

**AMENDMENT NO. 3**  
**TO MASTER AGREEMENT TO PROVIDE PROFESSIONAL ARCHITECTURAL SERVICES**  
**(\$100,000 OR LESS PER PROJECT) FOR THE COUNTY OF MONTEREY**  
**Specialty Clinic Design Services**

The parties to Master Agreement to Provide Professional Architectural Services (\$100,000 or Less Per Project) for County of Monterey ("Agreement") for specialty clinic design services, dated October 31, 2009 between the County of Monterey, on behalf of Natividad Medical Center ("NMC"), and Reel Grobman & Associates (Contractor), hereby agree to amend their Agreement (No. A-11841) on the following terms and conditions:

**WHEREAS**, the County and Contractor amended the Agreement on August 31, 2010 ("Amendment No. 1") to increase the scope of work to add permit/construction document revisions, plan revisions, survey measurements for an HVAC and exhaust system, and design for new fan coil units, without increasing the maximum liability under the Agreement.

**WHEREAS**, the Agreement expired on June 30, 2011.

**WHEREAS**, the County and Contractor renewed the Agreement on October 18, 2011 to extend the term end date to allow for existing services to continue to June 30, 2012 and to increase the total contract amount from \$100,000 to \$185,340 in the aggregate, via Renewal of County of Monterey Agreement for Professional Services with Reel Grobman & Associates ("Renewal and Amendment No. 2").

**WHEREAS**, the County and Contractor wish to amend the Agreement to extend the term end date to allow for existing services to continue until June 30, 2013, without increasing the maximum liability under the Agreement.

**NOW, THEREFORE**, the County and Contractor hereby agree to amend the Agreement in the following manner:

1. Contractor will continue to provide NMC with the same scope of services set forth in Amendment No. 1 to the Agreement (No. A-11841).
2. The parties' Agreement is extended to June 30, 2013.
4. Except as provided herein, all remaining terms, conditions and provisions of the Agreement, Amendment No. 1, and the Renewal and Amendment No. 2 are unchanged and unaffected by this Amendment No. 3 and shall continue in full force and effect as set forth in the Agreement.
5. A copy of this Amendment No. 3 and all previous amendments and renewal shall be attached to the original Agreement (No. A-11841)
6. The effective date of this Amendment No. 3 is July 1, 2012.

IN WITNESS WHEREOF, the parties hereto are in agreement with this Amendment No. 3 on the basis set forth in this document and have executed this Amendment No. 3 on the day and year set forth herein.

**CONTRACTOR**

Signature 1 

Dated 4/3/12

Printed Name Frank cedeno-blade

Title Principal/VP

Signature 2 \_\_\_\_\_

Dated \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

\*\*\*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.

**NATIVIDAD MEDICAL CENTER**

Signature \_\_\_\_\_

Dated \_\_\_\_\_

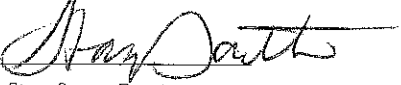
Purchasing Manager

Signature   
NMC - CEO for Harry Weis

Dated 4-10-12

Approved as to Legality and Legal Form:

Charles J. McKee, County Counsel

By 

Stacy Saetta, Deputy  
Attorneys for County and NMC

Dated: 4/18, 2012

Reviewed as to fiscal provisions



Auditor-Controller  
County of Monterey

4-18-12

**MONTEREY COUNTY BOARD OF SUPERVISORS**

<b>MEETING:</b>	<b>October 18, 2011</b>	<b>AGENDA NO.:</b>
<b>SUBJECT:</b>	Authorize the Purchasing Manager for Natividad Medical Center (NMC) to execute a Renewal to the Agreement (A-11841) with Reel Grobman & Associates for Specialty Clinic Design Services at NMC in an amount not to exceed \$185,340 in the aggregate and \$41,964 for the period July 1, 2011 to June 30, 2012.	
<b>DEPARTMENT:</b>	Natividad Medical Center	

**RECOMMENDATION:**

It is recommended the Board of Supervisors authorize the Purchasing Manager for Natividad Medical Center (NMC) to execute a Renewal to the Agreement (A-11841) with Reel Grobman & Associates for Specialty Clinic Design Services at NMC in an amount not to exceed \$185,340 in the aggregate and \$41,964 for the period July 1, 2011 to June 30, 2012.

**SUMMARY/DISCUSSION:**

Natividad Medical Center desires to continue its established relationship with Reel Grobman & Associates architectural firm for the Specialty Clinic Project. This project was not completed during Fiscal Year 2011, and therefore, the hospital would like to extend the term date of this agreement to June 30, 2012, which will allow for the hospital to complete the project. There will be no increase of dollars from the amounts that were previously approved by the Board of Supervisors.

In August 2010 the Board of Supervisors approved the Specialty Clinic Project. The total amount approved for this project was \$185,340. To date, we have completed 80% of the approved scope of work and have paid \$143, 376.

