

## **AGREEMENT**

This AGREEMENT is made and entered into by and between Natividad Medical Center (the County of Monterey, a political subdivision of the State of California, hereinafter referred to as "County"), and **Kasavan Architects**, hereinafter referred to as "CONTRACTOR."

## **RECITALS**

**WHEREAS**, County has invited proposals through the Request for Proposals (RFP #9600-25) for ARCHITECTURAL SERVICES, in accordance with the specifications set forth in this AGREEMENT; and

**WHEREAS**, CONTRACTOR has submitted a responsive and responsible proposal to perform such services; and

**WHEREAS**, CONTRACTOR has the professional ability and capabilities necessary to provide the services requested.

**NOW THEREFORE**, County and CONTRACTOR, for the consideration hereinafter named, agree as follows:

### **1. PERFORMANCE OF THE AGREEMENT**

1.1 After consideration and evaluation of the CONTRACTOR'S proposal, the County hereby engages CONTRACTOR to provide the services set forth in RFP #9600-25 and in this AGREEMENT on the terms and conditions contained herein and in RFP #9600-25. The intent of this AGREEMENT is to summarize the contractual obligations of the parties. The component parts of this AGREEMENT include the following:

- RFP #9600-25 dated August 26, 2011 including all attachments and exhibits
- CONTRACTOR'S Proposal dated August 26, 2011
- AGREEMENT,
- Certificate of Insurance
- Additional Insured Endorsements

1.2 All of the above-referenced contract documents are intended to be complementary. Work required by one of the above-referenced contract documents and not by others shall be done as if required by all. In the event of a conflict between or among component parts of the contract, the contract documents shall be construed in the following order: AGREEMENT, CONTRACTOR'S Proposal, RFP #9600-25 including all attachments and exhibits, Addendum/Addenda, Certificate of Insurance, and Additional Insured Endorsements.

- 1.3 CONTRACTOR warrants that CONTRACTOR and CONTRACTOR's agents, employees, and subcontractors performing services under this AGREEMENT are specially trained, experienced, competent, and appropriately licensed to perform the work and deliver the services required under this AGREEMENT and are not employees of the County, or immediate family of an employee of the County.
- 1.4 CONTRACTOR, its agents, employees, and subcontractors shall perform all work in a safe and skillful manner and in compliance with all applicable laws and regulations. All work performed under this AGREEMENT that is required by law to be performed or supervised by licensed personnel shall be performed in accordance with such licensing requirements.
- 1.4.1 CONTRACTOR must maintain all licenses throughout the term of the AGREEMENT.
- 1.5 CONTRACTOR shall furnish, at its own expense, all materials, equipment, and personnel necessary to carry out the terms of this AGREEMENT, except as otherwise specified in this AGREEMENT. CONTRACTOR shall not use County premises, property (including equipment, instruments, or supplies) or personnel for any purpose other than in the performance of its obligations under this AGREEMENT.

## **2. SCOPE OF SERVICE**

- 2.1 Contractor Minimum Work Performance Percentage: CONTRACTOR shall perform with his own organization contract work amounting to not less than 50 percent of the original total contract price, except that any designated 'Specialty Items' may be performed by subcontract and the amount of any such 'Specialty Items' so performed may be deducted from the original total contract price before computing the amount of work required to be performed by the Contractor with his own organization.
- 2.2 Services will be provided on an on-call basis under a Task Order process between the COUNTY and the CONTRACTOR(S), on a time and material or competitive proposal basis. The Task Order process will consist of the COUNTY contacting the CONTRACTOR(S) and requesting services related to an individual project. CONTRACTOR(S) will then prepare a detailed scope and cost for each individual Task Order. The Task Orders are subject to agreement between COUNTY Representative and CONTRACTOR(S).
- 2.3 Services may include the following but is not limited to:
- 2.3.1 Facility Exterior Modifications/Remodels:**
- 2.3.1.1 Planning, assessments, calculations, studies, specification preparation, plan preparation, estimating, designing, and drafting of work such as but not limited to:

- Door and window replacement including case work,
- Exterior walls replacement or repair such as EFIS, stucco, cast concrete, painting etc.
- Determine structural modifications/evaluations,
- Historical buildings repair, and enhancement, and
- Permitting if needed, public involvement coordination, and other tasks as necessary.

## **2.3.2 Facility Interior Modifications/Remodels**

2.3.2.1 Planning, assessments, calculations, studies, specification preparation, plan preparation, estimating, designing, and drafting of work such as but not limited to:

- Space planning/programming,
- Office space remodels, modular furniture design, installation, and modifications,
- Interior finishes,
- Window treatments,
- Determine structural modifications/evaluations,
- Mechanical, electrical and/or plumbing (MEP) evaluations, repair, or replacement,
- Medical/Imaging Equipment Replacement,
- Elevator and/or hoist modifications/evaluations, and
- Permitting if needed, public involvement coordination, and other tasks as necessary.

## **2.3.3 Roofing Repairs/Replacements**

2.3.3.1 Planning, assessments, calculations, studies, specification preparation, plan preparation, estimating, designing, and drafting of work such as but not limited to:

- Built-up,
- Composition, and
- Standing metal seam
- Shake and/or shingled roofing
- Spray polyurethane foam-based (SPF) roof systems
- Permitting if needed, public involvement coordination, and other tasks as necessary.

### **3. TERM OF AGREEMENT**

- 3.1 The term of the AGREEMENT will be for a period of one (1) year with the option to extend the AGREEMENT for two (2) additional one (1) year periods. County is not required to state a reason if it elects not to renew this AGREEMENT.
- 3.2 If County exercises its option to extend, all applicable parties shall mutually agree upon the extension, including any changes in rate and/or terms and conditions in writing.
- 3.3 County reserves the right to cancel the AGREEMENT, or any extension of the AGREEMENT, without cause, with a thirty (30) day written notice, or immediately with cause.

### **4. COMPENSATION AND PAYMENTS**

- 4.1 It is mutually understood and agreed by both parties that CONTRACTOR shall be compensated under this AGREEMENT in accordance with the pricing sheet attached hereto.
- 4.2 Prices shall remain firm for the initial term of this AGREEMENT and, thereafter, may be adjusted annually as provided in this paragraph. County does not guarantee any minimum or maximum amount of dollars to be spent under this AGREEMENT.
- 4.3 Negotiations for rate changes shall be commenced, by CONTRACTOR, a minimum of ninety days (90) prior to the expiration of this AGREEMENT.
- 4.4 Any discount offered by the CONTRACTOR must allow for payment after receipt and acceptance of services, material or equipment and correct invoice, whichever is later. In no case will a discount be considered that requires payment in less than 30 days.
- 4.5 CONTRACTOR shall levy no additional fees or surcharges of any kind during the term of this AGREEMENT without first obtaining approval from County in writing.
- 4.6 Tax: Pricing as per this AGREEMENT is inclusive of all applicable taxes.
- 4.7 County is registered with the Internal Revenue Service, San Francisco office, and registration number 94730025K. The County is exempt from Federal Transportation Tax; an exemption certificate is not required where shipping documents show Monterey County as consignee.



## **5. INVOICES AND PURCHASE ORDERS**

- 5.1 Invoices for all services rendered per this AGREEMENT shall be billed directly to the Natividad Medical Center at the following address:

Natividad Medical Center  
P.O. Box 81611  
Salinas, CA 93912-1611  
Attention: Accounts Payable

- 5.2 CONTRACTOR shall reference the RFQ number on all invoices submitted to County. CONTRACTOR shall submit such invoices periodically or at the completion of services, but in any event, not later than 30 days after completion of services. The invoice shall set forth the amounts claimed by CONTRACTOR for the previous period, together with an itemized basis for the amounts claimed, and such other information pertinent to the invoice. County shall certify the invoice, either in the requested amount or in such other amount as County approves in conformity with this AGREEMENT, and shall promptly submit such invoice to County Auditor-Controller for payment. County Auditor-Controller shall pay the amount certified within 30 days of receiving the certified invoice.
- 5.3 All County of Monterey Purchase Orders issued for the AGREEMENT are valid only during the fiscal year in which they are issued (the fiscal year is defined as July 1 through June 30).
- 5.4 Unauthorized Surcharges or Fees: Invoices containing unauthorized surcharges or unauthorized fees of any kind shall be rejected by County. Surcharges and additional fees not included the AGREEMENT must be approved by County in writing via an Amendment.

## **6. DESIGN PROFESSIONAL INDEMNIFICATION**

- 6.1 For purposes of the following indemnification provisions (“Indemnification AGREEMENT”), “design professional” has the same meaning as set forth in California Civil Code section 2782.8. If any term, provision or application of this Indemnification AGREEMENT is found to be invalid, in violation of public policy or unenforceable to any extent, such finding shall not invalidate any other term or provision of this Indemnification AGREEMENT and such other terms and provisions shall continue in full force and effect. If there is any conflict between the terms, provisions or application of this Indemnification AGREEMENT and the provisions of California Civil Code Sections 2782 or 2782.8, the broadest indemnity protection for County under this Indemnity AGREEMENT that is permitted by law shall be provided by CONTRACTOR.

6.2 Indemnification for Design Professional Services Claims:

CONTRACTOR shall indemnify, defend and hold harmless County, its governing board, directors, officers, employees, and agents against any claims that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONTRACTOR, its employees, subcontractors, and agents in the performance of design professional services under this AGREEMENT, excepting only liability arising from the sole negligence, active negligence or willful misconduct of County, or defect in a design furnished by County.

6.3 Indemnification for All Other Claims or Loss:

For any claim, loss, injury, damage, expense or liability other than claims arising out of CONTRACTOR's performance of design professional services under this AGREEMENT, CONTRACTOR shall indemnify, defend and hold harmless COUNTY, its governing board, directors, officers, employees, and agents against any claim for loss, injury, damage, expense or liability resulting from or alleging injury to or death of any person or loss of use of or damage to property, arising from or related to the performance of services under this AGREEMENT by CONTRACTOR, its employees, subcontractors or agents, excepting only liability arising from the sole negligence, active negligence or willful misconduct of COUNTY, or defect in a design furnished by COUNTY.

## 7. INSURANCE REQUIREMENTS

7.1 Evidence of Coverage:

Prior to commencement of this AGREEMENT, CONTRACTOR shall provide a "Certificate of Insurance" certifying that coverage as required herein has been obtained. Individual endorsements executed by the insurance carrier shall accompany the certificate. In addition CONTRACTOR upon request shall provide a certified copy of the policy or policies.

7.2 This verification of coverage shall be sent to the County's Contracts/Purchasing Department, unless otherwise directed. CONTRACTOR shall not receive a "Notice to Proceed" with the work under this AGREEMENT until it has obtained all insurance required and such, insurance has been approved by County. This approval of insurance shall neither relieve nor decrease the liability of CONTRACTOR.

7.3 Qualifying Insurers: All coverage's, except surety, shall be issued by companies which hold a current policy holder's alphabetic and financial size category rating of not less than A- VII, according to the current Best's Key Rating Guide or a company of equal financial stability that is approved by County's Purchasing Officer.

7.4 Insurance Coverage Requirements:

Without limiting CONTRACTOR's duty to indemnify, CONTRACTOR shall maintain in effect throughout the term of this AGREEMENT a policy or policies of insurance with the following minimum limits of liability:

- 7.5 Commercial general liability insurance, including but not limited to premises and operations, including coverage for Bodily Injury and Property Damage, Personal Injury, Contractual Liability, Broadform Property Damage, Independent Contractors, Products and Completed Operations, with a combined single limit for Bodily Injury and Property Damage of not less than \$1,000,000 per occurrence.
- 7.6 Business automobile liability insurance, covering all motor vehicles, including owned, leased, non-owned, and hired vehicles, used in providing services under this AGREEMENT, with a combined single limit for Bodily Injury and Property Damage of not less than \$1,000,000 per occurrence.
- 7.7 Workers' Compensation Insurance, if CONTRACTOR employs others in the performance of this AGREEMENT, in accordance with California Labor Code section 3700 and with Employer's Liability limits not less than \$1,000,000 each person, \$1,000,000 each accident and \$1,000,000 each disease.
- 7.8 Professional liability insurance, if required for the professional services being provided, (e.g., those persons authorized by a license to engage in a business or profession regulated by the California Business and Professions Code), in the amount of not less than \$1,000,000 per claim and \$2,000,000 in the aggregate, to cover liability for malpractice or errors or omissions made in the course of rendering professional services. If professional liability insurance is written on a "claims-made" basis rather than an occurrence basis, CONTRACTOR shall, upon the expiration or earlier termination of this AGREEMENT, obtain extended reporting coverage ("tail coverage") with the same liability limits. Any such tail coverage shall continue for at least three years following the expiration or earlier termination of this AGREEMENT.
- 7.9 Other Insurance Requirements:  
All insurance required by this AGREEMENT shall be with a company acceptable to County and issued and executed by an admitted insurer authorized to transact Insurance business in the State of California. Unless otherwise specified by this AGREEMENT, all such insurance shall be written on an occurrence basis, or, if the policy is not written on an occurrence basis, such policy with the coverage required herein shall continue in effect for a period of three years following the date CONTRACTOR completes its performance of services under this AGREEMENT.
- 7.10 Each liability policy shall provide that County shall be given notice in writing at least thirty days in advance of any endorsed reduction in coverage or limit, cancellation, or intended non-renewal thereof. Each policy shall provide coverage for CONTRACTOR and additional insureds with respect to claims arising from each subcontractor, if any, performing work under this AGREEMENT, or be accompanied by a certificate of insurance from each subcontractor showing each subcontractor has identical insurance coverage to the above requirements.

- 7.11 Commercial general liability and automobile liability policies shall provide an endorsement naming the County of Monterey, its officers, agents, and employees as Additional Insureds with respect to liability arising out of the CONTRACTOR'S work, including ongoing and completed operations, and shall further provide that such insurance is primary insurance to any insurance or self-insurance maintained by the County and that the insurance of the Additional Insureds shall not be called upon to contribute to a loss covered by the CONTRACTOR'S insurance. The required endorsement form for Commercial General Liability Additional Insured is ISO Form CG 20 10 11-85 or CG 20 10 10 01 in tandem with CG 20 37 10 01 (2000). The required endorsement form for Automobile Additional Insured endorsement is ISO Form CA 20 48 02 99.
- 7.12 Prior to the execution of this AGREEMENT by County, CONTRACTOR shall file certificates of insurance with County's contract administrator and County's Contracts/Purchasing Division, showing that CONTRACTOR has in effect the insurance required by this AGREEMENT. CONTRACTOR shall file a new or amended certificate of insurance within five calendar days after any change is made in any insurance policy, which would alter the information on the certificate then on file. Acceptance or approval of insurance shall in no way modify or change the indemnification clause in this AGREEMENT, which shall continue in full force and effect.
- 7.13 CONTRACTOR shall at all times during the term of this AGREEMENT maintain in force the insurance coverage required under this AGREEMENT and shall send, without demand by County, annual certificates to County's Contract Administrator and County's Contracts/Purchasing Division. If the certificate is not received by the expiration date, County shall notify CONTRACTOR and CONTRACTOR shall have five calendar days to send in the certificate, evidencing no lapse in coverage during the interim. Failure by CONTRACTOR to maintain such insurance is a default of this AGREEMENT, which entitles County, at its sole discretion, to terminate this AGREEMENT immediately.

## **8. RECORDS AND CONFIDENTIALITY**

- 8.1 Confidentiality: CONTRACTOR and its officers, employees, agents, and subcontractors shall comply with any and all federal, state, and local laws, which provide for the confidentiality of records and other information. CONTRACTOR shall not disclose any confidential records or other confidential information received from the County or prepared in connection with the performance of this AGREEMENT, unless County specifically permits CONTRACTOR to disclose such records or information. CONTRACTOR shall promptly transmit to County any and all requests for disclosure of any such confidential records or information. CONTRACTOR shall not use any confidential information gained by CONTRACTOR in the performance of this AGREEMENT except for the sole purpose of carrying out CONTRACTOR's obligations under this AGREEMENT.

- 8.2 County Records: When this AGREEMENT expires or terminates, CONTRACTOR shall return to County any County records which CONTRACTOR used or received from County to perform services under this AGREEMENT.
- 8.3 Maintenance of Records: CONTRACTOR shall prepare, maintain, and preserve all reports and records that may be required by federal, state, and County rules and regulations related to services performed under this AGREEMENT.
- 8.4 Access to and Audit of Records: County shall have the right to examine, monitor and audit all records, documents, conditions, and activities of CONTRACTOR and its subcontractors related to services provided under this AGREEMENT. The parties to this AGREEMENT may be subject, at the request of County or as part of any audit of County, to the examination and audit of the State Auditor pertaining to matters connected with the performance of this AGREEMENT for a period of three years after final payment under the AGREEMENT.

## **9. NON-DISCRIMINATION**

- 9.1 During the performance of this contract, CONTRACTOR shall not unlawfully discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, age (over 40), sex, or sexual orientation. CONTRACTOR shall ensure that the evaluation and treatment of its employees and applicants for employment are free of such discrimination. CONTRACTOR shall comply with the provisions of the Fair Employment and Housing Act (Government Code, §12900, et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, §7285.0, et seq.).
- 9.2 The applicable regulations of the Fair Employment and Housing Commission implementing Government Code, §12900, et seq., set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations are incorporated into this AGREEMENT by reference and made a part hereof as if set forth in full.
- 9.3 CONTRACTOR shall include the non-discrimination and compliance provisions of the clause in all AGREEMENTs with subcontractors to perform work under the contract.

## **10. OVERRIDING CONTRACTOR PERFORMANCE REQUIREMENTS**

- 10.1 Independent Contractor: CONTRACTOR shall be an independent contractor and shall not be an employee of Monterey County, nor immediate family of an employee of County. CONTRACTOR shall be responsible for all insurance (General Liability, Automobile, Workers' Compensation, unemployment, etc.) and all payroll-related taxes. CONTRACTOR shall not be entitled to any employee benefits. CONTRACTOR shall control the manner and means of accomplishing the result contracted for herein.

- 10.2 Minimum Work Performance Percentage: CONTRACTOR shall perform with his own organization contract work amounting to not less than 50 percent of the original total AGREEMENT amount, except that any designated 'Specialty Items' may be performed by subcontract and the amount of any such 'Specialty Items' so performed may be deducted from the original total AGREEMENT amount before computing the amount of work required to be performed by CONTRACTOR with his own organization or per a consortium.
- 10.3 Non-Assignment: CONTRACTOR shall not assign this contract or the work required herein without the prior written consent of County.
- 10.4 Any subcontractor shall comply with all of County of Monterey requirements, including insurance and indemnification requirements as detailed in this AGREEMENT.

## **11.CONFLICT OF INTEREST**

- 11.1 CONTRACTOR covenants that CONTRACTOR, its responsible officers, and its employees having major responsibilities for the performance of work under the AGREEMENT, presently have no interest and during the term of this AGREEMENT will not acquire any interests, direct or indirect, which might conflict in any manner or degree with the performance of CONTRACTOR'S services under this AGREEMENT.

## **12.COMPLIANCE WITH APPLICABLE LAWS**

- 12.1 CONTRACTOR shall keep itself informed of and in compliance with all federal, state and local laws, ordinances, regulations, and orders, including but not limited to all state and federal tax laws that may affect in any manner the Project or the performance of the Services or those engaged to perform Services under this AGREEMENT. CONTRACTOR shall procure all permits and licenses, pay all charges and fees, and give all notices required by law in the performance of the Services.
- 12.2 CONTRACTOR shall report immediately to County's Contracts/Purchasing Officer, in writing, any discrepancy or inconsistency it discovers in the laws, ordinances, regulations, orders, and/or guidelines in relation to the Project of the performance of the Services.
- 12.3 All documentation prepared by CONTRACTOR shall provide for a completed project that conforms to all applicable codes, rules, regulations and guidelines that are in force at the time such documentation is prepared.

