



**BUILDING AND PLANNING COMMITTEE
AND SPECIAL MEETING OF THE BOARD OF DIRECTORS**
Administrative Conference Room
Tuesday, October 28, 2025 – 1:00pm
www.kvhd.org

REMOTE PARTICIPATION – Microsoft Teams
Meeting ID: 242 355 265 959 Passcode: pY3Qw63P

Director Blythe participating remotely from:
1185 PA-315
Wilkes-Barre, Pennsylvania 18702

- A. Call to Order**
- B. Approval of Agenda (Action)** *(pages 1-2)*
- C. Public Comment**
- D. Approval of Minutes from September 23, 2025 Meeting (Action)** *(pages 3-4)*
- E. Project Update (Discussion)**
Bob Easterday, Plant Operations Manager *(page 5)*
 - 1. Master Plan
 - 2. New Administration Building
 - 3. Emergency Generator
 - 4. NPC Seismic Upgrade of Dietary, Surgery, and Central Plant Buildings
 - 5. Skilled Nursing Building Reclassification
 - 6. Skilled Nursing Unit Cosmetic Work
 - 7. Dietary Area Cosmetic Work
 - 8. Acute Care Restrooms
- F. Mesa Clinical Pharmacy Upgrade**
Bob Easterday, Plant Operations Manager
- G. Greenbough Design – Proposal #25004 for Professional Design Services – X-Ray Equipment Replacement (Action)**
Bob Easterday, Plant Operations Manager *(pages 6-42)*
- H. Greenbough Design – Proposal #25006 for Professional Design Services – KVHD NPC5 Water Supply (Action)**
Bob Easterday, Plant Operations Manager *(pages 43-66)*

I. Invoices:

1. Greenbough Design – Inv# 999 – Seismic Retrofit - \$8,255.00 *(pages 67-69)*
2. Greenbough Design – Inv# 1001 – SNF Reclassification - \$12,896.76 *(pages 70-71)*

J. Adjournment

(Posted 10/23/25 @ 1400)



**BUILDING AND PLANNING COMMITTEE
AND SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES
Tuesday, September 23, 2025 – 1:00pm
Administrative Conference Room**

In Attendance: John Blythe, Chairman
Katheryn Elconin, 1st Vice Chair
Fred Clark, 2nd Vice Chair
Ross Elliott, Secretary (remote)
John Lovrich, Chief Executive Officer
Mark Gordon, Chief Nursing Officer
Cary Zuber, Chief Information Officer
Bob Easterday, Plant Operations Manager
Greg Davis, MVHC Manager

Absent: Gene Parks, Treasurer

- A. **Call to Order:** The meeting was called to order at 1:00pm by Director Blythe.
- B. **Approval of Agenda:** The agenda was approved as distributed. FC, KE – Roll call vote - 4/0 (Parks absent).
- C. **Public Comment:** There was no public comment today.
- D. **Approval of Minutes from August 26, 2025 Meeting:** The minutes of the August 26, 2025 meeting were approved with minor corrections. FC, KE – Roll call vote - 4/0.
- E. **Project Update:** The project update summary was given by Mr. Easterday.
 - 1. **Master Plan:** Mr. Easterday reported that the grant was submitted, and review of the application is underway. The amount requested was reduced to \$34.5 million to put it in a more approvable category.
 - 2. **New Administration Building:** Work is proceeding on suites D and E for retail pharmacy. Still aiming to complete the project by the end of October. Medical Records is ready to move as soon as the workstations are assembled, but the pharmacy project is priority.
 - 3. **Emergency Generator:** The final drawings for the approval of the minor bracing of the conduits in the chiller room were submitted to HCAI for approval but were unfortunately kicked back. Mr. Easterday is working to resolve the issues. Once they are approved, the contractor will proceed with installation of the bracing and with the ADC to run power to the maintenance shop.
 - 4. **NPC Seismic Upgrade of Dietary, Surgery, and Central Plant Buildings:** The drawings are in progress. The plans will be completed and submitted by the deadline.

5. **Skilled Nursing Building Reclassification:** The architects and engineers are currently drawing plans for seismic joints on the domestic water and heating/cooling water.
 6. **Dietary Area Cosmetic Work:** This project has been placed on hold due to the priority completion of the retail pharmacy project.
 7. **Acute Care Restrooms:** This project has been placed on hold due to the priority completion of the retail pharmacy project.
- F. **Mesa Clinical Pharmacy Upgrade:** This item was covered under the project update.
- G. **Radian Design – Proposed Architectural/Engineering Services for Kern Valley Healthcare District to Install an Emergency Generator System for Mountain View Health Center Located at 4300 Birch Street:** This proposal is to install the generator we just received from Tehachapi for Mountain View Health Center. The sooner we can get this project done, the sooner we can return the rental generator we are currently using. Mr. Easterday stated that he is currently working on renewing the permits with the air pollution control district. Mr. Easterday is also working on getting the units licensed as stationary units rather than portables. After brief discussion, a motion was made by Director Clark to approve the proposal. The motion was seconded by Director Elconin. Using a roll call vote, the motion passed with a vote of 4/0 (Parks absent).
- H. **Radian Design – Proposed Architectural/Engineering Services for Kern Valley Healthcare District to Install an Emergency Generator System for Administration Building Located at 12424 Mt. Mesa Road:** Mr. Easterday also presented the proposal to install the other portable generator as a stationary unit for the Administration Building which will soon house the retail pharmacy. This proposal is higher than the clinic proposal due to the six electrical feeds that will need to be consolidated for the generator to feed the entire building. After brief discussion, a motion was made by Director Clark to approve the proposal. The motion was seconded by Director Elconin. Using a roll call vote, the motion passed with a vote of 4/0 (Parks absent).
- I. **Resolution 25-10 – Declaring Surplus Property:** The resolution to declare surplus property was presented by Mr. Easterday. The list of property includes old Hill-Rom beds and one gurney that have exceeded their useful life and are no longer able to get parts for repairs. The maintenance department did salvage any useable parts. After brief discussion, a motion was made by Director Clark to adopt the resolution as presented. The motion was seconded by Director Elconin. Using a roll call vote, the motion passed with a vote of 4/0 (Parks absent).
- J. **Invoice Review/Approval:** None
- K. **Adjournment:** The meeting was adjourned at approximately 1:33pm by Director Blythe.

Submitted By: _____

Approved By: _____

KVHD List and Status of Projects

October 2025

Master Plan – No Change I have been told that CalOES will be reviewing all grant applications in January 2026, and we may know if our project has been chosen to move forward by the end of January. Kern County Board of Supervisors voted to approve submitting on behalf of KVHD to CalOES/FEMA. NOI No. PA-00003228 DR4856-AP1885. The application was sent to CalOES on Friday September 12th after multiple meetings and many changes to convert from the BRIC Grant and HMGP grant requirements. Final budget numbers came out at:

Construction and Management - \$35,000,000.00

Grant Management - \$1,689,675.00

Grant Closeout - \$60,325.00

New Administration Building – Work is proceeding very well on suites D and E for the pharmacy. The completion date we are shooting for is October 24th to mid-November. Medical Records is ready to move. Pending installation of workstations and desks for the staff.

Emergency Generator – Contractor has run the power to the maintenance shop. Changes in bracing are partially complete, waiting on some specialized braces. Then we will be closing the project with OSHPD/HCAI.

NPC5 Seismic upgrade of the Dietary, Surgery, and Central Plant Buildings – Architect and Engineers have determined how all of the work will need to be accomplished. Cost proposals for the drawings that must be submitted to HCAI by January 1, 2026 are ready to be approved.

Skilled Nursing Building Reclassification – The Architect and Engineers are working on the drawings

Skilled Nursing Unit Cosmetic Work – The scope of work has been determined to be:

1. Paint Entrance Doors and Door Frames – Completed
2. Paint all resident room door frames – Completed
3. Replace trim around murals – Ordered
4. Touch up paint everywhere – To be done
5. Scrubbable paint in some areas – To be done
6. Replace floor tiles where damaged – In process, plus adding decorative color insets
7. Replace all cove base – Ordered and will be installed as soon as it arrives from the factory.
8. Nurse Station, repair chipped laminate – To be done
9. Add aluminum panel to lower half of door to smoking area – Being picked up this Wednesday.
10. Rebuild main shower area to be larger – Getting a cost from the Architect for the plans and permit with HCAI.
11. Remove stainless built in cabinet work behind the nurse station and replace with larger handwash sink, cabinets and refrigerator and freezer – Putting together the cost for approval.

Dietary Area Cosmetic Work – No Change. This area has been toured, and the work will commence soon.

Acute Care Restrooms – We hope to be able to get staff back on this project shortly.

October 6, 2025

Mr. Bob Easterday
Plant Operations Manager
Kern Valley Healthcare District
6412 Laurel Avenue
Mountain Mesa, CA 93240

Re: Proposal #25004 for Professional Design Services – X-Ray Equipment Replacement

Dear Bob,

Thank you for giving Greenbough Design the opportunity to propose professional design services for Kern Valley Healthcare District.

Project Information

Scope description

This project is the replacement of the existing x-ray room equipment at Kern Valley Hospital to accommodate new GE GoldSeal DISCOVERY XR656 HD equipment. The GE drawings for this equipment are shown in Exhibit A.

The scope of the project is to prepare design and construction documents and technical specifications for approval and construction of the project as described above. The scope of services will include Design, Construction Documents, Specifications, Interior Design, Regulatory Review, Construction Administration, and Project Closeout. Project will be designed to meet the 2022 California Building Code requirements for OSHPD 1 projects under the jurisdiction of (HCAI). Based upon previous conversations with HCAI the scope of the work is limited to work directly associated with the replacement of equipment and that bringing the space into compliance with current code will not be required.

Architectural Scope

1. Preparation of construction documents, demolition drawings, technical specifications, and other submittal documents for submittal to HCAI for review as an OSHPD 1 project.
2. Coordination of engineers' work and incorporation into project submittal documents, including plans, structural calculations, specifications, and a Testing, Inspection, and Observation (TIO) form for the project.
3. Coordination with GE for equipment electrical and structural requirements. No alteration to the buildings HVAC mechanical or plumbing systems is anticipated.
4. Coordination with Contractor.
5. Preparation and coordination of response to plan review comments by HCAI.
6. Coordination and prepare Building Permit Application and Notice of Start of Construction.
7. Conduct Construction Administration services, including responding to Contractor

submittals and RFIs and site observations during construction.

8. Prepare required closeout documentation.

Structural, Mechanical, and Electrical Engineering Scope

See Exhibit B for engineering consultant proposals for anticipated scope of work.

Deliverables

The deliverables for this project will be:

- Participation, if required, in preliminary meeting HCAI to review project scope.
- Construction documents suitable for submission, review and approval by HCAI.
- Project structural calculations for submission, review and approval by HCAI.
- Project functional program document per section 7-119 of the California Administrative Code (PIN 57) for submission, review and approval by HCAI
- Project testing and inspection document for submission, review and approval by HCAI.
- Assistance with the preparation of documents required for obtaining a building permit from HCAI.
- Administration of the project as required per section 7-119 of the California Administrative Code for hospital projects.
- Prepare amended Construction documents/post approval documents per section 7-153 of the California Administrative Code

Owner's project representative:

Bob Easterday, Plant Operations Manager

Schedule

We anticipate that the Construction Documents will be submitted to HCAI for initial review within 60 days of receipt of signed proposal.

Team

The representatives from Greenbough Design for this project will be Michael Ryan as Principal in Charge and Cindy Giminski as Project Manager.

In addition, the consultant team for this project will be:

Joseph Carbonel, Capital Engineering – Mechanical Engineering
Michael Stevens, Pezzoni Engineering – Electrical Engineering
Ben Faircloth, FSE Structural Engineers – Structural Engineering

Compensation

We propose to bill professional services for Construction Documents and Regulatory Review at a fixed fee of \$49,085, which includes the engineering consultants as shown on the workplan in Exhibit C.

We propose to provide Construction Administration and Project Close-Out at hourly rates for Greenbough Design and our consultants, in addition to the fixed fee above. Greenbough Design's hourly rates are per

the rate sheets in Exhibit D. The hourly rates for the engineering consultants are shown within their proposals in Exhibit B.

One site visit by the Structural Engineer is included in the fixed fee above. If additional site visits are required, they will be requested as an Additional Service to this project.

Progress billings will be made on a monthly basis for the duration of the project with a net 45 payment schedule.

Exclusions

See Exhibit B (engineering consultant proposals) for exclusions which apply to this project.

Reimbursables

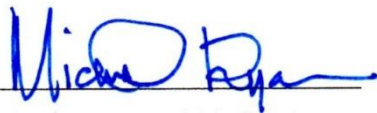
Expenses associated with mileage will be billed at the IRS rate. Expenses associated with owner requested printing and shipping services will be billed at cost plus 10%.

If you are in agreement with this proposal, please sign and return one copy. Please do not hesitate to contact us if you have any questions and/or concerns.

Sincerely,

Greenbough Design

Kern Valley Healthcare District



Michael F. Ryan, Principal Architect

John Lovrich, Chief Executive Officer

Date: October 3, 2025

Date: _____



			Kern Valley Healthcare District Lake Isabella, CA USA																					
A	19/Aug/2025	Final (DC-489241)					 GE HealthCare Robert Ramirez (562) 252-5632 R.ramirez@gehealthcare.com																	
REV	DATE	MODIFICATIONS																						
01 - C1 - Cover Sheet		10 - S4 - Structural Details (2)					GoldSeal DISCOVERY XR656 HD FINAL STUDY																	
02 - C2 - Disclaimer - Site Readiness		11 - M1 - HVAC																						
03 - A1 - General Notes		12 - E1 - Electrical Notes					<table><tr><td>Drawn by</td><td>Verified by</td><td>Concession</td><td>GON/Quote</td><td>PIM Manual</td><td>Rev</td></tr><tr><td>MKL</td><td>MKL</td><td>14360767793</td><td>2011954912.1</td><td>5643942-1EN</td><td>13</td></tr></table>						Drawn by	Verified by	Concession	GON/Quote	PIM Manual	Rev	MKL	MKL	14360767793	2011954912.1	5643942-1EN	13
Drawn by	Verified by	Concession	GON/Quote	PIM Manual	Rev																			
MKL	MKL	14360767793	2011954912.1	5643942-1EN	13																			
04 - A2 - Equipment Layout		13 - E2 - Electrical Layout																						
05 - A3 - Section Views		14 - E3 - Electrical Elevations																						
06 - A4 - Equipment Details & Delivery		15 - E4 - Details-Interconnections																						
07 - S1 - Structural Notes		16 - E5 - Power Requirements					<table><tr><td>Format</td><td>Scale</td><td colspan="2">File Name</td><td>Date</td><td>Sheet</td></tr><tr><td>A3</td><td>1/4"=1'-0"</td><td colspan="2">RAD-M436286-FIN-00-A.DWG</td><td>19/Aug/2025</td><td>01/16</td></tr></table>						Format	Scale	File Name		Date	Sheet	A3	1/4"=1'-0"	RAD-M436286-FIN-00-A.DWG		19/Aug/2025	01/16
Format	Scale	File Name		Date	Sheet																			
A3	1/4"=1'-0"	RAD-M436286-FIN-00-A.DWG		19/Aug/2025	01/16																			
08 - S2 - Structural Layout																								
09 - S3 - Structural Details (1)																								
A mandatory component of this drawing set is the GE HealthCare Pre Installation manual. Failure to reference the Pre Installation manual will result in incomplete documentation required for site design and preparation.																								
Pre Installation documents for GE HealthCare products can be accessed on the web at: https://www.gehealthcare.com/support/manuals																								
GE HealthCare does not take responsibility for any damages resulting from changes on drawings made by others. Errors may occur by not referring to the complete set of final issue drawings. GE HealthCare cannot accept responsibility for any damage due to the partial use of GE HealthCare final issue drawings, however caused. All dimensions are in millimeters unless otherwise specified. Do not scale from printed pdf files. GE HealthCare accepts no responsibility or liability for defective work due to scaling from these drawings.																								

DISCLAIMER

GENERAL SPECIFICATIONS

- GE is not responsible for the installation of developers and associated equipment, lighting, cassette trays and protective screens or derivatives not mentioned in the order.
- The final study contains recommendations for the location of GE equipment and associated devices, electrical wiring and room arrangements. When preparing the study, every effort has been made to consider every aspect of the actual equipment expected to be installed.
- The layout of the equipment offered by GE, the dimensions given for the premises, the details provided for the pre-installation work and electrical power supply are given according to the information noted during on-site study and the wishes expressed by the customer.
- The room dimensions used to create the equipment layout may originate from a previous layout and may not be accurate as they may not have been verified on site. GE cannot take any responsibility for errors due to lack of information.
- Dimensions apply to finished surfaces of the room.
- Actual configuration may differ from options presented in some typical views or tables.
- If this set of final drawings has been approved by the customer, any subsequent modification of the site must be subject to further investigation by GE about the feasibility of installing the equipment. Any reservations must be noted.
- The equipment layout indicates the placement and interconnection of the indicated equipment components. There may be local requirements that could impact the placement of these components. It remains the customer's responsibility to ensure that the site and final equipment placement complies with all applicable local requirements.
- All work required to install GE equipment must be carried out in compliance with the building regulations and the safety standards of legal force in the country concerned.
- These drawings are not to be used for actual construction purposes. The company cannot take responsibility for any damage resulting therefrom.

CUSTOMER RESPONSIBILITIES

- It is the responsibility of the customer to prepare the site in accordance with the specifications stated in the final study. A detailed site readiness checklist is provided by GE. It is the responsibility of the customer to ensure all requirements are fulfilled and that the site conforms to all specifications defined in the checklist and final study. The GE Project Manager of Installation (PMI) will work in cooperation with the customer to follow up and ensure that actions in the checklist are complete, and if necessary, will aid in the rescheduling of the delivery and installation date.
- Prior to installation, a structural engineer of record must ensure that the floor and ceiling is designed in such a way that the loads of the installed system can be securely borne and transferred. The layout of additional structural elements, dimensioning and the selection of appropriate installation methods are the sole responsibility of the structural engineer. Execution of load bearing structures supporting equipment on the ceiling, floor or walls are the customer's responsibility.

RADIO-PROTECTION

- Suitable radiological protection must be determined by a qualified radiological physicist in conformation with local regulations. GE does not take responsibility for the specification or provision of radio-protection.

THE UNDERSIGNED, HEREBY CERTIFIES THAT I HAVE READ AND APPROVED THE PLANS IN THIS DOCUMENT.		
DATE	NAME	SIGNATURE

CUSTOMER SITE READINESS REQUIREMENTS

REQUIRED MANUALS FOR SYSTEM PRE-INSTALLATION	
Description	Document Number*
Product specific Pre-installation Manual	Refer to cover page
*documents can be accessed in multiple languages at https://www.gehealthcare.com/support/manuals	

- A mandatory component of this drawing set is the GE HealthCare Pre-installation manual. Failure to reference the Pre-installation manual will result in incomplete documentation required for site design and preparation.
- The items on the GE HealthCare Site Readiness Checklists listed below are REQUIRED to facilitate equipment delivery to the site. Equipment will not be delivered if these requirements are not satisfied.

REQUIRED SITE-READINESS CHECKLISTS FOR SYSTEM PRE-INSTALLATION	
Modality	Document Number*
Computerized Tomography	DOC2949059
Radiology, Radiology and Fluouroscopy, Mammography, Bone Mass Densitometry	DOC2949063
All modality Customer/Contractor Worksheet	DOC2949068
*documents can be accessed in multiple languages at https://www.gehealthcare.com/support/manuals	

- Any deviation from these drawings must be communicated in writing to and reviewed by your local GE HealthCare installation project manager prior to making changes.
- Make arrangements for any rigging, special handling, or facility modifications that must be made to deliver the equipment to the installation site. If desired, your local GE HealthCare installation project manager can supply a reference list of rigging contractors.
- New construction requires the following;
 1. Secure area for equipment,
 2. Power for drills and other test equipment,
 3. Restrooms.
- Provide for refuse removal and disposal (e.g. crates, cartons, packing)
- For CT systems it is required to minimize vibrations within the scan room. It is the customer's responsibility to contract a vibration consultant/engineer to implement site design modifications to meet the GE vibration specification. Refer to the system Pre-installation manual for vibration specifications.

ENVIRONMENTAL SPECIFICATIONS

MAGNETIC INTERFERENCE

In order to avoid interference on the system, static field limits from the surrounding environment must be less than <1 Gauss around the unit.

LIGHT REQUIREMENTS

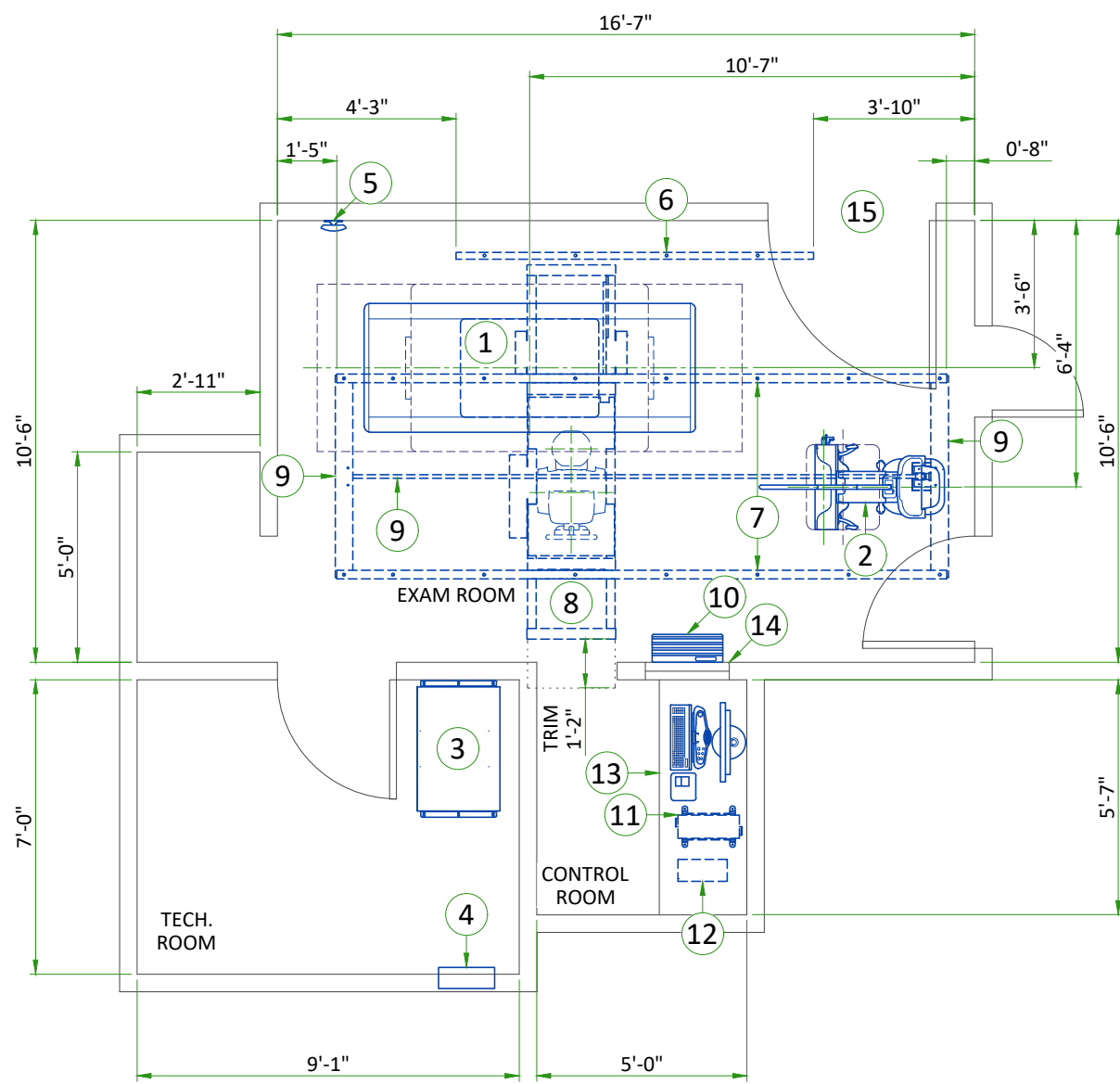
For the electronic ballast of fluorescent lamp in exam room, the operating frequency should be above 42 kHz.

