	1	1	
	6	6	6	0



POSITIONS AND AUTHORIZATION DOCUMENT (PAD)

FY 2025/26

As of 02/27/2026

OPERATIONS BRANCH				
Position	Authorized Positions 01/15/2026	Current Filled Positions	Authorized Positions 02/27/2026	Proposed Change in Authorized Positions
Deputy Chief, Operations	1	1	1	
Division Chief, Training/EMS	1	1	1	
Administrative Assistant II, Operations Branch	1	1	1	
Fire Equipment Mechanic	1	1	1	
FIRE SUPPRESSION				
Battalion Chiefs	3	3	3	
Fire Captains	15	15	15	
Fire Engineers	15	15	15	
Firefighters	26	24	26	
EMERGENCY MEDICAL SERVICES (EMS)				
Paramedics	13	12	13	
TRAINING/SAFETY				
Day Staff Captain, Training	1	1	1	
Day Staff Captain, OES Liaison	1	1	1	
	78	75	78	0



POSITIONS AND AUTHORIZATION DOCUMENT (PAD)

FY 2025/26

As of 02/27/2026

SUPPORT SERVICES BRANCH				
Position	Authorized Positions 01/15/2026	Current Filled Positions	Authorized Positions 02/27/2026	Proposed Change in Authorized Positions
Deputy Chief, Support Services	2	1	2	
INFORMATION TECHNOLOGY (IT)				
IT Network Specialist	0	0	0	
COMMUNITY RISK AND COMMUNITY RELATIONS (CRCR)				
Fire Marshal	1	0	0	-1
Deputy Fire Marshal	0	0	1	1
Fire Prevention Specialist	2	2	2	
Fire Prevention Inspector I	0	0	0	
Fire Prevention Inspector II	0	0	0	
CRCR Specialist	1	1	1	
Defensible Space Inspector	1	0	0	-1
	7	4	6	-1

El Dorado Hills Fire Department
Public Salary Schedule
2/27/2026



CLASSIFICATION	Rate Type	STEPS				
		1	2	3	4	5
ACCOUNTING ANALYST/ BOARD CLERK	Hourly	\$ 44.48	\$ 46.70	\$ 49.01	\$ 51.49	\$ 54.05
	Monthly	\$ 7,709	\$ 8,095	\$ 8,496	\$ 8,925	\$ 9,369
ADMIN. ASST. I	Hourly	\$ 29.51	\$ 30.99	\$ 32.52	\$ 34.16	\$ 35.87
	Monthly	\$ 5,114	\$ 5,371	\$ 5,637	\$ 5,921	\$ 6,217
ADMIN. ASST. II	Hourly	\$ 35.30	\$ 37.06	\$ 38.90	\$ 40.86	\$ 42.90
	Monthly	\$ 6,119	\$ 6,424	\$ 6,743	\$ 7,083	\$ 7,436
BATTALION CHIEF (LINE)	Hourly	\$ 54.47	\$ 56.93	\$ 59.51	\$ 62.22	\$ 65.06
	Monthly	\$ 13,218	\$ 13,815	\$ 14,442	\$ 15,099	\$ 15,789
CAPTAIN	Hourly	\$ 42.86	\$ 45.01	\$ 47.26	\$ 49.62	\$ 52.10
	Monthly	\$ 10,401	\$ 10,923	\$ 11,468	\$ 12,040	\$ 12,643
CAPTAIN/ PARAMEDIC	Hourly	\$ 44.57	\$ 46.80	\$ 49.13	\$ 51.59	\$ 54.17
	Monthly	\$ 10,815	\$ 11,357	\$ 11,922	\$ 12,518	\$ 13,144
COMMUNITY RISK REDUCTION SPECIALIST	Hourly	\$ 35.30	\$ 37.06	\$ 38.90	\$ 40.86	\$ 42.90
	Monthly	\$ 6,119	\$ 6,424	\$ 6,743	\$ 7,083	\$ 7,436
DEFENSIBLE SPACE INSPECTOR	Hourly	\$ 29.51	\$ 30.99	\$ 32.52	\$ 34.16	\$ 35.87
	Monthly	\$ 5,114	\$ 5,371	\$ 5,637	\$ 5,921	\$ 6,217
DEPUTY CHIEF	Hourly	N/A				
	Monthly	\$ 16,998	\$ 17,848	\$ 18,740	\$ 19,677	\$ 20,661
DEPUTY FIRE MARSHAL	Hourly	N/A				
	Monthly	\$ 13,218	\$ 13,815	\$ 14,442	\$ 15,099	\$ 15,789
DIRECTOR OF FINANCE	Hourly	N/A				
	Monthly	\$ 14,571	\$ 15,300	\$ 16,065	\$ 16,868	\$ 17,712
DIRECTOR OF HUMAN RESOURCES	Hourly	N/A				
	Monthly	\$ 14,571	\$ 15,300	\$ 16,065	\$ 16,868	\$ 17,712
DIVISION CHIEF	Hourly	N/A				
	Monthly	\$ 14,939	\$ 15,686	\$ 16,470	\$ 17,293	\$ 18,157
ENGINEER	Hourly	\$ 37.37	\$ 39.24	\$ 41.20	\$ 43.26	\$ 45.43
	Monthly	\$ 9,068	\$ 9,522	\$ 9,997	\$ 10,498	\$ 11,024
ENGINEER/ PARAMEDIC	Hourly	\$ 39.25	\$ 41.22	\$ 43.28	\$ 45.44	\$ 47.72
	Monthly	\$ 9,526	\$ 10,004	\$ 10,502	\$ 11,027	\$ 11,579
FIRE CHIEF	Hourly	N/A				
	Monthly	\$ 23,729	\$ -	\$ -	\$ -	\$ -
FIRE EQUIPMENT MECHANIC	Hourly	\$ 42.53	\$ 44.66	\$ 46.90	\$ 49.24	\$ 51.70
	Monthly	\$ 7,372	\$ 7,742	\$ 8,129	\$ 8,535	\$ 8,961

