



**BUILDING AND PLANNING COMMITTEE
AND SPECIAL MEETING OF THE BOARD OF DIRECTORS**
Administrative Conference Room
Tuesday, April 28, 2026 – 1:00pm
www.kvhd.org

REMOTE PARTICIPATION – Microsoft Teams
Meeting ID: 258 097 466 201 816 Passcode: 7Ha2o2Bt

- A. Call to Order**
- B. Approval of Agenda (Action)** *(page 1)*
- C. Public Comment**
- D. Approval of Minutes from March 24, 2026 Meeting (Action)** *(pages 2-4)*
- E. Project Update (Discussion)** *(pages 5-6)*
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 Update**
Bob Easterday, Plant Operations Manager
- G. Security Shutter Proposals – Retail Pharmacy (Action)** *(pages 7-11)*
Bob Easterday, Plant Operations Manager
- H. Temporary Cooling Tower for the Cooling Tower Rebuild (Action)** *(pages 12-17)*
Bob Easterday, Plant Operations Manager
- I. Invoices: (Action)**
 - 1. Greenbough Design – Inv# 1033 – SNF Nurse Station - \$6,328.00 *(pages 18-19)*
 - 2. Greenbough Design – Inv# 1034 – SNF Reclassification - \$12,784.05 *(pages 20-21)*
 - 3. DFI Enterprises – Inv# 22004-0620 – E-Generator - \$2,246.00 *(pages 22-23)*
- J. Adjournment**

(Posted 4/21/26 @ 1300)



**BUILDING AND PLANNING COMMITTEE
AND SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES
Tuesday, March 24, 2026 – 1:00pm
Administrative Conference Room**

In Attendance: John Blythe, Chairman
Katheryn Elconin, 1st Vice Chair
Fred Clark, 2nd Vice Chair
Ross Elliott, Secretary
Gene Parks, Treasurer
John Lovrich, Chief Executive Officer
Shannon Jimerson, Chief Nursing Officer
Cary Zuber, Chief Information Officer
Greg Davis, MVHC Manager
Bob Easterday, Plant Operations Manager
Cassandra Coleman, Human Resources Manager (1:30pm)
Nicolas Caver, Public Relations Manager

- 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, RE – 5/0
- C. **Public Comment:** There was no public comment today.
- D. **Approval of Minutes from February 24, 2026 Meeting:** The minutes of the February 24, 2026 meeting were approved as presented. FC, RE – 5/0
- E. **Project Update:** The project update summary was given by Mr. Easterday.
 - 1. **Master Plan:** Mr. Easterday reported that we are still in the running for the grant but have no idea when we will hear for sure. We received an extension on the plans until April 2027.
 - 2. **New Administration Building:** Work is continuing on the pharmacy and is nearing completion. The alarm system has been installed. The safe is scheduled to arrive tomorrow. The cameras will be installed soon. We received notification from the Board of Pharmacy that our application was accepted and we need to notify them of the anticipated opening date. After lengthy discussion, staff agreed upon the weekend of April 25th and 26th.
 - 3. **Emergency Generator:** Mr. Easterday reported that the emergency generator project has been inspected and signed off by the fire marshal, with final closure documents in progress and efforts underway to secure reimbursement through the HCAI grant program.

