

ADDITIONAL SERVICES AUTHORIZATION

Project: **MCDH - Conceptual Design Concept Development**
Project No.: **18000.00**

Authorization #: 003

Client: Mendocino Coast Health Care District Hospital

Date service was requested: September 2023

Service was requested by: Lee Finney

Estimated date of completion: 10 -12 weeks

Description of Additional Services:

As part of the ongoing effort to complete the required NPC evaluations to submit to HCAI by January 1, 2024, Devenney Group Ltd., Architects (DGL) and our consultants will provide additional design services that includes the options listed below for the Mendocino Coast District Hospital Campus (MCDHC):

The requirements for nonstructural (NPC) inventory reports are outlined in 2022 CAC Chapter 6 Section 1.3.4. Based on communication with HCAI about specific expectations and experience with similar reports, the following items will be included as applicable within each option listed:

1. Identification of functional areas and spaces for each floor, including which areas are subject to NPC-3 requirements.
2. Inventory Table of all qualifying architectural, mechanical, electrical systems, components and equipment including room, weight, dimensions, location (on floor, walls, or counters etc.) and status (OSHDP approved, OSA approved, calculation provided etc.). The table will identify whether each component is NPC compliant or not. Examples of components and equipment include:
 - a. Storage racks, floor supported cabinets more than 5' in height
 - b. Suspended lights and ceiling fixtures
 - c. Wall hung cabinets and storage shelving.
 - d. Tanks and vessels
 - e. Electrical, Mechanical, and Plumbing Equipment
 - f. Medical equipment such as surgical lights, radiology equipment, food service equipment, laboratory equipment, tv supports.
 - g. Elevators
3. Identification of qualifying overhead pipes, ducts, and conduits in inventory table by department (routes need not be shown on plans). The table will identify whether each system is NPC compliant or not.
4. Identification of abandoned items (which are still required to be anchored or braced if present after 2030)

Option 1 – NPC4 Inventory Report and Equipment Matrix

The following buildings would be included in this scope of work.

- Main Hospital Building (BLD-00469),
- Central Plant Building (BLD-00470),
- Emergency Addition – West (BLD-00471),
- Respiratory Neurophysiology Lab (BLD 02787),
- Emergency Generator Shelter (BLD 02788),
- Emergency Addition – East (BLD-03473)
- Bulk Medical Gas Yard (BLD-06731)

We will provide a Nonstructural Inventory Report to be submitted on or before January 1, 2024. This will include up to 64,500sf of building space within the OSPHD buildings listed above.

Below is an outline of the fee for this Additional Service for your review.

Option 1 – NPC4 Inventory Report

Company	Scope of ASA	Sub Total
Devenney Group	Architecture	\$ 13,750
Degenkolb	Structural Engineering	\$ 55,000
TOTAL ADDITIONAL COST		\$ 68,750
Reimbursable Expenses	(Allowance)	\$ 1,375

Option 1 – NPC4D Inventory Report and Equipment Matrix

The following buildings would be included in this scope of work.

- Main Hospital Building (BLD-00469),
- Emergency Addition – West (BLD-00471),
- Emergency Addition – East (BLD-03473)

We will provide a Nonstructural Inventory Report to be submitted on or before January 1, 2024. This will include up to 14,000sf of building space within the OSPHD buildings listed above.

Below is an outline of the fee for this Additional Service for your review.

Option 2 – NPC4D Inventory Report & remaining scope of Operational Plan

Company	Scope of ASA	Sub Total
Devenney Group	Architecture	\$ 17,250
Degenkolb	Structural Engineering	\$ 35,000
Gayner Engineers	MP&E Engineering	\$ 34,000
TOTAL ADDITIONAL COST		\$ 86,250
Reimbursable Expenses	(Allowance)	\$ 1,725

Project Approach

Our approach to collecting and managing information in the Nonstructural Inventory Report is focused on its long-term value. The inventory satisfies the January 1, 2024, NPC-4 or NPC-4D requirement and serves as the basis for future NPC construction documents, request for NPC reclassification, and checklist of NPC-4 upgrades.

These documents will be provided to the Owner for review, to determine the future direction they wish to take for the Mendocino Coast District Hospital Campus.

This work will require up to two days of access to the campus buildings as discussed and up to three (3) coordination meetings with the client’s representatives.

This work is considered effort above and beyond the scope of our currently agreed upon basic services. The terms and conditions of the current Agreement between Owner and Architect are hereby incorporated into this authorization.

The services described will be performed on approval by the Owner or Owner’s Representative in writing. Please sign, date and return one signed copy.

We look forward to continuing our work with you and Adventist Health on this project. If you have any questions or comments, please do not hesitate to call.

Prepared by: **Dave Healy**

Date: September 17, 2023

Approved and returned by:

Authorized Client Representative

Date

cc: S. Stack / DGL
D. Campbell / DGL
J. Dorsey / DGL
File
EMAILED 9/17/2023