



Northern Inyo County Local Hospital District

**Board of Directors Regular Meeting**

**Wednesday January 16, 2008**

*Board Room  
Northern Inyo Hospital*

# ***DRAFT AGENDA***

## **NORTHERN INYO COUNTY LOCAL HOSPITAL DISTRICT BOARD OF DIRECTORS MEETING January 16, 2008 at 5:30 P.M. *In the Board Room at Northern Inyo Hospital***

1. Call to Order (at 5:30 P.M.).
2. Opportunity for members of the public to comment on any items on this Agenda.
3. Approval of minutes of the December 5 2007 regular meeting.
4. Financial and Statistical Reports for the month of November 2007; John Halfen
5. Administrator's Report ; John Halfen
  - A. Building Update • 17,130
  - B. Interim Arbitrage Rebate Analysis • ACA Bond Insurance
  - C. MedPAC Meeting Information E. Other
  - D. FYI Section:
6. Chief of Staff Report – Richard Nicholson, M.D.
7. Old Business
  - A. Reaffirmation of John Halfen as negotiator regarding potential acquisition of real property at 2957 Birch Street, Bishop, California. Negotiation will be with the designee(s) of Southern Mono County Healthcare District.
  - B. Reaffirmation of John Halfen as negotiator regarding potential acquisition of real property at 152-H Pioneer Lane, Bishop, California. Negotiation will be with the designee(s) of Pioneer Medical Associates and/or Alice Casey, M.D. and Clifford Beck, M.D. (*action item*).
  - C. Election of officers, Board of Directors (*action item*).
8. New Business
  - A. Ratify ModSpace Lease (Ranch Building) (*action item*)
  - B. Medical Equipment Pre-Construction & Construction Services; Turner Logistics (*action item*)
  - C. Connector between new Radiology Building and new Hospital Building (*action item*)
  - D. Approval of Radiology purchase, Flash Lite IIP (*action item*)
  - E. Ainsworth Agreement (*action item*)
  - F. Annual Language Services Report; Jose Garcia
9. Reports from Board members on items of interest.

10. Opportunity for members of the public to comment on any items on this Agenda, and/or on any items of interest.
11. Adjournment to closed session to:
  - A. Hear reports on the hospital quality assurance activities, and hear a report from the Medical Staff Executive Committee (Section 32155 of the Health and Safety Code, and Government Code Section 54962).
  - B. Instruction of negotiator regarding price and terms of payment for the purchase, sale, exchange, or lease of real property (Government Code Section 54956.8).
  - C. Instruction of negotiator regarding price and terms of payment for the purchase, sale, exchange, or lease of a second real property (Government Code Section 54956.8).
  - D. Discussion with counsel of pending litigation and whether or not the District shall initiate litigation. This discussion will be held under the authority of Government Code Section 54956.9(c).
  - E. Discussion with counsel of pending litigation and whether or not the District shall initiate a second litigation. This discussion will be held under the authority of Government Code Section 54956.9(c).
  - F. Confer with legal counsel regarding pending litigation against the District by an employee (Government Code Section 54956.9(a)).
  - G. Conduct CEO Annual Performance Evaluation (Government Code Section 54957).
12. Return to open session, and report of any action taken in closed session.
13. Opportunity for members of the public to address the Board of Directors on items of interest.
14. Adjournment

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CALL TO ORDER                   The meeting was called to order at 5:43 p.m. by Peter Watercott, President.

PRESENT                           Peter Watercott, President  
D. Scott Clark, M.D., Vice President  
John Ungersma, M.D., Treasurer  
Michael Phillips, M.D., Secretary  
Richard Nicholson, M.D., Chief of Staff

ALSO PRESENT                   John Halfen, Administrator  
Douglas Buchanan, Esq., District Legal Counsel  
Sandy Blumberg, Administrative Secretary

ALSO PRESENT FOR  
RELEVANT PORTION(S)         Dianne Shirley, R.N., Performance Improvement Coordinator

ABSENT                           M.C. Hubbard, Director

PUBLIC COMMENT ON  
THE AGENDA                   Mr. Watercott asked if any members of the public wished to address the Board on any items listed on the agenda for this meeting. No comments were heard.

MINUTES                         The minutes of the October 17<sup>th</sup> regular meeting were approved.

NEW BUSINESS                 Mr. Watercott stated the Board would hear agenda item M listed under New Business prior to reviewing the financial and statistical reports for the month.

Hospital employee Marie Boyd, R.N. addressed the Board on the subject of a grievance she filed regarding what she considers to be a hostile work environment in Northern Inyo Hospital's (NIH's) surgery unit. Ms. Boyd read a prepared statement addressing her concerns regarding the conduct of staff anesthesiologist Curtis Schweizer, M.D., who in her opinion has displayed hostile and disruptive behavior in the operating room for several years. Ms. Boyd expressed her wish to continue working in the surgery unit, yet stated she feels she should no longer be expected to be a "victim" of what she considers to be Doctor Schweizer's inappropriate behavior. Ms. Boyd further expressed her wish to perform her assigned job duties and be treated with respect and professional courtesy by her co-workers, including Doctor Schweizer. Following brief discussion, the Board expressed its belief that further efforts by Hospital management to remedy this situation would probably not meet with satisfactory results, and asked that the matter be referred to the Medical Staff for resolution. It was moved by Michael Phillips, M.D., seconded by John Ungersma, M.D., and passed to refer Ms. Boyd's grievance to the Medical Staff for further

consideration and action. Ms. Boyd stated she is satisfied with the Board's decision to refer the matter to the Medical Staff for handling.

#### FINANCIAL AND STATISTICAL REPORTS

John Halfen, Chief Financial Officer reviewed with the Board the financial and statistical reports for the month of October 2007. He noted he would not review the September 2007 financial and statistical reports (that were mailed to the Board during November in the absence of a November meeting) unless there were questions on their content. No questions were asked regarding the September financial and statistical reports.

Mr. Halfen noted the statement of operations for the month of October 2007 shows a bottom line excess of revenues over expenses of \$672,056.

Mr. Halfen called attention to the following:

- *Net patient service revenue was over budget*
- *Total expenses were over budget*
- *Wages, salaries, and benefits were under budget*
- *The Balance Sheet did not experience significant change*
- *Total Assets continue to grow steadily*
- *Year-to-date net income is \$1,890,122*

Mr. Halfen noted professional fees and bad debt expense are still over budget and contractuals continue to be under budget. He also noted that assets are moved at times in order to allow for funding portions of the building project. It was moved by Doctor Phillips, seconded by D. Scott Clark, M.D., and passed to approve the financial and statistical reports for the month of October as presented.

#### ADMINISTRATOR'S REPORT

#### BUILDING UPDATE

Mr. Halfen referred to an updated building project cost estimate provided by Turner Construction. Cost projections for the rebuild project are much higher than originally projected but the project will proceed as planned at this time. Final construction costs will not become reality until bids are received and it is hoped that actual costs will be lower than what is being predicted. If costs come in as high as expected the overall project might be divided into smaller parts and adjustments to the building plan may be made as necessary. At this time Hospital Administration will continue with the project using as much revenue from operations as possible to fund project overages. Mr. Halfen is also investigating debt service options and the possibility of borrowing money to complete the project if the need arises. It is hoped that the current mini-recession in the construction industry will help drive costs lower than what is currently being predicted. Mr. Halfen also noted Phase I of the project is nearing completion and that the first Phase remains on budget at this time. Mr. Halfen will continue to update the Board on the progress of the building project and on any new developments that arise.

EMPLOYEE PATIENT  
ADVOCATE

Mr. Halfen introduced Lucy Alarid, Employee and Patient Advocate to the Board. Ms. Alarid comes to NIH with extensive experience in personnel and social services, and Hospital Administration feels very fortunate to have her on board. Ms. Alarid will act as an advocate for NIH employees and patients alike.

NEW EMPLOYEE

Mr. Halfen also introduced Solomon Eboigbodin, the Hospital's new Medical Records Director to the Board. Mr. Eboigbodin was educated in Nigeria and was formerly employed at Renown Hospital in Reno. Mr. Halfen noted Mr. Eboigbodin has made improvements to NIH's Medical Records department in a short amount of time and has already succeeded in significantly lowering the Hospitals' Accounts Receivable.

FYI SECTION

Mr. Halfen noted information on the following topics was included in the Board packet for review rather than discussion, unless discussion was requested:

- Fires triggered hospital evacuations in Southern California
- Information was provided on Health Care Reform Proposals
- There is a possibility of a moratorium on Medicare RAC
- Board members will begin receiving a free subscription to the publication *Healthcare Finance News*

CHIEF OF STAFF  
REPORT

Chief of Staff Richard Nicholson, M.D. reported the Medical Staff Executive Committee met twice since the last regular meeting of the District Board, and the group recommends approval of the following three policies and procedures (included in the Board Packet for review):

1. *Maternal & Infant Drugs of Abuse Screening*
2. *Reporting of Adverse Events to the State*
3. *Medical Staff Professional Conduct*

It was moved by Doctor Ungersma, seconded by Doctor Clark, and passed to approve all three policies and procedures as recommended.

Doctor Nicholson reported the Credentials Committee met and recommends approval of two year reappointments for 39 staff physicians whose privileges are due to expire January 1 2008, provided they complete their required paperwork. It was moved by Doctor Ungersma, seconded by Doctor Clark, and passed to approve the reappointments of all of the staff physicians as recommended.

Doctor Nicholson also reported six Medical Staff proctoring assignments have been made as follows:

- Lara Jeanine Arndal, M.D.; Proctor: David Greene, M.D.
- J. Daniel Cowan, M.D.; Proctor: Curtis Schweizer, M.D.
- Robbin Cromer-Tyler, M.D.; Proctor: D. Scott Clark, M.D.
- Vasuki Sittampalam, M.D.; Proctor Nickoline Hathaway, M.D.
- Reda Tadros, M.D.; Proctor: Kenneth Saeger, M.D.

- Bret Winter, M.D.; Proctor: John Perry, M.D.

Doctor Nicholson additionally reported the Medical Staff will donate \$1,000 to the NIH Employees "Sunshine Committee" to pay for the band at the Hospital employee's Christmas party, and to help pay for the annual employees Children's Christmas Party as well.

#### OLD BUSINESS

##### REAFFIRMATION OF NEGOTIATOR FOR TWO POTENTIAL ACQUISITIONS

Mr. Halfen asked for reaffirmation of himself as negotiator regarding the potential acquisition of real property at 2957 Birch Street, Bishop, California. Negotiation will be with the designee(s) of Southern Mono County Healthcare District. Mr. Halfen also asked for reaffirmation of himself as negotiator regarding the potential acquisition of a real property at 152-H Pioneer Lane, Bishop, California. Negotiation will be with the designee(s) of Pioneer Medical Associates and/or Alice Casey, M.D. and Clifford Beck, M.D.. It was moved by Doctor Ungersma, seconded by Doctor Clark, and passed to reaffirm Mr. Halfen as negotiator for both potential acquisitions.

#### NEW BUSINESS

##### ELECTION OF OFFICERS, BOARD OF DIRECTORS

Discussion opened on the subject of election of new District Board Officers for the upcoming calendar year. A suggestion was made to table this agenda item until the next regular meeting of the Board, so that all Board members could be present for the vote. It was moved by Doctor Clark, seconded by Doctor Ungersma, and passed to approve tabling this agenda item until the next regular meeting of the District Board.

##### CONTRACT AMMENDMENT, LARA JEANINE ARNDAL, M.D.

Mr. Halfen referred to a proposed contract amendment to the Hospital's agreements with Lara Jeanine Arndal, M.D.. The amendment contains corrections to the details of Doctor Arndal's agreements including term of the agreements, malpractice reimbursement allowance, benefits, and wording regarding the doctor's privileges. It was moved by Doctor Clark, seconded by Doctor Ungersma, and passed to approve the proposed amendment to the agreements with Doctor Arndal as presented.

##### CONTRACT AMMENDMENT FOR RHC CALL, GEORGE KIBLER, M.D.

Mr. Halfen called attention to a proposed amendment to the Agreement for RHC Call with George Kibler, M.D. which includes the following changes:

1. Increasing Dr. Kibler's compensation to \$1,500 per week
2. Elimination of the reference to Mandatory Call
3. Elimination of mention of a need for additional physician recruitment
4. Change of effective date of the agreement to December 24, 2007

It was moved by Doctor Ungersma, seconded by Doctor Clark, and passed to approve the proposed amendment to the Agreement for RHC Call with Doctor Kibler as presented.



GE MASTER LEASE  
FOR RADIOLOGY  
EQUIPMENT

Mr. Halfen referred to a proposed Master Lease Agreement with GE Government Finance to finance Radiology equipment for the new Radiology building. Following review of the agreement, it was moved by Doctor Clark, seconded by Doctor Ungersma, and passed to approve the proposed Master Lease Agreement with GE Government Finance as presented.

FORKLIFT PURCHASE

Mr. Halfen called attention to a proposal to purchase an electric forklift not previously included in the annual budget. As the rebuild project has progressed it has become apparent that an additional forklift is needed to conduct work in both the Purchasing and Maintenance departments. The forklift currently being used utilizes an internal combustion engine, and the fumes and noise it produces makes impractical for indoor use. It was moved by Doctor Clark, seconded by Doctor Ungersma, and passed to approve the purchase of an electric forklift as proposed, at a cost of \$33,000.

EMPLOYEE COST OF  
LIVING ADJUSTMENT  
(COLA)

Mr. Halfen noted an employee cost of living adjustment (COLA) was scheduled for consideration in January of 2008, if financial conditions at the Hospital remain positive at that time. Mr. Halfen recommends a 1.75 increase to employee salaries effective as of the first full pay period in January. Following discussion, it was moved by Doctor Clark, seconded by Doctor Ungersma, and passed to approve a 1.75 percent cost of living adjustment to employee salaries effective in January of 2008.

AMMENDMENT TO  
457B PLAN

Mr. Halfen referred to a proposed amendment to Lincoln Life's 457 B plan. The plan provides a supplemental retirement vehicle for Hospital employees, and the Hospital has no direct financial interest in the plan. The amendment includes a borrowing provision that allows employees the option of borrowing from their own investment account if they choose to do so. It was moved by Doctor Ungersma, seconded by Doctor Clark, and passed to approve the amendment to the employee Lincoln Life 457 B plan as presented.

BECK & CASEY  
PURCHASE AND LEASE  
BACK AGREEMENT

Mr. Halfen informed the Board that discussion of a possible purchase and lease back agreement with Alice Casey, M.D. and Clifford Beck, M.D. will be tabled until the next regular meeting of the District Board.

DEMOLITION BID AND  
CONTRACT

Mr. Halfen asked the Board for ratification of the contract for demolition of the existing Hospital building for Phase II of the building project. Following review of the contract it was moved by Doctor Clark, seconded by Doctor Ungersma, and passed to approve ratification of the contract for demolition services as presented.

HCS LAUNDRY LEASE

Mr. Halfen referred to proposed Board Resolution 07-05 and a corresponding Master Tax-Exempt Lease/Purchase Agreement with

Healthcare Capital Services, LLC for the lease of Laundry equipment for the new Support building. The five-year lease has been reviewed and approved by Hospital Administration and District Legal Counsel with an interest percentage of 4.73 percent. It was moved by Doctor Clark, seconded by Doctor Ungersma, and passed to approve Resolution 05-07 and the Master Tax-Exempt Lease/Purchase Agreement with Healthcare Capital Services LLC as presented. Mr. Halfen also noted that once new laundry equipment is in operation he will contact Mammoth Hospital regarding the possibility of providing laundry services for their facility.

**PURCHASE OF  
ADDITIONAL SIEMANS  
MONITOR**

Intensive Care Unit (ICU) and Obstetrics (OB) Unit Manager Jan Kneip, R.N. referred to a proposal to purchase an additional Siemans monitor for use in the ICU. Ms. Kneip noted that following the remodel of the Emergency Room (ER), a Siemans monitor normally used in the ICU has been on loan to the ER.. While the monitor improves the quality of patient care in the ER its absence negatively affects patient care in the ICU. Ms. Kneip proposes the purchase of a refurbished monitor at a price of \$8,000. It was moved by Doctor Clark, seconded by Doctor Ungersma, and passed to approve the purchase of an additional Siemans monitor for use in the ICU as presented.

**PURCHASE OF  
PORTABLE  
ULTRASOUND  
MACHINE**

Ms. Kneip then presented a proposal to purchase portable ultrasound equipment for use in the OB unit as requested my Lara Jeanine Arndal, M.D.. The portable equipment is needed for patient assessment including emergency situations and is essential to maintain the quality of care for OB patients. Doctor Arndal has researched ultrasound equipment with the input of hospital staff and has selected GE equipment for a total purchase price just under \$36,000. It was moved by Doctor Clark, seconded by Doctor Ungersma, and passed to approve the purchase of a portable ultrasound machine as presented.

**BOARD MEMBER  
REPORTS**

Mr. Watercott asked if any members of the Board of Directors wished to report on any items of interest. No reports were heard.

**PUBLIC COMMENT**

In keeping with the Brown Act, Mr. Watercott asked if any members of the public wished to address the Board of Directors on any items of interest. Director of Nursing Susan Batchelder, R.N. reported that Pioneer Home Health Care recently presented Rural Health Clinic (RHC) Nurse Manager Tracy Aspel, R.N. with a plaque of appreciation for the Clinic's quality patient care. Ms. Batchelder also reported the Licensed Vocational Nursing (LVN) training program will begin on January 22 2008 and 15 students have been enrolled into the program.

**CLOSED SESSION**

At 6:50 pm Mr. Watercott announced the meeting was being adjourned to closed session to allow the Board of Directors to:

- A. Hear reports on the hospital quality assurance activities, and hear a report from the Medical Staff Executive Committee (Section 32155 of the Health and Safety Code, and Government Code Section 54962).
- B. Instruct negotiator regarding price and terms of payment for the purchase, sale, exchange, or lease of real property (Government Code Section 54956.8).
- C. Instruct negotiator regarding price and terms of payment for the purchase, sale, exchange, or lease of a second real property (Government Code Section 54956.8).
- D. Discuss with counsel pending litigation and whether or not the District shall initiate litigation. This discussion will be held under the authority of Government Code Section 54956.9(c).
- E. Discuss with counsel pending litigation and whether or not the District shall initiate a second litigation. This discussion will be held under the authority of Government Code Section 54956.9(c).
- F. Confer with legal counsel regarding Worker's Compensation and Disability litigation brought against the District by Scott Wright (Government Code Section 54956.9(a)).
- G. Confer with legal counsel regarding pending litigation against the District by an employee (Government Code Section 54956.9(a)).

RETURN TO OPEN  
SESSION

At 8:15 pm the meeting was returned to open session. Mr. Watercott announced the Board took no reportable action.

OPPORTUNITY FOR  
PUBLIC COMMENT

Mr. Watercott again asked if any members of the public wished to comment on any items listed on the agenda for this meeting or on any items of interest. No comments were heard.

ADJOURNMENT

The meeting was adjourned at 8:16 p.m.

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Peter Watercott, President

Attest:

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Michael Phillips, M.D., Secretary

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**BUDGET VARIANCE ANALYSIS**

**Nov-07 PERIOD ENDING PRIOR TO AUDIT**

**In the month, NIH was**

**5% over budget in IP days; under in IP Ancillary and over in OP Revenue resulting in**  
**\$ 30,333 ( 0.5% ) over in gross patient revenue from budget and**  
**\$ 35,935 ( 1.0% ) over in net patient revenue from budget**

**Total Expenses were:**

**\$ 26,381 ( 0.8% ) over budget. Wages and Salaries were**  
**\$ (69,209) ( -5.3% ) under budget and Employee Benefits**  
**\$ (65,714) ( -8.4% ) under budget**  
**\$ 116,635 of other income resulted in a net income of**  
**\$ 142,275 \$ (90,649) under budget.**

**The following expense areas were over budget for the month:**

**\$ 73,169 35% Professional Fees; registry staff & Physicians**  
**\$ 47,914 10% Supplies; mainly in Surgeyr**  
**\$ 14,986 10% Purchased Services; Tempus One Maintenance**  
**\$ 31,013 21% Bad Debt Expense**

**Other Information:**

**45.39% Contractual Percentages for month**  
**46.30% Contractual Percentages for Year**

**\$ 2,032,397 Year-to-date Net Revenue**

**Special Notes for Month:**

**Tempus One Service Agreement was paid retro to July 2007.**

# NORTHERN INYO HOSPITAL

## Balance Sheet

November 30, 2007

<u>Assets</u>	<u>Current Month</u>	<u>Prior Month</u>	<u>FYE 2007</u>
<b>Current assets:</b>			
Cash and cash equivalents	1,871,559	2,503,003	1,341,678
<b>Short-term investments</b>	12,299,222	12,818,234	12,719,858
Assets limited as to use	1,400,096	747,775	1,057,115
Plant Expansion and Replacement Cash	5,862,534	6,095,837	10,944,955
Other Investments (Partnership)	386,880	386,880	386,880
Patient receivable, less allowance for doubtful accounts 791,421	8,085,152	8,042,246	7,625,080
Other receivables	554,915	577,010	207,225
Inventories	2,089,669	2,089,484	2,077,353
Prepaid expenses	707,955	714,564	620,550
<b>Total current assets</b>	<u>33,257,982</u>	<u>33,975,032</u>	<u>36,980,693</u>
<b>Assets limited as to use:</b>			
Internally designated for capital acquisitions	457,430	457,047	455,329
Specific purpose assets	43,397	43,397	482,715
	<u>500,827</u>	<u>500,443</u>	<u>938,044</u>
<b>Revenue bond construction funds held by trustee</b>	<u>1,020,656</u>	<u>958,132</u>	<u>788,195</u>
Less amounts required to meet current obligations	<u>1,400,096</u>	<u>747,775</u>	<u>1,057,115</u>
<b>Net Assets limited as to use:</b>	<u>121,387</u>	<u>710,800</u>	<u>669,125</u>
<b>Long-term investments</b>	<u>6,873,115</u>	<u>6,873,115</u>	<u>5,741,537</u>
<b>Property and equipment, net of accumulated depreciation and amortization</b>	<u>23,208,579</u>	<u>22,229,685</u>	<u>17,498,027</u>
<b>Unamortized bond costs</b>	<u>318,991</u>	<u>324,485</u>	<u>326,426</u>
<b>Total assets</b>	<u><u>63,780,054</u></u>	<u><u>64,113,117</u></u>	<u><u>61,215,807</u></u>

# NORTHERN INYO HOSPITAL

## Balance Sheet

November 30, 2007

### Liabilities and net assets

	<u>Current Month</u>	<u>Prior Month</u>	<u>FYE 2007</u>
<b>Current liabilities:</b>			
Current maturities of long-term debt	190,000	190,000	270,000
Accounts payable	730,147	863,862	559,389
Accrued salaries, wages and benefits	2,517,507	2,919,260	2,565,601
Accrued interest and sales tax	255,678	157,714	168,394
Deferred income	421,889	458,902	105,164
Due to third-party payors	3,664,308	3,664,308	3,219,011
Due to specific purpose funds	-	-	-
<b>Total current liabilities</b>	<u>7,779,528</u>	<u>8,254,045</u>	<u>6,887,558</u>
<b>Long-term debt, less current maturities</b>	22,180,000	22,180,000	22,180,000
Bond Premium	400,243	401,448	406,270
<b>Total long-term debt</b>	<u>22,580,243</u>	<u>22,581,448</u>	<u>22,586,270</u>
<b>Net assets:</b>			
Unrestricted	33,376,886	33,234,228	31,259,264
Temporarily restricted	43,397	43,397	482,715
<b>Total net assets</b>	<u>33,420,283</u>	<u>33,277,625</u>	<u>31,741,979</u>
 <b>Total liabilities and net assets</b>	 <u>63,780,054</u>	 <u>64,113,117</u>	 <u>61,215,807</u>