El Dorado Hills Fire Department
Public Salary Schedule
2/27/2026



CLASSIFICATION	Rate Type	STEPS				
		1	2	3	4	5
FIREFIGHTER/ PARAMEDIC	Hourly	\$ 35.52	\$ 37.30	\$ 39.17	\$ 41.13	\$ 43.18
	Monthly	\$ 8,620	\$ 9,051	\$ 9,505	\$ 9,980	\$ 10,478
FIRE PREVENTION INSPECTOR I	Hourly	\$ 39.43	\$ 41.41	\$ 43.47	\$ 45.65	\$ 47.92
	Monthly	\$ 6,834	\$ 7,177	\$ 7,535	\$ 7,912	\$ 8,307
FIRE PREVENTION INSPECTOR II	Hourly	\$ 46.40	\$ 48.72	\$ 51.16	\$ 53.72	\$ 56.41
	Monthly	\$ 8,043	\$ 8,445	\$ 8,867	\$ 9,311	\$ 9,777
FIRE PREVENTION SPECIALIST	Hourly	\$ 53.59	\$ 56.27	\$ 59.08	\$ 62.03	\$ 65.13
	Monthly	\$ 9,289	\$ 9,753	\$ 10,241	\$ 10,752	\$ 11,290
HUMAN RESOURCES SPECIALIST	Hourly	\$ 37.06	\$ 38.92	\$ 40.85	\$ 42.91	\$ 45.05
	Monthly	\$ 6,424	\$ 6,746	\$ 7,080	\$ 7,437	\$ 7,808
PARAMEDIC	Hourly	\$ 24.24	\$ 25.45	\$ 26.72	\$ 28.06	\$ 29.46
	Monthly	\$ 5,881	\$ 6,175	\$ 6,484	\$ 6,808	\$ 7,148



Michael Lilienthal
Fire Chief

El Dorado Hills Fire Department

1050 Wilson Blvd. • El Dorado Hills, CA 95762 • Phone (916) 933-6623 • Fax (916) 933-5983

DATE: February 27, 2026

TO: Board of Directors

AGENDA ITEM: IV-B

SUBJECT: Approval of the Unrepresented Safety Management Salary and Benefits Resolution Side Letter #2

TOPIC

The Unrepresented Safety Management Salary and Benefits Resolution Amendment.

SUMMARY

Staff seeks Board approval to adopt the revised Unrepresented Safety Management Salary and Benefits Resolution Side Letter #2.

DISCUSSION

Due to the reclassification of the Fire Marshal position to a Deputy Fire Marshal, the unrepresented Safety Management Salary and Benefits Resolution needs to be modified to reflect this change.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDATION

Approve the proposed amended Side Letter Agreement #2 to the Unrepresented Safety Management Salary and Benefits Resolution for the period of July 1, 2023, through June 30, 2026.