**13. TRAVEL REIMBURSEMENT**

13.1 Travel reimbursements shall not exceed the IRS allowance rates as per County of Monterey Travel Policy. A copy of County's Travel Policy is available on the Auditor-Controller's web site at: <http://www.co.monterey.ca.us/auditor/policy.htm>.

**14. NOTICES**

14.1 Notices required to be given to the respective parties under this AGREEMENT shall be deemed given by any of the following means: (1) when personally delivered to County's contract administrator or to CONTRACTOR'S responsible officer; (2) when personally delivered to the party's principle place of business during normal business hours, by leaving notice with any person apparently in charge of the office and advising such person of the import and contents of the notice; (3) 24 hours after the notice is transmitted by FAX machine to the other party, at the party's FAX number specified pursuant to this AGREEMENT, provided that the party giving notice by FAX must promptly confirm receipt of the FAX by telephone to the receiving party's office; or, (4) three (3) days after the notice is deposited in the U. S. mail with first class or better postage fully prepaid, addressed to the party as indicated below.

14.2 Notices mailed or faxed to the parties shall be addressed as follows:

**TO COUNTY:**

**Sid Cato, Management Analyst/Contracts**  
Natividad Medical Center  
1441 Constitution Blvd  
Salinas, CA 93906

Tel: (831) 783-2620  
FAX: (831) 757-2592  
Email: [catosl@natividad.com](mailto:catosl@natividad.com)

**TO CONTRACTOR:**

Name: \_\_\_\_\_

Address 1: \_\_\_\_\_

Address 2: \_\_\_\_\_

Tel. No.: \_\_\_\_\_

FAX No. \_\_\_\_\_

Email: \_\_\_\_\_

**15. LEGAL DISPUTES**

15.1 CONTRACTOR agrees that this AGREEMENT and any dispute arising from the relationship between the parties to this AGREEMENT, shall be governed and interpreted by the laws of the State of California, excluding any laws that direct the application of another jurisdiction's laws.

- 15.2 Any dispute that arises under or relates to this AGREEMENT (whether contract, tort, or both) shall be resolved in the Superior Court of California in Monterey County, California.
- 15.3 CONTRACTOR shall continue to perform under this AGREEMENT during any dispute.
- 15.4 The parties agree to waive their separate rights to a trial by jury. This waiver means that the trial will be before a judge

SIGNATURE PAGE TO FOLLOW



**NATIVIDAD MEDICAL CENTER**

By: \_\_\_\_\_  
Sid Cato, Management Analyst/Contracts

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Harry Weis, NMC CEO

Date: 10/9/12

**APPROVED AS TO LEGAL PROVISIONS**

By: \_\_\_\_\_  
Anne Brauer  
Monterey County, Deputy County Counsel

Date: Oct. 18, 2012

**APPROVED AS TO FISCAL PROVISIONS**

By: \_\_\_\_\_  
Gary Giboney  
Monterey County Auditor/Controller's Office

Date: 10-14-12

**CONTRACTOR**

Kasavan Architects  
Contractor's Business Name\*\*\*

\_\_\_\_\_  
Signature of Chair, President, or Vice-President

Peter Kasavan, President  
Name and Title

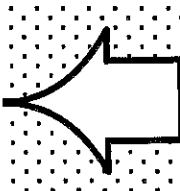
Date: 9/21/12

\_\_\_\_\_  
Signature of Secretary, Asst. Secretary, CFO, Treasurer  
or Asst. Treasurer

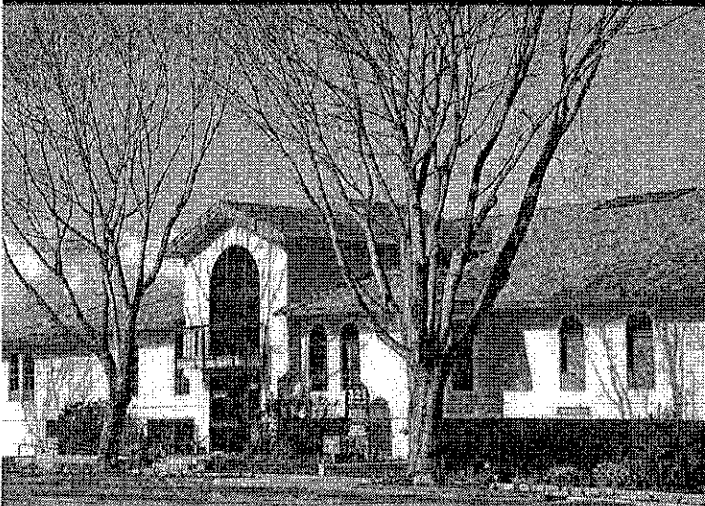
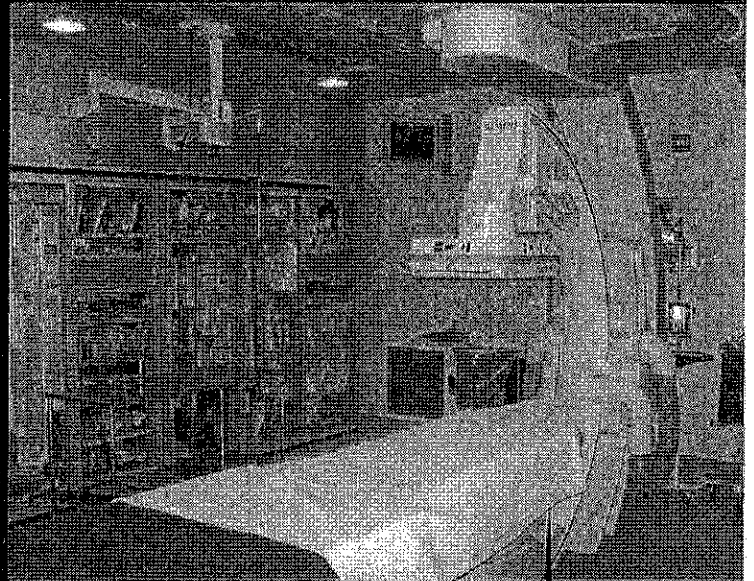
Peter Kasavan, Secretary  
Name and Title

Date: 9/21/12

\*\*\*INSTRUCTIONS: If CONTRACTOR is a corporation, including limited liability and non-profit corporations, the full legal name of the corporation shall be set forth above together with the signatures of two specified officers. If CONTRACTOR is a partnership, the name of the partnership shall be set forth above together with the signature of a partner who has authority to execute this Agreement on behalf of the partnership. If CONTRACTOR is contracting in and individual capacity, the individual shall set forth the name of the business, if any and shall personally sign the Agreement.



RFQ #9600-25  
Master Agreement for Architectural Services  
**Natividad Medical Center**  
August 26, 2011



    
**KASAVAN ARCHITECTS**  
60 W. Market St., Suite 300 Salinas, CA 93901  
Voice 831.424.2232 Fax 831.424.2501



**KASAVAN ARCHITECTS**

*Est. 1949*

60 W. Market St., Suite 300 Salinas, CA 93901  
Voice 831.424.2232 Fax 831.424.2501

August 26, 2011

Sid Cato,  
Management Analyst/Contracts  
Natividad Medical Center  
1441 Constitution Blvd.  
Salinas, CA 93906

PROJECT: Natividad Medical Center –Master Agreement for Architectural Services under \$100,000  
SUBJECT: Request for Qualifications #9600-25

Dear Mr. Cato,

We appreciate the opportunity to submit our qualifications to Natividad Medical Center for Architectural-Engineering Services for your Master Agreement.

Founded in Salinas in 1949 we are a local company that has experience in many hospital and medical projects. This includes a complete remodel for a new Special Procedures room for Salinas Valley Memorial Hospital. This OSHPD project required infection control specifications, a full room demolition, structural retrofit for ceiling mounted equipment, special analysis to determine equipment clearances and precise mounting locations, new lead protected walls, new medical gas distribution, control room and the mechanical and electronic infrastructure to service the space and new equipment. The work also involved coordination with the adjacent Cath Lab and other spaces.

We have experience with all the projects listed including work for Salinas Valley Memorial Hospital, Sutter Maternity Surgery Center and Natividad Medical Center on Medical Office and Administrative office remodels, boiler, plumbing, HVAC and electrical upgrades, medical equipment installation and replacement, re-roofing (all types) and operating room equipment installation.

Our projects include OSHPD 3 Surgery Centers, Sleep Center, X-ray rooms for orthopedic surgeons, Nuclear Medicine equipment installed for cardiologists and a number of other new and remodeled medical office buildings with exam rooms, conference rooms, labs and all the other types of work listed in the RFQ.

This background gives us extensive experience with many regulatory agencies. We are currently serving Salinas Valley Memorial Hospital to coordinate and facilitate their use permits for projects associated with their SB 1953 retrofit currently under construction and their Sleep Center Tenant Improvement.

We are particularly successful in estimating project costs, designing to meet budgets and effectively controlling change orders.

As a local firm for over 61 years we have always been active in volunteer work giving us a unique understanding of our community including our rich history, philanthropic and service organizations, community leaders, public agency staff and policy makers. We believe this has the potential to provide Natividad Medical Center with meaningful added value.

I appreciate your consideration and look forward to again being of service to Natividad Medical Center.

Sincerely,

Peter Kasavan, President  
*A California Corporation*

*Peter Kasavan, AIA # C-14814*

# Amendment #1

## REQUEST FOR QUALIFICATIONS

#9600-25

## MASTER AGREEMENT FOR ARCHITECTURAL SERVICES

Under \$100,000

### Paragraph 1.1 is amended as follows:

- 1.1 The County of Monterey, Natividad Medical Center (NMC) hereinafter referred to as COUNTY, extends an invitation to all qualified Architectural firms, hereinafter known as CONSULTANT(S), to submit their qualifications, experience, and fee schedules to provide Architectural services for projects costing \$100,000 or less each and as outlined in Section 5.0 Scope of Work herein

Please contact below if you have any questions

C/O Sid Cato, Management Analyst/Contracts  
Natividad Medical Center  
1441 Constitution Blvd  
Salinas, CA. 93906

(REFERENCE RFP # 9600-25)

A Request for Proposal Package is available by downloading a PDF copy from the Natividad Medical Center website at [www.natividad.com](http://www.natividad.com) or contacting Sid Cato, Management Analyst/Contracts, Natividad Medical Center, [catosl@natividad.com](mailto:catosl@natividad.com) (831) 755-4223. NMC reserves the right to reject any and all proposals, to waive irregularities and informalities and make an award deemed in the best interest of the County of Monterey. Postmarks and facsimiles are not acceptable. Proposals received after the deadline may be rejected and returned unopened.

PETER KASAVAN

8/26/11  
8.26.11

  
KASAVAN ARCHITECTS

60 W. Market St., Suite 300 Salinas, CA 93901  
Voice 831.424.2232 Fax 831.424.2501

Listed below are the questions and answers for RFQ #9600-25

**Questions, RFQ #9600-25 Architectural Services Master Agreement**

Q: Paragraph 1.1 states that consultants are "to provide construction estimating services" and paragraph 1.2 states this is for "Master Agreements." Which is correct, and please clarify further?

A: We will be making the following Amendment to RFQ #9600-25 per your question. I'll be posting this on the Natividad website and sending it out to all listed vendors.

Thanks for pointing out this mistake. The Amendment language is below

1.1 The County of Monterey, Natividad Medical Center (NMC) hereinafter referred to as COUNTY, extends an invitation to all qualified Architectural firms, hereinafter known as CONSULTANT(S), to submit their qualifications, experience, and fee schedules to provide Architectural services for projects costing \$100,000 or less each and as outlined in Section 5.0 Scope of Work herein

Q: In relation to the Scope of Work outlined in your RFQ (pages 6 & 7), we would be interested in submitting qualifications for Sections 5.3.1 – Facility Exterior Modifications/Remodels and 5.3.3 – Roofing Repairs/Replacements. Will the County accept a qualifications statement that pertains to only those sections, or is it suggested that we team up with an architect?

A: You would have to team up with an architect this is not engineering services.

Q: Our structural engineer has a liability policy for \$500,000 per claim with \$1,000,000 aggregate but in the RFQ it requests double those numbers. Our office, as architects, holds a policy that meets the liability requirements of \$1,000,000 max per claim and \$2,000,000 aggregate. Is the structural's liability coverage going to be problematic or considered against our RFQ score?

A: The only insurance requirements that need to be met would be by the company contracted by Natividad.

Q: For the "receipt of signed addenda" in Section 1, do we just list the addenda and sign at the bottom? Or will a form be provided?

A: If there is an Addendum before the deadline of the RFQ it will need to be signed and included in your RFQ package.

Q: Section 4, Technical Aspects, requires the contractor to provide a written and signed statement, but it references RFQ #9600-21. This appears to be related to a bid price?

A: It should reference the Master Agreement Package RFQ 9600-25 not 9600-21.

Q: Do you need a signed statement from the architect in Section 4 for RFQ 9600-25? If so, what are the requirements?

A: It is a contractor generated written statement agreeing that the services will include within their proposal (if applicable), all elements necessary to provide services within the stated RFQ.

Q: 1.1 The County of Monterey, Natividad Medical Center (NMC) hereinafter referred to as COUNTY, extends an invitation to all qualified Construction Management firms, hereinafter known as CONSULTANT(S), to submit their qualifications, experience, and fee schedules to provide construction estimating services for projects costing \$100,000 or less each and as outlined in Section 5.0 Scope of Work herein. We are assuming the reference to Construction Management firms is a typo. Please clarify.

A: Addendum #1 is as follows: Please see instructions on the Natividad.com web site. The County of Monterey, Natividad Medical Center (NMC) hereinafter referred to as COUNTY, extends an invitation to all qualified Architectural firms, hereinafter known as CONSULTANT(S), to submit their qualifications, experience, and fee schedules to provide Architectural services for projects costing \$100,000 or less each and as outlined in Section 5.0 Scope of Work herein

Q: Section 3: *Projects* – Conflicting info: RFQ says 3 project examples to be included on Attachment B; it also says 5 project examples in the experience & references section; and in section 8.2.2, it says 4 projects examples - Please clarify how many project examples you would like included in the response.

A: Please provide 5 project examples.

Q: In various sections the RFQ indicates for us to “complete” ATTACHMENT \_\_\_\_\_. Is it acceptable to deviate from the format as long as the information requested in the ATTACHMENTS is provided?

A: The attachment needs to be listed in the Table of Contents and have all headings in the attachment addressed.

Q: Section 7.2.1 requests five (5) sets of the quals package but later indicates an original and 3 copies plus 1 electronic copy. What is the total count of each "original", "copy", and "electronic" packages requested?

A: 1 – Original / 3 – Copies / 1 – Electronic

Q: Section 1 indicates including GENERAL FIRM INFORMATION in the cover letter. Does this mean that you want Attachment A included here as well as in Section 2?

A: The cover letter should not replicate attachment “A”. The cover letter should have general firm information and contact information. The Attachment “A” should be in Section 2.

Q: Are there invasive procedures planned for the new Cath Lab?

A: A new Cardiac Cath Lab is planned the programming hasn't been established.

Q: What types of procedures are performed, if any, in the CT Scan rooms?

A: A replacement CT Equipment is planned, currently unknown what procedures are to take place.

Q: Will the MRI change in terms of field strength (i.e. 1.5T to a 3T)?

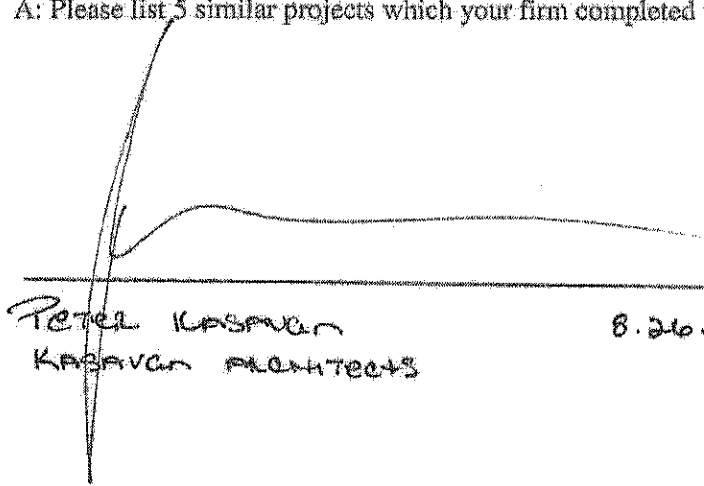
A: A replacement MRI is planned, selection of equipment has not been finalized.

Q: We are assuming the reference to Construction Management firms is a typo. Please clarify.

A: This has been clarified in Amendment 1 of RFQ#9600-25 and has been posted to the web page.

Q: Section 3: *Projects* – Conflicting info: RFQ says 3 project examples to be included on Attachment B; it also says 5 project examples in the experience & references section; and in section 8.2.2, it says 4 projects examples - Please clarify how many project examples you would like included in the response.

A: Please list 5 similar projects which your firm completed within the last 5 years.



---

PETER KASAVAN  
KASAVAN ARCHITECTS

8.26.11



SIGNATURE PAGE

NATIVIDAD MEDICAL CENTER  
CONTRACTS/PURCHASING DIVISION

RFQ # 9600-25  
ISSUE DATE: 0



RFQ TITLE: ARCHITECTURAL SERVICES ONCALL MASTER AGREEMENTS FOR NATIVIDAD MEDICAL CENTER

QUALIFICATIONS PACKAGES ARE DUE IN THE OFFICE OF THE  
CONTRACTS/PURCHASING MANAGER BY:  
16:00.00, LOCAL TIME, ON FRIDAY August 26, 2011

ADDRESS:  
NATIVIDAD MEDICAL CENTER  
CONTRACTS/PURCHASING DIVISION  
Attn: SID CATO  
1441 CONSITUION BLVD.  
SALINAS, CA 93906

QUESTIONS ABOUT THIS RFQ SHOULD BE DIRECTED TO  
Sid Cato (831) 753-4253 or catosid@natividad.com

BIDDERS MUST INCLUDE THE FOLLOWING ITEMS WITH THEIR PROPOSAL (1 original plus 4 copies):

- GENERAL FIRM INFORMATION AS PER ATTACHMENT A HEREIN
- PROJECT EXPERIENCE AS PER ATTACHMENT B HEREIN
- COMPLETED FEB SCHEDULE PER ATTACHMENT C HEREIN
- REFERENCES PER ATTACHMENT D HEREIN

This Signature Page must be included with your submittal in order to validate your Qualifications Package.  
Qualifications Packages submitted without this page will be deemed non-responsive.

CHECK HERE IF YOU HAVE ANY EXCEPTIONS TO THIS RFQ.

BIDDERS MUST COMPLETE THE FOLLOWING TO VALIDATE QUALIFICATIONS PACKAGE

I hereby agree to furnish the articles and/or services stipulated in my Qualifications Package at the price quoted, subject to the instructions and conditions in the Request for Qualifications Package. I further attest that I am an official officer representing my firm and authorized with signatory authority to present this Qualifications Package.

Company Name: Kasavan Architects Date: 8/26/11

Signature: [Signature] Phone: 831 424 2232 Fax: 831 424 2501

Printed Name: Peter Kasavan Title: President E-mail: pk@kasavanarch.com

60 W. Market St., Ste 300, Salinas

Street Address/PO Box: \_\_\_\_\_ County: Monterey State: CA ZIP: 93901

License No. (if applicable): License No. 14814 License Classification (if applicable): Architect



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**Violations**

**None.**

**Section 2      General Firm Information/Attachment A**

**Firm Name and Address**

Kasavan Architects, Inc.  
60 W. Market St., Suite 300  
Salinas, CA 93901  
831-4274-2232

**Year Established**

1949

**DUNS Number**

11-978-5699

**Ownership Type**

Corporation

**Point of Contact**

Peter Kasavan, AIA  
Principal  
Phone: 831-424-2232  
Email: [pkasavan@kasavanarch.com](mailto:pkasavan@kasavanarch.com)

**Former Firm Names**

Jerome Kasavan Associates  
(1949-1994)

## **Employees by Discipline**

Peter Kasavan, AIA  
(CA License CI4814)  
President

Bart V. Wolfe  
Project Architect

Alex Reynoso, AIA  
Project Architect

Luis Vargas  
Senior Project Manager  
Construction Administrator

Barbara Chagnon  
Project Manager  
Construction Administrator

Cristian Flores  
Project Manager  
Construction Administrator

Jose Gonzalez  
CADD Operator

Holly Rose  
Administrative Assistant

## **Litigation History**

None

*—End of ATTACHMENT A—*

## GENERAL INFORMATION

Founded in Salinas in 1949, Kasavan Architects has been specialized in public works projects including those at the county, city, state, and federal levels as well as medical/healthcare, educational, commercial, industrial and master planning design.

