



**BUILDING AND PLANNING COMMITTEE
AND SPECIAL MEETING OF THE BOARD OF DIRECTORS**
Administrative Conference Room
Tuesday, December 30, 2025 – 1:00pm
www.kvhd.org

REMOTE PARTICIPATION – Microsoft Teams
Meeting ID: 277 667 161 677 91 Passcode: JW6M5mS2P

- A. Call to Order**
 - B. Approval of Agenda (Action)** *(page 1)*
 - C. Public Comment**
 - D. Approval of Minutes from October 28, 2025 Meeting (Action)** *(pages 2-4)*
 - E. Project Update (Discussion)** *(page 5)*
Bob Easterday, Plant Operations Manager
 - 1. Seismic 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. Repair of Fire Alarm Panel – Staff Memo and Resolution 25-12 Authorizing Sole-Source Repair of the District Fire Alarm System (Action)** *(pages 6-11)*
Bob Easterday, Plant Operations Manager
 - H. Invoices:**
 - 1. Greenbough Design – Inv# 1007 – Seismic Retrofit - \$5,376.60 *(pages 12-14)*
 - I. Approval of Emergency Department Physician Services Agreement and Privileges for Joseph Moza, MD (Action)** *(handout)*
John Lovrich, Chief Executive Officer
 - J. Adjournment**
- (Posted 12/24/25 @ 1900)*



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

In Attendance: John Blythe, Chairman (*arrived 1:10pm – remotely*)
Katheryn Elconin, 1st Vice Chair
Fred Clark, 2nd Vice Chair
Ross Elliott, Secretary
Gene Parks, Treasurer
John Lovrich, Chief Executive Officer
Mark Gordon, Chief Nursing Officer
Cary Zuber, Chief Information Officer
Bob Easterday, Plant Operations Manager
Greg Davis, MVHC Manager

- A. **Call to Order:** The meeting was called to order at 1:00pm by Director Elconin as Director Blythe was late and participating remotely.
- B. **Approval of Agenda:** The agenda was approved as distributed. RE, FC – Roll call vote - 4/0 (Blythe late).
- C. **Public Comment:** There was no public comment today.
- D. **Approval of Minutes from September 23, 2025 Meeting:** The minutes of the September 23, 2025 meeting were approved as presented. FC, RE – Roll call vote - 4/0.
- E. **Project Update:** The project update summary was given by Mr. Easterday.
 - 1. **Master Plan:** Still waiting on approval of the grant. All applications are due by January 1st and then decisions will be made. Director Elliott asked if the District could proceed with preparing to go out to bid with the assumption that we are approved.
 - 2. **New Administration Building:** Mr. Easterday reported that he had hoped to get the workstations for Medical Records assembled this week, but the pharmacy has taken priority. The pharmacy piece will be discussed under item F as this is the last piece for the Admin building.
 - 3. **Emergency Generator:** Mr. Easterday is continuing to work on the bracing of the conduit.
 - 4. **NPC Seismic Upgrade of Dietary, Surgery, and Central Plant Buildings:** The architects and engineers have determined how the work will need to be accomplished.

Cost proposals for the drawing that must be submitted to HCAI by January 1, 2026 are listed later on this agenda. Mr. Easterday repeated that he feels we should only proceed with this project if we are going forward with the seismic project. However, Mr. Easterday feels that we should carve out the 96-hours of potable water and complete this portion regardless. If we have a water outage during the summer, that would impact our ability to keep the facility cool. Mr. Easterday reported that after careful consideration, the best course of action for KVHD would be to place a water tank on the lot across the street. This would be more cost effective than digging a well as previously discussed and would be easier to maintain. Proposals related to the NPC5 water supply are listed later on the agenda for consideration.