**OTHER AGENCY INVOLVEMENT:**

The Renewal has been reviewed and approved by the Natividad Medical Center Board of Trustees' Finance Committee.

**FINANCING:**

The cost for this Renewal is \$41,964 and is included in the Fiscal Year 2011/2012 Adopted Budget. There is no impact to the General Fund.

Prepared by:

Andrea Rosenberg, 755-6285

Assistant Administrator

July 20, 2011

Attachments: Renewal, Agreement, Amendment #1, Board Order

Attachments are on file with the Clerk of the Board

\_\_\_\_\_  
Harry Weis

Chief Executive Officer

Before the Board of Supervisors in and for the  
County of Monterey, State of California

Agreement No. A-11841

Authorize the Purchasing Manager for Natividad )  
Medical Center (NMC) to execute a Renewal to )  
the Agreement (A-11841) with Reel Grobman & )  
Associates for Specialty Clinic Design Services at )  
NMC in an amount not to exceed \$185,340 in the )  
aggregate and \$41,964 for the period July 1, 2011 )  
to June 30, 2012..... )

Upon motion of Supervisor Salinas, seconded by Supervisor Armenta, and carried by those members present, the Board hereby;

Authorized the Purchasing Manager for Natividad Medical Center (NMC) to execute a Renewal to the Agreement (A-11841) with Reel Grobman & Associates for Specialty Clinic Design Services at NMC in an amount not to exceed \$185,340 in the aggregate and \$41,964 for the period July 1, 2011 to June 30, 2012.

PASSED AND ADOPTED on this 18<sup>th</sup> day of October, 2011, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, and Parker

NOES: None

ABSENT: Supervisor Potter

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 75 for the meeting on October 18, 2011.

Dated: October 24, 2011

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By Chut A. Nunez  
Deputy

RENEWAL OF  
COUNTY OF MONTEREY AGREEMENT FOR PROFESSIONAL SERVICES WITH  
REEL GROBMAN & ASSOCIATES

This renewal of the County of Monterey Agreement for Professional Services (hereinafter, "RENEWAL") is made and entered into, by and between the County of Monterey, a political subdivision of the State of California (hereinafter, "County"), and Reel Grobman & Associates (hereinafter, "CONTRACTOR") (collectively, the County and CONTRACTOR are referred to as the "Parties.>").

**WHEREAS**, the Parties had previously entered into an Agreement for Professional Services (hereinafter, "Agreement"), on August 31, 2010 and

**WHEREAS**, the Agreement was amended on August 31, 2010 (hereinafter, "Amendment No. 1"); and

**WHEREAS**, the Agreement as amended is attached hereto as Renewal Amendment #2; and

**WHEREAS**, that Agreement expired on June 30, 2011 and

**WHEREAS**, the Parties desire to renew that Agreement on the same or similar terms; and

**WHEREAS**, this RENEWAL is necessary due to continued needs for Specialty Clinic Design Services.

**NOW THEREFORE**, the Parties agree as follows:

1. The Agreement is hereby renewed on its prior terms and conditions as set forth in Renewal Amendment #2, incorporated herein by this reference, except as specifically set forth below.
2. The term of this RENEWAL is from July 1, 2011 to June 30, 2012 unless sooner terminated pursuant to the terms of this RENEWAL, or extended in writing.
3. If there is any conflict or inconsistency between the provisions of Agreement, Amendment No. 1, or this RENEWAL, the provisions of this RENEWAL shall govern.

IN WITNESS WHEREOF, the parties hereby execute this RENEWAL as follows:

NATIVIDAD MEDICAL CENTER

By: [Signature]  
NMC Contracts/Purchasing Agent

Date: 11-28-11

By: [Signature]  
Department Head (if applicable)

Date: 9/22/11

By: [Signature]  
Stacy Saetta, Deputy County Counsel

Date: 9/27/11

By: [Signature]  
Auditor/Controller

Date: 11-28-11

CONTRACTOR

Grobman & Kohler Inc. dba  
Reel Grobman & Associates  
Contractor's Business Name\*\*\*

[Signature]  
Signature of Chair, President, or Vice-President

Winfield Roney, President  
Name and Title

Date: 9/12/11

By: [Signature]  
Signature of Secretary, Asst. Secretary, CFO,  
Treasurer or Asst. Treasurer

Frank Cedarblade, VP, Secretary  
Name and Title

Date: 9/12/11

\*\*\*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.

## MONTEREY COUNTY BOARD OF SUPERVISORS

<b>MEETING:</b>	<b>August 24, 2010</b>	<b>AGENDA NO.:</b>
<b>SUBJECT:</b>	Authorize the Purchasing Manager for Natividad Medical Center (NMC) to execute an amended Scope of Services with Reel Grobman & Associates from County Master Agreement (MA id: *21) for Professional Design Services at NMC's Specialty Clinic in an amount not to exceed \$185,340 (an increase of \$86,340) for the period July 1, 2010 to June 30, 2011.	
<b>DEPARTMENT:</b>	Natividad Medical Center	

### **RECOMMENDATION:**

It is recommended the Board of Supervisors authorize the Purchasing Manager for Natividad Medical Center (NMC) to execute an amended Scope of Services with Reel Grobman & Associates from County Master Agreement (MA id: \*21) for Professional Design Services at NMC's Specialty Clinic in an amount not to exceed \$185,340 (an increase of \$86,340) for the period July 1, 2010 to June 30, 2011.