**NORTHERN INYO HOSPITAL**

**Statement of Operations**

*As of November 30, 2007*

			MTD	MTD			YTD	YTD
	MTD Actual	MTD Budget	Variance \$	Variance %	YTD Actual	YTD Budget	Variance \$	Variance %
<b>Unrestricted revenues, gains and other support:</b>								
In-patient service revenue:								
Routine	527,177	592,334	(65,157)	(11.0)	2,997,160	2,961,706	35,454	1.2
Ancillary	1,848,377	1,926,340	(77,963)	(4.1)	10,080,664	9,631,637	449,027	4.7
Total in-patient service revenue	2,375,553	2,518,674	(143,121)	-5.7%	13,077,824	12,593,343	484,481	3.8%
Out-patient service revenue	3,715,811	3,542,358	173,453	4.9	18,832,464	17,711,706	1,120,758	6.3
<b>Gross patient service revenue</b>	<b>6,091,365</b>	<b>6,061,032</b>	<b>30,333</b>	<b>0.50</b>	<b>31,910,288</b>	<b>30,305,049</b>	<b>1,605,239</b>	<b>5.3</b>
<b>Less deductions from patient service revenue:</b>								
Patient service revenue adjustments	78,341	180,594	102,253	56.6	706,409	902,979	196,570	21.8
Contractual adjustments	2,504,560	2,407,909	(96,651)	(4.0)	13,208,719	12,039,536	(1,169,183)	(9.7)
<b>Total deductions from patient service revenue</b>	<b>2,582,901</b>	<b>2,588,503</b>	<b>5,602</b>	<b>0.2</b>	<b>13,915,128</b>	<b>12,942,515</b>	<b>(972,613)</b>	<b>(7.5)</b>
<b>Net patient service revenue</b>	<b>3,508,464</b>	<b>3,472,529</b>	<b>35,935</b>	<b>1%</b>	<b>17,995,160</b>	<b>17,362,534</b>	<b>632,626</b>	<b>4%</b>
Other revenue	21,922	26,497	(4,575)	(17.3)	136,437	132,469	3,968	3.0
Transfers from Restricted Funds for Other Operating Expenses	-	65,541	(65,541)	(100.0)	393,995	327,703	66,292	20.2
<b>Total Other revenue</b>	<b>21,922</b>	<b>92,038</b>	<b>(70,116)</b>	<b>(76.2)</b>	<b>530,432</b>	<b>460,172</b>	<b>70,260</b>	<b>15.3</b>
<b>Total revenue, gains and other support</b>	<b>3,530,386</b>	<b>3,564,567</b>	<b>(34,181)</b>	<b>(76.2)</b>	<b>18,525,592</b>	<b>17,822,706</b>	<b>702,886</b>	<b>15.3</b>
<b>Expenses:</b>								
Salaries and wages	1,234,141	1,303,350	69,209	5.3	6,364,306	6,516,752	152,446	2.3
Employee benefits	714,573	780,287	65,714	8.4	3,521,222	3,901,412	380,190	9.7
Professional fees	281,321	208,152	(73,169)	(35.2)	1,455,547	1,040,738	(414,809)	(39.9)
Supplies	515,802	467,888	(47,914)	(10.2)	2,287,211	2,339,462	52,251	2.2
Purchased services	168,574	153,588	(14,986)	(9.8)	778,287	767,876	(10,411)	(1.4)
Depreciation	126,430	162,839	36,409	22.4	620,796	814,199	193,403	23.8
Interest	37,279	32,271	(5,008)	(15.5)	166,363	161,358	(5,005)	(3.1)
Bad debts	181,695	150,682	(31,013)	(20.6)	858,772	753,411	(105,361)	(14.0)
Other	223,689	198,066	(25,623)	(12.9)	972,660	990,337	17,677	1.8
<b>Total expenses</b>	<b>3,483,504</b>	<b>3,457,123</b>	<b>(26,381)</b>	<b>(0.8)</b>	<b>17,025,163</b>	<b>17,285,545</b>	<b>260,382</b>	<b>1.5</b>
<b>Operating income (loss)</b>	<b>46,882</b>	<b>107,444</b>	<b>(60,562)</b>	<b>(75.4)</b>	<b>1,500,429</b>	<b>537,161</b>	<b>963,268</b>	<b>13.8</b>
<b>Other income:</b>								
District tax receipts	37,013	41,816	(4,803)	(11.5)	185,065	209,078	(24,013)	(11.5)
Interest	76,325	83,333	(7,008)	(8.4)	430,490	416,669	13,821	3.3
Other	3,297	4,663	(1,366)	(29.3)	27,146	23,312	3,834	16.5
Grants and Other Non-Restricted Contributions	-	12,500	(12,500)	(100.0)	10,000	62,500	(52,500)	(84.0)
Partnership Investment Income	-	-	-	N/A	-	-	-	N/A
<b>Total other income, net</b>	<b>116,635</b>	<b>142,312</b>	<b>(25,677)</b>	<b>(18)</b>	<b>652,701</b>	<b>711,559</b>	<b>(58,858)</b>	<b>(8.3)</b>
Non-Operating Expense								
Medical Office Expense	10,023	10,111	88	0.9	57,770	50,554	(7,216)	(14.3)
Urology Office	11,219	6,721	(4,498)	(66.9)	62,964	33,607	(29,357)	(87.4)
<b>Total Non-Operating Expense</b>	<b>21,242</b>	<b>16,832</b>	<b>(4,410)</b>	<b>(26.2)</b>	<b>120,734</b>	<b>84,161</b>	<b>(36,573)</b>	<b>(43.5)</b>
<b>Excess (deficiency) of revenues over expenses</b>	<b>142,275</b>	<b>232,924</b>	<b>(90,649)</b>	<b>(38.9)</b>	<b>2,032,397</b>	<b>1,164,559</b>	<b>867,838</b>	<b>74.5</b>



**NORTHERN INYO HOSPITAL**  
**Statement of Operations--Statistics**  
*As of November 30, 2007*

	Month Actual	Month Budget	Month Variance	Month Percentage	YTD Actual	YTD Budget	YTD Variance	Year Percentage
<b>Operating statistics:</b>								
Beds	25.00	25.00	N/A	N/A	25.00	25.00	N/A	N/A
Patient days	284.00	271.00	13.00	1.05	1,571.00	1,355.00	216.00	1.16
Maximum days per bed capacity	750.00	750.00	N/A	N/A	3,825.00	3,825.00	N/A	N/A
Percentage of occupancy	37.87	36.13	1.74	1.05	41.07	35.42	5.65	1.16
Average daily census	9.47	9.03	0.43	1.05	10.27	8.86	1.41	1.16
Average length of stay	3.46	3.08	0.38	1.12	3.37	3.08	0.29	1.09
Discharges	82.00	88.00	(6.00)	0.93	466.00	440.00	26.00	1.06
Admissions	85.00	89.00	(4.00)	0.96	465.00	445.00	20.00	1.04
Gross profit-revenue depts.	3,997,278.31	3,956,919.00	40,359.31	1.01	21,406,039.96	19,784,540.00	1,621,499.96	1.08
<b>Percent to gross patient service revenue:</b>								
Deductions from patient service revenue and bad debts	45.39	45.24	0.15	1.00	46.30	45.24	1.06	1.02
Salaries and employee benefits	31.96	34.38	(2.42)	0.93	30.95	34.38	(3.43)	0.90
Occupancy expenses	4.07	3.54	0.53	1.15	3.04	3.54	(0.50)	0.86
General service departments	5.67	5.65	0.02	1.00	5.26	5.65	(0.39)	0.93
Fiscal services department	4.71	4.56	0.15	1.03	4.21	4.56	(0.35)	0.92
Administrative departments	4.68	5.46	(0.78)	0.86	4.49	5.46	(0.97)	0.82
Operating income (loss)	0.42	1.70	(1.28)	0.25	4.36	1.70	2.66	2.56
Excess (deficiency) of revenues over expenses	2.34	3.84	(1.50)	0.61	6.37	3.84	2.53	1.66
<b>Payroll statistics:</b>								
Average hourly rate (salaries and benefits)	36.87	41.24	(4.37)	0.89	38.01	41.24	(3.23)	0.92
Worked hours	43,137.25	44,676.00	(1,538.75)	0.97	225,369.08	223,380.00	1,989.08	1.01
Paid hours	52,802.30	50,524.00	2,278.30	1.05	259,801.04	252,620.00	7,181.04	1.03
Full time equivalents (worked)	250.80	259.74	(8.95)	0.97	258.45	256.17	2.28	1.01
Full time equivalents (paid)	306.99	293.74	13.25	1.05	297.94	289.70	8.24	1.03

# NORTHERN INYO HOSPITAL

## Statements of Changes in Net Assets

*As of November 30, 2007*

	<u>Month-to-date</u>	<u>Year-to-date</u>
<b>Unrestricted net assets:</b>		
Excess (deficiency) of revenues over expenses	142,275.27	2,032,396.94
Net Assets due/to transferred from unrestricted	-	-
Net assets released from restrictions used for operations	-	477,120.00
<b>Net assets released from restrictions used for payment of long-term debt</b>	-	(393,995.00)
Contributions and interest income	383.34	2,100.53
<b>Increase in unrestricted net assets</b>	<u>142,658.61</u>	<u>2,117,622.47</u>
<b>Temporarily restricted net assets:</b>		
District tax allocation	-	37,499.32
Net assets released from restrictions	-	(477,120.00)
Restricted contributions	-	-
Interest income	-	302.60
<b>Increase (decrease) in temporarily restricted net assets</b>	<u>-</u>	<u>(439,318.08)</u>
<b>Increase (decrease) in net assets</b>	142,658.61	1,678,304.39
<b>Net assets, beginning of period</b>	33,277,624.72	31,741,978.94
<b>Net assets, end of period</b>	<u><u>33,420,283.33</u></u>	<u><u>33,420,283.33</u></u>

# NORTHERN INYO HOSPITAL

## Statements of Cash Flows

As of November 30, 2007

	<u>Month-to-date</u>	<u>Year-to-date</u>
<b>Cash flows from operating activities:</b>		
Increase (decrease) in net assets	142,658.61	1,678,304.39
Adjustments to reconcile excess of revenues over expenses to net cash provided by operating activities: (correcting debt payment)	-	-
Depreciation	126,430.29	620,795.63
Provision for bad debts	181,695.06	858,772.20
Loss (gain) on disposal of equipment	-	134.57
(Increase) decrease in:		
Patient and other receivables	(202,504.87)	(1,666,533.66)
Other current assets	6,423.19	(99,721.69)
Plant Expansion and Replacement Cash	233,302.61	5,082,421.06
Increase (decrease) in:		
Accounts payable and accrued expenses	(474,516.92)	526,672.62
Third-party payors	-	445,297.00
<b>Net cash provided (used) by operating activities</b>	<u>13,487.97</u>	<u>7,446,142.12</u>
<b>Cash flows from investing activities:</b>		
Purchase of property and equipment	(1,105,324.04)	(6,331,348.17)
Purchase of investments	519,011.42	(710,942.23)
Proceeds from disposal of equipment	-	(134.57)
<b>Net cash provided (used) in investing activities</b>	<u>(586,312.62)</u>	<u>(7,042,424.97)</u>
<b>Cash flows from financing activities:</b>		
Long-term debt	(1,205.55)	(86,027.75)
Issuance of revenue bonds	(62,523.91)	(232,460.89)
Unamortized bond costs	5,493.79	7,434.75
Increase (decrease) in donor-restricted funds, net	(383.34)	437,217.55
<b>Net cash provided by (used in) financing activities</b>	<u>(58,619.01)</u>	<u>126,163.66</u>
<b>Increase (decrease) in cash and cash equivalents</b>	(631,443.66)	529,880.81
<b>Cash and cash equivalents, beginning of period</b>	<u>2,503,002.78</u>	<u>1,341,678.31</u>
<b>Cash and cash equivalents, end of period</b>	<u>1,871,559.12</u>	<u>1,871,559.12</u>

**Northern Inyo Hospital**  
**Summary of Cash and Investment Balances**  
**Calendar Year 2007**

Operations Checking Account

Time Deposit Month-End Balances

Month	Balance at Beginning of Month	Deposits	Disbursements	Balance at End of Month	Premium Interest Checking	Investment Operations Fund	Time Deposit Month-End Balances							
							Bond and Interest Fund (2)	Equipment Donations Fund	Childrens Fund	Scholarship Fund	Tobacco Settlement Fund	Total Revenue Bond Fund (1)	Project Revenue Bond Fund (1)	General Obligation Bond Fund
January	936,738	3,349,146	3,230,137	1,055,747	519	17,418,118	525,863	25,122	2,798	5,734	715,405	744,735	16,654	15,331,544
February	1,055,747	3,012,726	3,529,773	538,700	8	18,118,118	525,863	25,122	2,789	5,834	716,060	786,899	16,717	15,376,250
March	538,700	3,711,798	3,700,602	549,896	0	19,014,106	526,320	25,141	2,900	5,839	716,764	829,159	16,775	13,996,056
April	549,896	7,165,639	5,972,745	1,742,790	0	16,533,747	473,447	25,141	2,900	5,839	429,339	872,431	17,616	13,275,050
May	1,742,790	3,030,162	4,660,401	112,551	0	20,225,400	473,447	25,141	3,029	5,839	429,769	934,534	17,680	10,891,486
June	112,551	5,152,683	4,224,606	1,040,628	0	18,456,227	473,766	25,157	3,031	5,842	430,173	788,259	17,745	10,944,955
July *	1,040,628	3,387,765	3,921,993	506,401	0	20,781,983	440,641	25,157	3,031	5,842	430,618	830,478	17,810	8,999,586
August	506,401	4,397,557	4,059,627	844,331	0	20,725,316	478,140	25,157	3,031	5,842	431,050	872,949	17,876	8,000,350
September	844,331	3,624,606	4,136,051	332,887	0	21,064,617	478,437	25,173	3,033	5,846	431,441	915,472	17,935	6,743,527
October	332,887	5,621,707	5,376,158	578,436	0	19,686,180	34,442	25,173	3,033	5,846	431,874	958,132	17,996	6,095,837
November	578,436	4,268,508	4,207,737	639,207	0	19,167,169	34,442	25,173	3,033	5,846	432,257	1,020,656	18,056	5,862,534
Prior Year														
December	482,906	3,745,997	3,292,165	936,738	545	17,384,630	528,988	25,122	2,798	5,734	714,632	702,720	16,591	15,802,073

\* Cash for July corrected after report due to late posting of Medicare deposits

- Notes:
- (1) The difference between the Total and Project Revenue Bond Funds represents amounts held by the trustee to make payments on the District's behalf and about \$575,000 to cover the Bond Reserve Account Requirement with respect to the Series 1998 Bonds. The Project amount represents the balance available to spend on the building project; however, the district accumulates invoices and only requests reimbursement quarterly.
  - (2) The Bond and Interest Fund now contains the Debt Service amount from the County for both the original Bond and the 2005 Bond.

Northern Inyo Hospital  
Investments as of 11/30/2007

<b>ID</b>	<b>Purchase Date</b>	<b>Maturity Date</b>	<b>Institution</b>	<b>Rate</b>	<b>Principal Invested</b>
1	02-Nov-07	01-Dec-07	Cantella & Co., Inc	4.50%	50,772.37
2	02-Nov-07	01-Dec-07	Local Agency Investment Fund	4.96%	296,272.00
3	22-Nov-07	01-Dec-07	Local Agency Investment Fund	4.96%	8,802,630.73
4	24-Jan-03	24-Jan-08	Capital One Bank	4.31%	100,000.00
5	24-Jan-03	24-Jan-08	Capital One, F.S.B.	4.30%	100,000.00
6	24-Jan-03	24-Jan-08	Key Bank USA	3.50%	100,000.00
7	30-Aug-07	28-Feb-08	United States Treasury Bills	4.08%	379,296.77
8	18-Mar-05	18-Mar-08	First Federal Bank	4.00%	100,000.00
9	23-Mar-07	24-Mar-08	Farmers Bank	5.00%	100,000.00
10	05-Jul-07	22-Apr-08	Federal Home Loan Mtg Corp-MBS	5.24%	492,680.00
11	25-Oct-07	24-Apr-08	United States Treasury Bills	3.88%	379,674.56
12	14-Dec-04	27-May-08	Cantella & Co., Inc	3.50%	225,000.00
13	11-Mar-05	11-Jun-08	Community Bank	4.00%	98,000.00
14	11-Mar-05	11-Jun-08	Equity Bank	4.00%	100,000.00
15	20-Jun-07	15-Jun-08	FANNIE MAE FNMA-MBS	5.29%	486,750.00
<b>Short Term Investments Maturing Fiscal Year 2008</b>					<b>11,811,076.43</b>
16	30-Jan-06	28-Jul-08	Federal Home Loan Bank-FNC	5.00%	500,000.00
17	15-Oct-03	15-Oct-08	R-G Crown Bank	4.00%	97,000.00
18	31-Oct-05	27-Oct-08	Federal Home Loan Bank-MBS	5.00%	500,000.00
19	09-Oct-07	24-Nov-08	Citigroup Med Term Note	5.33%	1,330,153.95
20	26-May-05	26-Nov-08	Federal Home Loan Bank-FNC	4.50%	1,000,000.00
21	04-Jan-05	05-Jan-09	Mututal Bank	4.36%	99,000.00
22	07-Jan-04	07-Jan-09	Bear Stearns Security	4.08%	100,000.00
23	21-Sep-07	01-Apr-09	Citigroup Med Term Note	3.38%	239,293.07
<b>Maturing Fiscal Year 2009</b>					<b>3,865,447.02</b>
24	02-Nov-07	01-Nov-09	Cantella & Co., Inc	4.50%	103,658.64
25	21-Sep-07	01-Nov-09	Citigroup Med Term Note	6.88%	702,986.88
26	30-Dec-04	30-Dec-09	Capital City Bank and Trust	4.75%	99,000.00
27	22-Apr-05	22-Apr-10	Bank of Waukegan	4.75%	99,000.00
<b>Maturing Fiscal Year 2010</b>					<b>1,004,645.52</b>
28	23-Jul-07	23-Jul-10	Federal Home Loan Bank-MBS	5.50%	500,000.00
29	13-Nov-07	04-Aug-10	Merrill Lynch & Co Inc	4.79%	986,000.00
30	24-Feb-06	24-Feb-11	Federal Home Loan Bank-MBS	6.00%	1,000,000.00
<b>Maturing Fiscal Year 2011</b>					<b>2,486,000.00</b>
<b>Long-Term Investments</b>					<b>7,356,092.54</b>
<b>Total Investments</b>					<b>19,167,168.97</b>

**Northern Inyo Hospital  
Monthly Report of Capital Expenditures  
Fiscal Year Ending JUNE 30, 2008  
As of November 30, 2007**

<b>MONTH APPROVED BY BOARD</b>	<b>DESCRIPTION OF APPROVED CAPITAL EXPENDITURES</b>	<b>AMOUNT</b>
FY 1995-96	Hospital Information System	\$1,300,000
FY 2006-07	Platelet Incubator/Agitator Purchase (non-budget)	2,600
	QuadraMed Tempus One Scheduling System (Includes Surgery Module)	233,750
	GE Centricity RHC Electronic Health Record Software	75,950
	Hologic Stereotactic Breat Biopsy System	156,000
	<b>AMOUNT APPROVED BY THE BOARD IN PRIOR FISCAL YEARS TO BE EXPENDED IN THE CURRENT FISCAL YEAR</b>	<u>1,768,300</u>
FY 2007-08	Biomerieux Blood Culture Instrument	44,375
	Manageware Infant Security Solution	45,001 *
	Contract Management Software	4,400 *
	GE Pelvic Ultrasound for RHC	47,351 *
	Network Switch Upgrade	171,957
	Gemstar Pain Management Devices	34,978 *
	<b>AMOUNT APPROVED BY THE BOARD IN THE CURRENT FISCAL YEAR TO BE EXPENDED IN THE CURRENT FISCAL YEAR</b>	<u>348,061</u>
	Amount Approved by the Board in Prior Fiscal Years to be Expended in the Current Fiscal Year	1,768,300
	Amount Approved by the Board in the Current Fiscal Year to be Expended in the Current Fiscal Year	<u>348,061</u>
	Year-to-Date Board-Approved Amount to be Expended	1,984,632
	Year-to-Date Administrator-Approved Amount	88,452 *
	Actually Expended in Current Fiscal Year	131,729 *

**Northern Inyo Hospital  
 Monthly Report of Capital Expenditures  
 Fiscal Year Ending JUNE 30, 2008  
 As of November 30, 2007**

<b>MONTH APPROVED BY BOARD DESCRIPTION OF APPROVED CAPITAL EXPENDITURES</b>	<b><u>AMOUNT</u></b>
TOTAL FUNDS APPROVED TO BE EXPENDED	<u>2,204,813</u>
<b>Total-to-Date Spent on Incomplete Board Approved Expenditures</b> (Hospital Information System and Building Project)	1,353,735
Reconciling Totals:	
Actually Capitalized in the Current Fiscal Year Total-to-Date	220,181
Plus: Lease Payments from a Previous Period	0
Less: Lease Payments Due in the Future	0
Less: Funds Expended in a Previous Period	0
Plus: Other Approved Expenditures	<u>1,984,632</u>
<b>ACTUAL FUNDS APPROVED IN THE CURRENT FISCAL YEAR TOTAL-TO-DATE</b>	<u><u>2,204,813</u></u>
Donations by Auxiliary	0
Donations by Hospice of the Owens Valley	0
Donations by Others (Barry Miller & Associates for Infant Security System)	5,000
Donations by Others (Union Bank of California for Infant Security System)	<u>1,000</u>
	<u><u>6,000</u></u>

**\*Completed Purchase**

(Note: The budgeted amount for capital expenditures for the fiscal year ending June 30, 2006, is \$3,600,000 coming from existing hospital funds.)

**\*\*Completed in prior fiscal year**

**Northern Inyo Hospital  
 Monthly Report of Capital Expenditures  
 Fiscal Year Ending JUNE 30, 2008  
 As of November 30, 2007**

<b>MONTH APPROVED BY BOARD</b>	<b>DESCRIPTION OF APPROVED CAPITAL EXPENDITURES</b>	<b>AMOUNT</b>
<b>Board Approved Construction and Remodel amounts to be Reimburse from Revenue Bonds:</b>		
FY 1996-97	Central Plant and Emergency Power Generator	3,000,884 **
FY 1997-98	Administration/Office Building (Includes Furniture and Landscaping)	1,617,772 **
FY 2000-01	New Water Line Construction	89,962 **
FY 2001-02	Siemens ICU Patient Monitoring Equipment	170,245 **
	Central Plant and Emergency Power Generator OSHPD Fee	18464.5 **
FY 2003-04	Emergency Room Remodel (Included in New Building & Remodel)	0
FY 2004-05	Emergency Room Remodel (add to \$500,000) (In New Building & Remodel)	0
FY 2005-06	Hospital Building and Remodel	39,500,000
FY 2005-06	Construction Cost Overrun Approval	15,250,000
<b>Total-To-Date Board Approved Construction Amounts to be reimbursed from Revenue Bonds &amp; General Obligation Bond</b>		<u><u>59,647,328</u></u>
<b>Total-To-Date Spent on Construction In Progress from Rev Bonds for Incomplete Projects (Includes Architect Fees for Future Phases)</b>		

\*Completed Purchase



**Northern Inyo Hospital  
Monthly Report of Capital Expenditures  
Fiscal Year Ending JUNE 30, 2008  
As of November 30, 2007**

<b>Administrator-Approved Item(s)</b>	<b>Department</b>	<b>Amount</b>	<b>Month Total</b>	<b>Grand Total</b>
BERKEL SLICER	DIETARY	2,060		
<b>Month Ending November 30, 2007</b>			<b>2,060</b>	<b>88,452</b>

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## Financial Indicators

	Target	Nov-07	Oct-07	Sep-07	Aug-07	Jul-07	Jun-07	May-07	Apr-07	Mar-07	Feb-07	Jan-07
Current Ratio	>1.5-2.0	4.28	4.12	4.43	4.69	4.97	5.37	5.35	5.40	4.76	5.35	5.54
Quick Ratio	>1.33-1.5	3.84	3.71	4.04	4.29	4.56	4.95	4.93	5.00	4.38	4.95	5.11
Days Cash on Hand	>75	263.64	267.90	303.54	283.51	310.04	353.49	289.37	354.74	327.83	331.37	327.96

**Financial Indicators**

Dec-06
5.48
5.06
349.52

**NORTHERN INYO HOSPITAL**

**Statement of Operations--Statistics**

*As of November 30, 2007*

	Month Actual	Month Budget	Month Variance	Month Percentage	YTD Actual	YTD Budget	YTD Variance	Year Percentage
<b>Operating statistics:</b>								
Beds	25.00	25.00	N/A	N/A	25.00	25.00	N/A	N/A
Patient days	284.00	271.00	13.00	1.05	1,571.00	1,355.00	216.00	1.16
Maximum days per bed capacity	750.00	750.00	N/A	N/A	3,825.00	3,825.00	N/A	N/A
Percentage of occupancy	37.87	36.13	1.74	1.05	41.07	35.42	5.65	1.16
Average daily census	9.47	9.03	0.43	1.05	10.27	8.86	1.41	1.16
Average length of stay	3.46	3.08	0.38	1.12	3.37	3.08	0.29	1.09
Discharges	82.00	88.00	(6.00)	0.93	466.00	440.00	26.00	1.06
Admissions	85.00	89.00	(4.00)	0.96	465.00	445.00	20.00	1.04
Gross profit-revenue depts.	3,997,278.31	3,956,919.00	40,359.31	1.01	21,406,039.96	19,784,540.00	1,621,499.96	1.08
<b>Percent to gross patient service revenue:</b>								
Deductions from patient service revenue and bad debts	45.39	45.24	0.15	1.00	46.30	45.24	1.06	1.02
Salaries and employee benefits	31.96	34.38	(2.42)	0.93	30.95	34.38	(3.43)	0.90
Occupancy expenses	4.07	3.54	0.53	1.15	3.04	3.54	(0.50)	0.86
General service departments	5.67	5.65	0.02	1.00	5.26	5.65	(0.39)	0.93
Fiscal services department	4.71	4.56	0.15	1.03	4.21	4.56	(0.35)	0.92
Administrative departments	4.68	5.46	(0.78)	0.86	4.49	5.46	(0.97)	0.82
Operating income (loss)	0.42	1.70	(1.28)	0.25	4.36	1.70	2.66	2.56
Excess (deficiency) of revenues over expenses	2.34	3.84	(1.50)	0.61	6.37	3.84	2.53	1.66
<b>Payroll statistics:</b>								
Average hourly rate (salaries and benefits)	36.87	41.24	(4.37)	0.89	38.01	41.24	(3.23)	0.92
Worked hours	43,137.25	44,676.00	(1,538.75)	0.97	225,369.08	223,380.00	1,989.08	1.01
Paid hours	52,802.30	50,524.00	2,278.30	1.05	259,801.04	252,620.00	7,181.04	1.03
Full time equivalents (worked)	250.80	259.74	(8.95)	0.97	258.45	256.17	2.28	1.01
Full time equivalents (paid)	306.99	293.74	13.25	1.05	297.94	289.70	8.24	1.03





**THIS SHEET  
INTENTIONALLY  
LEFT BLANK**



**BONDLOGISTIX** LLC  
INSIGHT. INNOVATION. INTEGRATION.

777 S. Figueroa Street, #3200  
Los Angeles, CA 90017  
Phone 213 612 2200 Fax 213 612 2499  
www.bondlogistix.com

November 27, 2007

Mr. John Halfen  
Northern Inyo County Local Hospital District  
150 Pioneer Lane  
Bishop, CA 93514

Re: \$15,035,000.00  
Northern Inyo County Hospital District  
Election of 2005  
Series 2005  
General Obligation Bonds

Dear Ms. Limtott:

Enclosed please find two (2) copies of the Final Arbitrage Rebate Analysis for the above-captioned issuance. If you should have any questions or comments regarding the analysis, please call me at (213) 612-2152.