The Scope of Basic Services typically provided by our firm includes full design from Programming, Planning & Schematic Design through Construction Administration. We have attracted major architectural commissions and have worked on projects of up to \$ 75 million in construction value.

Our reputation is based on the design of quality projects, which successfully meet our clients' needs and resources and are delivered on time and within budget. Over 95% of our practice is for repeat customers and which speaks of the quality of our customer service and successful project design and delivery.

We are a full-service firm experienced with many project types. We offer our clients a variety of services not limited to the following:

- > Pre-design and budget analysis of project sites.
- > Facilities assessments, due diligence and budgeting for new and modernization projects.
- > Total Development Cost (TDC) Project Budgeting
- > Master Planning
- > Site Planning & Site Selection Services
- > Site and Building Design
- > Construction Phasing Specifications
- > Construction Bid Administration and Construction Cost Negotiations
- > Construction Administration
- > Expert Witness, Construction Litigation

## LITIGATION HISTORY

Kasavan Architects has a proven track record of successfully collaborating with its clients and their staff. This collaborative process begins with meetings between the client and our design staff and may include community and project representatives. We have found this process to be very successful in setting design priorities and gaining a full understanding of the wants and needs of the client.

Because of this successful approach, we are proud to state that in over 60 years of business we have never been terminated for default, have not been named in any claim or litigious action and therefore have not had any civil judgments placed upon the firm.

## COMPANY SNAPSHOT

### NAME

Kasavan Architects,  
Established in 1949

### ADDRESS

60 W. Market Street, Ste. 300  
Salinas, CA 93901  
Ph: (831) 424-2232  
Fx: (831) 424-2501  
www.kasavanarch.com

### POINT OF CONTACT

Peter Kasavan, AIA & President  
License# C14814  
pk@kasavanarch.com

**TYPE OF FIRM:** Small Business Corp.

**DUNS #:** 11-978-5699

**CA CORPORATION:** # 2485406

### MINORITY/FEMALE PARTICIPATION IN FIRM:

55% Minority, 33% Female

### FORMER FIRM NAME:

Jerome Kasavan Associates  
Founded 1949

**YEAR CHANGED:** 2001

**DUNS#:** 119785699 (Same)

## **STAFF QUALIFICATIONS**

Peter Kasavan, AIA firm Principal oversees all projects, holding regular project meetings where all project information is shared allowing all staff members, regardless of their specific assignments, to be acquainted with all Kasavan Architects projects.

Kasavan Architects typically assigns a specific team for the duration of a project, which provides for better continuity and communication as they are familiar with the project construction documents, design, and client. The project manager will assist the client in understanding the entire process and the implication of any issues that arise while providing informed advice and design solutions.

## **COMMUNITY INVOLVEMENT**

The majority of our staff is also very involved on a personal level within their communities via volunteerism.

Client satisfaction- over 95% of our work is from repeat clients.

## **CUSTOMER SATISFACTION**

Kasavan Architects places a high value on maintaining a good working relationship with our clients from the Design Phase through the conclusion of the Construction Phase.

We pride ourselves on being master communicators because we understand that communication is a project imperative in setting design priorities, providing client-focused planning of construction activities, and maximizing the speed of delivery and completion of projects. This approach allows us to gain a full understanding of our clients' wants, needs, and budget considerations.

We take every opportunity to exceed our client's expectations and strive to establish ourselves as a long term partner. Our clients are extremely appreciative of our commitment to their projects in part because we are local and can respond to their project site immediately and because it extends long after the project has been completed.

In fact, we routinely assist our clients in the upkeep of their buildings and often offer complimentary visual assessments of their sites that lead to practical and cost effective maintenance solutions or opinions. Their satisfaction with our services has allowed us to enjoy a practice with over 95% of our work coming from repeat clients.

Our success in building a sustaining positive relationships can be appreciated in the fact that 95% of our work is for repeat customers.

## Methodology & Track Record

### Methodology and Project Delivery:

With over 61 years experience working on projects up to \$75 million in construction value Kasavan Architects has developed highly effective project management and delivery practices.

We have worked on many projects that have included complex and highly specialized equipment including new equipment in existing OSHPD and OSHPD 3 environments as well as medical office buildings. These projects include work for Salinas Valley Memorial Hospital Systems, the Sutter Maternity and Surgery Center, many projects at Natividad Medical Center as well as Nuclear Medicine, Surgery Centers and new Medical Office Buildings. We also did a Hospital-wide retrofit and several remodels for the Silas B. Hayes Army Hospital in the former Fort Ord.

We understand Record Drawings of the spaces are available however, we have found "as-builts" are often unreliable due to inaccuracies or incomplete documentation. To fully and precisely document the project requirements it will be critical to do thorough field work to confirm as-build conditions at each room and possibly adjacent spaces.

Coordination with the owner's vendor and all structural and infrastructure requirements will also be essential to control costs and avoid delays.

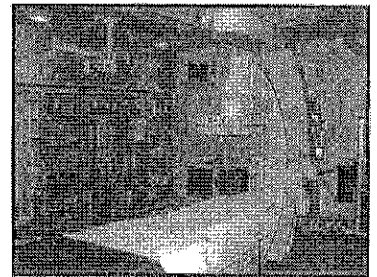
We bring outstanding communication skills to our projects and fully document all decisions and directions in writing then distribute these as minutes to all team members. This commitment along with our exceptional knowledge of construction means, methods and contractual issues have allowed us to deliver litigation free projects for over 61 years. This technical expertise has led to a demand for our services as an expert witness in construction litigation.

We are rigorous in documenting all equipment, devices and systems to avoid conflict particularly in OSHPD projects. We will include drawings that record all these components to scale to allow conflicts to be resolved on paper before the projects are bid out rather than in the field. This includes showing all wall mounted devices, switches, outlets, backing, supply, signage, casework, etc on the interior elevations.

We take a high profile leadership role during the construction phase to closely monitor schedules, progress, conduct pre-installation meetings and provide rapid turn-around of all submittals, RFI's proposals, and IOR concerns to solve any problems quickly and effectively.



Natividad Hospital, Salinas CA



Radiology – Special Procedures Room – SVMH  
Salinas, CA



Radiology – Special Procedures Room – SVMH  
Salinas, CA



We believe the quality project management approach can best be illustrated by our 95% rate of repeat customers.

We have managed many complex institutional projects that allow us to anticipate and solve problems in a timely fashion during the normal course of the planning we are used to working closely with user groups and guiding their input in developing an efficient and comprehensive solution to their operational needs.

Track Record:

Since our founding Kasavan Architects has focused on governmental work with over 80% of our projects provided to public clients and bid competitively. We are very familiar with the kind of budget restraints and limited resources faced by public agencies and the need to identify realistic budgets, deliver projects on time and within the approved budget.

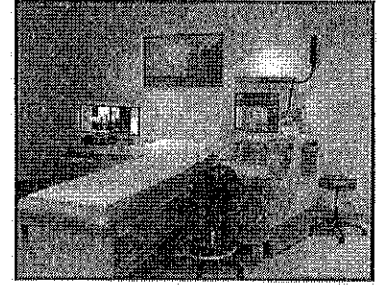
Our work includes services for the following Agencies:

- County of Monterey
- County of Santa Cruz
- Salinas Valley Memorial Hospital
- Sutter Healthcare
- Monterey County Hospital (NMC)
- Scores of public school districts
- Housing Authority of the County of Monterey
- United States Post Office
- Department of Defense- (Dept. of Army, Dept. of Navy)
- City of Salinas
- City of Gonzales

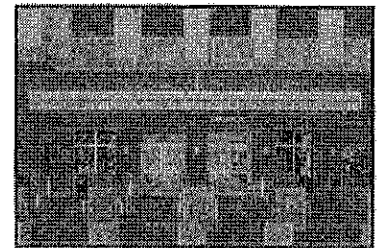
We have provided on-call contract work to the County of Monterey, Housing Authority of the County of Monterey, Salinas City Elementary School District, and Washington Union School District among others.

It should be of comfort to Natividad Medical Center to know of our reputation in accurately estimating construction costs and controlling cost increases due to change orders. Our projects typically bid slightly below our estimate including the period of escalating costs up to 2008 and after the subsequent downturn.

We are particularly knowledgeable of the local market conditions which has allowed us to deliver very favorable results over the long term.



Central Coast Cardiology  
Salinas, CA



Superior Court of California  
County of Santa Cruz  
Watsonville, CA

The following examples are indicative of this performance:

- Special Procedures Room -Salinas Valley Memorial Hospital
  - AE estimate: \$500,000
  - Bid: \$449,944
  - Final Construction Cost: \$490,443
  - Total change orders = 9% of base contract
  - AE related change orders = 0.7% of base contract
  
- Downing Resource Center - Salinas Valley Memorial Hospital
  - AE estimate: \$345,000
  - Bid: \$330,998
  - Final Construction Cost: \$351,347
  - Total change orders = 6.15% of base contract
  - AE related change orders = 0.5% of base contract

We also have attached a number of spreadsheets which document the consistency of our ability to identify and control costs.

## Readiness Statement

### Readiness and Availability:

Kasavan Architects is staffed to take on this project and deliver our services in an expeditious fashion.

Our office has been in Salinas for over 61 years and all our employees live in Monterey County. Our office is only a 15 minute drive from Natividad Medical Center and 2 blocks from the County Administration offices. This gives us ready access for meetings and rapid response to on-site construction issues.

## GOVERNMENT PROJECTS EXPERIENCE

### HEALTHCARE

- Salinas Valley Memorial Hospital
  - Special Procedures Room
  - Medical Staff & Nursing Office
- Medical Office Bld. & Nuclear Medicine Central Const. Cardiology
- Medical Office Bld. German & Parker Ortho. Surgery
- Medical Office Bld. Phelps & Stinger Physical Therapy

### STATE/COUNTY

- Monterey County:
  - Treasurer Tax Collectors Offices
  - Coroner's Facility
  - 911/EOC
  - Assessor & Recorders Offices
  - Court Holding Cells
- Santa Cruz County:
  - Superior Courts, Watsonville
  - Cabrillo College - ITEC, Watsonville (Pursuing LEED Platinum Certification)
- Public Schools / Over 100 new construction buildings
- Public Schools / Over 200 alteration & modernization projects

### CITY

- National Steinbeck Center, Salinas
- Salinas Sports Complex (17,000 seat stadium)
- Cesar E Chavez Library Addition Pursuing LEED Silver Certification

### FEDERAL

- Army Corp of Engineers - & Silas B. Hayes Hospital OSHA Improvements

## PETER KASAVAN, AIA PRESIDENT

### QUALIFICATIONS

Peter Kasavan serves as principal in charge of all Kasavan Architects projects. His father Jerome Kasavan, founded the firm in 1949 and upon his retirement, Peter bought the firm in 2001 and has continued the tradition of exceed the client's expectations by approaching every project with the goal of total client satisfaction.

Peter has 29 years of experience in developing client programs and budgets, site planning, building design, cost estimation, and construction administration. He was a union journeyman carpenter and construction foreman before pursuing his architectural education and joining the profession. He has received numerous national and international awards for his designs.

### REGISTRATION

Architect, State of California  
License #: C14814

### EDUCATION

**Master of Architecture**  
University of California Berkeley,  
1981

**Journeyman Carpenter**  
UBC & J of A 1978

**Bachelor of Fine Arts,  
Sculpture**  
California College of Arts & Crafts,  
Oakland, CA 1973

### COMMUNITY SERVICE

- Salinas Valley Memorial Hospital Foundation, Executive Committee, Past Vice President of Operations
- Hartnell College, Environmental Management & Sustainable Design Advisory Group for the Center for Sustainable Construction Program, Member
- Hartnell College - Guest Lecturer for the Sustainable Construction Technology Program
- Salinas Planning and Research Corporation (SPARC), President
- Blue Ribbon Committee City Budget, Mayoral Appointment, City of Salinas
- Permit Advisory Committee, Mayoral Appointment, City of Salinas
- Permit Streamlining Task Force, County of Monterey
- Salinas Valley Chamber of Commerce, Past Chairman of the Board and Honored as 2009 Member of the Year
- City of Salinas, Past Design Review Board Committee Member
- Salinas Jaycees, Past President & Outstanding Young Citizen-National Award, Top 60 Presidents
- Salinas Valley Builder's Exchange - Construction Man of the Year
- Professional Advisor - Monterey County Vietnam Veterans Memorial
- Salinas Valley Leadership Group- Board Member
- Salinas Valley Research Corp.- President

## PROJECT EXPERIENCE

### New Construction for Over 150 Projects including:

- Monterey County Sheriffs Coroner's Facility, (tenant Improvement) Salinas CA
- Monterey County Consolidated Emergency Service Facility, Salinas CA
- Hartnell College Center for Applied Technology, Salinas CA
- Cabrillo College Regional Training Center, Watsonville CA
- Hartnell College Student Center, Salinas CA
- Gilroy High School Student Center, Gilroy CA
- Carmel High School Performing Arts Theatre, Carmel CA
- San Benancio MS Science and Math Center, Salinas CA
- La Paz Middle School, Salinas CA
- Chalona Peaks Middle School, King City CA
- Toro Park School Classrooms, Salinas CA
- Poppy Hills Golf Course Club House, Pebble Beach CA
- National Steinbeck Center, Salinas CA

### Master Planning and Budgeting for Over 30 Projects including:

- Gilroy Unified School District (2 Sites)
- County of Monterey (Over 10 sites)
- King City School Districts (4 sites)
- Washington Union School District (3 sites)

### Modernization/Alteration for Over 200 Projects including:

- Alisal High School, Salinas CA
- San Lorenzo Middle School, King City CA
- San Benancio Middle School, Salinas CA
- Washington Union School, Salinas CA
- Forest Grove School, Pacific Grove CA
- Grain Tower Office Building, Salinas CA
- Monterey County Assessor Recorder Offices, Salinas CA
- Monterey County Treasurer Tax Collector Offices, Salinas CA

## BART V. WOLFE PROJECT ARCHITECT

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### QUALIFICATIONS

Mr. Wolfe has over 35 years experience as an architectural designer and project production chief. He has a strong background in design, production, and construction administration.

His expertise includes code compliance, design review, ADA compliance, and liason with public agencies and various authorities who have local, county, state, and federal jurisdiction over projects.

He is quite familiar with the California Building Code and the International Building Code. He also regularly monitors the on-going changes in State policy pertaining to the California Department of the State Architect.

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### REGISTRATION

- Architect, State of California
- License #C18938

### EDUCATION

- Bachelor of Arts, Architecture Illinois Institute of Technology, 1972
- Inspector of Record  
DSA Approved inspector on numerous school projects, 1980's and 1990's
- Discipline - Architecture

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### RELEVANT EXPERIENCE

- Monterey County Sheriffs Coroner's Facility, (Tenant Improvement), Salinas, CA
- Monterey County Assessor Recorder Offices, Salinas CA
- Monterey County Treasurer Tax Collector Offices, Salinas CA
- Monterey County Consolidated Emergency Service Facility, Salinas CA

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### COMMUNITY SERVICE

- Big Sur International Marathon Committee
- Public Radio Leadership Circle



## PROJECT EXPERIENCE

- Cabrillo College Industrial Technology Education Center, Watsonville, CA (LEED Platinum Submission)
- Rancho Cielo Youth Campus, Ted Taylor Vocational Training Building
- Cesar E. Chavez Library Addition, City of Salinas, Salinas, CA  
LEED Silver
- City of Gonzales Community Center, Gonzales, CA
- Oasis Charter School, Salinas, CA

# ALEX REYNOSO, AIA

## PROJECT ARCHITECT

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### QUALIFICATIONS

Alex has over 15 years of professional experience with multiple public school districts and has thorough knowledge of the policies and procedures of the Division of the State Architect. The exposure to the profession and public school projects has allowed him to be involved with all aspects of public construction. This includes facility needs assessments, modernizations, new construction, and he has been involved with the supervision and management of projects from schematic through complete construction documents and construction administration.

Alex has developed this substantial experience base due to his careful consideration of his prime responsibilities which revolve around meeting client expectations, project management and leading project design teams. His exposure to the various design phases of a project has enabled him to successfully design, coordinate, and integrate all stakeholders in the collaborative process of construction projects.

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### RELATED PROJECT EXPERIENCE

- Cabrillo College Industrial Technology Education Center, Watsonville, CA (LEED Platinum Submission)
- Rancho Cielo Youth Campus, Ted Taylor Vocational Training Building

### REGISTRATION

Architect, State of California  
License #: C29184

### EDUCATION

- **Bachelor of Architecture**  
University of Southern California,
- **Fiji Historic Preservation Program**  
University of Southern California
- **Leadership & Networking Program**  
Leadership Salinas Valley, Salinas, CA

### PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA) – Monterey Bay Chapter

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### COMMUNITY SERVICE

- Salinas Design Review Board, Board Member
- Salinas Planning & Research Corporation (SPARC), Board Member
- Salinas Valley Youth Soccer League, Board Member
- Salinas Valley Sports Authority, Board Member
- Interim, Inc., Board Member

## PROJECT EXPERIENCE

- Salinas Valley Memorial Healthcare System, Salinas CA
  - Special Procedures Room
  - Medical Staff & Nursing Offices
  - Master Planning – consulting
- Sutter Healthcare, Santa Cruz, CA
  - Tenant Improvement – Electrical room
  - Electrical Storage System
- Monterey County Holding Cells, Salinas CA
- Monterey County Emergency Services Center, Salinas CA
- Rancho Cielo Youth Campus, Ted Taylor Vocational Training Building
- Las Animas Elementary School, Gilroy CA
- El Portal Leadership Academy, Gilroy CA (Charter School for MACSA)
- Boronda Meadows Elementary School, Salinas CA
- National Steinbeck Center Museum and Valley of the World Addition, Salinas CA
- Convergys Tenant Improvements, Fremont CA
- Charles Schwab Tenant Improvements, Salinas CA
- Boy Scouts of America, Monterey Bay Area Council, Camp Pico Blanco Facilities, Big Sur CA
- Master Plan for Aromas San Juan Unified, San Juan Bautista CA
- Anzar High School Vocational Education Building, San Juan Bautista CA

## LUIS VARGAS SENIOR PROJECT MANAGER

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### QUALIFICATIONS

Luis Vargas has over 20 years experience as a design professional, project manager, and construction administrator. He has experience in a wide range of projects including K-12 design, detention facilities, health care offices and emergency response facilities.

He has worked in all aspects of the field including the supervision and management of projects from schematics through complete working drawings, specifications, construction, and estimating and thorough knowledge of the local and state policies and procedures.

Luis is an exemplary project team leader and has an exceptional ability to manage and lead teams of diverse people and interests while balancing design, schedule, and budget to meet the client's expectations.

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### EDUCATION

- Technical Associate Degree in Architecture Drafting/CAD
- Gonzales High School, Gonzales, CA

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### RELEVANT EXPERIENCE

- Salinas Valley Memorial Healthcare System, Tenant Improvements - Downing Resource Center Medical Staff/Medical Records Department
- Salinas Valley Memorial Healthcare System, Tenant Improvements – Surgery Center
- Sutter Healthcare, Tenant Improvements – Women's Surgery Center
- Monterey County Holding Cells, Salinas CA
- Monterey County 911/Emergency Operations Center, Salinas CA
- Many projects within the Division of the State Architect (DSA) & Office of Statewide Health Planning and Development (OSHPD) jurisdiction.