4. **NPC Seismic Upgrade of Dietary, Surgery, and Central Plant Buildings:** The soils report from Earth Systems has been submitted to HCAI. They are requesting a full study be done on the Soils Report. The Architect is approaching HCAI to see if this can be an addendum to the last report.
 5. **Skilled Nursing Building Reclassification:** No status change to report. This project has essentially been put on hold for the time being. We will likely need to put in a few seismic joints at some point.
 6. **Skilled Nursing Unit Cosmetic Work:** Work on this project will continue once the pharmacy is completed.
 7. **Dietary Area Cosmetic Work:** This project has been put on hold due to the priority completion of the retail pharmacy.
 8. **Acute Care Restrooms:** This project has also been put on hold due to the retail pharmacy project.
- F. **Mesa Clinical Pharmacy Signage Proposal:** After reviewing the two proposals, Director Clark suggested going with proposal from CN Signs. A motion was made by Director Elliott to approve the CN Signs proposal for \$12,829. The motion was seconded by Director Clark. Motion passed unanimously.
- G. **Temporary Cooling Tower for the Cooling Tower Rebuild:** Mr. Easterday presented the need for a temporary cooling tower during the rebuild, outlined options for emergency board approval versus bidding, and detailed cost estimates and technical requirements. The temporary cooling tower requires engineering plans and HCAI approval, with the rebuild classified as maintenance repair, but the temporary installation needing proper permits and design. The company rebuilding the cooling tower also rents cooling towers, with costs totaling just under \$50,000 for rental, installation, and removal. The Board discussed the possibility of seeking additional bids from other rental companies. The board debated emergency approval versus bidding, ultimately agreeing to proceed with the emergency motion, ensuring the project can be completed regardless of seasonal constraints. A motion was made by Director Parks to approve the temporary cooling tower rental on an emergency basis. The motion was seconded by Director Elconin. Motion passed unanimously.
- H. **Inpatient Pharmacy Humidity Control:** Mr. Easterday presented the proposal to address the humidity issue in the inpatient pharmacy. At certain times during the year, the air conditioner creates a little too much humidity. We place a dehumidifier in the pharmacy to address this, but this was not acceptable to the pharmacy surveyor. This proposal would address the humidity issue in a manner that would be acceptable to the Board of Pharmacy. Director Elliott asked if we could push back on the Board of Pharmacy considering that we are still waiting on the outcome of the grant, which would have the pharmacy moving to a new area of the hospital. Mr. Easterday said we can certainly look into it. This item was tabled pending additional information.
- I. **Invoice Review/Approval:** A motion was made by Director Parks to approve the five invoices listed below. The motion was seconded by Director Clark. The motion passed with a vote of 5/0.
1. Greenbough Design – Inv. #1029 – NPC5 Evaluation - \$55,304.00
 2. Greenbough Design – Inv. #1030 – Seismic Retrofit - \$2,728.75

3. Greenbough Design – Inv. #1031 – X-Ray Equipment Replacement - \$1,680.00
4. Radian Group – Inv.# 225022-02 – RHC E-Generator - \$7,256.00
5. Earth Systems – Inv.# 859321 – NPC5 Water Plan - \$12,000.00

J. Adjournment: The meeting was adjourned at approximately 2:06pm by Director Blythe.

Submitted By: _____

Approved By: _____

KVHD List and Status of Projects

April 2026

Seismic Master Plan – Status update from CalOES. The application for the HMGP grant through CalOES/FEMA and has been recommended for approval and forwarded to FEMA for review. HCAI does have us on the list for receiving a grant from them to cover a portion of the 8 ¾ million dollars that would be the hospitals portion of the CalOES/FEMA grant. It is not known at this time what that amount will be. That will be determined if we receive the CalOES/FEMA grant.

Final budget numbers for the CalOES HMGP grant came out at:

Procurement of Construction - \$9,420.00

Project Management CEO \$52,500.00

Project Manager - \$1,015,525.00

Inspector of Record - \$605,242.00

Construction Management - \$875,000.00

Architect & Engineers - \$487,770.00

Construction Cost - \$31,049,504.00

Hazardous Abatement - \$461,266.00

Soil Remediation - \$103,240.00

Independent Inspections – 91,377.00

Testing Lab – 249,156.00

Total Cost - \$35,000,000.00

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

If we receive the FEMA BRIC grant, the numbers are:

Pre Award - \$1,075,360.00

Grant Management – \$67,500.00

Project Management - \$1,296,880.00

Inspections - \$500,200.00

Construction Management - \$1,606,400.00

Construction Cost - \$27,621,400.00

Grant Closeout - \$6,700.00

Total Cost - \$32,174,440.00

Hospital Portion - \$9,686,975.92

There is an issue with both grants. Kern County has not completed their Hazard Mitigation Plan that must be renewed every 5 years. The current plan has expired, and the new plan will not be done for many months. The county is putting together a letter defining the extraordinary reasons that the plan has not been completed on time. If that is accepted by FEMA our grants can proceed.

