



QUALITY ♦ SAFETY ♦ TEAMWORK ♦ INTEGRITY ♦ COMMITMENT

STRONGHOLD ENGINEERING, INC

2025 FIRST & SECOND QUARTER NEWSLETTER



DURATION
AUGUST 2021 -
MARCH 2025

TYPE
HISTORIC
RENOVATION
& TENANT
IMPROVEMENT

FARM HOUSE COLLECTIVE

Riverside, CA

Our team is proud to contribute to the adaptive reuse of the historic Riverside Farm House Motel into a vibrant mixed-use cultural and retail hub. This 42,253 sq ft site has been revitalized with a focus on preserving architectural heritage while integrating cutting-edge infrastructure and utilities.

The approximately 9,649 sq ft of building space has been enhanced with upgraded electrical systems, energy-efficient HVAC, audio/visual integration, and modern furnishings. The remaining outdoor space—about 26,830 sq ft—features interconnected decks, a central promenade, and dedicated recreation areas, all designed for both functionality and visual appeal.

The development includes nine food and beverage outlets and six retail spaces, each equipped with comprehensive electrical infrastructure to support food prep, lighting, and operational needs. A key highlight is the landscaped pedestrian promenade, which includes lounge areas, shade structures, artistic lighting, water features, and a central turf area outfitted with a performance stage and ambient lighting.

A large building houses a full-service restaurant and bar, and an innovative mobile beer tap trailer provides service in the garden area. A new structure serves as the primary restroom facility, fully equipped with modern electrical and plumbing systems.

Sustainable transit has also been considered, with infrastructure supporting biking, public transit, pedestrian access, ride-sharing drop-offs, and valet service—all underscoring the project's commitment to modern urban integration.



FARM HOUSE COLLECTIVE GRAND OPENING



On a recent Saturday morning, beneath the restored neon glow of the historic Farm House Motel sign, the property welcomed hundreds of guests—not as travelers seeking rooms, but as visitors to Riverside’s newest indoor/outdoor destination. Now known as the Farm House Collective, the reimagined site officially reopened with a celebratory ribbon-cutting and a full day of food, music, and community engagement.

By midday, the newly constructed parking lot was at capacity, while vendors like Batter Rebellion and Bar Ni Modo served long lines of guests eager to sample the offerings from the Collective’s nine food and five retail outlets. As the sun set, the outdoor stage—built over the former motel pool—hosted a live performance by indie rock band Allah-Las, drawing several hundred attendees to the turf-covered event space.

The transformation of this long-vacant property was a vision years in the making. The Farm House Motel, originally a 1950s-era motor lodge along the once-busy U.S. 395, closed in 2007 and fell into disrepair. Stronghold Engineering acquired the one-acre parcel from the City of Riverside in 2018 initiating a revitalization effort that maintained the site’s historical charm while introducing modern infrastructure and functionality.

Stronghold led the project’s electrical, design, and construction efforts—ensuring the property was upgraded with energy-efficient systems, rewired utilities, and new AV infrastructure while preserving the red barn-style architecture. The repainted motel buildings, vintage Ford F-100 truck, and a fiberglass horse and buggy (donated by the longtime Camou family owners) reflect the area’s rural past. The transformation reflects Stronghold’s continued commitment to innovative design that respects heritage while building for the future.

The outdoor common area, now a landscaped promenade with elm trees, water features, shade structures, and lounge seating, will serve as a gathering space for ongoing events, including live music, film screenings, and community programming. With its proximity to UC Riverside and easy access for pedestrians, cyclists, and public transit users, the Farm House Collective is well-positioned to become a hub of local culture and commerce.

As CEO Beverly Bailey noted, “We believed in the potential of this property from the start. With the right vision and the right team, anything is possible.”

The grand opening marks a new chapter not only for the Farm House but for the University Avenue corridor—once again drawing in the community and breathing life back into a historic Riverside landmark.

STRONGHOLD'S SAFETY CORNER



SAFETY EMPLOYEE OF THE QUARTER AWARD

As part of our commitment to safety, each quarter we honor employees who exceed our safety standards and embody "Safety" as a Core Value. Those who submit winning nominations also receive a \$100 gift certificate! **THE FOLLOWING SEI TEAM MEMBERS NEVER GIVE SAFETY A DAY OFF!**



Mike Nolan - Electrical Foreman

Nominated by Scott Gates

"Mike has done a great job ensuring the safety of our team on our rooftop renewables project. He has set up and maintained warning lines and skylight safety nets throughout the multiple projects we have been working on in. Mike has also kept the team safe during the recent months by supplying them with plenty of ice and water as well as setting up multiple shaded workstations and break areas at each project. Mike and his crew have been part of multiple successful crane lifts and staging plans without any incidents. This is impressive considering the amount of material the crew is required to move by hand as well as the added risk during any overhead operation."