### **SUMMARY/DISCUSSION:**

NMC selected Reel Grobman & Associates architectural firm from Monterey County's Master Agreement (MA\*21) to space plan and design the expansion and renovation of Natividad Medical Center's Specialty Clinic. The original scope of work was contracted for \$99,000. Natividad Medical Center requests the changes to the original Scope of Services described below from its \$1,000,000 Purchase Order that has been established with Reel Grobman.

Natividad Medical Center requests to amend the original Scope of Services by \$86,340 which will allow for the following modifications:

### **ADDITIONAL SCOPE/ CONTINGENCY:**

1. **ADDITIONAL SCOPE:** Additional architectural services to revise the permit/construction documents to include the following:
  1. Removing the scale from the nurse station; modifying casework accordingly
  2. Replacing Waiting Alcove 2J069A with Doctor's Workroom for orthopedics
  3. Replacing Physician Workstation 2J029 with a Patient Sub-Waiting Area
  4. Add a baby changing station to the existing Public Toilet 2J064.**Cost: \$5,885**
2. **ADDITIONAL SCOPE:** Additional architectural services to revise the previously approved floor plan for the Specialty Clinic to include a separate entrance and exit into the clinic space at the registration desk in the main waiting area of the clinic. Services include one revised floor plan option for review by NMC. **Cost: \$5,225**
3. **ADDITIONAL SCOPE:** Additional architectural and engineering services to revise the permit/ construction documents based on the approved plan revision for a separate entrance and exit into the clinic space at the registration desk in the main waiting area of the clinic. **Cost: \$38,650**

4. **ADDITIONAL SCOPE:** Additional architectural services to coordinate with the air balancing contractor to provide survey measurements for HVAC (Heating Vacuum Air and Cooling) and exhaust system. **Cost: \$14,100**
5. **CONTINGENCY:** Additional architectural services to coordinate with the mechanical, electrical, and structural consulting engineers to provide design for new fan coil units if the air measurement report indicates that the existing HVAC system cannot supply the required air to satisfy the new Specialty Clinic remodel. **Cost: \$22,480**

**OTHER AGENCY INVOLVEMENT:**

The amended Scope of Service has been reviewed and approved by County Counsel, the Auditor/Controller's office, and the Natividad Medical Center Board of Trustees' Finance Committee.

**FINANCING:**

The cost for the amended Scope of Service is \$86,340 and is included in the Fiscal Year 2010/2011 Recommended Budget. This action will not require any additional General Fund subsidy.

Prepared by:  
Andrea Rosenberg  
Assistant Administrator  
July 13, 2010

  
\_\_\_\_\_  
Harry Weis  
Chief Executive Officer

Attachments: Amended Scope of Service, Original Scope of Service, Board Order



Before the Board of Supervisors in and for the  
County of Monterey, State of California

Agreement No: A - 11841

Authorize the Purchasing Manager for Natividad Medical Center (NMC) to )  
execute an amended Scope of Services with Reel Grobman & Associates )  
from County Master Agreement for Professional Design Services at NMC's )  
Specialty Clinic in an amount not to exceed \$185,340 (an increase of )  
\$86,340) for the period July 1, 2010 through June 30, 2011. )

Upon motion of Supervisor Parker, seconded by Supervisor Armenta, and carried by those members present, the Board hereby:

Authorized the Purchasing Manager for Natividad Medical Center (NMC) to execute an amended Scope of Services with Reel Grobman & Associates from County Master Agreement for Professional Design Services at NMC's Specialty Clinic in an amount not to exceed \$185,340 (an increase of \$86,340) for the period July 1, 2010 through June 30, 2011.

PASSED AND ADOPTED this 31<sup>st</sup> day of August, 2010, by the following vote, to wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Parker, Potter  
NOES: None  
ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 75 for the meeting on August 31, 2010.

Dated: August 31, 2010

Gail T. Borkowski, Clerk of the Board of Supervisors  
County of Monterey, State of California

By Paul F...  
Deputy

REVISED SCOPE OF SERVICE



## ReelGrobman

July 14, 2010

Ms. Andrea J. Rosenberg  
Assistant Administrator, Operations and Support Services  
Natividad Medical Center  
1441 Constitution Blvd., Bldg. 900  
Salinas, CA 93912

Project: Specialty Clinic

Dear Ms. Rosenberg:

Reel Grobman & Associates is pleased to submit this proposal to provide additional professional design services related to the remodel and expansion of the existing Specialty Clinic on the second floor of the Medical Office Building 200 at Natividad Medical Center. This proposal also includes Mechanical, Electrical, Plumbing, and Structural disciplines which are attached hereto.