New Administration Building – Work on suites D and E is complete, Mesa Clinical Pharmacy is moving on April 23rd, 24th, and 25th.

Emergency Generator – Final Verified Reports are being signed by the architect and engineers. Once submitted the project will close in compliance. Then final payment of the 5% withholding (\$167,834.90) will be due to the contractor.

NPC5 Seismic upgrade of the Dietary, Surgery, and Central Plant Buildings – The Soils report from Earth Systems arrived and submitted to HCAI. The full soils report study is being done by HCAI. Plans have been submitted to Kern County for their review.

Skilled Nursing Building Reclassification – No Status Change - The Architect and Engineers are working on the drawings to bring the utility connections up to code.

Skilled Nursing Unit Cosmetic Work – Other work that is to be done by in house staff will be done when the pharmacy work is complete. Once the Pharmacy project is complete, we will be finishing the last of the items on the list below.

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.



No. 01-072525-MW
 Date: 7/25/2025
 Sheet No. 01-A OTC

Federal ID# 20-2079578
 Contractor Lic.# 857774

Mailing Address: PO Box 21675 Bakersfield, CA 93390-1675
E-mail: kingdoorinc@kingdoor.com • **Web:** www.KingDoor.com

Design Center: 7450 District Blvd. Bakersfield, CA 93313
Phone: 661-397-2744 • **Fax:** 661-397-2743

PROPOSAL

Proposal submitted to:	Work to be performed at:
ATT: MONICA ALEXANDER Name: KERN VALLEY HEALTHCARE DISTRICT Street: 6412 LAUREL AVE. City: MOUNTIAN VISTA CA. 93240 Phone: 760-379-2681 E-mail: monicaalexander@kvhd.org	Name: OVER THE COUNTER SALE Street: City: Date of Plans:

We hereby propose to furnish the materials and perform the labor necessary to the completion of:

TO BE WILL CALLED AT KING DOOR

EIGHT MOTORIZED, CLEAR ANODIZED ALUMINUM ROLLING SECURITY SECURITY SHUTTERS, SEVEN TO HAVE HARD WIRED CONTROLS AND ONE (FRONT DOOR) WITH AN EXTERIOR KEY SWITCH..... \$31,905.00

NOTE:
 SHUTTERS QUOTED AND WILL BE ORDERED FROM THE CUSTOMERS MEASURMENTS, NO RETURNS OR EXCHANGES, ALL SALES ARE FINAL.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications for above work and completed in a substantial workmanlike manner for the sum of: \$31,905.00

With payment to be made as follows 10% DEPOSIT, BALANCE DUE AT TIME OF WILL CALL.

Respectfully submitted King Door Company
 Per MIKE WHITMORE

Note: This proposal may be withdrawn if not accepted
 Within 10 days

You are authorized to do the work specified. Payment will be made as outlined above.

Date: _____ Signature: _____



685 John B Sias Memorial
Pky.
Ste.875
Fort Worth, TX 76134

QUOTE

202507-1507

Today's Date	Est. Ship Date
7/18/2025	7-10 Business Days
Our Sales Rep	Robert

quote is valid for 60 days from quote date

Ship To

Kern Valley Healthcare District
Monica Alexander
6412 Laurel Ave
Mountain Mesa, CA 93240
USA

Phone #: (760) 379-2681

Bill To

Kern Valley Healthcare District
Monica Alexander
6412 Laurel Ave
Mountain Mesa, CA 93240
USA

Fax #:

E-Mail:

Job Name	Your P.O. No.	Your Sales Rep
Storefront Security		Monica Alexander

Qty	Description	Part #	Rate	Amount
1	<u>Roll shutter silver</u> Box 8" Guide rail ERS with surface a drilling Slats 37mm RC2 and 130mm Scissor hanging straps Bottom slat 3" with ruber felt Operator: Standard CMO motor T6 100/14 CMO right with Keyed Wall Switch Application: Storefront Guide rail build out: 2" X 3" Tube Box top build out: 2" X 3" Tube Shepherds Hook Measurements 47 " x 91 "	Front Door Swing out		1,859.00
1	<u>Roll shutter silver</u> Box 8" Guide rail ERS with surface a drilling Slats 37mm RC2 and 130mm Scissor hanging straps Bottom slat 3" with ruber felt Operator: Standard motor LT50 530R2 right with White Momentary wall switch Application: Storefront Measurements 47 " x 91 "	Front Door Swing In		1,518.00
1	<u>Roll shutter silver</u> Box 8" Guide rail ERS with surface a drilling Slats 37mm RC2 and 130mm Scissor hanging straps Bottom slat 3" with ruber felt Operator: Standard motor LT50 530R2 right with White Momentary wall switch Application: Storefront Measurements 96 " x 92 "			2,196.00
1	<u>Roll shutter silver</u> Box 8" Guide rail ERS with surface a drilling Slats 37mm RC2 and 130mm Scissor hanging straps Bottom slat 3" with ruber felt Operator: Standard motor LT50 530R2 right with White Momentary wall switch Application: Storefront Measurements 100 " x 92 "			2,254.00

1	<u>Roll shutter silver</u> Box 8" Guide rail ERS with surface a drilling Slats 37mm RC2 and 130mm Scissor hanging straps Bottom slat 3" with ruber felt Operator: Standard motor LT50 530R2 right with White Momentary wall switch Application: Storefront Measurements 74 " x 92 "			1,857.00
1	<u>Roll shutter silver</u> Box 8" Guide rail ERS with surface a drilling Slats 37mm RC2 and 130mm Scissor hanging straps Bottom slat 3" with ruber felt Operator: Standard motor LT50 530R2 right with White Momentary wall switch Application: Storefront Measurements 71 " x 92 "			1,830.00
1	<u>Roll shutter silver</u> Box 8" Guide rail ERS with surface a drilling Slats 37mm RC2 and 130mm Scissor hanging straps Bottom slat 3" with ruber felt Operator: Standard motor LT50 530R2 right with White Momentary wall switch Application: Storefront Measurements 81 " x 92 "			1,961.00
2	<u>Roll shutter silver</u> Box 6.5" Guide rail ERS with surface a drilling Slats 37mm RC2 and 130mm Scissor hanging straps Bottom slat 3" with ruber felt Operator: Standard motor LT50 530R2 right with White Momentary wall switch Application: Storefront Measurements 101 " x 45 1/2 "	\$1,640 EA		3,280.00
2	<u>Roll shutter silver</u> Box 6.5" Guide rail ERS with surface a drilling Slats 37mm RC2 and 130mm Scissor hanging straps Bottom slat 3" with ruber felt Operator: Standard motor LT50 530R2 right with White Momentary wall switch Application: Storefront Measurements 77 " x 45 1/2 "	\$1,398 EA		2,796.00
1	Fed-Ex Freight Priority - Call B4, Limited Access, Liftgate, Overlength, CA Fee			1,285.84
Comments:		Net Total	USD	20,836.84
		Sales Tax (7%)	USD	1,458.58
		Total	USD	22,295.42

**Please contact your account manager
with any questions or concerns.**

Thank you for your order!

NOT AN INVOICE



License # 990221

Mailing Address : 1151 Callens Rd. Ventura Ca 93003

800-818-7006

Estimate# 52979329

DATE	07/23/2025
REP	Andrew

CUSTOMER
<p>Kern Valley Healthcare District Bob Easterday 12424 Mountain Mesa Rd Lake Isabella, California, 93240-9720 (760) 379-6667 monicaalexander@kvhd.org</p>

SERVICE LOCATION
<p>Kern Valley Healthcare District 12424 Mountain Mesa Rd Lake Isabella, California, 93240-9720</p>

Estimate	
Description	Total
<p>INS Drop ship the following : (11)AL-8 Security Rolling Shutters - Motorized with emergency override for all (4 detachable crank poles included). Each with hard wired interior mounted wall switch (type tbd) and (1) exterior mounted key switch box. - Aluminum single walled extruded slat profile, Color TBD for all (housing boxes, tracks, slat curtains, angle sills, etc). - Hardware with manufacturer 2 year warranty - Motors with manufacturer 5 year warranty - Pricing includes shipping to job-site address</p>	\$34,545.46
TAX	\$2,504.54

Estimate Total : \$37,050.00

**TERMS : Payment in full required for all drop ship orders
 ESTIMATE IS VALID FOR 30 DAYS ONLY.**

All Material is guaranteed to be delivered and/or installed as specified above. All work to be completed in a timely and workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed upon written orders and will become an extra charge over and above the pricing herein.

