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STATEMENT OF QUALIFICATIONS

Tulare Local Healthcare District RFQ 21-002

October 1, 2021 | 5:00p.m.



**Tulare Local
Healthcare District**

James Ryan Morrelli
Principal Architect / Partner
ryan@mangini.us



MANGINI ASSOCIATES INC.
www.mangini.us

4320 West Mineral King Avenue
Visalia, California 93291
(559) 627-0530

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Cover Letter



October 1, 2021

Sandra Ormonde
Tulare Local Healthcare District
P.O. Box 1136
Tulare, CA 93275

MANGINI ASSOCIATES INC.
4320 West Mineral King Avenue | Visalia, CA 93291
Office: (559) 627-0530 x103 | Fax: (559) 627-1926
ryan@mangini.us | www.mangini.us

RE: **Request for Qualifications for Architectural Services**
Submittal due before 5:00 p.m., October 1, 2021

Dear Ms. Ormonde:

Thank you for inviting Mangini Associates Inc. to present our qualifications for architectural services. Mangini Associates Inc. is a California Corporation and we have been in business since 1989. We are happy to express our interest and the possibility of establishing our relationship with Tulare Local Healthcare District.

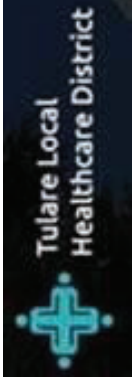
We are keenly aware that the development of your medical facilities is an important part of your on-going efforts to provide adequate facilities to patients and providers. We have worked on expanding our knowledge of our client's needs and dedicating ourselves to meet those needs. We know that working side by side with Tulare Local Healthcare District, we can assist you in bringing your vision to fruition as you continue to serve your community.

The information contained in the following Statement of Qualifications is truthful and accurate and presents our most current information. As a corporate officer of our firm, I shall be the Healthcare District's primary point of contact. Should you have any questions regarding our qualifications, please do not hesitate to give me a call.

Sincerely,
MANGINI ASSOCIATES INC.



Ryan Morrelli
Principal Architect



REQUEST FOR QUALIFICATIONS FOR INSPECTOR OF RECORD SERVICES

RFQ 21-001

AMENDMENT NO. 1

September 10, 2021

Notice to all Potential Respondents:

Please be advised that the following amendment to the Request for Qualifications has been made. The original RFQ documents remain in full force and effect, except as modified by this amendment. Respondent shall take this amendment into consideration when preparing and submitting this RFQ.

The amendment to Section 3.0, Calendar of Events, should read as follows:

Issue RFQ	08/30/2021
Deadline for Written Questions	09/20/2021 09/24/2021
Statement of Qualifications Submittal Due	09/27/2021 10/01/2021
Interviews, if any, of Short-Listed Firms	Week of 09/20/2021 Week of 10/18/2021
Estimated Notification of Selection	10/29/2021
Estimated AGREEMENT Date	11/19/2021

Approved by:

Sandra L. Ormonde

Sandra L. Ormonde
Chief Executive Officer

September 10, 2021

Date

Received

RFQ SIGNATURE PAGE

Tulare Local Healthcare District

RFQ #21-002
ISSUE DATE: August 30, 2021

RFQ TITLE: Architect of Record for Tulare District Hospital Tower Project

STATEMENT OF QUALIFICATIONS ARE DUE IN THE OFFICE OF THE DISTRICT BY 5:00 PM, LOCAL TIME, ON SEPTEMBER 27, 2021

MAILING ADDRESS:
Tulare Local Healthcare District
P.O. Box 1136
Tulare, CA 93275

QUESTIONS ABOUT THIS RFQ SHALL BE DIRECTED TO:

Sandra Ormonde, CEO Tulare Local Healthcare District
Email: sormonde@tulareregional.org
Phone Number: (559)685-3465

ARCHITECT MUST INCLUDE THE FOLLOWING IN EACH STATEMENT OF QUALIFICATIONS (SOQ 1 Original, plus 3 paper copy, and 1 electronic copy)

- ALL REQUIRED CONTENT AS DEFINED PER RFQ SOLICITATIONS SECTION 7.0 HEREIN
- RFQ #21-002 ATTACHMENT A – Pre-Qualifications and Related Experience
- RFQ #21-002 ATTACHMENT B – Project References
- RFQ #21-002 ATTACHMENT C – Fee Schedule (Sealed in a separate envelope)
- RFQ #21-002 Local Business Declaration Form (Submit this form ONLY if your organization qualifies as per Section 10.0)

This RFQ Signature Page must be included with your submittal in order to validate your Statement of Qualifications.


SOQs submitted without this page will be deemed non-responsive.

CHECK HERE IF YOU HAVE ANY EXCEPTIONS TO THIS SOLICITATION

BIDDERS MUST COMPLETE THE FOLLOWING TO VALIDATE YOUR SOQ:

I hereby agree to furnish the articles and/or services stipulated in my Statement of Qualifications, 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 Statement of Qualifications.