### SCOPE OF WORK

Various additional services as described below.

1. Permit / Construction Document Revisions (Physician Work Room)

Revise the permit / construction documents based on the marked-up drawing A-5 dated May 12, 2010. The floor plan revisions shall include the following:

- Removing the scale from the Nurse Station; modifying casework accordingly.
- Replacing Waiting Alcove 2J069A with Doctor's Workroom for orthopedics.
- Replacing the Physician Workstation 2J029 with a Patient Sub-Waiting Area.
- Add a baby changing station to the existing Public Toilet 2J064.

2. Plan Revisions (Registration)

Revise the previously-approved floor plan for the Specialty Clinic to include a separate entrance and exit into the clinic space at the registration desk in the main waiting area of the clinic. Generate one (1) revised floor plan option for your review. Revise this initial floor plan option based on any review comments and generate a final floor plan option for your approval.

3. Permit / Construction Document Revisions (Registration)

Revise the permit / construction documents based on the approved plan revision for a separate entrance and exit into the clinic space at the registration desk in the main waiting area of the clinic.



# ReelGrobman

## 4. Air Measurement Report

Coordinate with air-balancing contractor to provide survey measurements for the HVAC and exhaust system as identified in the attached proposal from Alpha Air Balancing Agency, Inc.

## 5. New HVAC Equipment

Coordinate with mechanical, electrical, and structural consulting engineers to provide design for new fan coil units if the air measurement report performed by Alpha Air Balancing Agency, Inc. indicates that the existing HVAC system cannot supply the required air to satisfy the new Specialty Clinic remodel.

### PROFESSIONAL FEES AND EXPENSES

#### Compensation

Our professional fees for Architectural Services will be charged on a lump-sum basis as follows:

#### Architectural Services

##### 1. Permit / Construction Document Revisions (Physician Work Room)

Reel Grobman & Associates .....	<u>\$5,885</u>
Sub-Total.....	<u>\$5,885</u>

##### 2. Plan Revisions (Registration)

Reel Grobman & Associates .....	\$4,750
Reimbursable Expenses ( <i>estimate</i> ) .....	<u>\$475</u>
Sub-Total.....	<u>\$5,225</u>

##### 3. Permit / Construction Document Revisions (Registration)

Reel Grobman & Associates .....	\$27,300
MDA (Mechanical / Plumbing).....	\$3,800
Miller Pezzoni (Electrical) .....	\$3,750
Reimbursable Expenses ( <i>estimate</i> ) .....	<u>\$3,800</u>
Sub-total .....	<u>\$38,650</u>

##### 4. Air Measurement Report

Reel Grobman & Associates .....	\$2,500
Alpha Air Balancing Agency, Inc. ....	\$10,200
Reimbursable Expenses ( <i>estimate</i> ) .....	<u>\$1,400</u>
Sub-total .....	<u>\$14,100</u>

REEL GROBMAN  
ARCHITECTS  
INCORPORATED  
SANTA ANA, CALIFORNIA

## ReelGrobman

5. New HVAC Equipment	
Reel Grobman & Associates .....	\$6,300
MDA (Mechanical / Plumbing) .....	\$8,000
Miller Pezzoni (Electrical) .....	\$2,980
Structural Engineer ( <i>allowance</i> ) .....	\$3,000
Reimbursable Expenses ( <i>estimate</i> ) .....	<u>\$2,200</u>
Sub-total .....	\$22,480
<b>Total Fees + Expenses .....</b>	<b>\$86,340</b>

### Terms and Conditions

See the attached "Exhibit A" for terms and conditions for our current schedule of charges, terms and conditions with Natividad Medical Center.

We appreciate this opportunity to be of service and look forward to working with you. Feel free to call me at 408.288.7833 x212.

Sincerely,



Frank L. Cedarblade, AIA  
Principal  
California Architectural License C-018930

enclosures

cc: Brian Ceraban, ReelGrobman

Should this proposal be acceptable, please sign below indicating your authorization to proceed and return one (1) original for ReelGrobman's contract files.

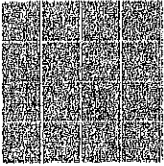
Accepted:

\_\_\_\_\_

Company

\_\_\_\_\_

Date



**EXHIBIT A  
HOURLY RATES SCHEDULE  
AND REIMBURSABLE EXPENSES**

**Hourly Rates Schedule**

In determining project charges, individual billing rates will vary depending on the staff member assigned to the project. Current billing rates for various employee classifications are as follows:

<u>Discipline</u>	<u>Billing Rates</u>
Principal.....	\$145-\$180
Project Manager / Project Architect .....	\$125-\$140
Senior Designer.....	\$110-\$125
Job Captain .....	\$100-\$110
Designer.....	\$80-\$100
Drafter.....	\$80-\$95

**Reimbursable Expenses**

In addition to the fees stated above, we charge for job-related expenses such as blueprinting, photocopy, color renderings, postage, messenger service, travel (as per the Monterey County Travel Policy), telephone, fax and incidental project-related materials and supplies at 1.1 times our cost. Administrative support services are charged on an hourly basis.