Also enclosed in a separate envelope, please find a self addressed envelope and a copy of our statement for services rendered in connection with the above captioned analysis. Please note that we would appreciate prompt payment in accordance with our engagement letter.

Thank you for this opportunity to be of service. We look forward to our next assignment.

Very truly yours,

Vo T. Nguyen  
Consultant

VTN/izl

Enclosures



Current  
Fund Status

11 099.16  
\$558,747.81  
\$27,476.52

\$558,747.81



**BONDLOGISTIX** LLC

INSIGHT. INNOVATION. INTEGRATION.

**\$15,035,000**

**Northern Inyo County  
Local Hospital District**

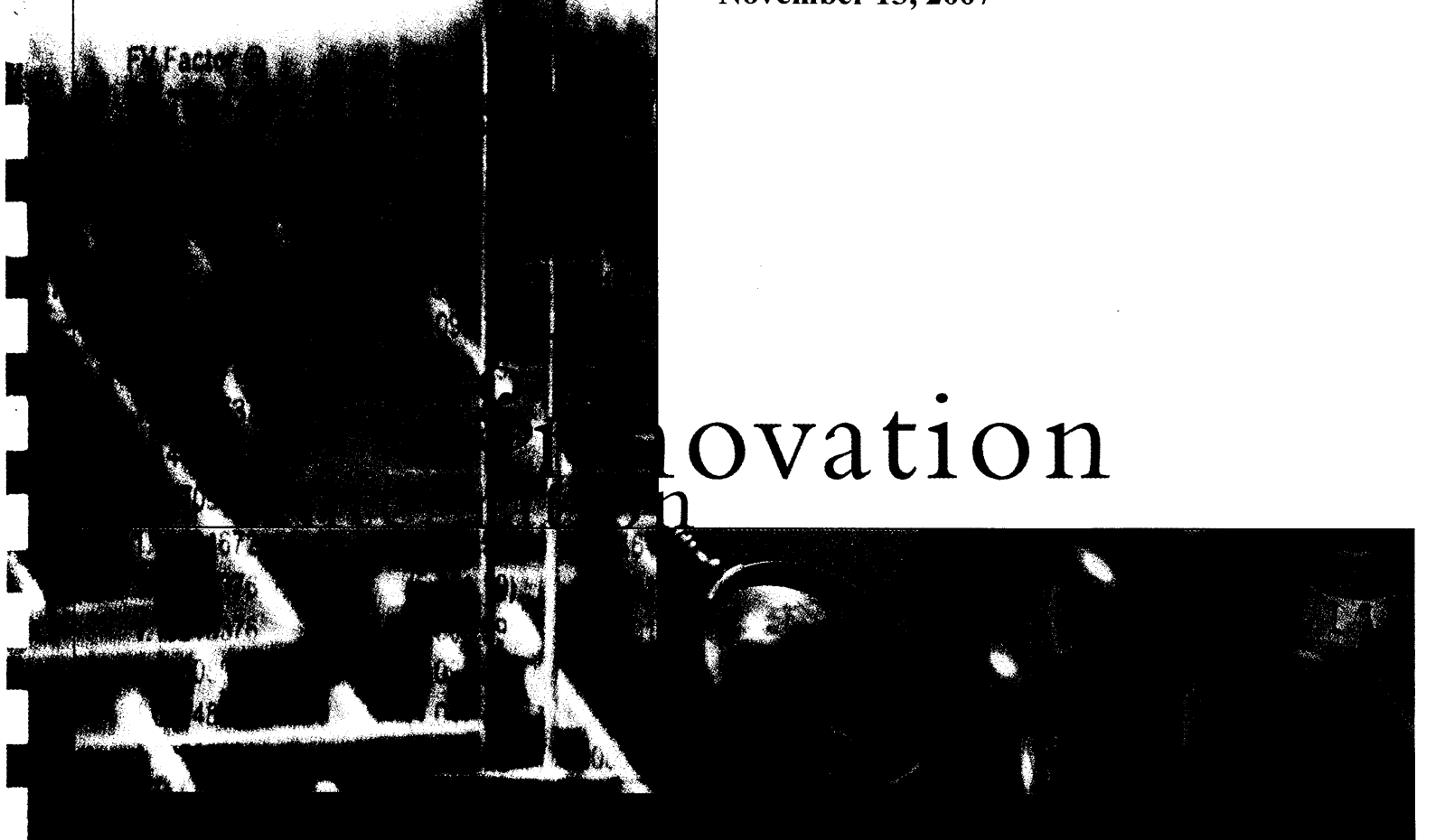
Election of 2005, Series 2005  
General Obligation Bonds

**Interim Arbitrage Rebate Analysis**

**November 13, 2007**

F1 Factor

novation



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**BONDLOGISTIX** LLC  
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777 South Figueroa Street, Suite 3200

Los Angeles, CA 90017

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November 13, 2007

Northern Inyo County Local Hospital District  
150 Pioneer Lane  
Bishop, CA 93514

Re: \$15,035,000  
Northern Inyo County Local Hospital District  
Election of 2005, Series 2005 General Obligation Bonds  
Interim Arbitrage Rebate Analysis  
Computation Period: September 28, 2005 through September 28, 2007

Ladies and Gentlemen:

This report (the "Report"), which is being delivered to you pursuant to our engagement letter, consists of computations and the assumptions on which such computations are based with respect to the rebate liability of the Northern Inyo County Local Hospital District (the "Issuer") in connection with the above-captioned issue (the "Bonds") for the above-referenced period (the "Interim Computation Period").

The computations herein are based on an analysis of existing laws, regulations, and rulings. The Department of the Treasury ("Treasury") may publish additional regulations and supplement, amend, or interpret such laws, regulations, and rulings from time to time, with the result that the amount of rebate liability described in the Report may be subject to adjustment under such future pronouncements.

The scope of our engagement was limited to preparing the Report based on information supplied to us. In accordance with our engagement letter (which is incorporated herein by reference), our engagement did not include determination of whether securities allocable to proceeds of the Bonds were purchased at fair market value within the meaning of Treasury Regulations, or an audit or review of the investments acquired with gross proceeds or the payment of debt service on the Bonds. With your permission, we have relied entirely on the information provided to us without independent verification, and we express no opinion as to the completeness, accuracy, or suitability of such information for purposes of calculating rebate liability with respect to the Bonds. We have undertaken no responsibility to audit or review the tax-exempt status of interest on the Bonds or any other aspect of the Bond program. We are under no obligation to consider any information obtained by us pursuant to this engagement for any purpose other than determining such rebate liability. Also, we have no obligation to update this Report delivered herewith because of any events occurring, changes in existing laws, regulations, or rulings or interpretations thereof, or data or information received, subsequent to the date hereof.

6127926

DALLAS LOS ANGELES NEW YORK PHOENIX PORTLAND SAN FRANCISCO TAMPA



For the Interim Computation Period September 28, 2005 through September 28, 2007:

Allowable Yield on Investments:	4.689551%
Cumulative Rebate Liability:	<u>\$0.00</u>

Ninety percent (90%) of the Cumulative Rebate Liability (reduced by any applicable computation date credits) is required to be rebated to the United States no later than 60 days after September 28, 2010 (the end of the fifth Bond Year). Such Cumulative Rebate Liability is subject to change, however, pursuant to computations undertaken up to and including September 28, 2010. Additionally, should the Bonds be retired prior to September 28, 2010, 100% of the Cumulative Rebate Liability (reduced by any applicable computation date credits) as of such retirement date will become due and payable within 60 days.

This Report is not to be used, circulated, quoted, referred to, or relied upon by any other person without our express written permission.

Very truly yours,

A handwritten signature in black ink that reads 'Bond Logistix LLC' in a cursive, stylized script.

Bond Logistix LLC



ORRICK

ORRICK, HERRINGTON & SUTCLIFFE LLP  
777 SOUTH FIGUEROA STREET  
SUITE 3200  
LOS ANGELES, CA 90017-5855  
  
tel 213-629-2020  
fax 213-612-2499  
[WWW.ORRICK.COM](http://WWW.ORRICK.COM)

November 13, 2007

Northern Inyo County Local Hospital District  
150 Pioneer Lane  
Bishop, CA 93514

Re: \$15,035,000  
Northern Inyo County Local Hospital District  
Election of 2005, Series 2005 General Obligation Bonds  
Interim Arbitrage Rebate Analysis  
Computation Period: September 28, 2005 through September 28, 2007

Ladies and Gentlemen:

This opinion is being delivered to you pursuant to our engagement to provide certain legal services and accompanies a report (the "Report") prepared on the date hereof by Bond Logistix LLC ("BLX") consisting of computations and the assumptions on which such computations are based with respect to the rebate liability of the Northern Inyo County Local Hospital District (the "Issuer") in connection with the above-captioned issue (the "Bonds") for the above-referenced period (the "Interim Computation Period"). In particular, we note that our opinion is specifically subject to the notes and assumptions contained in the Report.

The opinion expressed herein is based on an analysis of existing laws, regulations, and rulings. The Department of the Treasury ("Treasury") may publish additional regulations and supplement, amend, or interpret such laws, regulations, and rulings from time to time, with the result that the amount of rebate liability described in the Report and in this opinion may be subject to adjustment under such future pronouncements.

The scope of our engagement was limited to preparing this opinion, based on information supplied to us by you and BLX. In accordance with our engagement letter (which is incorporated herein by reference), our engagement did not include work performed by prior counsel, independent determination of which funds were subject to or exempt from rebate, determination of whether securities allocable to proceeds of the Bonds were purchased at fair market value within the meaning of Treasury Regulations, or an audit or review of the investments acquired with gross proceeds or the payment of debt service on the Bonds. With your permission, we have relied entirely on information provided by you, BLX without independent verification, and we express no opinion as to the completeness, accuracy, or suitability of such information for purposes of calculating rebate liability with respect to the Bonds. We have undertaken no responsibility to audit or review the tax-exempt status of interest on the Bonds or any other aspect of the Bond program. No opinion is expressed on any matter other than rebate liability to the extent set forth below, and we are under no obligation to consider any information obtained by us pursuant to this engagement for any purpose other than determining such rebate liability. Also, we have no obligation to update this opinion delivered herewith because of any events occurring, changes in existing laws, regulations, or rulings or interpretations thereof, or data or information received, subsequent to the date hereof.

6127926



Based on and subject to the foregoing, and subject to the notes and assumptions contained in the Report, in our opinion, the computations shown in the Report were performed in accordance with applicable federal law and regulations and reflect the following:

For the Interim Computation Period September 28, 2005 through September 28, 2007:

Allowable Yield on Investments:	4.689551%
Cumulative Rebate Liability:	<u>\$0.00</u>

This opinion is not to be used, circulated, quoted, referred to, or relied upon by any other person without our express written permission.

Very truly yours,

ORRICK, HERRINGTON & SUTCLIFFE LLP

**NOTES AND ASSUMPTIONS**

1. The Dated Date of the Bonds is September 28, 2005.
2. The Issue Date of the Bonds is September 28, 2005.
3. The Interim Computation Period is September 28, 2005 to September 28, 2007.
4. Consistent with Section I.(3.4) of the Tax Certificate, the Bonds constitute one issue for federal taxation purposes and are not treated as part of any other issue of governmental obligations.
5. As set forth in Section IV.(5) of the Tax Certificate, the end of the first Bond Year with respect to the Bonds for purposes of determining installment computation dates is September 28, 2006. Subsequent Bond Years end on each successive September 28 until no Bonds remain outstanding. Prior to the fifth anniversary of the Issue Date, the Issuer may select as the end of the first Bond Year any other date after the Issue Date and not later than the first anniversary of the Issue Date.
6. Computations of yield are based on a 360-day year and semiannual compounding.
7. For debt service, yield, and investment cash flow purposes, all payments and receipts with respect to the Bonds and proceeds thereof are accurately set forth in the schedules contained in Tab Sections 4 and 5 hereof. We are not aware of any hedging arrangement (such as an interest rate swap) that would affect the yield on the Bonds. For purposes of determining yield on the Bonds, the issue price is based on the offering yields of the Bonds as set forth in the Official Statement.
8. The purchase price of each investment is at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses and is representative of an arm's length transaction which did not reduce the rebate amount required to be paid to the United States.
9. The Bonds are not, in whole or in part, "refunding" or "refunded" bonds.
10. The only funds and accounts established relating to the Bonds are as follows:
  - Building Fund
  - Debt Service Fund
    - Annual Portion of the Debt Service Fund
    - Accumulation Portion of the Debt Service Fund
  - Costs of Issuance Fund
  - Rebate Fund
11. The Annual Portion of the Debt Service Fund constitutes a bona fide debt service fund and is not taken into account in determining Cumulative Rebate Liability pursuant to Section 148(f)(4)(A)(ii) of the Internal Revenue Code (the "Code").

6127926

12. Through the Interim Computation Period, the Rebate Fund and the Accumulation Portion of the Debt Service Fund did not contain gross proceeds of the Bonds.
13. The Bonds qualify as "construction bonds" under Section 148(f)(4)(C) of the Code. The Issuer did not elect to pay the penalty in lieu of rebate as described in Section 148(f)(4)(C)(vii) of the Code (see Section III.(3) of the Tax Certificate). The Issuer has not met the requirements of the Two-Year Expenditure Exception, and therefore, all gross proceeds of the Bonds are subject to the rebate requirements from the Issue Date.
14. The Bonds are eligible for the "18-month exception" under Section 1.148-7(d)(1)(i) of the Treasury Regulations if gross proceeds of the Bonds are expended for the governmental purpose of the issue within eighteen months of the Issue Date (see Section IV.(5) of the Tax Certificate). The Issuer has not met the requirements of the 18-month exception, and therefore, all gross proceeds of the Bonds are subject to the rebate requirements from the Issue Date.
15. The applicable computation date credit was taken into account in determining the Cumulative Rebate Liability with respect to the Bonds. See Schedule A hereof.
16. Amounts held in cash in the Building Fund may not be treated as allocable to a "zero-yielding" investment. Thus, such amounts may not be treated as causing "negative arbitrage" that effectively offsets excess earnings with respect to higher yielding non-purpose investments. We have excluded such amounts from our analysis, which is mathematically equivalent to imputing receipts on such amounts at the Bond Yield.



**\$15,035,000**  
**Northern Inyo County Local Hospital District**  
**Election of 2005, Series 2005 General Obligation Bonds**

<b>Schedule A - Summary of Rebate Analysis</b>
--

Issue Date: September 28, 2005  
 Rebate Computation Date: September 28, 2007

Fund Reference Number	Fund Description	Current Fund Status	Computation Date Valuation	Gross Earnings	Internal Rate of Return	Excess Earnings
1	Building Fund	Active	\$6,775,027.39	\$1,309,602.85	4.635464%	(\$15,873.28)
<b>Totals:</b>			<b>\$6,775,027.39</b>	<b>\$1,309,602.85</b>		<b>(\$15,873.28)</b>

<i>Summary</i>	
Arbitrage Yield:	4.689551%
Return on Investments:	4.635464%
Shortfall %:	-0.054086%
Actual Gross Earnings:	1,309,602.85
Allowable Gross Earnings:	1,325,476.14
Excess Earnings:	(15,873.28)
FV of Computation Date Credit (09/28/06)	(1,047.45)
FV of Computation Date Credit (09/28/07)	(1,000.00)
<b>Cumulative Rebate Liability:</b>	<b>(\$17,920.73)</b>

**\$15,035,000**  
**Northern Inyo County Local Hospital District**  
**Election of 2005, Series 2005 General Obligation Bonds**

<b>Schedule B - Sources &amp; Uses of Funds</b>
---

<i>Sources of Funds</i>	<b>Bond Proceeds</b>	<b>Prior Bond Proceeds</b>	<b>Other Sources</b>	<b>Total</b>
Par Amount	15,035,000.00			
+ Original Issue Premium	643,269.85			
- Original Issue Discount	<u>0.00</u>			
Net Production		15,678,269.85		15,678,269.85
Accrued Interest		<u>0.00</u>		<u>0.00</u>
<b>Total Sources:</b>	<b><u>15,678,269.85</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>15,678,269.85</u></b>
 <i>Uses of Funds</i>				
Building Fund		15,035,000.00		15,035,000.00
Debt Service Fund		234,831.20		234,831.20
Costs of Issuance Fund <sup>1</sup>		196,755.00		196,755.00
Underwriter's Discount		<u>211,683.65</u>		<u>211,683.65</u>
<b>Total Uses:</b>		<b><u>15,678,269.85</u></b>	<b><u>0.00</u></b>	<b><u>15,678,269.85</u></b>

<sup>1</sup> Such monies were spent on the Issue Date.

**\$15,035,000**  
**Northern Inyo County Local Hospital District**  
**Election of 2005, Series 2005 General Obligation Bonds**

**Schedule C - Annual Debt Service & Production**

Period Ending	Coupon	Par Amount	Yield	Price	Interest	Debt Service	Production
11/01/06	6.000%	25,000	3.000%	103.195	861,859.92	886,859.92	25,798.75
11/01/07	6.000%	50,000	3.200%	105.618	787,990.00	837,990.00	52,809.00
11/01/08	6.000%	75,000	3.300%	107.870	784,990.00	859,990.00	80,902.50
11/01/09	6.000%	150,000	3.400%	109.849	780,490.00	930,490.00	164,773.50
11/01/10	6.000%	180,000	3.500%	111.563	771,490.00	951,490.00	200,813.40
11/01/11	6.000%	100,000	3.650%	112.728	760,690.00	860,690.00	112,728.00
11/01/12	6.000%	115,000	3.750%	113.893	754,690.00	869,690.00	130,976.95
11/01/13	6.000%	140,000	3.950%	114.076	747,790.00	887,790.00	159,706.40
11/01/14	6.000%	165,000	4.050%	114.703	739,390.00	904,390.00	189,259.95
11/01/15	6.000%	195,000	4.150%	115.122	729,490.00	924,490.00	224,487.90
11/01/16	6.000%	220,000	4.250%	114.235	717,790.00	937,790.00	251,317.00
11/01/17	4.250%	100,000	4.250%	100.000	704,590.00	804,590.00	100,000.00
11/01/18	4.300%	100,000	4.350%	99.501	700,340.00	800,340.00	99,501.00
11/01/19	4.400%	100,000	4.450%	99.477	696,040.00	796,040.00	99,477.00
11/01/20	4.500%	100,000	4.500%	100.000	691,640.00	791,640.00	100,000.00
11/01/21	4.500%	145,000	4.550%	99.430	687,140.00	832,140.00	144,173.50
11/01/22	4.600%	235,000	4.600%	100.000	680,615.00	915,615.00	235,000.00
11/01/23	4.625%	510,000	4.625%	100.000	669,805.00	1,179,805.00	510,000.00
11/01/24	4.700%	545,000	4.700%	100.000	646,217.50	1,191,217.50	545,000.00
11/01/25	4.700%	600,000	4.700%	100.000	620,602.50	1,220,602.50	600,000.00
11/01/26	4.750%	650,000	4.750%	100.000	592,402.50	1,242,402.50	650,000.00
11/01/27	4.750%	750,000	4.750%	100.000	561,527.50	1,311,527.50	750,000.00
11/01/28	4.750%	770,000	4.800%	99.302	525,902.50	1,295,902.50	764,625.40
11/01/29	4.750%	830,000	4.800%	99.286	489,327.50	1,319,327.50	824,073.80
11/01/30	4.750%	995,000	4.800%	99.270	449,902.50	1,444,902.50	987,736.50
11/01/31	5.600%	1,100,000	4.750%	106.747	402,640.00	1,502,640.00	1,174,217.00
11/01/32	5.600%	1,300,000	4.750%	106.747	341,040.00	1,641,040.00	1,387,711.00
11/01/33	5.600%	1,450,000	4.750%	106.747	268,240.00	1,718,240.00	1,547,831.50
11/01/34	5.600%	1,550,000	4.750%	106.747	187,040.00	1,737,040.00	1,654,578.50
08/01/35	5.600%	1,790,000	4.750%	106.747	75,180.00	1,865,180.00	1,910,771.30
		<b>15,035,000</b>			<b>18,426,852.42</b>	<b>33,461,852.42</b>	<b>15,678,269.85</b>

**\$15,035,000**  
**Northern Inyo County Local Hospital District**  
**Election of 2005, Series 2005 General Obligation Bonds**

<b>Schedule D1 - Scheduled Semi-Annual Debt Service</b>
---

Date	Coupon	Principal Amount	Interest	Debt Service
05/01/06			467,114.92	467,114.92
11/01/06	6.000%	25,000	394,745.00	419,745.00
05/01/07			393,995.00	393,995.00
11/01/07	6.000%	50,000	393,995.00	443,995.00
05/01/08			392,495.00	392,495.00
11/01/08	6.000%	75,000	392,495.00	467,495.00
05/01/09			390,245.00	390,245.00
11/01/09	6.000%	150,000	390,245.00	540,245.00
05/01/10			385,745.00	385,745.00
11/01/10	6.000%	180,000	385,745.00	565,745.00
05/01/11			380,345.00	380,345.00
11/01/11	6.000%	100,000	380,345.00	480,345.00
05/01/12			377,345.00	377,345.00
11/01/12	6.000%	115,000	377,345.00	492,345.00
05/01/13			373,895.00	373,895.00
11/01/13	6.000%	140,000	373,895.00	513,895.00
05/01/14			369,695.00	369,695.00
11/01/14	6.000%	165,000	369,695.00	534,695.00
05/01/15			364,745.00	364,745.00
11/01/15	6.000%	195,000	364,745.00	559,745.00
05/01/16			358,895.00	358,895.00
11/01/16	6.000%	220,000	358,895.00	578,895.00
05/01/17			352,295.00	352,295.00
11/01/17	4.250%	100,000	352,295.00	452,295.00
05/01/18			350,170.00	350,170.00
11/01/18	4.300%	100,000	350,170.00	450,170.00
05/01/19			348,020.00	348,020.00
11/01/19	4.400%	100,000	348,020.00	448,020.00
05/01/20			345,820.00	345,820.00
11/01/20	4.500%	100,000	345,820.00	445,820.00
05/01/21			343,570.00	343,570.00
11/01/21	4.500%	145,000	343,570.00	488,570.00
05/01/22			340,307.50	340,307.50
11/01/22	4.600%	235,000	340,307.50	575,307.50
05/01/23			334,902.50	334,902.50
11/01/23	4.625%	510,000	334,902.50	844,902.50
05/01/24			323,108.75	323,108.75
11/01/24	4.700%	545,000	323,108.75	868,108.75
05/01/25			310,301.25	310,301.25
11/01/25	4.700%	600,000	310,301.25	910,301.25
05/01/26			296,201.25	296,201.25
11/01/26	4.750%	650,000	296,201.25	946,201.25
05/01/27			280,763.75	280,763.75
11/01/27	4.750%	750,000	280,763.75	1,030,763.75
05/01/28			262,951.25	262,951.25
11/01/28	4.750%	770,000	262,951.25	1,032,951.25
05/01/29			244,663.75	244,663.75
11/01/29	4.750%	830,000	244,663.75	1,074,663.75
05/01/30			224,951.25	224,951.25
11/01/30	4.750%	995,000	224,951.25	1,219,951.25
05/01/31			201,320.00	201,320.00
11/01/31	5.600%	1,100,000	201,320.00	1,301,320.00
05/01/32			170,520.00	170,520.00
11/01/32	5.600%	1,300,000	170,520.00	1,470,520.00
05/01/33			134,120.00	134,120.00
11/01/33	5.600%	1,450,000	134,120.00	1,584,120.00
05/01/34			93,520.00	93,520.00
11/01/34	5.600%	1,550,000	93,520.00	1,643,520.00
05/01/35			50,120.00	50,120.00
08/01/35	5.600%	1,790,000	25,060.00	1,815,060.00
		<b>15,035,000</b>	<b>18,426,852.42</b>	<b>33,461,852.42</b>

**\$15,035,000**  
**Northern Inyo County Local Hospital District**  
**Election of 2005, Series 2005 General Obligation Bonds**