ACOUSTIC OUTPUT

Measured 1 m [3.28 ft] from any point in system.

In-use: less than 55 dBA

Stand-by: less than 55 dBA



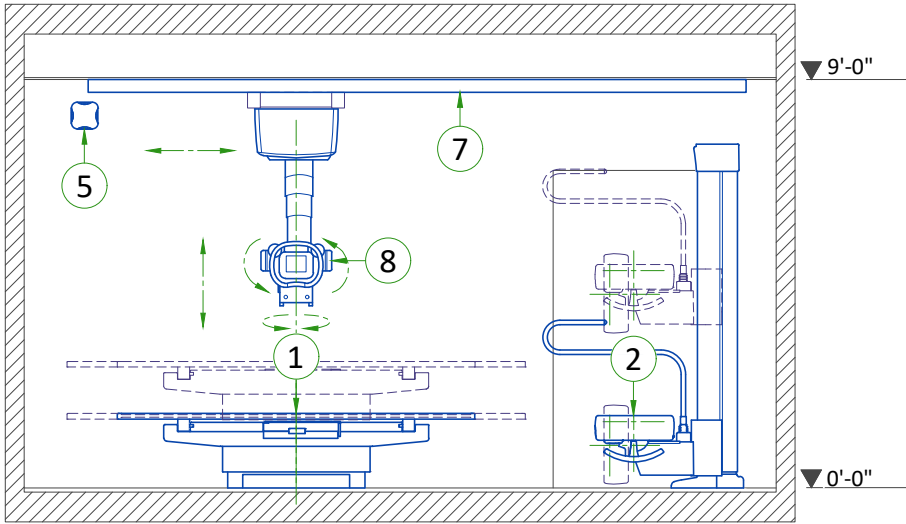
LEGEND						
A	GE SUPPLIED			D	AVAILABLE FROM GE	
B	GE SUPPLIED/CONTRACTOR INSTALLED			E	EQUIPMENT EXISTING IN ROOM	
C	CUSTOMER/CONTRACTOR SUPPLIED AND INSTALLED			*	ITEM TO BE REINSTALLED FROM ANOTHER SITE	
BY	ITEM	DESCRIPTION	MAX HEAT OUTPUT (BTU/h)	WEIGHT (lbs)	MAX HEAT OUTPUT (W)	WEIGHT (kg)
A	1	GLOBAL G3 TABLE	-	838	-	380
A	2	GLOBAL G3 STANDARD WALL STAND	399	626	117	284
A	3	VCP CABINET	-	437	-	198
B	4	MAIN DISCONNECT PANEL (MDP)	-	79	-	36
A	5	ACCESS POINT	58	1	17	0.6
A	6	CABLE DRAPE RAIL	-	-	-	-
A	7	LONGITUDINAL STATIONARY RAILS	-	-	-	-
A	8	OTS WITH 3 m BRIDGE	-	-	-	-
A	9	DRIVE BELT AND ANCHOR RAILS	-	-	-	-
A	10	GRID HOLDER	-	30	-	13.8
A	11	OPERATOR CONSOLE	-	23	-	10.6
A	12	PARTIAL UPS	-	25	-	11.5
C	13	COUNTER TOP FOR EQUIPMENT- PROVIDE GROMMETED OPENINGS AS REQUIRED TO ROUTE CABLES				
C	14	CONTROL WALL TO CEILING WITH LEAD GLASS VIEWING WINDOW				
C	15	MINIMUM OPENING FOR EQUIPMENT DELIVERY IS 950 mm x 1900 mm [37.5 in x 75 in], CONTINGENT ON A 2500 mm [96 in] CORRIDOR WIDTH (NOTE: IMAGE PASTE OPTION REQUIRES AN 1100 mm x 2100 mm [44 in x 82 in] OPENING)				
*REFER TO HEAT DISSIPATION DETAIL ON PAGE M1 FOR SYSTEM HEAT LOAD INFORMATION						
EXAM ROOM HEIGHT						
FINISHED FLOOR TO SLAB HEIGHT						TBD
FALSE CEILING HEIGHT						9'-0"
Applications						
The chart shows the applications possible to perform with the present equipment positioning, however the sales contract may not include all of them.						
Auto Image Pasting at Wall Stand						YES
Auto Image Pasting at Table						YES
VolumeRAD	Horizontal at Extended Arm Wall stand					NO
	Vertical at Wall stand					YES
	Cross-Table at Wall stand					NO
	Horizontal at Table					YES
THE FOLLOWING SHOTS ARE NOT AVAILABLE IN THIS LAYOUT						
REAR TO FRONT CROSS TABLE SHOT						
Goldseal Equipment Note: Goldseal equipment is subject to change, per availability. All equipment to be verified prior to installation. Room preparation requirements may change according to equipment.						
For Accessory Sales: (866) 281-7545 Options 1, 2, 1, 2 or mail to: gehcaccessorysales@ge.com						

Rev A | Date 19/Aug/2025 |

A2 - Equipment Layout

| 04/16

SIDE VIEW A-A'

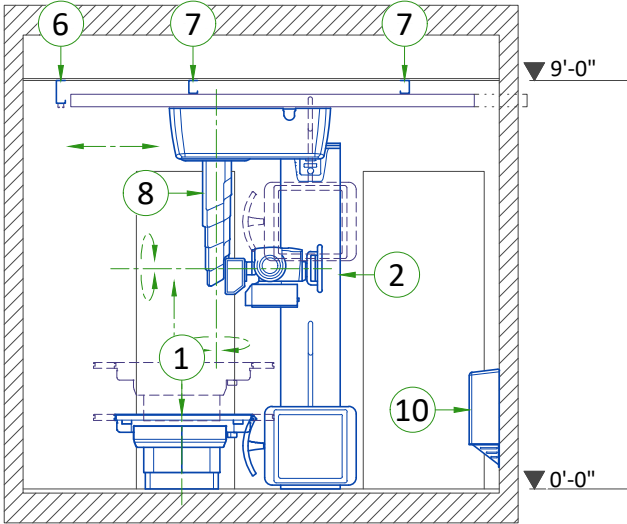


EXAM ROOM CEILING HEIGHTS

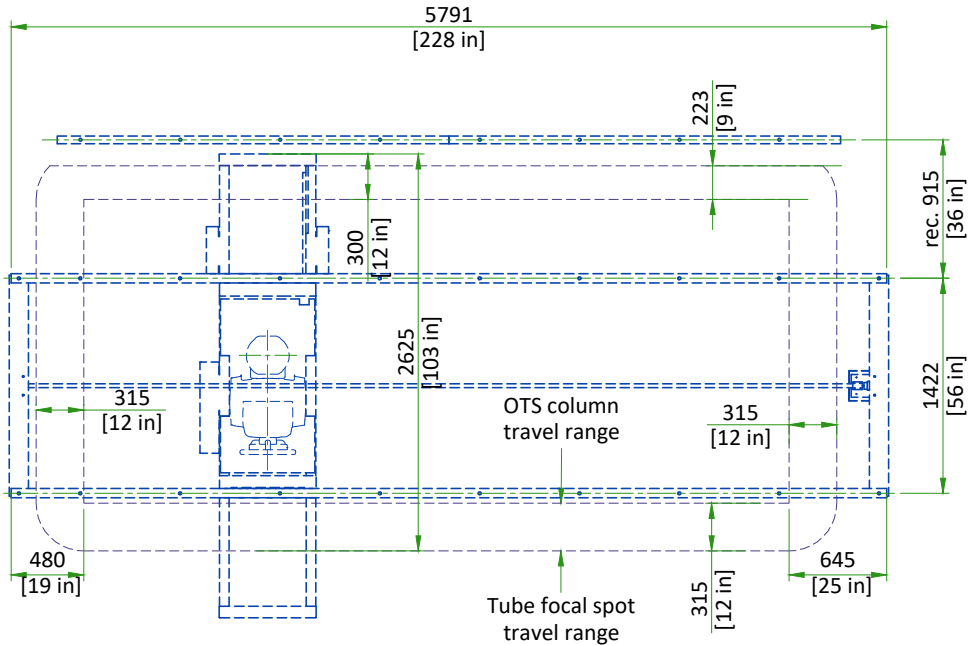
RECOMMENDED AND MINIMUM ROOM HEIGHTS				
CONFIGURATION		SPECIFICATION	CEILING HEIGHT	CEILING HEIGHT
All	2m, 3m or 4m Bridge	Recommended	2895 mm	114 in
	3m Bridge with WS at front side	Minimum	2883 mm	113.5 in
	4m Bridge with WS at front side	Minimum	2890 mm	113.75 in
	2m or 3m Bridge with WS at head side	Minimum	2616 mm	103 in
	4m Bridge with WS at head side	Minimum	2622.5 mm	103.25 in
Drape	2m or 3m Bridge with WS at foot side	Minimum	2692.4 mm	106 in
	4m Bridge with WS at foot side	Minimum	2697 mm	106.25 in
	3m Bridge with WS at rear side	Minimum	2616 mm	103 in
	4m Bridge with WS at rear side	Minimum	2622.5 mm	103.25 in
Chain	2m or 3m Bridge with WS at foot side	Minimum	2718 mm	107 in
	3m Bridge with WS at rear side	Minimum	2718 mm	107 in
	4m Bridge with WS at foot/rear side	Minimum	2724 mm	107.25 in

Note : measured from the floor to the top of the longitudinal rails

FRONT VIEW B-B'



FOCAL SPOT TRAVEL WITH 3M BRIDGE

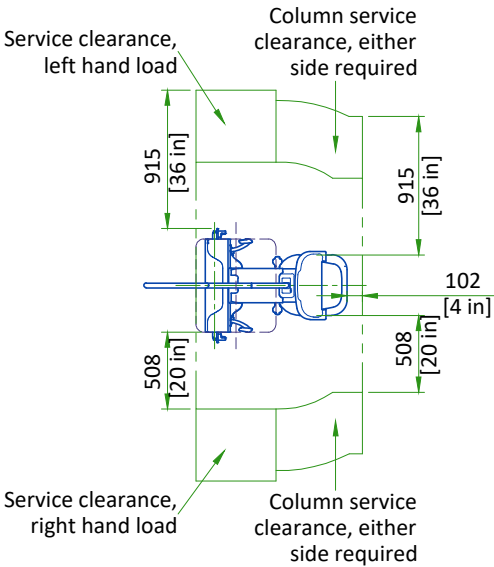
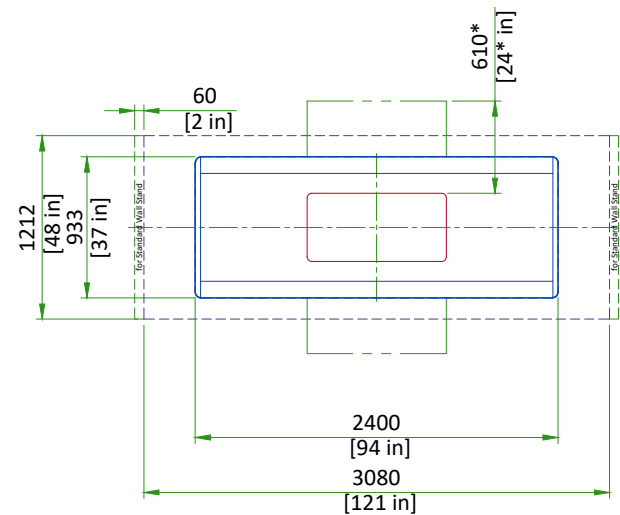


SCALE 1:50

Note: Focal Spot Travel depends on the length of the bridge, rails and position of bridge.

CLEARANCE AREAS

TABLE WITH STANDARD WALLSTAND



*Recommended service access clearance is 915 mm [36 in].

SCALE 1:50

DELIVERY

THE CUSTOMER/CONTRACTOR SHOULD:

- Provide an area adjacent to the installation site for delivery and unloading of the GEHC equipment.
- Ensure that the dimensions of all doors, corridors, ceiling heights are sufficient to accommodate the movement of GEHC equipment from the delivery area into the definitive installation room.
- Ensure that access routes for equipment will accommodate the weights of the equipment and any transportation, lifting and rigging equipment.
- Ensure that all necessary arrangements for stopping and unloading on public or private property not belonging to the customer have been made.

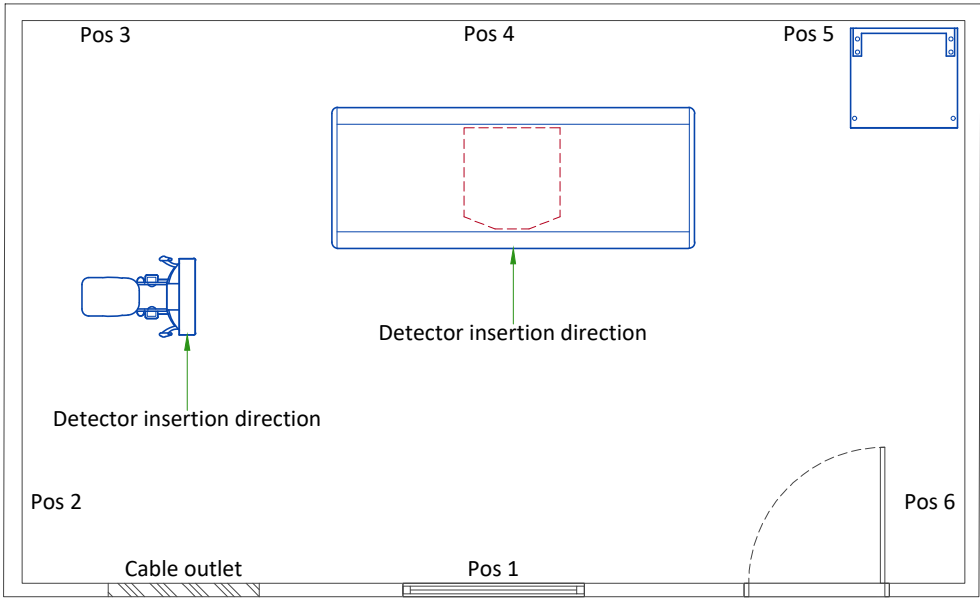
DIMENSIONS OF DELIVERY WITH DOLLY TRANSPORT EQUIPMENT

EQUIPMENT	DIMENSIONS LxWxH mm (in)	WEIGHT kg (lb)
STANDARD WALLSTAND	2111x911x1860 (83.1x35.9x73.2)	284 kg (626 lbs) + dolly
EXTENDED WALLSTAND	2340x911x1860 (92.1x35.9x73.2)	292 kg (644 lbs) + dolly
BAMBOO TABLE (without table top)	1800x930x750 (70.9x36.6x29.5)	350 kg (772 lbs) + dolly
GLOBAL G3 TABLE	2350x940x800 (93x37x31.5)	380 kg (838 lbs) + dolly
STATIONARY RAILS (5.79 m (19 ft)) (set of 2 rails)	5920x62.5x84.3 (233.1x2.5x3.3)	63 kg (138 lbs)
OTS	1190x1040x1640 (46.8x41x64.5)	419 kg (924 lbs)
BAMBOO OTS	1200x1100x1900 (47.2x43.3x74.8)	356 kg (785 lbs)
2M or 3M BRIDGE	3254x794x500 (128.1x31x19.7)	172 kg (380 lbs)
4M BRIDGE	4554x794x500 (4547x31x19.7)	246 kg (542 lbs)
Refer to Equipment Layout for site-specific equipment configuration.		

ACCESS POINT POSITION

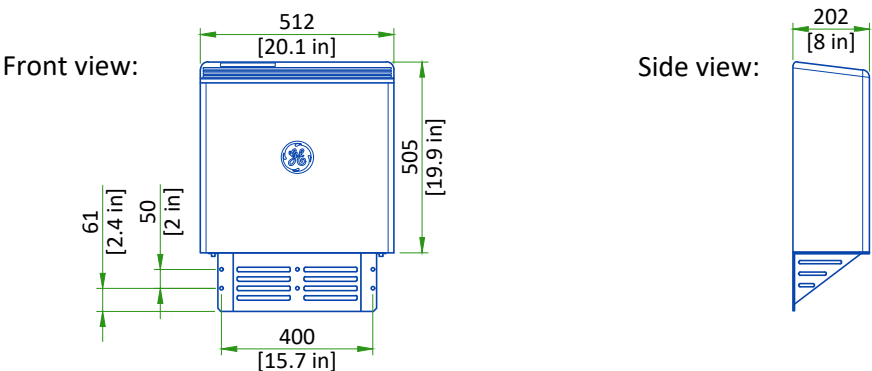
AP Wall-mounting position:

- There are 6 different positions available for AP wall-mounting.
- Install at more than 2.5 m [8.2 ft] height from floor level to avoid potential blocking from human or other obstacles.
- One Ethernet cable to Magic PC and one power cable to system cabinet are connected on the back of the AP.
- Use wall mount adapter included with AP.
- AP is only provided for wireless system, it is not included in Non Wireless Configuration system.



GRID HOLDER

GRID HOLDER



The bottom edge of the Grid Holder must be < 300 mm [11.8 in] from the bottom of the Holder to the floor.

SCALE 1:20

STRUCTURAL NOTES

- Methods of support for the steelwork that will permit attachment to structural steel or through bolts in concrete construction should be favored. Do not use concrete or masonry anchors in direct tension.
- All units that are wall mounted or wall supported are to be provided with supports where necessary. Wall supports are to be supplied and installed by the customer or his contractors. See plan for suggested locations.
- Control walls shall be constructed to minimum 2130mm (7'-0") high.
- Dimensions are to finished surfaces of room.
- Customers contractor must provide all penetrations in post tension floors.
- Customers contractor must provide and install any non-standard anchoring. Documents for standard anchoring methods are included with GE equipment drawings for geographic areas that require such documentation.
- Customers contractor must provide and install hardware for "through the floor" anchoring and/or any bracing under access floors. This contractor must also provide floor drilling that cannot be completed because of an obstruction encountered while drilling by the GE installer such as rebar etc.
- It is the customer's responsibility to perform any floor or wall penetrations that may be required. The customer is also responsible for ensuring that no subsurface utilities (e.g., electrical or any other form of wiring, conduits, piping, duct work or structural supports (i.e. post tension cables or rebar)) will interfere or come in contact with subsurface penetration operations (e.g. drilling and installation of anchors/screws) performed during the installation process. To ensure worker safety, GE installers will perform surface penetration operations only after the customer's validation and completion of the "GE surface penetration permit".
- Different anchor types are used to install the components of the system. Refer to Structural Requirements Section(s) of the Pre-Installation Manual for each anchor requirement.
- Refer to the Structural Requirements Section for the required minimum embedment.
- The ground surface must be flat and leveled, maximum tolerance for leveling is ±1.5 mm per 1 m (0.2 in per 10 feet). A grout pad provided by the contractor is required to meet this specification. The maximum pad thickness is 6.3 mm (0.25 in).

CEILING REQUIREMENTS

To allow installation of the stationary rail cross-members, clearance is required between the ends of the stationary rails and the walls.

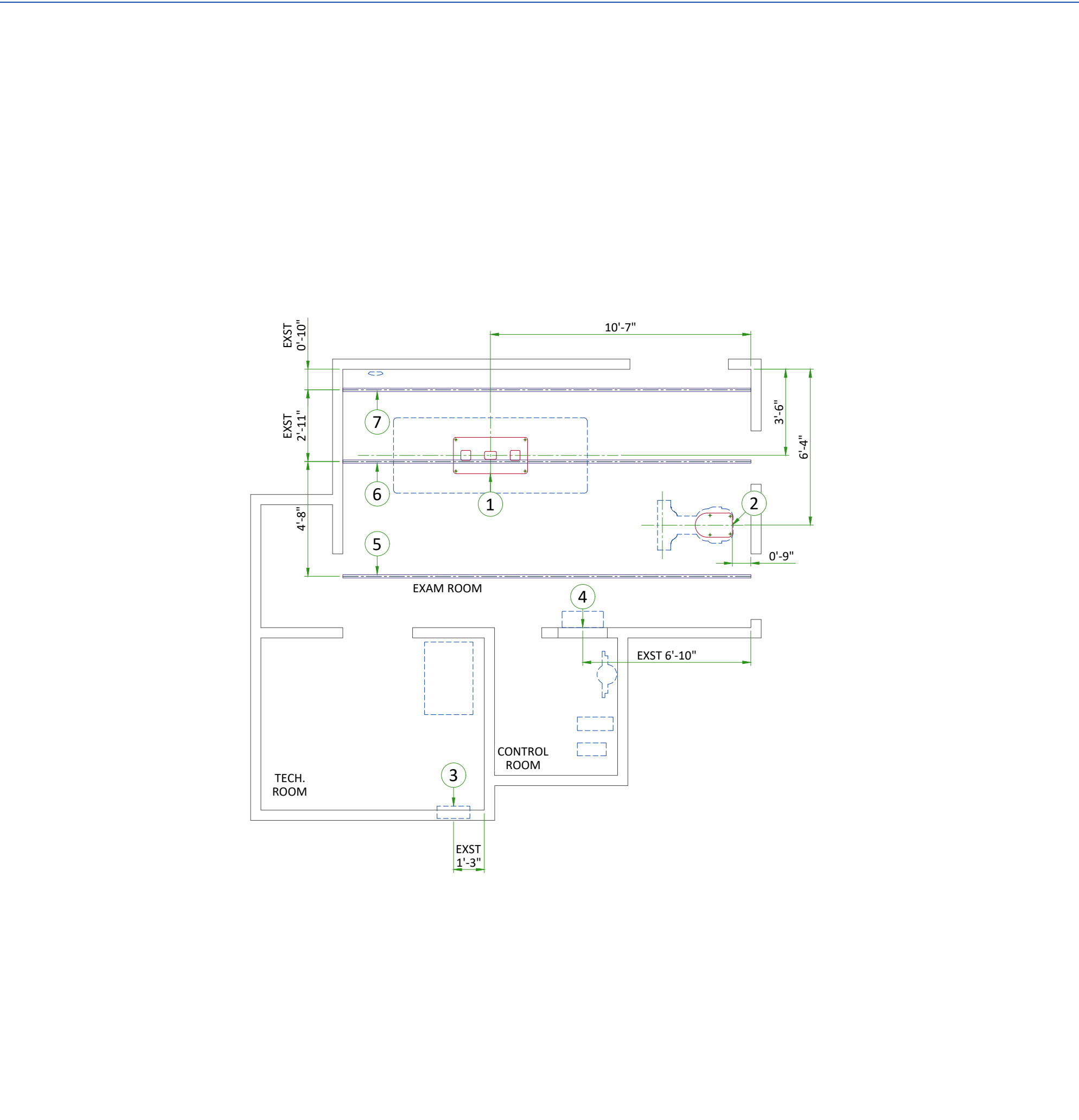
It is recommended that sprinkler heads not be placed between the stationary rails. All sprinkler heads should be mounted so they do not extend downward more than 6.35 mm [1/4 in] from the ceiling while in the 'resting' position.