Company Name: Mangini Associates Inc. Date: October 1, 2021

Signature:  Phone: (559) 627-0530 Fax: (559) 627-1926

Printed Name: Ryan Morrelli Title: Principal Architect

Email Address: ryan@mangini.us

Street Address/PO Box 4320 W. Mineral King Ave. City Visalia State: CA Zip Code 93291

**TULARE LOCAL HEALTHCARE DISTRICT
LOCAL BUSINESS DECLARATION FORM**

If a business entity is claiming to be a "Local Vendor" as defined by Section 10.0 of this RFQ, it must certify they meet the definition of "Local Vendor" as defined and in accordance with this RFQ. Any business entity claiming to be a local business as defined by this RFQ, shall so certify in writing herein that they meet all the criteria listed within this RFQ.

DISTRICT shall not be responsible or required to verify the accuracy or any such certifications, and shall have sole discretion to determine if a bidder meets the definition of "local vendor as provided herein. Any business which false claims a local preference may be deemed non-responsive to this RFQ.

Any business eligible for the local preference who desires to have the preference applied during the award selection process shall return this completed Local Business Preference Declaration Form with its proposal or qualifications package response. Upon request, bidder agrees to provide additional information to substantiate this certification.


Select that which is applicable to your business entity (at least one in order for a business to be considered local):

- It either owns, leases, rents or otherwise occupies a fixed office or other commercial building, or portion thereof, having a street address within the Area. Vendor possesses a valid and verifiable business license, if required, issued by a city within the Area or by one of the four counties within the Area when the address is located in an unincorporated area within one of the four counties as defined as "Area"; and
- It employs at least one full time employee within the "Area", or if the business has no employees, the business shall be at least fifty percent (50%) owned by one or more persons whose primary residence(s) is located within the "Area"; and
- Its business has been in existence, in its current name, within the "Area" for at least two (2) years immediately prior to the issuance of either a request for proposal or request for qualifications or request for quotations for the DISTRICT; and
- It is a newly established business which is owned by an individual formerly employed by a Local Business for at least two (2) years.

As per this RFQ: "Area" shall mean Tulare County, Fresno County, Kings County and Kern County.
Note: If applicable your organization must possess a valid resale license from the State Franchise Tax Board showing its local address within the "Area" and evidencing that payment of the local share of the sales tax goes to either a city within the "Area" or to one of the four counties within the defined "Area".

On behalf of my business entity i.e., organization, I certify under penalty of perjury that I have both read and confirm that my business entity meets the requirements as outlined within this RFQ.

Company Name: Mangini Associates Inc. Date: October 1, 2021

Signature:  Phone: (559) 627-0530 Fax: (559) 627-1926

Printed Name: Ryan Morrelli Title: Principal Architect

Email Address: ryan@mangini.us

Street Address: 4320 W. Mineral King Ave City: Visalia State: CA Zip Code: 93291

This form must be submitted within a bidder's proposal in order for the DISTRICT to apply the applicable local preference. Bidders who do not qualify as a local business as per this RFQ should not submit this form.

Pre-Qualifications and Related Experience

RFQ21-002 Architect of Record for Tulare Local Healthcare District Hospital Tower

ATTACHMENT A – PRE-QUALIFICATIONS AND RELATED EXPERIENCE RFQ #21-002

Only those bidders who meet all of the pre-qualifications as set forth in Section 2.0 of RFQ 21-002 shall be considered for a contract award

- I. Confirm that your firm meets all of the pre-qualification and licensing requirements as set forth in the RFQ Section 2.0: Required Pre-Qualifications below by circling Yes or No, as appropriate:
- No Licensing Requirements: ARCHITECT shall possess and maintain a valid, professional architectural license issued by the State of California.
 - No ARCHITECT shall have a minimum of five (5) years' experience providing architectural design and/or construction administrative services for OSHPD projects.
 - No ARCHITECT shall have the knowledge and experience working with the (OSHPD) and also have experience working in a hospital setting.
 - No Management Knowledge and Company Experience:
ARCHITECT shall have substantial architectural design and/or construction administrative services in the following areas:
 - a. Healthcare Facilities (OSHPD 1)

Experience

Our extensive experience in Health Care design and construction, dates to back to 2001. With over twenty years of experience, we work with assisting Health Care Districts and their major facilities' needs such as new clinics as well as building additions and the modernization of their facilities.

We also assist our clients with master planning, lobby/waiting areas, clerical areas, provider stations, as well as repair and maintenance projects, including paving, re-roofing, HVAC replacements, fencing and painting. We are experienced in the design of exam and procedure rooms, intake, and other maintenance facilities. Our firm has often played supporting roles in assisting clients with our successful guidance, including services to procure final OSHPD approval of projects by other Architects not previously certified.

Organization

Mangini Associates Inc. is a California corporation, with 4 principal partners (California Licensed Architects), and all principals will participate in your projects at some level. In addition to the principal partners, the firm currently consists of: 1 licensed Architect and 12 qualified personnel (managers, drafter technicians, construction administrators, clerical).

Each individual contributes to the team philosophy. Our staff has the knowledge and ability to work with the state and local agencies and the individuals administering them. They have been chosen to enhance our ability to provide creative and timely solutions to our clients.