Submitted by:

Cora Hall
Director of Human Resources

EL DORADO HILLS COUNTY WATER DISTRICT

RESOLUTION NO. 2026-04

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE EL DORADO HILLS COUNTY WATER DISTRICT
APPROVING AND AUTHORIZING AMENDMENT #2 TO THE UNREPRESENTED SAFETY
MANAGEMENT RESOLUTION**

WHEREAS, the Board wishes to approve Amendment #2 to the Unrepresented Safety Management Resolution.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of the El Dorado Hills County Water District, hereby approves Amendment #2 to the Unrepresented Safety Management Resolution.

The foregoing resolution was passed and adopted by the Board of Directors of the El Dorado Hills County Water District at a meeting of said Board held on the 27th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:

Jessica Braddock, Board Secretary

Greg Durante, President



UNREPRESENTED SAFETY MANAGEMENT RESOLUTION AMENDMENT #2

This Amendment #2 relating to the Unrepresented Safety Management Resolution for the period of July 1, 2023, through June 30, 2026, referred to herein as “Amendment #2”, is made and entered effective this 27th day of February 2026.

Article I, General, Section A. shall be amended to read as follows:

This Salary and Benefits Resolution (Resolution) is for Unrepresented Safety Management personnel that are regular full-time employees of the El Dorado Hills County Water District, also known as the El Dorado Hills Fire Department (Department). This Resolution includes employees in the positions of Deputy Chief, Division Chief, and Deputy Fire Marshal.



El Dorado Hills Fire Department

1050 Wilson Blvd. • El Dorado Hills, CA 95762 • Phone (916) 933-6623 • Fax (916) 933-5983

Michael Lilienthal
Fire Chief

DATE: February 27, 2026

TO: Board of Directors

AGENDA ITEM: Item IV-C

SUBJECT: Fire Station Painting and Sealing

TOPIC

Staff seeks Board authorization to approve a contract for painting and sealing of concrete masonry unit (CMU)/brick walls for Fire Stations 85, 87, and 91.

SUMMARY

At its December 18, 2025, regular meeting, the Board authorized staff to post a Request for Proposal (RFP) for painting and sealing of CMU/brick walls. On December 22, 2025, the RFP was posted, and responses were received by the close date of February 12, 2026.

DISCUSSION

The RFP process secured a total of five (5) qualified proposals for evaluation. Staff evaluated and scored the proposals on the following established criteria, which were outlined in the RFP:

- Compliance with RFP requirements
- Experience and qualifications of demonstrated knowledge of work to be completed
- Cost competitiveness
- The ability to meet the minimum specifications required for the work; quality and clarity of proposed work plan
- The ability to obtain insurance coverage
- Possession of and ability to retain necessary equipment, tools, and staffing
- The completeness of the information requested and provided
- Expertise, qualifications, licenses, certifications, and directly related experience of staff and managers assigned to perform the work
- Prior track record with similar projects; references and past performance
- Project schedule feasibility and commitment to perform the work in a timely manner and to promptly invoice Department for the work performed

“Serving the Communities of El Dorado Hills and Latrobe”

Four (4) staff members participated in the scoring process. Based on the results of the evaluation process, staff recommend Vivid-Accent Painting Co. to facilitate the work for Stations 85, 87, and 91, as outlined in the RFP.

FISCAL IMPACT

The awarded contract cost is \$148,400 to complete the work outlined in the agreed-upon scope of work. The funding for this project will come from the Facilities budget line item. This does not include any unforeseen issues or replacement of equipment.

RECOMMENDATION

Staff respectfully recommends the Board approve the award of the RFP to Vivid-Accent Painting Co. in the amount of \$148,400 plus an additional contingency of \$15,000, for a total of \$163,400 for this project.

Submitted by:

Dustin Hall
Deputy Chief – Support Services

Approved by:

Michael Lilienthal
Fire Chief



Cover Letter

Date: February 12, 2026

Attn: Deputy Chief Dustin Hall

El Dorado Hills Fire Department
1050 Wilson Blvd.
El Dorado Hills, CA 95762

RE: Exterior Painting and Sealing Request for Proposal

Dear Deputy Chief Hall,

Vivid-Accent Painting Co. (“the Firm”) hereby submits its proposal in response to the El Dorado Hills Fire Department’s Request for Proposal for Exterior Painting and Sealing Services.

The Firm confirms that it has reviewed the solicitation documents and any addenda issued, and that the enclosed proposal is submitted in accordance with all RFP requirements. The Firm meets all licensing, insurance, and regulatory requirements and agrees to comply with the terms and conditions set forth in the Request for Proposal.

