



ADDENDUM TO AGENDA
EAST KERN HEALTH CARE DISTRICT BOARD OF DIRECTORS

SPECIAL MEETING

8101 Bay Ave. CALIFORNIA CITY

*Serving all members of our community with integrity and vision
to build health and well-being.*

MAY 17, 2022 5:00 pm, via Zoom only

Special Notice
Teleconference Accessibility

Pursuant to Executive Order N-29-20 issued by Governor Newsom in response to the COVID-19 outbreak and as a precaution to protect both staff, our constituents, and elected officials, the East Kern Health Care District will hold its board meeting via teleconference or the most rapid means of communication at the time. The public may participate in the teleconference by clicking on the link below:

<https://us02web.zoom.us/j/83089309662?pwd=d3NxdHNVdml2YmpJeVNQL0dMbThDZz09>

Meeting ID: 830 8930 9662

Passcode: 816040

If you wish to access the meeting by telephone, please dial one of the numbers below, enter the meeting ID, and then press # (pound)

Dial by your location

- +1 253 215 8782 US (Tacoma)
- +1 669 900 6833 US (San Jose)
- +1 346 248 7799 US (Houston)
- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)

Public comments may be made through teleconference when prompted by the President during the public comment period. Public comments may also be provided by emailing eastkernhealthcaredistrict@gmail.com in advance of or during the meeting.

Please indicate "PUBLIC COMMENTS" in the subject line.

If you have difficulty connecting to the teleconference line, please call (213) 640-9355 or email eastkernhealthcaredistrict@gmail.com

A-1

NEW BUSINESS

NB2: RECONSTRUCTION OF EKHCD PROPERTIES

NB2-A: RECONSTRUCTION OF 9300 N. LOOP

Motion _____ Seconded _____

Action _____

NB2-B: RECONSTRUCTION OF 8051/8101 BAY AVE

Motion _____ Seconded _____

Action _____

\$400 site visit

*TI Proposal
page # A-11*

*\$12,500
+ 7,300

\$19,800*

*Pages
A-3 to
A-14*

*Pages
A-15-*

ADJOURNMENT

Motion _____ Seconded _____

Action _____

Next Regular Meeting: 06/07/22

8101 Bay Ave. California City, CA (HYBRID)

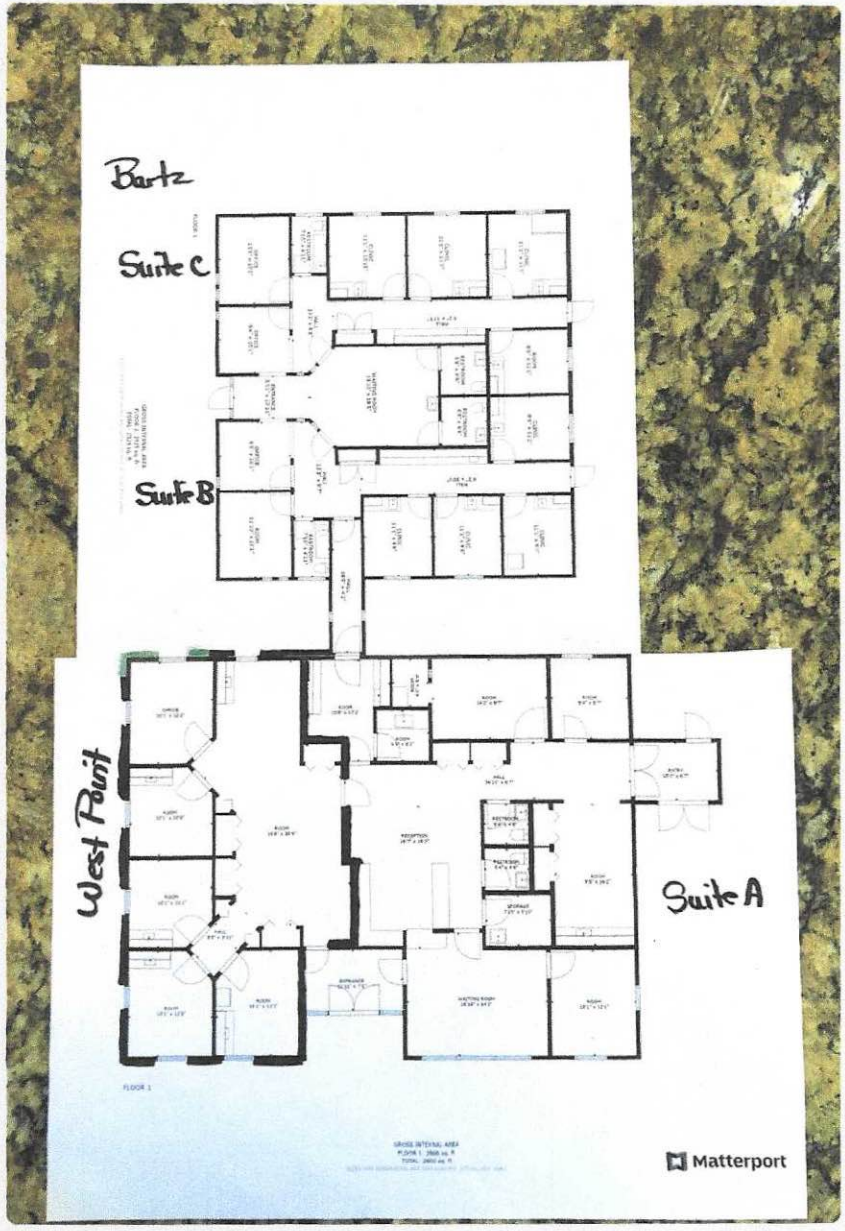
"Pursuant to Government code section 54954.2(a), any request for a disability-related modifications or accommodation, including auxiliary aids or services, that is sought in order to participate in this agendized public meeting should be directed to the District's office at (760) 373 - 2804 at least 48 hours prior to said meeting."