5. **Skilled Nursing Building Reclassification:** The architect and engineers are working on the drawings. There will be some minor work related to the seismic joints on the heating/cooling lines and domestic water lines. Completion of this work will allow us to reclassify the SNF building.
 6. **Skilled Nursing Unit Cosmetic Work:** The scope of the SNF cosmetic work has been identified and work is in progress. Several items have been completed including painting of doors and door frames. Work on repairing some of the floor tiles as well as adding decorative color inserts in underway. New baseboards will be installed soon. Work at the nurses station to remove the stainless-steel built-in cabinet will also begin soon. This will be replaced by a larger handwash sink, cabinets and refrigerator/freezer.
 7. **Dietary Area Cosmetic Work:** This project has been placed on hold due to the priority completion of the retail pharmacy project.
 8. **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:** The framing and drywall work, electrical relocation, and data cabling has all been completed. Painting has begun. The carpet arrived in Bakersfield today. They are waiting on us to complete the painting before the flooring is laid. After flooring, Mr. Easterday will begin assembling the cabinets/workstations.
- G. **Greenbough Design – Proposal #25004 for Professional Design Services – X-Ray Equipment Replacement:** This proposal is for the professional design services to replace the x-ray equipment. After brief discussion, a motion was made by Director Parks to approve the proposal as presented. The motion was seconded by Director Elliott. Using a roll call vote, the motion passed unanimously.
- H. **Greenbough Design - Proposal #25006 for Professional Design Services – KVHD NPC5 Water Supply:** This proposal is to for the NPC5 Water Supply Project and includes the architectural/engineers’ portion, the sprinkler drawings from RLH, and civil engineering portion by Cornerstone. Mr. Easterday stated Cornerstone was the only local company that was available and/or interested. After lengthy discussion, a motion was made by Director Parks to approve the NPC5 water supply project, with Legal Counsel approval for Cornerstone and RLH (authorizing the CEO to sign). The motion was seconded by Director Elliott. Using a roll call vote, the motion passed unanimously.

- I. Invoice Review/Approval:** A motion was made by Director Parks to approve the two invoices listed below. The motion was seconded by Director Elliott. Using a roll call vote, the motion passed with a vote of 5/0.
1. Greenbough Design – Inv. #999 – Seismic Retrofit - \$8,255.00
 2. Greenbough Design – Inv. #1001 – SNF Reclassification - \$12,896.76
- J. Adjournment:** The meeting was adjourned at approximately 1:51pm by Director Elconin.

Submitted By: _____

Approved By: _____

KVHD List and Status of Projects

December 2025

Seismic Master Plan – Hagerty Consulting, the firm that is working for Cal OES for the FEMA grant program, reached out and asked if they could work directly with HCAI. Contacts were forwarded, and HCAI has granted an additional 1-year extension on the approval of our drawings to April 2027. I am also working with HCAI for an additional grant to cover a portion of the 8 ¾ million dollars that would be the hospitals portion of the FEMA grant. Final budget numbers came out at:

Construction and Management - \$35,000,000.00

Grant Management - \$1,750,000.00

Hospital Portion - 25% - \$8,750,000.00

New Administration Building – Work on suites D and E for the pharmacy should be complete by mid-January. Work is proceeding on the workstations for Suite C for the Medical Records department to move in.

Emergency Generator – Finalizing HCAI approval of the final change order. Once approved, the project will close with HCAI.

NPC5 Seismic upgrade of the Dietary, Surgery, and Central Plant Buildings – Architect and Engineers are completing the drawings that must be submitted to HCAI by January 1, 2026.

Skilled Nursing Building Reclassification – The Architect and Engineers are working on the drawings to bring the utility connections up to code.

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 – Corner guards received, installation to do.
4. Touch up paint everywhere – To be done
5. Scrubbable paint in some areas – To be done
6. Replace floor tiles where damaged – Completed. The decorative color insets have been completed.
7. Replace all cove base – Ordered and will be installed when it arrives from the factory which is expected by the end of December.
8. Nurse Station, repair chipped laminate – To be done
9. Add aluminum panel to lower half of door to smoking area – To be done
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 – Plans have been submitted to HCAI 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.



TO: Board of Directors
FROM: Bob Easterday, Plant Operations Manager
SUBJECT: Fire Alarm Panel Repair
DATE: December 24, 2025

1. Background

The District's main fire alarm system consists of an original Notifier-brand fire alarm control panel installed approximately in 1974, along with a newer Notifier sub-panel installed around 2021. The system has been patched together over time such that all smoke detectors are connected to the newer panel, while all other initiating and notification devices—including pull stations, bells, chime strobes, flow switches, tamper switches, door hold-opens, and related devices—remain connected to the original 1974 panel.

The original panel has experienced multiple failures, including a power failure and a flow switch failure within the circuit boards of the panel. The Kern County-authorized Notifier dealer has verified that replacement parts for the original panel are no longer manufactured and are not available from any source. As a result, the original panel is no longer maintainable in its current configuration.

2. Regulatory Coordination (HCAI)

The District consulted with the California Department of Health Care Access and Information (HCAI), which serves as the Authority Having Jurisdiction for hospital facilities. HCAI has agreed in writing to allow the District to migrate the remaining legacy devices currently connected to the original panel onto the newer Notifier panel, to delete the original panel from active service (with the panel enclosure repurposed as a pull box), notwithstanding that this configuration does not fully conform to current fire alarm code requirements.