Owner to carry fire, and other necessary insurance. No demolition included unless specifically noted. ** Special Note - Custom Orders are NON REFUNDABLE.

Arbitration - Any controversy arising out of the construction of the project referred to in this contract regarding the interpretation of this contract or any subcontractor is subject to arbitration. The Owner, contractor, and all subcontractors are bound, each to the other by this arbitration clause. The arbitrator is empowered to decide the controversy in accordance with the evidence.

Attorney Fees - If any litigation is filed or instituted to enforce this contract or any team or provision herein, the prevailing party in such litigation shall be entitled to an award of reasonable attorney's fees and actual court costs.

Right to Stop Work - Contractor shall have the right to stop work if any payment shall not be made to contractor under this agreement, contractor may keep the job idle until all payments due are received.

Taxes, Assessments, Permits - Customer is responsible for requesting any permits required. All taxes, assessments, permit, and inspection fees will be paid by the Owner. Owner to carry fire and other necessary insurances regarding property. Overhead door carries standard liability and workers compensation insurance as required by California State Contractors Board. No demolition is included unless specifically noted on Proposal.

Contractors are required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Registrar of the Board whose address is: Contractors State License Board, 9821 Business Park Drive, Sacramento, CA, 95827.

NOTICE TO OWNER USING GENERAL CONTRACTORS (Section 7109 Contractor's License Law)

Under the California Mechanics Lien Law any contractor, subcontractor, laborer, supplier or other person who helps improve your property, but is not paid for his/her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by court office and proceeds of the sale used to satisfy your ineptness. This can happen even if you have paid your contractor in full if subcontractor, laborers, or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Original (or prime) contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property is 90 days after the completion of your project.

TO INSURE EXTRA PROTECTION FOR YOURSELF AND PROPERTY, YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS:

1. Require that your Contractor supply you with a payment and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment and performance bond as well as a copy of the construction contract should be filed with the county recorder for your further protection.
2. Require that payments be made directly to subcontractors and material suppliers through a joint control. Any joint control agreement should include the addendum approved by the Registrar of Contractors.
3. Issue joint checks for payment, made out to both your contractor and subcontractors or material suppliers involved in the project. This will help ensure that all person's due payment are actually paid.
4. After making payment on any completed phase of this project, and before making any further payments, require your contractor to provide you with unconditional lien releases signed by each material supplier, subcontractor and laborer involved in that portion of the work for which payment was made. On projects involving improvements to a single-family residence or a duplex owned by individuals, the persons signing these releases lose the right to file a claim against your property. In other types of construction this protection may still be important but may not be as complete. TO PROTECT YOURSELF UNDER THIS OPTION YOU MUST BE CERTAIN THAT ALL MATERIAL SUPPLIERS, SUBCONTRACTORS OR LABORERS HAVE SIGNED THEIR RELEASE.

Important Safety Notices

Your security shutter is constructed of high-quality components to provide years of continued service. Since it is a large moving object, yearly maintenance along with the precautionary directions listed below should be observed to insure safe and reliable operation.

1. Operate only when properly adjusted and free of obstruction
2. Do not permit children to play with switches or electric remote controls
4. If shutter is now manually operated, and later becomes motorized, the pull-down rope and locking mechanism must be removed
5. Avoid standing in open doorway or walking through doorway while electrically operated shutter is moving
6. If the door becomes hard to operate or becomes completely inoperable, contact our service line on 800-818-7006
7. Never manually lift the shutter by placing your hand in between sections, always use the pull rope or up handles provided

Cancellation

You, the buyer, may cancel the transaction at any time prior to midnight of the third business day after the date of this transaction. To cancel this transaction, notify your Representative immediately and deliver a signed and dated letter of cancellation to: Sales@SoCalRollingShutter.com

I have read and understand the work proposed and the terms and conditions of this agreement and wish to proceed with estimate 52979329.