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### COMMUNITY SERVICE

- Boy Scouts of America, Monterey Bay Area – Executive Board
- Monterey County Vietnam Veterans Memorial - Director
- Gonzales Little League & Splinters Fall Ball– Coach
- Rancho Cielo Youth Campus – Committee Volunteer

## PROJECT EXPERIENCE

### Space and Master Planning Projects:

- Monterey County (3 Sites including Tax Assessor & Recorder's Offices, Department of Social Services, & Superior Court Offices, Consolidated Emergency Service Facility)
- Carmel High School Performing Arts Theatre, Carmel, CA
- Mission School, Soledad, CA
- Castroville School, Castroville, CA
- North Monterey County Middle School
- Washington Union School District, Salinas, CA (3 Sites)
- Alisal High School, Salinas, CA
- Prunedale School, Salinas, CA
- King City High School, King City, CA
- Aromas - San Juan Unified School District, Aromas and San Juan Schools
- King City Union School District, (3 Sites)

### New Construction Projects:

- Carmel High School Performing Arts Theatre, Carmel, CA
- Mission School New Classroom Building, Soledad, CA
- San Benancio Middle School Science & Math Center, Salinas, CA
- North Monterey County Middle School (Gambotta) Gymnasium, Castroville, CA

### Modernization / Alteration Projects:

- King City High School Gymnasium, King City, CA
- Alisal High School Counseling Center, Salinas, CA
- Mission School, Soledad, CA
- Alisal High School, Salinas, CA
- Washington Middle School & El Sausal Middle School Restroom Upgrades, Salinas, CA
- King City High School & Greenfield High School Track Renovations
- San Benancio Middle School, Salinas, CA
- Washington Union School, Salinas, CA
- Aromas School, Aromas, CA
- San Juan School, San Juan Bautista, CA
- Prunedale School, Salinas
- San Lorenzo Middle School, King City, CA
- Santa Lucia Elementary School, King City, CA

## BARBARA CHAGNON PROJECT MANAGER

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### QUALIFICATIONS

Barbara Chagnon has over 18 years experience as a design professional, project manager, and construction administrator. He has experience in a wide range of projects including K-12 design, detention facilities, health care offices and emergency response facilities.

He has worked in all aspects of the field including the supervision and management of projects from schematics through complete working drawings, specifications, construction, and estimating and thorough knowledge of the local and state policies and procedures.

Barbara is an exemplary project team leader and has an exceptional ability to manage and lead teams of diverse people and interests while balancing design, schedule, and budget to meet the client's expectations.

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### EDUCATION

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, 1992

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### RELEVANT EXPERIENCE

- Salinas Valley Memorial Healthcare System, Tenant Improvements—Surgery Center at 212 San Jose St. (OSHDP 3)

#### Monterey County Tenant Improvement Projects:

- Tax Assessor & Recorder's Offices
- Department of Social Services
- Superior Court Offices
- Consolidated Emergency Service Facility

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### COMMUNITY SERVICE

- Big Sur International Marathon
- Salinas High School — Track & Field Coach



# CONSULTING ENGINEERS

Kasavan Architects proposes the following consultant team for the requested services. We have successfully completed numerous projects working with the following consultants and some for as long as 25 years.

## DONALD C. URFER & ASSOCIATES Structural Engineer

Donald C. Urfer & Associates, Inc. has extensive experience working on diverse projects including numerous schools, hospital remodel and renovations, commercial buildings, residential projects, industrial facilities and seismic strengthening of a variety of wood, concrete and unreinforced masonry structures.

In addition to primary and secondary schools, their firm has worked on numerous local university and college projects such as Monterey Peninsula College, the Naval Post Graduate School in Monterey, and Hartnell College in Salinas. They have extensive experience working with Division of the State Architect (**DSA**) & Office of Statewide Health Planning and Development (**OSHPD**).

The firm has been involved in a number of unique projects requiring unusual and innovated structural solutions. They have provided all structural engineering services to the Santa Cruz Beach Boardwalk amusement park for over 25 years. Projects for the Boardwalk include among others; replacement of the main boardwalk; remodel of the arcade and casino building; design of the new Plunge Building; and foundations for Hurricane, Jetstar, Typhoon, Double shot and Explorer rides. They also provide structural engineering services for most exhibits and remodel work at the Monterey Bay Aquarium.

The project engineers for Donald C. Urfer & Associates, Inc. are Donald Urfer, Structural Engineer and the firm Founder, Karen Wiinikka, Structural Engineer and the firm President and Scott Haggblade, Senior Structural Engineer. With a nearly combined 100 years of structural engineering experience, all three have extensive experience in the analysis and design of new construction and for strengthening and remodeling of existing building structures. All three have at least a master's degree in engineering.

## COMPANY PROFILE

### NAME:

Donald C. Urfer & Associates, Inc.

### ADDRESS:

2715 Porter Street  
Soquel, CA 95073

Ph: (831) 476-3661

Fx: (831) 476-3721

### POINT OF CONTACT:

Karen Urfer Wiinikka, CE, SE  
Principal -

First Registered:

CE - 1997 #CS7016

SE - 2007 #S5056

Discipline: Structural Engineering &  
Civil Engineering

Years with Urfer & Associates : 7

Years with Other Firms : 8

### DETAILS:

- Founded in 1977
- Over 32 Years of Experience
- Employees: 4
- Equal Opportunity Employer
- Locally Owned Business

### CAPABILITIES:

- Structural Design, Calculations, and Field Drawings
- Shop Detail Drawings
- Anchor Bolt Plan Drawings
- Feasibility Analysis and Design Technical Support
- Foundation Engineering and Design Documents
- Construction Documents - Specifications and Full Size Plans
- Emergency Repair Cost Estimating
- Seismic Retrofit and Repairs

### PROJECTS:

- Cabrillo College - Watsonville Campus
- Gilroy High School Modernization
- Las Animas Elementary School
- Rucker Elementary School
- Brownell Middle School
- Ascencion Solorzano Elementary School
- Salinas High School Renovation
- Greenfield High School
- North Salinas High School Weight Room and Choral Buildings
- Hartnell College - East Campus

## **AXIOM ENGINEERS**

### **Mechanical Engineer**

Axiom Engineers is experienced in working with both public and private clients, multiple methods of project delivery, and detail-oriented design and project management, combined with a deep knowledge of the fundamentals allow them to provide practical, high-end engineering. Whether conventional design-bid-build, fast track, or design-build project delivery is required, Axiom Engineers is an integral part of the Kasavan Architects Team.

Principals are involved in every project to assure quality and client satisfaction. Their many years of engineering and project management experience allow them to quickly evaluate projects, assign technical and administrative staff, and keep projects on schedule. Because of their low employee turnover, their staff is made up of highly experienced team players.

Axiom Engineers understands how the equipment they select really works. They have designed complex, one-of-a-kind systems, processes, and machines successfully for over 30 years. Their design and engineering teams are fully trained and comfortable with all of the challenging aspects of CAD based document production.

Axiom Engineers has experience with commercial, industrial, institutional, educational, and specialty HVAC systems. From hospitals to wineries, universities to government agencies, they have been delivering solid and original solutions to an ever-growing number of satisfied clients. Their designs have proven their efficiency, constructability, and durability time and time again. They have extensive experience working with Division of the State Architect (DSA) & Office of Statewide Health Planning and Development (OSHPD).

Their plumbing systems experience includes commercial, industrial, institutional, educational project types, and specialty systems. Highly experienced, their plumbing engineers provide innovative, code based, cost effective design solutions. Their project plumbing engineers are ASPE, CIPE Certified and routinely participate in programs to upgrade their knowledge.

Axiom Engineers are LEED Accredited Professionals and are experts in using the United States Green Building Council LEED Rating System, sound engineering techniques and the latest technology to assist building owners and design teams to achieve energy and environmentally responsive design solutions that does not sacrifice occupant comfort or health.

## **COMPANY PROFILE**

### **NAME:**

Axiom Engineers Consulting Mechanical Engineers

### **ADDRESS:**

22 Lower Ragsdale Dr., Suite A  
Monterey, CA 93940

Ph: (831) 649-8000

Fx: (831) 649-8038

### **POINT OF CONTACT:**

William M. Estes, P.E., Principal

License#: M24908

First Registered: 1987

Discipline: Environmental Engineering  
with Concentration in Air Conditioning  
and Refrigeration

Years with Axiom: 27

Founding Partner

### **DETAILS:**

- Founded in 1970
- Over 39 Years of Experience
- Equal Opportunity Employer
- Locally Owned Business

### **CAPABILITIES:**

- Heating, Ventilating & HVAC
- Plumbing
- Industrial Mechanical and Systems
- Industrial Refrigeration Systems
- Site Utilities
- Fire Protection
- Cogeneration/Central Plants
- Energy Systems/Industrial
- Water Systems Engineering
- Control Systems Engineering
- California Title 24 Compliance

### **PROJECTS:**

- Salinas Valley Memorial Hospital
- Cath Lab Expansion / Renovation
- Emergency Room Renovation
- Outpatient Imaging Center
- CT Scanner & MRI Imaging
- Cardiovascular Diagnostic Center
- Community Hospital of the Monterey Peninsula
- X-ray department upgrades
- Breast Care Center
- Outpatient Surgery Center
- Hazel Hawkins Memorial Hospital
- Emergency Department Expansion
- CT Scanner Addition
- Radiology Equipment Replacement
- Fluoroscopy Room Remodel

## **AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.** **Electrical Engineer**

Aurum Consulting Engineers Monterey Bay, Inc. is the largest electrical consulting firm in the Monterey, San Benito, and San Luis Obispo County region. They are focused on setting higher standards for electrical engineering design quality and service throughout Central and Northern California.

Quality engineering without well defined, clear and accurate construction documents, does not allow for good competitive bids or construction of the project. To this end, they constantly emphasize accuracy, readability and clarity of drawings and specifications. All projects receive a complete in house plan check before any documents are issued.

Aurum Consulting Engineers is led by a core team of seven electrical project managers with over 100 years of combined electrical engineering experience. They offer a broad spectrum of expertise in design and construction. Their design expertise includes medical, commercial, educational, high technology, industrial, residential, recreational and agricultural facilities. They offer support from conceptual design through post construction phases of a project and are equally comfortable teaming with other consultants or in taking the lead. They have extensive experience working with Division of the State Architect (**DSA**) & Office of Statewide Health Planning and Development (**OSHDP**).

One of their core project managers is always personally involved in the engineering of every project from beginning to end. The project manager is responsible for coordination, design documents, specifications, cost estimates and completion of design on schedule. They believe that this personal involvement is as critical as their extensive engineering expertise in meeting the client's requirements. Their team has an unparalleled ability to coordinate its work with other design professionals and the trades.

### **COMPANY PROFILE**

#### **NAME:**

Aurum Consulting Engineers  
Monterey Bay, Inc.

#### **ADDRESS:**

60 Garden Road, Suite 210  
Monterey, CA 93940

Ph: (831) 646-3330

Fx: (831) 646-3336

#### **POINT OF CONTACT:**

Eldridge Bell P.E., License#: EI1781

Year First Registered: 2006

Discipline: Electrical Engineer

Years with Aurum: 5

Years with Other Firms: 1

#### **DETAILS:**

- Founded in 1998
- Over 11 Years Experience
- Equal Opportunity Employer
- Employees: 16

#### **CAPABILITIES:**

- High and Line Voltage Power Systems
- UPS Systems
- Fire Alarm and Safety Systems
- Lighting Systems
- Data/Communication Systems
- CCTV/CATV Distribution Design
- Electrical Cost Analysis
- Fault Calculations and System Coordination Studies
- Energy Surveys and Load Analysis
- Cost Estimating
- LEED Building Process Support
- Title 24 Compliance

#### **PROJECTS:**

- Salinas Valley Memorial Hospital
- Mammography Center
- 611 Abbott St. - Med. Office
- Radiology - Special Procedures
- Community Hospital of the Monterey Peninsula
- Breast Care Center
- Outpatient Surgery Center
- Sutter Health
- Sutter Maternity Center - I.T. & Electrical rooms
- Sutter Gould Medical Foundation Stockton Surgery Center
- Sutter Elk Grove Surgery Center

## **C3 ENGINEERING**

### **Civil Engineer**

C3 Engineering offers a wide range of civil engineering services for both the public and private sectors in the areas of land development, transportation facilities and utility systems design. They have extensive experience in municipal, commercial, industrial, agricultural, and residential projects.

With over a decade of experience ranging from Yolo to Monterey County, they have the flexibility to tailor their services around each individual project. In addition, qualities such as professionalism, strong work ethics, integrity, efficiency, and a commitment to outstanding service assure that client needs and the project goals are met and exceeded.

In order to provide precise, efficient, cost-effective solutions, their highly skilled staff utilizes the latest technology available.

**C3 Engineering's Mission:** We are dedicated to providing exceptional, cost effective engineering services while maintaining the client's goals and the surrounding community's best interest as top priority. We believe in long lasting relations with our clients and will continue to provide support long after projects are complete.

## **COMPANY PROFILE**

### **NAME:**

C3 Engineering

### **ADDRESS:**

126 Bonifacio Place, Suite C  
Monterey, CA 93940

Ph: (831) 647-1192

Fx: 831-647-1194

### **POINT OF CONTACT:**

Frank Campo, P.E.  
Principal - License# RCE61390  
Year First Registered: 1995  
Discipline: Civil Engineering

Years with C3: 5

Years with Other Firms: 10

### **DETAILS:**

- Over 15 Years Experience
- Equal Opportunity Employer
- Locally Owned Business

### **CAPABILITIES:**

- Grading Design
- Storm Drain System Design
- Sanitary Sewer System Design
- Erosion Control Design
- Construction Documents
- SWPPP Preparation
- Master Planning
- Subdivisions
- Drainage Studies
- Utility Design
- Permitting Process
- Roadway Design
- Street Improvements

### **PROJECTS:**

- Salinas Valley Memorial Healthcare Systems
- Cabrillo College-Watsonville Campus
- Anzar High School
- Las Animas Elementary School
- El Portal Leadership Academy
- Gilroy Middle School
- Bardin Elementary School Modernization
- Jesse G. Sanchez Elementary School Modernization
- Everett Alvarez High School
- Palma High School
- Pacific Grove High School
- Hartnell College-East Campus

**BELLINGER FOSTER STEINMETZ**  
**Landscape Architect**

Bellinger Foster Steinmetz provides comprehensive planning services that assist communities and regional agencies in meeting current needs and planning for the future. From goals and policy development to detailed implementation strategies, their consensus building approach leads to broad-based community support and solutions for today and tomorrow.

Their educational facility design approach addresses program needs such as outdoor education, physical education, pedestrian and vehicular circulation, safety and security, long term maintenance, and code compliance. They believe community facilities should be accessible, visually attractive and functional for appropriate public events.

Successful facility design also requires active project management. Bellinger Foster Steinmetz works closely with the architectural design team to achieve the client's schedule, budget, and design program goals.

Bellinger Foster Steinmetz' has a reputation for assisting clients through the design approval process reflects our attentiveness to community needs as well as environmental design issues. They strive to balance function, need, aesthetics, and enhancement of a community's inherent character.

Bellinger Foster Steinmetz' professional skills are supplemented with in-house CAD, computer photo simulation, 3-D and terrain modeling, and desktop publishing software, so they can provide their clients with state-of-the-art communication products.

Projects completed by firm principals have gained recognition through awards from the American Society of Landscape Architects and the Waterfront Center.

**COMPANY PROFILE**

**NAME:**

Bellinger Foster Steinmetz

**ADDRESS:**

425 Pacific Street, Suite 201  
Monterey, CA 93940

**POINT OF CONTACT:**

Larry Foster, Principal-in-Charge  
License#: 2683  
Year First Registered: 1986  
Discipline: Landscape Architecture

**DETAILS:**

- Over 27 Years Professional Experience
- Equal Opportunity Employer

**CAPABILITIES:**

- Campus Site Planning
- Playground Design
- Sports Design and Testing
- Planting and Irrigation Design
- Site Planning, Design and Amenities
- Streetscape Design
- Cost Analysis
- Forensic Investigations
- Maintenance Programming

**PROJECTS:**

- Santa Catalina School
- Student Services Building- CSUMB
- University Center-CSUMB
- Granada Hills High School
- Madera High School
- Pioneer Valley High School
- Salinas High School Football Field
- Salinas Union High School District Synthetic Turf Football Fields
- Lower Presidio Historic Master Plan
- Custom House Plaza
- Gilroy Parks and Recreation
- Hollister Park Facilities

## **Section 3 Project Experience & References/Attachment B**

### **Project Name**

Equipment Replacement – Radiology Special Procedures Room at Salinas Valley Memorial Hospital - Salinas, CA

### **Brief Project Description**

Replacement of Radiology Equipment in the Special Procedures Room including structural, electrical and mechanical upgrades

### **Client Name**

Salinas Valley Memorial Healthcare System

### **Client Contact Info**

Michelle Malone  
Sr Admin Director of Plant Ops  
Salinas Valley Memorial Healthcare System  
450 E. Romie Lane  
Salinas, CA 93901  
Phone: (831) 755-0723  
Email: mmalone@svmh.com

### **Size of Project**

under 1,000 sq. ft.  
\$125,000 (building construction without Equipment Cost)

### **Name of General Contractor on Project**

Mill Construction

### **Specify the Specialty Area**

Hospital

### **Additional Comments**

- OSHPD approved
- AE related change orders = 0% of base contract
- Total change orders = 13.07% of base contract,  
(Owner Requested Changes and Field Conditions)

**Project Name**

Tenant Improvement & Equipment – Radiology Special Procedures Room at Salinas Valley Memorial Hospital - Salinas, CA

**Brief Project Description**

Tenant Improvement for a New Radiology Special Procedures Room including structural, electrical and mechanical upgrades

**Client Name**

Salinas Valley Memorial Healthcare System

**Client Contact Info**

Michelle Malone  
Sr Admin Director of Plant Ops  
Salinas Valley Memorial Healthcare System  
450 E. Romie Lane  
Salinas, CA 93901  
Phone: (831) 755-0723  
Email: mmalone@svmh.com

**Size of Project**

under 1,000 sq. ft.  
\$490,443 (building construction without Equipment Cost)

**Name of General Contractor on Project**

Tombleson Incorporated

**Specify the Specialty Area**

Hospital

**Additional Comments**

- OSHPD approved
- AE estimate: \$500,000
- Bid: \$449,944
- Final Construction Cost: \$490,443
- AE related change orders = 0.7% of base contract
- Total change orders = 9% of base contract

**Project Name**

Outpatient Surgery Center for Salinas Valley Memorial Hospital - Salinas, CA

**Brief Project Description**

Tenant Improvement for an Outpatient Surgery Center

**Client Name**

Salinas Valley Memorial Healthcare System

**Client Contact Info**

Michelle Malone

Sr Admin Director of Plant Ops

Salinas Valley Memorial Healthcare System

450 E. Romie Lane

Salinas, CA 93901

Phone: (831) 755-0723

Email: mmalone@svmh.com

**Size of Project**

3,965 sq. ft.

\$371,470

**Name of General Contractor on Project**

Baggett Construction

**Specify the Specialty Area**

Medical

**Additional Comments**

- OSHPD-3 approved
- AE related change orders = 0% of base contract.
- Total change orders = 7.6% of base contract



**Project Name**

Medical Records Office and Medical Staff Office for Salinas Valley Memorial Hospital -  
Salinas, CA

**Brief Project Description**

Tenant Improvement for Medical Records Office and Medical Staff

**Client Name**

Salinas Valley Memorial Healthcare System

**Client Contact Info**

Michelle Malone

Sr Admin Director of Plant Ops

Salinas Valley Memorial Healthcare System

450 E. Romie Lane

Salinas, CA 93901

Phone: (831) 755-0723

Email: mmalone@svmh.com

**Size of Project**

4,500 sq. ft.