**Schedule D2 - Adjusted Semi-Annual Debt Service**

Date	Coupon	Principal Amount	Accerelated Principal	Interest	Debt Service
05/01/06				467,114.92	467,114.92
11/01/06	6.000%	25,000		394,745.00	419,745.00
05/01/07				393,995.00	393,995.00
11/01/07	6.000%	50,000		393,995.00	443,995.00
05/01/08				392,495.00	392,495.00
11/01/08	6.000%	75,000		392,495.00	467,495.00
05/01/09				390,245.00	390,245.00
11/01/09	6.000%	150,000		390,245.00	540,245.00
05/01/10				385,745.00	385,745.00
11/01/10	6.000%	180,000		385,745.00	565,745.00
05/01/11				380,345.00	380,345.00
11/01/11	6.000%	100,000		380,345.00	480,345.00
05/01/12				377,345.00	377,345.00
11/01/12	6.000%	115,000		377,345.00	492,345.00
05/01/13				373,895.00	373,895.00
11/01/13	6.000%	140,000		373,895.00	513,895.00
05/01/14				369,695.00	369,695.00
11/01/14	6.000%	165,000		369,695.00	534,695.00
05/01/15				364,745.00	364,745.00
11/01/15	6.000%	195,000	7,410,000	364,745.00	7,969,745.00
05/01/16				150,975.00	150,975.00
11/01/16				150,975.00	150,975.00
05/01/17				150,975.00	150,975.00
11/01/17	4.250%	100,000		150,975.00	250,975.00
05/01/18				148,850.00	148,850.00
11/01/18	4.300%	100,000		148,850.00	248,850.00
05/01/19				146,700.00	146,700.00
11/01/19	4.400%	100,000		146,700.00	246,700.00
05/01/20				144,500.00	144,500.00
11/01/20	4.500%	100,000		144,500.00	244,500.00
05/01/21				142,250.00	142,250.00
11/01/21	4.500%	145,000		142,250.00	287,250.00
05/01/22				138,987.50	138,987.50
11/01/22	4.600%	235,000		138,987.50	373,987.50
05/01/23				133,582.50	133,582.50
11/01/23	4.625%	510,000		133,582.50	643,582.50
05/01/24				121,788.75	121,788.75
11/01/24	4.700%	545,000		121,788.75	666,788.75
05/01/25				108,981.25	108,981.25
11/01/25	4.700%	600,000		108,981.25	708,981.25
05/01/26				94,881.25	94,881.25
11/01/26	4.750%	650,000		94,881.25	744,881.25
05/01/27				79,443.75	79,443.75
11/01/27	4.750%	750,000		79,443.75	829,443.75
05/01/28				61,631.25	61,631.25
11/01/28	4.750%	770,000		61,631.25	831,631.25
05/01/29				43,343.75	43,343.75
11/01/29	4.750%	830,000		43,343.75	873,343.75
05/01/30				23,631.25	23,631.25
11/01/30	4.750%	995,000		23,631.25	1,018,631.25
		<b>7,625,000</b>	<b>7,410,000</b>	<b>11,099,912.42</b>	<b>26,134,912.42</b>

**\$15,035,000**  
**Northern Inyo County Local Hospital District**  
**Election of 2005, Series 2005 General Obligation Bonds**

**Schedule E - Arbitrage Yield Calculation**

Date	Total Issue Payments	Discount Factor @ 4.689551%	Present Value as of 09/28/05
05/01/06	467,114.92	0.97294648	454,477.81
11/01/06	419,745.00	0.95065573	399,032.99
05/01/07	393,995.00	0.92887569	365,972.38
11/01/07	443,995.00	0.90759463	402,967.48
05/01/08	392,495.00	0.88680114	348,065.01
11/01/08	467,495.00	0.86648403	405,076.95
05/01/09	390,245.00	0.84663241	330,394.06
11/01/09	540,245.00	0.82723559	446,909.89
05/01/10	385,745.00	0.80828317	311,791.19
11/01/10	565,745.00	0.78976495	446,805.57
05/01/11	380,345.00	0.77167100	293,501.21
11/01/11	480,345.00	0.75399159	362,176.09
05/01/12	377,345.00	0.73671723	277,996.56
11/01/12	492,345.00	0.71983863	354,408.95
05/01/13	373,895.00	0.70334673	262,977.83
11/01/13	513,895.00	0.68723267	353,165.43
05/01/14	369,695.00	0.67148779	248,245.68
11/01/14	534,695.00	0.65610363	350,815.33
05/01/15	364,745.00	0.64107194	233,827.78
11/01/15	7,969,745.00	0.62638462	4,992,125.72
05/01/16	150,975.00	0.61203381	92,401.80
11/01/16	150,975.00	0.59801177	90,284.83
05/01/17	150,975.00	0.58431099	88,216.35
11/01/17	250,975.00	0.57092411	143,287.68
05/01/18	148,850.00	0.55784392	83,035.07
11/01/18	248,850.00	0.54506341	135,639.03
05/01/19	146,700.00	0.53257570	78,128.86
11/01/19	246,700.00	0.52037410	128,376.29
05/01/20	144,500.00	0.50845204	73,471.32
11/01/20	244,500.00	0.49680313	121,468.36
05/01/21	142,250.00	0.48542109	69,051.15
11/01/21	287,250.00	0.47429983	136,242.63
05/01/22	138,987.50	0.46343336	64,411.44
11/01/22	373,987.50	0.45281584	169,347.46
05/01/23	133,582.50	0.44244158	59,102.45
11/01/23	643,582.50	0.43230500	278,223.93
05/01/24	121,788.75	0.42240065	51,443.65
11/01/24	666,788.75	0.41272322	275,199.20
05/01/25	108,981.25	0.40326750	43,948.60
11/01/25	708,981.25	0.39402842	279,358.76
05/01/26	94,881.25	0.38500101	36,529.38
11/01/26	744,881.25	0.37618043	280,209.75
05/01/27	79,443.75	0.36756193	29,200.50
11/01/27	829,443.75	0.35914088	297,887.16
05/01/28	61,631.25	0.35091276	21,627.19
11/01/28	831,631.25	0.34287316	285,144.03
05/01/29	43,343.75	0.33501775	14,520.93
11/01/29	873,343.75	0.32734230	285,882.36
05/01/30	23,631.25	0.31984271	7,558.28
11/01/30	1,018,631.25	0.31251494	318,337.48
	<b>26,134,912.42</b>		<b>15,678,269.85</b>

Issue Price Calculation	
+ Par Amount of Issue	15,035,000.00
+ Accrued Interest	0.00
+/- Original Issue Prem/(Disc)	643,269.85
<b>Issue Price:</b>	<b>15,678,269.85</b>
- Qualified Guarantee	0.00
<b>Adjusted Issue Price:</b>	<b>15,678,269.85</b>
Present Value Result:	15,678,269.85
Variance:	0.00
<b>Arbitrage Yield:</b>	<b>4.689551%</b>

**\$15,035,000**  
**Northern Inyo County Local Hospital District**  
**Election of 2005, Series 2005 General Obligation Bonds**

<b>Schedule F1 - Building Fund</b>	<b>Fund 1</b>
<b>Remaining Balance Analysis</b>	

<b>Summary- Fund 1</b>	
Gross Earnings:	\$1,309,602.85
Internal Rate of Return:	4.635464%
Excess Earnings:	(\$15,873.28)

Security Type	Par Amount	Coupon	Maturity Date	Settlement Date	Settlement Price	Yield	Accreted Price	Accrued Interest	Computation Date Value
BNY MM	6,743,527.15	VAR	N/A	N/A	100.000	VAR	100.000	31,500.24	6,775,027.39

Value as of September 28, 2007: **6,775,027.39**

\$15,035,000

Northern Inyo County Local Hospital District  
Election of 2005, Series 2005 General Obligation Bonds

**Schedule F2 - Building Fund** **Fund 1**  
**Net Nonpurpose Investments Cash Flow**

Date	Description	Net Nonpurpose Investments Cash Flow	Muni-Days/ Computation Date	Rebate Calculations		IRR Calculations	
				FV Factor @ 4.689551%	FV As Of 09/28/07	FV Factor @ 4.635464%	FV As Of 09/28/07
09/28/05	Deposit	(15,035,000.00)	720	1.09714166	(16,495,524.91)	1.09598251	(16,478,096.97)
10/25/05	W/D	82.00	693	1.09333401	89.65	1.09222217	89.56
11/16/05	Reimb	(50.00)	672	1.09038163	(54.52)	1.08930638	(54.47)
11/25/05	W/D	230.59	663	1.08911877	251.14	1.08805914	250.90
12/27/05	W/D	225.59	631	1.08464043	244.68	1.08363607	244.46
01/25/06	W/D	225.59	603	1.08073699	243.80	1.07978063	243.59
02/27/06	W/D	237.64	571	1.07629312	255.77	1.07539121	255.56
03/27/06	W/D	237.64	541	1.07214358	254.78	1.07129234	254.58
04/25/06	W/D	237.64	513	1.06828512	253.87	1.06748082	253.68
05/25/06	W/D	239.96	483	1.06416646	255.36	1.06341210	255.18
06/26/06	W/D	239.96	452	1.05992719	254.34	1.05922404	254.17
07/25/06	W/D	239.96	423	1.05597671	253.39	1.05532112	253.23
08/25/06	W/D	242.49	393	1.05190550	255.08	1.05129874	254.93
09/25/06	W/D	237.49	363	1.04784999	248.85	1.04729169	248.72
10/25/06	W/D	237.49	333	1.04381012	247.89	1.04329992	247.77
11/27/06	W/D	240.15	301	1.03951808	249.64	1.03905880	249.53
12/26/06	W/D	302.15	272	1.03564367	312.92	1.03523018	312.79
01/18/07	W/D	539,908.37	250	1.03271410	557,570.99	1.03233512	557,366.37
01/25/07	W/D	240.15	243	1.03178370	247.78	1.03141566	247.69
02/25/07	W/D	184.62	213	1.02780577	189.75	1.02748440	189.69
02/28/07	Uninvested Cash <sup>1</sup>	23,926.45	208	1.02714427	24,575.92	1.02683065	24,568.41
03/12/07	Uninvested Cash <sup>1</sup>	187.34	196	1.02555842	192.13	1.02526334	192.07
03/26/07	W/D	1,441,334.22	182	1.02371135	1,475,510.20	1.02343784	1,475,115.98
04/27/07	W/D	787,802.77	151	1.01963324	803,269.89	1.01940722	803,091.83
05/17/07	W/D	2,442,922.24	131	1.01701083	2,484,478.36	1.01681524	2,484,000.57
07/02/07	W/D	984,384.51	86	1.01113503	995,345.66	1.01100737	995,219.99
07/24/07	W/D	1,007,593.40	64	1.00827479	1,015,931.02	1.00818005	1,015,835.57
08/22/07	W/D	1,042,304.15	36	1.00464618	1,047,146.88	1.00459308	1,047,091.53
09/21/07	W/D	1,295,380.90	7	1.00090174	1,296,548.99	1.00089145	1,296,535.67
09/28/07	Balance <sup>2</sup>	6,775,027.39	0	1.00000000	6,775,027.39	1.00000000	6,775,027.39
<b>Earnings:</b>		<b><u>1,309,602.85</u></b>		<b>Excess Earnings:</b>	<b><u>(15,873.28)</u></b>		<b><u>0.00</u></b>

<sup>1</sup> At the Issuer's direction, such amounts were held in a General Cash Account as cash (not invested).

<sup>2</sup> See Schedule F1 - Remaining Balance Analysis.



**THIS SHEET  
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LEASE AGREEMENT NO.: 012198

ACCOUNT NO.: 717372

CUSTOMER NO.: 658096

**RETURN EQUIPMENT TO ModSpace:**

BAKERSFIELD  
 7100 DISTRICT BLVD.  
 BAKERSFIELD  
 CA 93313  
 Telephone: 661-397-3833  
 1-800-523-7918  
 Fax: 661-397-4019

Modular Space Corporation, a Delaware corporation ("ModSpace") hereby leases the equipment specified below (the "Equipment") to:

NORTHERN INYO COUNTY LOCAL HOS  
 150 Pioneer Lane  
 BISHOP  
 CA 93512  
 Customer Contact: Scott Hooker  
 Telephone: 760-873-2832  
 P.O. #: To be Provided

The Equipment will be located at (subject to Section 4 on attached page):

150 Pioneer Lane  
 BISHOP  
 CA 93512

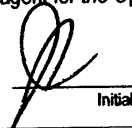
Customer hereby leases Equipment from ModSpace for a minimum period of 60 months (the "Minimum Lease Period") from the start of the lease term in accordance with the terms and conditions of this Lease Agreement including the terms and conditions set forth on the attached page (this "Lease"). Rental month is defined as a thirty-day period.

Customer agrees to pay ModSpace without demand and in advance the monthly rental and other charges on the due dates set forth in this Lease. The anticipated delivery date for the Equipment, subject to Section 3(c) on the attached page, will be on or about the 10th day of March, 2008.

Customer hereby accepts the Damage Waiver subject to Section 10 on the attached page.

  
 Initial

Customer has elected to enroll in the Optional Insurance Program subject to Section 10 on the attached page. Customer hereby acknowledges that Customer has received and read the Outline of Coverage and has been given opportunity to discuss coverage and all other issues with a designated licensed insurance agent for the Optional Insurance Program.

  
 Initial

Unit	Class	Width	Length	Serial No.	Monthly	Weekly	Daily	Insurance Value
000000					\$2,148.00	\$494.33	\$70.62	\$0
000000					\$2,148.00	\$494.33	\$70.62	\$0
000000					\$2,148.00	\$494.33	\$70.62	\$0
000000					\$2,148.00	\$494.33	\$70.62	\$0
000000					\$2,148.00	\$494.33	\$70.62	\$0
000000					\$2,148.00	\$494.33	\$70.62	\$0

ONE TIME CHARGES	
<b>INSTALLATION</b>	
BLOCK AND LEVEL (Qty: 1 at \$25,747.00)	\$25,747.00
RAMP ASSEMBLY (Qty: 1 at \$15,547.00)	\$15,547.00
ELECTRICAL (Qty: 1 at \$27,195.00)	\$27,195.00
PLUMBING (Qty: 1 at \$13,125.00)	\$13,125.00
<b>INSTALLATION SITE MANAGEMENT</b>	
(Qty: 1 at \$29,933.00)	\$29,933.00
INSTALL SKIRTING - WOOD (Qty: 1 at \$3,823.00)	\$3,823.00
ANCHORS (CODE) - ASPHALT	
(Qty: 1 at \$2,925.00)	\$2,925.00
<b>DELIVERY</b>	
BUILDING DELIVERY (Qty: 1 at \$7,500.00)	\$7,500.00
<b>OTHER SERVICES</b>	
BLUEPRINT CHARGES (Qty: 1 at \$950.00)	\$950.00
<b>Total</b>	<b>\$126,745.00</b>

MONTHLY CHARGES	
COMPLEX	\$12,888.00
<b>Insurance/Waiver Charges</b>	
Optional Insurance	
(Units: 6 at \$0.65 = \$3.90 per day)	\$117.00
Damage Waiver	
(Units: 6 at \$1.00 = \$6.00 per day)	\$180.00
<b>Total</b>	<b>\$13,185.00</b>

DAILY: \$423.72  
 WEEKLY: \$2,965.98



LEASE AGREEMENT NO.: 012198

ACCOUNT NO.: 717372

CUSTOMER NO.: 658096

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CA 93313  
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1-800-523-7918  
Fax: 661-397-4019

(Continued)

No agent, employee or representative of ModSpace has any authority to make any representation or warranty concerning the Equipment that is not specifically included in this Lease. Unless specifically identified in this Lease, this Lease supersedes all prior negotiations, proposals and documents. This Lease will not be subject to any additional provision that may be contained in the Customer's purchase order, although Customer's purchase order number may be used by the parties as a convenient reference for invoicing purposes.

(012) Tax rates may vary dependent upon confirmation of final delivery address. Any adjustment to the Tax rate imposed by city, county, state, or federal government or other taxing authority subsequent to the date of ModSpace' quotation, proposal, or commencement date of the Lease will be reflected on Customer's invoice. Customer is responsible for the payment of any increase in Taxes and such obligation supersedes any conflicting language contained in any Customer document.

(013) Any Value Added Products or services (including but not limited to holding tanks, ramps, security services) are products provided by a third party vendor. ModSpace will not be held responsible for the maintenance or servicing of such products. Customer will be responsible for any and all of the third party vendor's terms and conditions that typically govern the leasing and servicing of the equipment. The Customer understands that for their convenience ModSpace will coordinate the product or service and act as a billing agent for the third party vendor.

(014) ALL RIGHT, TITLE AND INTEREST OF MODULAR SPACE CORPORATION HEREUNDER HAS BEEN PLEDGED TO, AND IS SUBJECT TO THE SECURITY INTERESTS OF, BANK OF AMERICA, N.A., AS AGENT, PURSUANT TO THAT CERTAIN SECOND AMENDED AND RESTATED CREDIT AGREEMENT, DATED AS OF MARCH 30, 2007, AMONG MODULAR SPACE CORPORATION, CERTAIN OF ITS SUBSIDIARIES PARTY THERETO AS EITHER BORROWER OR GUARANTOR, BANK OF AMERICA, N.A., AS AGENT, AND THE LENDERS FROM TIME TO TIME PARTY THERETO, AS AMENDED, RESTATED OR OTHERWISE MODIFIED FROM TIME TO TIME. MODULAR SPACE CORPORATION SHALL HAVE NO RIGHT TO TRANSFER ITS RIGHT, TITLE OR INTEREST HEREUNDER TO ANY PARTY EXCEPT PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE RELEVANT LOAN DOCUMENTS.

Ge will supply the manifold upon delivery. There will be a \$550.00 charge for damaged manifold's.

DIG ALERT - FREE SERVICE-CALL 1-800-227-2600 AT LEAST 2 DAYS BEFORE DIGGING-  
obstructions, if any, within the proposed building envelope/work area to be located and marked by customer. Driver or Set Up Crew reserve the right to refuse installation, at the customers cost, if the area is not marked. All underground

The building must be returned cleaned or a cleaning fee will be charged.

Steps not returned will be billed at \$764.00 per set

CALIFORNIA CONTRACTORS STATE LICENSE BOARD Contractor Li-

cence# 410303. TRANSPORT INTERNATIONAL POOL INC. dba: MODULAR SPACE CORPORATION, 530 East Swedesford Road, Wayne, PA 19087. Business

Phone Number: (484) 254-0100

The pricing contained herein for the delivery, installation, modification, demobilization services (all as applicable) is not based on any prevailing, union, or minimum wage requirements. In the event such requirements are applicable, Customer will advise ModSpace, in writing, prior to any Customer acceptance of quotation and/or issuance of award. ModSpace will be given the opportunity to provide Customer revised pricing incorporating such applicable wage determination. In the event that ModSpace is not advised of such wage determination until after Customer's issuance and/or ModSpace' acceptance of award, ModSpace will (a) require the contract amount be adjusted via signed change order to account for the difference in such wage determination prior to performance of any its services, or (b) rescind it quotation/acceptance without incurring any ramification or liability.

Furnishings such as cabinets, countertops and cubbies may contain particleboard, which often includes a urea-formaldehyde binder. At your option and expense, we are able to make available to you "no-formaldehyde" furnishings (for instance, metal-based) or "reduced formaldehyde" furnishings (for instance, those that substitute, for particleboard, phenol-formaldehyde plywood or oriented strand board.)

Nearly all carpeting contains styrene-butadiene rubber ("SBR"). When new carpeting is being installed in the modular building being delivered to you, the building should receive a minimum of 72 hours of airing-out time under well ventilated conditions after carpet installation and before you permit occupancy of the building.

ModSpace will provide all permits necessary for the manufacture and delivery of the module(s) to the site. The Buyer/Lessee shall obtain and be responsible for all permits pertaining to the building, installation, site work and occupancy.

In an "Operating Lease" transaction, ModSpace will maintain the building(s) in a good operating condition throughout the lease term. However, the Lessee will be responsible for normal maintenance such as changing HVAC filters, light bulbs, janitorial services, and other minor repairs.

Lessee will provide Lessor with satisfactory evidence of insurance during the lease term. Evidence of insurance shall be delivered to the Lessor prior to Lessee of the equipment, and said evidence shall name Lessor as Sole Additional Insured and Loss Payee.

Termination for any reason whatsoever, will result in termination charges. Said charges consist of the remaining principle balance of the delivery and installation which have been added to and are part of the monthly rate. In addition, return and dismantle charges will be billed at cost +25%.

MedBuild/ModSpace Proposal dated 12/13/07 is incorporated into and made part of this agreement. Proposal is attached.



LEASE AGREEMENT NO.: 012198

ACCOUNT NO.: 717372

CUSTOMER NO.: 658096

**RETURN EQUIPMENT TO ModSpace:**

BAKERSFIELD  
7100 DISTRICT BLVD.  
BAKERSFIELD  
CA 93313  
Telephone: 661-397-3833  
1-800-523-7918  
Fax: 661-397-4019

(Continued)

The attached page contains Terms and Conditions that form an integral part of this Lease. Those terms and conditions include but are not limited to disclaimers of warranties of merchantability and fitness and limitations on damages. The only other documents that form a part of this lease are: US20021216.NONE

Signed by duly authorized agents, with the intent to be legally bound, this 20<sup>th</sup> day of Dec, 2007

By \_\_\_\_\_  
Modular Space Corporation AUTHORIZED AGENT

By *John Halfer*  
CUSTOMER OR AUTHORIZED AGENT

Name Ken Robinson

Name *John Halfer*  
(please print)

Accepted and Del. By: \_\_\_\_\_  
Freight Vendor

Date: \_\_\_\_\_

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Received and Accepted By: \_\_\_\_\_  
Name: \_\_\_\_\_  
(please print)