Date	Printed Name	Signature
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April 10, 2026

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

Subject: Proposal – Kern Valley Hospital – Temporary Cooling Tower
Greenbough Proposal #26001

Dear Bob,

Thank you for giving Greenbough Design the opportunity to present this proposal for design, engineering, permitting, and construction administration services for the installation of a Temporary Cooling Tower at Kern Valley Hospital, located at 6412 Laurel Avenue in Mountain Mesa, California. It is Greenbough Design’s understanding that the retrofit of the existing cooling tower will require the temporary cooling tower to be functional for no more than 30 days.

Project Information

Project Description

The scope of work will be the preparation of Construction Documents and related HCAI Agency Review documentation for the HCAI-permitted replacement of cabinets.

The scope of Design Services work will include the following:

1. Prepare construction documents and specifications for submission to HCAI, including temporary power connection.
2. Prepare project Testing, Inspection, and Observation (TIO) document.
3. Submit these documents to HCAI.
4. Respond to comments from HCAI regarding the drawings, specifications, and TIO, and incorporate into the permitted documents.
5. Assist the Hospital in the preparation of Building Permit Application documents and submit to HCAI.

Owner’s project representative:

Bob Easterday, Plant Operations Manager

Deliverables

The project deliverables will include:

- Construction Documents
- HCAI project submission, including project application, TIO, and building permit

- Respond to and incorporate all HCAI review comments

Schedule

The preliminary schedule for submission of the permit documents for initial HCAI review is 4 weeks from date of receipt of the accepted proposal.

Team

The representative from Greenbough Design for this project will be:

Cindy Giminski – Project Manager

Michael Ryan – Principal Architect

In addition, the engineering consultants for this project are:

Joseph Carbonel – Capital Engineering – Mechanical Engineering

Michael Stevens – Pezzoni Engineering – Electrical Engineering

Ben Faircloth – FSE Structural Engineers – Structural Engineering (if needed)

Compensation

The compensation for the Construction Documents and Regulatory Review phases of this project will be a fixed fee of \$30,845 (thirty thousand eight hundred forty-five dollars), per the Workplan in Exhibit A. This includes Electrical Engineering and Mechanical Engineering design fees for Construction Documents and Regulatory Review. This also includes Electrical Engineering Construction Administration fees.

In addition, an allowance of \$3,000 for any Structural Engineering design is recommended to be carried.

Also in addition, any Construction Administration services which may be necessary and/or requested are in addition to the above fixed fee for both Greenbough Design and Capital Engineering, and are at the hourly rates shown in Exhibit B.

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

Printed name: _____

Date: April 10, 2026

Date: _____

ATTACHMENT "A"

Services for Kern Valley Hospital 6412 Laurel Ave. , Mountain Mesa, CA 93240 - Temporary Cooling Tower Greenbough Design #26001 - April 9, 2026	Architectural Hours per phase	Principal	Project architect	Quality / constructability review	Technical drafter	Architect assistant	Admin	Interior design	Total Fee
Hourly rate per staff type		\$ 205	\$ 170	\$ 160	\$ 130	\$ 90	\$ 70	\$ 150	
Site investigation & confirm backgrounds (N/A)	0	0	0	0	0	0	0	0	\$ -
Confirmation of existing department space code compliance (N/A)	0	0	0	0	0	0	0	0	\$ -
Programming and Planning Phase (N/A)	0	0	0	0	0	0	0	0	\$ -
Schematic Design Phase (N/A)	0	0	0	0	0	0	0	0	\$ -
Design Development Phase / Project background drawings	22	2	8	0	12	0	0	0	\$ 3,330
Coordination with engineering consultants/owner/equipment vendor	13	1	8	0	4	0	0	0	\$ 2,085
Construction Document/HCAI submittal document preparation Phase	34	2	12	0	20	0	0	0	\$ 5,050
HCAI submittal and Review Phase (HCAI) including TIO and building permit	18	1	7	0	0	7	3	0	\$ 2,235
Pre-Construction Phase (N/A)	0	0	0	0	0	0	0	0	\$ -
Construction Administration Phase (Hourly)	0	0	0	0	0	0	0	0	\$ -
Project HCAI Close-Out Phase	15	1	6	0	0	0	8	0	\$ 1,785
Total hours / architectural staff	102	7	41	0	36	7	11	0	\$ 14,485