In addition, there should not be anything mounted in the ceiling (i.e. lights, A/C returns, etc) between the stationary rails. This is because the OTS longitudinal drive belt assembly is located on the movable bridge, approximately centered between the two stationary rails, and may come into contact with those ceiling-mounted items during normal use.

Stationary rails are designed for top (ceiling) mounting. Rails can be ordered and are supplied in the following sizes:

- | | |
|------------------------|------------------------|
| - 4115 mm [13 ft 6 in] | - 5334 mm [17 ft 6 in] |
| - 4420 mm [14 ft 6 in] | - 5640 mm [18 ft 6 in] |
| - 4724 mm [15 ft 6 in] | - 5791 mm [19 ft] |
| - 5030 mm [16 ft 6 in] | |

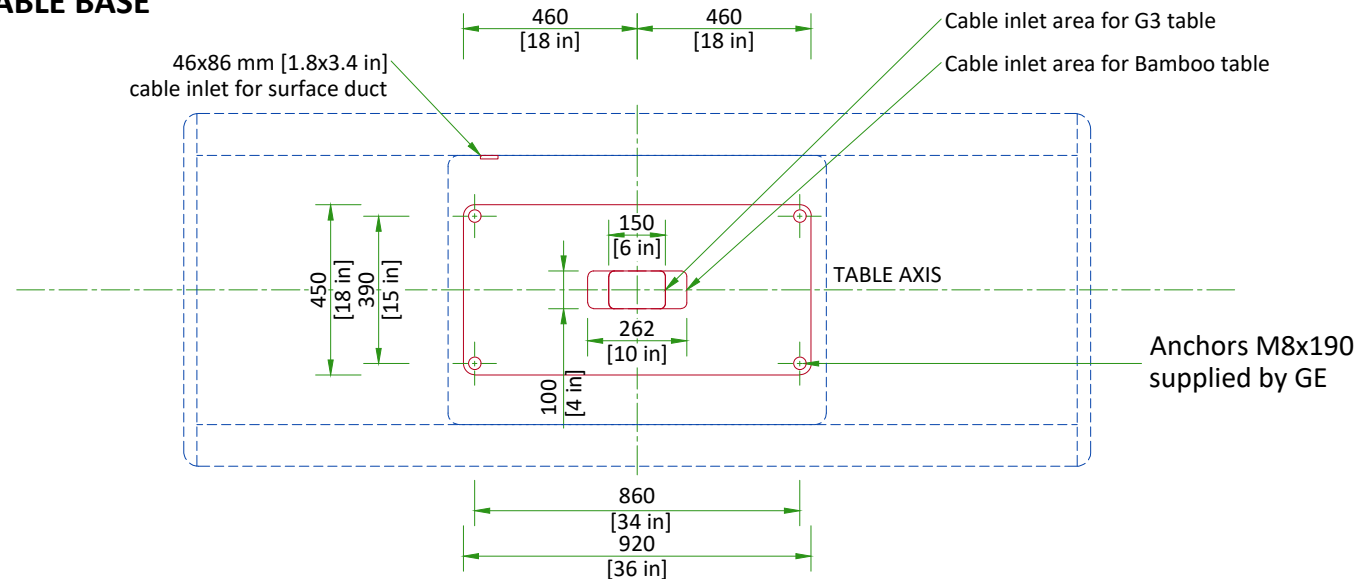
The choice of length depends on room size, configuration and the possible presence of obstructions.



ITEM	DESCRIPTION
(GE SUPPLIED / CONTRACTOR INSTALLED)	
1	Area occupied by GE supplied table baseplate
2	Area occupied by GE supplied wall stand baseplate
(CONTRACTOR SUPPLIED & INSTALLED)	
3	*Existing - reuse if adequate* Support backing, locate as shown.
4	*Existing - reuse if adequate* Support backing for Grid Holder, locate as shown. Refer to Equipment Detail page.
5	Structural support in ceiling for fastening ceiling supported equipment. Supports to run continuous with no fittings extending below face of channel, run wall to wall, be parallel, square, and in the same horizontal plane, flush with the finished ceiling. Rails are mounted to these supports every 2'-2" and require 350 lbs. (597 lbs. In seismic regions) per bolt load. Methods of support that permit attachment to structural steel or through bolts in concrete should be favored. Do not use screw anchors in direct tension.
6	*Existing - reuse if adequate* Structural support in ceiling for fastening ceiling supported equipment. Supports to run continuous with no fittings extending below face of channel, run wall to wall, be parallel, square, and in the same horizontal plane, flush with the finished ceiling. Rails are mounted to these supports every 2'-2" and require 350 lbs. (597 lbs. In seismic regions) per bolt load. Methods of support that permit attachment to structural steel or through bolts in concrete should be favored. Do not use screw anchors in direct tension.
7	*Existing - reuse if adequate* Structural support in ceiling for fastening cable drape rail. Supports to run continuous with no fittings extending below face of channel, run wall to wall, be parallel, square, and in the same horizontal plane, flush with the finished ceiling. Rails are mounted to these supports every 2'-2" and require 50 lbs. Per bolt load. Methods of support that permit attachment to structural steel or through bolts in concrete should be favored. Do not use screw anchors in direct tension.

TABLE ANCHORING

TABLE BASE



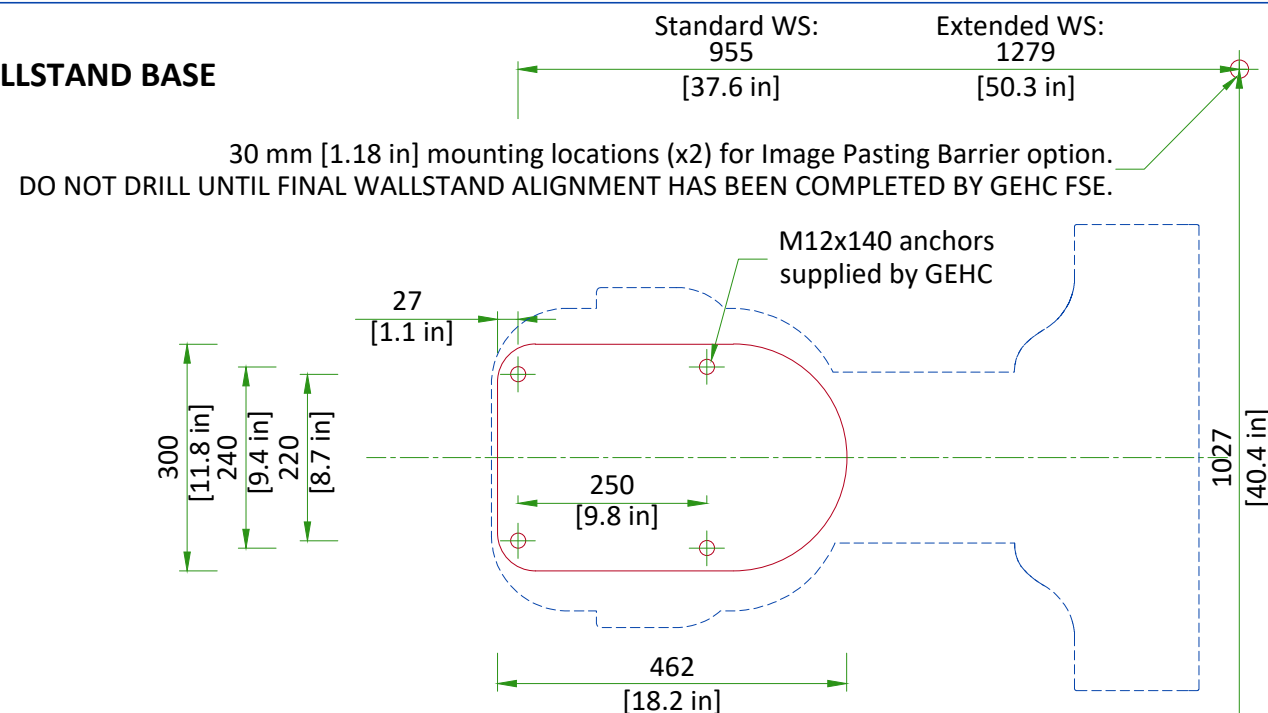
The floor bearing the system is recommended to be concrete and the thickness to be determined by a Structural Engineer to properly support the equipment loads. The supplied anchors require a minimum embedment of 90 mm [3.54 in] into the concrete. If the floor thickness is less than 95 mm [3.74 in], it is recommended that the unit be secured using a through-bolt method with a reinforcement plate on the back side. The floor levelness tolerance of the floor surface that the table will rest on is 6 mm [1/4 in] over a 3048 mm [10 ft] distance.

NOTE: It is the responsibility of the customer/contractor/Structural engineer to design/provide/and install an alternate solution for anchoring if the anchors supplied by GE can't be used.

SCALE 1:20

WALLSTAND ANCHORING

WALLSTAND BASE



Concrete area for wall stand installation should be 1 m² [39.37 ft²]. The floor levelness tolerance of the floor surface that the wallstand will rest on is 6 mm [1/4 in] over a 3048 mm [10 ft] distance.

SCALE 1:10

OTS SUSPENSION RAILS MOUNTING SPECIFICATIONS

3 m BRIDGE

When a 22.7 kg [50 lb] force is applied vertically upward, downward or horizontally at any support rail mounting point, the attachment interface must not deflect more than 1.5 mm [1/16 in]

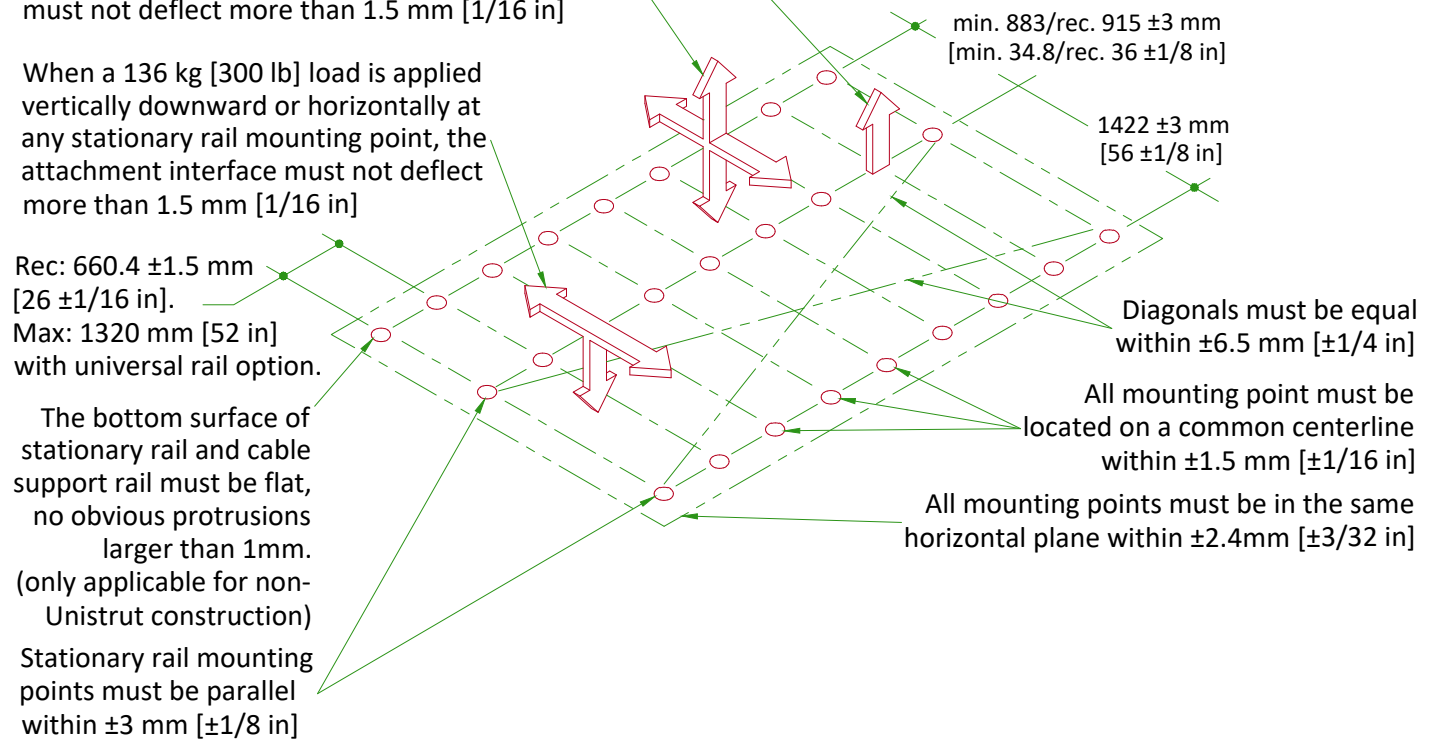
When a 136 kg [300 lb] load is applied vertically downward or horizontally at any stationary rail mounting point, the attachment interface must not deflect more than 1.5 mm [1/16 in]

Rec: 660.4 ±1.5 mm [26 ±1/16 in].
Max: 1320 mm [52 in] with universal rail option.

The bottom surface of stationary rail and cable support rail must be flat, no obvious protrusions larger than 1mm. (only applicable for non-Unistrut construction)

Stationary rail mounting points must be parallel within ±3 mm [±1/8 in]

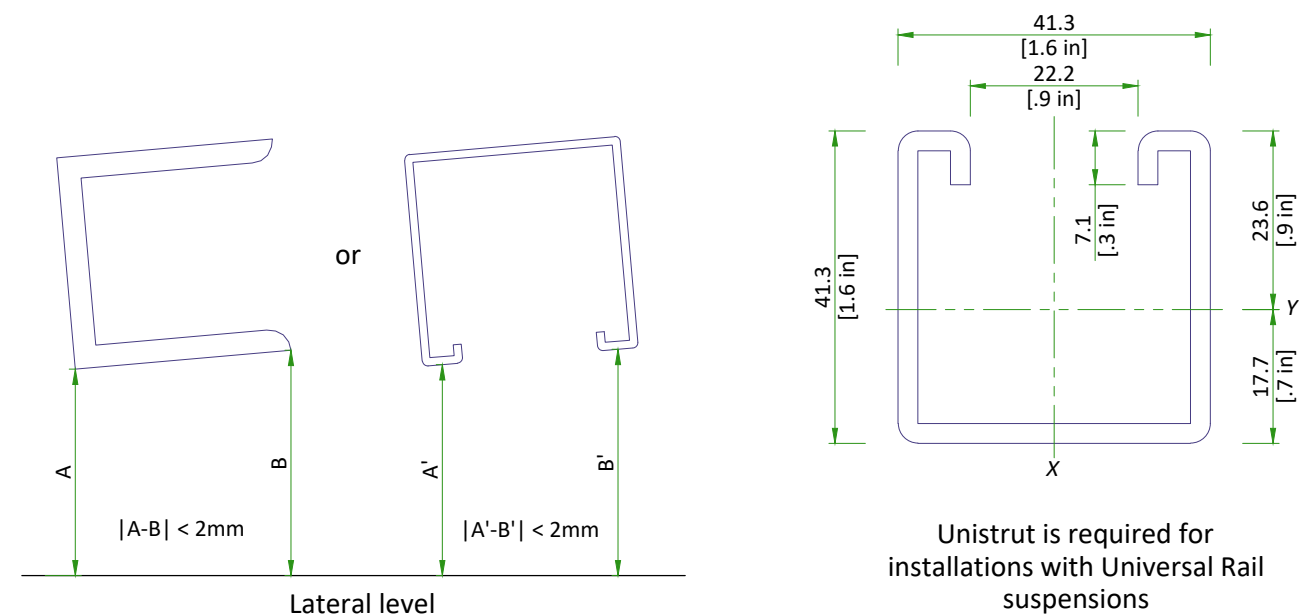
When a 45.4 kg [100 lb] force is applied vertically upward at any stationary rail mounting point, the attachment interface must not deflect more than 1.5 mm [1/16 in]



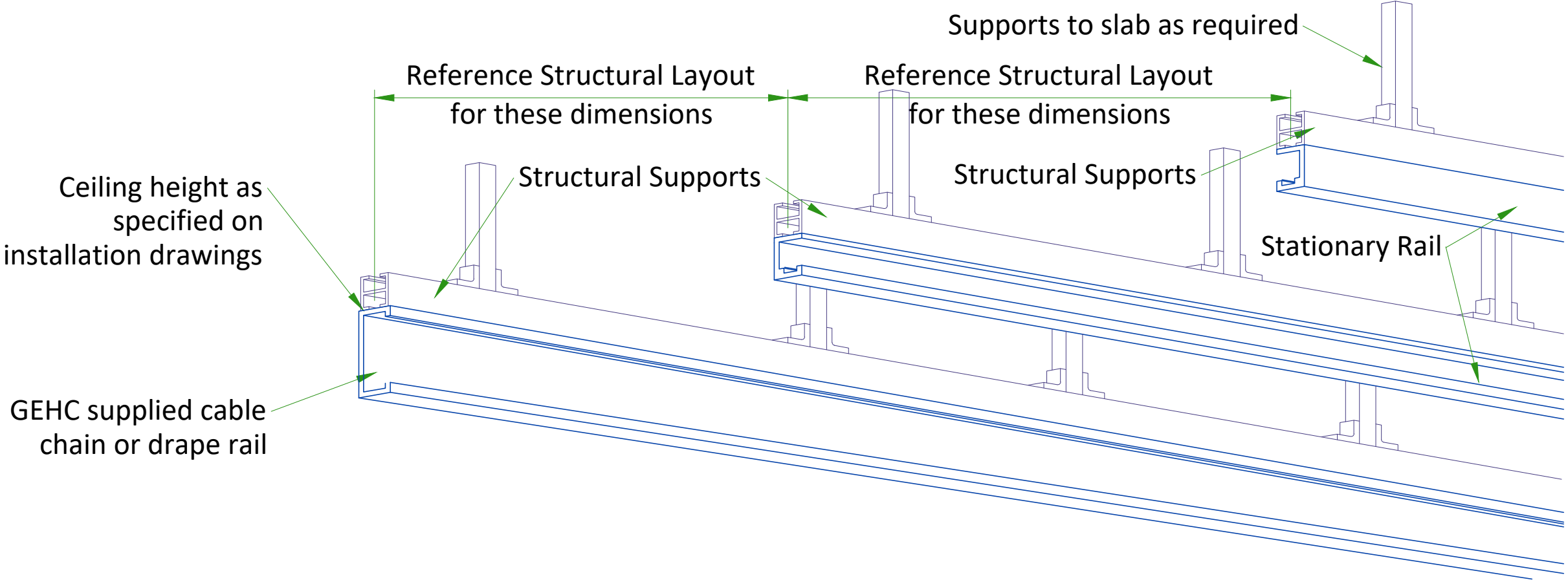
Distance between holes axis 660.4 mm [26 in], Maximum load per bolt is 159 kg [350 lb], however each mounting bolt must not "PULL OUT" or otherwise fail under a vertically downward dead load of 636 kg [1400 lb]. Bolts for mounting stationary rails on Unistrut or equivalent supplied by GE (1/2" - 13 headed bolts)

ADDITIONAL RAIL REQUIREMENTS

The bottom surface of the stationary rail and cable support rails must be horizontal, and the height difference between each support rail edge along the lateral direction must be less than 2 mm (or angle with level along lateral direction must less than 2°).

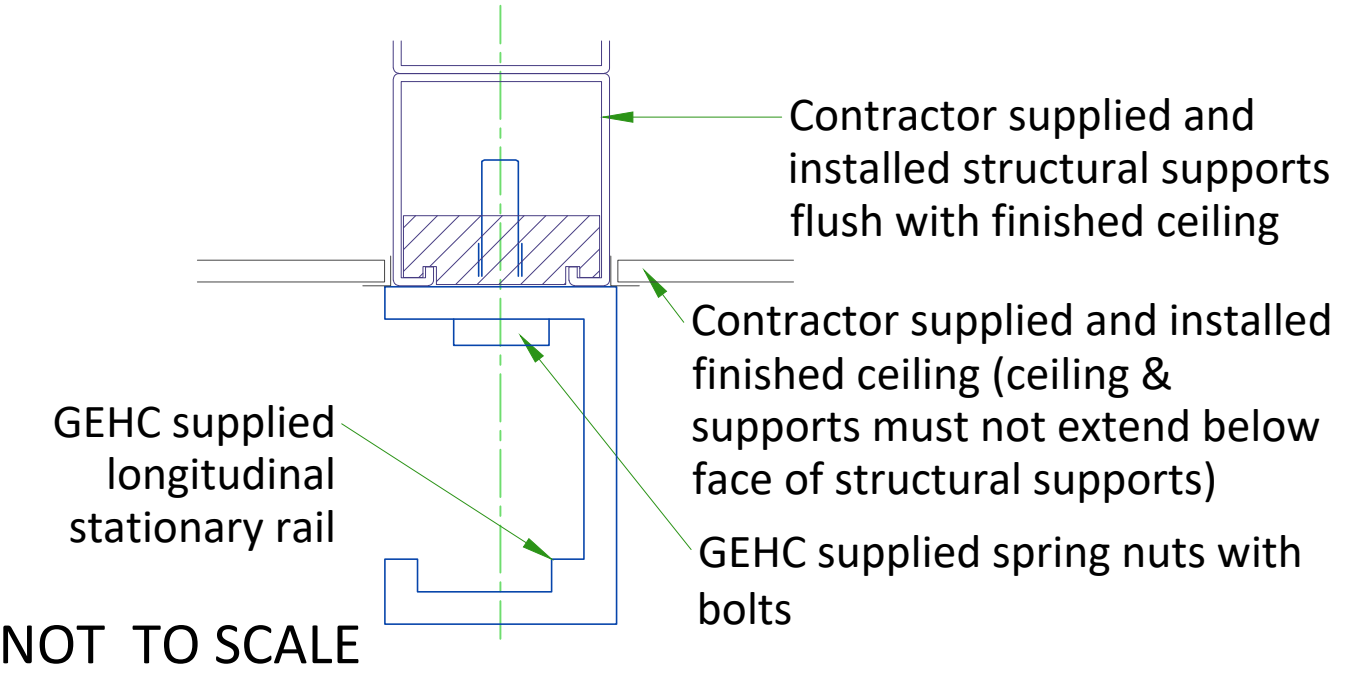


SUGGESTED UNISTRUT STRUCTURE FOR OTS SUSPENSION

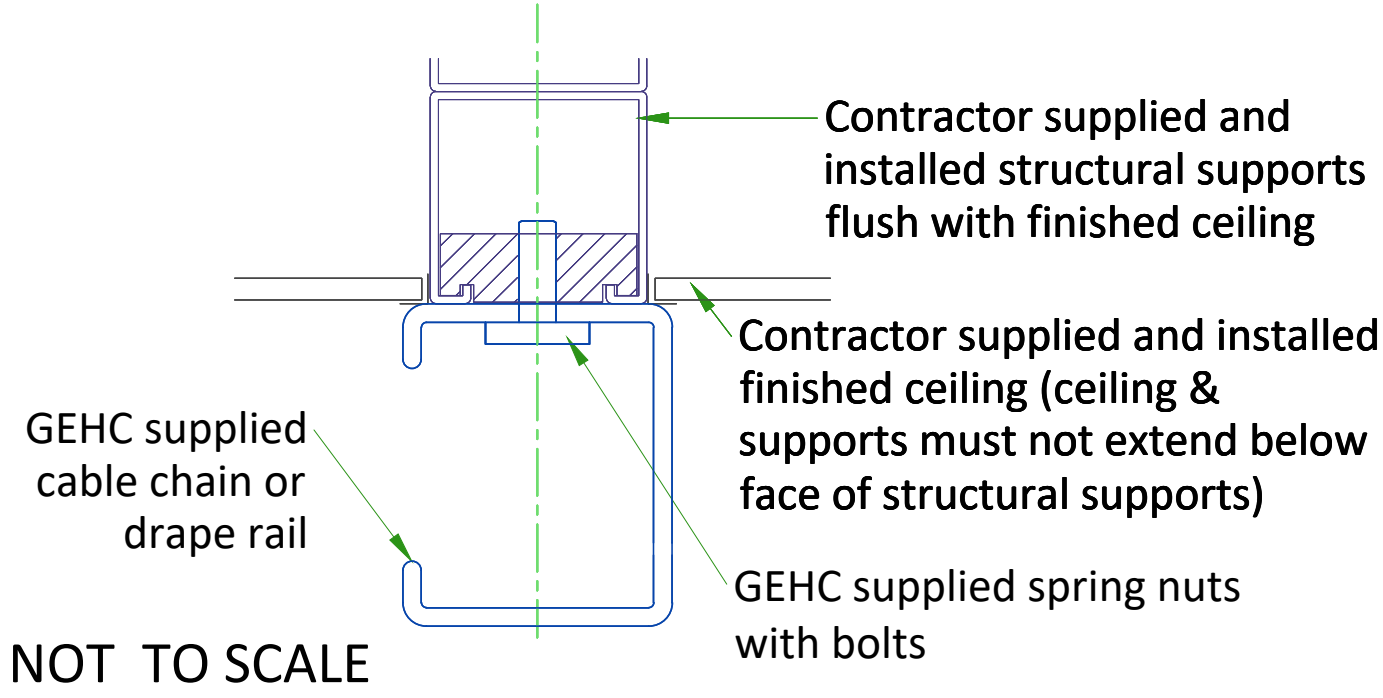


STRUCTURAL SUPPORT SYSTEM IS NOT SUPPLIED OR INSTALLED BY GE HEALTHCARE

DETAIL 1



DETAIL 2



TEMPERATURE AND HUMIDITY SPECIFICATIONS

IN-USE CONDITIONS

Temperature	EXAM ROOM		CONTROL ROOM	
	Min	Max	Min	Max
	15°C [59°F]	32°C [89.6°F]	15°C [59°F]	32°C [89.6°F]
Temperature gradient	< 10°C/h [< 50°F/h]		< 10°C/h [< 50°F/h]	
Relative humidity (1)	20% to 75%		20% to 75%	
Humidity gradient	< 30%/h		< 30%/h	

STORAGE CONDITIONS

Temperature	-5°C [23°F] to +50°C [122°F]
Temperature gradient	< 20°C/h [< 68°F/h]
Relative humidity (1)	10% to 85%
Humidity gradient	< 30%/h

Storage longer than 90 days is not recommended.