Date Agenda posted: 5/16/22 Time: 1:00 PM

Agenda posted by: Karen Macedonio, President of EKHCD Board

A-2

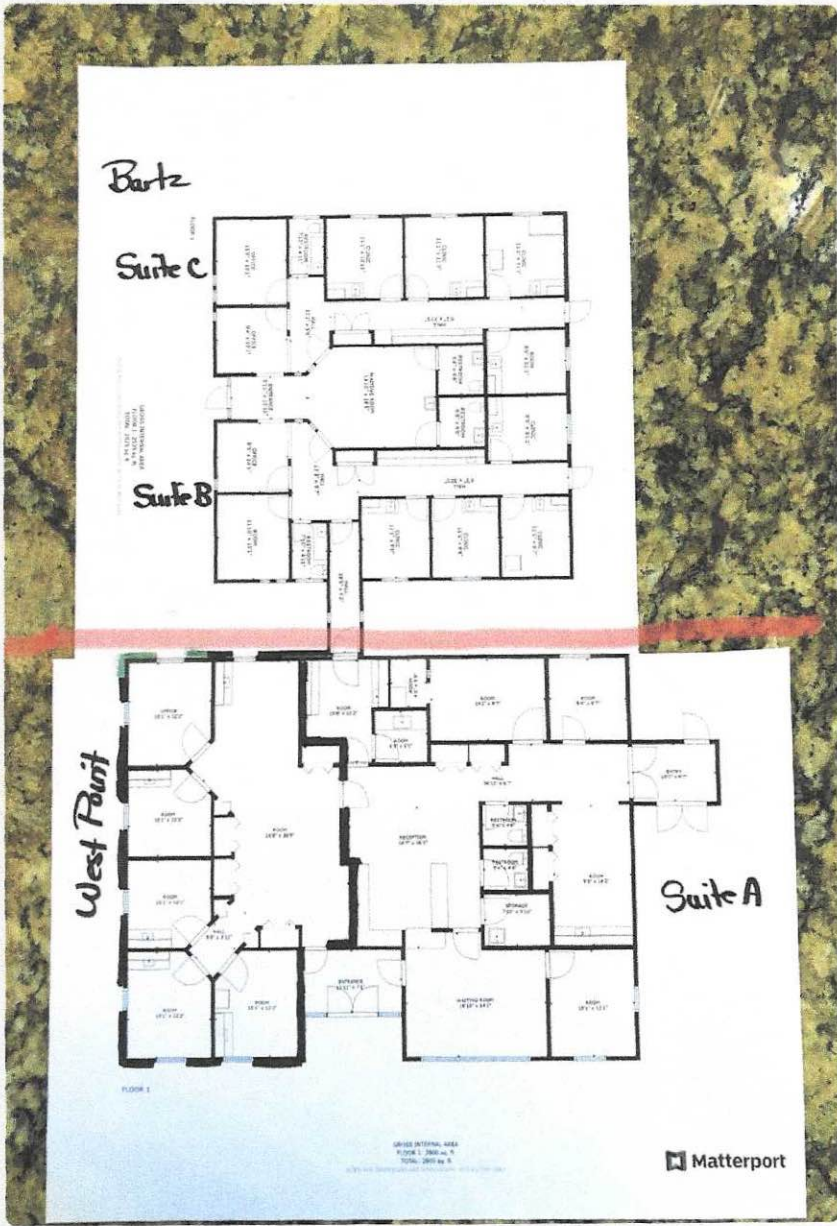
GROSS IN 9300 N. Loop



NB2-A

A3

9300 N Loop



NB2-A

A4

Saturday meeting 5/13/2022

6 messages

Karen Macedonio <directormacedonio@ekhcd.org>
To: joselitomlacson@gmail.com

Fri, May 13, 2022 at 3:55 PM

Hi Joselito,

Thank you for calling. I will meet you at 9300 N Loop on Saturday morning, 5/19 at 10:30 a.m. After we look at that, we will move to 8101 Bay Ave. Bay Ave is the 12000 sq foot building, with fire damage being mitigated. The plans for the 9300 N Loop property and the buildings on either side are stored on Bay Ave.

Thank you,

Karen Macedonio, President
East Kern Health Care District
cell 213-445-5875
www.exhcd.org

Joselito Lacson <joselitomlacson@gmail.com>
To: Karen Macedonio <directormacedonio@ekhcd.org>

Fri, May 13, 2022 at 6:59 PM

Hello Karen,

Thanks for sending over the building information. Attached is my short form proposal for our site visit tomorrow. Please sign and send back a copy as your earliest convenience.

I'll see you tomorrow.

Joselito Lacson
[Quoted text hidden]

 **PROPOSAL_MACEDONIO.pdf**
184K

Karen Macedonio <directormacedonio@ekhcd.org>
To: Joselito Lacson <joselitomlacson@gmail.com>

Fri, May 13, 2022 at 7:28 PM

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 **2022 - 0513 - Joselito Lacson.pdf**
175K

Joselito Lacson <joselitomlacson@gmail.com>
To: Karen Macedonio <directormacedonio@ekhcd.org>

Fri, May 13, 2022 at 10:41 PM

Thank you.

