



**BUILDING AND PLANNING COMMITTEE
AND SPECIAL MEETING OF THE BOARD OF DIRECTORS
Administrative Conference Room
Tuesday, May 26, 2026 – 1:00pm
www.kvhd.org**

**REMOTE PARTICIPATION – Microsoft Teams
Meeting ID: 246 965 058 638 200 Passcode: gm7jA3JC**

- A. Call to Order**
- B. Approval of Agenda (Action)** *(page 1)*
- C. Public Comment**
- D. Approval of Minutes from April 28, 2026 Meeting (Action)** *(pages 2-3)*
- E. Project Update (Discussion)** *(page 4)*
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
 - 9. Traveler Staff Apartments
- F. Security Shutter Proposals – Retail Pharmacy (Action)** *(pages 5-10)*
Bob Easterday, Plant Operations Manager
- G. Invoices: (Action)** *(pages 11-13)*
 - 1. Greenbough Design – Inv# 1040 – Seismic Retrofit - \$6,328.00
- H. Adjournment**

(Posted 5/21/26 @ 1200)



**BUILDING AND PLANNING COMMITTEE
AND SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES
Tuesday, April 28, 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 (remotely)
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

- A. **Call to Order:** The meeting was called to order at 1:00pm by Director Blythe. Upon calling the meeting to order, Director Blythe stated Director Parks was requesting to participate remotely due to emergency circumstances citing medical issues that prevent Director Parks from attending in person. A motion made by Director Elliott to approve remote participation. The motion was seconded by Director Clark. Motion passed with a vote of 4/0.
- B. **Approval of Agenda:** The agenda was approved as distributed. FC, RE – 5/0
- C. **Public Comment:**
Katheryn Elconin: Mrs. Elconin said the new pharmacy is beautiful and customers are happy. Mrs. Elconin also thanked Nic Caver for the volunteer luncheon.
- D. **Approval of Minutes from March 24, 2026 Meeting:** The minutes of the March 24, 2026 meeting were approved as presented. FC, RE – 5/0 (roll call)
- E. **Project Update:** The project update summary was given by Mr. Easterday.
 - 1. **Master Plan:** Mr. Easterday reported that Kern County’s Hazardous Mitigation Plan has expired and needs to be renewed. This was one of the required components for the grant submission. Mr. Easterday stated he is hoping the County’s letter to FEMA will be accepted. After lengthy discussion, the Board asked Mr. Easterday to reach out to the County to suggest language for their letter in an effort to make it more compelling.
 - 2. **New Administration Building:** Work on suites D and E is complete. Mesa Clinical Pharmacy moved into those suites last weekend.

3. **Emergency Generator:** The final verified reports are being signed by the architect and engineers. Once submitted, the project will close in compliance. The final payment of 5% withholding will then be due to the contractor.
 4. **NPC Seismic Upgrade of Dietary, Surgery, and Central Plant Buildings:** The soils report from Earth Systems arrived and was submitted to HCAI. The full soils report is being done by HCAI. Plans have also been submitted Kern County for their review.
 5. **Skilled Nursing Building Reclassification:** Mr. Easterday is continuing to work on this project.
 6. **Skilled Nursing Unit Cosmetic Work:** Work on this project will resume now that the pharmacy project has been completed.
 7. **Dietary Area Cosmetic Work:** This work will also resume shortly.
 8. **Acute Care Restrooms:** This work will also resume shortly.
- F. **Mesa Clinical Pharmacy Update:** This update was provided earlier under the project update. Director Parks asked about signage. Mr. Easterday stated they are working on getting the installation of the signs scheduled with the vendor.
- G. **Security Shutter Proposals:** Due to recent break-ins at the other pharmacy, Mr. Easterday is bringing back the security shutter proposals for discussion. Mr. Easterday reported that we could reduce the number of shutters now as he installed bars on the side windows. After brief discussion, the Board requested Mr. Easterday obtain updated quotes and bring them back to the next meeting.
- H. **Temporary Cooling Tower for the Cooling Tower Rebuild:** The proposal from Greenbough Design to draw the plans for the temporary cooling tower was presented by Mr. Easterday. After brief discussion, a motion was made by Director Elliott to approve the proposal as presented. The motion was seconded by Director Clark. Using a roll call vote, the motion passed with a vote of 5/0.
- I. **Invoice Review/Approval:** A motion was made by Director Elliott to approve the three invoices listed below. The motion was seconded by Director Parks. The motion passed with a vote of 5/0.
1. Greenbough Design – Inv. #1033 – SNF Nurse Station - \$6,328.00
 2. Greenbough Design – Inv. #1034 – SNF Reclassification - \$12,784.05
 3. DFI Enterprises – Inv# 22004-0620 – E-Generator - \$2,246.00
- J. **Adjournment:** The meeting was adjourned at approximately 1:55pm by Director Blythe.