CONSULTANTS

MECHANICAL, PLUMBING (Capital Engineering) - Construction Documents and Regulatory Review	\$ 10,600.00
ELECTRICAL (Pezzoni Engineering) - Construction Documents, Regulatory Review, and Const. Admin.	\$ 5,760.00
FIRE SPRINKLER DESIGN (N/A)	
INTERIORS (NA)	
STRUCTURAL (FSE Structural Engineers) - hourly if required	
CIVIL Engineering and LANDSCAPE Design (N/A)	

POTENTIAL ADDITIONAL SERVICES (If requested)

CONSULTANT/ALLOWANCE SUBTOTAL **\$ 16,360.00**

PROJECT TOTAL **\$ 30,845.00**

Hourly Billing Rates

Effective 1/1/26 thru 12/31/26

Principal Architect	\$205.00
Project Architect / Project Manager	\$170.00
Constructability and Quality Review Specialist	\$160.00
Interior Designer	\$150.00
Job Captain	\$150.00
Intern Architect	\$130.00
Technical Drafter	\$130.00
Architect's Assistant	\$90.00
Clerical	\$70.00

REIMBURSABLE EXPENSES

Engineering Services	Cost + 10%
Mileage	\$.72.5 per mile
Printing/Postage	Cost + 10%

Capital Engineering Consultants, Inc.
2026 Billing Rates

Sr. Principal	\$290.00 / hour
Principal	\$265.00 / hour
Director	\$250.00 / hour
Sr. Project Manager	\$242.00 / hour
Project Manager	\$231.00 / hour
Field Services	\$225.00 / hour
Senior Engineer	\$205.00 / hour
Engineer	\$187.00 / hour
Senior Designer	\$174.00 / hour
Designer	\$161.00 / hour
Technician / CADD	\$149.00 / hour
Intern	\$137.00 / hour
Project Administrator	\$126.00 / hour
Sr. Admin.	\$88.00 / hour
Clerical / Admin.	\$72.00 / 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


**KERN VALLEY HEALTHCARE DISTRICT
APPLICATION FOR PAYMENT**


Project: 25010 - KVHD Nurse Station Cabinets **Vendor:** Greenbough Design

Description of Work: Draw Plans for the replacement of SNF nurse station cabinets, sink and refrigerator

Invoice Number:	<u>1033</u>
1. TOTAL OF CURRENT INVOICE:	\$ <u>6,328.00</u>
2. TOTAL OF PREVIOUS INVOICE(s)	\$ <u>N/A</u>
3. TOTAL INVOICED TO DATE ON THIS PROJECT:	\$ <u>6,328.00</u>
4. TOTAL TO BE PAID THIS INVOICE:	\$ <u>6,328.00</u>

APPROVALS

Project Manager  Date: 4/21/26

Manager Plant Ops  Date: 4/21/26

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 Mar 25, 2026

Invoice # 1033

Project Name 25010 - KVHD Nurse Station Cabinets

Project No 25010

Please Remit By Apr 24, 2026

Payment Terms 30(days)

Balance Due: \$6,328.00

Project Description: 25010 - KVHD Nurse Station Cabinets

	Fee Summary		Previously Invoiced		Current Invoice		Remaining
	%	Stipulated	% phase Completed	Amount Billed	% complete current inv	Value of Completed	Amount remaining
Site Investigation / Confirm Backgrounds	5.18%	\$328.00	0.00%	\$0.00	100.00%	\$328.00	\$0.00
Design Development / Bkgrnd. Drawings	22.36%	\$1,415.00	0.00%	\$0.00	100.00%	\$1,415.00	\$0.00
Construction Documents	56.73%	\$3,590.00	0.00%	\$0.00	100.00%	\$3,590.00	\$0.00
Regulatory Review	15.72%	\$995.00	0.00%	\$0.00	100.00%	\$995.00	\$0.00
	100.00%	\$6,328.00	0.00%	\$0.00	100.00%	\$6,328.00	\$0.00