Joselito

NB-342-A

A-S

[Quoted text hidden]

Karen Macedonio <directormacedonio@ekhcd.org>
To: Joselito Lacson <joselitomlacson@gmail.com>

Sat, May 14, 2022 at 3:40 PM

Hi Joselito,

Thank you for making the drive to Cal City today.

We look forward to receiving your proposal.

Karen Macedonio
Change Consultant
760-338-3231

On May 13, 2022, at 10:41 PM, Joselito Lacson <joselitomlacson@gmail.com> wrote:

[Quoted text hidden]

Joselito Lacson <joselitomlacson@gmail.com>
To: Karen Macedonio <directormacedonio@ekhcd.org>

Sat, May 14, 2022 at 3:43 PM

Karen,

It was a pleasure to meet with you and I'm looking forward to working with you.

Thanks,

Joselito

[Quoted text hidden]

NB-22-A

6
A-2

Saturday meeting 5/13/2022

6 messages

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Joselito

NB-2-A

A-12

[Quoted text hidden]

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Joselito

[Quoted text hidden]

NB2-A

A-B

JOSELITO M. LACSON, Designer

13 May 2022

**Ms. Karen Macedonio
East Kern Health Care District**

Attn Karen:

I am pleased to submit the proposal for a field site visit to two office buildings located at 9300 N. Loop Blvd. and 8101 Bay Ave. in California City, CA.

Please review scope of services and fees for this site visit:

Site walk and field investigation only for two commercial building.

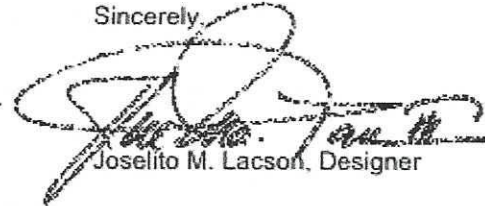
Total fixed fee - \$400.00

The above fee will be use as a credit to overall architectural fee if East Kern Health Care District will accept architectural fee for tenant improvement work.