This proposal shall remain valid for the period specified in the RFP. All information submitted is true and correct to the best of our knowledge.

Thank you for the opportunity to be considered.

Sincerely,

Bernardo Sanchez
President/Project Manager
Vivid-Accent Painting Co.
(831) 419-1452
Vividaccent.co@gmail.com

COST PROPOSAL OVERVIEW

El Dorado Hills Fire Department

Exterior Painting and Sealing - Fire Stations 85, 87, and 91

Cost Category	Station 85	Station 87	Station 91
Labor (Prevailing Wage Compliant)	\$31,500	\$31,500	\$21,400
Materials (Low-VOC, CA-Compliant)	\$11,200	\$11,200	\$7,600
Equipment and Access	\$4,800	\$4,800	\$3,400
Supervision, Overhead & Administration	\$5,900	\$5,900	\$4,200
Contingency (3%)	\$1,900	\$1,900	\$1,200
SUBTOTAL PER STATION	\$55,300	\$55,300	\$37,800
TOTAL PROJECT COST (ALL THREE STATIONS)			\$148,400

Notes:

- All pricing includes prevailing wage compliance, DIR registration, and certified payroll reporting.
- Materials meet or exceed CARB VOC limits and SCAQMD Rule 1113 requirements.
- Pricing includes all permits, taxes, insurance, bonding, and compliance costs.
- Separate deductive alternates for Station 85 and Station 87 available upon request.

*Vivid-Accent Painting Co. | C-33 License #1035844 | DIR #1000075327
Bernardo Sanchez, CEO | (831) 313-7430 |*

DESCRIPTION OF APPROACH

Vivid-Accent Painting will perform all exterior painting, sealing, and repair work across the three identified fire stations in a manner that prioritizes durability, minimal disruption to emergency operations, and long-term protection of District assets. Our approach is built on proven public-sector painting practices, strict adherence to manufacturer specifications for masonry treatments and coatings, and full compliance with all prevailing wage requirements, Cal/OSHA safety standards, and California environmental regulations.

Work will be sequenced to always allow continuous fire station operations. Each facility will be treated as a stand-alone project—mobilization, surface preparation, repairs, coating application, and final inspection will be completed before demobilization and transition to the next site. We'll coordinate directly with Deputy Chief Dustin Hall and station personnel before starting work at each location to confirm access requirements, apparatus movement protocols, and any operational constraints that need to be respected.

All materials will be low-VOC, California-compliant, and selected specifically for exterior CMU, brick, masonry, and metal substrates exposed to UV degradation, weather cycling, and the operational wear typical of active emergency facilities. Breathable masonry sealants will be used on all CMU and brick surfaces to ensure moisture vapor transmission while providing long-term protection against efflorescence, biological growth, and surface deterioration.

Fire Station 85 – 1050 Wilson Blvd., El Dorado Hills

At Station 85, our scope includes dry rot and damage repair to trim and fascia, painting of trim, doors, fascia, roof elements, exterior lights, bollards, and other identified components, as well as CMU and brick repair and sealant application.

We'll begin with a comprehensive site assessment to identify deteriorated wood elements, coating failures, masonry cracks, and any areas requiring repair before surface preparation begins. Dry rot repairs will be made using exterior-grade materials that match existing profiles and are properly primed before finish coatings are applied.

Surface preparation will include pressure washing at appropriate PSI levels to avoid damaging brick or mortar joints, followed by removal of loose paint, dirt, efflorescence, and any biological growth. Minor cracks or mortar damage will be repaired using approved materials compatible with existing masonry. All windows, signage, sensors, doors, and equipment will be masked to prevent overspray or coating transfer.

CMU and brick surfaces will receive breathable masonry conditioners or sealants that allow vapor transmission while protecting against moisture intrusion and surface degradation. We'll verify that all treatments are compatible with existing substrates and will not trap moisture or compromise brick integrity.

Painting of non-masonry elements—metal, wood, or composite trim, doors, eaves, fascia, roof components, soffits, exterior lights, and bollards—will be performed using California-compliant low-VOC exterior-grade coatings selected for adhesion, UV resistance, and long-term durability. Throughout the work at Station 85, we'll maintain unobstructed access to apparatus bays and emergency egress routes. If station personnel need us to pause work for a major incident, training activity, or shift operations, we will do so without delay.

Fire Station 87 – 4680 Golden Foothill Pkwy., El Dorado Hills

Station 87's scope mirrors that of Station 85: dry rot and damage repair, painting of trim, doors, fascia, roof elements, exterior lights, bollards, and related components, plus CMU and brick repair and sealant application.