Dan Wiboonchan - Electrical Apprentice

Nominated by Ivan Ruiz

"Surasit (Dan) Wiboonchan is a first-year electrical apprentice. As he learns navigating through job sites, he is becoming aware of the hazards it presents. During his time at RMF he was cautious when performing new tasks and asked the right questions trying to understand the task while staying productive. I noticed the basics such as using harness and lanyard while operating scissor lift, proper usage of PPE onsite, putting on seat belt when driving around site, maintaining a clear work area, amongst a few other safety precautions. His natural cautious self will keep him focused with safety in mind. Dan is my apprentice nominee for this quarter."



Matt Schoenfeld - Solar Installer

Nominated by Scott Gates

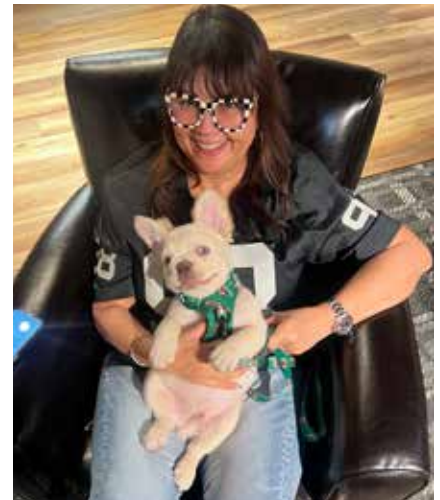
"I would like to nominate Matt Schoenfeld for safety employee of the quarter. Matt, being new to the Construction industry, has done a great job of quickly learning about safety from the Stronghold team. Whether it's the basics of the morning stretch and flex, wearing the proper PPE or assisting with our most challenging crane lifts Matt has made safety the #1 priority. Matt has also helped set up and maintain shaded break areas on our rooftop projects and ensured our team always has plenty of water and ice. Along with the rest of the PV team another important part of Matt's safety responsibility is the setup and maintenance of the warning lines and safety nets. This requires Matt to periodically check that the warning lines are not damaged, and repair as needed. He must also check that the skylight safety nets are installed properly and adjust/ tighten them when required."



Ricardo Bermeo - Class A Fleet/Warehouse Driver

Nominated by Matt Salgado

"I nominate Ricardo "Luis" Bermeo for safety employee of the quarter. Ricardo has worked with SEI since August of 2023 as our one and only Semi Truck Driver. Since his time as an SEI truck driver, he has had zero citations and 0 safety incidents. In 2024 alone he drove over 55,000 miles, that's 2 times around the globe! On our Samsara Electronic Logging safety inbox, he hasn't had any alerts show up for hard braking or close call events. He always checks his loads to ensure they are properly and safely secured. He is always aware of the maintenance his truck and trailers need. He not only cares about the safety of himself and our employees but all others that are out on the road."



SUPER BOWL TAILGATE POTLUCK PARTY RECAP

Stronghold brought the energy this Super Bowl season with a fun-filled football tailgate-themed potluck party in celebration of the Super Bowl! Team members came dressed in their favorite jerseys and shared a spread of game-day favorites. The friendly food competition added extra flavor, with Matt Salgado winning Best Appetizer and Danielle LaRock taking home Best Dessert honors.

The excitement continued with two Super Bowl Squares boards—\$5 and \$10 entries—keeping everyone engaged throughout the game. 1st Quarter winners were Linae DiGangi (\$100) and Samantha Ertter (\$200). 2nd Quarter: Chris G. (\$100) and Justin G. (\$200). 3rd Quarter: Casey Clark (\$100) and Chris G. again (\$200). Final Quarter prizes went to Kylie Salgado (\$200) and Samantha Ertter, who wrapped up the night with a big \$400 win.

Thanks to everyone who joined in and made this event a true team touchdown!



1ST & 2ND QUARTER TEAM PARTIES

In the first half of the year, Stronghold celebrated team birthdays with two fun and festive quarterly parties. The first quarter kicked off with a cozy “Comfy Day” theme—employees came dressed in their favorite loungewear and enjoyed a relaxed atmosphere, complete with a delicious lunch from the fan-favorite Wings N Papas Truck. For the second quarter, the celebration continued and the team was treated to catered lunch and mini Bundt cakes. Both gatherings were a great way to show appreciation and bring everyone together to celebrate our amazing employees!



BIGGEST LOSER CONTEST RETURNS

In March we launched our annual “Biggest Loser” Weight Loss Contest for all Stronghold employees! The \$20 entry fee helped build a prize pool matched by Stronghold. A certified rep from the American Heart Association handled the March 14 weigh-in. Winners were chosen by body weight percentage lost: 1st place took 50% of the pot, 2nd place 30%, and 3rd place 20%. A fun, healthy challenge—and a big congrats to our winners!