**Terms and Conditions**

We invoice monthly for work performed during the previous month. Payments are according to the County of Monterey Agreement for Professional Services Payment provisions, item Number 6.01.

**Termination**

Per Item 7 under County of Monterey Agreement of Professional Services dated October 24, 2008.

Interior Architecture

96 N. Second Street

San Jose, California

95113

Min 408.288.7833

Fax 408.286.0851

www.reelgrobman.com



*Main Office:*  
725 Daisyfield Drive • Livermore • CA • 94551  
Phone (925) 243-6600 • Fax (925) 243-1170

*Branch Office:*  
2719 Encinal Ave., Suite A1 • Alameda • CA • 94501  
Phone (510) 889-8144 • Fax (510) 889-8281

July 12, 2010

Reel Grobman & Associates  
96 N. Second Street  
San Jose, CA 95113

Attn: Mr. Brian Cereban

Re: Natividad Medical Center; Outpatient Expansion (2<sup>nd</sup> Floor) Option 1C;  
Proposal for Additional Professional Mechanical Engineering Services;  
Revised Floor Plans Option R1 or R2

Dear Brian:

Thank you for the opportunity to be of service to you. As requested I have prepared this proposal to provide Professional Mechanical Engineering services for the following Additional Services.

ADDITIONAL SERVICES:

1. We will provide new cooling and heating load calculations for the revised floor plan options R1 or R2. We will provide HVAC design for the revised areas.
2. We will revise the plumbing drawings to indicate revised plumbing fixtures shown on options R1 or R2.

FEE:

We propose to provide the above services for an hourly not-to-exceed fee of Three Thousand Eight Hundred (\$3,800.00) Dollars.

Sincerely,

MDA Engineering, Inc.

A handwritten signature in black ink, appearing to read "David R. Gateño", written over a horizontal line.

David R. Gateño, P.E.  
President/Prinicipal

Mr. Brian Cereban  
July 12, 2010  
Page 2

For: Reel Grobman & Associates

Approved by:

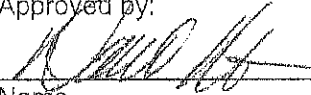
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Name

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Title

\_\_\_\_\_  
Date

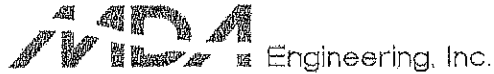
For: MDA Engineering, Inc.

Approved by:

  
\_\_\_\_\_  
Name

\_\_\_\_\_  
President  
Title

\_\_\_\_\_  
07/12/10  
Date



*Main Office:*  
725 Daisyfield Drive • Livermore • CA • 94551  
Phone (925) 243-6600 • Fax (925) 243-1170

*Branch Office:*  
2719 Encinal Ave., Suite A1 • Alameda • CA • 94501  
Phone (510) 889-8144 • Fax (510) 889-8281

July 12, 2010

Reel Grobman & Associates  
96 N. Second Street  
San Jose, CA 95113

Attn: Mr. Brian Cereban

**Re: Natividad Medical Center; Outpatient Expansion (2<sup>nd</sup> Floor) Option 1C;  
Proposal for Additional Professional Mechanical Engineering Services;  
New HVAC Units.**

Dear Brian:

Thank you for the opportunity to be of service to you. As requested I have prepared this additional services proposal to provide Professional Mechanical Engineering services for the following Additional Services.

**ADDITIONAL SERVICES:**

1. If the air measurement report currently being performed by Alpha Air indicates that the existing HVAC system cannot supply the required air to satisfy the new remodeled shell space, then we will provide design for four new fan and coil units to serve the shelled space.

The fan and coil units will have fractional horsepower motors for the fans, chilled water and hot water coils, condensate systems and an outside air connection.

The fans will serve four separate thermostatic zones and will be suspended from the slab above.

We will coordinate with Electrical and Structural Engineers and Architect for locations and access.

We will provide design for the extension of the existing chilled water and hot water piping to the new fan and coil units.

We will review shop drawings and submittals of new fan and coil units, piping and accessories.

**FEE:**


We propose to provide the above services for an hourly not-to-exceed fee of Eight Thousand (\$8,000.00) Dollars.



Mr. Brian Cereban  
July 12, 2010  
Page 2

Sincerely,

MDA Engineering, Inc.



David R. Gateño, P.E.  
President/Principal

For: Reel Grobman & Associates

Approved by:


\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

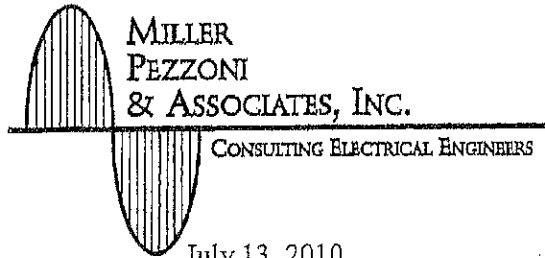
For: MDA Engineering, Inc.