Our approach here emphasizes coating compatibility and uniform finish appearance. We've seen too many contractors use mismatched primers and topcoats or skip proper surface preparation—those jobs fail early. We won't make that mistake.

All adjacent surfaces will be protected. Surface prep will include scraping of loose or peeling paint, sanding to feather edges, filling of cracks or voids, and thorough cleaning to ensure proper adhesion. We'll use bonding primers on previously painted surfaces and masonry-specific primers on any raw CMU or concrete.

Breathable masonry treatments will be applied to all CMU and brick surfaces following manufacturer specifications for application temperature, coverage rates, and curing times. We'll coordinate work hours around shift changes, apparatus checks, and any scheduled training activities to avoid interference with station operations.

Final coatings will be applied in multiple passes to achieve full hiding, even coverage, and proper film build. Each phase—prep, prime, and finish—will be visually inspected before moving forward.

Fire Station 91 – 7660 South Shingle Rd., Latrobe

Station 91's scope includes dry rot and damage repair to trim and fascia, and painting of trim, doors, and fascia. This station does not include CMU and brick treatment, so our focus will be entirely on wood and metal substrate preparation and coating.

We'll evaluate all existing coatings to identify areas of failure, poor adhesion, or UV degradation. Any failing paint will be removed using appropriate methods—scraping, sanding, or chemical stripping as conditions require. Cracks in trim or fascia will be filled with flexible exterior-grade sealants rated for thermal movement and UV exposure.

Dry rot repairs will be completed before any coatings are applied, using materials that are properly primed and sealed to prevent moisture intrusion. All trim, doors, and fascia will receive primer coats matched to substrate type and condition, followed by finish coats applied per manufacturer wet-film thickness requirements.

Work at Station 91 will be scheduled during approved work hours (Monday through Friday, 7:00 AM to 5:00 PM) unless weekend access is specifically authorized by the Department on a case-by-case basis. We'll coordinate each day's work with station personnel to ensure we're not blocking driveways or apparatus access.

Quality Control and Safety Standards

Every site will have daily supervision by either myself or my father, Prudencio Sanchez, who serves as our Field Operations Manager and has over 30 years of experience in commercial and institutional painting. We'll conduct phase inspections after surface preparation, after priming, and after finish coats are applied, documenting each phase with photos and notes.

All work will be performed in compliance with Cal/OSHA requirements for fall protection, respiratory protection, and hazard communication. Our crew is trained in working around active emergency facilities and understands the need to maintain safe access at all times. We carry

current general liability insurance, automobile liability, workers' compensation, and will provide all required bonds and certificates of insurance as outlined in the RFP.

Protection of landscaping, apparatus entrances, vehicles, and adjacent property will be maintained throughout the project. Daily cleanup will be performed to ensure that work areas remain safe and operational. All materials will be disposed of per Cal/OSHA and state environmental regulations.

Before demobilizing from any station, we'll participate in a final walkthrough with Department representatives. Any deficiencies identified during the inspection will be corrected within the timeframe specified by the Department.

Permits, Prevailing Wage, and Compliance

Vivid-Accent Painting is a DIR-registered contractor (DIR #1000075327) and fully compliant with California prevailing wage requirements under Labor Code Section 1770 et seq. We will obtain and pay for any necessary permits, and all proposal pricing includes applicable federal, state, and local taxes.

Our proposal includes separate pricing for each facility as requested, along with deductive alternates for Fire Station 85 and Fire Station 87 to provide the Department with maximum flexibility in awarding the project based on available funding and operational priorities.

Warranty

We will provide a minimum two-year warranty covering workmanship and materials as required by the RFP.

Types of Work We've Successfully Completed

Our experience includes surface preparation and coating of exterior CMU and masonry substrates, including pressure washing at controlled PSI to avoid damaging mortar joints, crack repair using elastomeric fillers, joint sealing to prevent water intrusion, and patching of spalled or deteriorated masonry before any coatings are applied. We don't just paint over problems—we fix them first. We've applied breathable masonry sealants and conditioners on brick and CMU surfaces to protect against efflorescence, biological growth, and moisture-related damage while still allowing vapor transmission. We understand that trapping moisture behind a coating system is a recipe for failure, so we select products that are compatible with the substrate and the local climate. We've worked on occupied facilities—schools, fire stations, police substations, public works yards—where operations couldn't stop just because we were painting. That means coordinating work hours around facility schedules, maintaining clear access to emergency exits and apparatus bays, protecting landscaping and equipment, and cleaning up daily so that the site stays safe and functional. We've consistently met prevailing wage requirements on public works projects, maintained Cal/OSHA compliance on every job, and delivered work that meets or exceeds the specifications laid out in RFP documents and public-sector contract terms. We know how to read plans, follow specs, and document our work for public agency inspections. We've used low-VOC, California-compliant coating systems on every project for years—not because

it's trendy, but because it's required and because it's the right thing to do for the people working in and around these buildings.