\$351,347

**Name of General Contractor on Project**

Avila Construction

**Specify the Specialty Area**

Hospital - Office

**Additional Comments**

- AE estimate: \$345,000
- Bid: \$330,998
- Final Construction Cost: \$351,347
- AE related change orders = 0.5% of base contract
- Total change orders = 6.15% of base contract

**Project Name**

Tenant Improvement & Electrical Room at Sutter Maternity & Surgery Center of Santa Cruz

**Brief Project Description**

Tenant Improvement & Electrical Room & HVAC upgrades

**Client Name**

Sutter Healthcare

**Client Contact Info**

Arley Wolf

Phone: (650) 906-0965

Email: WolfA2@pamf.org

**Size of Project**

under 500 sq. ft.

\$22,000

**Name of General Contractor on Project**

Owner

**Specify the Specialty Area**

Hospital

**Additional Comments** OSHPD approved

**Project Name**

Medical Records & Electronic Storage at Sutter Maternity & Surgery Center of Santa Cruz

**Brief Project Description**

Medical Records & Electronic Storage

**Client Name**

Sutter Healthcare

**Client Contact Info**

Arley Wolf

Phone: (650) 906-0965

Email: WolfA2@pamf.org

**Size of Project**

under 500 sq. ft.

\$8,000 (not including equipment)

**Name of General Contractor on Project**

Owner

**Specify the Specialty Area**

Hospital

**Additional Comments** OSHPD approved

**Project Name**

Monterey County Coroner's Facility - Salinas, CA

**Brief Project Description**

New Coroner's Facility in a portion of the existing County Sheriff's Building includes Autopsy Room and all support facilities as well as a Tissue Harvesting Suite run by the UCSF.

**Client Name**

County of Monterey

**Client Contact Info**

168 W. Alisal Street

Salinas, CA 93901

Phone: (831) 796-3031

Email: mitret@co.monterey.ca.us

**Size of Project**

9,757 sq. ft.

\$931,864

**Name of General Contractor on Project**

Tombleson, Inc., Salinas, CA (building

ISEC (select equipment)

**Specify the Specialty Area**

Coroner and Detention

**Additional Comments**

Low Bids (Tombleson + ISEC) = 92% of AE estimate

AE related change orders = 1.5% of base contract

Total change orders = 6.8% of base contract

**Project Name**

Monterey County 911 Emergency Services Facility - Salinas, CA

**Brief Project Description**

Design of new 911 call center and office of emergency services including all communications for all emergency departments within the county

**Client Name**

County of Monterey

**Client Contact Info**

Tony Mitre  
168 W. Alisal Street  
Salinas, CA 93901  
Phone: (831) 796-3031  
Email: mitret@co.monterey.ca.us

**Size of Project**

14,000 sq. ft.  
\$2,714,117 (building & site) \$5M (total project includes FF&E, radio antennas, etc)

**Name of General Contractor on Project**

Dilbeck & Sons Construction, Salinas, CA

**Specify the Specialty Area**

County Emergency Communications Building for 911 & EOC

**Additional Comments** Provided a new communications tower and data/microwave communications.

**Project Name**

Monterey County Tax Assessor and Recorders Office - Salinas, CA

**Brief Project Description**

Tenant Improvement to the Assessor and Recorders Offices located in the West Wing of the Monterey County Courthouse Complex.

**Client Name**

County of Monterey

**Client Contact Info**

168 W. Alisal Street

Salinas, CA 93901

Phone: (831) 796-3031

Email: mitret@co.monterey.ca.us

**Size of Project**

10,600 sq. ft.

\$800,000

**Name of General Contractor on Project**

Vernon Edwards Constructors, Santa Maria, CA

**Specify the Specialty Area**

Office and Interior Remodel

**Additional Comments** Remodel within Historical significant building

**Project Name**

Monterey County Temporary Holding Cells - Salinas, CA

**Brief Project Description**

New Temporary Holding Cells, Emergency Power, Remodel existing Elevator within the existing County Courthouse Complex.

New Primary Electrical Service for entire campus (North, West and East wings)

**Client Name**

County of Monterey

**Client Contact Info**

Tony Mitre

168 W. Alisal Street

Salinas, CA 93901

Phone: (831) 796-3031

Email: mitret@co.monterey.ca.us

**Size of Project**

2,500 sq. ft.

\$2,000,000

**Name of General Contractor on Project**

William Thayer Construction, Monterey, CA

**Specify the Specialty Area**

Detention Facility, Courthouse, Elevator Modifications and Emergency Power

**Additional Comments** Remodel within Historical significant building

---End of ATTACHMENT B---

## RE-ROOF PROJECTS (LAST 5 YEARS)

| PROJECT  | YEAR OF COMPLETION | NAME/OWNER  | PROJECT SIZE |
|--|--------------------|---|--------------|
| King City Unified School District<br>Roof analysis @ San Lorenzo School    | 2009               | San Lorenzo School  | 15,000 sf    |
| Carmel Unified School District<br>Re-roofing @ 3 sites                     | 2009               | Carmel Middle School,<br>Captain Cooper School<br>& District Office | 22,000 sf    |
| Gilroy Unified School District<br>New classroom building                   | 2010               | Las Animas School   | 5,600 sf     |
| King City Joint Union High School District<br>Re-roofing various buildings | 2010               | King City High School   | 27,500 sf    |
| King City Joint Union High School District<br>Gymnasium remodel            | 2010               | King City High School   | 25,500 sf    |
| Cabrillo College<br>New classroom & lab buildings                          | 2010               | Cabrillo ITEC Facility  | 15,000 sf    |
| Hartnell College<br>New classroom & lab buildings                          | 2010               | CAT building/East<br>Campus   | 37,000 sf    |
| Carmel Unified School District<br>New theatre                              | 2010               | Carmel High School  | 25,000 sf    |
| Gilroy Unified School District<br>New multi-purpose building               | 2009               | Brownell Middle School  | 11,000 sf    |
| Gilroy Unified School District<br>New campus                               | 2008               | El Portal Charter School  | 9,800 sf     |
| Mission Unified School District<br>New classroom building & modernization  | 2009               | Mission School  | 8,000 sf     |
| Gilroy Unified School District<br>New campus                               | 2007               | Las Animas School   | 43,500 sf    |
| Aromas San Juan Unified School District<br>Vocation Education Building     | 2006               | Anzar High School   | 7,200 sf     |
| Salinas Union High School District<br>Modernization & re-roofing           | 2005               | Washington Middle<br>School   | 10,000 sf    |



## ATTACHMENT D - REFERENCES

Provide a list of at least five (5) customers for whom you have recently provided similar services (preferably California State or local government agencies). Be sure to include addresses and phone numbers.

Salinas Valley  
 Reference Name: Memorial Hospital City: Salinas, CA  
 Contact: Michelle Malone Phone No.: ( ) 755 0723  
 Date: 1998 - Present  
 Project Description: Various tenant improvement projects, a Salinas Valley Memorial Hospital, Downing Resource Center and other buildings

Central Coast Cardiology  
 Reference Name: Central Coast Cardiology City: Salinas, CA  
 Contact: Dr. Rich Gerber Phone No.: ( ) 758 2100  
 Date: 2000  
 Project Description: Medical building, tenant improvement and addition to existing building

Salinas Valley Orthopedic & Sports Medicine  
 Reference Name: Salinas Valley Orthopedic & Sports Medicine City: Salinas, CA  
 Contact: Dr. Bill Parker Phone No.: ( ) 424 0313  
 Date: 1986 & 1999  
 Project Description: New medical building and various tenant improvements for Medical offices

Rancho Cielo  
 Reference Name: Rancho Cielo Youth Campus City: Salinas, CA  
 Contact: Judge Phillips Phone No.: ( ) 444 3502  
 Date: 2001 to Present  
 Project Description: Master Planning, various projects including a new Vocational Education Center

Salinas Public Library  
 Reference Name: Salinas Public Library City: Salinas, CA  
 Contact: Elizabeth Martinez Phone No.: ( ) 758 7391  
 Date: 2009 - Present  
 Project Description: Additions and alterations for a public library

**Failure to provide a list of at least five (5) customers may be cause for rejection of this RFP.**

--End of Attachment D--

REFERENCES:

Salinas Valley Memorial Hospital

Contact:  
Michelle Malone  
Senior Administrative  
Director of Plant Operations  
831.755.0723

Central Coast Cardiology:

Contact:  
Dr. Richard Gerber  
831.320.9561  
Dr. Patrik Zetterland  
831.917.9901

Salinas Valley Orthopedic & Sports Medicine:

Contact:  
Dr. Bill Parker  
831.424.0313

Salinas Public Libraries

Contact:  
Elizabeth Martinez  
Library Director  
831.758.7391

Hartnell Community College

Contact:  
Joseph Reyes  
Director of Facilities, Operations  
831.262.5599

Salinas Union High School District

Contact:  
Jim Earhart  
Superintendent  
831.796.7011

Salinas Union High School District:

Contact:  
Karen Luna  
Director of Maintenance, Facilities  
831.796.7074

Cabrillo Community College

Contact:  
Rock Pfothenhauer  
Dean of Career Education  
& Economic Development  
831.479.6482

Rancho Cielo Youth Campus

Contact:  
Honorable John Phillips  
831.444.3502

CONTRACTORS :

Dilbeck & Sons

Contact:  
Sharon Dilbeck  
Owner, Contractor  
831.422.8213

Avila Construction

Contact:  
Owner, Contractor  
Mike Avila  
831.372.5580

Tombleson Inc.

Contact:  
Steve Locke  
831.422.9696

OTTO Construction

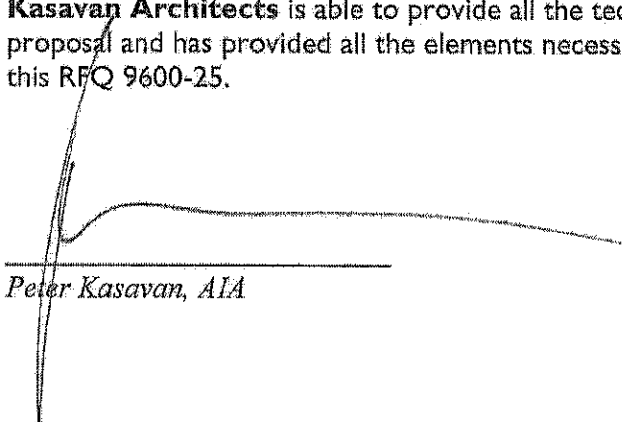
Contact :  
Matt Bouquet  
831.657.9805

Chapin Company

Contact :  
Don Chapin II  
831.449.4273

## Section 4      Technical Aspects of Proposal

**Kasavan Architects** is able to provide all the technical aspects required by this proposal and has provided all the elements necessary to provide the services stated in this RFQ 9600-25.



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*Peter Kasavan, AIA*

**Section 5 Fees Schedule/ Attachment C**

*This is enclosed in a separate sealed envelope:*

**Section 6 . Exceptions to this RFO #9600-25**

**Qualification Package Section 6, Exceptions:**

None

## **SECTION 7**

## **APPENDIX**

- i. Schedules
- ii. Construction Administration
- iii. Change Orders
- iv. Project Cost Data
- v. Sample Insurance Certificate
- vi. Recommendation Letters
- vii. Awards
- vii. Photographs

## SCHEDULES

We firmly believe in setting realistic goals with the input of all of the team members. Realistic scheduling of a project defines its likely success. If insufficient time is allotted for any of the key activities, the delivery is compromised from the start. We are very clear with our clients on what can be accomplished and what the tradeoffs, costs and risks are if a more aggressive track is desired.

Kasavan Architects, Inc. has worked on many projects with very aggressive scheduling demands including fast track projects of up to 32 million dollars in valuation.

Based on this experience we can fast-track project approvals when necessary or submit projects incrementally to accelerate delivery.

This has allowed us to secure a state approved building permit for a new Middle School only 12 weeks after submitted, a new Elementary School only 9 weeks after submitted and design, construction and occupy a new 34,000 sf. processing building only 6 months after design first started.

Using one of our strategic partners Anova/Nexus we completed design of the new 55,000 sf. Center for Applied Technology for Hartnell College in only 5 months, overcoming a delay by others that threatened a \$13 million State grant. Our aggressive project delivery secured State approval and met the deadline for the grant.

## **CONSTRUCTION ADMINISTRATION**

Kasavan Architects, Inc. is fully committed to high-profile involvement during the Construction Phase. Since our drawings are fully detailed, review of Shop Drawings and Submittals is greatly facilitated. Appreciating the impact on construction cost and time, these documents are given a high priority and "turned around" often within twenty four to forty eight hours.

The individuals who are responsible for producing the Construction Documents will be those that provide Construction Administration.

Since they are intimately familiar with the documents, interpretations and enforcement can be promptly provided, often on the site.

Our efforts during Construction Administration include a close scrutiny of project schedules and all cost change proposals resulting in the approval of only those which are fair, appropriate and thoroughly documented.

We are committed to maintaining cooperative relationships with General contractors and sub-contractors working on our projects. Full documentation of all decisions made are recorded and directives distributed to the contractor and Owner's inspection staff.

We work closely with the Inspector to clarify design intent and the requirements of the contract documents. We monitor the contractor's performance and verify the validity of payment requests for incorporated work and stored materials.

Written Requests for Information (RFI's) are numbered and logged in upon receipt. Replies are promptly prepared in writing and returned to the contractor. Proposal requests are also logged in and reviewed immediately for completeness. If incomplete, they are returned with identification of additional information required or needed to allow thorough response.

We understand the critical nature of fast response to contractor's questions during the Construction Phase and work diligently to resolve these issues as quickly as possible.

Our geographic proximity to your site greatly enhances our ability to respond in timely fashion.



## **Quality Assurance During Construction**

This office requires a process of contractor submittals of specified products, materials and equipment. These submittals are reviewed for conformance with the Contract Documents. Only after released by the Architect, is the contractor free to order the specified items.

The project Inspector is consulted and informed of the status of submittals and copied with all approvals. Upon delivery to the site, the Architect observes the construction materials again for conformance with the Contract Documents.

We require a number of project meetings with the intent of reviewing construction requirements with the contractor and Inspector prior to installation. These include:

- Pre-Bid Conference
- Pre-Construction Conference
- Pre-Installation Conference (all major systems)
- Regular Progress and Payment Meetings

Additionally, the Architect will visit the construction site on a regular basis, particularly in advance of important construction activities, such as placement of concrete.

Our work approach focuses on a strong interaction between the architectural and engineering team and the client. Through interaction we are successful in identifying and resolving design development and construction practices.

Kasavan Architects maintains the latest technology and architectural drafting software, which enables us to quickly respond to changes in a project scope of work and to respond to our Client's needs. We pride ourselves in meeting the Client's deadlines and responding to changing and sometimes urgent needs and requirements.

## CHANGE ORDERS

Over 90% of our work is for public agencies with fixed or very limited budgets therefore Kasavan Architects is experienced in meeting fixed budgets and identifying and controlling costs.

The primary means of effectively limiting cost over runs is the preparation of fully detailed and well-coordinated Contract Documents which fully represent the project requirements.

Construction costs can often escalate due to hidden costs not reflected in the low bid, which subsequently are manifest as change orders. This is not the pattern in projects designed by this Firm.

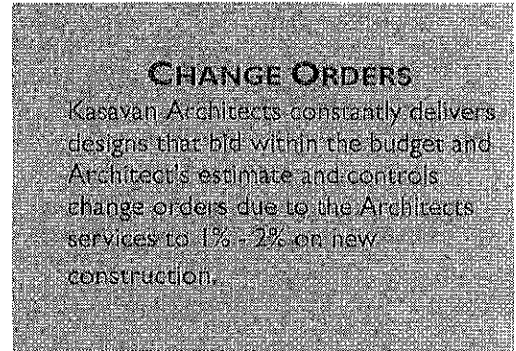
Our Principal, Peter Kasavan was a union carpenter for over 5 years working on large public school projects before leaving the trades for architecture school. He has been able to develop in-house expert witness services based on this experience and training.

It may be comforting for Santa Cruz County to know that in over 60 years of business Kasavan Architects has never been in litigations associated with our design services.

Based on this thorough understanding of the construction industry, high standards for quality Construction Documents and rigorous attention to Construction Administration Kasavan Architects, Inc. enjoys an excellent track record with respect to change orders.

Kasavan Architects, Inc. has a consistent record of low change orders attributed to the Architect's services. Typically, no more than 1% to 2% on new construction exclusive of owner-requested changes and 4% to 5% on remodel projects including hidden conditions.

The following data demonstrates this track record:



Salinas Valley Memorial Healthcare System  
PROJECT COST DATA

| PROJECT NAME   | ARCHITECT'S ESTIMATE | LOWEST RESPONSIBLE BID/CONTRACT | CONSTRUCTION COST - FINAL | TOTAL CHANGE ORDERS % | BREAKDOWN OF CHANGE ORDER %       |                     |
|--|----------------------|---------------------------------|---------------------------|-----------------------|-----------------------------------|---------------------|
|  |                      |                                 |                           |                       | CHANGE ORDERS % (Excludes A/E CO) | A/E CHANGE ORDERS % |
| Radiology Special Procedures Room                                | \$500,000            | \$449,944                       | \$ 490,443                | 9 %                   | 8.3%                              | 0.7%                |
| Tenant Improvement for Surgery Center at 212 San Jose Street     | \$ 300,000           | \$ 345,278                      | \$ 371,470                | 7.58%                 | 7.58%                             | 0%                  |
| Radiology Special Procedures Room Equipment Replacement          | \$ 100,000           | \$ 110,282                      | \$ 124,699                | 13.07%                | 13.07%                            | 0%                  |
| Medical Staff / Medical Records Office Tenant Improvement at DRC | \$ 345,000           | \$ 330,998                      | \$ 351,347                | 6.15%                 | 5.65%                             | 0.5%                |
| <b>TOTAL</b>   | <b>\$1,245,000</b>   | <b>\$ 1,236,502</b>             | <b>\$ 1,337,959</b>       | <b>8.2%</b>           | <b>7.82%</b>                      | <b>0.38%</b>        |

Note:  
A/E = Architect/Engineer Related Change Orders  
Other = Owner Requested and Field Related Change Orders

Hartnell Community College District  
PROJECT COST DATA

Jan. 5, 2011

| PROJECT NAME  | BUDGET<br>JCAF 31         | LOWEST<br>RESPONSIBLE<br>BID/CONTRACT | CONSTRUCTION<br>COST TO DATE<br>(At 98% Completion) | BREAKDOWN OF<br>CHANGE ORDER % |   |                                      |
|---|---------------------------|---------------------------------------|---|--------------------------------|---|--------------------------------------|
|   |                           |                                       |   | TOTAL<br>CHANGE<br>ORDERS %    | OTHER<br>CHANGE<br>ORDERS %<br>(Excludes A/E<br>Related CO) | A/E<br>RELATED<br>CHANGE<br>ORDERS % |
| Center for Sustainable<br>Construction -<br>Alisal Campus | 05/09/07<br>\$ 19,041,200 | 06/05/08<br>\$ 19,340,000             | \$ 23,325,790                                       | 20.61%                         | 18.98%  | 1.63%                                |

(JCAF + 1.6%)