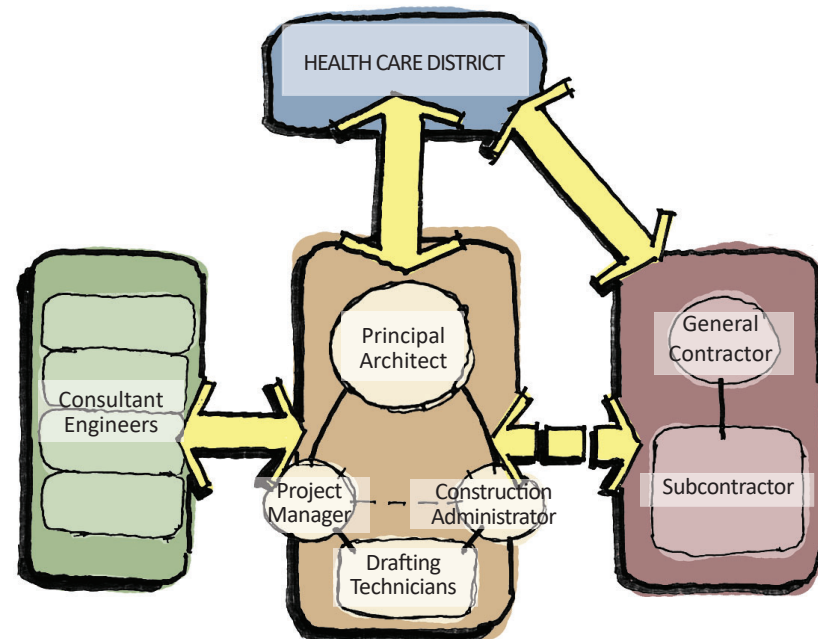
Staffing Information

Mangini Associates Inc. will provide qualified staffing for your project. Our staff has been specifically selected from persons with substantial backgrounds in health care facilities architecture. Organization of key personnel as follows:

- **Chris D. McLain**, Managing Principal Architect
- **Gilbert M. Bareng**, Principal Architect
- **James Ryan Morrelli**, Principal Architect
- **Michael J. Scott**, Principal Architect

The following consulting engineers have been selected for their knowledge of health care facilities, state agencies, their ability to work as part of our team, and their ability to perform within limited time frames. Responsibilities and qualifications of our staff and consultants are enumerated in the following pages.

- **Advanced Structural Design, Inc.**
Structural Engineer
- **Lawrence Engineering Group**
Mechanical Engineer
- **4 Creeks**
Civil Engineer
- **Rose Sing Eastham and Associates**
Electrical/Telecommunications
- **Robert Boro**
Landscape Architect
- **Larry Ballinger**
Kitchen Consultant
- **JRS Builders Hardware Consulting Inc.**
Door Hardware Consultant
- **Core Business Interiors**
Interior Designer



PRINCIPAL ARCHITECTS



James Ryan Morrelli

As Architect of Record, Ryan will be responsible for all phases of the work and will be your primary point of contact.

Ryan is a corporate officer and principal with the firm. He first started with the firm in 1998 and started full time in 2011. He is responsible for construction administration efforts and will participate in developing the project specifications, bidding and contract documents as well as coordination and communications during bidding and construction.

In 2007, Ryan completed his Bachelor of Architecture degree from California Polytechnic State University, San Luis Obispo with particular focus in business and construction. Ryan is a California Registered Architect (C-33128) and has over 20 years' experience in architecture and general construction.



Chris D. McLain

Chris is a corporate officer and principal with the firm. He is responsible for project development, production quality control, staffing, office operations, and ensuring the success of the firm's goals. Chris is a California Registered Architect (C-29566) and has over 30 years' experience in architecture and facility planning. His experience lies in the development of construction documents, school facility programs, and the ability to work with project teams including strong working relationships with District personnel.



Gilbert M. Bareng

Gilbert is a corporate officer and principal with the firm. He first started with the firm in 2002 and has been full time with the firm since 2003. He is responsible for carrying through the firm's design efforts. Gilbert will directly participate in the programming and design of your projects.

In 2003, Gilbert obtained his Bachelor of Architecture degree from California Polytechnic State University, San Luis Obispo with a particular focus in design. Gilbert is a licensed California Registered Architect (C-33544) and certified by the National Council of Architects Registration Board (73473).



Michael J. Scott

Michael is a corporate officer and principal with the firm. As a Senior Project Manager with the firm, he is responsible for planning, interpreting, organizing, scheduling, and managing projects for all phases of project development.

Michael graduated at the top of his class at California State Polytechnic University, Pomona in 2009 with his Bachelor of Architecture degree and minor in Marketing Management. Michael is a California Registered Architect (C-34290) and has over 12 years' experience working on school projects of all sizes and scope. He has been with the company since 2014.

ENGINEERING CONSULTANTS

The following consulting engineers have been selected for their knowledge of health care facilities, state agencies, their ability to work as part of our team, and their ability to perform within limited time frames. We have a very strong and positive relationship with our consultants, most of which we have worked with for many years.

Structural Engineer
Advanced Structural Design, Inc.
www.asdiengr.com
Jack Brewer (SE5792)



Advanced Structural Design, Inc. is a consulting structural engineering firm established in 1984. Through the application of current technology and many years of experience, we will provide creative and cost-effective structural solutions to the architectural design. The design of healthcare facilities requires special knowledge of the California Building Code and familiarity with the requirements and procedures of the Office of Statewide Health Planning Department (OSHPD). **ASDi** has many years of experience with healthcare projects and has worked with multiple OSHPD offices throughout California. The following is a partial list of healthcare projects designed by **ASDi** engineers. Project sizes vary from equipment upgrades to new medical campuses.