Upon your approval, please return signed copy.

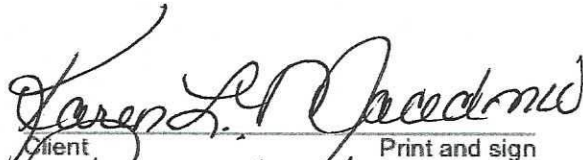
I look forward to doing business with you.

Sincerely,



Joselito M. Lacson, Designer

Accepted and acknowledged:



Client

Print and sign

Date

05-13-2022

President
East Kern Health Care District

NB-2A

90
A-11

9300 N Loop Tenant Improvement proposal

1 message

Joselito Lacson <joselitomlacson@gmail.com>

Mon, May 16, 2022 at 6:54 PM

To: Karen Macedonio <directormacedonio@ekhcd.org>

Good evening Karen,

As per your request, attached is my proposal for architectural, mechanical, plumbing and electrical plans for the medical tenant improvement project. As I mentioned during our meeting, the structural proposal will follow after your office approves the proposed layout for the medical offices. Feel free to contact me if you have any questions. Thank you for the opportunity and look forward to working with you in the future.

Joselito Lacson

 **PROPOSAL_EKHCD.pdf**
412K

NB2-A

A-10

JOSELITO M. LACSON, Designer

16 May 2022

Ms. Karen Macedonio
Director – East Kern Health Care District
8101 Bay Ave.
California City, CA 93505

Attn Karen:

I am pleased to submit the proposal for the tenant improvement project to be located at 9300 N Loop in California City, CA.

- Existing one-story medical office (north portion of building – 2,900 S.F.)
- Existing south end portion of building is not a part of this contract

Please review scope of services and fees for this project:

- **Architectural Plans – (Planning Dept., Bldg. & Safety and Fire Dept. Submittal for Permit)**
 - Site Plan and Title Sheet
 - Cal Green General Notes
 - Demolition Floor Plan
 - Reconstruction Floor Plan
 - Reflected Ceiling Plan
 - Building Section
 - Door & Window Schedules

Total fixed fee - \$12,500.00

- **Mechanical, Plumbing and Electrical Plans – (Bldg. & Safety Dept. Submittal for Permit), see attached proposal**

Total fixed fee - \$7,300.00

This fee does not include structural/civil engineering and calculations.
This proposal is effective for thirty (30) days.

NB2-A

11
A

JOSELITO M. LACSON, Designer

SCOPE OF WORK:

1. Architectural, Mechanical, Plumbing and Electrical plans required for Planning, Building and Safety and Fire department submittal for review and approval.
2. Plan check corrections required by Planning, Building and Safety and Fire department prior to issuance of building permit.

PAYMENT SCHEDULE:

- \$ 4,000.00 – Retainer fee due upon approval of contract
- \$ 3,800.00 – Upon approval of Tenant Improvement floor plan layout for both office space
- \$ 2,500.00 – Upon approval of Reflected Ceiling Plans for both office space
- \$ 8,500.00 – Upon initial submittal of plans to Planning Dept. and Bldg. & Safety
- \$ 1,000.00 – Upon approval of plans from Planning Dept. and Bldg. & Safety

Fee is based on list of requirements provided by Karen Macedonio during a site meeting held on May 14, 2022.

An hourly rate of one hundred dollars (\$125.00) will be charged for major changes made by the owner after plans have been submitted to Bldg. and Safety for plan check approval.

Fee does not include soils report and fire sprinklers that the building department may require. **Structural plans** required for permit processing will be ***under separate contract***.

A separate fee will be charged for construction observations and meetings if requested by the owner.

All original architectural drawings used for this project remain at all times the property of East Kern Health Care District and will be provided the final approved plans in PDF format. Additional copies of plans are available at clients' request and will be billed at cost. All reimbursable expenses will be billed bi-monthly.

NB 2A

12
13
14
A

JOSELITO M. LACSON, Designer

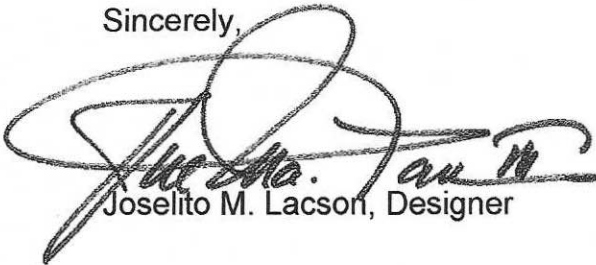
All fees required to process plans with Bldg. & Safety and other agencies will be the responsibility of the client.