CARMEL UNIFIED SCHOOL DISTRICT  
PROJECT COST DATA

Bid Date: 11/10/10

| CARMEL HIGH SCHOOL THEATRE PROJECT |                      |                                 |  | BREAKDOWN OF CHANGE ORDER % |   |                             |
|------------------------------------|----------------------|---------------------------------|--|-----------------------------|---|-----------------------------|
| PROJECT NAME                       | ARCHITECT'S ESTIMATE | LOWEST RESPONSIBLE BID/CONTRACT | CONSTRUCTION COST TO DATE (90% Complete) | TOTAL CHANGE ORDERS %       | OTHER CHANGE ORDERS % (Excludes A/E Related CO) | A/E RELATED CHANGE ORDERS % |
| Carmel High School Theatre         | \$8,187,350          | \$ 7,955,000                    | \$ 7,829,860                             | -1.57%                      | -1.27%  | 0.24%                       |
| <b>TOTAL</b>                       | <b>\$8,187,350</b>   | <b>\$ 7,955,000</b>             | <b>\$ 7,829,860</b>                      | <b>-1.57%</b>               | <b>-1.27%</b>                                   | <b>0.24%</b>                |

| CARMEL HIGH SCHOOL FF&E PROJECTS                         |                      |                                 |                           | BREAKDOWN OF CHANGE ORDER % |   |                             |
|--|----------------------|---------------------------------|---------------------------|-----------------------------|---|-----------------------------|
| PROJECT NAME   | ARCHITECT'S ESTIMATE | LOWEST RESPONSIBLE BID/CONTRACT | CONSTRUCTION COST TO DATE | TOTAL CHANGE ORDERS %       | OTHER CHANGE ORDERS % (Excludes A/E Related CO) | A/E RELATED CHANGE ORDERS % |
| Carmel High School A/V (Bid 9-15-10)                     | \$ 535,000           | \$ 419,000                      | \$ 0.00                   | 0.00%                       | 0.00%   | 0.00%                       |
| Carmel High School Production Draperies (Bid 10-26-10)   | \$ 38,000            | \$ 39,000                       | \$ 0.00                   | 0.00%                       | 0.00%   | 0.00%                       |
| Carmel High School Production Lighting (Bid 10-13-10)    | \$ 160,000           | \$ 138,112                      | \$ 0.00                   | 0.00%                       | 0.00%   | 0.00%                       |
| Carmel High School Orchestra Shell Towers (Bid 10-26-10) | \$ 35,000            | \$ 28,652                       | \$ 0.00                   | 0.00%                       | 0.00%   | 0.00%                       |
| Carmel High School Orchestra Pit Platform (Bid 10-26-10) | \$ 45,000            | \$ 49,400                       | \$ 0.00                   | 0.00%                       | 0.00%   | 0.00%                       |
| <b>TOTAL</b>   | <b>\$813,000</b>     | <b>\$ 674,164</b>               | <b>\$ 0.00</b>            | <b>0.00%</b>                | <b>0.00%</b>                                    | <b>0.00%</b>                |

Salinas Union High School District  
PROJECT COST DATA

| PROJECT NAME  | ARCHITECT'S ESTIMATE | LOWEST RESPONSIBLE BID/CONTRACT | CONSTRUCTION COST - FINAL | TOTAL CHANGE ORDERS % | BREAKDOWN OF CHANGE ORDER %       |                     |
|---|----------------------|---------------------------------|---------------------------|-----------------------|-----------------------------------|---------------------|
|   |                      |                                 |                           |                       | CHANGE ORDERS % (Excludes A/E CO) | A/E CHANGE ORDERS % |
| Alisal High School - Modernization PHASE I              | \$ 8,000,000         | \$ 6,791,016                    | \$ 7,638,966              | 12.4 %                | 12.3%                             | .1%                 |
| Alisal High School - Modernization PHASE II             | \$ 5,400,000         | \$ 5,042,615                    | \$ 5,595,213              | 10.95%                | 10.3%                             | .65%                |
| El Sausel & Washington - Restroom Remodel               | \$ 2,400,000         | \$ 2,252,764                    | \$ 2,570,561              | 14.09%                | 14%                               | 0.09%               |
| La Paz Middle School - New Classrooms                   | \$ 2,500,000         | \$ 2,425,000                    | \$ 2,451,496              | 1.1%                  | 1.2%                              | -.1%                |
| La Paz Middle School - New Construction                 | \$ 12,100,000        | \$ 11,541,000                   | \$ 12,141,396             | 5.22%                 | 4.9%                              | 0.32%               |
| La Paz Middle School - New Multi-Purpose Building       | \$ 4,100,000         | \$ 3,630,000                    | \$ 3,700,507              | 1.85%                 | 1.7%                              | .15%                |
| Maintenance Department Fuel Station & Facility Upgrades | \$ 550,000           | \$ 463,089                      | \$ 524,608                | 13.3%                 | 13.3%                             | 0%                  |
| Washington Middle School-Restroom Remodel               | \$ 372,000           | \$ 223,793                      | \$ 255,255                | 14.0%                 | 12.1%                             | 1.9%                |
| <b>TOTAL</b>  | <b>\$35,422,000</b>  | <b>\$ 32,369,277</b>            | <b>\$ 34,878,002</b>      | <b>7.78%</b>          | <b>7.5%</b>                       | <b>.28%</b>         |

Note:  
A/E = Architect/Engineer Related Change Orders  
Other = Owner Requested and Field Related Change Orders

Gilroy Unified School District  
PROJECT COST DATA

| PROJECT NAME  | ARCHITECT'S ESTIMATE | LOWEST RESPONSIBLE BID/CONTRACT | CONSTRUCTION COST - FINAL | TOTAL CHANGE ORDERS% | BREAKDOWN OF CHANGE ORDER %          |                     |
|---|----------------------|---------------------------------|---------------------------|----------------------|--------------------------------------|---------------------|
|   |                      |                                 |                           |                      | CHANGE ORDERS %<br>(Excludes A/E CO) | A/E CHANGE ORDERS % |
| Ascension-Solorsano Middle School (New Construction)  | \$ 18,000,000        | \$ 16,010,000                   | \$ 17,836,504             | 11.4%                | 9.5%                                 | 1.9%                |
| Brownell Multi-Purpose Building                       | \$ 2,540,000         | \$ 2,498,480                    | \$ 2,451,192              | -1.91%               | -1.51%                               | .4%                 |
| El Portal Leadership Academy                          | \$ 4,155,000         | \$ 3,966,035                    | \$ 4,117,844              | 3.8%                 | 3.0%                                 | .8%                 |
| Ellet Elementary School-(New Construction)            | \$ 12,300,000        | \$ 11,244,000                   | \$ 12,679,968             | 12.7%                | 11.6%                                | 1.1%                |
| Gilroy High School Additions & Alterations            | \$ 10,700,000        | \$ 10,247,689                   | \$ 12,061,587             | 17.7%                | 16.9%                                | 0.8%                |
| Las Animas Middle School (New Construction)           | \$ 12,000,000        | \$ 11,593,000                   | \$ 12,872,029             | 11.0%                | 9.6%                                 | 1.4%                |
| Rucker School -New Classroom (Est. Site Package Only) | \$ 350,000           | \$ 562,700                      | \$ 620,361                | 10.2%                | 8.6%                                 | 1.6%                |
| <b>TOTAL</b>  | <b>\$ 60,045,000</b> | <b>\$ 56,121,904</b>            | <b>\$ 62,639,485</b>      | <b>11.61%</b>        | <b>10.33%</b>                        | <b>1.28%</b>        |

Note:

A/E = Architect/Engineer Related Change Orders  
Other = Owner Requested and Field Related Change Orders

|   |   |                               |
|---|---|-------------------------------|
| <b>ACORD™ CERTIFICATE OF LIABILITY INSURANCE</b>  |   | DATE (MM/DD/YYYY)<br>11/12/10 |
| PRODUCER<br><b>Dealey, Renton &amp; Associates</b><br>P. O. Box 12675<br>Oakland, CA 94604-2675<br>510 465-3090 | THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. |                               |
| INSURED<br><b>Kasavan Architects, Inc.</b><br>60 W Market St Suite 300<br>Salinas, CA 93901                     | INSURERS AFFORDING COVERAGE<br>INSURER A: <b>American Ins. Co.</b><br>INSURER B: <b>American Automobile Ins. Co.</b><br>INSURER C: <b>Liberty Insurance Underwriters, Inc.</b><br>INSURER D:<br>INSURER E:  | NAIC #                        |

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR ADD'L LTR | TYPE OF INSURANCE   | POLICY NUMBER   | POLICY EFFECTIVE DATE (MM/DD/YY) | POLICY EXPIRATION DATE (MM/DD/YY) | LIMITS  |
|----------------|---|---|----------------------------------|-----------------------------------|---|
| A              | GENERAL LIABILITY<br><input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | <b>AZC80820698</b><br><b>General Liab</b><br><b>Excludes Claims</b><br><b>Arising Out Of</b><br><b>The Performance</b><br><b>Of Professional</b><br><b>Services</b> | 10/27/09                         | 10/27/10                          | EACH OCCURRENCE <b>\$1,000,000</b><br>DAMAGE TO RENTED PREMISES (Ea occurrence) <b>\$100,000</b><br>MED EXP (Any one person) <b>\$10,000</b><br>PERSONAL & ADV INJURY <b>\$1,000,000</b><br>GENERAL AGGREGATE <b>\$2,000,000</b><br>PRODUCTS - COMP/OP AGG <b>\$1,000,000</b>                                       |
| A              | AUTOMOBILE LIABILITY<br><input type="checkbox"/> ANY AUTO<br><input type="checkbox"/> ALL OWNED AUTOS<br><input type="checkbox"/> SCHEDULED AUTOS<br><input checked="" type="checkbox"/> HIRED AUTOS<br><input checked="" type="checkbox"/> NON-OWNED AUTOS   | <b>AZC80820698</b>  | 10/27/09                         | 10/27/10                          | COMBINED SINGLE LIMIT (Ea accident) <b>\$1,000,000</b><br><br>BODILY INJURY (Per person) \$<br><br>BODILY INJURY (Per accident) \$<br><br>PROPERTY DAMAGE (Per accident) \$<br><br>GARAGE LIABILITY<br><input type="checkbox"/> ANY AUTO<br>AUTO ONLY - EA ACCIDENT \$<br>OTHER THAN AUTO ONLY: EA ACC \$<br>AGG \$ |
| A              | EXCESS/UMBRELLA LIABILITY<br><input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE<br><br>DEDUCTIBLE<br>RETENTION \$   | <b>AZC80820698</b>  | 10/27/09                         | 10/27/10                          | EACH OCCURRENCE <b>\$1,000,000</b><br>AGGREGATE <b>\$2,000,000</b><br><br>\$<br>\$  |
| B              | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?<br>If yes, describe under SPECIAL PROVISIONS below   | <b>WZP80985669</b>  | 09/01/10                         | 09/01/11                          | <input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER<br>E.L. EACH ACCIDENT <b>\$1,000,000</b><br>E.L. DISEASE - EA EMPLOYEE <b>\$1,000,000</b><br>E.L. DISEASE - POLICY LIMIT <b>\$1,000,000</b>  |
| C              | OTHER Professional Liability  | <b>AEE1967800109</b>  | 10/21/09                         | 10/21/10                          | <b>\$1,000,000 per claim</b><br><b>\$2,000,000 annl aggr.</b>   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

|   |   |
|---|---|
| <b>CERTIFICATE HOLDER</b><br><br>County of Monterey<br>Natividad Medical Center<br>Attn: Sid Cato<br>1441 Constitution Boulevard<br>Salinas, CA 93906 | <b>CANCELLATION</b><br><br>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.<br>AUTHORIZED REPRESENTATIVE<br><i>Brenda Rossi</i> |
|---|---|



# Letters of Recommendation

December 11, 2008

Re: Statement of Quality of Work of Peter Kasavan, Architect, on Watsonville Superior Court Project

To Whom It May Concern:

Peter Kasavan was selected through a competitive bid process by County and Court officials to be the architect of record for the recently completed Watsonville Superior Court project. The project was a component of the multi-use Civic Plaza complex in downtown Watsonville which included the City Library, the City Council Chambers and City Administration. The Superior Courts occupy approximately one-third of the overall building square footage, including a secure prisoner holding area, and the project required continuous coordination among the development team, jurisdiction officials, and users.

From the beginning, Mr. Kasavan effectively listened to County and Courts program requirements, priorities and constraints and responded with an efficient and effective plan including the Court's strict requirement for daylighting and acoustical performance. He brought specialized expertise to the team in KMD and effectively controlled and managed their scope of work throughout to meet our program and budget.

He balanced the technically challenging demands of a high security detention facility in conformance with complicated state codes and recommendations as administered by the California Standards and Corrections Authority and the Administrative Office of the Courts. Working with the Presiding Judge of the Superior Court, and Sheriff Department personnel, Mr. Kasavan delivered a design that appropriately represents the stature of the courts and maintains security while providing a positive environment for public and staff.

Mr. Kasavan protected the County and Court's interests in terms of quality, scope and budget and maintained full, open and frank communication that built and sustained mutual trust among all the parties throughout the project. The Superior Court opened in early 2008 and feedback from users of the new court facility has been exceptionally positive. Users specifically cite the acoustics as outstanding. As a result of the highly secure design, the Watsonville Court has become the venue of choice for high security trials. Mr. Kasavan was very successful in integrating the complexity of the court functions into a multi-use civic building that has become a centerpiece of downtown Watsonville.

Carol H. Girvetz  
Deputy County Administrative Officer  
County of Santa Cruz  
County Administrative Office

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**From:** Rock Pfothenhauer [mailto:rock@cabrillo.edu]  
**Sent:** Wednesday, December 10, 2008 4:30 PM  
**To:** Peter Kasavan  
**Subject:** RE: Hartnell Science Bldg.

Peter,

Having a local firm was important to us. We wanted someone who had established themselves, was well rooted in the community, and who knew that they would have to live with this building just as long as we would. A local architect knows that if they want to stay in business the long term satisfaction of the client will be far more important to their future prosperity than dazzling architectural photos and drawings. That knowledge that we are both going to live with the outcome motivates a different kind of dialog in the design process. The Kasavan team has been great at listening carefully to what we want. They have also been great at educating us and making sure we understand the tradeoffs and the design choices that must get made in any project.

Not too long after the project started we made a major change to the design parameters, setting the goal of having the project be LEED certified at the highest level we could afford. Kasavan hadn't done a LEED project before, but they quickly assembled a team of outside consultants with the required expertise. This gave us access to specialized knowledge that wasn't available locally while retaining the accountability that comes with the architects knowing that their reputation is on the line if the project fails to satisfy year after year.

Good luck on Friday.

Rock

Rock Pfothenhauer  
Dean, Career Education and Economic Development  
Cabrillo College  
6500 Soquel Drive  
Aptos, CA 95003

831-479-6482  
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*Mitchell Noseworthy*  
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*Trish Alcocer*  
*Recreation Director*

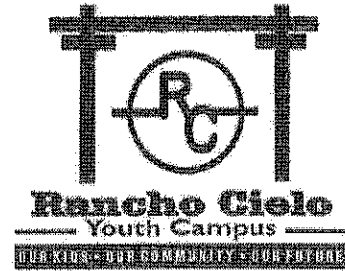
*Andrea Sembrino*  
*Salinas Youth Corp Director*

*Mailing Address:*  
*Post Office Box 6948*  
*Salinas, CA 93912*

*Physical Address:*  
*710 Old Stage Road*  
*Salinas, CA 93906*

*Phone (831) 444-3533*  
*Fax (831) 444-3550*

*RanchoCieloYouthCampus.org*  
*Federal ID #77-055832*



December 9, 2008

To Whom It May Concern:

I wish to write this letter on behalf of Kasavan Architects.

We have worked with Kasavan Architects on a number of projects and most recently have hired them to design our Ted Taylor Vocational Center. They have been part of our campus from the very start.

I have found Peter Kasavan, Louie Vargas, and all members of the Kasavan staff to be most capable. They have always been responsive to our needs in a timely fashion.

They are quite willing to work with us and listen to our concerns.

As well as being quite efficient, Kasavan Architects is a community oriented company and a good ambassador for not only Rancho Cielo, but the entire Salinas community.

I recommend Kasavan Architects without reservation.

If you have any questions regarding this letter or my past experience with Kasavan Architects, please feel free to contact me.

Yours truly,

John Phillips



December 09, 2008

To: Whom it may concern

Re: Hartnell Community College

I am writing today in support of Kasavan Architects. Uniquely, I am able to support not only as a contractor that constructs his work, but also as a client and owner of many projects his firm has designed for me.

Peter Kasavan and his team have proven themselves over and over. In particular, Luis Vargas of his staff has performed extraordinarily. I find the entire team to be top notch Visionaries, Architects, and Project managers. I am not only proud to be associated with Peter's work, I am extremely proud to own it.

In my work, I am able to work on projects by numerous designers and architects. What I find with the Kasavan team is the level of completeness, the quality of the drawings, and the obvious attention that is given to detail. My track record of success with Kasavan projects is the highest it can be. I never hesitate to bid a Kasavan project, and I never hesitate to recommend him to anyone looking for an innovative, out of the box, top notch design and approach to a difficult or challenging project.

Peter and his team have an approach unlike many of the other firms of his ability. Their team takes a "hands on" approach to every issue and problem. They have always been quick to respond and resolve the issues that pop up. Best of all, the solutions are always derived through practical means and the "issues" are put to rest with his solutions.

Beyond the professional ability of Peter and his team, I really enjoy his attention to our community. His ability to keep "local" and "community" as part of his tenacious work ethic is most admirable.

Hartnell Community College, and our entire community, will be very well served to keep Peter and his team "on the job". I urge you to select Peter for your Science Building and any other projects you may be considering for design.

I am more than happy to visit with anyone that would like to dialogue more about Peter and his team.

Sincerely,

Donald D. Chapin Jr.  
President

## AWARDS

### **Carmel High School Performing Arts Center, Carmel, CA**

2011 Best of Show - Graniterock Signature of Excellence

### **Gilroy High School Student Services Center, Gilroy, CA**

2008 Citation Award for Innovative School Design - DesignShare.com

2008 Students Love It Silver Award- School Designer.com

2008 High Tech Bronze Award - School Designer.com

2008 Institutional Wood Design Award - Woodworks, California Wood Design Awards

2007 Award of Merit - Coalition for Adequate School Housing and American Institute of Architects

2007 Citation Award - American Institute of Architects, Monterey Bay Chapter

### **The Grain Tower Building, Salinas, CA**

2002 Grand Award - National Commercial Builders Council

2000 Award of Merit - American Institute of Architects, Monterey Bay Chapter

### **National Steinbeck Center Museum**

1998 Honor Award - American Institute of Architects, Monterey Bay Chapter

### **Household Credit Services Office Building**

1998 Citation Design Award - American Institute of Architects, Monterey Bay Chapter

### **El Gin Village - Community Housing**

1996 Award of Merit in Housing & Community Development, National Association of Housing & Redevelopment Officials

### **Poppy Hills Golf Course**

1992 Citation Design Award - American Institute of Architects, Monterey Bay Chapter

### **Bay Photo Lab**

1998 Citation Design Award - American Institute of Architects, Monterey Bay Chapter

### **Dudley's Bar & Grill**

1988 Award of Merit - American Institute of Architects, Monterey Bay Chapter

## DISTINCTIONS

1991 "Creativity" - Carl Cherry Center for the Arts, Carmel, California, Jerome Kasavan - Guest Lecturer

1992 "Change Orders" - Coalition of Adequate School Housing Seminar, Peter Kasavan, Panel Moderator

1982 Exhibition - Hartnell College Center, National School Boards Association (NSBA) Tour

1982 Exhibition - Hartnell College Center, Association of School Board Officials (ASBO) Tour

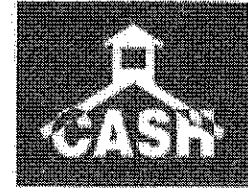
1984 Jerome Kasavan-Architect for a Community that Cares, Monterey Bay Life Magazine