**AIS CANCER CENTER AT SAN JOAQUIN COMMUNITY HOSPITAL
(Bakersfield, CA)**

New four-story 60,000 sf building that houses the AIS Cancer Center at San Joaquin Community Hospital. The project includes Kern County's first Varian trueBEAM linear accelerator that is contained in a three-bay concrete vault. Completed in 2012 (\$18M).

LABORATORY AT COMMUNITY REGIONAL MEDICAL CENTER (Fresno, CA)
New 18,000 sf laboratory building on the campus of Community Regional Medical Center in downtown Fresno. Completed in 2007.

COHEN MEDICAL OFFICE BUILDING (Rancho Cucamonga, CA)
New two-story medical building encompassing 12,000 sf for both inpatient and outpatient care. Completed in 2007.

FRESNO HEART AND SURGICAL HOSPITAL (Fresno, CA)
Various projects at the existing Fresno Heart and Surgical Hospital involving anchorage and support for new HVAC and electrical equipment. The projects were completed from 2006 through 2008 (\$4M total)

Mechanical Engineer
Lawrence Engineering Group
www.legfresno.com
Ryan W. Carlson (M34846)



Lawrence Engineering Group is a full-service mechanical engineering firm, providing plumbing, fire sprinkler, heating, ventilation, refrigeration, and air conditioning design, energy audits/studies, commissioning, and construction administration services. LEG has been involved in the design and construction of major projects located in the San Joaquin Valley from Modesto to Bakersfield. Projects include 27 county and state facilities, 41 hospitals, 75 office buildings, over 1,500 schools, and 54 shopping centers.

Lawrence Engineering Group has been retained by public organizations such as the City and County of Fresno, PG&E, California State University – Fresno, State Center Community College District, Pacific Bell Telephone, 50 school districts, and well over 30 architectural firms to provide services for projects ranging from small rehabilitations to over \$120 million in construction costs.

Originally established in 1971, the firm is the largest mechanical consulting office in the San Joaquin Valley. The present staff of 37 includes 11 licensed mechanical engineers, graduate mechanical engineers, technical support, and administrative/clerical staff.



Electrical Engineer
Rose Sing Eastham and Associates
www.rosesing.com
 Ted Rose (E14920)

Rose Sing Eastham and Associates, Inc. is a Visalia-based firm and performs projects throughout the Central and Northern California areas. Their staff of engineering, design, inspection, and CAD professionals can support projects of varying types and sizes. Experience includes medical clinics, schools, hospitals, airport facilities, corporate office headquarters, jails, and water treatment plants. The following is a partial list of healthcare projects designed by RSEA engineers. Project sizes vary from equipment upgrades to new medical campuses.

**K.D.H.C.D. SEQUOIA REGIONAL CANCER CENTER BUILDING
 CYPRESS IMAGING CENTER (Visalia, Ca)**

45,000 Sq. Ft. Medical Office with Linear Accelerator Treatment Rooms, High Dose Rate Treatment, MRI, CT scan, and Radiology Rooms

SIERRA VIEW DISTRICT HOSPITAL (Porterville, Ca)

New Hospital 30,000 Sq. Ft.

TULARE DISTRICT HOSPITAL (Tulare, Ca)

Addition of Emergency Care Center, Addition of I.C.U., Pediatrics, Pharmacy, Obstetrics, Laboratory, Office Building and Parking Lot Lighting, New Main Switchboard, Generator, and Transfer Switches

KAISER PERMANENTE (Lancaster, Ca)

29,000 Sq. Ft. Medical Office Building Expansion, Two (2) Six Provider Modules, (5,600 Sq. Ft. each) X-Ray Room Remodel



Civil Engineer
4Creeks, Inc.
www.4-creeks.com
 Matt Ainley (PE66233)

4Creeks is a certified small/micro business firm, based in Visalia, CA; most of our employees live and work in Visalia. We have knowledge and familiarity with the project areas, providing over 30 years of soft knowledge in growing up, working, and serving in these areas. The 4Creeks project team has time proven experience in working on projects in Visalia

As a leader in Government and Institutional markets, you understand that the ultimate aim of your work is to serve the good of the public. We understand this and approach our work with Municipalities, Educational Institutions, and Public Agencies with a sense of partnership. We care about your priorities and work to understand how we can provide the best results and deliverables for your projects. Whether you are building a middle school, implementing new regulations, or developing land use policies the 4Creeks team is ready to join you in creating lasting impact in your community and ours.

Engineering Services include capital improvement project design, education civil engineering, project processing, review and plan check, grant and loan application assistance, low impact design and LEED certification, water and sanitary sewer system design, final construction plans and specifications and storm water management.

Survey Services include ALTA surveys and records of survey, topographic surveys, parcel Maps and lot line adjustments, boundary surveys, legal descriptions, construction staking, subdivision maps, property line investigations, aerial photogrammetry control, and FEMA mapping.

Planning Services include Geographic information systems, zoning code updates, development permits, conditional use permits, zone changes, general plan amendments, parcel maps, & Tentative subdivision maps.