Date: \_\_\_\_\_

**TERMS AND CONDITIONS OF LEASE AGREEMENT**

1. **Lease**

This transaction is a lease as defined by the Uniform Commercial Code as enacted in Pennsylvania and not a sale. Customer does not acquire through this Lease or by payment of rental under this Lease any right, title or interest in or to the Equipment, except the right to possess and use the Equipment so long as Customer is not in default under this Lease.
2. **Rental and Other Payments**
  - (a) The start of the lease term is the date on which ModSpace substantially completes its scope of work for installation, unless otherwise agreed to among the parties. Monthly rental will accrue through and including the month in which the later of the Return Date or End of the Term occurs. The "Return Date" is the date on which the Equipment is returned to ModSpace in accordance with the terms of this Lease. The "End of the Term" is the date on which the term of this Lease is to expire, either originally, under a renewal term or under month-to-month renewals as contemplated by this Lease. Rental and such other charges will be prorated on a daily basis where necessary. Unless otherwise specified in this Lease, charges for delivery and installation, initial month's rent and any applicable initial charges for the Optional Insurance Program and Damage Waiver will be due and payable at the start of the lease term, and charges for teardown and return will be due and payable at the earlier of the Return Date or the End of Term. After payment of the initial month's rent, each month's rent thereafter is due and payable without demand and in advance (i) at the end of each thirty (30) day period following the commencement of the lease term, if a rental month is defined on the first page of this Lease as a thirty-day period or (ii) on the first of each month immediately following the month in which this lease commences, if a rental month is defined on the first page of this Lease as a calendar month. All other sums payable by Customer under this Lease are due and payable when invoiced. Unless agreed otherwise, all payments made under this Lease will be made by Customer's check drawn on its regular bank checking account or such other form of payment as is acceptable to ModSpace. All payments by Customer will be made without setoff or deduction of any kind.
  - (b) Customer will pay ModSpace for any and all sales and use taxes, other direct taxes and registration fees imposed by any city, county, state, or federal government or other taxing authorities and related directly or indirectly to the Equipment or its use, excluding federal or state taxes relating to income (all of the foregoing that Customer is to pay, "Taxes"). Taxes may be allocated by ModSpace on either an individual or prorated basis for any item of Equipment based on purchase price, value, possession, use, location, rentals, delivery or operation of such Equipment. Taxes may include an allocation (b) Customer will pay ModSpace for any and all sales and use taxes, other direct taxes and registration fees imposed by any city, county, state, or federal government or other taxing authorities and related directly or indirectly to the Equipment or its use, excluding federal or state taxes relating to income (all of the foregoing that Customer is to pay, "Taxes"). Taxes may be allocated by ModSpace on either an individual or prorated basis for any item of Equipment based on purchase price, value, possession, use, location, rentals, delivery or operation of such Equipment. Taxes may include an allocation on a statewide basis of locally imposed taxes. Customer's obligations under this Subsection will survive the termination of this Lease.
  - (c) For Customer's convenience, ModSpace intends to issue invoices for amounts due under this Lease. If Customer fails to pay any amount due within twenty (20) days of the due date, ModSpace may impose a charge on such amount at one and one-half percent (1-1/2%) per month or the highest rate permitted by law, whichever is lower, from the due date until payment in full is received by ModSpace.
  - (d) When the Lease term exceeds eleven (11) months, the rental charge may, at ModSpace's option, be adjusted upward, based upon the Consumer Price Index, All Urban Consumers, U.S. City Average, All Items ("CPI") (United States Bureau of Labor Statistics or such other index as may succeed the CPI), as follows: For each change of one percent (1%) in the CPI from the CPI as available immediately prior to the start date of this Lease, the rental rate will be adjusted by a factor of one percent (1%). Any adjustment will take effect at six (6) months following the start date of this Lease and will be further adjusted each six (6) months thereafter. The adjustment will be based on the most recent CPI indices available prior to the invoice in which an adjustment is made.
  - (e) From time to time, at ModSpace's option, ModSpace may add additional costs and expenses, including but not limited to increases in fuel costs and/or other operating costs and expenses ("Additional Operating Costs") to the rental charges and other payments that Customer must pay to ModSpace under this Lease, said Additional Operating Costs will be calculated by ModSpace, in its sole discretion, as a result of increases in ModSpace's costs and expenses.
3. **Delivery and Installation**
  - (a) Customer will provide free and clear access for delivery of the Equipment by standard mobile transport vehicles. Customer will be solely responsible, at its cost, for preparation of the site on which the Equipment is to be used (the "Site"), including any required structural or grade alterations and identification of utility lines. Customer will provide firm and level ground on no more than a six-inch (6") slope from one end to the other for safe and unobstructed installation for the Equipment. Site selection is the sole responsibility of Customer. **ModSpace ASSUMES NO LIABILITY NOR OFFERS ANY WARRANTY FOR THE FITNESS OR ADEQUACY OF, OR THE UTILITIES AVAILABLE AT THE SITE.**
  - (b) Customer will have sole responsibility, at Customer's cost, to obtain any and all licenses, titles, building and other permits and any other approvals and certificates as may be required by law or otherwise for the installation and placement of the Equipment and Customer's lawful operation, possession or occupancy of the Equipment. Customer agrees that all certificates of title or registration applicable to the Equipment will reflect ModSpace's ownership of the Equipment.
  - (c) ModSpace's delivery of the Equipment is subject to delays in manufacturing, modification, delivery or installation due to fire, flood, windstorm, riot, civil disobedience, strike or other labor actions, acts of God, or any circumstances beyond ModSpace's control (including but not limited to breaches by ModSpace's sub-contractors or manufacturers) which delay the manufacture or modification of products or the making of deliveries in the normal course of business.
  - (d) The prices for delivery, installation, teardown, return delivery and other "one-time" charges, the due dates of such charges and the start date of this Lease assume accuracy of the information given to ModSpace with respect to Site conditions and locations and are subject to adjustment to the extent that the timing of or physical nature of access to the Site is or becomes limited, the Site does not have adequate load bearing or topographic qualities or is otherwise not properly prepared, utilities are not correctly located, provision of utilities is not timely or applicable licenses or permits are not provided in a timely manner or Customer otherwise delays completion of ModSpace's scope of work.
  - (e) ModSpace may suspend work at the Site if ModSpace deems the Site to be unsafe.
4. **Maintenance of Equipment**
  - (a) Customer will not move or in any way modify the Equipment without written consent of ModSpace. Notwithstanding ModSpace's consent to Customer's modification of the Equipment, Customer is liable for the cost of the removal of such modification or restoration of the Equipment upon the termination of this Lease for the modified Equipment. ModSpace may place its name on the Equipment, and Customer will assure that such name is not removed or concealed in whole or in part.
  - (b) Customer, at Customer's sole cost, will keep the Equipment at all times until the Return Date in good repair and operating condition, subject to ordinary wear and tear, and free of any and all liens and encumbrances. ModSpace will have the right to inspect the Equipment from time to time until the Return Date and if ModSpace believes the Equipment to be misused, abused or neglected, ModSpace may summarily remove and repossess the Equipment at Customer's cost.
  - (c) Customer will perform, execute and comply with all Laws which in any way affect the use, operation, maintenance, or storage of the Equipment. "Laws" means all laws, rules, regulations or orders of any governmental agency or instrumentality of the United States, Canada, any state, province, municipality or other local government and all orders, writ and decrees of any court, tribunal or administrative agency, in any case which now exist or hereafter arise (including but not limited to laws governing Hazardous Substances and other environmental risks and the Americans with Disabilities Act). Customer will not make or permit any unlawful use or handling of the Equipment.
  - (d) **HAZARDOUS SUBSTANCES.** (i) "Hazardous Substances" means hazardous, toxic, radioactive or bio-hazardous substances or petroleum products. (ii) Customer will not use or store Hazardous Substances in the Equipment, except such substances and in such quantities as would be normal in the operation of a commercial office. Customer will not locate the Equipment at a remediation or nuclear site or use the Equipment for medical laboratory testing. (iii) Ordinary wear and tear does not include contamination by Hazardous Substances. If any returned Equipment is found to have been contaminated by Hazardous Substances during Customer's possession, ModSpace may charge Customer for the cleanup or may require Customer to purchase the Equipment at the then current market price charged for an uncontaminated unit.
  - (e) Customer agrees that the Equipment leased hereunder will not be occupied by any person other than Customer or its agents, employees or invitees. The Equipment will not be used for residential or dormitory purposes.
5. **NO WARRANTY FOR MERCHANTABILITY OR FITNESS**

**THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, AND ALL WARRANTIES OF ANY KIND, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE, ARE HEREBY EXCLUDED BOTH AS TO THE EQUIPMENT AND AS TO ANY INSTALLATION, MAINTENANCE OR REPAIR WORK PERFORMED BY ModSpace ON THE EQUIPMENT.**
6. **Limitation of Damages**

Customer does hereby expressly waive any and all claims and demands for loss of profits or other alleged consequential, incidental or punitive damages arising out of or in connection with this Lease. ModSpace is not liable for any loss or damage to any property stored, located or transported in, upon, under or around any Equipment and Customer does hereby waive any and all claims and demands for any such loss or damage.

**TERMS AND CONDITIONS OF LEASE AGREEMENT****7. End of Lease**

(a) Unless specified otherwise, Customer must give ModSpace sixty (60) days' prior written notice of the date on which the Equipment is to be returned.  
(b) If Customer, without any further written agreement, continues to possess or occupy the Equipment after the expiration of the initial and any renewal term of Lease, with or without consent of ModSpace, Customer will then be deemed to have renewed this Lease on a month-to-month basis subject to such rate as ModSpace declares to be in effect (and in the absence of such declaration at the last monthly rate applicable to the Equipment), and ModSpace may terminate such month-to-month extensions at any time.  
(c) If, at any time after the initial or any renewal term (or at ModSpace's request at any time this Lease is on a month-to-month basis), ModSpace requests the return of the Equipment, Customer will return the Equipment to ModSpace, within five (5) days, at ModSpace's designated address, at Customer's sole cost. Missing accessories, attachments or other items, repairs of any kind and restoration to original specifications whether due to Customer alterations or otherwise will remain the sole responsibility of Customer, normal wear and tear excepted.

(d) Customer may terminate this Lease prior to the expiration of the Minimum Lease Period, subject to all terms and conditions of this Lease, and the Customer will pay (in addition to tear-down and return charges) the following termination charges:

- i) If Customer is the first user of the Equipment: the remaining unpaid rental charges for the Minimum Lease Period;
- ii) If Customer is not the first user: (A) if the remaining Minimum Lease Period ("MLP") is less than three (3) rental months, four (4) times the Adjusted Weekly Lease Charge ("AWLC"); (B) if the remaining MLP is between three (3) rental months and six (6) rental months, inclusive, eight (8) times the AWLC; if the remaining MLP is more than six (6) rental months but one (1) year or less, twelve (12) times the AWLC; if the remaining MLP exceeds one (1) year, fourteen (14) times the AWLC for each year, or portion thereof, of the portion of the remaining MLP cancelled.
- iii) The "Adjusted Weekly Lease Charge" or "AWLC" means the Weekly Lease Charge less that portion representing amortization of any delivery, set-up, teardown, return or similar one-time charges and customer-requested modifications not provided as a separate charge under the terms of this Lease (the "Amortized One-Time Costs") In addition, Customer will pay in full the unpaid Amortized One-Time Costs. In no case will the termination charges be in excess of the rental charge for the remainder of MLP.

**8. Indemnification**

Customer hereby specifically indemnifies, agrees to defend and holds harmless ModSpace, its employees and agents from any and all loss, claims, liabilities, damages, fines, forfeitures, seizures, penalties and expenses (including attorneys' fees and investigative costs) (collectively "Losses") that may arise from or in connection with:

- (a) The loss of or damage to the Equipment prior to the Return Date because of collision, fire, lightning or theft, flood, windstorm or explosion, civil disturbance or riot or any other peril or casualty;
  - (b) The death of or injury to, including but not limited to, damage to the property of, any person (other than the Equipment) as a result of, in whole or in part, the use or condition prior to the Return Date of the Equipment;
  - (c) Any act or omission of Customer in violation of this Lease;
  - (d) The actual or alleged storage, maintenance, use, handling, repair, or operation of the Equipment, prior to the Return Date, including but not limited to any failure to use anchor straps, any work done on, or any materials supplied to or in connection with the operation, maintenance, possession or storage of the Equipment and any loss or damage to anything stored in any of the Equipment; and
  - (e) Any damage to Customer's property or the property of any third parties incurred during or in connection with the fulfillment of Customer's obligations by or on behalf of ModSpace or the repossession or return of Equipment by ModSpace in accordance with the terms of this Lease.
- The obligations contained in this Section 8 will survive expiration or termination of the term of this Lease and the Return Date. The indemnifications contained in this Section 8 will apply to any Losses whether they are asserted before or after the Return Date.

**9. Insurance**

(a) Customer, at Customer's sole cost, will procure and keep in full force and effect, from the initial delivery date until the return of all Equipment the following policies of insurance satisfactory to ModSpace as to the insurer and as to the form and amount of coverage, with premiums prepaid:

- i) Commercial General Liability Insurance with a minimum combined single limit of \$1,000,000 per occurrence, written on an occurrence form, including coverage for premises, operations, contractual liability, broad form property damage, independent contractors and personal injury liability, naming ModSpace as an additional insured.
  - ii) Commercial Property Insurance protecting against all loss and damages, at full replacement cost, sustained or suffered due to the loss of or damage to the Equipment as a result of collision, fire, lightning, theft, flood, windstorm, explosion or any other casualty, naming ModSpace and Bank of America, N.A. as a loss payee.
- (b) Customer will deliver certificates evidencing all such insurance to ModSpace within fourteen (14) days after delivery of the Equipment to Customer's site, time being of the essence; except that, if Customer elects to enroll in the Optional Insurance Program or the Damage Waiver Option, Customer will not have to deliver certificates of insurance to ModSpace for the type of risks covered by the Optional Insurance Program or Damage Waiver Option as elected by Customer. Each certificate will state that such insurance will not terminate or be materially changed without thirty (30) days' prior written notice to ModSpace.
- (c) If Customer fails to deliver the insurance certificate as required by paragraph (b) on the date required, Customer will be in default under this Lease. In addition to all the other remedies for default under this Lease, ModSpace may (i) impose upon Customer a one-time fee for insurance processing of One Hundred Dollars (\$100) and (ii) assess as additional rent an uninsured lessee fee of ten percent (10%) of the monthly rental from the start of the lease term until the required insurance certificate is delivered to ModSpace.
- (d) Obtaining insurance as described above, including the Optional Insurance Program, will not affect Customer's obligations and indemnities under this Lease, and the loss, damage to, or destruction of any of the Equipment will neither terminate this Lease nor, except to the extent that ModSpace is actually compensated by insurance paid for by Customer, relieve Customer of any of Customer's liability under this Lease.

**10. Optional Insurance and Damage Waiver**

- (a) In certain circumstances, Customer may choose (i) to enroll in an Optional Insurance Program to cover general liability risks (the "Optional Insurance Program") or (ii) to accept a Damage Waiver Option to cover damage to the Equipment (the "Damage Waiver Option") or (iii) to elect both options. If the Optional Insurance Program or the Damage Waiver Option is available and Customer, in writing prior to delivery of the Equipment to the site, elects to enroll in the Optional Insurance Program or accept the Damage Waiver Option, then, Section 10(b) will apply if Customer elects to enroll in the Optional Insurance Program and, Section 10(c) will apply if Customer accepts the Damage Waiver Option.
- (b) The Optional Insurance Program is fully described in an Outline of Coverage ("the "Outline of Coverage") which Customer has received and reviewed prior to any election to enroll in the Optional Insurance Program. All questions regarding the Optional Insurance Program will be answered by the qualified licensed insurance agent identified in the Outline of Coverage. If Customer properly elects to enroll in the Optional Insurance Program, so long as such coverage is still in full force and effect, Customer will not be required, under this Lease, to carry additional commercial liability insurance as required by Section 9(a)(i).
- (c) If the Damage Waiver Option is properly elected and so long as Customer timely pays the additional fee specified for such Damage Waiver Option, Customer will not be required, under the terms of this Lease, to carry any additional commercial property insurance as required by Section 9(a)(ii) and Customer will not be liable to ModSpace in excess of \$500 per unit of Equipment for loss or damage specified in Section 8(a), except Customer will not be relieved of liability if Customer violates any other provision of this Lease.
- THE DAMAGE WAIVER IS NOT INSURANCE COVERAGE.**
- (d) Customer's coverage under the Optional Insurance Program or acceptance of the Damage Waiver Option may be cancelled by either party and rates for coverage under the Optional Insurance Program or fees for the Damage Waiver Option may be changed upon thirty (30) days' prior written notice. If the Optional Insurance Program or Damage Waiver Option is, for any reason, cancelled, Customer will provide to ModSpace evidence of policies of insurance as set forth in Sections 9(a)(i) or 9(a)(ii), as appropriate, within ten (10) days prior to the effective date of such cancellation.
- (e) The coverage provided under the Optional Insurance Program and the limitation of liability under the Damage Waiver Option does not extend to the transportation of Equipment or its contents and, only extends to Equipment installed on ground level.
- (f) The Damage Waiver Option will not be binding upon ModSpace unless any loss, damage, injury or claim is reported to ModSpace in writing within seventy-two (72) hours of the occurrence of any such event. Customer will also provide any information in regard to such event that ModSpace reasonably requests.

**TERMS AND CONDITIONS OF LEASE AGREEMENT**

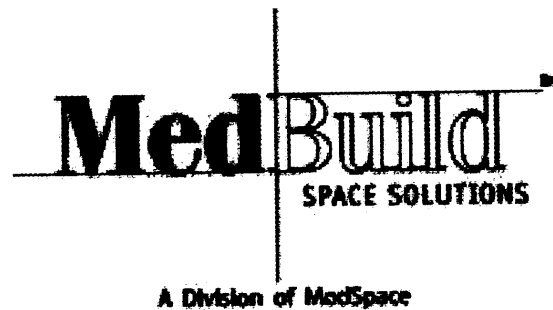
- 11. Default**  
The occurrence of one or more of the following in clauses (a) - (e) below will constitute an Event of Default under this Lease:
- (a) Customer fails to pay when due any rental payment or any other payment due under this Lease or fails to perform its obligations under Section 9 of this Lease;
  - (b) Customer fails to perform or observe any other term or condition under this Lease and such failure remains unremedied for more than ten (10) days after such failure to perform or observe;
  - (c) Customer or any person or entity which controls more than fifty percent (50%) of Customer's equity (a "Control Person") or any guarantor of any of Customer's obligations hereunder (a "Guarantor") (i) becomes insolvent, (ii) becomes subject to any voluntary or involuntary bankruptcy or reorganization proceedings, (iii) commits an act of bankruptcy, (iv) makes an assignment for the benefit of creditors, (v) appoints or submits to the appointment of a receiver for all or any of its assets, (vi) admits in writing its inability to pay its debts as they become due or (vii) enters into any type of voluntary or involuntary liquidation or dissolution;
  - (d) Customer, any Control Person or any Guarantor defaults under any other agreement with ModSpace or any affiliate of ModSpace; and
  - (e) Any letter of credit, guaranty or other security given to secure the performance of Customer's obligations under this Lease expires, terminates or in the reasonable opinion of ModSpace becomes worthless. Upon the occurrence of an Event of Default, ModSpace will have the option to declare the entire balance of rent for the remainder of the stated lease term immediately due and payable and to accelerate and make immediately due and payable any other amounts owing under this Lease. ModSpace will also have the option to retake and retain any or all of the Equipment free of all rights of Customer without any further liability or obligation to redeliver any of the Equipment to Customer, and Customer hereby grants ModSpace the right to enter upon any premises where all or any of the Equipment is located in order to take possession of and remove such Equipment. (Notwithstanding the foregoing, if an Event of Default occurs under clause (c) above, such accelerations will occur automatically without the need for declaration.) Customer will pay to ModSpace on demand all fees, costs and expenses incurred by ModSpace in enforcing its rights under this Lease, including without limitation reasonable attorneys' fees. The remedies provided in favor of ModSpace will be cumulative and in addition to all other remedies provided in this Lease or existing at law or in equity. No action taken by ModSpace pursuant to this Section 11 or Section 13 will release Customer from Customer's covenants, obligations and indemnities provided under this Lease, including but not limited to Customer's obligation for the payment of rentals provided in this Lease. ModSpace retakes possession of the Equipment or any part of the Equipment and there is at the time of such retaking, in, upon or attached to such repossessed Equipment, any other property, goods or things of value owned by Customer or in the custody or control of Customer, ModSpace is authorized to take possession of such other property, goods or things and hold the same for Customer, at Customer's sole cost, either in ModSpace's possession or in public storage, at ModSpace's sole discretion.
- 12. ModSpace' Right To Cure**  
If Customer defaults in any of its obligations under this Lease, whether or not an Event of Default then exists, ModSpace may pay all amounts or perform or cause to be performed all obligations required to be paid or performed by Customer under this Lease and recover from Customer as additional rent all amounts so paid or the reasonable value of all services so performed.
- 13. Set-Off**  
Without limiting any other provision of this Lease, upon the occurrence of an Event of Default, ModSpace will have the immediate right, without notice, demand or other action, to set-off against Customer any amounts ModSpace may hold as prepayments or deposits for ModSpace liabilities to Customer whether or not then due to Customer. Unless otherwise prohibited by law, ModSpace will be deemed to have exercised such right to set-off and to have made a charge against any such sums immediately upon the occurrence of any Event of Default by Customer.
- 14. Assignment, Amendment, Modification, Miscellaneous**
- (a) Customer will not have the right to assign this Lease or to sublet, rent or otherwise hire out or transfer possession of any of the Equipment to any person or entity other than ModSpace, without the prior written consent of ModSpace. ModSpace may assign this Lease and the rentals reserved under this Lease. If ModSpace makes such an assignment, the assignee will acquire all rights and remedies possessed by or available to ModSpace under this Lease.
  - (b) This Lease contains the entire agreement between the parties pertaining to the subject matter of this Lease. No agreements, representation or understandings not specifically contained in this Lease will be binding upon any of the parties hereto unless reduced to writing and signed by the parties to be bound thereby. Any amendment, modification or addendum to this Lease will not be binding on ModSpace unless signed by an authorized officer of ModSpace. This Lease will be governed as to its construction, interpretation and effect by the laws of the Commonwealth of Pennsylvania without regard to principles of choice of laws.



# **NORTHERN INYO HOSPITAL**

**Proposed Solution  
For the Construction of a  
72' x 60' Modular Healthcare Building**

**By**



**December 13, 2007**



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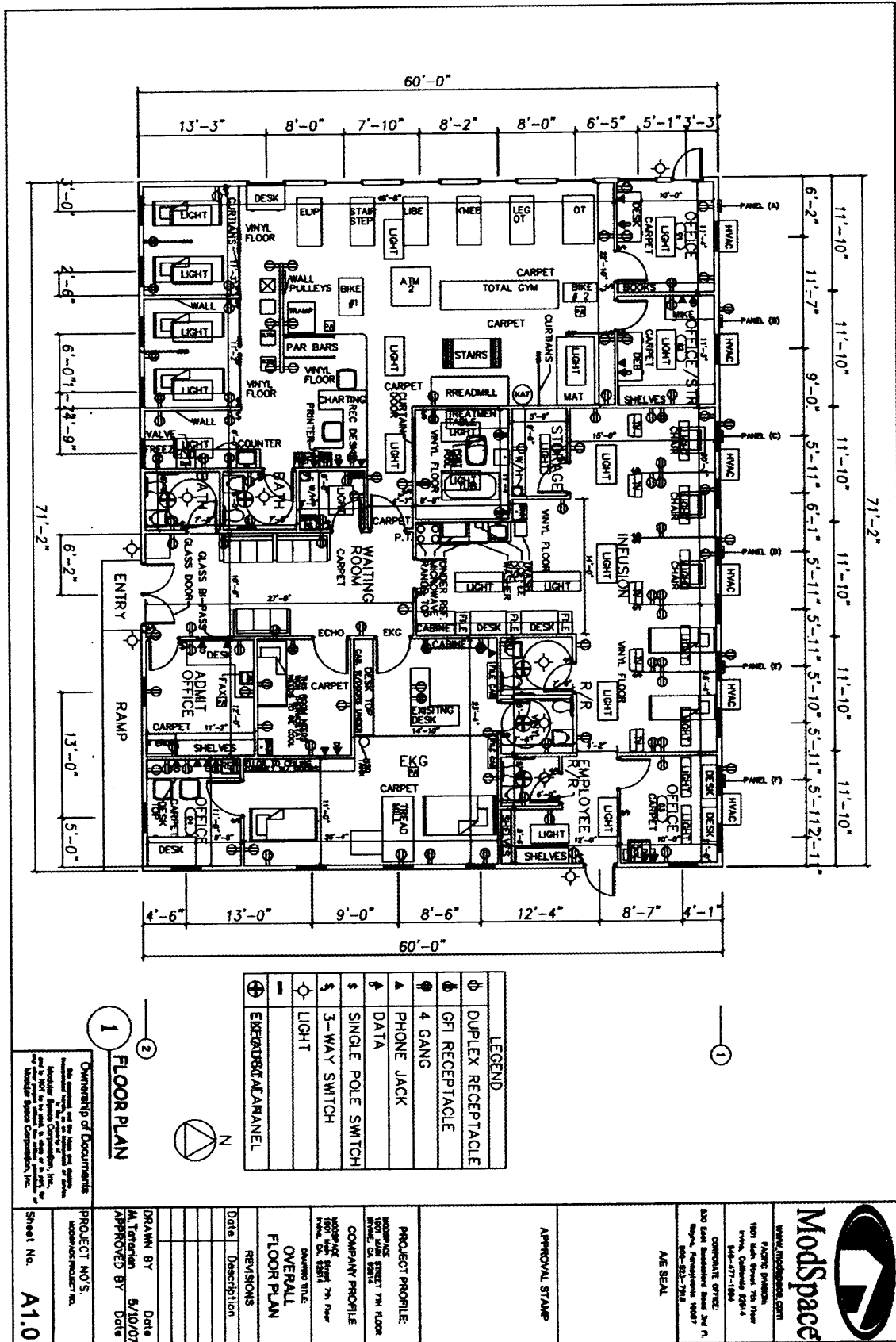
## **Proposed Solution**

### **Project Description**

Northern Inyo Hospital in Bishop, CA wishes to build a single story Modular Building for clinical uses.

The building will be constructed of multiple modular components and consist of:

1. Reception/Waiting Areas
2. Admittance Office
3. Restrooms
4. General Offices
5. Infusion
6. Physical Therapy
7. EKG Area
8. Storage
9. Janitor Closet



**DELINEATION OF RESPONSIBILITIES**

Northern Inyo Hospital  
Bishop, California

General Conditions					
1	Permits-State	X			
2	Permits-Building		X		Modular Building Only
3	Permits-Electrical	X			
4	Permits-Plumbing	X			
5	Permits-Occupancy	X			
6	Temporary Security Fence	X			By Customer If Required
7	Temporary Heat	X			
8	Temporary Lighting	X			
9	Dumpsters		X		For Modular building only
10	Signage	X			
11	Site Cleanup		X		For Modular building only
12	Tax	X			
13	Bid Bond			X	
14	Performance and Payment Bond			X	
15	Portable Restrooms During Construction		X		
16	Project Supervision and Management		X		Modular Building Only
Architecture and Engineering					
1	Modular Building Engineering		X		For Modular building only
2	Foundation Engineering		X		For Modular building only
3	Civil Engineering	X			
4	Site Utility Engineering	X			
5	Storm Water and Erosion Control Plan	X			
6	Surveying	X			
7	Locate Building Benchmark	X			
8	Soil Testing	X			
9	Controlled Inspections	X			
Building					
1	Building Manufacturing		X		
2	Building Certification		X		
3	Building Transportation to the Site		X		
4	Building Removal			X	Proposed at current rates at time of return
5	Building Return Transportation			X	Proposed at current rates at time of return.
6	Floor Covering		X		
7	Siding		X		

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8	Suspended Ceiling		X		
9	Exterior Lights on the Building		X		
10	Window Coverings		X		
11	Gutters and Downspouts	X			Proposed as Option
12	Furniture	X			
13	Accordion Partition			X	
14	Chalk/Tack Boards			X	
15	Custom Casework		X		Type II grade
16	Elevator			X	
17	Final Building Keying	X			
<b>Building Installation</b>					
1	Truck Set		X		
2	Interior and Exterior Seam		X		
3	Level Modular Units		X		
4	Anchor Modular Units		X		
5	Skirt Building		X		
<b>Decks, Steps and Ramps</b>					
1	Ramps		X		
2	Platforms		X		
3	Decks		X		
4	Canopies	X			
5	Footing and Foundations	X			
<b>Sitework</b>					
1	Site-Cleaning & Demo			X	
2	Site-Grading			X	
3	Site-Fill & Compact			X	
4	Site-Pave, Curb, Stripe	X			
5	Site-Storm Water Mgmt.	X			Gutters & Downspouts to Terminate at Grade –Proposed as Option
6	Site-Landscaping	X			By Customer If Required
7	Site-Light poles, etc.	X			By Customer If Required
8	Site-Natural Gas			X	
9	Retaining Wall			X	
10	Foundation		X		ABS pads over dirt or asphalt for Modular Building Only
11	Footings			X	For Modular Building Only
12	Concrete/Asphalt Walks	X			
13	Site Restoration During Installation			X	
14	Site Restoration, Lease Termination			X	
<b>Electric</b>					
1	Electrical - Building		X		Cross connection for modular building only

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2	Electrical Service	X			Electrical Service Extended to Within 5'-0" of Building by Customer
3	Electric-Connections	X			To Modular Building MDP
4	Electric-Interconnections		X		
5	Fire Alarms	X			Back Boxes By ModSpace; System Connection & Extension by Customer
6	Phone	X			Empty J-boxes provided per building spec.
7	Data	X			Empty J-boxes provided per building spec.
8	Nurse Call	X			Back boxes By ModSpace; System & Extension by Customer
9	Security System	X			
10	Clock System	X			
11	Test and Balance	X			Low Voltage Testing by Customer
<b>Plumbing</b>					
1	Plumbing - Building		X		
2	Plumbing Service	X			Plumbing Extended to Within 5'-0" of Building by Customer
3	Plumbing-Connections	X			
4	Plumbing-Interconnections		X		
5	Test and Sterilize	X			
<b>Mechanical</b>					
1	HVAC System		X		
2	HVAC Balancing		X		
3	HVAC Testing		X		
4	Sprinkler System		X		Final Connection to customer run site utility by customer.
5	Natural Gas			X	
<b>Misc.</b>					
1	None				

## **Building Specifications**

### **BUILDING TYPE**

- Type V Non Rated, California HCD Approved (1991 UBC and UMC, 1993 NEC, 1986 ANSD), Title 25, 90-mph wind and seismic Zone 4.