Submitted By: _____

Approved By: _____

KVHD List and Status of Projects May 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. A person from HCAI who works with the grant program has finally gotten back to me. I am hoping that a portion of the Emergency Generator project might be eligible for a grant, but do not have particulars at this point

New Administration Building – The project for all suites is complete. Working on a few additional requests for Medical Records and Retail Pharmacy.

Emergency Generator The final payment to HCAI is being processed by accounting, also the 5% withholding (\$167,834.90) will be due to the contractor when HCAI has issued the closed in compliance letter.

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. Kern County Building Department has kicked it back to HCAI for their review only.

Skilled Nursing Building Reclassification – Upon further investigation by Bob Easterday and Michael Ryan, we discovered the seismic joints in the domestic and heating water lines. Greenbough can now submit to HCAI that all seismic separation items are in place, and the reclassification should be granted.

Skilled Nursing Unit Cosmetic Work – New corner guards are being installed by Nathan. Cabinets in the nursing station will be replaced next.

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 to be larger – Getting 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 – No Change. We hope to be able to get staff back on this project shortly.

Traveler Staff Apartments – Scope of work is being determined and costs figured out.



No. 01-051526-MW
 Date: 5/15/2026
 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: 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	Work to be performed at: Name: OVER THE COUNTER SALE Street: City: Date of Plans:
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We hereby propose to furnish the materials and perform the labor necessary to the completion of:

TO BE WILL CALLED AT KING DOOR

SEVEN MOTORIZED, CLEAR ANODIZED ALUMINUM ROLLING SECURITY SECURITY SHUTTERS, SIX TO HAVE HARD WIRED CONTROLS AND ONE (FRONT DOOR) WITH AN EXTERIOR KEY SWITCH..... \$24,524.00

NOTE:
 A SITE CHECK WILL BE DONE BY KING DOOR TO CONFIRM OPENING SIZES AND MOUNTING CONDITIONS BEFORE THE SHUTTERS WILL BE ORDERED.

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: \$24,524.00

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
5/7/2026	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 White Momentary wall switch, 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		2,288.00
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		1,702.00
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 "			2,479.00
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			2,545.00

1	Measurements 100 " x 92 " <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 "			2,094.00
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 "			2,063.00
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 "			2,214.00
1	<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 "			1,539.00
1	Fed-Ex Freight Priority - Call B4, Limited Access, Liftgate, Overlength, CA Fee			1,299.10
Comments:		Net Total	USD	18,223.10
		Sales Tax (0%)	USD	0.00
		Total	USD	18,223.10

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

Thank you for your order!

NOT AN INVOICE

Rollok Rolling Doors
685 John B Sias Memorial Pkwy, Ste. 875 Fort Worth, TX 76134
Phone: 817.695.1010 Fax: 817.701.2417



ROLL-A-SHIELD
 2680 South Industrial Park Ave
 Tempe, AZ 85282

Phone: 480-921-0200
 www.rollashield.com

Sold to:

Robert Easterday

, CA

Ship to:

Roll A Shield Quotation Q202507-2446

<input type="checkbox"/> Job	<input type="checkbox"/> Sales Rep	<input type="checkbox"/> Terms	<input type="checkbox"/> Date
Robert Easterday	David Marshall		7/14/2025

Item	Description / Note	Quantity	Unit price \$	Total price \$
001	Rolling shutter Mounting: Surface U-Channel included Box: 7.0" TBD Curtain: 63MM Single Wall Extruded TBD Guide rails: EMS End Retention Guiderail TBD Operator: Gapos motor Operator side: left Lead exit: keep in box Additional Options included: Curtain Weight: 22.81 lbs. Shipping included Clear Opening Dimension: 36" x 72"	1	2,031.40	2,031.40
002	Rolling shutter Mounting: Surface U-Channel included Box: 8.0" TBD Curtain: 63MM Single Wall Extruded TBD Guide rails: EMS End Retention Guiderail TBD Operator: Gapos motor Operator side: left Lead exit: keep in box Additional Options included: Curtain Weight: 63.51 lbs. Shipping included Clear Opening Dimension: 91" x 81"	1	3,332.40	3,332.40
003	Rolling shutter Mounting: Surface U-Channel included Box: 8.0" TBD Curtain: 63MM Single Wall Extruded TBD	1	3,413.40	3,413.40



Guide rails: EMS End Retention Guiderail TBD
Operator: Gapos motor
Operator side: left
Lead exit: keep in box
Additional Options included:
Curtain Weight: 66.26 lbs.
Shipping included
Clear Opening Dimension: 95" x 81"