Environmental and Policy Planning services include California environmental quality act (CEQA) compliance, air quality and greenhouse gas studies, air quality impact assessments, traffic impact studies zoning ordinance updates, specific plans, development codes, & housing elements.



Landscape Architect
 Robert Boro, Landscape Architect (C-1811)

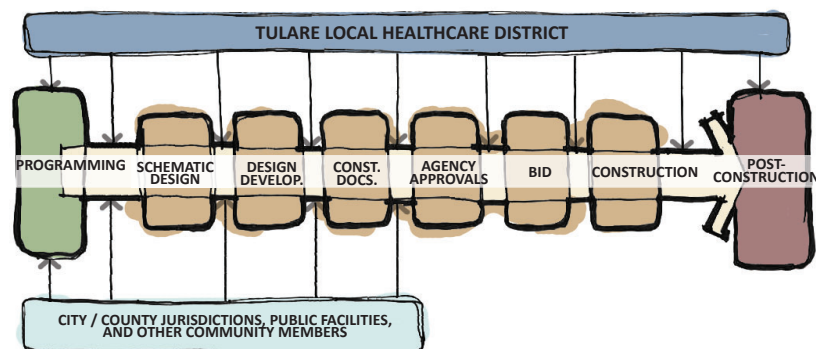
The firm of Robert Boro, Landscape Architect was established 1975 and is located in Fresno. The firm has three licensed Landscape Architects with institutional, educational, governmental and commercial project experience. The firm has handled a variety of projects including: park and playground design, school facilities, zoo exhibits, shopping centers, restaurants, office and commercial buildings, bank buildings, university buildings and master planning, botanical garden master planning, subdivision streetscape, recreational facilities, water feature design, sculpture siting, site planning, housing projects, senior citizen facilities, farming headquarters, horse facilities, nursery facilities and over 1,000 residential landscapes.

Basic Services and Proposed Approach

Bidding

This firm will be active in assisting Tulare Local Healthcare District in obtaining bids. We will distribute bidding documents to interested bidders. We will respond to requests for information received from bidders and issue addenda as needed. We will conduct a pre-bid conference.

We will facilitate the receipt and opening of bids, preparing a tabulation of bid results. After the Board has awarded the contract, we will assist Tulare Local Healthcare District in developing the letter of award, compile the necessary documents from the successful bidder, and prepare the final contracts for signature and execution. Following contract signing, we will conduct a pre-construction conference with Tulare Local Healthcare District and Contractor prior to issuance of the Notice to Proceed and commencement of the project.



Construction

This firm will provide administration of the Contract for Construction including general observation of the construction on a periodic basis, communications nexus between Owner and Contractor, evaluation and certification of the contractor's applications for payment, review and approval of submittals, review and response to the contractor's requests for information, preparation of change documents and evaluation of the contractor's proposed costs for changes, and punch list inspections.

Active involvement of Tulare Local Healthcare District in this phase is vital to the successful completion of this phase. As a part of basic services, we will do the following tasks during construction:

- Visit the job site weekly to review and report progress
- Conduct and report a thorough bi-monthly job site meeting
- Respond to all RFI's from the contractor
- Evaluate contractor's Requests for Substitution
- Evaluate contractor's Materials Submittals
- Evaluate contractor's monthly Payment Requests
- Evaluate contractor's Change Order Requests
- Prepare Requests for Proposals and Const. Change Directives
- Evaluate contractor responses to Request for Proposals
- Prepare Change Orders
- Attend Facility meetings as needed for Change Orders
- Conduct punch list walk-thru and prepare reports
- Issue Architect recommendation for Notice of Completion
- Prepare Notice of Completion for owner approval and filing

We request that our clients provide an owner's representative to attend the weekly job site meetings. This person will need to be knowledgeable of the construction process and either be an authorized decision maker or able to bring information back to the decision maker. Having this ability, we can expedite decisions

and keep the contractor moving on the project to minimize delays. As an active participant of the construction team, the number of unknowns can be minimized thereby reducing confusion and potential claims. In the unlikely event that a dispute or claim should arise, we work diligently to resolve the issues in a timely manner and fairly based on the provisions of the specific contract documents.

We work with the contractor and inspector to identify and resolve potential construction change directives as early as possible so as to minimize time lost or added cost to the project. With the implementation of the OSHPD eServices Portal and inspection cards, it is more problematic to proceed with construction until the change directive is approved; however, coordination between all parties is still possible. In this case, the owner or the contractor is generally proceeding "at risk" until OSHPD has approved the change.

Post Construction

Our office prepares the necessary closeout documents and utilizes the OSHPD eServices Portal to upload the required documents to obtain OSHPD Certification of Compliance. Our office has been very successful in getting our projects certified.

Client Oriented Firm

Mangini Associates Inc. is a Visalia-based full-service architecture firm, located at 4320 West Mineral King Avenue. We have been in **business since 1989**. As a client-oriented firm we believe that our clients are best served by designing facilities that meet their specific needs, goals and budgets.