Approved by:

  
\_\_\_\_\_  
Name

\_\_\_\_\_  
President  
Title

\_\_\_\_\_  
07/12/10  
Date



July 13, 2010

Reel Grobman & Associates  
96 N Second Street  
San Jose, California 95113

Attn: Mr. Brian Ceraban

Project: Outpatient Expansion - 2<sup>nd</sup> Floor -Additional Services  
Natividad Medical Center  
Salinas, California

Dear Mr. Ceraban:

Thank you for the opportunity to provide this proposal for professional electrical engineering services. The scope of proposed services are as follows, based upon the RFP materials provided dated 7/12/2010:

**Construction Document Revisions:**

Based upon client/Architect input, revise current construction documents, including:

- Electrical demolition plans.
- Power distribution plans.
- Interior lighting plans.
- Fire alarm plans.
- Telephone raceway plans.
- Data network raceway, device and cabling plans.
- Nurse/Staff call plans.

Coordinate with mechanical engineer and Architect to verify revised scope of electrical systems. Revise electrical load analysis based upon load recordings prepared by others. Please note, we will provide load recordings as may be required for an additional fee of \$950.00 each at the owner's option.

**Additional HVAC Equipment:**

Based upon MEOR input, revise current construction documents, including:

- Power distribution plans.
- Fire alarm plans.

**MODESTO**

909 15th St., Ste. 7  
Modesto, CA 95354  
(209) 575-0812 • (209) 575-0813 Fax

**INTERNET**

www.mpa-ee.com  
mail@mpa-ee.com

**SAN FRANCISCO**

650 5th St., Ste. 205  
San Francisco, CA 94107  
(415) 227-9490 • (415) 227-9498 Fax

Reel Grobman & Associates  
Natividad Medical Center Expansion  
Outpatient Expansion - 2<sup>nd</sup> Floor -Additional Services  
Salinas, California  
July 13, 2010  
Page 2

Coordinate with mechanical engineer and Architect to verify revised scope of electrical systems. Revise electrical load analysis based upon load recordings prepared by others. Please note, we will provide load recordings as may be required for an additional fee of \$950.00 each at the owner's option.

**Electrical Engineering Services for the above Additional services:**

Construction Documents Revisions:	\$ 3,750.00
Additional HVAC equipment:	\$ 2,980.00
<b>Total Fee Not to Exceed:</b>	<b>\$ 6,730.00</b>

Hourly Breakdown:

Principal Engineer	7 hrs.	@	\$ 180	\$ 1,260.00
Associate Engineer	31 hrs.	@	\$ 130	\$ 4,030.00
CAD Operator	24 hrs.	@	\$ 60	<u>\$ 1,440.00</u>
				\$ 6,730.00

The above fees are based upon our Standard Fee Schedule attached. Should this proposal meet with your approval, please forward a work authorization and a preliminary schedule for our use. Should you have any questions please do not hesitate to contact me. Thank you for the opportunity to be of service to you.

Very truly yours,

MILLER-PEZZONI & ASSOCIATES, INC.  
Gregg E. Miller, P.E.  
President/CEO

GEM:dg

# MILLER-PEZZONI & ASSOCIATES

909 15<sup>TH</sup> STREET, SUITE 7  
MODESTO, CA 95354  
(209) 575-0312 ~ FAX (209) 575-0813

## FEE SCHEDULE FOR PROFESSIONAL SERVICES

EFFECTIVE: JANUARY 1, 2008

The Following Fees are presently in effect for professional services available from our firm.

### CONSULTATION SERVICES:

Investigative/Expert Witness	\$275.00 Per Hour*
Professional Consultation	250.00 Per Hour*

### ENGINEERING SERVICES:

Principal Engineer	\$180.00 Per Hour
Associate Engineer	130.00 Per Hour
Assistant Engineer	80.00 Per Hour
Cad Operator	60.00 Per Hour
Technician	70.00 Per Hour
Clerical	50.00 Per Hour

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

Carrying charges equal to one percent per month, twelve percent A.P.R., may be assessed to all accounts over 30 days of billing, pursuant to our Standard Terms of Agreement.

Project fees quoted include one check set and one final vellum plot. Additional costs as follows:

24 x 36 Bond Print	\$20.00 each
Blueprints	\$10.00 each
24 x 36 Vellum Plot	\$30.00 each

All transmittals via U.S. mail included in base proposal. Express mail, UPS, Fed Ex services additional at cost - multiplier 1.5



**ALPHA AIR BALANCING AGENCY, INC.**  
P.O. BOX 3948, CARMEL, CALIFORNIA 93921-3948  
Phone (831) 625-8195 Fax (831) 625-8196 E-mail info@alphairbalancing.com  
CONTRACTOR'S LICENSE NO. 708453

July 7, 2010

**PROPOSAL**

TO: Reel Grobman / Interior Architecture  
96 N. Second Street  
San Jose, California 95113

ATTN: Brian Ceraban, Architect, Project Manager

PROJECT: Natividad Medical Center  
Building 200 Second Floor Outpatient Expansion  
1411 Constitution Blvd.  
Salinas, California 93906

(1) The total amount for all the work to survey the HVAC & Exhaust system, as described on the attached sheets for lump sum amount of;

**(\$ 10,200.00) Ten Thousand Two Hundred dollars & 00/100 cents \***

Please note the exclusions on page 2, Items 3a - 3c.