This approval is based on the specific circumstances presented, including the obsolescence of the original panel, the lack of replacement parts, and the life-safety necessity of maintaining a functional fire alarm system.

3. Scope and Cost Comparison

Two alternatives were evaluated:

A. Full Replacement to Current Code: Installing a complete new fire alarm system meeting all current code requirements, at an estimated cost of approximately \$250,000 to \$300,000.

B. Maintenance Migration of Existing System: Migrating the existing legacy devices to the newer Notifier panel using appropriate patch panels, wiring, and programming, at an estimated cost of approximately \$45,000.

The proposed work under the second alternative does not expand system coverage, add new devices, or upgrade the system to current code standards. The sole purpose of the work is to maintain and restore the operability of the existing fire alarm system using the only feasible method available.

4. Analysis – Maintenance and Sole Source

The fire alarm system is a proprietary Notifier system. Due to proprietary hardware, software, programming, and compatibility requirements, only a Notifier-authorized dealer is capable of performing the migration work. Competitive bidding would therefore be impracticable and would not serve the public interest. Under these circumstances, the District may proceed by sole-source procurement without competitive bidding.

5. Recommendation

It is recommended that the Board determine that the proposed fire alarm system migration constitutes maintenance and repair of an existing proprietary system, approve a sole-source procurement to the authorized Notifier dealer, and authorize staff to proceed with the work consistent with HCAI's written approval.

FW: Kern Valley Healthcare District Fire Alarm Panel

From Robert Easterday <bobeasterday@kvhd.org>

Date Wed 12/24/2025 1:50 PM

To Heidi Sage <heidisage@kvhd.org>

Below is the e-mail explaining the issues we are having with our fire alarm panel with HCAI approving the less expensive option of migrating the existing devices to the existing newer panel versus total replacement.

Bob Easterday
Kern Valley Health Care District
Plant Operations Manager
Office 760-379-6667
Cell 760-223-2804
easterdayro@kvhd.org

From: Biggar, Bruce@HCAI <Bruce.Biggar@hcai.ca.gov>
Sent: Wednesday, December 3, 2025 6:52 AM
To: Robert Easterday <bobeasterday@kvhd.org>
Cc: DeArmond, Loren@HCAI <Loren.DeArmond@hcai.ca.gov>
Subject: RE: Kern Valley Healthcare District Fire Alarm Panel

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

Good morning-

I have discussed this with Loren DeArmond, FLSO.
A project record is required.
However, "complete" replacement is NOT required.
Submit appropriate documents including complete riser diagram and floor plans showing devices and addresses.
100% testing of the fire alarm system is required.

Respectfully,

Bruce M. Biggar, PE, RA
Compliance Officer
HCAI/OSHPD



Department of Health Care Access and Information
Office of Statewide Hospital Planning and Development
bruce.biggar@hcai.ca.gov

hcai.ca.gov
661-529-0858 Cellular

From: Robert Easterday <bobeasterday@kvhd.org>
Sent: Tuesday, December 2, 2025 12:44 PM
To: Biggar, Bruce@HCAI <Bruce.Biggar@hcai.ca.gov>
Subject: Kern Valley Healthcare District Fire Alarm Panel

CAUTION: This email originated from outside of the organization.

My main Notifier fire alarm panel is one that I believe was installed in the mid 1970's. It is currently having some minor issues, and the Notifier contractor says parts are not available. The panel is currently working, and all devices will currently activate the panel and call the dispatch, per the Notifier technicians that checked it out today. In 2017, under OSHPD # S143013 RRU Sac-Nurse Call System (see attached Field Op) When installing the new acute care nurse call, a new Notifier sub panel was installed in order to have the nurse call interface to the fire alarm. At that time all of the smoke detectors in all of the hospital buildings were run to the new sub panel. The original panel has pull stations, flow switches, tamper switches, post indicator valves, magnetic door hold opens, chimes and strobes. Two of the circuit boards in the old panel have issues, one has a ground fault, and the other a trouble that won't clear. Notifier has tested them and they will still activate. They tell me that everything that is on the old panel could be migrated to the new sub panel making it the main panel that would alarm and dial out. Is this possible to do (with appropriate plans and permit) or would I have to replace the entire system and bring the entire facility to current code?