Litigation

Litigation

Pending Legal Actions

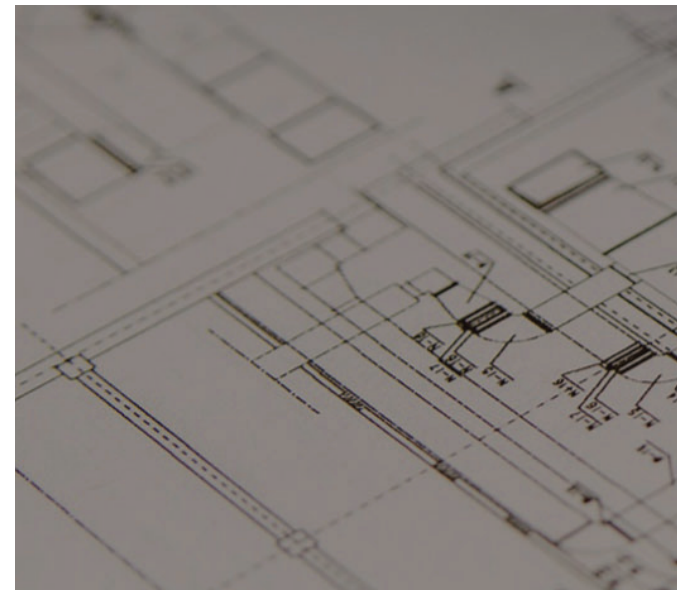
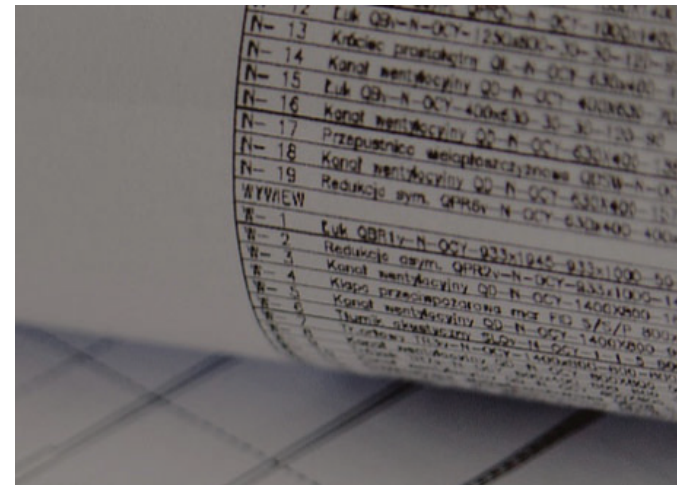
There is no pending legal action against our firm by another public agency related to services, or lack thereof, provided by our firm.

Litigation History

We have not had any litigation, arbitration, or negotiated/settled history with our previous clients within the last 5 years.

Agreement Terminations

We have not had an architectural or construction related consulting agreement terminated by a California public agency.



Project References

Representative Projects

We pride ourselves in committing to each project, giving the attention they need to be successful. Our experience can be of great benefit for your future projects through our involvement in financial budget planning, design, contract documentation, and active oversight during construction. The following is a list of comparable Health Care projects our firm has completed.



Sanger Medical Center Remodel
 Sanger Medical Clinic Radiology
 Selma Dental Clinic Remodel
 Tenant Improvement for New Medical Clinic Central Valley General Hospital
 Tenant Improvement to New Doctor's Office Central Valley General Hospital
 New MRI Building at Adventist Medical Center Reedley
 Administration Remodel at Adventist Medical Center Reedley
 New Steam Boilers
 Sterilizer Units Replacement
 Emergency food and Water Remodel



Alteration and Addition to Building 'C' - Pediatrics Clinic
 Kaweah Kids Center Expansion
 New Medical Clinic and Office Building
 Tenant Improvement to Physical Therapy Unit
 Tenant Improvement to Existing Basement for Administration
 Tenant Improvement to OB/GYN and ENT, Pediatrics, Central Registration and Main Lobby
 Tenant Improvement for Existing Urgent Care and Intake Lobby New Urgent Care Facility



Alteration and Addition to Existing Hospital
 Tenant Improvement to Two Story Medical Office Building
 Alteration and Addition to Existing Hospital- Radiology
 Air Handler Replacements
 CT Equipment Replacement
 CT Scanner A/C System Replacement
 Master Planning
 New Emergency Generator at Ralph Neate Extended Care Maple Road
 Tenant Improvement to Rural Health Clinic
 Tenant Improvement to Building B of Medical Office Building
 Skilled Nursing Facility Floor Plan and Area Calcs
 New Boiler



KAWEAH HEALTH MEDICAL GROUP TENANT IMPROVEMENT

Kaweah Delta Health Care District

Our office designed improvements for the designated patient waiting area of the Kaweah Delta Health Care District Urgent Care Facility. Of the 23,100 SF of area 1 of the facility, 3,500 sf was improved with a new patient waiting room, reception, and records area. The nurse and Dr. station is centered around seven new exam rooms including two offices and a restroom. This design accommodates the overall facility's needs and special attributes for creating an optimum working environment.



Contractor
Representative
Title
Email
Phone
Total Cost

Zottie's Construction Inc.
Kevin Morrison
Director of Facilities
kmorriso@kaweahhealth.org
(559) 713-2383
\$ 728,200



KAWEAH HEALTH EXETER CLINIC NEW OFFICE / MEDICAL BUILDINGS

Kaweah Delta Health Care District

Our office designed a new clinic and office building for the Exeter Clinic campus for the Kaweah Delta Healthcare District. Each building is 5,760 square feet for a total of 11,520 square feet. The new office building consists of staff meeting areas, and provider/management. The clinic building consists of a new patient waiting room, reception, and records area. This design accommodates the need to separate the public and private programs of medical facilities. The project was completed one year after proposed completion date.



