



Staff Report

Date: 8/19/2026

Subject: Elevator Modernization – Architectural Services Agreement

Attachments: (1) *Darden Architects Proposal – Elevator Modernization Architectural Services (8/19/2026)*

Background

The District is proceeding with the modernization of the two traction passenger elevators at the existing hospital. Staff obtained a proposal from Darden Architects to provide the architectural design and coordination services needed to support the modernization, including structural, mechanical, and electrical engineering (provided by Provost and Pritchard, Lawrence Engineering Group, and Borelli & Associates, respectively), along with HCAI support throughout the project. Final vendor drawings for the elevator equipment will be provided directly by Rise Up Elevator Inc. under separate contract with the District.

Darden Architects' proposed fee is hourly, not-to-exceed, in an amount not to exceed \$194,080, invoiced monthly based on standard hourly billing rates. Electrical load testing for OSHPD/HCAI PIN 38 compliance is excluded from the base scope, but is available from Borelli & Associates upon request for an additional lump sum fee of \$5,400.

Ledger: ✓ = Recommended C = Meets Criteria NC = Does not meet criteria NR = No Response

	FIRM	STATUS	PROPOSED FEE (NTE)
✓	Darden Architects, Inc.	C	\$194,080.00

Recommendation

Staff recommends the Board approve the architectural services proposal from Darden Architects for the Elevator Modernization project in an amount not to exceed \$194,080.

The information presented in this report has been gathered/produced by District staff, and reviewed by/with the following consultant(s):

☐ Legal Review ☐ Financial Review ☐ Other:



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August 19, 2026

Brett Scott
Tulare Local Healthcare District
Adventist Health,
1303 Herndon Ave.,
Fresno, CA 93720

Re: Elevator Modernization

Dear Brett,

On behalf of Darden Architects, we are pleased to submit this proposal for architectural services related to the Modernization of the two elevator cabs at the Tulare Local Healthcare District.

Based on our understanding, Tulare Local Healthcare District intends to Modernize (2) traction passenger elevators, in the existing hospital. Scope of services will include the evaluation, coordination, and design work required to support the modernization of the two elevator cabs and associated building systems. This work will include review of existing conditions, design of required modifications to the elevator shaft, equipment room, rail and support systems, equipment anchorage, interior non-bearing walls (if needed for elevator upgrade equipment), power and lighting systems, emergency systems, low-voltage controls, fire alarm interconnections, mechanical conditioning, and plumbing systems necessary to support the new elevator and related equipment. Services will also include HCAI support through the project, site evaluations, and field surveys as needed to document existing conditions and support the proposed design.

As part of this effort, structural, mechanical, plumbing, and electrical engineering services will be retained under Darden Architects from Schematic Design through Construction Administration. Structural Engineering services will be provided by Provost and Pritchard. Mechanical Engineering services will be provided by Lawrence Engineering Group. Electrical Engineering services will be provided by Borelli & Associates. Nurse Call, Fire Alarm and Fire Sprinkler services and associated electrical, if required, will contract directly with the Owner. Final vendor drawings for the Elevator Modernization Traction passenger elevators will be provided by Rise Up Elevator Inc. contracting directly with Tulare Healthcare District.

ARCHITECTURAL FEE PROPOSAL

Elevator Modernization – (2) traction passenger elevators

Our proposed fee for providing the professional services described herein will be billed on an **hourly, not-to-exceed basis**, for a total amount **not to exceed One Hundred Ninety-Four Thousand Eighty Dollars (\$194,080)**. Services will be invoiced monthly based on our standard hourly billing rates in effect at the time the services are rendered. The not-to-exceed amount will not be exceeded without prior written authorization from the Client.

Electrical Additional Services (By Borelli and Associates):

Electrical load test per OSHPD/HCAI Pin 38 excluded. If client desires Borelli and Associates to perform the electrical load test these services can be provided upon request per the fee below:

Fee for load testing services for PIN 38 compliance, Fee below is for testing for every two panels for primary and secondary load verification on the 600Volt and below electrical system bussing per Pin 38.

Invoiced lump sum \$5,400

ARCHITECTURE
PLANNING
INTERIORS

Antonio J. Avila ^{AIA LEED* AP BD+C}
Grant E. Dodson ^{AIA}
Michael K. Fennacy ^{AIA}

Andrew Corral ^{AIA LEED* AP}
Leslie Rau ^{AIA LEED* AP}
Matthew Heiss ^{AIA}

William Brandle ^{AIA}
Robert L. Petithomme ^{AIA LEED* AP EMERITUS}
Sean P. Mendoza ^{AIA}

Martin A. Ilić
Gerardo Padron ^{AIA}
Luis A. Medrano

If these terms are acceptable, please indicate your approval by signing in the space provided below.
Thank you for the opportunity to be of service. We appreciate your consideration and look forward to working with Saint Agnes Medical Center on this project. Should you have any questions, please do not hesitate to contact us.

Very truly yours,
DARDEN ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read 'A. Corral', written in a cursive style.

Andrew Corral AIA, LEED AP
Architect, CA License #C37102

Signature: _____ Date: _____

Approved by: _____