What This Experience Means for El Dorado Hills Fire Department

Because we've done this type of work repeatedly, we know what works and what doesn't. We know that surface preparation is 80% of the job, that you can't skip priming and expect the finish coat to hold up, and that masonry treatments need to be breathable or they'll fail within a few years. We know how to sequence work so that fire stations stay operational, how to protect apparatus and equipment from overspray, and how to communicate with facility staff so that everyone knows what's happening and when. We also know how to anticipate problems before they become delays. Cracked mortar joints, spalled brick, dry rot in fascia boards, incompatible existing coatings—we've seen it all, and we know how to address it without stopping the job or coming back later with change orders.

PROJECT SCHEDULE / AVAILABILITY

Vivid-Accent Painting is available to begin work immediately upon contract award and can complete the entire project within 60 calendar days from Notice to Proceed, weather permitting. We understand the Department may elect to award the project in phases based on funding and operational priorities, and we're prepared to accommodate that approach as well.

Our proposed work sequence is to complete one station at a time before moving to the next. This allows us to focus our crew, maintain tight quality control, and avoid splitting resources across multiple active sites. Based on the scope outlined in the RFP, we estimate the following durations for each facility:

- Fire Station 85: 18-22 working days
- Fire Station 87: 18-22 working days
- Fire Station 91: 12-15 working days (no CMU/brick work)

All work will be performed during approved work hours—Monday through Friday, 7:00 AM to 5:00 PM—unless weekend access is specifically authorized by the Department on a case-by-case basis. We'll coordinate each day's work with station personnel and Deputy Chief Dustin Hall to ensure we're not blocking apparatus access or interfering with shift operations, training activities, or emergency response.

Before starting work at any location, we'll meet with station staff to confirm access requirements, establish communication protocols, and identify any operational constraints. If station personnel need us to pause work for a major incident or scheduled activity, we will do so without delay.

We're not juggling dozens of projects at once. This job will have our full attention, and we'll staff it appropriately to meet the schedule without cutting corners or rushing through critical prep work.

STAFFING PLAN AND QUALIFICATIONS

Vivid-Accent Painting operates with a core team of three full-time employees, all of whom will be directly involved in this project:

Bernardo Sanchez, CEO / Project Manager

I'll serve as the primary point of contact for the Department and will be on-site regularly to oversee work quality, coordinate with facility staff, and ensure compliance with all contract requirements. I hold a B.S. in Economics from San José State and an MBA from CSU Monterey Bay. I've been running this company since I was 17 and have managed public-sector painting contracts for municipal buildings, public works facilities, and active operational sites where continuity and quality are non-negotiable.

Prudencio Sanchez, Field Operations Manager

My father, Prudencio, has over 30 years of experience in commercial and institutional painting. He'll provide daily on-site supervision, manage the crew, and conduct phase inspections after prep, prime, and finish coats. He's worked on more public works projects than I can count and knows how to deliver consistent, high-quality work while maintaining safety and operational access.

Sarai Alvarado, Corporate Secretary / HR Manager

Sarai handles all compliance documentation, prevailing wage reporting, certified payroll, contract administration, and insurance coordination. She ensures that we meet every regulatory requirement on time and that all required submittals are complete and accurate.

We'll supplement our core team with experienced journey-level painters as needed to meet the project schedule. All crew members will be trained in Cal/OSHA safety requirements, including fall protection, respiratory protection, and hazard communication. All personnel working on this project will be paid in accordance with California prevailing wage requirements, and we'll maintain full compliance with DIR registration and certified payroll reporting.

EQUIPMENT AND RESOURCES

Vivid-Accent Painting owns and maintains all equipment necessary to complete this project without relying on rentals or third-party providers. Our equipment inventory includes:

- Pressure washing equipment with adjustable PSI controls for safe masonry cleaning
- Scaffolding, ladders, and fall protection systems compliant with Cal/OSHA standards
- Airless paint sprayers, brushes, rollers, and application tools for various substrates
- Masking and protection materials for windows, doors, signage, equipment, and landscaping
- Hand tools for surface preparation, crack repair, and minor carpentry work
- Company vehicles for crew transportation and material delivery

All equipment is regularly inspected and maintained to ensure safe operation and reliable performance. We carry backup equipment to avoid delays in the event of mechanical failure.