The work includes the following:

Building 200 Exhaust & HVAC Survey Measurements on the following:

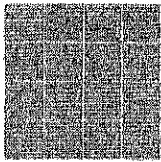
M2.1J First Floor Plan:

1. Measure Total Supply & Return Air at locations A-B / C-D with all VAV boxes set to maximum open condition (Pitot Traverse readings of the main ducts / sub-mains).
2. Measure Total Exhaust Air at locations E and F.

M2.2J Second Floor Plan:

1. Measure all Supply, Return & Exhaust registers & grilles at locations column lines S-W 6-10.4 with all VAV boxes set to maximum open condition.
2. For unit AHU-J-2, provide Supply & Return fans total CFM, total static pressure, motor horsepower & amp draw & record nameplate data (Provide data w/ VAV boxes set at full open on both floors).
3. Provide for Exhaust Fans EF-J-2 & EF-J-3 total CFM, total static pressure, motor horsepower, amp draw & record nameplate data.





**service agreement**

*ORIGINAL SCOPE OF SERVICE*

Reel Grobman & Associates

**Date:** February 3, 2010 **Add Services #** 01

---

**To:** Andrea Rosenberg **Email:** RosenbergAJ@Natividad.com  
Assistant Administrator **Tel:** (831) 755-4081  
Natividad Medical Center  
Operations & Support Services  
1441 Constitution Blvd., Bldg. 900  
Salinas, CA 93912

---

**From:** Brian Ceraban, RA

---

**Project:** Outpatient Expansion in Salinas, CA **RGA Project #:** NMC.57

**Scope:** Additional Architectural and Engineering services to put together permit/ construction documents and provide construction administration services for the 5,700 sq. ft. tenant improvement and expansion of the outpatient clinic on the second floor of the Natividad Medical Center. The additional scope of work includes the following:

- Preparing permit/ construction documents for the new Urgent Care Clinic based on the selected space plan option #1 C (dated 1/12/10).
- Submitting permit application and drawings to the County of Monterey for a building permit.
- Revising and resubmitting permit documents based on plan check comments, if necessary.
- Providing construction administration services, including site visits (maximum of four for Reel Grobman & Associates and a maximum of three for consultants), responding to contractor's Requests for Information, preparing punch list, and conducting a final walkthrough.

- Assumptions:**
- Accurate as-built drawings will be provided.
  - Sprinkler and Fire Alarm engineering will be Design / Build.

- Not included:**
- Services which are not specifically outlined or described.
  - Additional work resulting in changes to the scope of work as indicated or from changes requested after prior approval.
  - Cost estimating services.
  - Identification and / or abatement of hazardous materials including – but not limited to – asbestos is not included.
  - Furniture, artwork or landscape design.
  - Design of fire sprinklers systems, fire alarm, nurse call, or any other low-voltage system.
  - Changes in equipment once the permit/ construction documents are past 50%.
  - Re-design of deficient portions of the existing HVAC, plumbing, and electrical systems beyond the project limits.
  - Changes to the design required by the enactment or revision of codes, laws, regulations, or building inspector's requirements subsequent to the preparation

Interior Architecture

96 N. Second Street

San Jose, California

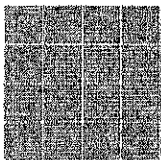
95113

Main 408.288.7833

Fax 408.286.0851

www.reelgrobman.com

*Natividad 100203 svc agr AddSvc#1 CDs Outpatient Expansion NMC57.doc*



of the drawings.

**Deliverables:** Permit/ Construction Documents

**Principal:** Frank Cedarblade, AIA

**Calif. Arch. Lic. #** C-018930

**Project Manager:** Brian Ceraban, RA

**Fee** Current Contract Amount:

<b>Arrangement:</b>	Original Fee Amount	\$14,400
	Reimbursable Expenses	\$2,200 (Estimate)
	<u>Subtotal</u>	\$16,600

Additional Services per this Agreement:

RGA	\$52,240
MDA (Mechanical/ Plumbing)	\$10,500
Miller Pezzoni (Electrical)	\$11,100
Structural allowance	\$1,000
Reimbursable Expenses	\$7,480 (Estimate)
<u>Subtotal</u>	\$82,320

**Revised Contract Amount:**

Fee Amount	\$89,240
Reimbursable Expenses	\$9,680 (Estimate)
<u>Total</u>	\$98,920

See the attached "Exhibit A" for terms and conditions for our current schedule of charges, terms and conditions with Natividad Medical Center.