### **STRUCTURAL BUILDING FRAME**

- Shear wall, perimeter frame construction.

### **FLOOR CONSTRUCTION**

- 1 1/8" x 4 x 8 Sturdi Floor Plywood
- R-19 Un-faced insulation.

### **FLOOR FINISH**

- 26 oz. Glue Down Carpet
- VCT
- Sheet Vinyl
- 4" Cove Base

### **EXTERIOR WALL CONSTRUCTION**

- 2 x 6 HF #2 Wood Studs or better @ 16" o.c. (90 MPH, Exposure "C")
- R-19 Kraft Faced Insulation.

### **EXTERIOR WALL FINISH**

- 7/16" LP Smart Panel w/8" on center grooves

### **INTERIOR WALL CONSTRUCTION**

- 2 x 4 Wood Studs or better @ 16" o.c.
- 2 x 4 Wood Stud Blocking for W.I. Grade Cabinetry
- Additional Post Reinforcement for "Pulley Walls"
- R-11 Un-Faced insulation.

### **INTERIOR WALL FINISH**

- 1/2" x 4 x 8 Vinyl Wrapped Hampton Grey Gypsum to ceiling
- .090 FRP over gypsum backer w/ trim (to ceiling) in restrooms and Janitors.

### **INTERIOR CEILING**

- Suspended 2' x 4' Metal T-grid with acoustical tiles
- 8' A.F.F. (Nominal), 7' 11" Actual

### **ROOF CONSTRUCTION**

- Clear Span Steel Ridge Beam (Dual Slope)
- 40# Roof Load
- 2 x 8 Wood Rafters @ 24" o.c.
- R-30 Kraft faced insulation.
- 45 mil Black EPDM (Fully adhered w/ perimeter J-Rail)

#### CABINETRY

- Type II Grade HPL Custom Base Cabinets
- Type II Grade HPL Custom Overhead Cabinets
- Type II Grade HPL Custom Counter Tops
- 3/4" x 4' x 8' Plywood Telephone Backboard w/ Fire Retardant Paint

#### EXTERIOR DOORS

- Exterior 6/0 x 7/0 Bronze Storefront door w/ Double Push Bars, Concealed Closure w/ 105 degree hold open.
- Exterior 3/0 x 6'8" Hollow Metal Steel Door where applicable shall be 18 gauge with 16-gauge jamb.
- Panic Bar w/ keyed lever.

#### INTERIOR DOORS

- Interior 3/0 x 6'8" 1-3/4" "Prefinished Wood Grain" Solid Core
- 6/0 x 6'8" Cased Opening
- Hardware shall include Schlage 6-pin E Key locksets

#### WINDOWS

- Exterior 4/0 x 4/0 S.G., H.S. Window
- Exterior 3/0 x 3/0 S.G., H.S. Window
- Interior 3/0 x 3/0 single clear tempered interior glass (centered in wall w/ stops)
- Interior 3/6 x 3/6 Sliding Interior Glass at Admittance Office
- 1" Aluminum Horizontal Type Mini Blinds

#### MECHANICAL

- HVAC system shall be a package roof mounted heat pumps or equal with supply and return diffusers.
- Includes four 4-Ton RTU's
- Galvanized Metal , Insulated Duck Work
- (4) Outside Air Eyebrows & Filter Kits
- (5) Ceiling Exhaust Fans with ductwork
- (24) Supply air diffusers and return air grilles
- Crane set units onto roof
- Air balance by mechanical contractor

#### ELECTRICAL

- (6) 125 Amp Single Phase Sub Panels, Interior Mount, w/ plug in circuits
- All wiring encased in EMT (w/ HCMC Cable in exam rooms)
- Occupancy Sensors per title 24 compliance
- Empty J-boxes for PA, Fire Alarm, Telephone/Data (30 boxes total included)
- Troughing, switches, wiring as required,
- 2 x 4 3-Tube T-8 troffer w/ Diffused Prismatic Lenses
- Exterior Incandescent Porch lights.
- Exit Signs, Emergency Lights and Emergency/Exit combo as required by code



**PLUMBING**

- Vitreous China Tank type water closets (1.5 gallon w/ open front seat)
- Wall Hung Vitreous China Lavy (20"x18" w/ 4" center set lever faucet)
- 40 Gallon Electric Water Heater
- 24" x 24" mop service Janitor's Closet
- 24" x 24" Fiberglass tub sink on legs w/ service faucet
- Stainless Steel single compartment w/ faucet
- Cast Iron Drain, waste and vent lines
- Restroom Accessories (TP Holder, Grab Bars, Mirror, Door Sign)
- (1) Interior Hose Bib
- (1) Recessed Floor Drain w/ trap primer (includes access panel)
- (1) Recessed Floor Sink 12"x12"x6"
- Clean out provided at all fixtures
- Type L Copper Water Lines
- (1) Recirculation system loop w/ insulated lines

## **Construction Application**

### **GENERAL CONDITIONS**

- Transportation Permits
- Project Management
- Building Inspections
- Dumpsters
- Portable Restrooms
- General Site Clean Up
- Cleaning of Building

### **DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS**

- Foundation Plan
- Floor Plans
- Elevations
- Reflected Ceiling Plans
- Roof Plan
- Building Details and Cross Sections
- Electrical Floor Plans
- Plumbing Schematic
- Sprinkler Plan
- A registered professional engineer licensed in the applicable state shall seal shop drawings.
- Obtain third party approval in accordance with the applicable state modular program.

### **SITE WORK**

- Delivery
- Installation

### **DELIVERY**

- Transport Units for Manufacturing Facility to site
- Stage buildings on site within 1/8 mile from installation location (staging area to be provided by Northern Inyo)
- Transport Units from Staging Area to installation site via the use of a forklift

### **INSTALLATION**

- Strip Shipping Materials from Modular Units and Dispose in Dumpster
- Prepare Modular Units for a Truck Set Up
- Truck Set Modular Units onto Pad & Pier Foundation
- Complete All Interior and Exterior Seams on the Mate-Lines.
- Furnish and Install Skirting
- Furnish and Install Seismic Tie-Downs
- Install ship loose Cabinets inside of building
- Furnish and Install Gutters and Downspouts (Provided as an Optional Cost)
- Install 42" tall Parapet (Proposed as an Optional Cost)

### **ELECTRICAL**

- Supply and Install 400a 120/208v 3-Phase, 4-wire, N3R Main Distribution Panel
- Main Sized as required
- Furnish and Install a Concrete Housekeeping Pad
- Furnish and Install Grounding and Bonding
- Furnish and Install one 4" conduit stubbed to the edge of the Housekeeping Pad
- Labor and material for Manifolding to the Factory Loadcenters
- Labor and Material for Interior Crossover Connections
- Labor and Material for Connection the (4) Roof Top Mechanical Units
- Furnish and Install Conduit and Wiring for the Fire Sprinkler System

### **PLUMBING**

- Manifold 15 plumbing fixtures with no-hub pipe & fittings & bring to a single point for connection by others.
- Trench in underground waste piping, if required, under building as needed to accommodate waste manifold and extend waste and water to a single point of connection to a maximum of 5' outside of the building.
- Make up Water Crossovers & Extend Water to the Edge of the Building.
- Furnish and install condensate type "M" copper condensate drain lines in attic space from the 4 roof mounted A/C units to the Factory Installed Stub Ups in Walls.
- Test, Flush and adjust fixtures in building
- Installation of a wet sprinkler system designed for Light Hazard throughout the building per NFPA standards.
- Connection to existing Underground at 6" above Finished Floor
- Furnish and Install a new Fire Sprinkler Riser (complete with control valve, check valvd, drain valve & electric bell.)
- Install automatic fire sprinklers in modules at the factory.
- Field connection of mains and final inspection at job site.

### **MECHANICAL**

- Furnish and Install (4) rooftop heat pump units
- Crane set mechanical units on roof
- Furnish and Install (4) standard factory curbs and (4) strip heaters
- Furnish and Install (4) thermostats and wiring
- Provide start up and air balance

### **EXTERIOR FINISH**

- See Building Spec

### **TELEPHONE/DATA**

- By others.
- ModSpace will provide back boxes in the walls only with conduit stubbed into the ceiling.

### **FIRE ALARM**

- By owner, if required

**FINISHES**

- Install 2' x 4' Armstrong T-Grid Ceiling
- 45 mil Black EPDM Roof
- Wall finishes to be ½" Vinyl Wrapped Gypsum
- Refer to Building Specification

**CABINETS**

- See Building Spec

**FLOOR COVERING**

- See Building Spec

**The following additional items are NOT included at this time.**

**GENERAL REQUIREMENTS**

- Site survey and Site type
- Site Concept Plan
- Land development for City storm and Utilities Taps
- Public Meetings
- Standard Application Fees

**SITE WORK**

- Site Clearing
- Earthwork grading
- Paving and surfacing
- Landscaping
- Curbs and Gutters
- Storm Water Management (Architectural Provided as option)
- Tap fees

**EQUIPMENT**

- None included

**FURNISHINGS**

- None included

**ELECTRICAL**

- Site utilities and final connections
- Phone, Computer and data systems

## Clarifications

### Building and Site Clarifications

- As a budgetary estimate our proposal is contingent upon finalization of building plans with review and acceptance by any and all agencies having jurisdiction over the construction, occupation and utilization of this facility.
- This proposal is based on MODSPACE providing a building, which meets or exceeds the requirements for the State of California and OSHPOD 3. Any additional requirements or directives by local inspectors and/or other agencies shall be the responsibility of the Customer, and the Customer shall be responsible for providing such information to MODSPACE.
- All items not specifically referenced in our proposal are excluded at this time. A turnkey offering can be provided once all design and engineering details have been finalized.
- Site development drawings for sidewalks, landscaping, roadways, parking, site lighting, utility connections outside of 5' from the building envelope, etc. are by others.
- Design of Medical Gas and Vacuum design or drawings, if required are by others.
- Proposal does not include the cost of bid, performance or payment bonds.
- Parking lot lighting is by others.
- Fire Sprinklers under the structure, if required are not included.
- All other equipment, furnishings, computer systems, telephone systems, etc. not specifically mentioned in this proposal are to be provided by others
- A staging area located adjacent to the work site for the number of units to be provided.
- An assumed soil bearing capacity of 2,000 psf at existing/finished grade.
- Suitable and acceptable access to the site for the module size(s) to be provided.
- Potable water to one point within 5' of the structure, at a location that is mutually agreeable, ready for connection by others.
- Sanitary sewer to one point within 5' of the structure, at a location that is mutually agreeable, ready for connection by others.
- Electrical to one point to within 5' underground of modular building, at a mutually agreeable location, for connection by others.
- Sprinkler system will be installed and certified to termination a point outside of building envelope with connection to existing underground at 6" above Finish Grade.
- No dewatering of subsurface water.
- Storm water management/erosion and sedimentation control by others.
- Site improvements, such as curb, gutters, storm drains, parking, etc. by others.
- All underground obstructions, if any, within the proposed building envelope/work area to be located and marked above grade, by others.
- Level grade (+/- 6") within the proposed building envelope.
- All dimensions provided are nominal.
- Placement of module(s) to be accomplished by the use of a truck.
- Unless otherwise noted, color selection(s) and materials to be made from manufacturer's standard.
- Wheels, axles and hitches to be removed from units and stored underneath.

## Medbuild.

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- Intrusion Alarm, Identification Card Access, Fire/Smoke Detection Alarm, and phone/data system consists of J-boxes and empty conduit into the ceiling only; Materials and labor to supply and install the systems are the responsibility of others.
- The customer obtaining and paying for all necessary permits, fees, licenses and Certificates of Occupancy with the exception of transportation.
- All pricing provided is at non-prevailing, non-union wages.
- ModSpace assumes no responsibility for the existing foundation including, but not limited to soil bearing capacity, underground obstructions or un-marked utilities.
- **NOTE: "others" denotes not by ModSpace, or its agents, employees,**
- **and/or subcontractors.**

## Accelerated Construction Benefits

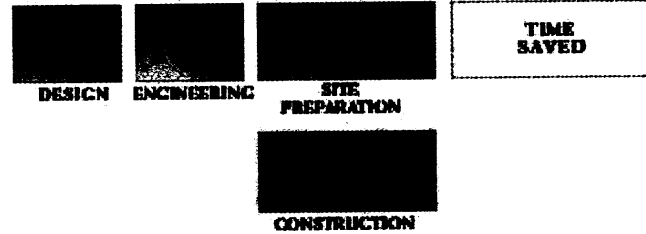
The accelerated construction process provides aggressive time benefits. Building site preparation such as grading and foundation work begins while your facility is being built at the same time off-site, paring tremendous time from the process. Because construction of your facility occurs indoors in a controlled environment, greater quality control is possible and seasonal or adverse weather conditions that can slow or stop traditional outdoor construction are removed as factors which can cause delays.

Modular buildings are engineered for ease of assembly, translating to less construction time once your facility arrives on site. Compared to traditional site-built construction, there are fewer variables involved in the accelerated construction process.

### Traditional Construction



### Modular Construction



## Financial Benefits

- Accelerated construction allows for an expedited occupancy and the ability to relocate the modules as necessary
- With the majority of our turnkey solution constructed off site, the overall costs of construction are typically reduced. This is especially effective when reducing the number of trades involved with the construction at union wages and benefits.
- “Time is money” and the quicker we are able to complete your Surgical Health Center facility, the quicker you will be able to expand your operations.

## **Implementation**

### **Project Execution**

Headquartered in Dulles, Virginia, MedBuild, A Division of ModSpace, Inc. since 1986, MedBuild has provided accelerated facilities to healthcare clients throughout the United States. We are currently one of the largest providers of modular componentized medical structures and the fastest growing company in the modular building industry. Presently, the company operates a portfolio of modular buildings in excess of seven million square feet in forty-two states.

Our core business concentrates on technically advanced, high end and accelerated turn key facilities. The company's experiences with modular facilities across the country have resulted in contemporary knowledge of the engineering, specification, maintenance and construction requirement associated with a project of this magnitude. MedBuild has relocated, erected, refurbished and replaced more than two million square feet of modular buildings within the last five years. Our competitive advantage lies in the ability to draw on existing parallels and, with the combined strength of our team, provide user agencies with effective, functional and economically feasible buildings. We strongly believe that our approach is both innovative and refreshing.

MedBuild views all projects as an ongoing partnership with the end user. We constantly rely on their input and assistance to ensure the quiet enjoyment of the modular facility over the term of its use. We carefully manage projects through proficient site management and highly qualified and experienced site contractors. We are approaching this project by incorporating your design criteria and your preferred building and finish materials

### **Management Team**

The Management Team will consist of representatives from Northern Inyo and MedBuild as listed below. Additional team members will be identified. All business matters will be addressed by the primary contacts.

**Jim Gabriel**, MedBuild Director of Sales; ModSpace, Pittsburgh, PA 412-821-4149

With 15 years experience in the commercial modular industry including managing Modular Design Technology since 1994, a company he co-founded, Mr. Gabriel joined MedBuild in June of 2004 as Medical Building Consultant. Jim has also held positions with GE Capital Modular Space and Diamond Engineered Space. Mr. Gabriel earned his Bachelor of Science in Business Management and Marketing from the Indiana University of Pennsylvania.

**Ken Robinson**, Building Specialist, MedBuild

As a Major Projects Territory Sales Manager for MedBuild, Mr. Robinson is responsible for business development of Healthcare opportunities in the Western Region. Mr. Robinson has twelve years of sales, estimating, contract and project management experience in the modular building and construction industry. As part the MedBuild team, he has a strong focus on Healthcare customers. Ken has completed projects ranging in size from 10,000 to 65,000 sq. ft. facilities and ranging in valuation from \$1MM to 12MM.



**Dean Bartley, National Construction Services Manager, MedBuild**

Dean Bartley has over 17 years of construction, design build, project management experience, including 10 years in the modular building industry. He has successfully managed multi-million dollar projects for major clients including, Eli Lilly, Central DuPage Health Systems, St Mary's Hospitals, GE Healthcare, Siemens Medical Systems, Philips Medical Systems, Health South, Columbia HCA and many others. He attended IUPUI, Denver University. He has an outstanding safety record and has won several leadership and management awards.

**Daniel Arevalo, Construction Services Manager, Western Division Rancho Cucamonga, 909-476-1400**

Daniel has over 20 years of modular industry experience, covering a variety of responsibilities. Since joining the modular industry in 1985, he has held responsible positions in engineering, sales, and estimating and project management, at different times as a manufacturer, a dealer and general contractor. His experience covers commercial, educational, and healthcare facilities. Projects have ranged from singlewide units to multi-story buildings and specialty uses. In the position of Construction Services Manager, this varied experience allows Daniel to assist in the scope of work development to ensure the successful completion of projects of all sizes and complexities. Being responsible for all of the pre-construction services tasks, full ownership of the project proposal development allows consistency from conception of the project to the completion. This consistency translates into a better understanding of the client requirements and into the successful execution of the project to the satisfaction of the client.

**Schedule**

MedBuild and Community have determined the timeline required for this project. A complete schedule and plan to accomplish the task has been developed and is attached

The project management team will combine all relevant information into a single plan defining the sequence and duration of operations as well as the work elements required to complete the project. Critical path activities will be determined to establish time for accomplishment of each event within the project.

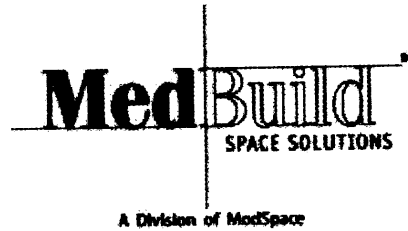
**Quality Control Objective**

It is an objective of MedBuild to perform each and every project at the highest quality standards possible. MedBuild intends to achieve this goal through a solid plan, interacting with all sub-contractors to verify that all standards set forth are being performed.

**Safety Statement**

MedBuild certifies that its performance on this project as it is on all major projects will be in compliance with OSHA requirements. HazMat information will be available at the jobsite. Tool box meetings for all MedBuild sub-contractors will be held as required. All site supervisors will be safety trained and all applicable OSHA reporting will be adhered to. A complete company safety manual will be provided upon request.

## Profile and Capabilities



**MedBuild, a division of ModSpace Corporation, is committed to:**

- Continuing customer driven improvement in all areas of our business.
- Ensuring our customers receive the best possible value in a functional quality built structure specifically suited to their needs.
- Generating consistent growth and profitability while maintaining customer satisfaction.
- Being pro-active at all levels of our organization, particularly as it relates to customer satisfaction, employee growth and vendor relations.
- Ensuring long-term business relationships with customers and vendors that meet or exceed our business objectives while satisfying all their requirements.

### Corporate Values

At MedBuild, we've set the bar high when it comes to our corporate goals. We expect the following objectives to drive our every business decision and actions, day in and day out: To exemplify superior customer service in our industry; to serve as a good corporate citizen in our communities; to maintain a challenging, high quality work environment for our employees; and to accomplish these aims while maintaining a successful bottom line

We understand that a business is really a product of people and their values. The following are our corporate values:

- We demand a commitment from employees to maintain these values in all we do.
- We aspire to the highest level of excellence in our products and services.
- We believe that positive attitude is a vital element of success.
- We believe in taking responsibility for our decisions at the individual and company levels.
- We keep our promises to customers, employees, and their families.
- We welcome challenges to the status quo and encourage our employees to constantly seek opportunities to advance our business and our industry.
- We believe well-rounded employees who combine work, family, and recreation best serve our customers and our business goals.
- We believe in donating time, money, and resources to the communities in which we operate and local charitable or philanthropic organizations.

## Project References

### University Community Medical Centers

1234 P Street, Fresno, CA 93721

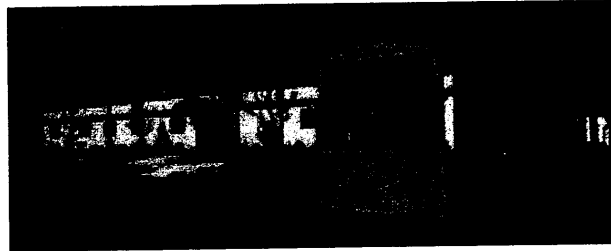
Contact: Julie Cleeland, Vice President

Project: 7,590 sq. ft. Dialysis Clinic

Completion Date: January 1, 2002

Project Details: Complete design and construction of a state of the art (23) station dialysis facility including site development

and construction management. Interior finishes including all casework, nurses stations, dialysis chase and boxes, reverse osmosis water treatment, central bi-carb mixing and delivery and central acid delivery systems. Project was completed in ninety-three days.



### Renal Care Group/North Penn Hospital

120 Medical Campus Drive

Lansdale, PA 19446

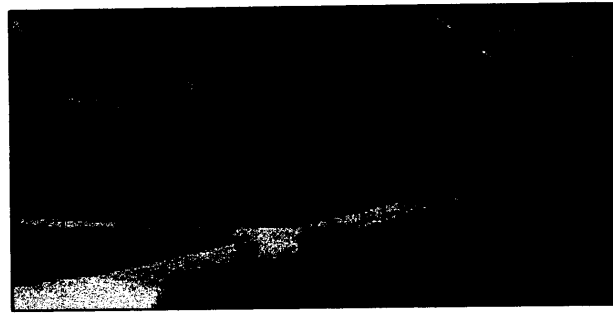
Contact: Beth Tornetta, Renal Care Group

Project: 12,000 sq. ft. Clinic Addition

Completion Date: May 1, 2001

Project Details: Complete design and construction of modular addition for (16) station dialysis clinic, cardiac rehabilitation, diabetes control and infectious control

programs. Construction Management was completed by MedBuild personnel. Project also included site construction of (2) hour fire rated connecting corridor to modular addition. Interior finishes including all casework, nurses stations, dialysis chase and boxes, reverse osmosis water treatment, central bi-carb mixing and delivery and central acid delivery systems. Project was completed in 102 Days. Project was approved and inspected by the Pennsylvania Department of Health as well as other surveying agencies



### University Hospital Health System (UHHS)

Geauga Regional Hospital

13207 Ravenna Road, Chardon, OH 44024-0249

Contact: John Calderwood, Dir. Facility Services

Completion Date: May 1, 2003

Project Details: Complete design and construction of a 5,000 sq. ft. modular conference center and business office addition. Scope of work included examination of existing infrastructure and designing and engineering all systems to accommodate new

center's addition with very limited exterior ground space. This project was completed with all union trades and included EIFS exterior on modular addition and three (3)-hour constructed connecting corridor/hallway transition, landscaping, electrical service, water, sanitary, storm, etc.



## Completed Projects

### University of Virginia

Location: Campus in Charlottesville, VA

Project: Medical Research Vivarium

Size: 3216 square feet

Completion Date: April 2004

Project Detail: Complete design and construction of a turnkey medical research vivarium. This project was a strategic collaboration between Techspace and MedBuild.



### Medical

- AVON Corporation/San Francisco General Hospital, San Francisco, CA
- Greater Albion Alliance/Albion Family Clinic
- Sutter Tracy Community Hospital, CA
- St. Elizabeth's Hospital, Washington, DC
- Jetson Correctional Medical Clinic, LA
- Parsons Infrastructure Medical Clinic, Newport, IN
- St Petersburg Medical Center, St. Petersburg, FL
- Kaiser Permanente Martinez, CA

### Education

- Houston ISD, Houston, TX
- Orange County School District, Orange County, FL
- Colorado Academy, Lakewood, CO
- Colin Powell Leadership Academy, Dayton, OH
- Frederick County Public Schools, Frederick County, MD
- Hartford Public Schools, Hartford, CT

### Government

- US Army, White Sands Missile Range, White Sands, NM
- US Naval Academy Dental Clinic, MD
- US Coast Guard, Dental Clinic, Cape May, NJ

### Commercial Accounts/Special Applications

- 2002 Winter Olympics, Olympic Park, Salt Lake City, Utah  
Project Cost: \$20,000,000  
Project Details: Design build, engineering review, and installation of 750,000 sq. ft. single story modular buildings and 40,000 sq. ft. two-story and three-story modular press boxes and judging booths
- KB Homes, National Account
- Clear Channel Entertainment, National Locations

## Business Issues

### Pricing Schedule

#### Lease Option

Sixty (60) Month Lease of one (1) 4,320 square foot Modular Building according to the attached drawing, specifications and scope of work.