We'll establish a designated work area at each facility for material storage and equipment staging, subject to approval by station personnel. The area will be kept organized, secure, and out of the way of emergency apparatus and daily operations.

COMPLIANCE WITH LOW-VOC AND CALIFORNIA REQUIREMENTS

Vivid-Accent Painting has been using low-VOC, California-compliant coating systems on public works projects for years—not because it's trendy, but because it's required and because it's the right thing to do for the people working in and around these buildings.

All primers, finish coatings, masonry sealants, and related materials used on this project will meet or exceed California Air Resources Board (CARB) VOC limits and South Coast Air Quality Management District (SCAQMD) Rule 1113 requirements for architectural coatings. We'll provide product data sheets and VOC compliance documentation for all materials prior to application.

We'll select coating systems specifically designed for exterior CMU, brick, masonry, and metal substrates exposed to UV degradation, thermal cycling, and moisture exposure. All masonry sealants and conditioners will be breathable to allow vapor transmission while protecting against efflorescence, biological growth, and water intrusion.

Material Safety Data Sheets (SDS) for all products will be available on-site and provided to the Department upon request. Our crew is trained in the proper handling, application, and disposal of all coating materials in accordance with Cal/OSHA Hazard Communication standards and California environmental regulations.

We understand that this project involves active emergency facilities where air quality and occupant health are important considerations. We'll coordinate application schedules to minimize exposure to fumes or odors, and we'll ensure proper ventilation during and after coating application.

Insurance & Regulatory Compliance

Vivid-Accent Painting Co. maintains current and up-to-date insurance policies that meet the requirements of the RFP, including Commercial General Liability, Commercial Automobile Liability, Workers' Compensation, and Employers' Liability, with additional coverage provided as required by the scope of work. All required endorsements, including Additional Insured status, primary and non-contributory wording, and waivers of subrogation, will be provided upon award in full compliance with RFP requirements.

Relevant Project Experience & References

Vivid-Accent Painting Co. has performed interior and exterior painting services for public agencies and educational institutions under both on-call and project-based contracts. This work has required coordination at occupied facilities and compliance with public works requirements. Relevant experience includes the following:

- **City of Palm Springs** – On-call interior and exterior painting services supporting multiple municipal facilities. Work has included surface preparation, coating application, and coordination with City staff to maintain active public buildings. Services are performed under work orders requiring flexibility, responsiveness, and consistent quality across multiple locations while minimizing disruption to daily operations.
- **Lake Tahoe Community College** – Exterior painting of multiple campus buildings, including pressure washing, surface preparation, and application of durable exterior coatings on façades, doors, and window trim. The project required coordination around campus activity, protection of adjacent areas, and adherence to project schedules and specifications to ensure long-term performance of exterior finishes.
- **Monterey Peninsula College** – Exterior corridor wall painting for exposed public walkways, including surface preparation and application of coatings suitable for high-traffic exterior environments. Work was completed while maintaining safe pedestrian access and coordinating closely with campus representatives to minimize disruption and maintain site safety.

These projects demonstrate the Firm's ability to complete work at occupied public facilities while meeting schedule, quality, and regulatory requirements. References are provided and available for verification. We have many more projects to share

ACKNOWLEDGMENT OF RFP TERMS AND REQUIREMENTS

El Dorado Hills Fire Department

Exterior Painting and Sealing RFP

Vivid-Accent Painting Co. hereby acknowledges receipt and full understanding of the Request for Proposal (RFP) for Exterior Painting and Sealing services issued by the El Dorado Hills Fire Department on December 22, 2025. We confirm our acceptance of and commitment to comply with all terms, conditions, requirements, and addendums set forth in the RFP documents.

BONDING REQUIREMENTS

Vivid-Accent Painting Co. acknowledges and agrees to provide the following bonds as required by the RFP:

- **Performance Bond:** We will provide a Performance Bond in the amount equal to 100% of the contract price, as specified in Exhibit A of the RFP, executed by a surety company duly licensed and authorized to conduct business in the State of California.
- **Payment Bond:** If subcontractors are utilized, we will provide a Payment Bond in the amount equal to 100% of the contract price, as specified in Exhibit B of the RFP, to ensure payment of all laborers, material suppliers, and subcontractors.