Payments are due within fifteen (15) days of invoice date. After thirty days, designer may suspend services under this contract until invoice is paid in full.

Upon your approval, please return signed copy with retainer fee.

I look forward to doing business with you.

Sincerely,



Joselito M. Lacson, Designer

Accepted and acknowledged:

Client

Print and sign

Date

NBR-A

#13
A-18

Quotation for Engineering Services



Hovde Engineering Inc.
1201 Coe Street
Camarillo, CA 93010
(805) 388-7689
1-800-982-4270

Energy * Drafting * Engineering
darrell@energystudy.com

To: Joselito Lacson

May 15, 2022

Job Title:

2800 Sq. ft. Health Care TI in California City

Job Scope:

Mechanical Engineering, calculations, drawings, and documentation as needed for proposed project for permit - \$2600

Plumbing Engineering, calculations, drawings, and documentation as needed for proposed project for permit - \$1000

Electrical Engineering, calculations, drawings, and documentation as needed for proposed project for permit - \$3300

Energy Compliance calculations and documentation as needed for the proposed project. - \$400

Price: \$7,300

Quote Expires on: 11/11/22

Proposed by:
Hovde Engineering Inc

[Redacted Signature]
D

Agreement by

Printed Name

Signature

Date

NB2A

A-14



Claim #9024 - EKHCD needs direction for next step

Karen Macedonio <directormacedonio@ekhcd.org>

Sat, May 14, 2022 at 4:11 PM

To: Danny Pena <dpena@sdrma.org>, James Casey - Adjuster <JCasey@davidmorse.com>

Cc: Alex Lemieux <alemieux@awattorneys.com>, Rico Silva <production@servpro11226.com>

Hi,

I spoke with Rico from Serv-Pro on Friday, and was advised that we are at a place where we need direction in order to continue work.

Because of the asbestos contained in the adhesive for the carpet, Serv-Pro cannot do the mitigation of the carpet. It requires an Environmental company.

We have the proposal from Burns Environmental, and they are in contact with James. But Burns cannot begin their part of the process without an approval.

Please give us guidance about what we need to do in order to take the next step so that we can continue with the mitigation of the smoke residue and odor from the fire.

Thank you,

Karen Macedonio, President
East Kern Health Care District
cell 213-445-5875

NB2-B

A-15



Karen Macedonio <directormacedonio@ekhcd.org>

Claim #9024 - EKHCD needs direction for next step

James Casey - Adjuster <jcasey@davidmorse.com>
To: Karen Macedonio <directormacedonio@ekhcd.org>

Mon, May 16, 2022 at 9:45 AM

Good morning Karen, I got the approval to move forward with mitigation services and begin the repair process. Please have all services resume. You also begin to look for a contractor for repairs. Let me know if you have any other questions or concerns. Thank you.

James Casey - Adjuster
Cell: 661-979-9199
jcasey@davidmorse.com

David Morse & Associates
Main: 800-649-7602
www.davidmorse.com

From: Karen Macedonio <directormacedonio@ekhcd.org>
Sent: Saturday, May 14, 2022 4:11:42 PM
To: Danny Pena <dpena@sdrma.org>; James Casey - Adjuster <jcasey@davidmorse.com>
Cc: Alex Lemieux <alemieux@awattorneys.com>; Rico Silva <production@servpro11226.com>
Subject: Claim #9024 - EKHCD needs direction for next step

[Quoted text hidden]
[External Sender]

NB 2-B

A16

Claim #9024 - EKHCD needs direction for next step

Karen Macedonio <directormacedonio@ekhcd.org>
To: Danny Pena <dpena@sdrma.org>

Mon, May 16, 2022 at 10:36 AM

THANK YOU!!!

Karen Macedonio
Change Consultant
760-338-3231

On May 16, 2022, at 10:03 AM, Danny Pena <dpena@sdrma.org> wrote:

Hi Karen,

I spoke with Alex regarding the status of this claim. If Burns Environmental is your contractor of choice, then the district can move forward. Please let me or James know if you have any questions. Thanks!

Danny Peña
Senior Claims Examiner

<image001.jpg>

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NB2-B

A-17