1983 "Light Lets the Sky In" Passive Solar Heating - Hartnell College Center

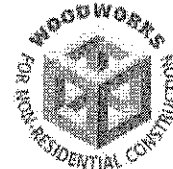
American Institute of Architects



 **DesignShare**  
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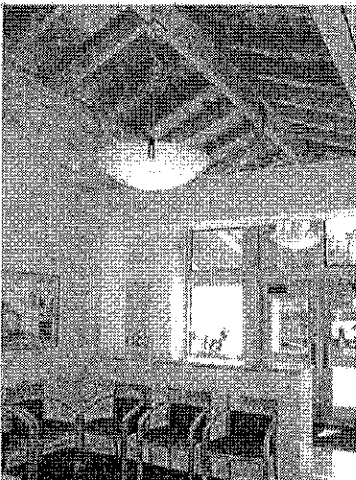
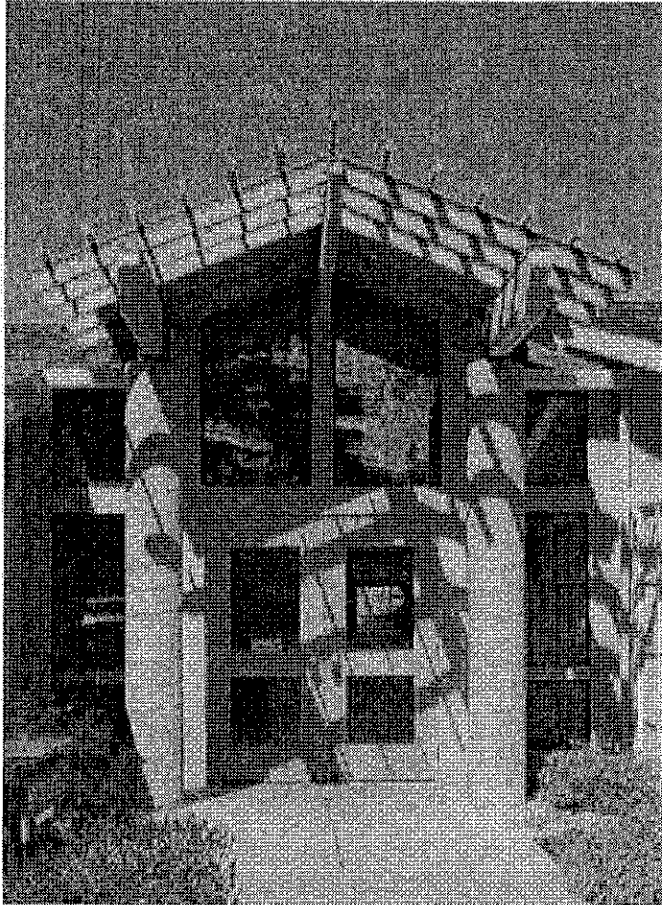


**Schooldesigner**  
.com



**Medical Office Building**  
Salinas, California

**Central Coast Cardiology**  
Dr. Richard Gerber  
Dr. Patrik Zetterland

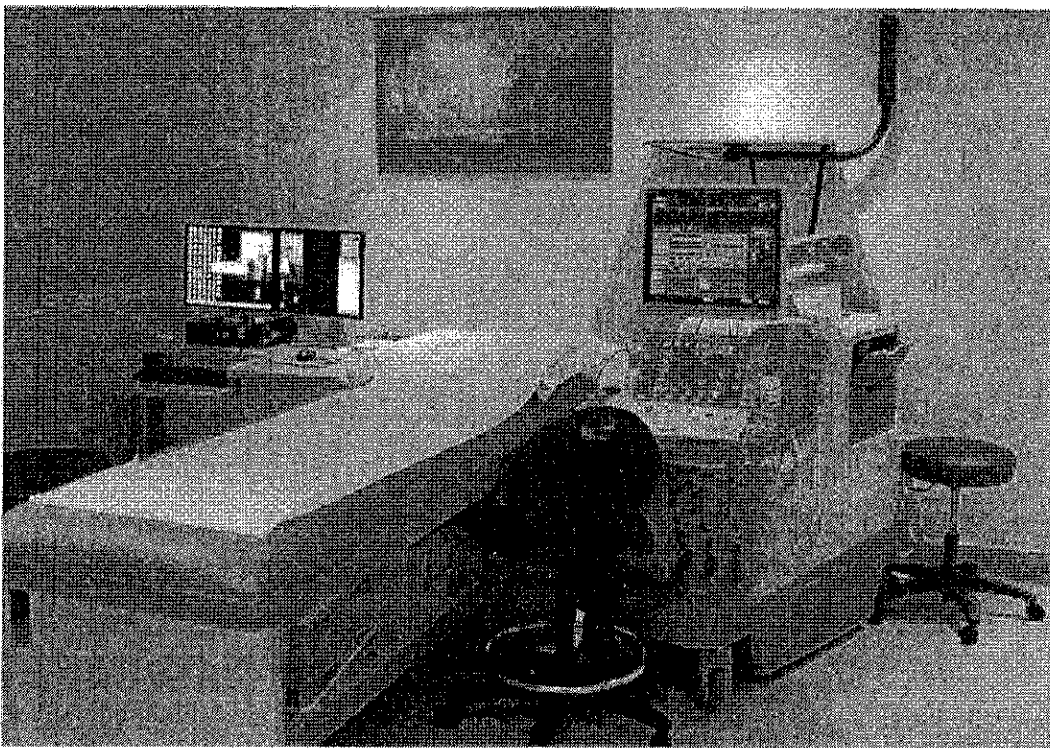
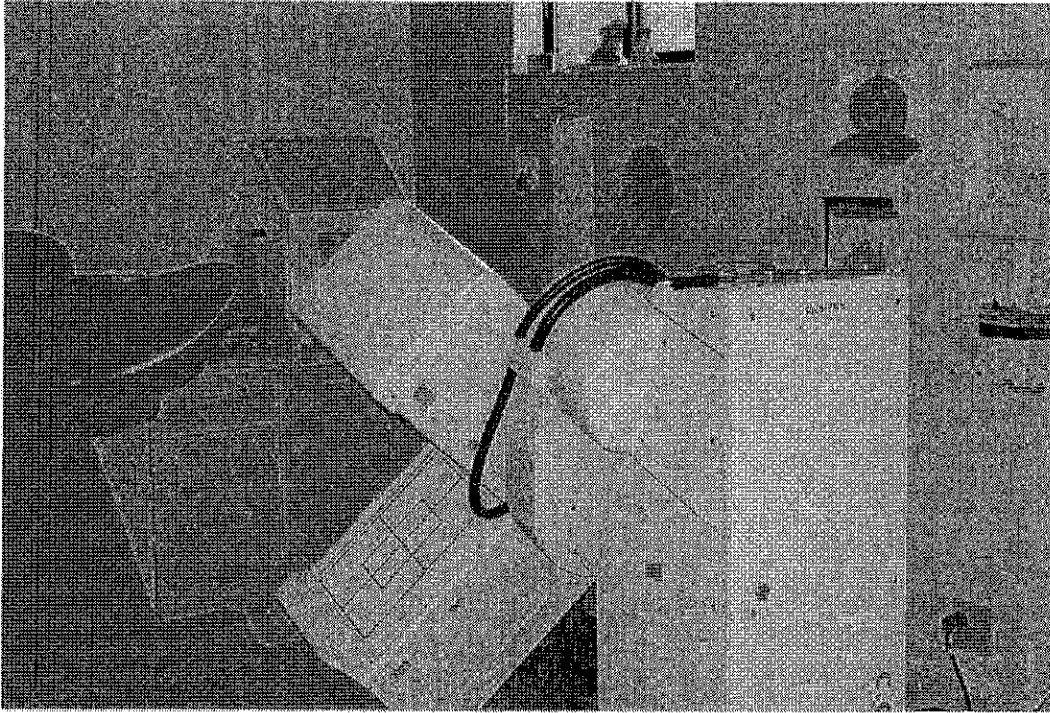


**Kasavan Architects**



**Medical Office Building**  
Salinas, California

**Central Coast Cardiology**  
Dr. Richard Gerber  
Dr. Patrik Zetterland

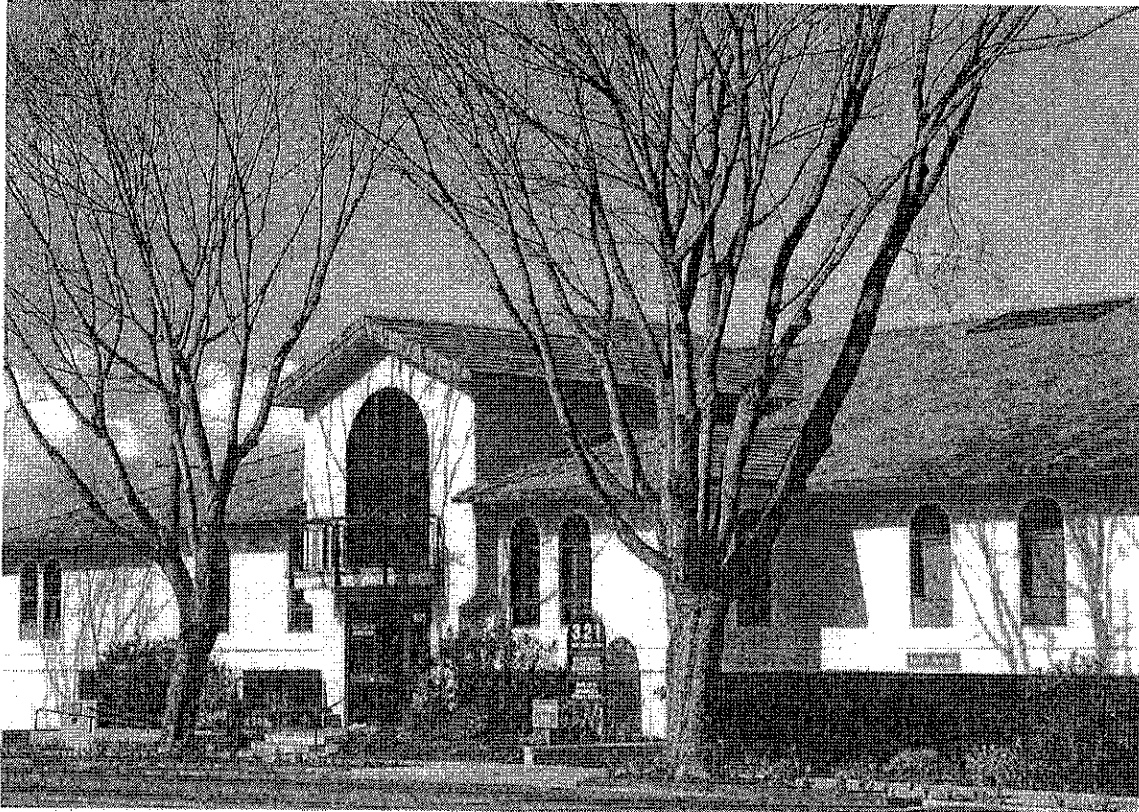


**Kasayan Architects**



**Medical Office Building**  
Salinas, California

**Salinas Valley Orthopedics &  
Sports Medicine**  
Dr. Tom German  
Dr. William Parker



Built over a parking garage this 23,500 square foot facility contains the separate practices of orthopedic surgeons and physical therapists. The project includes an indoor therapy spa, (12 Ft. x 23 Ft.) physical therapy equipment room and an x-ray facility.

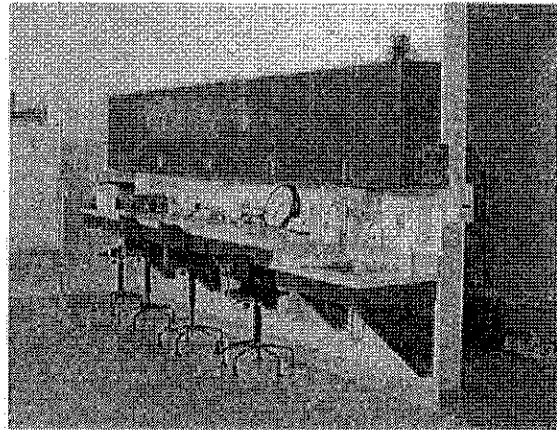
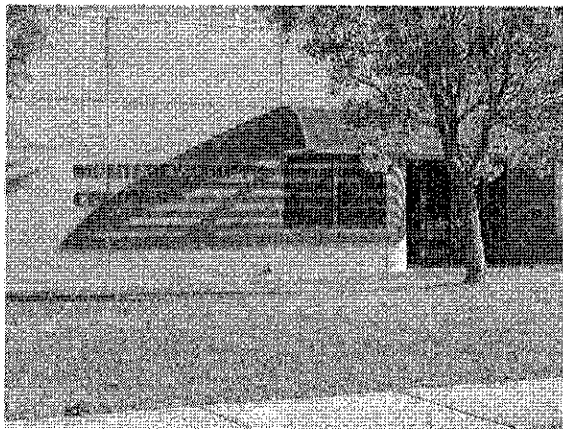
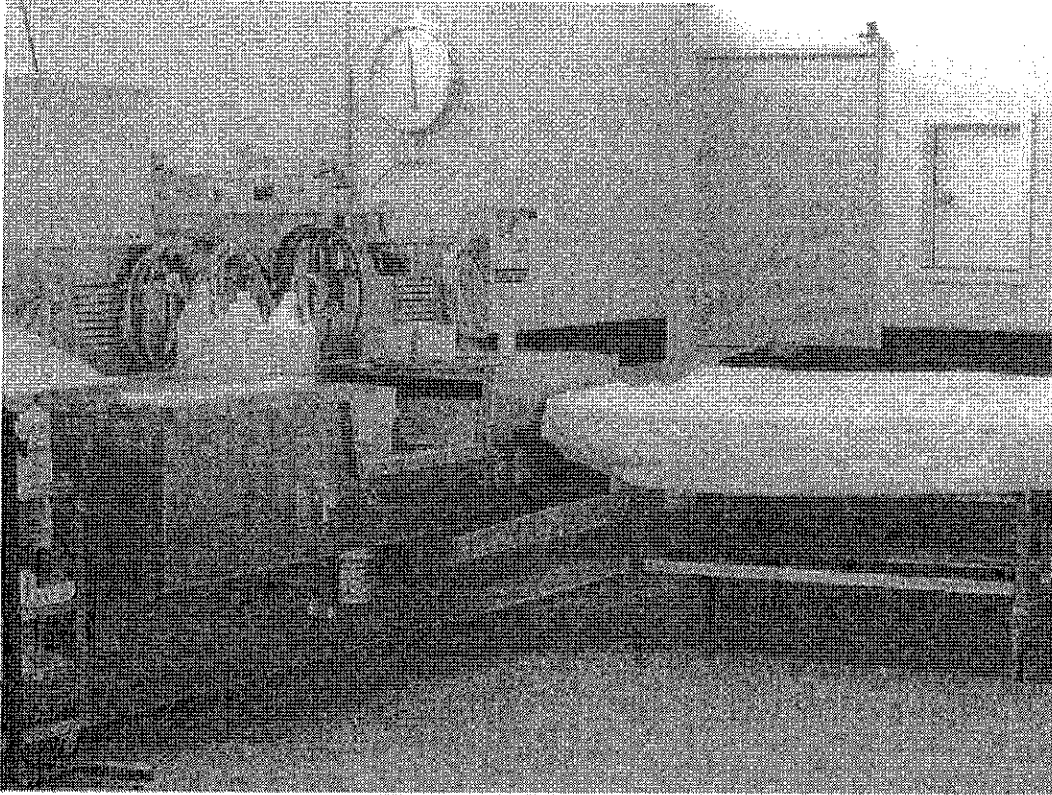


Photo: John Stepp

**Kusavan Architects**

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**County of Monterey**  
**Sheriff's Coroner Facility**  
Salinas, California

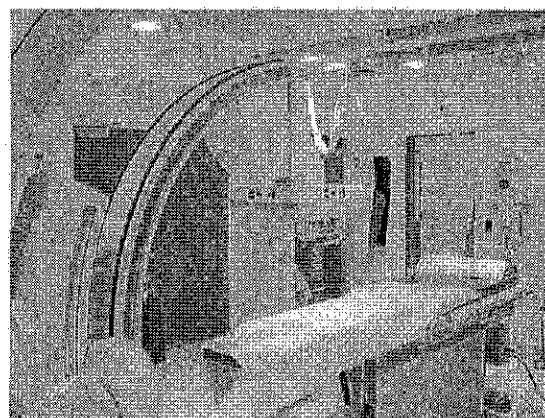
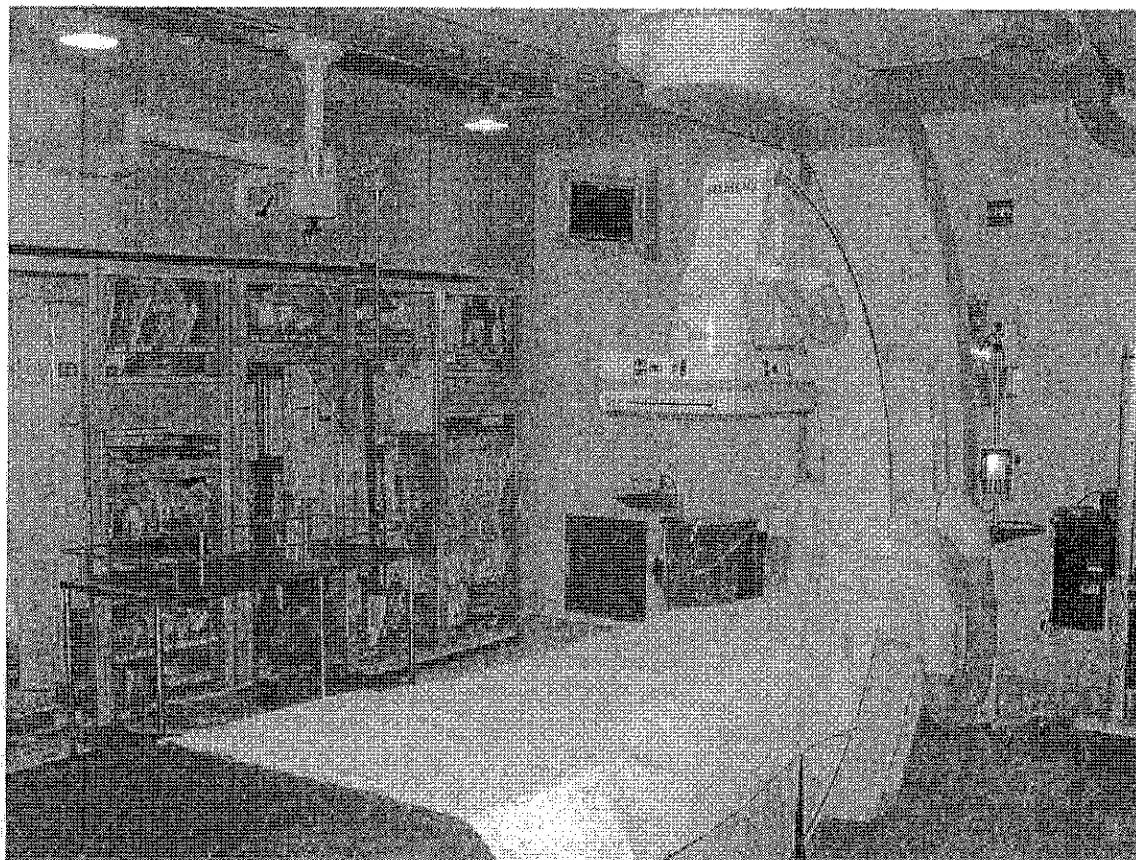