Contractor
Representative
Title
Email
Phone
Total Cost

JTS Construction
Kevin Morrison
Director of Facilities
kmorriso@kaweahhealth.org
(559) 713-2383
\$2,187,991



KAWEAH HEALTH EXETER CLINIC PEDIATRICS REMODEL / ADDITION

Kaweah Delta Health Care District

The existing pediatrics clinic contained five exam rooms, a reception area along with a nurse and medical station. As the building footprint grew to an additional 1,908 SF, there was potential for not only growth of the exam rooms but with overall functioning alterations including separate “sick” and “well” waiting rooms and intake. With the overall 5,760 SF of remodel and improvement, the building now has twelve exam rooms, storage, and a staff lounge providing this facility with its specific and unique needs. The project was completed one year after proposed completion date.



**Contractor
Representative
Title
Email
Phone
Total Cost**

Chad W. Howell Construction
Kevin Morrison
Director of Facilities
kmorriso@kaweahhealth.org
(559) 713-2383
\$ 475,000



KAWEAH HEALTH KAWEAH KIDS CENTER DAYCARE EXPANSION

Kaweah Delta Health Care District

This project was a 2,400 SF relocatable for the Kaweah Delta Kids Center expansion. This improvement allowed for the nearby solution of expanding this facility within a shorter time frame. The addition included two children's wings, along with a centered and shared restroom and storage area. The open floorplan creates the optimum childcare environment learning best through play and interaction. This project was completed within the proposed completion date.



Contractor
Representative
Title
Email
Phone
Total Cost

Sierra Range Construction
Kevin Morrison
Director of Facilities
kmorriso@kaweahhealth.org
(559) 713-2383
\$ 123,800



RURAL HEALTH CLINIC TENANT IMPROVEMENT

Coalinga Regional Medical Center

This project demonstrates our innovative abilities in designing flexible spaces allowing for interaction between patient and provider. The 2,336 SF of overall 22,800 SF building improvement scope of work included the design of a separate “sick” and “well” waiting room and intake including six new exam and procedure rooms. This design also allowed for two main offices for a P.A. and provider including a staff lounge and nurse station. This project was completed three months after the proposed completion date.

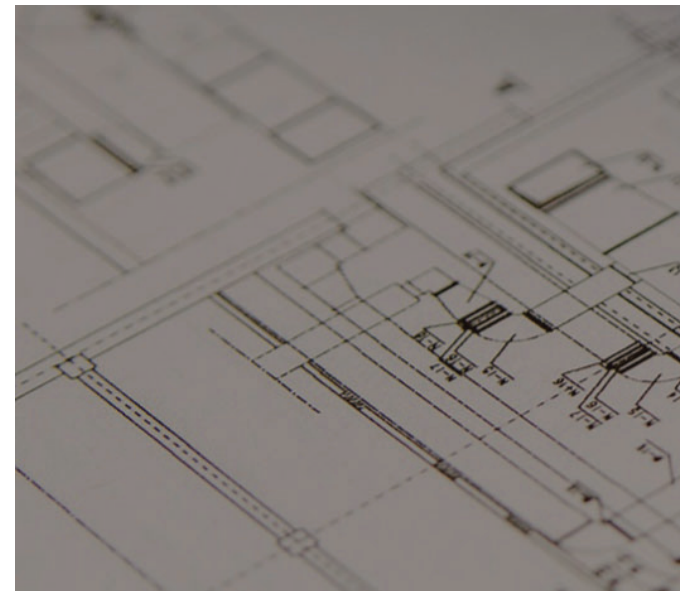
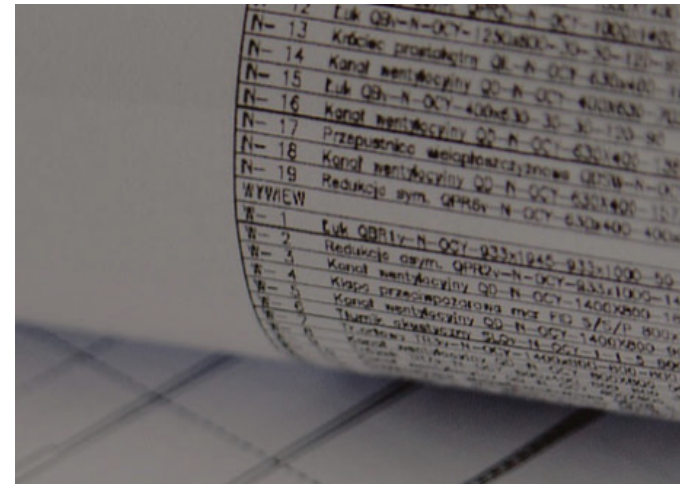


Contractor
Representative
Title
Email
Phone
Total Cost

Sierra Range Construction
Kim Wells
Maintenance Manager
kwells@coalingahospital.com
(559) 935-6545
\$ 89,900

Sealed Pricing

Mangini Associates Inc. has submitted the Fee Schedule for key personnel and subconsultants in a separate sealed envelope as per Attachment C- Fee Schedule.