Both bonds will be submitted within ten (10) calendar days following approval by the Department's Board, as required by Section F(3) of the RFP.

INSURANCE REQUIREMENTS

Vivid-Accent Painting Co. acknowledges and agrees to maintain the following insurance coverage as specified in Section F(6) of the RFP:

- **Commercial General Liability (CGL):** Coverage with limits of not less than \$2,000,000 per occurrence, including products-completed operations, personal and advertising injury. Coverage will be endorsed to provide Additional Insured status for the El Dorado Hills Fire Department for ongoing and completed operations, will apply on a primary and non-contributory basis, and will include a waiver of subrogation.
- **Automobile Liability:** Coverage for any auto with limits of not less than \$1,000,000 per accident, endorsed to name the Department as Additional Insured on a primary and non-contributory basis with waiver of subrogation.
- **Workers' Compensation:** As required by the State of California with Statutory Limits, and Employers' Liability limits of not less than \$1,000,000 per accident, including waiver of subrogation in favor of the Department.
- **Excess/Umbrella Liability:** Coverage of \$1,000,000 applying over and following form over the required Commercial General Liability, Automobile Liability, and Employers' Liability coverages.

Certificates of Insurance meeting all Department requirements will be submitted within ten (10) calendar days following approval by the Department's Board.


ACCEPTANCE OF ALL TERMS AND ADDENDUMS

Vivid-Accent Painting Co. acknowledges and accepts all terms, conditions, specifications, and requirements contained in the RFP documents, including but not limited to:

- Prevailing wage compliance pursuant to California Labor Code Section 1770 et seq.
- DIR registration and certified payroll reporting requirements
- Cal/OSHA safety standards and environmental regulations
- Low-VOC and California-compliant materials requirements
- Work hours, site access, and operational coordination requirements
- Minimum two-year warranty on workmanship and materials
- Scope of work as defined in Section Four of the RFP
- All evaluation criteria and contractual terms outlined in Section Six

We further acknowledge that we have received, reviewed, and incorporated into our proposal any and all addendums issued by the Department prior to the proposal submission deadline. We understand that failure to comply with any requirement may result in disqualification or contract termination.

Respectfully submitted,



Bernardo Sanchez, CEO

Vivid-Accent Painting Co.

C-33 Painting Contractor License #1035844

DIR Registration #1000075327

Date: 02-26 12:26

abercrombie creative LLC

INVOICE

3508 Overton Park Dr W
Fort Worth, TX 76109
Phone 817.229.2646

ORIGINAL DATE: December 19 2024

INVOICE #: EDHFD 106-
TERMS: *Upon Receipt*

Bill To:
El Dorado Hills Fire Department
Attn: Chief Maurice Johnson

DESCRIPTION	AMOUNT
El Dorado Hills Fire Department Fire Training Facility Additional Services Phase 2 Planning Abercrombie Planning + Design -- Professional Services @ \$275/hour Site Planning Updates (16 hours) 4,400.00 Animation Planning (4 hours) 1,100.00 Graphic Updates (8 hours) 2,200.00	
TOTAL DUE	\$7,700.00

Make all checks payable to **abercrombie creative**
If you have any questions concerning this invoice, please contact Tommy
Abercrombie at tommy@abercrombiedesign.com or 817.229.2646.

THANK YOU FOR YOUR BUSINESS!

From: [Maurice Johnson](#)
To: [Finance](#)
Subject: Fw: Phase 2 Invoice
Date: Friday, December 27, 2024 3:33:15 PM
Attachments: [EDHFD 106 \(from Office Mac\).pdf](#)
[Outlook-13wo3gmy.png](#)

Final invoice for phase 2 planning.

Approved for payment.

Maurice "Mo" Johnson

Fire Chief



El Dorado Hills Fire Department

[1050 Wilson Blvd., El Dorado Hills, CA 95762](#)

www.edhfire.com

(916) 933-6623 ext. 1011

(916) 790-4990 cell

(916) 933-5983 fax

mjohnson@edhfire.com

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From: Tommy Abercrombie <tommy@abercrombiedesign.com>
Sent: Friday, December 27, 2024 3:22 PM
To: Maurice Johnson <mjohnson@edhfire.com>
Subject: Phase 2 Invoice

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See attached.

Tommy L Abercrombie PhD
abercrombie Planning+Design
3508 Overton Park Dr W
Fort Worth, Texas 76109
Office 817-920-9198
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