Building (Monthly)	1	\$12,888.00	\$12,888.00
<b>One Time Charges</b>			
Building Delivery	1	\$7,500.00	\$7,500.00
Building Installation	1	\$25,747.00	\$25,747.00
Foundation Engineering	1	\$950.00	\$950.00
Ramp Purchase and Installation	1	\$15,547.00	\$15,547.00
Skirting	1	\$3,823.00	\$3,823.00
Anchors	1	\$2,925.00	\$2,925.00
Fire Sprinklers	1	\$26,388.00	\$26,388.00
Manifold Plumbing to 5' Point	1	\$13,125.00	\$13,125.00
Manifold Electrical to 5' Point	1	\$27,195.00	\$27,195.00
General Conditions	1	\$29,933.00	\$29,933.00

## **Invoice Schedule**

### **Operating Lease-Upon signature of ModSpace Lease Agreement**

- Monthly in advance payments due upon lease activation/acceptance
- One time charges due per purchase payment options listed above.

## **Budget and Schedule Compliance**

MedBuild has a long experience in timely completion within budget on its major projects. Should a situation arise which necessitates a change of any aspect of this project, change order forms will be available at the site at all times. These forms must be signed and approved by the appropriate representation of describing the requested changes. If applicable, the appropriate cost change or estimate will also be attached to this form.

## **Employment Policy**

### **Equal Employment, Affirmative Action, Non-Discrimination & Non-Harassment**

It is the policy of MedBuild that all employees and all applicants for employment shall be treated in all respects on the basis of their merit and qualifications, and without regard to their race, creed, color, national origin, age, marital or family status, sex, disability, veteran status, or any other characteristic protected by applicable law. We reaffirm our commitment to adhere to non-discrimination and affirmative action policies and to employment laws applicable to our different facilities.

We intend to promote the full realization of equality in opportunity and employment throughout MedBuild. MedBuild's non-discrimination policies and practices are intended to assure that its employees will not be treated differently on the basis of race, creed, color, national origin, age, marital or family status, sex, disability, veteran status or any other characteristic protected by applicable law. Employment decisions address the ability of persons to perform their jobs consistent with MedBuild's business needs.

MedBuild's policy extends to maintaining a working environment free from all forms of unlawful harassment or intimidation, including unlawful sexual harassment.

Any employee who is subject to sexual or other harassment, intimidation, or a hostile environment must contact their supervisor, the Personnel Director, or the office manager immediately or as soon as possible. All complaints will be promptly and confidentially investigated as circumstances allow. Employees can raise concerns and make reports without fear of reprisal. Any employee who violates any aspect of this policy will be subject to appropriate disciplinary action, up to and including termination.

Any supervisor or manager, who becomes aware of possible violations of this policy, including possible sexual or other unlawful harassment, should promptly advise the Personnel Director who will handle the matter in a timely and confidential manner.

Anyone violating this policy will be subject to disciplinary action, up to and including termination of employment.

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# Turner CONSTRUCTION LOGISTICS MANAGEMENT Logistics

Building Supply Chain Solutions

Turner Logistics, LLC  
4 Skyline Drive  
Hawthorne, NY 10532  
Phone: 914.593.6500  
Fax: 914.457.4588

November 30, 2007

Mr. John Halfen, CEO  
Northern Inyo Hospital  
150 Pioneer Lane  
Bishop, CA 93514

Dear Mr. Halfen:

We appreciate this opportunity to submit our proposal for Northern Inyo Hospital's Medical Equipment Pre-Construction and Construction Services. We are excited to be considered for this project. If selected as your consultant you can rest assured that we will dedicate a team of medical equipment professionals that will work seamlessly with your existing team to deliver a best in class facility.

We hope that you will find that Turner Logistics offers unique services that will bring direct value to Northern Inyo Hospital. Our unique attributes include:

- Risk transfer options unparalleled in the industry. Turner Logistics offers Cost Plus and GMP Medical Equipment contracting services. These contract methods provide Northern Inyo Hospital with unique risk transfer options, including a combined GMP for Construction and Medical Equipment.
- Utilization of a lean "Pull Schedule" for development of the Procurement Schedule. This schedule will give the hospital the most flexibility to address clinical needs and technology advances, while staying in sequence and coordination with design and construction.
- Unique solutions for MEP and Structural Coordination. Our detailed consultant services include a room by room coordination matrix that can be used to evaluate requested equipment/clinical changes to provide the owner with all possible implications of a change (equipment cost, rough-in change, MEP systems change, and installation method change).
- The ability to provide 3D BIM Coordination of ASE Medical Equipment allowing the entire team to work collectively toward a fully coordinated and efficient building process.

I look forward to speaking with you in the near future. In the interim, if you should have any questions or require any additional information, please feel free to contact me at (615) 277-1710.

Very Truly Yours,



James Brownrigg  
Vice President, Manager of Healthcare & Research

# Medical Equipment Pre-Construction and Construction Services

Proposal Statement  
November 30, 2007



**Turner**  $\equiv$  **Logistics**  
Building Supply Chain Solutions

## **TABLE OF CONTENTS**

- 1) Firm Profile
- 2) Approach
- 3) Scope of Work
- 4) Project Organization
- 5) Project Experience
- 6) Fee Proposal
  - a. GMP Contract Proposal
  - b. Cost Plus Contract Proposal

## FIRM PROFILE

### Turner Logistics, LLC

#### ADDRESS AND PHONE NUMBER:

4 SKYLINE DRIVE  
HAWTHORNE, NY 10532  
914.593.6500

5300 VIRGINIA WAY  
BRENTWOOD, TN 37027  
615.277.1700

#### SIZE OF FIRM (EMPLOYEES):

160 TOTAL

#### FIRM HISTORY:

FOUNDED 2001

#### 2006 FINANCIAL VOLUME:

\$320 MILLION

As a wholly-owned subsidiary of Turner Construction Company, Turner Logistics is able to leverage the purchasing power of Turner Construction's annual construction volume, which exceeded \$8 billion in 2006. Turner Logistics' 160 professional staff is a specialized group of technical experts whose construction-purchasing and expediting skills are based on a foundation of equipment purchasing for Turner Construction Company. Our Logistics Managers provide procurement insight that benefits from over Turner's 102 years of procurement experience in the construction industry. The technical experts of this team are integrated throughout the 45+ locations of Turner Construction and Turner Logistics.

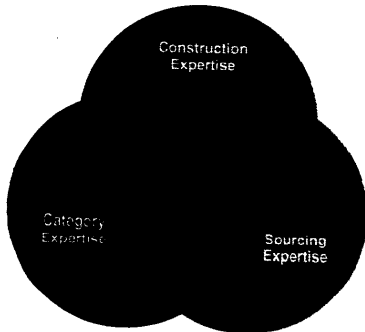
### Sourcing Solution Categories

- ⇒ Facility Equipment Solutions (Mechanical/Electrical/Plumbing)
- ⇒ Architectural Sourcing Solutions (Building Materials/FF&E)
- ⇒ Medical and Research Solutions (Healthcare/Laboratory)

While each of these categories involves a unique business model, they all require expertise in Sourcing, Category, and Supply Chain & Construction Management. Turner Logistics brings these attributes to each project through qualified product experts with real world supply chain management experience. Turner Logistics employs the optimal sourcing strategy for each project to maximize client benefit.

### Sourcing Strategies

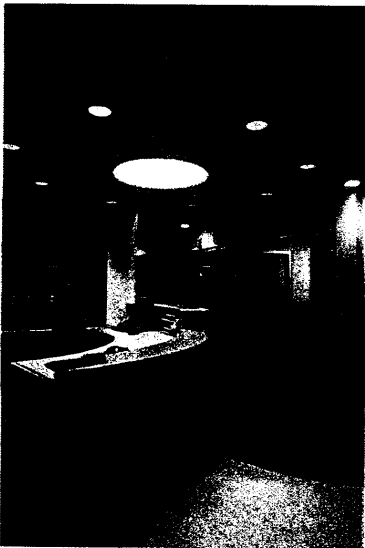
Turner Logistics aligns the sourcing strategy with the key project objectives. Therefore, the sourcing strategy is based on a foundation to deliver the client's desired outcome, whether it is product selection, lowest first/lifecycle cost, or shortest delivery or cycle time.



November 30, 2007

## FIRM PROFILE

The *Facility Equipment Solutions* includes aggregated, direct bidding/purchasing to provide clients with product selection, schedule reduction, and cost savings. This value alignment of key project objectives with the procurement process yields the best solution for the client.



The *Architectural Sourcing Solutions* includes aggregated and pre-competed product solutions to reduce the transactional and manufactured cost, while reserving the ability to choose the product. Further, the architectural model provides price and lead-time certainty in the project's design stage.

The *Medical and Research Solutions* aligns the clinical equipment needs of the owner with the best available product, while integrating the sourcing strategy into the construction process. The end result is an integrated solution with a single point of accountability and responsibility.

Each of these sourcing strategies employ category technical experts to focus on the sourcing needs; thereby freeing up the client's staff to focus on the core business.

### **Category Expertise**

Turner Logistics prides itself on hiring the most qualified individuals from a broad range of categories. The category experts of Turner Logistics hail from diverse backgrounds, such as Healthcare Clinical Staff, Healthcare Architecture, Medical Equipment Planning and Purchasing, Mechanical/Electrical Engineering, Manufacturer Product Application Engineering, Construction Professionals, Strategic Sourcing Professionals, and Facility Management. The technical experts of this team are integrated throughout the 45+ locations of Turner Construction and Turner Logistics.

## FIRM PROFILE

### **Supply Chain & Construction Management Experience**

Turner Logistics builds an integrated supply chain through establishing a value chain for each product. This value chain brings clients closer to the key resources at the manufacturer/distributor to provide value added services and solutions. Backed by the 100+ years of construction experience, Turner Logistics overlays technical expertise and category specific supply chain knowledge.

The *Facility Equipment and Architectural Sourcing Solutions* apply a unique cross-functional supply chain strategy. This strategy utilizes Technical Product Expertise for each category to aggregate and optimize the supply chain, while capturing the construction experience and savvy to deliver the best solution, a combination of Product Selection, Schedule Savings, and Cost Savings. The notable experience of this combined team (Technical Category Expertise and Construction Experience) yields an optimized equipment procurement and installation process.

The *Medical and Research Solution* combines the top ranked Healthcare Builder for over 20 years, Turner Construction with Medical Equipment Experts, to deliver an integrated supply chain and project solution. This solution brings a new level of service to the unique demands of these projects by combining a wealth of construction experience with medical and research equipment supply chain knowledge. Combining these services (medical equipment planning, procurement, installation / relocation and project closeout) with the construction process yields real world results for our clients.

## FIRM'S APPROACH

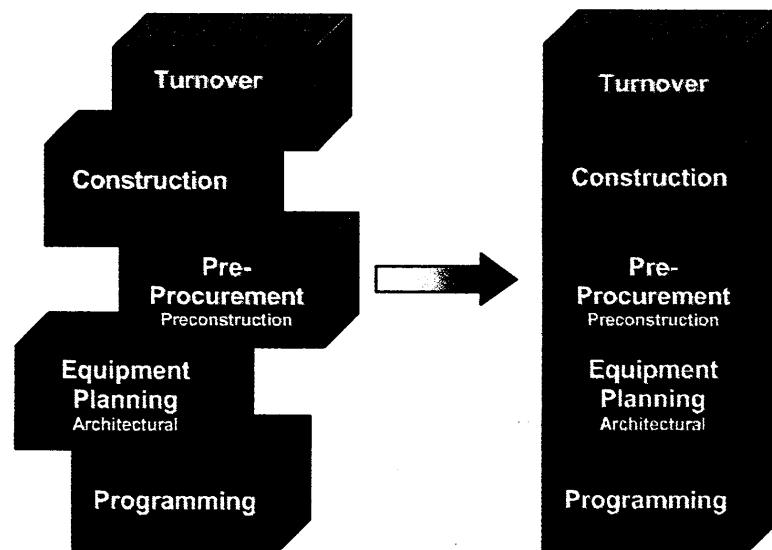
### Medical & Research Solutions

Turner Logistics Medical & Research Solutions (MRS) aligns the clinical equipment needs of the owner with the best available product, while integrating the sourcing strategy into the construction process. The end result is an integrated solution with a single point of accountability and responsibility.

The Medical & Research Solution combines the top ranked Healthcare Builder for over 20 years, Turner Construction with Medical Equipment Experts, to deliver an integrated supply chain and project solution. This solution brings a new level of service to the unique demands of these projects by combining a wealth of construction experience with Medical & Research equipment supply chain knowledge. Combining these services (programming, medical equipment planning, pre-procurement, construction and turnover) with the construction process yields real world results for our clients.

Turner Logistics also caters to each client's risk management needs, by providing flexible contract solutions including Consulting, Cost Plus, Cost Guarantee (GMP) or Lump Sum.

The following section outlines our approach to Medical & Research projects.



## FIRM'S APPROACH

### **Scope of Services**

Turner Logistics unique solution for Medical & Research Projects includes a full range of services from budget development through equipment turnover and project close out. Described in the following paragraphs are the overviews of each area of the medical equipment procurement process. For simplicity and to mirror the Architectural and Construction processes, we break those activities into five basic areas: Programming, Planning (Architectural Services), Pre-Procurement/Pre-Construction, Procurement/Post Procurement (Construction Management Services), and Turnover. As you will see outlined in the following scope of services, this unique solution offers benefits not available with the traditional medical equipment planning and procurement delivery model.

The following are Turner Logistics Unique Solution Benefits:

- Deliver a single point of contact for the Facility, Program Manager, Architect, Design Team, Subcontractors and Vendors, ensuring direct communications to all involved parties for critical equipment information related to the project.
- Implement actions and processes across medical equipment planning/procurement and construction to expedite the schedule.
- Coordinate utility and structural requirements for equipment.
- Manage equipment selection and pricing through a structured bid or RFP process, optimizing integration with construction.
- Minimize construction change orders resulting in lowered costs through closed loop communications with the project team and equipment manufacturers.
- Provide the additional staff needed to handle the transition from Medical Equipment Planning into Pre-Procurement and Procurement phase as needed.
- One point of responsibility to implement your project equipment needs.
- Flexible Contracting Methods for Services and/or Equipment Supply, including Cost Guarantee - GMP.



## FIRM'S APPROACH

### Programming

#### Programming

Turner Logistics Medical & Research Solutions will attend the initial Kick-off Meeting with the client (healthcare facility, laboratory facility) and Architect. The purpose of this meeting is to set the ground rules in which the Architect will use to determine the client's operations (type of services provided, number of procedures, anticipated growth, etc.) and space requirements for each service in order to produce a Space Allocation Program. This Space Allocation Program is also known as a Space Program. The purpose of this documentation is to identify all the departments included in the possible project. It will also identify the spaces in each department and the respective size of each space. The Space Allocation Program also identifies the space for circulation (corridors) throughout the project. This is usually identified as a percentage of the Net Square Feet (NSF) and added to the space square footage to create the Departmental Gross Square Feet (DGSF).

If MRS is developing a Certificate of Need (CON) Medical Equipment budget for the Architect, then they may have to identify and provide pricing for medical equipment items with a certain value, for example \$ 1,000,000.00 or over. MRS Planners need to ask the Architect the minimum dollar amount that this listing will define. CON law in each state is different, thus the dollar amount will be different depending on the state that the project is located.

Turner Logistics MRS will also develop a Medical Equipment Budget Estimate based upon the space-by-space Space Allocation Program/Space Program Room using MRS proprietary software. The types of Medical Equipment in this listing may include Architecturally Significant Equipment (ASE) and Non-architecturally Significant Medical Equipment (Non-ASE). This includes:

- **Group I Fixed Equipment:** Equipment that is attached to the building during installation. Examples of Group I equipment are MRI, CT, Headwalls, Booms, Surgical Lights
- **Group II Major Moveable Equipment:** Equipment that requires facility services, significant space and/or building utilities. Examples of Group II equipment are C-Arms, Beds, Ultrasound Systems

## FIRM'S APPROACH

Medical equipment can be divided into five major categories:

**Group I Architecturally Significant or Fixed Medical Equipment (ASE):**

Includes any piece of medical equipment that is permanently fixed to the facility's structure or requires specific mechanical, electrical, or plumbing utilities as part of installation.

**Group II Major Medical Equipment:**

Includes any large moveable piece of medical equipment that requires specific considerations due to its size or impact on other facility systems.

**Group III Minor Medical Equipment:**

Includes medical equipment that does not affect the building design or utilities.

**Group IV Equipment: Instruments**

**Group V Equipment:**  
Includes furniture such as waiting room and office furniture.

- **Group III Minor Moveable Equipment:** Equipment that does not require building services. Examples of Group III equipment are Stretchers, IV Poles, Carts
- **Group IV Equipment:** Instruments
- **Group V Equipment:** Furniture such as waiting room and office furniture

The initial Medical Equipment Budget Estimate will include "list" pricing for each item. All Medical Equipment items should be new unless "directed" by the Owner to relocate and use an existing piece of medical equipment. A relocation cost should also be factored into the Medical Equipment Budget Estimate if the piece of equipment is significant, such as an imaging room. An inflation rate (typically 3%) per year shall be factored into the Summary Cost at the end of the Medical Equipment Budget Estimate. Also, a freight charge (typically 5%) should also be included in the total as well.

MRS will meet with the Owner, Architect, Engineers, Interior Designer and possibly the Contractor or Construction Manager, to begin developing a Medical Equipment Responsibility Matrix for the planning, specifying, procuring and installing of the Owner furnished equipment. This Responsibility Matrix will identify the responsibility Owner Furnished-Owner Installed (OFOI); Owner Furnished-Contractor Installed (OFCI); Contractor Furnished-Contractor Installed (CFCI); Contractor Furnished-Owner Installed (CFOI); or Owner Furnished-Vendor Installed (OFVI) to the above listed categories for each equipment group.

MRS "Deliverables" at the end of the Programming Phase will be:

- The initial CON Medical Equipment Cost Estimate or Preliminary Equipment Budget Estimate.
- If requested, the initial "draft" of the Medical Equipment Responsibility Matrix.
- An initial listing to confirm the pieces of Medical Equipment that were requested from the Owner to be relocated.

## FIRM'S APPROACH

### Equipment Planning Architectural

### **Medical Equipment Planning**

Medical Equipment Planning is the first and very critical step of any successful project, regardless of size or scope. Accurate planning for your project establishes not only your equipment needs, but also your equipment budget. Ideally, medical equipment planning should occur before construction begins and as part of your schematic design. Through a series of detailed meetings, our staff will determine your needs by gathering data from administrative staff, physicians, and user groups. During these meetings we evaluate your specialty(s), procedures performed and projected volume. This data is then utilized by our own custom database and software to create a customized comprehensive detailed equipment plan. This plan then becomes the basis for your equipment budget but also successful pre-procurement. Realizing this plan is dynamic and changing throughout what can be a multi-year project is also a key to success.

The equipment is divided into five major categories described below:

- Budget Development
- Equipment Planning
- Schematic Design Phase
- Design Development Phase
- Construction Documents Phase

#### ***Budget Development***

Medical Equipment Budget Development is the first and very critical step of any successful project, regardless of size or scope. This can happen before a CON application is submitted (if needed) or before any funding requests are made. The use of our proprietary software and database allow us to create a representative medical equipment budget for your project very early.

#### ***Equipment Planning***

Accurate planning for your project establishes not only your equipment needs, but fine tunes your equipment budget taking into account any equipment that is to be relocated, if applicable, and your specific staff and clinical needs. Through a series of detailed meetings, our staff will determine your needs by gathering data from

## FIRM'S APPROACH

administrative staff, physicians, and user groups. During these meetings we evaluate your specialty(ies), procedures performed and projected volume. This data is then utilized by our own custom database and software to create a customized, comprehensive, detailed equipment plan. This data then represents not only your facility's equipment plan but also becomes the basis for successful pre-procurement. Realizing this equipment plan is dynamic and changing throughout what can be a multi-year project, is a key to success. Planning is typically complete when construction documents are issued.

### *Schematic Design Phase*

During the schematic design phase, Turner Logistics will execute the following activities:

- Participate in Design meetings, as requested.
- Conduct a survey of existing equipment and incorporate it into the equipment list and budget.
- Prepare a Responsibility Matrix to define responsibilities for Planning, Documentation, Furnishing and Installation of each equipment category in order to minimize omissions and/or duplications in the planning and budgeting process.
- Meet with Owner to determine existing contractual and other Purchasing Group relationships in order to standardize products and determine reasonable assumptions for equipment pricing for budgeting purposes.
- Prepare a project schedule for all planning activities to make sure that major equipment milestones are established and fall within the overall project design schedule.
- Prepare and distribute a Room-by-Room SD Equipment List based on the approved Program of Areas and interviews with Owner's staff. Equipment List will include the following detail fields: Department, Room #, Room Name, Item #, Manufacturer, Model, Quantity, Unit Cost, Extended Cost, Responsibility (OFCI, CFCI, etc.).
- Prepare and distribute a preliminary equipment budget by department and major equipment categories. EP must also reflect any project factors (tax,

## FIRM'S APPROACH

storage, etc.) on this budget summary. This budget will reflect a fair market price or contracted purchase price for the owner. Source of budget dollars must be stated.

### ***Schematic Design Deliverables:***

- Equipment Budget by Department
- Room by Room Equipment List
- Responsibility Matrix
- Meeting Minutes

### ***Design Development Phase***

During the design development phase, Turner Logistics will conduct the following activities:

- Prepare an Equipment Schedule that identifies all architectural impact equipment. If there is a conflict between what is and what is not "Architecturally Significant", Turner Logistics will make the final determination.
- Provide the Project Team with the necessary technical data information for all equipment deemed to have architectural impact to the design of the building and / or its systems. Architectural impact equipment is defined as any medical equipment which has requirement for water, steam, drain, venting, gases, vacuum, seismic anchorage or requires electrical other than 120 volts or greater than 5 amps, hard-wired and/or dedicated outlets.
- Provide equipment locations and layouts to the Project Team via AutoCAD (or similar) and any applicable vendor drawings such as Radiology Equipment. These CAD drawings are for equipment placement purposes only. The Architect and engineers must review drawings and approve final equipment layouts. If the Architect of Record is responsible for equipment placement drawings this activity and associated fee will be deducted from this proposal.
- Provide an updated Room-by-Room DD Equipment List and budget.
- Identify General Contractor requirements early to ensure MEP issues are not omitted. By identifying these items, TL will confirm all required utilities are accounted for in the drawings.

## FIRM'S APPROACH

### ***Design Development Deliverables:***

- Equipment Budget by Department
- Room by Room Equipment List
- Architectural Equipment with Technical Data Sheets
- Detailed Coordination Matrix
- CAD Equipment Layouts
- Meeting Minutes

### ***Construction Documents Phase***

During the construction document phase, Turner Logistics will perform the following activities:

- Conduct meetings / interviews with the Owner's staff to finalize the equipment requirements and specifications for each room in the project.
- Update the technical data information for architectural impact equipment and submit a final CD Architectural Submittal.
- Perform a quality assurance review of the project drawings and specifications to ensure the equipment and the required utilities are accurately shown on the drawings and reflect original design intent.
- Prepare a final CD Equipment List that will be the basis for the final approved project equipment budget.

### ***Construction Documents Deliverables:***

- Equipment Budget by Department
- Room by Room Equipment Requirements List
- Vendor quotations on Major Equipment items
- Architectural Equipment with Technical Data Sheets
- Detailed Coordination Matrix
- Meeting Minutes

## FIRM'S APPROACH

### Pre- Procurement Preconstruction

#### **Pre-Procurement/Pre-Construction**

Pre-Procurement consists of activities tailored to prepare all the equipment specifications and associated detail for each item specified to be purchased. An important step in this process is the detailed utilities coordination with the construction team. This project review is key to ensuring the facility is constructed to accept the medical equipment you purchase. Turner Logistics MRS will provide the client with the following:

- Validation of the Equipment planning data with user groups while further defining equipment specifics
- Implementation of the bid process or RFQ/RFP to provide equipment options and pricing based on the planners original specifications.
- Ongoing reconciliation of the equipment budget
- Detailed utilities review for Group I medical equipment
- Final development of the procurement schedule to meet the construction schedule, Required on Job (ROJ) date and manufacturer lead times

This data and the associated schedule(s) are communicated with the Facility and entire Design Team throughout the process and before the actual procurement process begins. The Facility is presented with consolidated bid information to make final equipment choices and to finalize the equipment budget as a last step before procurement. The "Procurement Schedule", will consist of your facility's final, approved equipment choices, pricing, ROJ dates and lead-time schedule for each manufacturer.