Thanks

Bob Easterday
Kern Valley Health Care District
Plant Operations Manager
Office 760-379-6667
Cell 760-223-2804
easterdayro@kvhd.org

RESOLUTION NO. 25-12

A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING SOLE-SOURCE REPAIR OF THE DISTRICT FIRE ALARM SYSTEM

Whereas the District operates a fire alarm system consisting of an original Notifier-brand fire alarm control panel installed approximately in 1974 and a newer Notifier sub-panel installed around 2021; and

Whereas the original fire alarm panel has experienced critical failures, including power and flow switch failures, and replacement parts are no longer manufactured or available; and

Whereas the District has consulted with the California Department of Health Care Access and Information (HCAI), which has approved in writing the migration of legacy fire alarm devices to the newer panel and deletion of the original panel from active service; and

Whereas the proposed work is limited to maintenance and repair necessary to preserve the operability of the existing fire alarm system and does not constitute a system upgrade, expansion, or modernization to current code; and

Whereas the fire alarm system is a proprietary Notifier system, and only a Notifier-authorized dealer is capable of performing the required work, rendering competitive bidding impracticable;

Now, therefore, be it resolved that the Board of Directors of Kern Valley Healthcare District hereby:

1. Finds that the proposed fire alarm system migration constitutes maintenance and repair of an existing proprietary system.
2. Determines that competitive bidding is impracticable due to the proprietary nature of the system and the lack of alternative qualified vendors.
3. Approves sole-source procurement of fire alarm system migration services from the authorized Notifier dealer.
4. Authorizes District staff to execute any necessary agreements and to proceed with the work consistent with HCAI's written approval.

PASSED AND ADOPTED this 30th day of December, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

President of the Board

ATTEST:

Secretary

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: Revised w/CO \$1,161,360.00

*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: 1007

1. TOTAL OF CURRENT INVOICE: \$ 5,376.60

2. TOTAL OF PREVIOUS INVOICE(s) \$ 1,295,209.00

3. TOTAL INVOICED TO DATE: \$ 1,300,585.60

4a. COSTS NIC - Grant Application Documents
EXPENSES & BASIC SERVICES THIS INVOICE \$ 5,376.60

4b. COST NIC FROM PREVIOUS INVOICES \$ 105,556.50

4c. TOTAL OF NIC MANAGEMENT / EXPENSES TO DATE \$ 111,812.00

5. TOTAL OF CONTRACT INVOICED TO DATE: \$ 1,171,360.00

6. BALANCE OF CONTRACT INVOICED TO DATE: \$ -

7. TOTAL ALL COSTS TO DATE: \$ 1,283,172.00

APPROVALS

Project Manager  Date: 12/22/25

Manager Plant Ops  Date: 12/22/25

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 Oct 31, 2025

Invoice # 1007

**Project Name 19039 - Kern Valley Hospital Seismic
Retrofit**

Project No 19039

Please Remit By Nov 30, 2025

Payment Terms 30(days)

Balance Due: \$5,376.60

Project Description: 19039 - Kern Valley Hospital Seismic Retrofit - Electrical Service 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 - Electrical Service Upgrade - Construction Administration (hourly)

Role	Hrs	Rate	Extension
Basic Services			
Principal Architect - Michael Ryan	4.00	\$175.00	\$700.00
Basic Services Total:	4.00		\$700.00
Basic Services Sub Total:	4.00		\$700.00

Expenses

Date	Name	Phase	Expense Type	Description	Qty	Rate	Amount
Basic Services							
09/03/2025	LR	Constr Admin - Electrical Upgrade	Consultant: Structural	Invoice #1326 from FSE Structural Engineers - Review Submittal #37.1, #37.2	1.00	\$900.00	\$900.00

INVOICE

Date Oct 31, 2025
Invoice # 1007
Project Name 19039 - Kern Valley Hospital Seismic
Retrofit
Project No 19039
Please Remit By Nov 30, 2025
Payment Terms 30(days)

Balance Due: **\$5,376.60**

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>
10/07/2025	LR	Constr Admin - Electrical Upgrade	Consultant: Structural	Invoice #1342 from FSE Structural Engineers - Review Submittal #37.2, #37.3	1.00	\$166.60	\$166.60
10/15/2025	LR	Constr Admin - Electrical Upgrade	Consultant: Electrical	Invoice 20-524-022 from Pezzoni Engineering - C.A.	1.00	\$3,610.00	\$3,610.00
Basic Services Total:							\$4,676.60
Expenses Total:							\$4,676.60
<hr/>							
Invoice Total:							\$5,376.60

Thank you.