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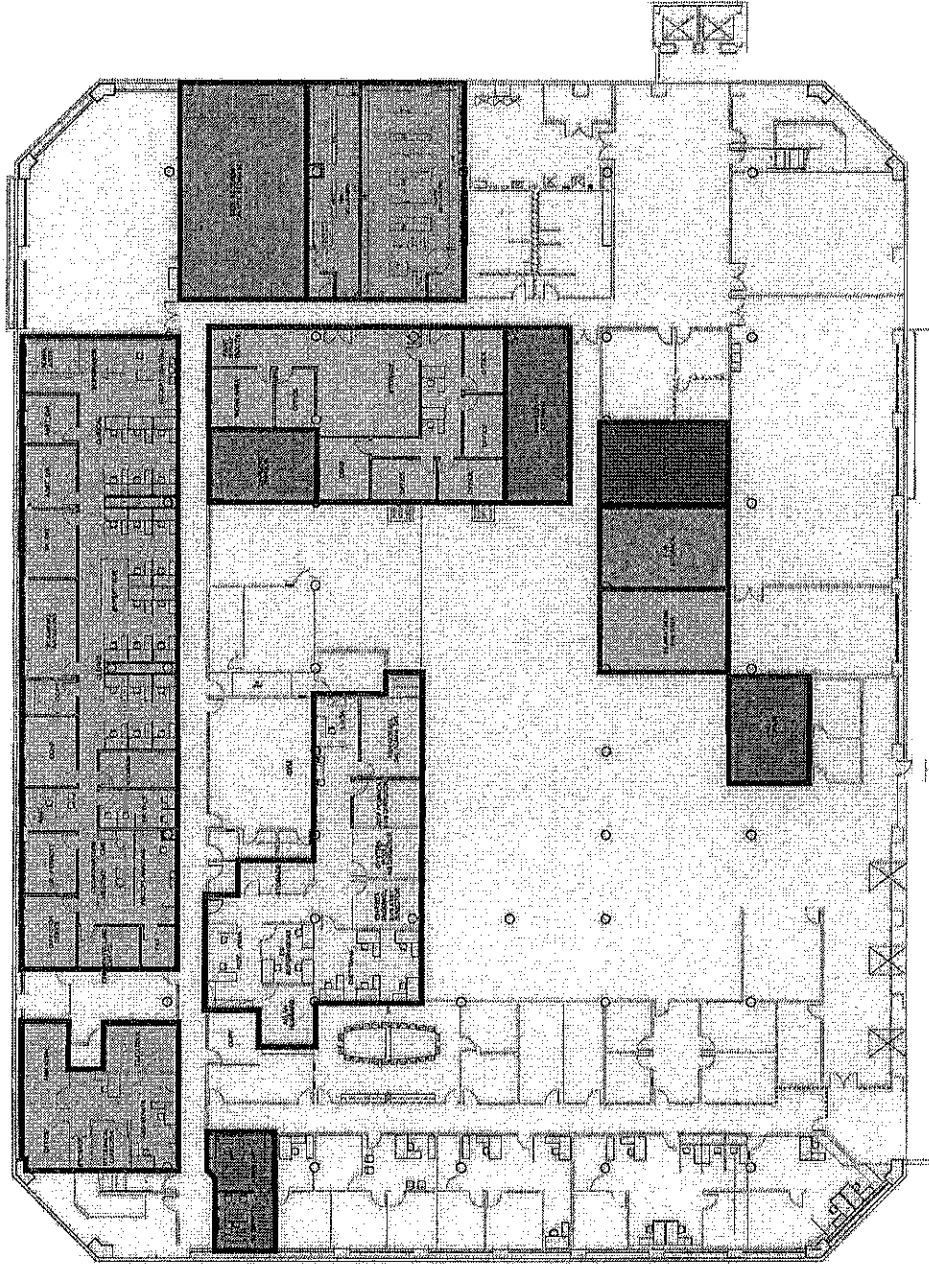
**Kasavan Architects**

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**Salinas Valley Memorial Hospital**  
**Radiology - Special Procedures Room**  
Salinas, California





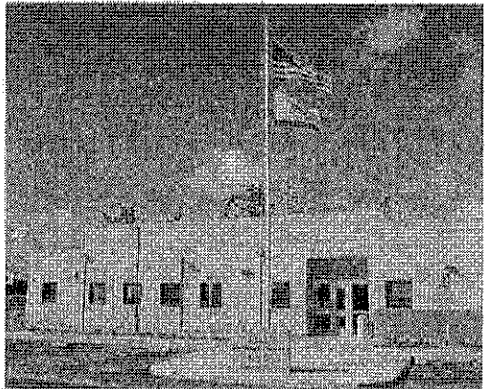
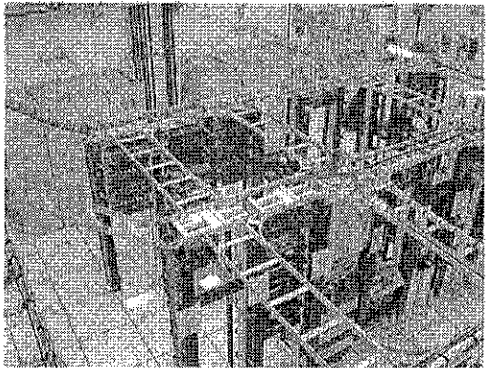
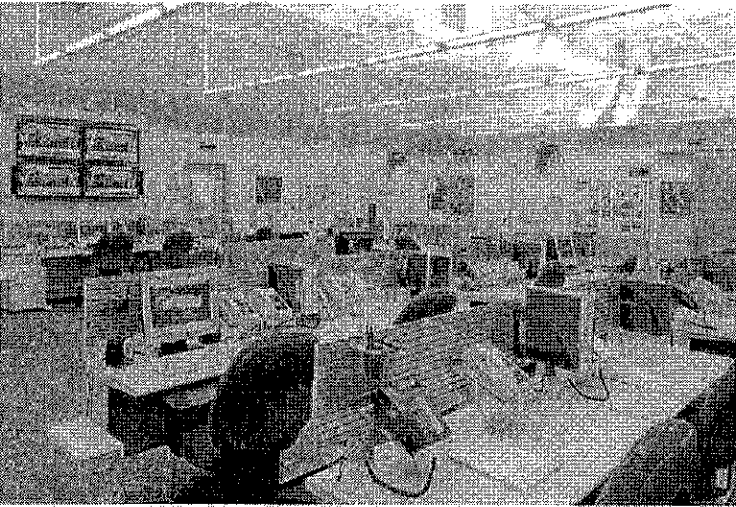
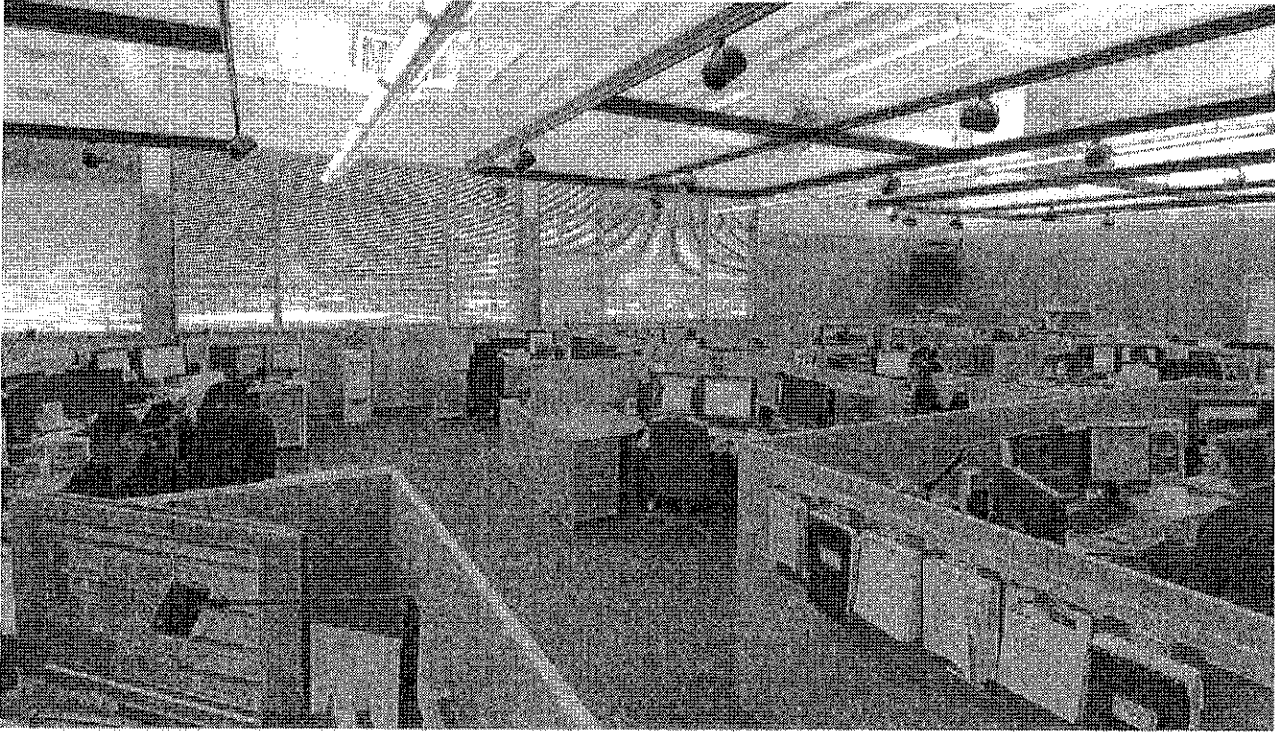


PROPOSED FLOOR PLAN - DRC



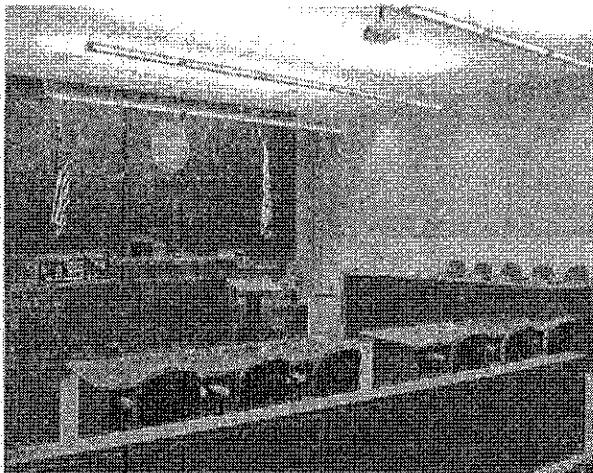
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**Emergency Services Center - 911**  
**Monterey County**  
Salinas, California



**Kasavan Architects**

**Santa Cruz County Courts**  
Watsonville, California

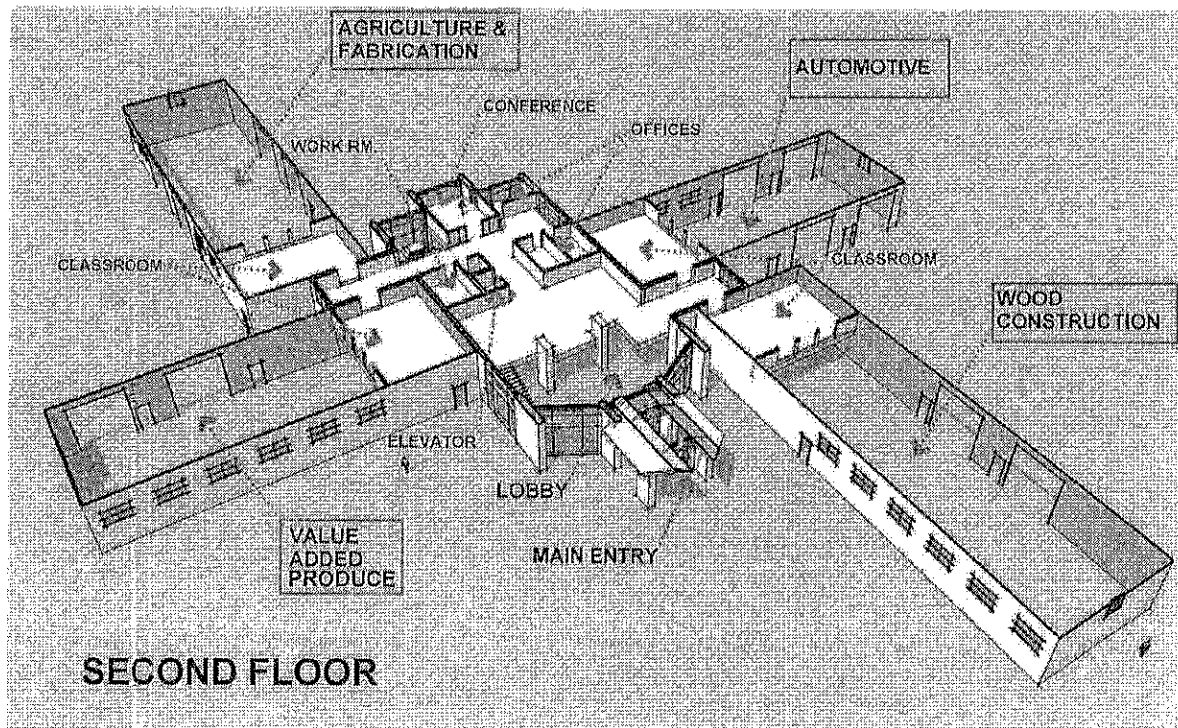
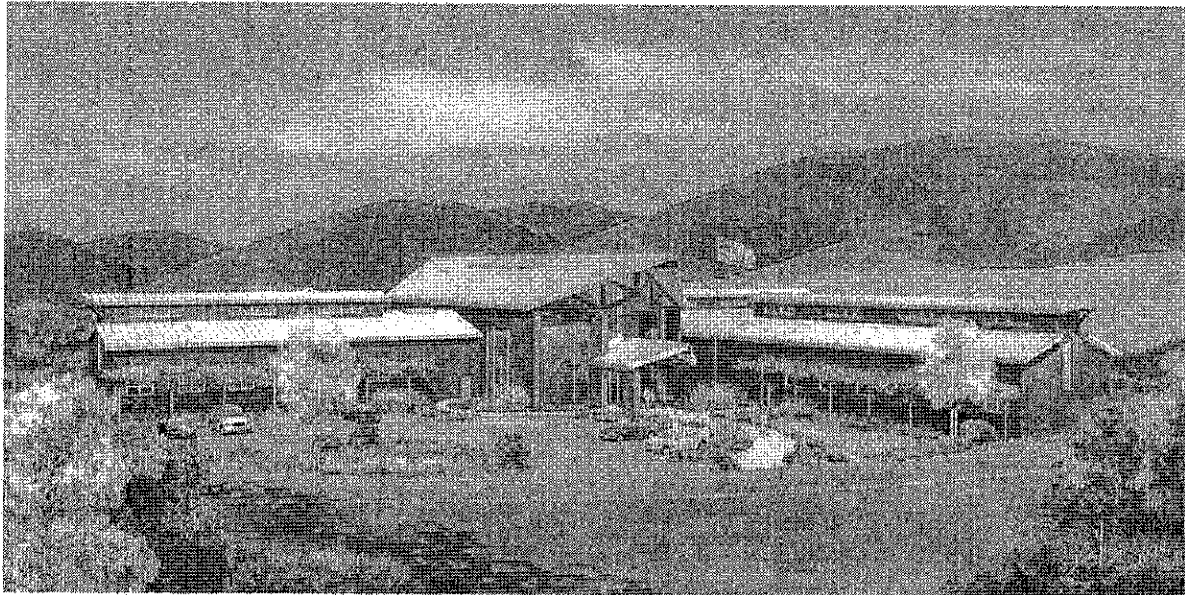


**Kasavan Architects**

Photos by Brett Drury Architectural Photography



Community Day School and Career Technology Education Facility  
Ted Taylor Vocational Education Center  
Rancho Cielo  
Salinas, California



Shops Pre-engineered Metal Buildings

Kasayan Architects

American Institute of Architects Monterey Bay Chapter  
1998 Award for Excellence in Architectural Design  
**HONOR AWARD**

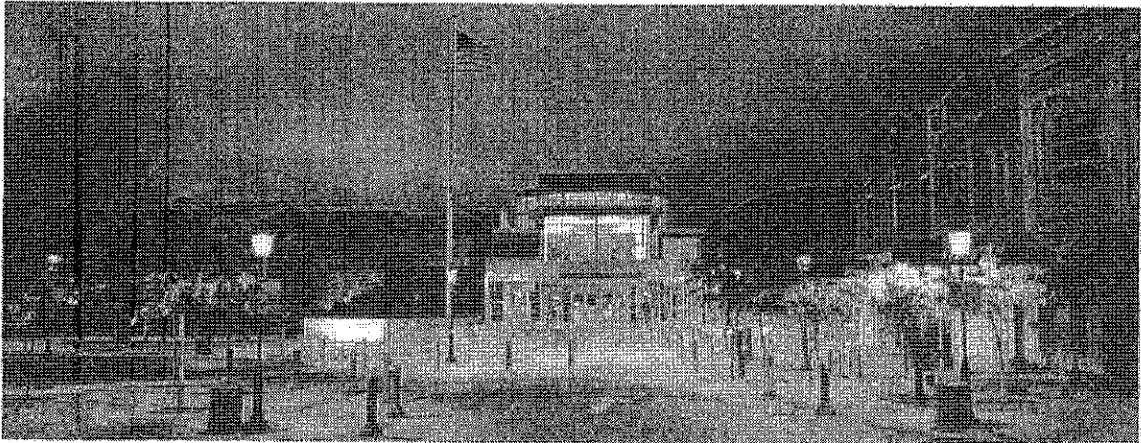


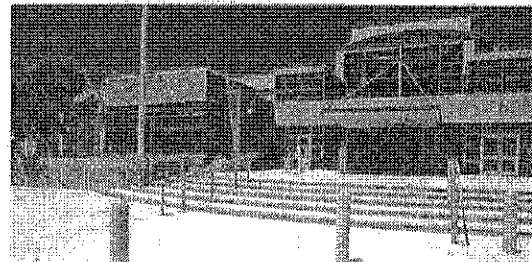
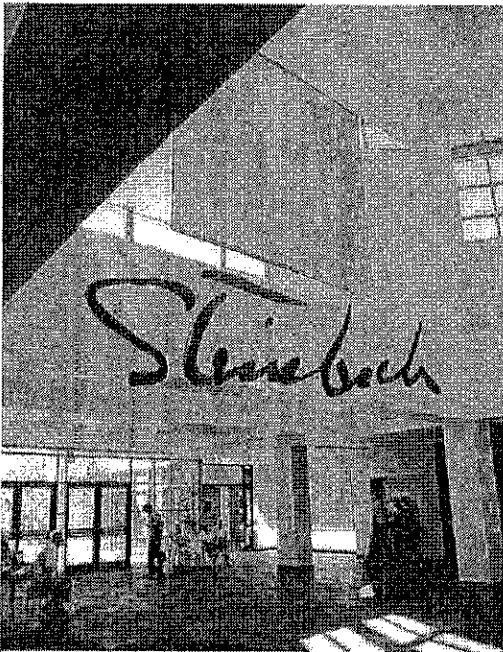
Photo: Steve Sorensen

**National  
Steinbeck Center**

*Salinas, California*

The National Steinbeck Center honors the life and times of Nobel and Pulitzer prize-winning author, John Steinbeck. The 37,000 square foot museum features over 11,000 square feet of galleries as well as archival storage, research facilities, offices, meeting rooms, museum store & a cafe.

Permanent exhibits were designed & built by Formations, Inc. Thompson Yavoda & Associates, served as the Design Architects in consultation with Kasavon Architects, the Executive Architects.



**Kasavon Architects - Executive Architects**



## Salinas Sports Complex

Salinas, California



Photo: M. J. G. Co. Inc.

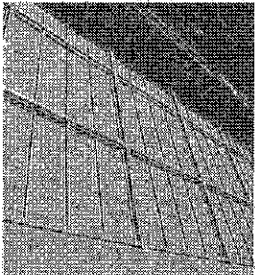


Photo: M. J. G. Co. Inc.

Built to replace a 75 year old outdated wooden grandstand, this new arena has 18,000 seats in three separate structures, with 65,000 square feet of developed space below the main grandstand.

This project transformed an under utilized stadium facility used for professional rodeo, professional soccer as well as high school and junior college football, concerts and special events.

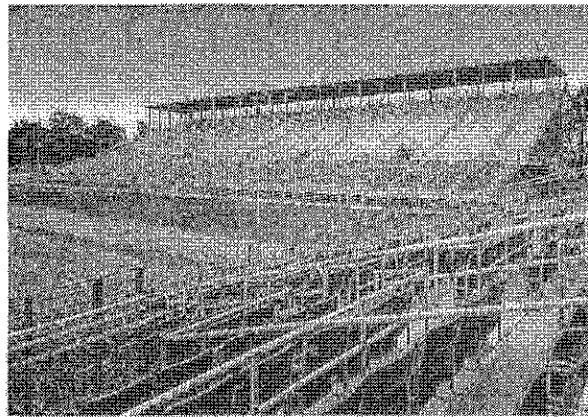


Photo: M. J. G. Co. Inc.

**Kasoyan Architects**