Invoice Total: \$6,328.00

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: 1034

1. TOTAL OF CURRENT INVOICE: \$ 12,784.05

2. TOTAL OF PREVIOUS INVOICE(S) \$ 12,896.76

3. TOTAL INVOICED TO DATE: \$ 33,085.81

4a. COSTS NIC - CONSTRUCTION MANAGEMENT,
EXPENSES & BASIC SERVICES THIS INVOICE \$ 971.25

4b. COST NIC FROM PREVIOUS INVOICES \$ 591.76

4c. TOTAL OF NIC MANAGEMENT / EXPENSES TO DATE \$ 1,563.01

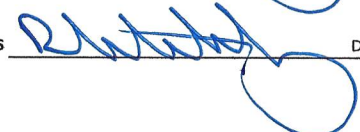
5. TOTAL OF CONTRACT INVOICED TO DATE: \$ \$31,522.80

6. BALANCE OF CONTRACT INVOICED TO DATE: \$ \$492.20

7. TOTAL ALL COSTS TO DATE: \$ \$33,055.81

APPROVALS

Project Manager  Date: 4/21/26

Manager Plant Ops  Date: 4/21/26

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 Apr 02, 2026
Invoice # 1034
Project Name 24003 - SNF Building Classification Change
Project No 24003
Please Remit By May 02, 2026
Payment Terms 30(days)

Balance Due: \$12,784.05

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	50.00%	\$12,305.00	98.00%	\$11,812.80	\$492.20
	100.00%	\$32,015.00	61.56%	\$19,710.00	36.90%	\$11,812.80	\$492.20

Expenses

Date	Name	Phase	Expense Type	Description	Qty	Rate	Amount
<i>Basic Services</i>							
04/02/2026	LR	Engineering Allowance	Consultant: Structural	Inv. #1381 - FSE Structural Engineers	1.00	\$971.25	\$971.25
Basic Services Total:							\$971.25
Expenses Total:							\$971.25

Invoice Total: \$12,784.05

Thank you.

**KERN VALLEY HEALTHCARE DISTRICT
APPLICATION FOR PAYMENT**

Project: KVHD Electrical Upgrade - Emergency Generator - H211716 **Vendor:** DFI Enterprises

Description of Work: Inspector of Record

Invoice Number:	<u>22004-0620</u>
1. TOTAL OF CURRENT INVOICE:	\$ <u>2,246.40</u>
2. TOTAL OF PREVIOUS INVOICE(S)	\$ <u>55,433.52</u>
3. TOTAL INVOICED TO DATE ON THIS PROJECT:	\$ <u>57,679.92</u>
4. TOTAL TO BE PAID THIS INVOICE:	\$ <u>2,246.40</u>

APPROVALS

Project Manager  **Date:** 4/21/26

Manager Plant Ops  **Date:** 4/21/26

CFO _____ **Date:** _____

CEO _____ **Date:** _____

Board _____ **Date:** _____

Other _____ **Date:** _____



DFI Enterprises
 P.O. Box 80743
 Bakersfield, CA 93380
 (559) 917-3581
derekfarmer@dfienterprises.com

INVOICE

Date: 3/23/2026
 Invoice #: 22004-0620
 P.O. #: NA
 OSHPD #: H211716-15-00
 Project: Electrical Upgrade
 Terms: Net 30

Bill To	Project Location
Kern Valley Healthcare District Robert Easterday 6412 Laurel Ave Lake Isabella, CA 93240	

Item	Description	Hours	Rate	Amount
KVHD3	IOR A21113 - 2/23/2026	8	112.32	898.56
KVHD3	IOR A21113 - 2/25/2026	4	112.32	449.28
KVHD3	IOR A21113 - 2/26/2026	8	112.32	898.56
Thank you for your business!			Total	\$2,246.40

Please mail checks payable to DFI Enterprises;
 P.O. Box 80743; Bakersfield, CA 93380.

Balance Due	\$2,246.40
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Thank you for your business!