(1) Non-condensing

AIR RENEWAL

According to local standards.

NOTE
In case of using air conditioning systems that have a risk of water leakage it is recommended not to install it above electric equipment or to take measures to protect the equipment from dropping water.

HEAT DISSIPATION DETAILS

SYSTEM POWER CONSUMPTION	HEAT OUTPUT			
	STANDBY		IN-USE	
Standby Power	1.0 kW	3412 BTU/hr		
Standby Current	2.0 A			
Continuous Power			2.2 kW	7507 BTU/hr
Continuous Current			4.5 A	

CONNECTIVITY REQUIREMENTS

Your new GE Healthcare imaging modality will require local and remote connectivity to enable our full range of digital support:

- Local connectivity - This allows your system to connect to local devices such as PACS and modality worklist. We will require network information to configure the system(s), and a live ethernet port(s) prior to the delivery of the system(s).
- Remote connectivity - Your GE Healthcare service warranty includes InSite™ (applicable to InSite capable products), a powerful broadband-based service which enables digital tools that can help guard your hospital against equipment downtime and revenue loss by quickly connecting you to a GE Healthcare expert.

Depending on product family and software version, imaging systems can be connected in one of the following methods:

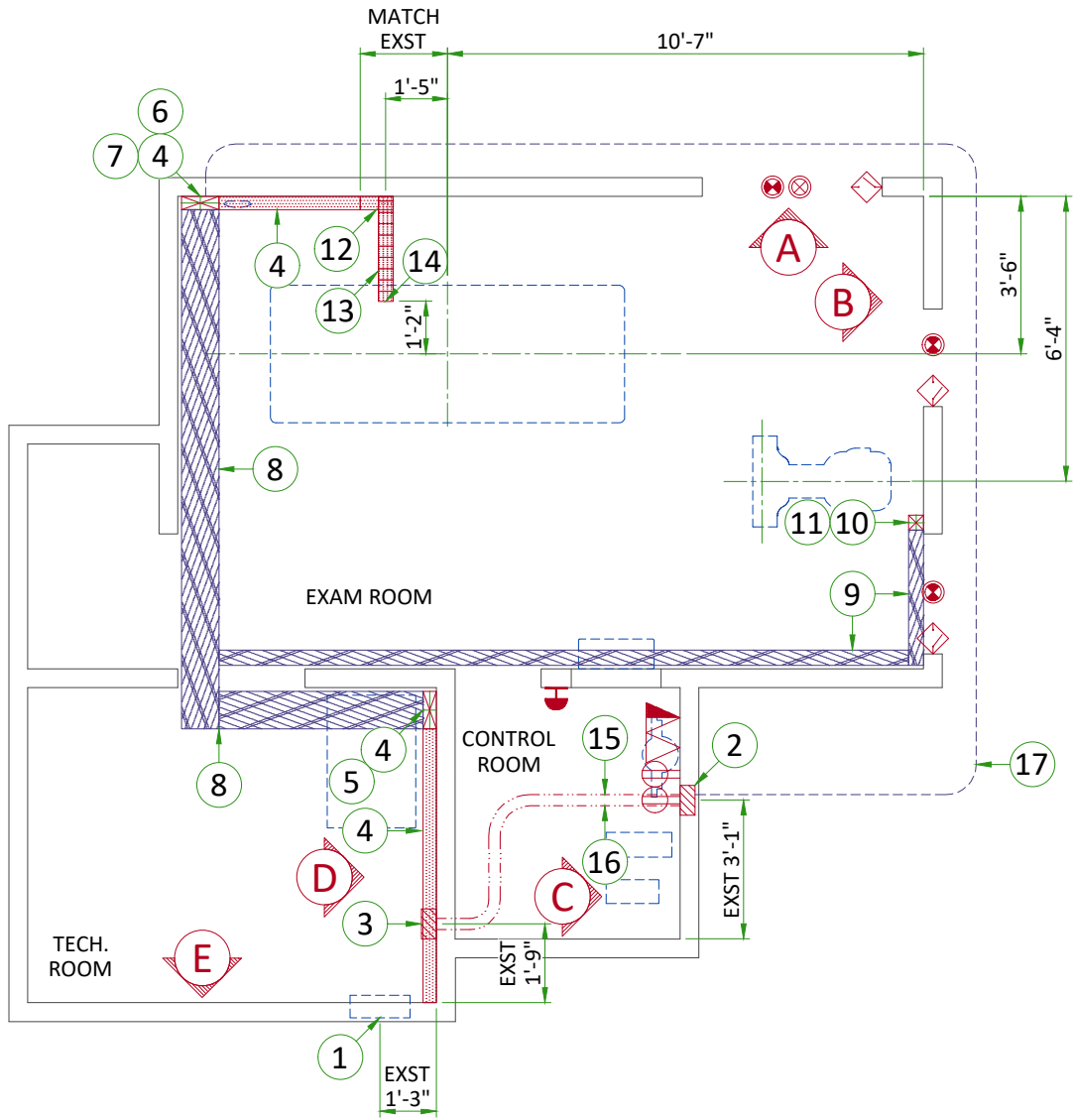
1. TLS over TCP Port 443 (Preferred method for new products) via:
 - a. DNS resolution
 - b. Customer-provided Proxy or
 - c. GE Proxy (Available in some regions)
2. Site-to-Site IPsec VPN tunnel

Please provide the GE project manager with the contact information for the resource that can provide information required to set up these connections. GEHC will send out communication to these contacts, which will include the project's Connectivity requirements, and a Connectivity form. This form will need to be completed and returned to GEHC prior to delivery of the system to ensure the system is tested and connectivity is enabled prior to the completion of the installation.

ELECTRICAL NOTES

1. Aluminum or solid wires are not allowed.
2. Wire sizes given are for use of equipment. Larger sizes may be required by local codes.
3. It is recommended that all wires be color coded, as required in accordance with national and local electrical codes.
4. Conduit sizes shall be verified by the architect, electrical engineer or contractor, in accordance with local or national codes.
5. Convenience outlets are not illustrated. Their number and location are to be specified by others. Locate at least one convenience outlet close to the system control, the power distribution unit and one on each wall of the procedure room. Use hospital approved outlet or equivalent.
6. General room illumination is not illustrated. Caution should be taken to avoid excessive heat from overhead spotlights. Damage can occur to ceiling mounting components and wiring if high wattage bulbs are used. Recommend low wattage bulbs no higher than 75 watts and use dimmer controls (except MR). Do not mount lights directly above areas where ceiling mounted accessories will be parked.
7. Routing of cable ductwork, conduits, etc., must run direct as possible otherwise may result in the need for greater than standard cable lengths (refer to the interconnection diagram for maximum usable lengths point to point).
8. Conduit turns to have large, sweeping bends with minimum radius in accordance with national and local electrical codes.
9. In some cases GEHC will specify ground wires to be sized larger than code. In these situations, the GEHC specification must be followed.
10. A special grounding system is required in all procedure rooms by some national and local codes. It is recommended in areas where patients might be examined or treated under present, future, or emergency conditions. Consult the governing electrical code and confer with appropriate customer administrative personnel to determine the areas requiring this type of grounding system.
11. The maximum point to point distances illustrated on this drawing must not be exceeded.
12. Physical connection of primary power to GEHC equipment is to be made by customers electrical contractor with the supervision of a GEHC representative. The GEHC representative would be required to identify the physical connection location, and insure proper handling of GEHC equipment.
13. GEHC conducts power audits to verify quality of power being delivered to the system. The customer's electrical contractor is required to be available to support this activity.
14. Every installation is unique. The electrical contractor will be required to support the installation of the GEHC equipment by providing knockouts, grommeted openings, bushings, etc. as required. All power connections to be performed by the electrician.

- All junction boxes, conduit, duct, duct dividers, switches, circuit breakers, cable tray, etc., are to be supplied and installed by customers electrical contractor. All junction boxes shall be provided with covers.
- Conduit and duct runs shall have gradual sweep radius bends.
- Conduits and duct above ceiling or below finished floor must be installed as near to ceiling or floor as possible to reduce run length.
- Ceiling mounted junction boxes illustrated on this plan must be installed flush with finished ceiling.
- All ductwork must meet the following requirements:
 - 1.Ductwork shall be metal with dividers and have removable, accessible covers.
 2. Ductwork shall be certified/rated for electrical power purposes.
 3. Ductwork shall be electrically and mechanically bonded together in an approved manner.
 4. PVC as a substitute must be used in accordance with all local and national codes.
- All openings in raceway and access flooring are to be cut out and finished off with grommet material by the customers contractor.
- Electrical contractor to provide measured pull strings in all conduit and raceway runs.
- Provide 10 foot pigtails at all junction points.
- Grounding is critical to equipment function and patient safety. Site must conform to wiring specifications shown on this plan.



Item	Electrical Layout Item List
1	Main Disconnect Panel (MDP)
2	Existing flush box (Operator Console)
3	Existing surface box
4	Existing 10" x 3 1/2" [250x100] surface wall duct with minimum 2 dividers
5	Grommited opening (VCP Cabinet)
6	Grommited opening (Access Point)
7	Grommited opening (OTS)
8	Existing 10" x 3 1/2" [250x100] surface ceiling duct with minimum 2 dividers
9	Existing 4" x 4" [100x100] surface ceiling duct with minimum 1 divider
10	Existing 4" x 4" [100x100] surface wall duct with minimum 1 divider
11	Grommited opening (Wall Stand)
12	10" x 3 1/2" [250x100] surface wall duct with minimum 2 dividers
13	4" x 2" [100x50] surface floor duct with minimum 1 divider
14	Grommited opening, refer to Table Anchoring detail on sheet S3 (Table)
15	Existing 2 1/2" [64] conduit below floor
16	2 1/2" [64] conduit below floor
17	1" [25] conduit below floor or above ceiling

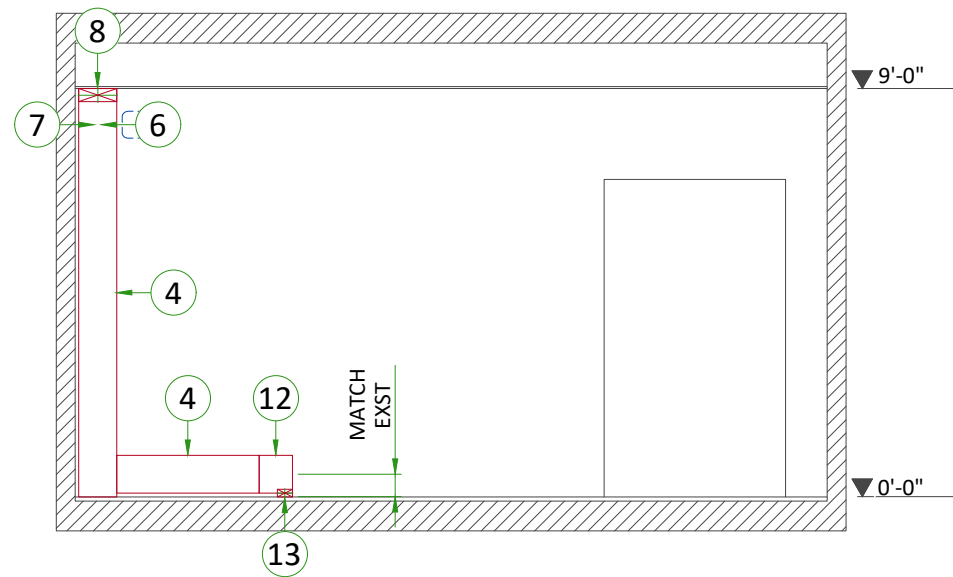
Existing Electrical Note:
Use existing duct/conduits where possible. Additional duct/conduit runs may be necessary if existing system is inadequate in size and/or location for this installation. Verify existing size and location.

Goldseal Cables Note:
Cable lengths listed may differ from what is shipped with the system. Contact the Goldseal group for actual lengths to be delivered. Run all conduits as direct as possible.

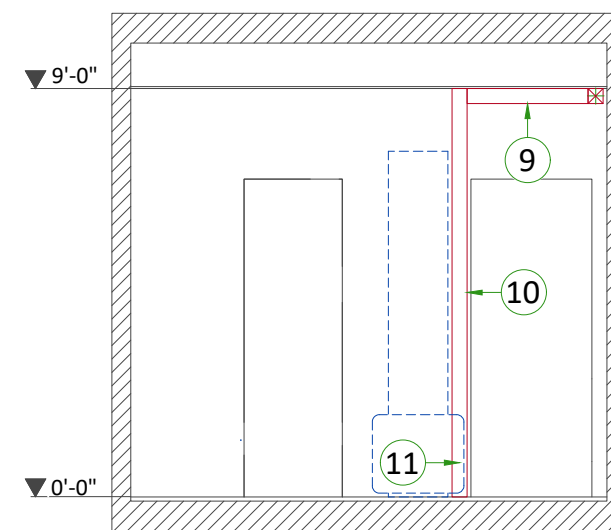
Cable Length Note:
Routing of cable ductwork, conduits, etc., **must run direct as possible** otherwise may result in the need for greater than standard cable lengths (refer to the interconnection diagram for maximum usable lengths point to point).

ITEM	Electrical Outlet Legend
	Customer/contractor supplied and installed items unless otherwise specified. Height above floor determined by local codes unless otherwise specified.
	System emergency off (SEO), (recommended height 1.2m [48"] above floor)
	X-Ray room warning light control panel
	X-Ray ON warning light
	Door interlock switch (needed only if required by state/local codes)
	Duplex hospital grade, dedicated wall outlet 120-v, single phase power
	Dedicated telephone line(s)
	Network outlet

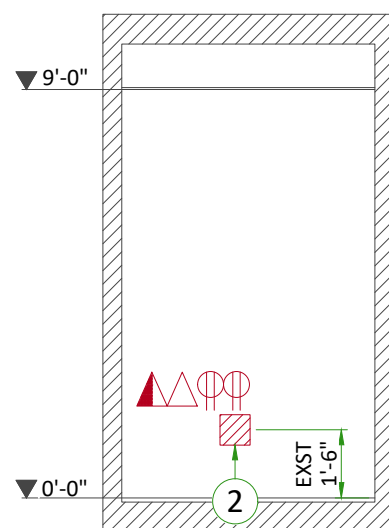
Additional Conduit Runs (Contractor Supplied and Installed)					
From (Bubble # / Item)	To (Bubble # / Item)	Qty	Size		
			In.	mm	
3 Phase Power	1 Main Disconnect Panel	1	As req'd	As req'd	
1 Main Disconnect Panel	Emergency Off	1	1/2	13	
	8 VCP/Systems Cabinet	1	As req'd	As req'd	
Warning Light	Warning Light Control	1	1/2	13	
1 Phase Power		1	As req'd	As req'd	
8 VCP/Systems Cabinet		1	1/2	13	
2 Operators Console	Door Switch	1	1/2	16	
	8 Access Point	1	2	53	



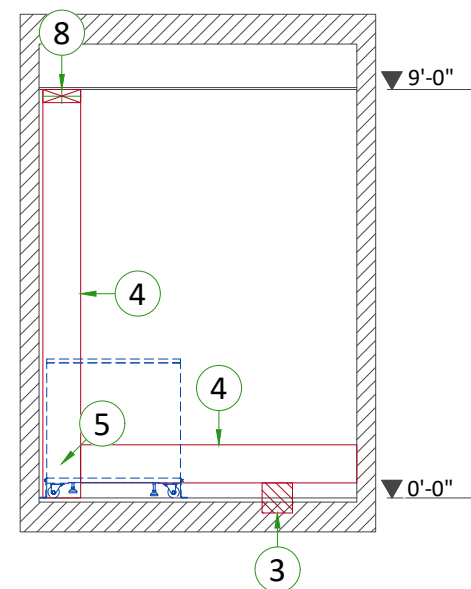
A



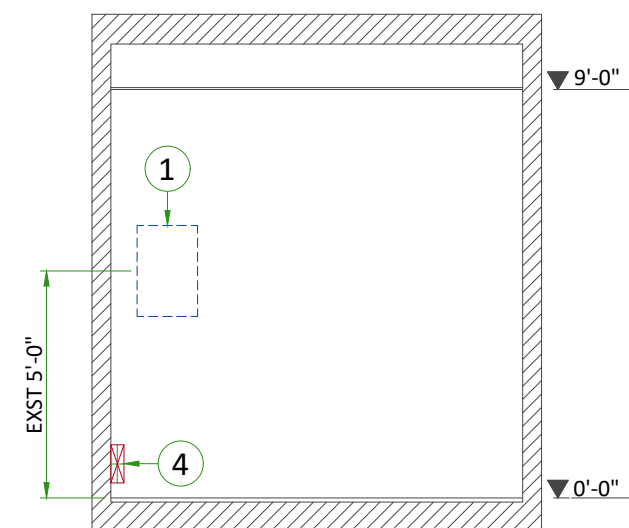
B



C

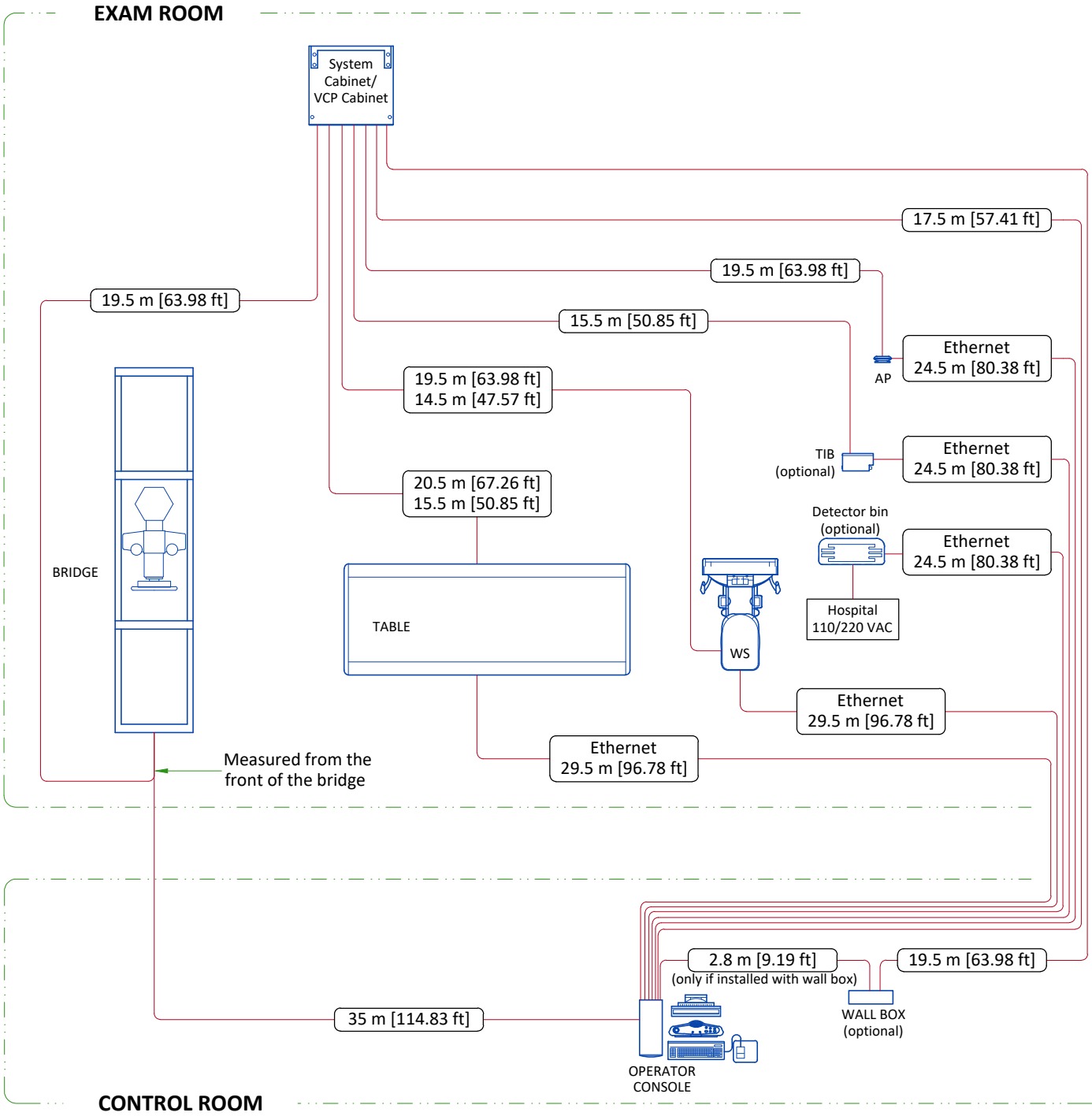


D



E

INTERCONNECTIONS

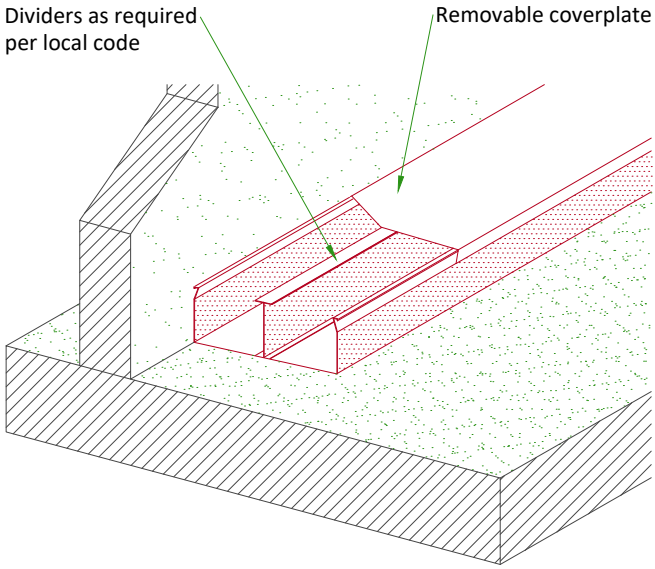


ROUTE ALL CABLES AS DIRECTLY AS POSSIBLE.