Insurance Requirements

Worker's Compensation

Mangini Associates Inc. and our consultants currently have in force, and will continue to keep in force, valid Workers' Compensation Policies as required by State statute. We are currently insured through The Hartford Insurance Company, Policy #51 WEC PH9366 with \$1,000,000.00 coverage. This policy is in effect until September 1, 2022.

General Liability

Mangini Associates Inc. and our consultants currently have in force, and will continue to keep in force, a valid comprehensive general liability policy. We are currently insured through Nationwide Insurance Company, Policy #ACP BPO 3017152024 with combined single limits of \$2,000,000 per occurrence, with an annual aggregate limit of \$4,000,000. This policy is in effect until April 27, 2022.

Automobile Insurance

Mangini Associates Inc. does not have company-owned vehicles; therefore, we are not required to maintain company automobile insurance. We do, however, require that all employees maintain personal automobile insurance. Our general liability policy does cover rental vehicles.

Professional Liability

Mangini Associates Inc. currently has in force, and will continue to keep in force, a professional liability Insurance (errors and omissions) policy. We are currently insured through Travelers Insurance Company, Policy #107243178 with limits of \$1,000,000.00 per claim with an annual aggregate limit of \$2,000,000. This policy is on a claims-made basis. We require our consultants to maintain professional liability insurance coverage as well. This policy is in effect until April 1, 2022.

We understand that there are additional insurance coverage requirements as stated in your request for qualifications. If we are selected based on our qualifications and experience, we are interested in further assessing our insurance coverage to meet your requirements.

Exceptions

Mangini Associates Inc. has no exceptions to the Tulare Local Healthcare District Tulare Hospital Tower Project.



Appendix

BASIC SERVICES AS REQUIRED

Pre-design / Master Planning

Mangini Associates Inc. offers master planning and programming services to identify design objectives, limitations and project criteria. This process will evaluate space requirements and relationships, functional responsibilities of personnel, special equipment and systems, and site requirements.

A developed master plan will provide Tulare Local Healthcare District with options, alternatives, and recommendations integrated to meet the specific needs of the project and the financial limitations imposed by the program.

Following the master planning and program exercise, space schematics / flow diagrams will be prepared to study internal functions, human and vehicular flow patterns, and general space allocations. The resulting document will provide a road map which will establish design criteria, financial constraints, and time requirements prior to the beginning of the design.

Programming

Proposals for new buildings, additions, remodels, and maintenance are required to provide a formalized Health Care Specification to California's Office of Statewide Health Planning and Development. The Health Care specifications list the characteristics of a facility on a space-by-space basis. This document provides a means of communication between providers and the design professionals that defines the specific needs that providers see a health care facility enhancing overall patient care and experience.

We develop a program in which we list the characteristics of a facility on a space basis and define special features that should be incorporated into the design of our basic services.

Project Timeline

Prior to starting our design, our office will prepare a Project Timeline with specific milestone tasks. This time schedule allows our staff and our consultants to stay on track with the project deadlines at each phase of the project. The timeline to have plans and specifications approved by OSHPD are subject to the scope of each project. We share this project timeline with Tulare Local Healthcare District to ensure we are meeting the demands of any time sensitive project or funding requirements.

Schematic Design

This phase begins with a review of the information and requirements generated in the Pre-Design Phase, and based on that information, review with Tulare Local Healthcare District alternative approaches to design and construction of the project. This firm will prepare drawings and other documents illustrating the scale and relationship of project components. In addition, we will submit a preliminary Opinion of Probable Construction Cost based on current area, volume or other unit costs. During this phase, any special zoning reviews will be initiated with the governing jurisdiction. Vital to the success of this phase is the involvement of Tulare Local Healthcare District in responding to the solutions proposed by each discipline.

Design Development

Based on the approved Schematic Design Documents and any adjustments authorized by Tulare Local Healthcare District in the program, schedule or construction budget, this firm will prepare Design Development Documents consisting of drawings and other documents to fix and describe the size and character of the project as to architectural, structural, mechanical, and electrical systems, materials and such other elements as may be appropriate. We also will advise Tulare Local Healthcare District of any adjustments to the preliminary Opinion of Probable Construction Cost.

Construction Documents

Based on the approved Design Development Documents and any further adjustments in the scope or quality of the project or in the construction budget authorized by Tulare Local Healthcare District, this firm will prepare Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the project. We will also assist the Owner in the preparation of the necessary bidding information, bidding forms, the Conditions of the Contract, and the form of Agreement between the Owner and Contractor. Materials and color selections will be finalized. We also will advise the Health Care District of any adjustments to the preliminary Opinion of Probable Construction Cost indicated by changes in requirements or general market conditions.

A final coordination and constructability review will be conducted prior to submittal to OSHPD for final approval. The final drawings for both phases of work will be submitted to Tulare Local Healthcare District along with the final Opinion of Probable Construction Cost for approval prior to bidding.

Agency Approval Phase

This firm will assist Tulare Local Healthcare District in filing documents required for the approval of governmental authorities having jurisdiction over the project. We will specifically pursue approval of the drawing and specifications from the Office of Statewide Health Planning and Development (OSHPD).