004	<p>Rolling shutter Mounting: Surface U-Channel included Box: 8.0" TBD Curtain: 63MM Single Wall Extruded TBD Guide rails: EMS End Retention Guiderail TBD Operator: Gapos motor Operator side: left Lead exit: keep in box Additional Options included: Curtain Weight: 48.34 lbs. Shipping included Clear Opening Dimension: 69" x 81"</p>	1	2,889.40	2,889.40
005	<p>Rolling shutter Mounting: Surface U-Channel included Box: 8.0" TBD Curtain: 63MM Single Wall Extruded TBD Guide rails: EMS End Retention Guiderail TBD Operator: Gapos motor Operator side: left Lead exit: keep in box Additional Options included: Curtain Weight: 46.27 lbs. Shipping included Clear Opening Dimension: 66" x 81"</p>	1	2,809.40	2,809.40
006	<p>Rolling shutter Mounting: Surface U-Channel included Box: 8.0" TBD Curtain: 63MM Single Wall Extruded TBD Guide rails: EMS End Retention Guiderail TBD Operator: Gapos motor Operator side: left Lead exit: keep in box Additional Options included: Curtain Weight: 53.17 lbs. Shipping included Clear Opening Dimension: 76" x 81"</p>	1	3,010.40	3,010.40



ROLL-A-SHIELD
 2680 South Industrial Park Ave
 Tempe, AZ 85282

Phone: 480-921-0200
 www.rollashield.com

007	Rolling shutter Mounting: Surface U-Channel included Box: 7.0" TBD Curtain: 63MM Single Wall Extruded TBD Guide rails: EMS End Retention Guiderail TBD Operator: Gaposa motor Operator side: left Lead exit: keep in box Universal Wand Exit: bottom back Outdoor Key Sw itch Momentary Surface Mount included Additional Options included: Curtain Weight: 29.23 lbs. Shipping included Clear Opening Dimension: 42" x 80"	1	2,550.40	2,550.40
008	<u>Rolling shutter</u> Mounting: Surface U-Channel included Box: 7.0" TBD Curtain: 63MM Single Wall Extruded TBD, Every-Other Slat Guide rails: EMS End Retention Guiderail TBD Operator: Gaposa motor Operator side: left Lead exit: keep in box Universal Wand Exit: bottom back Outdoor Key Sw itch Momentary Surface Mount Curtain Weight: 29.23 lbs. Shipping included Clear Opening Dimension: 42" x 80"	1	2,550.40	2,550.40

Net total	22,587.20
Sales Tax 0%	0.00
Total	22,587.20

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:	<u>1040</u>
1. TOTAL OF CURRENT INVOICE:	<u>\$ 2,787.50</u>
2. TOTAL OF PREVIOUS INVOICE(S)	<u>\$ 1,303,314.35</u>
3. TOTAL INVOICED TO DATE:	<u>\$ 1,306,101.85</u>
4a. COSTS NIC - Grant Application Documents EXPENSES & BASIC SERVICES THIS INVOICE	<u>\$ 2,787.50</u>
4b. COST NIC FROM PREVIOUS INVOICES	<u>\$ 1,005.00</u>
4c. TOTAL OF NIC MANAGEMENT / EXPENSES TO DATE	<u>\$ 115,604.50</u>
5. TOTAL OF CONTRACT INVOICED TO DATE:	<u>\$ 1,171,360.00</u>
6. BALANCE OF CONTRACT INVOICED TO DATE:	<u>\$ -</u>
7. TOTAL ALL COSTS TO DATE:	<u>\$ 1,288,688.25</u>

APPROVALS

Project Manager  **Date:** 5/18/26

Manager Plant Ops  **Date:** 5/18/26

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 May 08, 2026

Invoice # 1040

Project Name 19039 - Kern Valley Hospital Seismic
Retrofit

Project No 19039

Please Remit By Jun 07, 2026

Payment Terms 30(days)

Balance Due: \$2,787.50

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			
Architect Assistant - Emily Mealer	15.00	\$70.00	\$1,050.00
Principal Architect - Michael Ryan	8.50	\$175.00	\$1,487.50
Basic Services Total:	23.50		\$2,537.50
Basic Services Sub Total:	23.50		\$2,537.50

Expenses - Engineering Consultants - Electrical Service Upgrade - Construction Administration (hourly)

Date	Name	Phase	Expense Type	Description	Qty	Rate	Amount
Basic Services							

INVOICE

Date May 08, 2026
Invoice # 1040
**Project Name 19039 - Kern Valley Hospital Seismic
Retrofit**
Project No 19039
Please Remit By Jun 07, 2026
Payment Terms 30(days)

Balance Due: \$2,787.50

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>
05/05/2026	LR	Constr Admin - Electrical Upgrade	Consultant: Structural	Invoice #1383 from FSE Structural Engineers - Site observations, tap box anchorage, VCR D5b & D6	1.00	\$250.00	\$250.00
Basic Services Total:							\$250.00
Expenses Total:							\$250.00
Invoice Total:							\$2,787.50

Thank you.