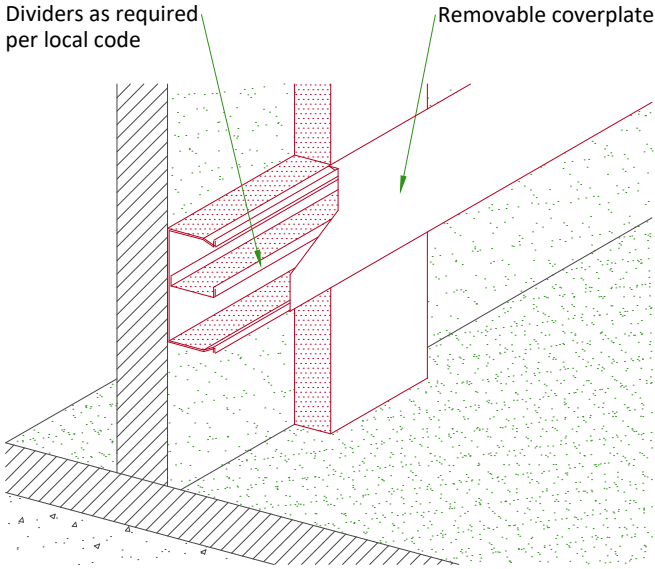
.....m [.....ft] - Long usable length
.....m [.....ft] - Standard usable length

TYPICAL CABLE MANAGEMENT

DUCT ON THE FLOOR

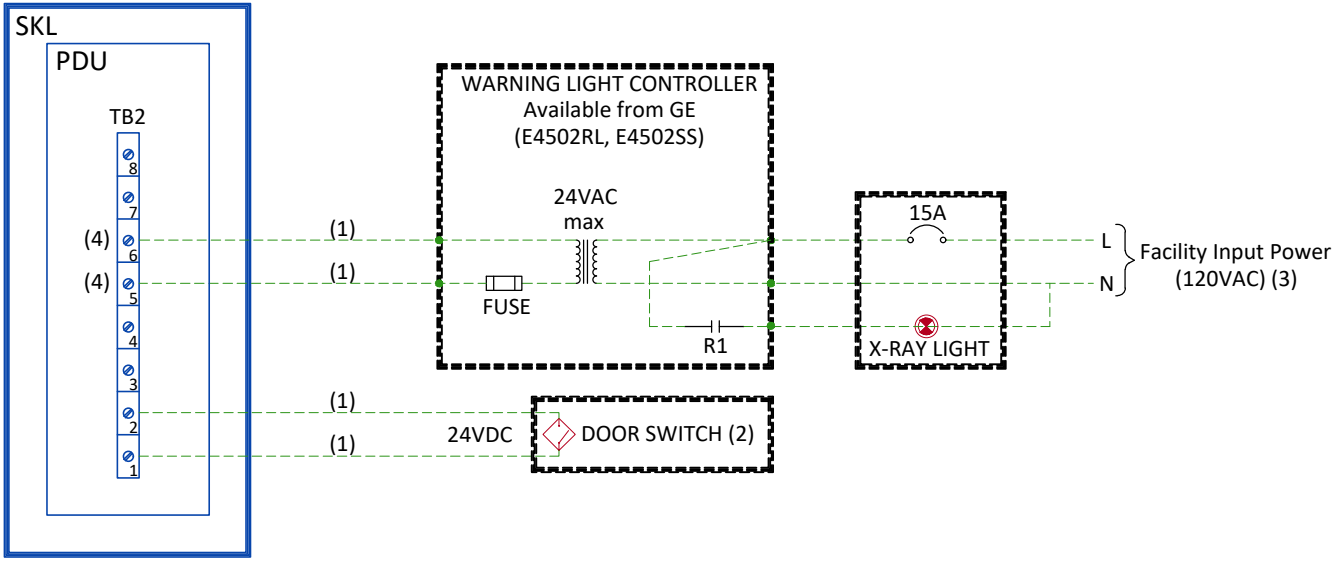


WALL DUCT



NOT TO SCALE

EXAM ROOM WARNING LIGHT AND DOOR INTERLOCK



Notes :

- (1) Wire size: 2mm² [14 AWG] at 24V
- (2) Door Interlock circuit is jumpered out if a door switch is not provided.
- (3) Grounding not shown on the detail, but must comply with local codes.
- (4) Normally open relay contact in cabinet

-----	Cable SUPPLIED BY CUSTOMER	□	Fuse
-----	Cable SUPPLIED BY GE	⏏	Relay coil and contact - normally open (de-energized state)
-----	Equipment SUPPLIED BY CUSTOMER	⏏	Control power transformer
-----	Equipment SUPPLIED BY GE	⏏	Circuit breaker
PDU	Power Distribution Unit		
SKL	System Cabinet		
TB2	Terminal Block 2		

POWER REQUIREMENTS

POWER SUPPLY	380/400/415/440/460/480V ±10%, Wye THREE-PHASE + G
FREQUENCIES	50/60Hz ± 3Hz
POWER DEMAND	125kVA
MAXIMUM LINE RESISTANCE PER 2 PHASES (Ohm)	380V : 0.096/ 400V : 0.100 / 415V : 0.113 440V : 0.125 / 480V : 0.150

- Shunt trip circuit breaker required. The main circuit breaker supplied by the customer must be sized in accordance with local regulations. The Customer's Mains Disconnect Panel (MDP) must supply the LOTO capability.
- he section of the supply cable should be calculated in accordance with its length and the maximum permissible voltage drops.
- There must be discrimination between supply cable protective material at the beginning of the installation (main low-voltage transformer side) and the protective devices in the MDP.

SUPPLY CHARACTERISTICS

- Power input must be separated from any others which may generate transients (elevators, air conditioning, radiology rooms equipped with high speed film changers...)
- All equipment (lighting, power outlets, etc...) installed with GEHC system components must be powered separately.

GROUND SYSTEM

- Equipotential : the equipotential link will be by means of an equipotential bar. This equipotential bar should be connected to the protective earth conductors in the ducts of the non GEHC cableways and to additional equipotential connections linking up all the conducting units in the rooms where GEHC units are located.

CABLES

- Power and cable installation must comply with the distribution diagram below.
- All cables must be isolated and flexible.
- Cable color codes must comply with standards for electrical installation.
- If MDP is supplied by GEHC : The cables for signals and remote control (SEO, XRL1...) will go to MDP with a pigtail length of 1.5 m (4.9 ft), and will be connected during installation. Each conductor will be identified and isolated (screw connector).

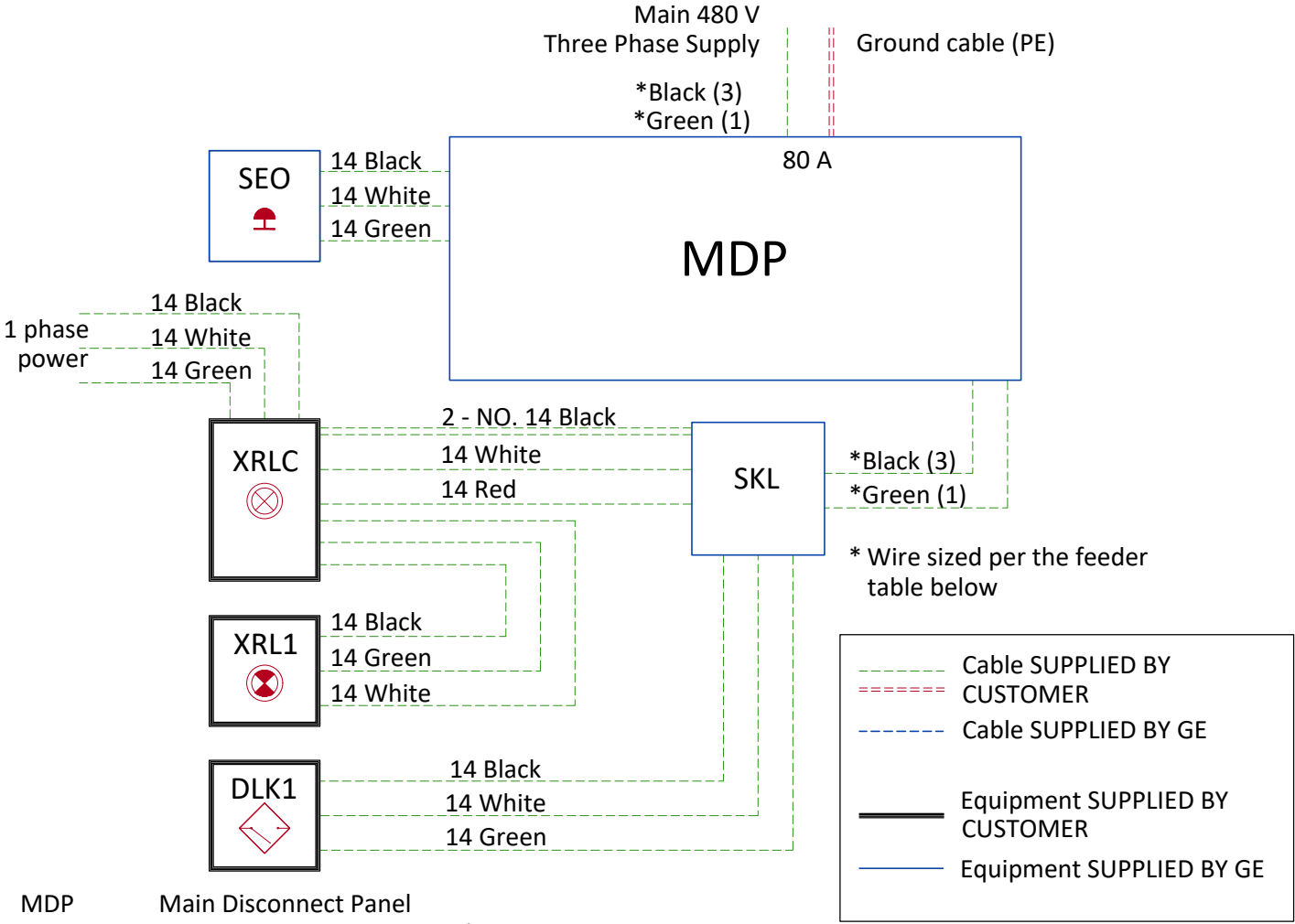
CABLEWAYS

The general rules for laying cableways should meet the conditions laid down in current standards and regulations, with regard to:

- Protecting cables against water (cableways should be waterproof)
- Protecting cables against abnormal temperatures (proximity to heating pipes or ducts)
- Protecting cables against temperature shocks
- Replacing cables (cableways should be large enough for cables to be replaced) metal cableways should be grounded.

FEEDER TABLE									
MIN. FEEDER WIRE SIZE, AWG OR MCM (sq. mm)/VAC	MINIMUM FEEDER WIRE LENGTH - ft (m)								
	50 (15)	100 (30)	150 (46)	200 (61)	250 (76)	300 (91)	350 (107)	400 (122)	450 (137)
480 VAC	2 (34)	2 (34)	2 (34)	1 (45)	1/0 (54)	2/0 (68)	3/0 (85)	3/0 (85)	4/0 (107)
GENERAL NOTES									
In all cases qualified personnel must verify that the feeder (at the point of take-off) and the run to the GE system meet all the requirements stated in the PIM									
For a single unit installation, the minimum transformer size is 150 kVA, Synthesized power feed is not acceptable									
Grounding conductor will be of the same size as the feeder. This ground will run from the equipment back to the power source/main grounding point and always travel in the same conduit with the feeders									

POWER DISTRIBUTION



- MDP Main Disconnect Panel
- SKL Generator (System Cabinet/VCP Cabinet)
- SEO Emergency OFF button (Control Room), located 1.50m (4.9') above floor
- XRLC Warning Light Control
- XRL1 Warning Light
- DLK1 Door Interlock Switch (needed only if required by state/local codes)



PROJECT NAME: KERN VALLEY HOSPITAL X-RAY REPLACEMENT

OWNER: Kern Valley Healthcare District

PROPOSAL FOR: GREENBOUGH DESIGN

PROJECT #: 250588.00

PREPARED BY: Joseph Carbonel

September 25, 2025

Michael Ryan
Principal
Greenbough Design
P.O. Box 1358
Shingle Springs, CA 95682

PROJECT: Kern Valley Hospital X-Ray Replacement

SUBJECT: Proposal for Mechanical Engineering Services
Proposal Number 250588.00

Dear Micahel,

We are pleased to offer this fee proposal for engineering services for the subject Project.

A. Project Description:

1. The project is located at 6412 Laurel Ave, Mountain Mesa, CA 93240 at the existing Kern Valley Hospital. Project includes the replacement of X-Ray equipment with new similar equipment in a single room. Walls and ceiling will remain in the same location.
2. Scope includes review of TAB report, room airflow calculation based on Table 4A requirements, review of existing and new X-Ray equipment heat loads. If the existing airflow is sufficient to meet the air change rate requirements for the room, then Capital will provide a memo stating this fact for OSHPD approval and we will not provide drawings and specs.
3. If the existing airflow is not sufficient, then a new fee proposal will be provided. It is our understanding that the existing mechanical system is at its maximum capacity limit.

B. Assumptions:

1. General:
 - a. Scope of work will be documented in no more than one phase of construction.
 - b. Project delivery method is Design-Bid-Build.
 - c. There are no medical gas requirements for this Project.
 - d. Drawings will be produced in 2D AutoCAD.
2. Renovation/Expansion of Existing Buildings:

- a. The HVAC systems and equipment including main vertical and horizontal ductwork and hydronic piping is Code compliant and is of adequate capacity and type to serve the proposed remodel without modification.
 - b. The plumbing systems and equipment including main vertical and horizontal piping is Code compliant and is of adequate capacity and type to serve the proposed remodel without modification.
 - c. Adequate record drawings are available and that our field work will consist of verification of the record drawings. We also assume that we will be provided access to all requested areas including above ceilings, and if necessary, in walls.
 - d. The Owner will provide requested air flow, static pressure, water flow, temperature, etc. readings of the existing systems to assist Capital in providing a reliable design.
3. Life Safety: The Owner/Architect will retain a life-safety consultant to prepare life-safety reports required by the governing authorities. Capital will design the MEP systems in accordance with the criteria established by the life-safety consultant.

C. Scope of Services:

1. The scope of basic services shall include heating, ventilating and air conditioning design.
2. Schematic Design Phase and Design Development Phase will be combined with the Construction Documents Phase.
3. Construction Documents Phase: Review TAB report, room airflow calculation based on Table 4A requirements, review of existing and new X-Ray equipment heat loads and provide memo for OSHPD approval.
4. Bidding/Contract Award Phase: Prepare clarification documents where required to clarify the intent of construction documents.
5. Construction Phase: No HVAC scope is anticipated since there are no changes to existing mechanical system.
6. Close-out Phase: No HVAC scope is anticipated since there are no changes to existing mechanical system.
7. Seismic Anchorage and Restraint Systems: Pre-approved restraint systems are assumed as the predominance of the piping, conduits and ductwork support systems. Any deviations from the pre-approved systems or specialty restraints and anchors for equipment or piping or conduits will require structural calculations and associated documentation. Capital will not assume the responsibility for the calculations but will provide the Drawing documentation based on mark-ups provided by the Project Structural Engineer.

8. Equipment Attachment: Capital will not assume the responsibility for the equipment attachment calculations but will coordinate and provide the Drawing documentation based on mark-ups provided by the Project Structural Engineer.

D. Clarifications:

1. We have provided for the following services in our fee proposal:
 - a. No site visits will be included in this project scope. Field visit if requested will be billed per day.
 - b. [2] 1-hour online team meeting(s) during the Design phase.

E. Extra Services: The following services are not included in this proposal. The Engineer shall be compensated for providing these services when the Architect requests such services.

1. Site visits more than those specifically mentioned in this proposal.
2. Design services to provide alternate bid items, and descriptions of phased construction except as identified above.
3. Employment of special sub consultants at the request of the Architect.
4. Life cycle cost analyses, owning or operating cost studies and energy effectiveness studies.
5. Mechanical design services related to hydraulic calculation of or detailed pipe sizing and design of fire sprinkler system. CECI will provide a deferred approval performance type design for the fire sprinkler system.
6. Work outside the line five feet from the building unless noted otherwise.
7. Preparation of cost estimates.
8. The modification of mechanical drawings (Revit model or AutoCAD files) to show final mechanical ceiling devices that will be used directly by Architect to show locations of ceiling devices on Architectural drawings by the means of directly referencing or linking the mechanical and files or model.
9. California Energy Code analysis or compliance documentation of Architectural or Lighting systems.
10. Partnering sessions, value engineering sessions or review of Contractor or Construction Manager proposed cost cutting recommendations.
11. Additional time over and above the normal and customary to clarify, negotiate, or otherwise respond to unreasonable or inaccurate interpretations of the code by the code officials including circumstances where we become "caught in the middle" between code interpretations of office reviewers and field reviewers.

12. Non-Title 24 commissioning of building systems, services related to the development of commissioning plans and services related to support third party commissioning of the building, other than as described above.
13. Title-24 required Division 01 specifications, functional testing, development of the systems manual, operational training, and the commissioning report.
14. Design services related to LEED certification or other sustainability (WELL, Green Guide for Health Care, etc.) of building, studies necessary to determine feasibility of certification and the preparation or coordination of the documentation necessary for certification.
15. Changes to Basis of Design if the Owners Project Requirements are changed following completion of the Schematic Design phase or significant changes in physical configuration after Design Development, significant changes in Revit project setup such as but not limited to, change in coordinates, changes in or additional phasing.
16. Redesign required due to a construction cost guarantee by the prime design professional or for other reasons that are not the responsibility of the Consulting Engineer is not included.
17. Review of submittals beyond described above.
18. Engineering work caused from construction that is installed differently from the permitted drawings if work could be installed as shown and permitted.
19. Engineering rework resulting from other trades not coordinating or installing work different from approved coordination drawings.

F. Materials and Services Furnished by Others:

1. Prior to the start of design Capital shall be furnished with a copy of the Owner's Project Requirements (OPR) or detailed Program if it exists. Base sheets of architectural floor plans and site plan with drawing files in AutoCAD or Revit compatible format.
2. All reproduction, including drawings, specifications and reports.
3. Division 01 and technical Sections commissioning specifications, Commissioning Plan, functional performance testing, preparation of Systems Manual, systems operations training, and Commissioning Report, for T-24 Commissioning.
4. Seismic restraint and gravity support systems design.

G. Compensation:

1. Basic Services: Compensation for Basic Services outlined above shall be as follows:

	<u>M&P</u>
<i>Construction Documents Phase</i>	\$2,600
<i>Agency Review</i>	\$600
<i>Bidding/Contract Phase – Billed T&M</i>	\$0.00
<i>Construction Administration Phase – Billed T&M</i>	\$0.00
<i>Project Close-out – Billed T&M</i>	\$0.00
TOTAL	<u>\$3,200.00</u>

- a. Bidding/Contract and Construction phases will be billed hourly plus reimbursable expenses.
 - b. The fee provided is valid for 180 days from the date of the proposal. If the Project begins after this time Capital may request an adjustment to the fee to reflect the extended start date.
2. Extra Services:
 - a. Compensation for authorized Extra Services as defined above shall be hourly at the rates indicated in the attached rate schedule.
3. Reimbursable Expenses:
 - a. We propose to invoice for reimbursable expenses including travel, mileage, rental car, tolls, lodging, per diem, and plotting based on our cost plus a 10% mark-up. Printing for distribution is not included in this reimbursable expense. We anticipate that deliverables will be in PDF format or the team will have a common reproduction agency, where documents for major distribution will be sent, and we will be reimbursed directly by the client or the architect.

H. Insurance Coverage:

1. Professional Liability: \$1,000,000 per claim

Please call should you have any questions.

Thank you for the opportunity to offer our services.

Gratefully Yours,

A handwritten signature in blue ink, appearing to read 'Joseph Carbonel'.

Joseph Carbonel, M.E.

Principal

CAPITAL ENGINEERING CONSULTANTS, INC.

**Capital Engineering Consultants, Inc.
2025 Billing Rates**

Sr. Principal	\$275.00 / hour
Principal	\$250.00 / hour
Director	\$240.00 / hour
Sr. Project Manager	\$230.00 / hour
Project Manager	\$220.00 / hour
Field Services	\$214.00 / hour
Senior Engineer	\$195.00 / hour
Engineer	\$178.00 / hour
Senior Designer	\$165.00 / hour
Designer	\$153.00 / hour
Technician / CADD	\$141.00 / hour
Intern	\$130.00 / hour
Project Administrator	\$120.00 / hour
Sr. Admin.	\$83.00 / hour
Clerical / Admin.	\$67.00 / hour

Capital Engineering Consultants, Inc.

- Tax ID No. 94-1492674
- CA Business License # C0398323
- DIR # 100020121
- Small Business Certification ID 35757



September 24, 2025

Greenbough Design
P.O. Box 1358
Shingle Springs, CA 95682

Attention: Michael Ryan

Regarding: KVHD X-Ray Equipment Replacement
Professional Services Proposal

Dear Michael:

Pezzoni Engineering, Inc. (PEI) is pleased to submit our fee proposal to provide electrical engineering and design services for the X-Ray Equipment Replacement at Kern Valley Hospital District.

PROJECT DESCRIPTION:

Prepare construction documents and technical specifications for the replacement of the existing X-Ray equipment with new G.E. X-Ray Equipment. Proposal is based on the G.E. Site Drawings dated 8-19-2025.

SCOPE OF SERVICES:

Electrical Engineering and Design Services shall include the following:

1. Prepare a full set of construction drawings and technical specifications for permit approval and bidding.
2. Prepare demolition drawings showing existing electrical systems to be altered and/or removed to accommodate the removal of the existing X-Ray unit and associated equipment.
3. Provide coordination/connection requirements for the new G.E. X-Ray unit and ancillary equipment as required by the equipment manufacturer. The existing conduit and raceways will be utilized as much as possible. Additional conduit and raceways will be added to supplement the existing to support the new X-Ray Equipment.
4. Lighting is to remain as existing with no change.