1st place, \$300.00 (4.98% loss): ALEX AVILA
2nd place, \$180.00 (3.11% loss): LEO LOPEZ
3rd place, \$120.00 (3.08% loss): MATT SALGADO

IN THE LOOP

VALENTINE'S DAY CANDY GRAMS

On Valentine's Day, our team spread joy through a thoughtful Candy Gram program that allowed colleagues to show appreciation by sending personalized bundles with a card, chocolates, and a small gift of their choice. Priced at just \$1 or \$2, these heartfelt gestures brought smiles across the office and brightened mornings. Each Candy Gram was hand-delivered on February 14th, filling desks with festive treats and warm vibes. The initiative not only celebrated the holiday but also strengthened the sense of community that makes Stronghold a special place to work.

NACHO LIBRE MOVIE NIGHT

This May, Stronghold hosted a special Family Movie Night at Farm House Collective, bringing our team together for an evening of fun, food, and film. The featured movie, Nacho Libre, hit the big screen on Tuesday, May 20th at 6:30 PM, with a reserved section just for our team. Attendees enjoyed a relaxed night under the stars with plenty of treats, including popcorn, candy, gelato, and beverages—plus pizza to round out the menu! It was a great way to unwind, connect with coworkers and their families, and share a few laughs together.

WELCOME LITTLE ONE

Welcoming a new baby is a truly special milestone, filled with unforgettable moments and joy. We're delighted to celebrate the newest additions to our extended work family this quarter and share in the happiness of our colleagues.

Leo Lopez and his family joyfully welcomed their son, Samuel Cruz (pictured right), on January 3rd. Baby Samuel arrived weighing 7 lbs 6 oz, and both mom and baby are doing well. Congratulations to the Lopez family on this beautiful new chapter!





PHOTO OF THE QUARTERS

ETIWANDA ROOFTOP

Photo Credit: Christian Lozano

Our Marketing Team is always on the lookout for photos showcasing our work being done in the field. We hand-select the best photo we received, awarding a \$50 gift card to the winner. Email photos to marketing@teamsei.com

SUBCONTRACTOR SPOTLIGHT: KALIFORNIA FIRE

Since day one, the Kalifornia Fire team has demonstrated a proactive and attentive approach in meeting client needs and honoring all aspects of the contractual agreement. Their consistent dedication—from compiling submittals in strict accordance with project specifications to efficiently composing and submitting RFIs—has made them a reliable and streamlined partner on site. Their professionalism and responsiveness have contributed greatly to project success, and we appreciate their commitment to excellence.



Welcome
TO THE TEAM!

SLOANE NICCOLI
WELDER

WILLIAM CRUZ
ROCK SCALER / LABORER

AUSTEN ZIMARIK
MAINTENANCE TECHNICIAN

GERARDO VELAZQUEZ RIVERA
EQUIPMENT OPERATOR

MICHAEL NORTON
CAMP OUTFITTER

JESUS VERGARA
LABORER JOURNEYMAN

DIEGO ESPINOZA MARISCAL
CARPENTER JOURNEYMAN

FRANCISCO VALENZUELA
LABORER JOURNEYMAN

DYLAN GRISH
PROJECT ADMIN

ERIC GONZALES
LABORER JOURNEYMAN

IMPORTANT UPDATE FROM SEI'S IT SERVICES TEAM

Use service@VC3.com for any help with IT needs and concerns.

Always cc ITHelp@teamsei.com so our in-house IT team remains in the loop.

Remain on the lookout for Phishing emails, as they have been increasing in frequency and volume.

Be sure to report all Phishing emails to service@vc3.com.



We the People of the United States, in Order to form
a more perfect Union, establish Justice, insure domestic Tranquility,
provide for the common defence, promote the general Welfare, and
secure the Blessings of Liberty to ourselves and our Posterity, do
ordain and establish this Constitution for the United States of America.

Article I

*Section 1. All legislative Powers herein granted shall be vested in a
Congress of the United States, which shall consist of a Senate and
House of Representatives.*

*Section 2. The House of Representatives shall be composed of
Members chosen every second Year by the People of the several
States, and the Electors in each State, shall have the Qualifications
 requisite for Electors of the most numerous Branch of the State
 Legislature.*

*Representatives and direct Taxes shall be apportioned among the
 several States, which shall be determined by adding to the
 whole Number of free Persons, including Indians not taxed, three fifths
 of all other Persons, for a Term of Years, and including Indians not taxed, three fifths
 superseded by Amendment XXXV, section 2.) The actual Enumeration
 of the People of the United States, and within every subsequent To*

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