Should this proposal be acceptable, please sign below indicating your authorization to proceed and return one (1) original to our office for our contract files.

**Accepted:**

\_\_\_\_\_  
*Andrea Rosenberg*  
 Natividad Medical Center

\_\_\_\_\_  
 Date

Interior Architecture

96 N. Second Street

San Jose, California

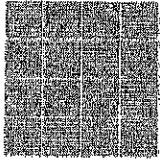
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**EXHIBIT A  
HOURLY RATES SCHEDULE  
AND REIMBURSABLE EXPENSES**

**Hourly Rates Schedule**

In determining project charges, individual billing rates will vary depending on the staff member assigned to the project. Current billing rates for various employee classifications are as follows:

<u>Discipline</u>	<u>Billing Rates</u>
Principal .....	\$145-\$180
Project Manager / Project Architect .....	\$125-\$140
Senior Designer.....	\$110-\$125
Job Captain .....	\$100-\$110
Designer .....	\$80-\$100
Drafter .....	\$80-\$95

**Reimbursable Expenses**

In addition to the fees stated above, we charge for job-related expenses such as blueprinting, photocopy, color renderings, postage, messenger service, travel (as per the Monterey County Travel Policy), telephone, fax and incidental project-related materials and supplies at 1.1 times our cost. Administrative support services are charged on an hourly basis.

**Terms and Conditions**

We invoice monthly for work performed during the previous month. Payments are according to the County of Monterey Agreement for Professional Services Payment provisions, Item Number 6.01.

**Termination**

Per Item 7 under County of Monterey Agreement of Professional Services dated October 24, 2008.

Interior Architecture

96 N. Second Street

San Jose, California

95113

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www.reelgrobman.com



**Insured:** Reel/Grobman & Associates  
**Insurer:** Hartford Casualty Insurance Co.  
**Policy Number:** 57SBALN0092  
**Policy Period:** 3/01/12-3/01/13

**EXCERPTS FORM: Hartford Form SS 00 08 04 05**  
**BUSINESS LIABILITY COVERAGE FORM**

**C. WHO IS AN INSURED:**

**6. Additional Insureds When Required By Written Contract, Written Agreement Or Permit**

The person(s) or organization(s) identified in Paragraphs a. through f. below are additional insureds when you have agreed, in a written contract, written agreement or because of a permit issued by a state or political subdivision, that such person or organization be added as an additional insured on your policy, provided the injury or damage occurs subsequent to the execution of the contract or agreement, or the issuance of the permit. A person or organization is an additional insured under this provision only for that period of time required by the contract, agreement or permit.

**f. Any Other Party**

(1) Any other person or organization who is not an insured under Paragraphs a. through e. above, but only with respect to liability for "bodily injury," "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- (a) In the performance of your ongoing operations;
- (b) In connection with your premises owned by or rented to you; or
- (c) In connection with "your work" and included within the "products- completed operations hazard, but only if
  - (i) The written contract or written agreement requires you to provide such coverage to such additional insured; and
  - (ii) This Coverage Part provides coverage for "bodily injury" or "property damage" included within the "products-completed operations hazard.

(2) With respect to the insurance afforded to these additional insureds, this insurance does not apply to: "Bodily injury," "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including: inspection, or engineering

**E.5. Separation of Insureds**

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this policy to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom a claim is made or "suit" is brought.

**E.7.b.(7).(b) Primary And Non-Contributory To Other Insurance When Required By Contract**

If you have agreed in a written contract, written agreement or permit that this insurance is primary and non-contributory with the additional insured's own insurance, this insurance is primary and we will not seek contribution from that other insurance.

**E.8.b. Waiver Of Rights Of Recovery (Waiver Of Subrogation)**

If the insured has waived any rights of recovery against any person or organization for all or part of any payment, including Supplementary Payments, we have made under this Coverage Part, we also waive that right, provided the insured waived their rights of recovery against such person or organization in a contract, agreement or permit that was executed prior to the injury or damage.

**EXCERPT FROM Hartford Form SS 04 38 06 01**  
**HIRED AUTO AND NON-OWNED AUTO**

B. With respect to the operation of a "non-owned auto", WHO IS AN INSURED is replaced by the following:  
The following are "insureds":  
d. Anyone liable for the conduct of an "insured", but only to the extent of that liability.

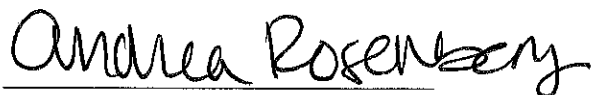

**EXHIBIT B**  
**INSURANCE JUSTIFICATION**

**Vendor/Contractor Name: Reel Grobman & Associates**

**Automobile Liability Additional Insured Endorsements**

Business Justification:

The Vendor has supplied proof of Automobile Liability Insurance at the County required levels. NMC requests the Agreement be approved and the requirement for the Additional Insured Endorsement for Auto Insurance be waived.

  
 Harry Weis  
Chief Executive Officer

Date: 4-10-12