1150 9th Street, Suite 1415
Modesto, CA 95354
(209) 554-4602
<http://www.pezengr.com>

5. Provide new receptacles where necessary to supplement the existing devices to accommodate the new equipment installation.
6. Provide new telephone/data outlet locations to supplement the existing telephone/data device locations to accommodate the new equipment installation. Drawings to show infrastructure only including junction boxes and empty conduit. The installation of the telephone/data device, cabling and connection to the head-end equipment is to be provided by the Hospital's IT Department.
7. Existing Nurse call and fire alarm system is existing. No changes assumed at this time.
8. Provide coordination and connection requirements to any new mechanical equipment provided under the mechanical scope of work.
9. Provide load calculations as required by HCAI to demonstrate load compliance. All required panel load readings to be performed by the hospital at the request of Pezzoni Engineering.
10. Provide selected circuit breaker trip curve coordination study to demonstrate coordination between new circuit breakers and existing circuit breakers as required by HCAI PIN 70. Existing circuit breaker information to be provided by the hospital as requested by Pezzoni Engineering.
11. Attend project virtual meetings.

EXCLUSIONS:

1. Engineering and design services to bring the existing electrical systems located in the surrounding areas up to mandated code compliance.
2. Lighting design for the replacement of all existing light fixtures.
3. Engineering and design services for modifying, upgrading and/or complete design for the low voltage systems including voice/data, nurse call, fire alarm and signal systems.
4. Engineering services for any electrical system coordination study, short circuit study and arch flash study required by HCAI. These studies, if required, shall be completed and submitted by the selected electrical contractor.
5. Engineering and design services for upgrading the existing electrical system to accommodate the new X-Ray equipment.
6. Site Visits. Site visits will be billed separately at \$3,500.00 per site visit.

Should the excluded items above or redesign required for scope of work changes and/or other reasons not the fault of Pezzoni Engineering, the Client will request a separate project proposal for the additional services.

DELIVERABLES:

CONSTRUCTION DOCUMENT PHASE:

- Prepare construction documents and technical specifications for the electrical systems as described in the Scope of Services.
- Prepare selected circuit breaker trip curve coordination study to demonstrate coordination between new circuit breakers and existing circuit breakers as required by HCAI PIN 70.

REGULATORY REVIEW PHASE:

- Respond to the HCAI Electrical Plan Review Comments in the form of a formal response letter and drawing modifications as required.

CONSTRUCTION ADMINISTRATION PHASE:

- Prepare electrical addenda and clarification documents, interpret electrical drawings and specifications where required to clarify the intent of the construction documents during the bidding/contract award phase.
- Prepare electrical addenda and clarification documents, interpret electrical drawings and specifications where required to clarify the intent of the construction documents during the bidding/contract award phase.
- Review shop drawings and submittals for general compliance with the electrical contract documents.
- Review and respond to contractor RFI's.
- Prepare change orders and plan revisions as required to meet job conditions during construction.
- Prepare final verified report.

COMPENSATION:

PROJECT PHASE	PHASE TOTALS
Construction Documents Phase	\$12,825.00
Regulatory Review Phase	\$2,250.00
Construction Administration (Hourly Not-To-Exceed)	\$11,700.00

Total Base Fee: \$26,775.00

TERMS OF PAYMENT:

Request for payment will be made with each submittal or on a 30-day cycle if submittals take longer than 30 days. Payments are due upon receipt. Finance charges may be added after 60 days at a rate of 1.5 percent per month (annual rate of 18 percent). Finance charges will be applied to delayed payments resulting from lack of project funding. This proposal is valid for 90 days from the date first written above. Pezzoni Engineering, Inc. reserves the right to modify or update this proposal after that date.

STANDARD REIMBURSABLE EXPENSES:

Reimbursable expenses are defined separately from Professional Services and are not included in the fee amount, or are not limited by the fee maximums, set forth in this proposal. Standard reimbursable expenses include, but are not limited to: check plots, final plots, copies, mileage to jobsite, parking, shipping. Reimbursable expenses will be billed in addition to the above fee at the rate of 1.00 x actual incurred expenses. Pezzoni Engineering, Inc. will bill fees and reimbursable expenses monthly as services are performed.

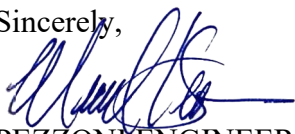
ADDITIONAL SERVICES:

Services requested beyond those included in this proposal will be considered extra services and will be billed either at hourly rates per attached hourly rate sheet, or a flat fee amount agreed to by both parties. Pezzoni Engineering, Inc. may decline to perform additional work until authorization is received in writing.

If no written adjustments are made to this fee proposal by the Architect or Engineer prior to the start of work, the amounts of compensation, rates and multiples set forth in this document will be in effect. Modifications made to this fee proposal by either the Architect or Engineer must be agreed to in writing by all parties.

Should this proposal meet with your approval, please sign below and return. Thank you for considering our Firm for this project and we look forward to working with you on this project.

Sincerely,



PEZZONI ENGINEERING, INC.

Michael Stevens

Senior Project Manager

SCOPE OF THE AGREEMENT:

This agreement represents the entire and integrated agreement and will act as the contract for professional services between the Architect and the Consultant and supersedes all prior negotiations, representations or agreements, either written or oral. This agreement may be amended only by written instrument signed by both Architect and Consultant.

The above is mutually agreed to by the undersigned. Please return a copy to our office and retain a copy for your records.

Approved:

By: _____ Date: _____

Print Name: _____

Billing Contact Information

Please provide your billing contact information below:

Billing should be sent to:

Name: _____ Email: _____

Mailing Address: _____

Phone No. _____ Client's Project Number _____

If special handling is required, e.g. hard copy back up, supplemental invoices, etc., please provide specific instructions:

Pezzoni Engineering

1150 9th Street, Suite 1415

Modesto, CA 95354

(209) 554-4602

FEE SCHEDULE FOR PROFESSIONAL SERVICES

EFFECTIVE: January 1, 2025

The following fees are presently in effect for professional services available from our firm:

CONSULTATION SERVICES:

Investigative/Expert Witness/Professional Consultation TBD*

ENGINEERING SERVICES:

Principal Engineer	\$255.00 Per Hour
Project Manager	\$225.00 Per Hour
Engineer	\$195.00 Per Hour
Senior Designer	\$175.00 Per Hour
Designer	\$140.00 Per Hour
CAD/BIM Specialist	\$115.00 Per Hour
Clerical	\$87.00 Per Hour

* Charges for investigative services, expert witness or professional consultation are generally not applicable to projects involving the preparation of plans or specifications for construction projects.

Lynn Ryan

From: Benjamin Faircloth <ben@fse-structural.com>
Sent: Thursday, September 25, 2025 1:34 PM
To: Lynn Ryan
Subject: Re: Proposal for KVHD X-Ray Replacement

My understanding of structural Scope:

Replacement of X-Ray equipment described by GE Drawings (16 Pages) dated August 19, 2025.

Equipment to be supported and anchored that requires structural attention is:

Global G3 table

Global G3 Wall Stand

VCP cabinet

Main Disconnect Panel

Cable Drape Rail

Longitudinal Stationary Rails

Note the GE documents allow for the re-use of 2/3 existing rails, however, no documentation is available to ascertain the construction of existing rails to make a justification to HCAI. The existing ceiling is wood-joint framed (non-structural). Based on the lack of available information it is expected that a site observation is required to evaluate the ceiling structure's ability to support new loads in a current code compliant manner.

Structural Services:

Review Record Drawings

Review GE documentation provided for new equipment.

Perform a site observation visit to access and document existing above ceiling framing

Design anchorages and supports for listed equipment above.

Deliverables = Structural drawings describing above scope + Structural Calcs.

Provide TIO input.

Respond to HCAI review comments on structural Scope.

CA Phase services (response to RFI, Structural Submittal Review, VCR's, Review IOR reports).

Structural Design Fee: \$8400.00

Construction Administration Phase Services = @ Hourly Rates.

Ben Faircloth, (CA) SE 5331
FSE Structural Engineers
916-710-0720

EXHIBIT "A"

Services for Kern Valley Hospital 6412 Laurel Ave. , Mountain Mesa, CA 93240 - X-Ray Replacement Greenbough Design #25004 September 29, 2025	Architectural Hours per phase	Principal	Project architect	Quality / constructability review	Technical drafter	Architect assistant	Admin	Interior design	Total Fee
Hourly rate per staff type		\$ 190	\$ 155	\$ 150	\$ 95	\$ 75	\$ 60	\$ 140	
Site investigation & confirm backgrounds (NA)	0	0	0	0	0	0	0	0	\$ -
Confirmation of existing department space code compliance (NA)	0	0	0	0	0	0	0	0	\$ -
Programming and Planning Phase (NA)	0	0	0	0	0	0	0	0	\$ -
Schematic Design Phase (NA)	0	0	0	0	0	0	0	0	\$ -
Design Development Phase / Project background drawings	40	4	16	0	20	0	0	0	\$ 5,140
Coordination with equipment vendor	13	1	8	0	4	0	0	0	\$ 1,810
Construction Document/HCAI submittal document preparation Phase	88	6	32	0	40	4	6	0	\$ 10,560
HCAI submittal and Review Phase (HCAI)	43	3	14	0	12	12	2	0	\$ 4,900
Contractor Bidding and Negotiation (Hourly as Required)	0	0	0	0	0	0	0	0	\$ -
Construction Administration and HCAI Close-Out Phases (Hourly)	0	0	0	0	0	0	0	0	hourly
Total hours / architectural staff	184	14	70	0	76	16	8	0	\$ 22,410

CONSULTANTS

MECHANICAL, PLUMBING (Capital Engineering, does not include Const. Admin. - hourly in addition)	\$ 3,200.00
ELECTRICAL (Pezzoni Engineering, in addition - \$11,700 hourly NTE allowance for Const. Admin.)	\$ 15,075.00
FIRE SPRINKLER DESIGN (assumes system adjustments will not be required, however if required to be performed Design/Build)	
INTERIORS (see above)	
STRUCTURAL (FSE Structural Engineers, includes 1 required site visit, does not include Const. Admin. - hourly in addition)	\$ 8,400.00
CIVIL Engineering and LANDSCAPE Design (N/A)	

POTENTIAL ADDITIONAL SERVICES (If requested)

Furniture design and layout
Building signage and interior signage
Equipment planning and coordination

CONSULTANT/ALLOWANCE SUBTOTAL	\$ 26,675.00
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PROJECT TOTAL	\$ 49,085.00
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Hourly Billing Rates

For Kern Valley Healthcare District X-Ray Remodel project -
effective thru 12/31/2025

Principal Architect	\$190.00
Project Architect / Project Manager	\$155.00
Constructability and Quality Review Specialist	\$150.00
Interior Designer	\$140.00
Job Captain	\$140.00
Intern Architect	\$110.00
Technical Drafter	\$110.00
Architect's Assistant	\$80.00
Clerical	\$60.00

REIMBURSABLE EXPENSES

Engineering Services	Cost + 10%
Mileage	\$.67 per mile
Printing/Postage	Cost + 10%

October 15, 2025

Mr. Bob Easterday
Plant Operations Manager
Kern Valley Healthcare District
6412 Laurel Avenue
Mountain Mesa, CA 93240

Re: Proposal #25006 for Professional Design Services – KVHD NPC5 Water Supply

Dear Bob,

Thank you for giving Greenbough Design the opportunity to propose professional design services for Kern Valley Healthcare District.

Project Information

Scope description

The purpose of this project is to design and permit, as part of HCAI NPC 5 requirements for Kern Valley Healthcare District, a 72 hour backup water supply at Kern Valley Hospital, located at 6412 Laurel Avenue in Mountain Mesa, California. The proposed solution is a 20,000 gallon water tank with a booster pump, on a property adjoining the hospital.

The scope of the project is to prepare design and construction documents and technical specifications for approval and construction of the project as described above. The scope of services will include Design, Construction Documents, Specifications, Regulatory Review, Construction Administration, and Project Closeout. The project will be designed to meet the 2022 California Building Code requirements for OSHPD 1 projects under the jurisdiction of HCAI. The Construction Documents will include a grading plan, plans for modifications to the site water system, and a domestic pump system design.

Architectural Scope

1. Preparation of construction documents, demolition drawings, technical specifications, and other submittal documents for submittal to HCAI for review as an OSHPD 1 project.
2. Coordinate with the Owner contracted Civil Engineer. The Civil Engineer will lead the submittal and review process for work under the jurisdiction of Kern County. Greenbough Design will lead the submittal and review process for work under the jurisdiction of HCAI.
3. Coordination of engineers' work and incorporation into project submittal documents, including plans, structural calculations, specifications, and a Testing, Inspection, and Observation (TIO) form for the project.
4. Preparation and coordination of response to plan review comments by HCAI.
5. Coordination and prepare Building Permit Application and Notice of Start of

- Construction.
6. Coordination with Contractor.
 7. Conduct Construction Administration services, including responding to Contractor submittals and RFIs and site observations during construction.
 8. Prepare required closeout documentation.

Electrical Engineering Scope

1. Coordinate and provide the power connection requirements, from the code required power source, to the new pumps required for the new NPC5 water storage system. Provide conduit infrastructure as required for control wiring provided under the mechanical scope of work.
2. Provide load calculations as required by HCAI to demonstrate load compliance. All required panel load readings to be performed and provided by the hospital as requested by the Engineer.
3. Provide selected circuit breaker trip curves coordination to demonstrate coordination between new circuit breakers and existing circuit breakers as required by HCAI PIN 70. Existing circuit breaker information to be provided by the hospital as requested by the Engineer.

Structural Engineering Scope

It is assumed that the design of the concrete pad and anchorage of outside equipment will be provided by either the Civil Engineer or by the tank manufacturer. We recommend an allowance be carried (see Compensation section) for FSE Structural Engineering to assist in the submission and approval process through HCAI.

Mechanical Engineering Scope

1. Re-evaluate the domestic water calculations to ensure compliance with NPC5 requirements.
2. Re-evaluate the domestic water demands, and if required, develop a water rationing plan to potentially reduce the required tank size.
3. Assist Civil Engineer with HCA approval, including the sizing of the tank and associated calculations. The Civil Engineer will be preparing drawings and specifications for HCAI submittal and approval.

Deliverables

The deliverables for this project will be:

- Participation, if required, in preliminary meeting HCAI to review project scope.
- Construction documents suitable for submission, review, and approval by HCAI.
- Project structural calculations for submission, review, and approval by HCAI.
- Project testing and inspection document for submission, review and approval by HCAI.
- Assistance with the preparation of documents required for obtaining a building permit from HCAI.

- Administration of the project as required per section 7-119 of the California Administrative Code for hospital projects.
- Prepare amended Construction documents/post approval documents per section 7-153 of the California Administrative Code

Owner's project representative:

Bob Easterday, Plant Operations Manager

Schedule

We anticipate that the Construction Documents will be submitted as a new project to HCAI no later than December 31, 2025, per NPC 5 requirements.

Team

The representatives from Greenbough Design for this project will be Michael Ryan as Principal in Charge and Cindy Giminski as Project Manager.

In addition, the consultant team for this project will be:

Joseph Carbonel, Capital Engineering – Mechanical Engineering
Michael Stevens, Pezzoni Engineering – Electrical Engineering
Ben Faircloth, FSE Structural Engineers – Structural Engineering

The Civil Engineer for the project will be the Owner's consultant, contracting directly with Kern Valley Healthcare District:

Alan Whitten, Cornerstone Engineering – Civil Engineering

Greenbough Design's scope of work includes coordinating the Civil Engineer's work with the other engineering consultants and with HCAI.

Compensation

We propose to bill professional services for Construction Documents and Regulatory Review for Architectural and Electrical Engineering at a fixed fee of \$33,295, which includes the engineering consultants as shown on the workplan in Exhibit A. In addition, an allowance of \$5,000 for Structural Engineering and \$10,000 for Mechanical Engineering is recommended to be carried.

We propose to provide Construction Administration and Project Close-Out at hourly rates for Greenbough Design and our consultants, in addition to the fixed fee above. Greenbough Design's and the engineering consultants' hourly rates are per the rate sheets in Exhibit B.

If additional site visits are required, they will be requested as an Additional Service to this project.

Progress billings will be made on a monthly basis for the duration of the project with a net 45 payment schedule.

Reimbursables

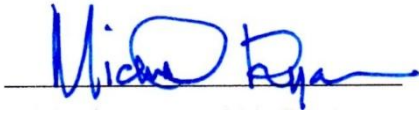
Expenses associated with mileage will be billed at the IRS rate. Expenses associated with owner requested printing and shipping services will be billed at cost plus 10%.

If you are in agreement with this proposal, please sign and return one copy. Please do not hesitate to contact us if you have any questions and/or concerns.

Sincerely,

Greenbough Design

Kern Valley Healthcare District



Michael F. Ryan, Principal Architect

John Lovrich, Chief Executive Officer

Date: October 15, 2025

Date: _____

ATTACHMENT "A"

Services for Kern Valley Hospital 6412 Laurel Ave. , Mountain Mesa, CA 93240 - NPC 5 Water supply Greenbough Design #25006 October 15, 2025	Architectural Hours per phase	Principal	Project architect	Quality / constructability review	Technical drafter	Architect assistant	Admin	Interior design	Total Fee
Hourly rate per staff type		\$ 190	\$ 155	\$ 150	\$ 95	\$ 75	\$ 60	\$ 140	
Site investigation (NA)	0	0	0	0	0	0	0	0	\$ -
Confirmation of existing department space code compliance (NA)	0	0	0	0	0	0	0	0	\$ -
Programming and Planning Phase (NA)	0	0	0	0	0	0	0	0	\$ -
Schematic Design Phase (NA)	0	0	0	0	0	0	0	0	\$ -
Design Development Phase / Project background drawings	40	4	16	0	20	0	0	0	\$ 5,140
Coordination with engineering team and Owner's Civil Engineering consultant	42	8	20	0	10	4	0	0	\$ 5,870
Construction Document/HCAI submittal - document preparation Phase	76	12	24	0	30	4	6	0	\$ 9,510
HCAI submittal and Review Phase (HCAI)	56	6	20	0	12	16	2	0	\$ 6,700
Pre-Construction Phase (Hourly - Rates at time of actual construction)	0	0	0	0	0	0	0	0	\$ -
Construction Administration Phase (Hourly - Rates at time of actual construction)	0	0	0	0	0	0	0	0	\$ -
Project HCAI Close-Out Phase (Hourly - Rates at time of actual construction)	0	0	0	0	0	0	0	0	\$ -
Total hours / architectural staff	214	30	80	0	72	24	8	0	\$ 27,220

Hourly Billing Rates

For Kern Valley Healthcare District NPC5 Water Supply Project
effective thru 12/31/2025

Principal Architect	\$190.00
Project Architect / Project Manager	\$155.00
Constructability and Quality Review Specialist	\$150.00
Interior Designer	\$140.00
Job Captain	\$140.00
Intern Architect	\$110.00
Technical Drafter	\$110.00
Architect's Assistant	\$80.00
Clerical	\$60.00

REIMBURSABLE EXPENSES

Engineering Services	Cost + 10%
Mileage	\$\$.70 per mile
Printing/Postage	Cost + 10%

Pezzoni Engineering

1150 9th Street, Suite 1415

Modesto, CA 95354

(209) 554-4602

FEE SCHEDULE FOR PROFESSIONAL SERVICES

EFFECTIVE: January 1, 2025

The following fees are presently in effect for professional services available from our firm:

CONSULTATION SERVICES:

Investigative/Expert Witness/Professional Consultation TBD*

ENGINEERING SERVICES:

Principal Engineer	\$255.00 Per Hour
Project Manager	\$225.00 Per Hour
Engineer	\$195.00 Per Hour
Senior Designer	\$175.00 Per Hour
Designer	\$140.00 Per Hour
CAD/BIM Specialist	\$115.00 Per Hour
Clerical	\$87.00 Per Hour

* Charges for investigative services, expert witness or professional consultation are generally not applicable to projects involving the preparation of plans or specifications for construction projects.

FSE

Structural Engineers

Current hourly rates:

CA Licensed Structural Engineer = \$200 per hour

Project Management = \$150 per hour

Drafting Services = \$100 per hour

Capital Engineering Consultants, Inc.
2025 Billing Rates

Sr. Principal	\$275.00 / hour
Principal	\$250.00 / hour
Director	\$240.00 / hour
Sr. Project Manager	\$230.00 / hour
Project Manager	\$220.00 / hour
Field Services	\$214.00 / hour
Senior Engineer	\$195.00 / hour
Engineer	\$178.00 / hour
Senior Designer	\$165.00 / hour
Designer	\$153.00 / hour
Technician / CADD	\$141.00 / hour
Intern	\$130.00 / hour
Project Administrator	\$120.00 / hour
Sr. Admin.	\$83.00 / hour
Clerical / Admin.	\$67.00 / hour

Reimbursable Expenses

Reimbursable expenses include: Postage other than for general correspondence; plan check permit and inspection fees required by governing bodies; plotting of CADD originals; printing and reproduction costs applicable to project submissions to client or review agencies; toll calls; mileage to and from site meetings at IRS allowed rate; overnight or daily delivery service when required to meet a need of the client not the fault of the Engineer or to meet a previously agreed to submission date.

Reimbursable expenses will be billed at actual cost plus a service charge of 10%.

CECI Tax ID No. 94-1492674

we
bring
life to
buildings



DESIGN SERVICES PROPOSAL

To: Robert Easterday
Kern Valley Health Care District
Lake Isabella, CA.

Re: Kern Valley Hospital Seismic Brace Compliance HCAI Services Building B,C, & D
Lake Isabella, CA.

WE HEREBY INCLUDE THE FOLLOWING IN OUR QUOTATION DATED October 19th, 2025:

This proposal is for the fire sprinkler consulting services for Buildings B, C, and D HCAI Seismic Compliance at the existing Hospital located in Lake Isabella. These services do not include any architecture of record services or any mechanical engineering services, including but not limited to, stamping of submittal drawings. Mechanical engineer review and stamp associated cost will be at no cost to RLH Fire Protection.

All work considered herein is to be conducted during the normal working hours of RLH Fire Protection.

This proposal is for design services only. Any fire sprinkler work and opening/closing of ceilings is excluded from this proposal. The following terms apply:

1. RLH Fire Protection, Inc. (RLH) agrees not to assert any rights and not to establish any claim under patent or copyright law for all design documents including CAD files and calculations. RLH shall have the right to retain copies of its work product. A copy of all design documents including CAD files and calculations shall be transferred upon final payment.
2. Coordination with Architect and Engineering team prior to submittal.
3. Design of fire sprinkler pipe hangers, braces and fasteners used for attachment to supporting structure are included.
4. The term "design documents" shall include but not be limited to the documentation relating to the design and layout of the fire sprinkler systems and components thereof, including the pipe hangers, braces and fasteners used for attachment to supporting structures. It is expressly understood that no warranties or representations of any kind, express or implied, are made in connection with the design drawings except as to the project for which this proposal is made.

THIS PROPOSAL DOES NOT INCLUDE THE FOLLOWING:

1. Structural engineering of any kind (analysis of the supporting structure at points of connection is excluded),
2. Electrical engineering.
3. Installation shop drawings or field coordination.
4. Design beyond five feet from the outside perimeter of the building.
5. Costs to ascertain fire flow test results for the site.
6. BIM Coordination.
7. Installation of the designed system(s).
8. Supervision of the installation of the designed system(s).
9. Permit fees or responsibility for submittal to authority having jurisdiction.

RLH Fire Protection, Inc.



Fire Sprinklers, Fire Alarms, Security Systems
Bakersfield San Francisco Livermore

Page 2 of 2

10. Knox box to be provided and installed by others.
11. Fire Alarm/Sprinkler monitoring services.
12. Fire Alarm Design and Modification of existing fire alarm system.

WE HEREBY PROPOSE TO FURNISH THE ABOVE FOR THE SUM OF:

Eleven Thousand Eight Hundred Dollars and No Cents (\$11,800.00)

TERMS: Net 30 days after receipt of invoice. This quotation is subject to review after thirty days.

Sincerely,

Ryan Muthana, PE
Fire Protection Engineer
rmuthana@rlhfp.com
805-458-0644

ACCEPTANCE

The foregoing proposal is hereby accepted this _____ day of _____ 2025, at price and terms stated herein, and RLH Fire Protection is authorized to proceed with this work.

Signature: _____

Title: _____

Print Name: _____

Phone: _____

RLH Fire Protection



CORNERSTONE
ENGINEERS • ADVISORS

Bringing Solutions and Light

5509 Young Street, Bakersfield, CA 93311
Tel: (661) 325-9474 www.cornerstoneeng.com

October 14, 2025

Kern Valley Health Care District

Attn: Bob Easterday, Plant Operations Manager

6412 Laurel Ave

Mt. Mesa, CA 93240

Via email at: easterdayro@kvhd.org

Kern Valley Hospital Site



**Proposal for Professional Surveying and Civil Engineering
Services for the Kern Valley Hospital District NPC5 Project**

Mrs. Ryan,

Thank you for inviting Cornerstone to participate in the Kern Valley Healthcare District (KVHD) NPC5 water supply project. Our understanding of the project is that the KVHD is required by the State of California to install a 72 hour backup water supply at their Hospital Facility at Mt. Mesa, California. To accomplish this, it has been proposed to install a 20,000 gallon tank with a booster pump on a piece of property across the street from the existing hospital. Below is our projected Scope of Work and budget fee estimates for this project given the information available at this time. It is anticipated that during all phases of work, Cornerstone will represent the Civil Engineer to California Department of Health Care Access and Information in support of this project.

Task 1.0 Grading Plan for New Tank Site

Time and Material, Initial Estimate: \$8,150

Prepare onsite grading and drainage plan suitable for submittal to the California Department of Health Care Access and Information (HCAI) for approval.

- Prepare site grading plan based on the site layout and topography data provided to us by the Client.
- Based on the site plan, develop a drainage plan, and basic erosion control plan.
- Prepare site grading and drainage plan package suitable for securing construction bids in PDF format and for submittal to the HCAI.
- Address one round of plan check comments from HCAI.

The final deliverables will be a grading plan in PDF format approved by HCAI.

Task 2.0 Plans for Modifications to Site Water System

Time and Material, Initial Estimate: \$7,600

Our understanding of the current potable water supply to the hospital is supplied by the Mountain Mesa Water Company. During this phase of work, Cornerstone will use topographic data generated in Task 1 to prepare plans and specifications for the installation of the new domestic water lines to the hospital, utilizing as much as possible the existing domestic line connections. This scope of work includes:



- Preparation of a basis of design document describing the proposed function of the overall water system improvements.
- Design of domestic waterlines to connect the existing domestic water lines operated by the Mountain Mesa Water Company (including backflow prevention) to the proposed storage tank and from the proposed tank/pump assembly to the existing hospital domestic water connection points.
- It is assumed that the existing irrigation system, and fire suppression system will not be connected to the new domestic waterlines.
- Plans shall take into account the complexity of the change over from the existing water service to the proposed tank facility and shall be designed to minimize disruptions to the hospital supply of water.
- Assist the Healthcare District in applying for the new water connection to the Mountain Mesa Water Company for the new tank.
- Develop construction plans for submittal to HCAI for approval
- Addressing comments from HCAI regarding the proposed domestic lines.

The final deliverable will be an approved site utility plan showing the connections between the existing hospital domestic water system and the proposed tank/pump system in PDF format.

Task 3.0 Domestic Pump System Design

Time and Material, Initial Estimate: \$21,200

During this phase of work, Cornerstone will use developed topographic data (Task 1.0), basis of design, and civil plans (Task 3.0) to prepare mechanical drawing package and specifications for the installation of proposed pump assembly, inlet piping, and outlet piping to the proposed tank. We anticipate an at-grade water storage tank from which water will be pumped to a hydropneumatic tank to sustain water pressure to the hospital potable delivery system. This pump system will not be sized to support the hospital irrigation system, nor the fire suppression system. This scope of work includes:

- Design of pump system to connect the new freshwater tank to new pump assembly, and pump outlet to the interface with the civil plans.
- Water storage and pump system to meet the requirements of the California Plumbing Code section 615.4 for emergency water supplies, including connections for re-filling the tank, and a means to dispense water to portable containers.
- This proposal includes design of the foundations/equipment pads for both the pump system and the hydropneumatic pressure tank expected to be used.
- Provide technical specifications for: water pump(s) to meet specified operating flow and pressure; hydropneumatic tank and its coating; instrumentation and control devices to monitor/control tank level; instrumentation and controls for pump operation and speed control in concert with the hydropneumatic tank.
- This proposal excludes design of the at-grade storage tank, tank coating, corrosion control, access ladder, access hatch/vents, and the tank foundation. It is expected that the supplier of the tank will provide these documents in sufficient detail to include in HCAI submittals and under appropriate licensure. Cornerstone to specify inlet and outlet size and orientation.
- This proposal excludes design of emergency backup power for the pump system. It is expected that the Civil Engineering team will work with the electrical engineer to ensure this requirement is met.
- Development of mechanical construction plans for submittal to HCAI for approval



- Address one round of comments from HCAI with regard to the proposed water feeder system.

The final deliverable will be an HCAI approved site mechanical plan for the tank and water pump system to the plant in PDF format.

Task 4.0 Encroachment Permit and Street Plans

Time and Material, Initial Estimate: \$7,000

The proposed location for the tank/pump system is currently undeveloped. There are currently no curb or gutter along the property frontage. It is expected that the County of Kern will require curb and gutter be installed along the frontage of the lot as a condition of an encroachment permit to install new water and electrical lines under the existing roadway. In anticipation of this request, Cornerstone proposes the following scope of work:

- Design curb, gutter, and a street section for the frontage along the tank site. If the county requires the entire property to have curb and gutter, we can provide that design at an additional fee.
- Develop street plans for submittal to the County of Kern for the new curb and gutter and proposed water and electrical lines that will cross the street from the tank site to the hospital.
- Include new connection to existing water mains in the street for the tank.
- Submit street plans to the County of Kern for approval.
- Address one round of comments from the County of Kern regarding the street plans.

The final deliverable will be a set of County-approved street plans in PDF format. The final encroachment permit will need to be applied for and secured by the contractor who will be doing the work.

Task 5.0 Construction Support

Time and Material, Initial Estimate: \$5,000

The budget proposed is based on our experience with size of project and includes 25 man-hours of construction phase support. However, if conditions or project duration make more coordination time necessary, then a request will be made prior to going over the budgeted amount.

Task 6.0 Project Management

Time and Material, Initial Estimate: \$5,100

The budget proposed is based on our experience with size of project and includes 26 man-hours of Project Management support. These hours are used to attend project update meetings via Teams or Zoom and to provide oversight as the design takes shape. However, if conditions or project duration make more coordination time necessary, then a request will be made prior to going over the budgeted amount.

TOTAL ESTIMATED PROJECT BUDGET: \$54,050

Exclusions and Assumptions

In preparing the scope of services, it is understood that the following exclusions and assumptions apply:

- The Consultant (Cornerstone) assumes no responsibility for the accuracy of information or services provided by the Client or their consultants and shall not be liable for errors or omissions therein. Should the Consultant be



required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as extra service.

- Exposing any existing utility locations for design purposes will be performed by others.
- Client to provide record drawings illustrating the existing configuration of the water system, irrigation system tie points, and fire water system.
- Client to provide water demand information (average, maximum day, and peak hour – existing and projected) to be used in the basis of design.
- Due to the size of the site (under 1 acres) it is assumed that a SWPPP will not be required. If the project scope increases beyond 1 acre, the civil engineer can prepare a SWPPP for the project at an additional charge.
- Construction staking services are excluded from this proposal. Cornerstone does provide this service and can provide a proposal for Construction Staking once the plans are approved.
- Geotechnical Services are excluded from this scope of work. It is expected that the Healthcare district will provide a site-specific soils report for the project suitable for the design of foundations and road cross sections.
- Any fees required by a government agency in connection with this project to be paid by Client.



Business Terms

Work would be performed per the terms of the standard Cornerstone Agreement Between Client and the Kern Valley Healthcare District (attached). The fees stated herein are based on a net 30 payment schedule and not on a “pay-when-paid” arrangement. The total fee is based upon receiving a notice to proceed within 30 days of the date of this proposal. We anticipate being able to start this work within 5 days of receipt of an executed contract. We anticipate being able to meet the requested schedule of having construction documents ready to submit to HCAI by the end of the year. Note that it is our policy to withhold deliverables until accounts are made current.

The fee for each task is either a “Time and Material” or “Fixed Fee”. If at any time a change in the scope of work or deliverables is anticipated, you will be notified of any potential change in cost. Any additional work authorized will be billed per the attached rate sheet. Additional work will not proceed without your prior authorization. Services will be billed twice monthly based on the work completed to date per the attached 2025 rate sheet or the rate sheet in effect at the time services are rendered.

If any additional information is needed, please contact me by phone at (661) 706-9406 or by email at caw@cornerstoneeng.com. And thank you again for contacting Cornerstone to assist in this project.
Sincerely,

CORNERSTONE ENGINEERING, INC.

Claude 'Alan' Whitten, PE, PLS
RCE 63332
PLS 9750
Chief Civil Engineer

AGREEMENT BETWEEN CLIENT AND CONSULTANT

Proposal Number 25-298r1

Agreement entered into at Bakersfield, California on this date of October 14, 2025, by and between:

Client

Kern Valley Healthcare District
6412 Laurel Avenue
Mountain Mesa, CA 93240
T: 760 379 2681

Consultant

Cornerstone Engineering, Inc.
5509 Young Street
Bakersfield, CA 93311
T: 661.325.9474
F: 661.322.0129

Project

Client retains Consultant to prepare civil plans for the installation of a new water tank and pump system, hereinafter called "project."

Scope of Work

Provide Professional Civil Engineering, and Land Surveying services to prepare plans for a new domestic water tank and pumping system, as described in the attached proposal as **attachment 'A'**.

Compensation

Client agrees to compensate Consultant for such services by the hour, at the rates shown in **Exhibit B**, to be paid, net 30 days, no retention.

For Items identified as 'Fix Fee' in Exhibit A, Client agrees to compensate Consultant for such services at a fixed fee of \$5,900. Fee is to be paid based on a percentage of completion; net 30 days; no retention.

For items identified as 'Time and Material' in Exhibit 'A', Client has requested an opinion of probable costs, which is provided for budgeting purposes only. The opinion of probable costs is not intended to serve as a limitation of fees to be charged in completing the scope of work outlined in this contract. Consultant's opinion of probable costs for professional services is \$50,900.

It is our policy not to complete final processing or recording of any map or project until all invoices are current.

In the event that extra work is required, Consultant shall be paid per the hourly rate schedule specified in **Exhibit B**.

Commencement of Work

Consultant shall not begin work until Agreement has been fully executed by all required signatories.

Provisions of Agreement

This Agreement is subject to the Provisions of Agreement attached hereto and made a part hereof.

In witness whereof, the parties hereby execute this Agreement upon the terms and conditions stated herein.

Client

Consultant

Kern Valley Healthcare District

Christine M. Halley, PE
Managing Partner

Date

Date

Provisions of Agreement

1. **Mutual Cooperation.** Client and Consultant agree to cooperate with each other in order to fulfill their responsibilities and obligations under this agreement. Both Client and Consultant shall endeavor to maintain good working relationships among members of the project team.
2. **Jurisdictional State.** This agreement shall be governed by and construed in accordance with the laws of the State of California.
3. **Warranties of Work.** Consultant warrants that services will be performed pursuant to generally accepted professional standards of practice in effect at the time of performance. Consultant makes no warranty, either expressed or implied, as to its findings, recommendations, plans, specifications, or professional advice beyond generally accepted standards of professional practice in effect at the time of performance.
4. **Jobsite Safety.** Client agrees that in accordance with generally accepted construction practices, the construction contractor and construction subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, and that this requirement shall apply continuously and not be limited to normal working hours. Neither the professional activities of Consultant nor the presence of Consultant or his or her employees or subconsultants at a construction site shall relieve the contractor and its subcontractors of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and applicable health or safety requirements of any regulatory agency or of state law.
5. **Asbestos and Hazardous Materials.** (a) Client acknowledges that Consultant's scope of services for this project does not include any services related in any way to asbestos and/or hazardous or toxic materials. Should Consultant or any other party encounter such materials on the job site, or should it in any other way become known that such materials are present or may be present on the job site or any adjacent or nearby areas which may affect Consultant's services, Consultant may, at its option, suspend or terminate work on the project until such time as Client retains a qualified contractor to abate and/or remove the asbestos and/or hazardous or toxic materials and warrant that the job site is free from any hazard which may result from the existence of such materials.

(b) Client hereby agrees to bring no cause of action on any basis whatsoever against Consultant, its officers and directors, principals, employees, agents and subconsultants if such claim or cause of action in any way would involve Consultant's services for the investigation, detection, abatement, replacement, use or specification, or removal of products, materials or processes containing asbestos, asbestos cement pipe, and/or any hazardous or toxic materials. Client further agrees to defend, indemnify and hold harmless Consultant, its officers, directors, principals, employees and subconsultants from any asbestos and/or hazardous or toxic material related claims that may be brought by third parties as a result of the services provided by Consultant pursuant to this agreement, except claims caused by the sole negligence or willful misconduct of Consultant.
6. **Governmental Permits.** If the scope of services includes Consultant's assistance in applying for governmental permits or approvals, Consultant's assistance shall not constitute a representation, warranty or guarantee that such permits or approvals will be acted upon favorably by any governmental agency.
7. **Land Area Estimates.** Estimates of land areas provided under this agreement are not intended to be, nor should they be considered to be, precise. The estimate will be performed pursuant to generally accepted standards of professional practice in effect at the time of performance.
8. **Geotechnical Engineering.** Consultant makes no representations concerning soil or geological conditions unless specifically included in writing in this agreement, or by amendments to this agreement, and shall not be responsible for any liability that may arise out of the making of or failure to make soils or geological surveys, subsurface soils or geological tests, or general soils or geological testing.
9. **Construction-Phase Engineering Services.** If the scope of services contained in this agreement does not include construction-phase services for this project, Client acknowledges such construction-phase services will be provided by Client or by others and Client assumes all responsibility for interpretation of the contract documents and for construction observation and supervision and waives any claim against Consultant that may in any way be connected thereto. In addition, Client agrees to indemnify and hold Consultant harmless from any loss, claim, or cost, including reasonable attorneys' fees and costs of defense, arising or resulting from the performance of such services by other persons or entities and from any and all claims arising from the modification, clarification, interpretation, adjustments or changes made to the contract documents to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct of Consultant.
10. **Construction Staking Services.** If the scope of services to be provided by Consultant pursuant to the terms of this agreement include the preparation of grading plans but excludes construction staking services, Client acknowledges that such staking services normally include coordinating civil engineering services and the preparation of record drawings based upon information provided by others, and Client will be required to retain such services from another consultant or pay Consultant pursuant to this Agreement for such services as extra services in accordance with Paragraph 18.
11. **ALTA Surveys.** If the scope of services to be provided by Consultant pursuant to the terms of this agreement includes an ALTA survey, Client agrees that Consultant may sign one of the ALTA survey statements attached to this agreement and incorporated herein by reference. In the event Consultant is required to sign a statement or certificate which differs from the ALTA survey statements contained in the attachment to this agreement, Client hereby agrees to indemnify and hold Consultant harmless from any and all liability arising from or resulting from the signing of any statement which differs from those statements contained in the attachment to this agreement.
12. **Additional Services.** Client agrees that if Client requests services not specified in the scope of services described in this agreement, Client will pay for all such additional services as extra services, in accordance with Consultant's billing rates utilized for this agreement.

- 13. Document Changes by Client.** In the event (1) Client agrees to, authorizes, or permits changes in the plans, specifications or documents prepared by Consultant, which changes are not consented to in writing by Consultant, or (2) Client agrees to, authorizes or permits construction of unauthorized changes in the plans, specifications or documents prepared by Consultant, which changes are not consented to in writing by Consultant, or (3) Client does not follow recommendations prepared by Consultant pursuant to this agreement, which changed recommendations are not consented to in writing by Consultant: Client acknowledges that the unauthorized changes and their effects are not the responsibility of Consultant and Client agrees to release Consultant from all liability arising from the use of such changes, and further agrees to defend, indemnify and hold harmless Consultant, its officers, directors, agents, employees and subconsultants from and against all claims, demands, damages or costs, including attorneys' fees, arising from the unauthorized changes.
- 14. Changed Conditions.** Client acknowledges that the design services performed pursuant to this agreement are based upon field and other conditions existing at the time these services were performed. Client further acknowledges that field and other conditions may change by the time project construction occurs and clarification, adjustments, modifications and other changes may be necessary to reflect changed field or other conditions. Such clarifications, adjustments, modifications and other changes shall be paid for by Client as extra services in accordance with Paragraph 12.
- 15. Notification of Changed Conditions.** If during the construction phase of the project Client discovers or becomes aware of changed field or other conditions which necessitate clarifications, modifications or other changes to the plans, specifications, estimates or other documents prepared by Consultant, Client agrees to notify Consultant and retain Consultant to prepare the necessary changes or modifications before construction activities proceed. Further, Client agrees to require a provision in its construction contracts for the project which requires the contractor to promptly notify Client of any changed field or other conditions so that Client may in turn notify Consultant pursuant to the provisions of this paragraph. Any extra work performed by Consultant pursuant to this paragraph shall be paid for as extra services pursuant to Paragraph 12.
- 16. Changes in Codes and Regulations.** If Consultant, pursuant to this agreement, produces plans, specifications, or other documents and/or performs field services, and such plans, specifications, and other documents and/or field services are required by any governmental agency, and such governmental agency changes its ordinances, codes, policies, procedures or requirements after the date of this agreement, any additional office or field services thereby required shall be paid for by Client as extra services in accordance with Paragraph 12.
- 17. Record-of-Survey and Corner Records.** Client acknowledges and agrees that if Consultant provides surveying services, which services require the filing of a Record of Survey in accordance with Business and Professions Code Section 8762, or a Corner Record pursuant to Business and Professions Code Section 8773, all of the costs of preparation, examination and filing for the Record of Survey or Corner Record will be paid by Client as extra services in accordance with Paragraph 12.
- 18. Re-staking.** In the event that any staking of record monuments are destroyed, damaged or disturbed by an act of God or parties other than Consultant, the cost of re-staking shall be paid for by Client as

extra services in accordance with Paragraph 12.

- 19. Project Delays.** Consultant is not responsible for delay caused by activities or factors beyond Consultant's reasonable control, including but not limited to, delays by reason of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of Client to furnish timely information of approve or disapprove of Consultant's services or instruments of services promptly, faulty performance by Client or other contractors or governmental agencies. When such delays beyond Consultant's reasonable control occur, Client agrees Consultant shall not be responsible in damages nor shall Consultant be deemed to be in default of this agreement. Consultant shall not be liable to Client for any consequential damages, lost profits, penalties, or fines suffered by Client as a result of Consultant's delay in fulfilling the terms of this agreement. Any damages suffered by Client as a result of Consultant's inability to timely perform any assignment under this agreement shall be subject to the limitation on damages contained in Paragraph 30.
- 20. Project Delays by Governmental Agencies.** Consultant shall not be liable for damages resulting from the actions or inactions of governmental agencies including, but not limited to, permit processing, environmental impact reports, dedications, general plans and amendments hereto, zoning matters, annexations or consolidations, use or conditional use permits, project or plan approvals, and building permits. Client agrees that it is the responsibility of Client to maintain in good standing all government approvals or permits and to timely apply for any necessary extensions thereof.
- 21. Execution of Documents.** Consultant shall not be required to execute any documents subsequent to the signing of this agreement that in any way might, in the judgment of Consultant, increase Consultant's contractual or legal obligations or risks.
- 22. Ownership of Files and Documents.** Client acknowledges all reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by Consultant are instruments of service, and shall remain the property of Consultant and may be used by Consultant without the consent of Client. Upon request and payment of all costs involved, Client is entitled to a copy of all final plans and specifications for use in connection with the project for which the plans and specifications have been prepared. Drawings, reports and data on electronic media or files are the sole property of Consultant and will not be transferred or copied. Client acknowledges that right to utilize final plans and specifications and the services of Consultant provided pursuant to this agreement will continue only so long as Client is not in default, pursuant to the terms and conditions of this agreement, and Client has performed all its obligations under this agreement.
- 23. Client Use of Files and Documents.** Client agrees not to use or permit any other person to use plans, specifications, drawings, cost estimates, reports or other documents prepared by Consultant which plans, specifications, drawings, cost estimates, reports or other documents are not final and which are not signed or stamped or sealed by Consultant. Client shall be responsible for any such use of non-final plans, specifications, drawings, cost estimates, reports or other documents not signed and stamped or sealed by Consultant. Client hereby waives any claim for liability against Consultant for such use. Client further agrees that final plans, specifications, drawings, cost estimates, reports or other documents are for the exclusive use of Client and may be used by Client only for the project described on page 1 of this agreement. Such final plans, specifications, drawings, cost estimates, reports or other documents may not be changed or used on a different

project without written authorization or approval by Consultant. If signed check-prints are required to be submitted with a stamp or a seal, they shall not be considered final for purposes of this paragraph.

24. Review by Contractor and Subcontractors. Client agrees to require its contractor and subcontractors to review the plans, specifications and documents prepared by Consultant prior to the commencement of construction-phase work. If the contractor and/or subcontractors determine there are deficiencies, conflicts, errors, omissions, code violations, improper use of materials, or other deficiencies in the plans, specifications and documents prepared by Consultant, contractors and subcontractors shall notify Client so those deficiencies may be corrected by Consultant prior to the commencement of construction-phase work.

25. Third-Party Work. Client acknowledges that Consultant is not responsible for the performance of work by third parties, including but not limited to, the construction contractor and its subcontractors.

26. Cost Estimates. (a) If the scope of services requires Consultant to estimate quantities, such estimates are made on the basis of Consultant's experience and qualifications and represent Consultant's best judgment as a professional generally familiar with the industry. However, such estimates are only estimates and shall not constitute representations, warranties or guarantees of the quantities of the subject of the estimate. If the scope of services requires Consultant to provide its opinion of probable construction costs, such opinion is to be made on the basis of Consultant's experience and qualifications and represents Consultant's best judgment as to the probable construction costs. However, since Consultant has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, such opinions of probable construction costs do not constitute representations, warranties or guarantees of the accuracy of such opinions, as compared to bid or actual costs.

(b) In providing opinions of probable costs, it is to be understood that the Design Professional has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable costs provided herein are made on the basis of the Design Professional's qualifications and experience. The Design Professional makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

27. Payment of Project Fees. Client shall pay the costs of all checking and inspection fees, zoning and annexation application fees, assessment fees, soils or geotechnical engineering fees, soils or geotechnical engineering testing fees, aerial topography fees, and all other fees, permits, bond premiums, title company charges, blueprints and reproductions, and all other similar charges not specifically covered by the terms of this agreement.

28. Governmental Fees and Charges. Upon Consultant's request, Client shall execute and deliver, or cause to be executed and delivered, such additional information, documents or money to pay governmental fees and charges which are necessary for Consultant to perform its services pursuant to the terms of this agreement.

29. Construction Insurance. Client agrees to purchase and maintain, or cause Contractor to purchase and maintain, during the course of construction, builder's risk "all risk" insurance which will name Consultant as an additional named insured as its interest may appear.

30. Limit of Liability. Client agrees to limit the liability of Consultant, its principals, employees and subconsultants, to Client and to all contractors and subcontractors on the project, for any claim or action arising in tort, contract, or strict liability, to a sum no greater than the insurance limits disclosed in Paragraph 31 herein. Client and Consultant acknowledge that this provision was expressly negotiated and agreed upon.

31. Insurance Coverage Disclosure. In accordance with §6749(a)(6) of the California Business and Professions Code, Consultant discloses the existing of professional liability insurance coverage that extends to the professional engineer in responsible charge of services. For the purposes of this contract, that limit shall be one million dollars (\$1,000,000).

32. Indemnification of Third-Party Lenders. If payment for Consultant's services is to be made on behalf of Client by a third-party lender, Client agrees that Consultant shall not be required to indemnify the third-party lender, in the form of an endorsement or otherwise, as a condition to receiving payment for services.

33. Billing. All fees and other charges due Consultant will be billed twice monthly and shall be due at the time of billing unless specified otherwise in this agreement. If Client fails to pay Consultant within thirty (30) days after invoices are rendered, Consultant shall have the right in its sole discretion to consider such default in payment a material breach of this entire agreement and, without written or verbal notice, Consultant's duties, obligations and responsibilities under this agreement may be suspended or terminated. In such event, Client shall promptly pay Consultant for all outstanding fees and charges due Consultant at the time of suspension or termination. If Consultant elects to suspend or terminate Consultant's services pursuant to this provision, Consultant is entitled to reasonable suspension or termination costs or expenses.

34. Billing Invoice Review. Client agrees that all billings from Consultant to Client are correct and binding on Client unless Client notifies Consultant in writing of alleged inaccuracies, discrepancies, or errors in billing, within thirty (30) days from the invoice date.

35. Application of Late Charges. Client agrees to pay a monthly late payment charge, which will be the lesser of one and one-half percent (1.5%) per month or a monthly charge not to exceed the maximum legal rate, which will be applied to any unpaid balance commencing thirty (30) days after the date of billing.

36. Changes to Consultant's Fee Schedule. In the event Consultant's fee schedule changes due to any increase of costs such as the granting of wage increases and/or other employee benefits to field or office employees due to the terms of any labor agreement, or increase in the cost of living, during the lifetime of this agreement, said increase shall be applied to all remaining fees and charges to reflect the increased costs.

37. Liens and Notices. This agreement shall not be construed to alter, affect or waive any design professional's lien, mechanic's lien or stop notice right which Consultant may have for the performance of such services pursuant to this agreement. Client agrees to provide to Consultant the present name and address of the record owner of the property upon which the project is to be located. Client also agrees to provide Consultant with the name and address of any and all lenders who may loan money on the project and who are entitled to receive a preliminary notice.

38. Agreement Modifications. This agreement contains the entire agreement between Client and Consultant relating to the project and the provision of services to the project. Any prior agreements, promises, negotiations or representations not expressly set forth in this agreement are of no force or effect.

Subsequent modifications to this agreement shall be in writing and signed by both Client and Consultant.

- 39. Binding.** This agreement shall be binding upon the heirs, executors, administrators, successors and assigns of Client and Consultant.
- 40. Assignment.** This agreement shall not be assigned by either Client or Consultant without the prior written consent of the other.
- 41. Waiver of Terms and Conditions.** Consultant's or Client's waiver of any term, condition or covenant shall not constitute the waiver of any other term, condition or covenant. Consultant's or Client's waiver of any breach of this agreement shall not constitute the waiver of any other breach of the agreement.
- 42. Invalid Terms and Conditions.** If any term, condition or covenant of this agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this agreement shall still be valid and binding on Client and Consultant.
- 43. Termination.** Client acknowledges Consultant has the right to complete all services agreed to be rendered pursuant to this agreement. In the event this agreement is terminated before the completion of all services, unless Consultant is responsible for such early termination, Client agrees to release Consultant from all liability for services performed. In the event all or any portion of the services by Consultant are suspended, abandoned, or otherwise terminated, Client shall pay Consultant all fees and charges for services provided prior to termination, not to exceed the contract limits specified herein, if any. Client acknowledges if the project services are suspended and restarted, there will be additional charges due to suspension of the services which shall be paid for by Client as extra services pursuant to Paragraph 12. Client acknowledges if project services are terminated for the convenience of Client, Consultant is entitled to reasonable termination costs and expenses, to be paid by Client as extra services pursuant to Paragraph 12.
- 44. Bankruptcy by Client.** Consultant shall be entitled to immediately, and without notice, suspend the performance of any and all of its obligations pursuant to this agreement if Client files a voluntary petition seeking relief under the United States Bankruptcy Code or if there is an involuntary bankruptcy petition filed against Client in the United States Bankruptcy Court, and that petition is not dismissed within fifteen (15) days of its filing. Any suspension of services made pursuant to the provisions of this paragraph shall continue until such time as this agreement has been fully and properly assumed in accordance with the applicable provisions of the United States Bankruptcy Code and in compliance with the final order or judgment issued by the Bankruptcy Court. If the suspension of performance of Consultant's obligation pursuant to this agreement continues for a period in excess of ninety (90) days, Consultant shall have the right to terminate all services pursuant to this agreement.
- 45. Mediation.** (a) Except as provided in subdivisions (b) and (c), in an effort to resolve any conflicts that arise during the design or construction of the project or following completion of the project, Client and Consultant agree that all disputes between them arising out of or relating to this agreement shall be submitted to nonbinding mediation, unless the parties mutually agree otherwise. Client and Consultant further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provisions in all agreements with

subcontractors, subconsultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

(b) Subdivision (a) shall not preclude or limit Consultant's right to file an action for collection of fees if the amount in dispute is within the jurisdiction of the small claims court.

(c) Subdivision (a) shall not preclude or limit Consultant's right to perfect or enforce applicable mechanic's lien or stop notice remedies.

- 46. Arbitration.** (a) Except as provided in subdivision (b) and (c), in the event the parties to this agreement are unable to reach a mediated resolution of any dispute arising out of the services rendered pursuant to this agreement, in accordance with Paragraph 45, then, unless the parties mutually agree otherwise, such disputes shall be settled by binding arbitration as follows: Client and Consultant expressly agree to submit disputes based on alleged breach by either, to arbitration in accordance with the procedures set forth below. Judgment upon the award rendered by arbitration may be entered in any court having jurisdiction hereof. The parties shall have the right to discovery in accordance with Code of Civil Procedure 1283.05. Any controversy arising from or related to this agreement, including its breach, shall be determined by a single arbitrator appointed pursuant to the following procedure: within ten (10) days noticed by each party requesting arbitration and stating the basis of the parties claim, each party shall appoint an individual to act as their representative for the purpose of selecting a single mutual arbitrator. Each party shall bear the expense of their individual who acts as the selector of the single mutual arbitrator. The single mutual arbitrator shall be a licensed Civil Engineer currently licensed and doing business within the County of Kern as a Civil Engineer, with at least five years experience as a Civil Engineer in Kern County. Should the two selectors both fail to select the single mutual arbitrator within ten (10) business days after their appointment, then each selector shall submit a list of three potential arbitrators meeting such qualifications. The single mutual arbitrator shall be selected by lot from the six names submitted. The parties shall equally pay one-half of the costs of the single mutual arbitrator meeting the above qualifications. The parties shall also be allowed to conduct discovery pursuant to Code of Civil Procedure sections 2016- 2034. The arbitration hearing(s) shall be held in Kern County, California. All notices, including notices under Code of Civil Procedure sections 1290.4 shall be given as provided in this agreement.

(b) Subdivision (a) shall not preclude or limit Consultant's right to file an action for collection of fees if the amount in dispute is within the jurisdiction of the small claims court.

(c) Subdivision (a) shall not preclude or limit Consultant's right to perfect or enforce applicable mechanic's lien or stop notice remedies. [REDACTED]

- 47. Cost Recovery for Litigation.** In the event of any litigation arising from or related to the services provided under this agreement, the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees and other related expenses.
- 48. Litigation Venue Agreement.** Client agrees that in the event of litigation concerning this agreement, such litigation is to be brought and adjudicated in the appropriate court in the county in which Consultant's principal place of business is located, and Client waives the right to bring, try or remove such litigation to any other county or judicial district.

WE WOULD LIKE TO KNOW ABOUT YOUR ACCOUNTS PAYABLE PRACTICES

Where should we email the invoices?

To whose attention should invoices be directed?

Is the person named above the person to contact regarding outstanding balances?

☐ Yes ☐ No Contact: _____ Phone: _____

Invoices are processed twice monthly and reflect work performed in the previous period or weeks. When the invoice is emailed to you, will our invoice be included in the payment cycle to keep with our request that invoices will be paid within 30 days?

☐ Yes ☐ No

Are additional documents, such as applications for payment or lien releases, required in order to secure payment for services?

☐ Yes ☐ No

If you checked "Yes" above, please identify which documents are required:

Are certificates of insurance required for us to proceed with work on your project?

☐ Yes ☐ No

If you checked "Yes" above, please indicate how the additional insured should be listed:

**PLEASE RETURN THIS PAGE WITH YOUR SIGNED CONTRACT DOCUMENTS.
THANK YOU!**

Revision: 2/3/2025

Approvals:

cmh
RAB



Hourly Rate Schedule - Effective February 2025

Craft	Resource Type	Hourly Rate
Engineering <i>Note: Note: CA-Licensed Mechanical, Process, Civil, and other disciplines on staff</i>		
	Principal Regulatory & Permitting Strategist	\$250
	Principal Energy and Land Advisor	\$221
	Energy and Land Advisor	\$205
	Principal Engineer/Chief Engineer	\$208
	Subject Matter Expert (SME)	\$205 to \$257
	Program Manager / Asset Retirement	\$221
	Engineer 1 / 2 / 3	\$116 / \$140 / \$167
	Project Engineer 1 / 2 / 3	\$116 / \$140 / \$167
	Engineer 4 PE	\$198
	Structural Engineer SE	\$208
Geologists, Reservoir, and Petroleum Engineers <i>Note: CA-Licensed Petroleum Engineers / PG's on Staff</i>		
	Staff Geologist / Staff Geologist PG	\$152 / \$177
	Senior Geologist / Senior Geologist PG	\$198 / \$226
	Senior Geology Advisor	\$236
	Reservoir Engineer / Petroleum Engineer PE	\$240 to \$303
Project Support		
	Planner 1 / Planner 2	\$116 / \$152
	Project Specialist 1 / 2 / 3	\$116 / \$152 / \$172
	Chief Planner	\$206
	Project Manager 1 / 2 / 3	\$146 / \$163 / \$188
	Chief Project Manager	\$206
	Engineering Tech 1 / 2 / 3	\$83 / \$95 / \$119
	Construction Rep 1 / 2 / 3	\$116 / \$146 / \$167
	Project Controls Analyst 1 / 2	\$113 / \$132
	Project Controls Lead	\$156
Design and Drafting <i>Note: AVEVA, PDMS, Plant 3D, CADWorx, AutoCAD, Civil 3D</i>		
	Designer 1 / 2 / 3	\$112 / \$130 / \$142
	Design Team Lead	\$163
	Drafter 1 / 2 / 3	\$83 / \$91 / \$111
Software Development		
	Software Support 1 / 2	\$85 / \$96
	Software Engineer 1 / 2 / 3	\$140 / \$151 / \$162
	Solutions Engineer 1 / 2	\$119 / \$136
	Solutions Architect / Sr. Solutions Architect	\$182 / \$196
	Chief Technical Architect	\$284
Digital Solution Client Services		
	Document Management Specialist	\$79
	Implementation Manager 1 / 2	\$137 / \$158
	Sr. Implementation Manager / Advisor	\$170
	Business Process Consultant / Sr. Business Process Consultant	\$161 / \$174
	Operations Manager	\$179
Staff Augmentation/Secondment		
	Available Upon Request - All Disciplines	Varies

Revision: 2/3/2025

Approvals:

cmh
RAB



Hourly Rate Schedule - Effective February 2025

Craft	Resource Type	Hourly Rate	
Unmanned Aircraft System (Drone/Aerial Services) <i>Note: Aerial Photogrammetry, Point Cloud Capabilities</i>			
	Aerial Program Manager	\$173	
	FAA Licensed UAS Pilot	\$118	
	Visual Observer	\$89	
	Drone (Phantom, 12 MP Camera)	\$250	per day
	Drone (Matrice, 42 MP Camera)	\$900	per day
	Drone - Fixed Wing (Wingtra PPK, 42 MP Camera)	\$1500	per day
	Drone - Matrice RTK (45 MP Camera)	\$1900	per day
	Drone - LIDAR Camera Option	\$500	per day
Surveying <i>Note: CA-Licensed Professional Land Surveyors on Staff</i>			
	Licensed Professional Land Surveyor	\$192	
	Survey Team Lead	\$146	
	Chief of Parties	\$150	
	Instrument Man	\$116	
	Survey Assistant	\$74	
	Two-Man Crew (4 hour minimum)	\$250	
	Two-Man Crew, Prevailing Wages (4 hr min)	\$362	
	One-Man Crew (4 hour minimum)	\$184	
	One-Man Crew, Prevailing Wages (4 hr min)	\$231	
Reimbursable Expenses			
	Truck	\$15	per hour
	Design Software (AutoCAD and other)	\$10	per hour
	(ETAP)	\$20	per hour
	(CAESAR II)	\$45	per hour
	3D Design Software (CADWorx, Civil 3D, etc.)	\$12	per hour
	Geologic Interpretation Software (Petra)	\$30	per hour
	Well Data Set Integration	\$390	LS
	Well Bore Diagramming Software (WellShadow)	\$13	per hour
	H ₂ S Monitor	\$11	per day
	4-Gas Portable Monitor	\$37	per day

The above is for straight time only and in the case of overtime, the rate charged will be 1.5 times the hourly rates shown with Sundays and holidays at 3 times the hourly rates shown.

Reimbursable items (blueprints, mailings, etc.) are charged at cost times 1.1

Subconsultant fees are charged at cost times 1.15

Mileage is billed at current IRS reimbursement rate - **\$0.70**

KERN VALLEY HEALTHCARE DISTRICT

Project: 19039 Kern Valley Hospital Seismic Retrofit **Vendor:** Greenbough Design

Description of Work: Draw Plans for the Seismic Upgrade of the Acute Care Hospital Building BLD-00810

Contracted Total: \$1,128,810.00

*Contracted total does not include reimbursable expenses, closing costs and other basic services provided, as stated in signed contract

Change Order Total: \$42,550.00 total contract \$1,164,695.00 Added Change Order \$6,665.00

Change Order Description: Addendum to changes to Electrical Upgrade & A/S 1, Elec. Upgrade - Scope reduction - 2nd set bid docs. Power to Maint. Shop

Invoice Number: 999

1. TOTAL OF CURRENT INVOICE: \$ 8,255.00

2. TOTAL OF PREVIOUS INVOICE(S) \$ 1,286,954.00

3. TOTAL INVOICED TO DATE: \$ 1,295,209.00

4a. COSTS NIC - Grant Application Documents
EXPENSES & BASIC SERVICES THIS INVOICE \$ 8,255.00

4b. COST NIC FROM PREVIOUS INVOICES \$ 97,301.50

4c. TOTAL OF NIC MANAGEMENT / EXPENSES TO DATE \$ 105,556.50

5. TOTAL OF CONTRACT INVOICED TO DATE: \$ 1,162,011.00

6. BALANCE OF CONTRACT INVOICED TO DATE: \$ 1,999.50

7. TOTAL ALL COSTS TO DATE: \$ 1,295,209.00

APPROVALS

Project Manager  Date: 10/22/25

Manager Plant Ops  Date: 10/22/25

CFO _____ Date: _____

CEO _____ Date: _____

Board _____ Date: _____

Other _____ Date: _____

INVOICE

BILL TO

Bob Easterday
Kern Valley Healthcare District
6412 Laurel Ave
Mountain Mesa, CA 93240

Date Sep 19, 2025

Invoice # 999

Project Name 19039 - Kern Valley Hospital Seismic

Retrofit

Project No 19039

Please Remit By Oct 19, 2025

Payment Terms 30(days)

Balance Due: \$8,255.00

Project Description: 19039 - Kern Valley Hospital Seismic Retrofit - Electrical Upgrade

	Fee Summary		Previously Invoiced		Current Invoice		Remaining
	%	Stipulated	% phase Completed	Amount Billed	% complete current inv	Value of Completed	Amount remaining
02 Schematic Design	5.50%	\$72,160.00	100.00%	\$72,160.00	0.00%	\$0.00	\$0.00
Electrical Service Upgrade	9.96%	\$130,650.00	100.00%	\$130,650.00	0.00%	\$0.00	\$0.00
03 Design Development	22.81%	\$299,120.00	100.00%	\$299,120.00	0.00%	\$0.00	\$0.00
04 Construction Documents	43.36%	\$568,660.00	100.00%	\$568,660.00	0.00%	\$0.00	\$0.00
05 Regulatory Review	4.44%	\$58,220.00	100.00%	\$58,220.00	0.00%	\$0.00	\$0.00
Addendum 2 changes to Electrical Upgrade Drawings	0.49%	\$6,365.00	100.00%	\$6,365.00	0.00%	\$0.00	\$0.00
A/S 1 - Elec. Upgrade: Scope Reduction - Second Set Bid Docs.	2.25%	\$29,520.00	100.00%	\$29,520.00	0.00%	\$0.00	\$0.00
A/S 3 - Emergency Power to Maintenance Shop Building	0.51%	\$6,665.00	100.00%	\$6,665.00	0.00%	\$0.00	\$0.00
	89.32%	\$1,171,360.00	100.00%	\$1,171,360.00	0.00%	\$0.00	\$0.00

Basic Services - Construction Administration - Electrical Service Upgrade

Role	Hrs	Rate	Extension
<i>Basic Services</i>			
Architect Assistant - Emily Mealer	13.75	\$70.00	\$962.50
Principal Architect - Michael Ryan	15.50	\$175.00	\$2,712.50
Project Architect - Eric Peterson	2.00	\$155.00	\$310.00
Basic Services Total:	31.25		\$3,985.00
Basic Services Sub Total:	31.25		\$3,985.00

Expenses - Engineering Consultants - Construction Administration - Electrical Service Upgrade

Date	Name	Phase	Expense Type	Description	Qty	Rate	Amount
<i>Basic Services</i>							

INVOICE

Date Sep 19, 2025
Invoice # 999
Project Name 19039 - Kern Valley Hospital Seismic
Retrofit
Project No 19039
Please Remit By Oct 19, 2025
Payment Terms 30(days)
Balance Due: **\$8,255.00**

Project Description: 19039 - Kern Valley Hospital Seismic Retrofit

(Continued ...)

<u>Date</u>	<u>Name</u>	<u>Phase</u>	<u>Expense Type</u>	<u>Description</u>	<u>Qty</u>	<u>Rate</u>	<u>Amount</u>
08/05/2024	LR	Constr Admin - Electrical Upgrade	Consultant: Structural	Invoice #1235 from FSE Structural Engineers - Delta 9 - Interim ATS Emergency Install	1.00	\$600.00	\$600.00
07/07/2025	LR	Constr Admin - Electrical Upgrade	Consultant: Electrical	Invoice 20-524-020 from Pezzoni Engineering - C.A.	1.00	\$90.00	\$90.00
08/04/2025	LR	Constr Admin - Electrical Upgrade	Consultant: Structural	Invoice #1317 from FSE Structural Engineers - Review Submittal #35, #37, #37.1, and prepare VCR5a	1.00	\$700.00	\$700.00
08/06/2025	LR	Constr Admin - Electrical Upgrade	Consultant: Electrical	Invoice 20-524-021 from Pezzoni Engineering - C.A.	1.00	\$2,880.00	\$2,880.00
Basic Services Total:							\$4,270.00
Expenses Total:							\$4,270.00
Invoice Total:							\$8,255.00

Thank you.

KERN VALLEY HEALTHCARE DISTRICT

Project: SNF Building Classification Change - Project # 24003 **Vendor:** Greenbough Design

Description of Work: SNF Building Classification Change - Drawings Contract

Contracted Total: Initial Contract - \$7405 - Extended Contract for Drawings to HCAI - \$24,610.00 Total \$32,015.00

*Contracted total does not include reimbursable expenses, closing costs and other basic services provided, as stated in signed contract

Change Order Total: _____

Change Order Description: _____

Invoice Number: 1001

1. TOTAL OF CURRENT INVOICE: \$ 12,896.76

2. TOTAL OF PREVIOUS INVOICE(s) \$ 7,405.00

3. TOTAL INVOICED TO DATE: \$ 20,301.76

4a. COSTS NIC - CONSTRUCTION MANAGEMENT,
EXPENSES & BASIC SERVICES THIS INVOICE \$ 591.76

4b. COST NIC FROM PREVIOUS INVOICES \$ 0.00

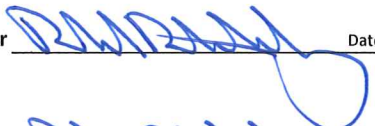
4c. TOTAL OF NIC MANAGEMENT / EXPENSES TO DATE \$ 591.76

5. TOTAL OF CONTRACT INVOICED TO DATE: \$ \$19,710.00

6. BALANCE OF CONTRACT INVOICED TO DATE: \$ \$12,305.00

7. TOTAL ALL COSTS TO DATE: \$ \$20,301.76

APPROVALS

Project Manager  **Date:** 10/22/25

Manager Plant Ops  **Date:** 10/22/25

CFO _____ **Date:** _____

CEO _____ **Date:** _____

Board _____ **Date:** _____

Other _____ **Date:** _____

INVOICE

BILL TO

Bob Easterday
Kern Valley Healthcare District
6412 Laurel Ave
Mountain Mesa, CA 93240

Date Sep 19, 2025

Invoice # 1001

Project Name 24003 - SNF Building Classification Change

Project No 24003

Please Remit By Oct 19, 2025

Payment Terms 30(days)

Balance Due: **\$12,896.76**

Project Description: 24003 - SNF Building Classification Change

	Fee Summary		Previously Invoiced		Current Invoice		Remaining
	%	Stipulated	% phase Completed	Amount Billed	% complete current inv	Value of Completed	Amount remaining
Site Investigation	11.43%	\$3,660.00	100.00%	\$3,660.00	0.00%	\$0.00	\$0.00
HCAI Prelim. Mtg. Documentation	8.40%	\$2,690.00	100.00%	\$2,690.00	0.00%	\$0.00	\$0.00
Agency Meetings	2.06%	\$660.00	100.00%	\$660.00	0.00%	\$0.00	\$0.00
Meeting Follow-up	1.23%	\$395.00	100.00%	\$395.00	0.00%	\$0.00	\$0.00
Bldg. Systems Eval. and Response to HCAI Triage Letter	76.87%	\$24,610.00	0.00%	\$0.00	50.00%	\$12,305.00	\$12,305.00
	100.00%	\$32,015.00	23.13%	\$7,405.00	38.44%	\$12,305.00	\$12,305.00

Expenses

Date	Name	Phase	Expense Type	Description	Qty	Rate	Amount
<i>Reimbursables</i>							
08/18/2025	MR	Bldg. Systems Eval. and Response to HCAI Triage Letter	Hotel	Hotel stay on Aug. 18 - Michael Ryan - site visit on Aug. 19	1.00	\$124.16	\$124.16
08/18/2025	MR	Bldg. Systems Eval. and Response to HCAI Triage Letter	Car Mileage	Round trip mileage - Michael Ryan - site visit on Aug. 19	668.00	\$0.70	\$467.60
Reimbursables Total:							\$591.76
Expenses Total:							\$591.76

Invoice Total: \$12,896.76

Thank you.