### Construction

#### **Procurement**

The purpose of procurement is to secure the equipment specified in the "Final Procurement Schedule". This procurement is done according to the construction and project schedule with consideration for each manufacturer's order lead time, ROJ dates, and the project's changing needs. During procurement, documents are developed for submission to each manufacturer that outlines all the critical elements surrounding each product, project schedule, owner terms and conditions

## FIRM'S APPROACH

and payment terms. Also included is the tracking of all the purchase requests with each manufacturer to ensure compliance with established terms. Furthermore, during procurement, we communicate to the entire project team and Facility, should any manufacturer specification changes develop that impact construction or equipment utilization.

### **Post Procurement**

Turner Logistics MRS considers Post Procurement activities to be an especially critical part of any successful project as it is where the owner left with the tangible evidence of their efforts. Post procurement is segregated into several distinct phases. These phases all include continuous communications with the stakeholders previously mentioned, as an integral part of your project. Turner Logistics MRS will provide the following services:

#### ***Receiving***

Document the successful and timely arrival of each item specified. Resolve any delivery discrepancies such as timing, completeness, damage and quantity. Manage and coordinate any storage needed for related equipment.

#### ***Warehouse and Installation Management***

Turner Logistics focus for warehousing/storage is to efficiently and effectively manage the vendor delivery schedules to mandate "Just in Time" deliveries thus limiting the amount of storage required. We intensively monitor the construction delivery schedules to ensure this. Vendors are immediately notified of changes in delivery dates. Turner Logistics works directly with Turner Construction and the vendors to minimize issues with the installation of the equipment through coordination. Prior communications via meetings, emails, phone calls, etc, will be made with the vendors and Turner construction to ensure proper arrangements and installation requirements have been met thereby assuring a smooth equipment acceptance and turnover process.



## FIRM'S APPROACH

### *Installation / Relocation Management*

Coordinate the timely installation of equipment considering any construction milestones and to meet each equipment manufacturer's environmental and utility requirements. Inspect the project for proper utility requirements according to each manufacturer's specifications. Coordinate the removal, relocation, and re-installation of any existing equipment moving from an existing facility to the new site. Provide the Facility with installation documentation and operational testing documentation where applicable.

### Turnover

### **Turnover**

Upon completion of the project, Turner Logistics will manage the training schedule to ensure the timely education and training of all staff to coincide with the facility operational schedule. We will generate closeout documentation by providing the client with the following:

- Proof of delivery and receipt of equipment
- Operational testing documentation as applicable
- Operation Manuals
- Service Manuals
- Warranty information
- Extended warranty or service contract if applicable
- Staff in-service training documentation

## SCOPE OF WORK

Turner Logistics unique solution for Healthcare Projects includes a full range of services from budget development through equipment turnover and project close out. Described in the following paragraphs are the overviews of each area of the medical equipment process. For simplicity, we break those activities into three basic areas: Planning (Architectural Services), Pre-Procurement/Pre-Construction and Procurement /Post Procurement (Construction). As you will see outlined in the following scope of services, this unique solution offers benefits not available with the traditional medical equipment planning and procurement delivery model.

### Turner Logistics Unique Solution Benefits:

- ✓ Deliver a single point of contact for the Facility, Program Manager, Architect, Design Team, Subcontractors and Vendors, ensuring direct communications to all involved parties for critical equipment information related to the project.
- ✓ Implement actions and processes across medical equipment planning/procurement and construction to expedite the schedule.
- ✓ Coordinate utility and structural requirements for equipment.
- ✓ Manage equipment selection and pricing through a structured bid or RFP process, optimizing integration with construction.
- ✓ Minimize construction change orders resulting in lowered costs through closed loop communications with the project team and equipment manufacturers.
- ✓ Provide the additional staff needed to handle the transition from Medical Equipment Planning into Pre-Procurement and Procurement phase as needed.
- ✓ One point of responsibility to implement your project equipment needs.

## SCOPE OF WORK

- ✓ Contracting Methods proposed: Planning – Consulting Lump Sum Fee and Reimbursable Expenses ; Pre-Procurement / Pre-Construction, Lump Sum Fee and Reimbursable Expenses; Procurement and Post-Procurement (Construction) – GMP: Lump Sum Reimbursable Expenses (GRs), Lump Sum General Conditions (GCs), General Liability Insurance, Fee and Contract Contingency.

### **I. PRE-PROCUREMENT / PRE-CONSTRUCTION**

- ✓ Reference to "Equipment" in this proposal, is defined as Medical Equipment.
- ✓ Compilation of Equipment Specifications, Scope of Work, and Installation Requirements
- ✓ Implementation of the bid process or RFQ/RFP to provide equipment options and pricing for owner evaluation and consideration.
- ✓ Establishing a Medical Equipment Guaranteed Maximum Price (GMP) or a firm budget estimate including Medical Equipment Direct Cost, Management, Receiving, Warehousing, and Installation Costs.
- ✓ Detailed utilities review for Group I medical equipment
- ✓ Final development of the procurement schedule to meet the construction schedule, Required on Job (ROJ) date and manufacturer lead times.

#### Pre-Procurement / Pre-Construction Deliverables

- ◆ Detailed GMP or firm estimate for Equipment, Management, Receiving, Warehousing and installation
- ◆ Final Coordination Matrix
- ◆ Final Procurement and Medical Equipment Construction Schedule

The finalized GMP or firm budget estimate will be communicated with the Facility and entire Design Team throughout the process and before the actual procurement process begins. The Facility is presented with consolidated and Summarized Cost Guarantee Documents to make final equipment choices and to finalize the equipment budget as a last step before procurement. The "Procurement Schedule", will consist of your facility's up to date equipment choices, GMP Summarized Pricing or firm budget estimate, ROJ dates and lead-time schedule for each manufacturer.

#### **MEDICAL EQUIPMENT CATEGORIES:**

Medical equipment included in this proposal is divided into three major categories:

**Group I Architecturally Significant or Fixed Medical Equipment(ASE):** Includes any piece of medical equipment that is permanently fixed to the facility's structure or requires specific mechanical, electrical, or plumbing utilities as part of installation.

**Group II Major Medical Equipment:** Includes any large moveable piece of medical equipment that requires specific considerations due to its size or impact on other facility systems.

**Group III Minor Medical Equipment:** Includes medical equipment that does not affect the building design or utilities.

## SCOPE OF WORK

### **II. PROCUREMENT AND POST-PROCUREMENT**

Turner Logistics provides our Clients with a comprehensive procurement and Post Procurement program through the leadership of a Turner Logistics Project Manager. This responsibility for the project includes all new and existing equipment previously specified during equipment planning and approved by the facility for the project. Our program includes the use of procurement strategies and processes to maximize the facility's and Turner's purchasing power. Turner Logistics will provide the resources, coordinate, and manage the entire procurement process as part of our program.

#### **PROCUREMENT**

The purpose of procurement is to secure the equipment specified in the GMP or firm budget estimate. This procurement is done according to the construction and project schedule with consideration for each manufacturer's order lead time, ROJ dates, and the project's changing needs. During procurement, documents are developed for submission to each manufacturer that outlines all the critical elements surrounding each product, project schedule, owner terms and conditions and payment terms. Also included is the tracking of all the purchase requests with each manufacturer to ensure compliance with established terms. Furthermore, during procurement, we communicate to the entire project team and Facility, should any manufacturer specification changes develop that impact construction or equipment utilization.

- ✓ Issue Bid Documents (Scope of Work, Specifications, Terms & Conditions) to Approved Manufacturers
- ✓ Analyze competitive bids on a technical performance and commercial basis.
- ✓ Aggregate Spend with other TL Projects to Negotiate Best and Final Pricing
- ✓ Present Technical Performance and Commercial Evaluation to Owner Team.
- ✓ Submit Approval Letter to Owner for Signature
- ✓ Issue Purchase Order to Successful Manufacturer

#### **POST PROCUREMENT**

Installation Management is a critical part of any successful project as it is where the owner left with the tangible evidence of their capital program. Installation Management is segregated into several distinct phases. These phases all include continuous communications with the stakeholders previously mentioned, as an integral part of your project:

**Receiving** – Document the successful and timely arrival of each item specified. Resolve any delivery discrepancies such as timing, completeness, damage and quantity. TL staff will manage and coordinate any storage needed for related equipment.

**Warehouse and Installation Management** – Turner Logistics focus for warehousing/storage is to efficiently and effectively manage the vendor delivery schedules to mandate "Just In Time" deliveries thus limiting the amount of storage required. We intensively monitor the construction delivery schedules to ensure this. Vendors are immediately notified of any changes in the required delivery dates.

**Installation / Management** – Manage the installation of equipment considering any construction milestones and to meet each equipment manufacturer's environmental and utility requirements. Inspect the project for proper utility requirements according to each manufacturer's specifications. Provide the Facility with installation documentation and operational testing documentation where applicable.

## SCOPE OF WORK

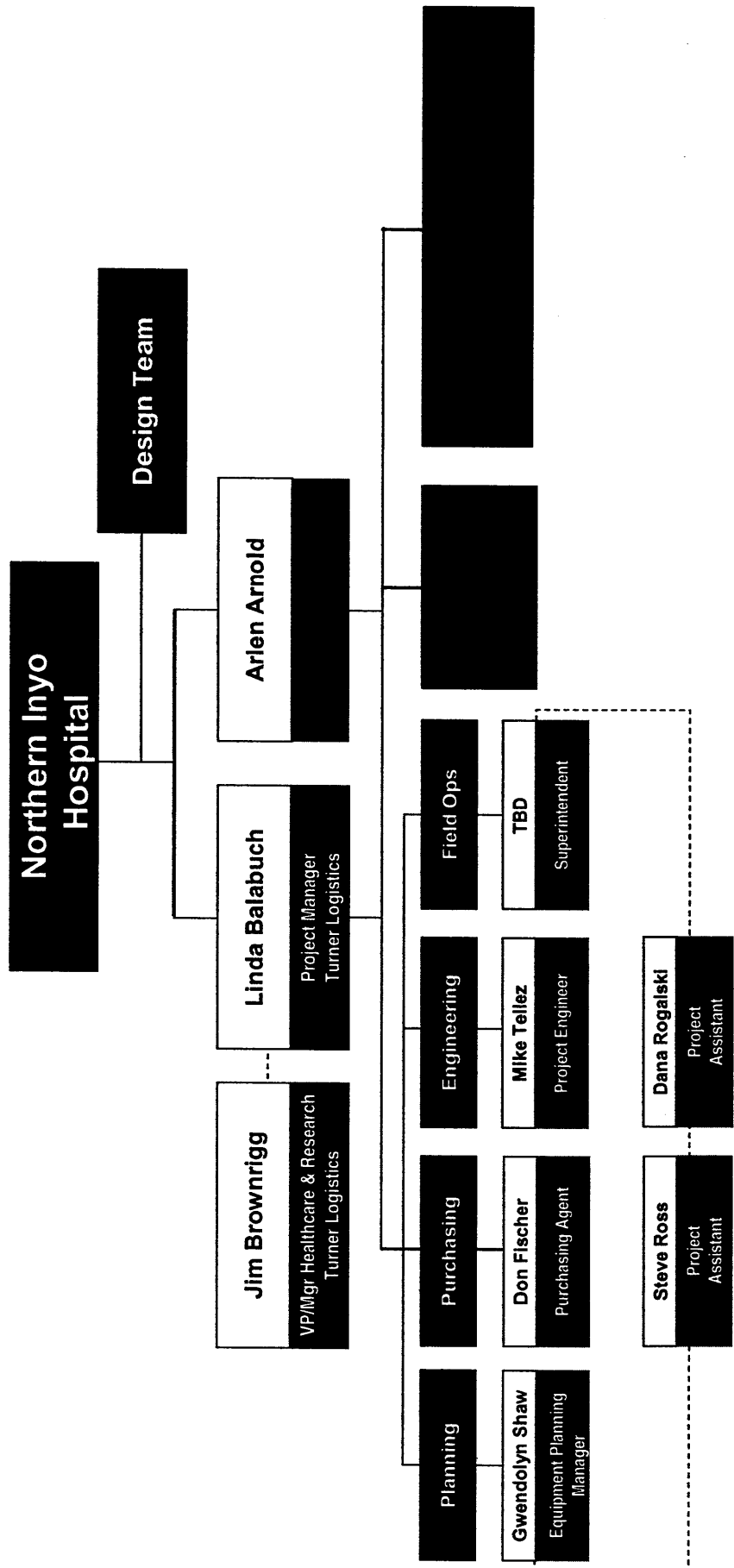
**Turn-over / Closeout** – Manage the training schedule to ensure the timely education and training of all staff to coincide with the facility operational schedule. Generate closeout documentation providing:

- ✓ Proof of delivery and receipt of equipment
- ✓ Operational testing documentation as applicable
- ✓ Operation Manuals
- ✓ Service Manuals
- ✓ Warranty information
- ✓ Extended warranty or service contract if applicable

# PROJECT ORGANIZATION

This section outlines our proposed project team for Northern Inyo Hospital. We have included a project organizational chart. In addition, on the following pages, we have provided resumes and roles and responsibilities of all staff included in this project.

# Northern Inyo Hospital



# JAMES BROWNRIGG

VICE PRESIDENT /  
MANAGER OF HEALTHCARE & RESEARCH  
BRENTWOOD, TN



## ROLE & RESPONSIBILITIES

As Vice President, Jim has the overall responsibility of managing the Turner Logistics Medical & Research Solutions. He will provide his leadership strategically in support of the project by bringing his extensive knowledge to the healthcare and research industry.

## BACKGROUND

- 12 Years Experience
- Bachelor of Science, Science Mechanical Engineering, Washington State University, Pullman, WA

## PROJECT EXPERIENCE

### Swedish American Hospital, Rockford, IL

Renovation and expansion of 86,000-sq.ft. Surgery, Ambulatory Surgery and PACU departments with a medical equipment value of \$1.4 million and renovation and expansion of 130,000-sq.ft. Cardiac Care Center with medical equipment value of \$2.9 million.

### Provena Saint Joseph Hospital, Elgin, IL

Expansion (4-story patient tower) and renovation of OR's, Heart Center, Women's Center, Outpatient Diagnostic & Rehabilitation, ICU, and PACU. Scope of services provided includes budgeting and planning of medical equipment through Construction Documents.

### Yorktowne Medical Centre, York, PA

New 11,800-sq.ft. Ambulatory Surgery Center consisting of 4-OR's, 12-bay PACU/Pre-Op and 11,800-sq.ft. Imaging Center consisting of

MRI, CT, 2-General Radiology Rooms, 2-Ultrasound Rooms, and Mammography.

### NYU Downtown Hospital, New York, NY

Project involved a phased 35,000-sq.ft. renovation and 22,000-sq.ft. addition to the existing emergency department without interruption to services or patient care. Services provided were turn-key approach to medical equipment procurement with result of reducing the project schedule and providing cost savings to NYU.

### Sutter Health, Sacramento, CA

**Sutter General Hospital**, Medical Equipment and Building Utility Coordination

**Sutter Womens and Childrens Hospital**, Medical Equipment and Building Utility Coordination

**Sutter Medical Foundation**, Medical Equipment and Building Utility Coordination

### Monongalia General Hospital Morgantown, West Virginia

This project is planned to involve a 198,000-sq.ft. of new space within a multi-story building as well as 192,000-sq.ft. of renovated space. New construction throughout five floors will provide: a Pharmacy, Central Sterile Supply, new hospital entrance/concourse, new Emergency Department, Imaging Department expansion, 16-bed ICU, Medical Records area and new, all-private patient units.

## Related Experience

### Columbus Children's Hospital Columbus, OH

### Middle Tennessee Medical Center Murfreesboro, TN



# LINDA BALABUCH

PROJECT MANAGER  
MEDICAL & RESEARCH SOLUTIONS

R E S U M E

## ROLE & RESPONSIBILITIES

Linda has assisted Turner Construction in their efforts in pre-construction medical equipment budgeting and equipment planning on several Healthcare and Research projects on the west coast. She complements the project teams by adding 24 years of extensive experience in Healthcare, both in the clinical and business environment, including seven years practicing as a Physician's Assistant and fifteen years working for major Medical Equipment companies in Sales and Management. Her years of medical experience across multidiscipline areas in Healthcare, provides her with the unique ability to manage Hospital projects effectively and efficiently.

As Project Manager, Linda will be directly responsible for managing this project. She will lead and coordinate the efforts of the Turner Logistics Medical & Research Solutions team, working directly with the team designated by the client, Architect, and Construction Management to ensure the deliverables and needs of the project are met.

## BACKGROUND

- 24 Years Experience
- Bachelor of Arts, Psychology  
Pre-Med, University of Southern California
- Kirkwood Community College, Orthopedic  
Physician's Assistant
- University of Nebraska, Omaha, Medical School

## PROJECT EXPERIENCE

### Harborview Medical Center, Seattle, WA

Linda provided Medical Equipment procurement for the 470,000-sq.ft. hospital expansion and renovation project which includes Surgery, PACU, Sterile Processing, PACU, NICU, In-Patient & Out-Patient Mental Health and County Morgue facility. Services

provided included assistance in validation and reconciliation of Medical Equipment budget. Linda has also provided recommendations regarding Medical Equipment options in order to effectively manage the client's total budget (\$15 Million).

### Eisenhower Medical Center, Rancho Mirage, CA

Linda assisted with medical equipment pre-construction for the 15,000-sq.ft. Emergency Department renovation, 15,000-sq.ft Renker Pavilion renovation, and the 261,000-sq.ft new construction patient tower (\$1.6 Million).

### Portneuf Medical Center, Pocatello, ID

Linda provided assistance for the Hospital Expansion and Renovation project in Schematic Phase: 660,000-sq.ft., 266 beds. Initially the Hospital board struggled with its project budget and needed to identify and verify the needs of the Medical Equipment budget. Linda was able to provide a detailed Room and Department Medical Equipment Budget based on Space Plan which lowered the budget significantly (\$49 Million).

### Sutter Health, Sacramento, CA

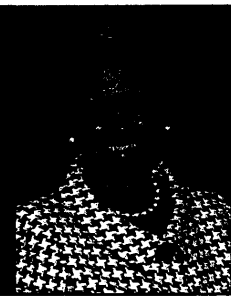
**Sutter General Hospital**, Medical  
Equipment and Building Utility Coordination

**Sutter Womens and Childrens  
Hospital**, Medical Equipment and Building  
Utility Coordination

**Sutter Medical Foundation**, Medical  
Equipment and Building Utility Coordination

# GWENDY SHAW

MANAGER EQUIPMENT PLANNING  
MEDICAL & RESEARCH SOLUTIONS



## ROLE & RESPONSIBILITIES

As Manager of Equipment Planning, Gwendy works directly with Administrative and Clinical staffs to evaluate and locate all Group I, II & III medical equipment. She is responsible for all phases of equipment planning and budgeting, coordinates equipment survey/fact finding visits, and conducts user-group meetings with physicians and department staff in various stages of planning. Gwendy oversees the preparation of project equipment manuals to ensure current information and product specifications are provided for implementation into the architectural drawings.

Gwendy has 10 years experience in the area of Medical Equipment Planning and Management where she progressed from Executive Assistant to Planning Assistant to Equipment Planning Coordinator to her current position.

## BACKGROUND

- 10 Years Experience
- University of Tennessee
- Watkins Institute

## PROJECT EXPERIENCE

### **Middle Tennessee Medical Center, Murfreesboro, TN**

Project is 600,000-sq.ft. new replacement hospital consisting of Emergency Department, Surgery, Endoscopy, PACU, Cardiology, Cath Labs, Diagnostic Imaging, Med-Surg Patient Care Units, Critical Care Units, LDR/C-Section, Nursery/NICU, Post Partum, Clinical Laboratory, Patient Intake Center, Pharmacy, Prep-Hold Recovery, Inpatient Dialysis, Respiratory Care, Inpatient Rehab Services and, Sleep Lab with a medical equipment value of \$43 million. Services currently being provided are medical equipment

budgeting and planning through Schematic Design, Design Development and Construction Documents.

### **Eisenhower Medical Center, Rancho Mirage, CA**

Expansion of 15,000-sq.ft. Emergency Department; addition of 15,000-sq.ft Renker Pavilion, and; 261,000-sq.ft new construction Annenberg Patient Tower. Services provided were review and verification/modification of previous planning by another firm and the procurement and installation of \$13 million in medical equipment.

### **Swedish American Hospital, Rockford, IL**

Renovation and Expansion of 86,000-sq. ft. Surgery, Ambulatory Surgery and PACU departments with a medical equipment value of \$1.4 million and new construction of 130,000-sq. ft. Heart Hospital with medical equipment value of \$2.9 million. Services provided were review and modification of previous planning by another firm and the procurement and installation of \$4.3 million in total medical equipment without interruption of services or patient care.

### **NYU Downtown Hospital, New York, NY**

Project involved a phased 35,000-sq. ft. renovation and 22,000-sq.ft. addition to the existing emergency department without interruption to services or patient care. Services provided were turn-key approach to medical equipment procurement with result of reducing the project schedule and providing cost savings to NYU.

## **DON FISCHER**

**PURCHASING AGENT  
MEDICAL & RESEARCH SOLUTIONS**



### **ROLE & RESPONSIBILITIES**

As Purchasing Agent, Don is responsible for many areas from procurement to turnover. Don will maintain the MRS database, obtain vendor quotes, coordinate scheduling and other various tasks related to the project as necessary to ensure efficient and effective communications and organization.

Don has valuable experience in the hospital construction area where he coordinated capital equipment purchases, developed and maintained databases, obtained vendor quotes, processed purchase orders and interfaced with vendors and client facilities.

### **BACKGROUND**

- 12 Years Experience
- Bachelor of Arts-Political Science, University of Missouri-Columbia, Columbia, MO

### **PROJECT EXPERIENCE**

#### **Columbus Children's Hospital, Columbus, OH**

This project involves managing the procurement of \$4.9 million medical equipment for the Clinical Laboratory and Operating Room departments. The scope of services include validating the current equipment list as prepared by an outside firm, submitting Request for Proposals from different vendors, preparing budget analysis of the RFPs, validating purchase order issuance and monitoring of delivery dates. (\$4.9 Million)

#### **Harborview Medical Center, Seattle, WA**

Provided Medical Equipment procurement for the 470,000-sq.ft. hospital expansion and renovation project which includes Surgery, PACU, Sterile

Processing, PACU, NICU, In-Patient & Out-Patient Mental Health and County Morgue facility. Services provided included assistance in validation and reconciliation of Medical Equipment budget. Linda has also provided recommendations regarding Medical Equipment options in order to effectively manage the client's total budget. (\$15 Million)

#### **Eisenhower Medical Center, Rancho Mirage, CA**

Assisted with medical equipment pre-construction for the 15,000-sq.ft. Emergency Department renovation, 15,000-sq.ft Renker Pavilion renovation, and the 261,000-sq.ft new construction patient tower. (\$13.5 Million)

#### **Monongalia County General Hospital, Morgantown, WV**

This project involves 198,000-sq.ft. expansion of Pharmacy, Central Sterile Supply, new hospital entrance/concourse, Emergency Department, Imaging Department, 16-bed ICU, Medical Records and all-private patient units; and 192,000-sq.ft renovation of Dietary, MIS, HR, Environmental Services, Imaging and Surgery. Scope of services provided include pre-procurement and planning for the medical equipment as well as coordinating the furniture, IT, security and dietary equipment. (\$15.8 Million)

# MIKE TELLEZ

PROJECT ENGINEER  
MEDICAL & RESEARCH SOLUTIONS



R E S U M E

## ROLE & RESPONSIBILITIES

Mike draws on his strong technical experiences for sound knowledge of various construction methods and installation practices, and a broad understanding of a wide spectrum of related materials and equipment.

Mike's responsibilities will include:

- Conduct thorough construction reviews and MEP coordination studies.
- Process, evaluate, monitor, and control technical changes to the work.
- Implement engineering management/document control systems.
- Schedule, conduct and document all job meetings, owner-architect and coordination meetings.
- Prepare subcontract change orders for issuance.

## BACKGROUND

- 13 Years Experience
- Tennessee Erosion Prevention & Sediment Control
- OSHA 30 Certification

## PROJECT EXPERIENCE

### NYU Downtown Hospital, New York, NY

Project involved a phased 35,000-sq.ft. renovation and 22,000-sq.ft. addition to the existing emergency department without interruption to services or patient care. Services provided were turn-key approach to medical equipment procurement with result of reducing the project schedule and providing cost savings to NYU.

### Sutter General Hospital

Medical Equipment and Building Utility Coordination for a 419,094-sq. ft. renovation of an existing hospital facility. (\$18 Million)

**Sutter Womens and Childrens Hospital**  
Medical Equipment and Building Utility  
Coordination for a 395,24-sq. ft. new hospital facility. (\$13 Million)

### Sutter Medical Foundation

Medical Equipment and Building Utility  
Coordination for a 209,781-sq. ft. new outpatient center/MOB facility. (\$13 Million)

### Vanderbilt University Institute of Imaging Science (VUIIS), Nashville, TN

Approximately 42,000-sq.ft clinical and animal research facility. The facility contains 4.7T, 7.0T, and 9.4T small animal research magnets, as well as a 4.7T vertical bore primate magnet. The project was built as an infill between 3 active wings of the medical center. The project cost was \$16,277,877 and took 15 months to build.

### Vanderbilt University Medical Center's Bill Wilkerson Center, Nashville, TN

A \$60 million, 300,000-sq.ft, 8-story addition atop an existing 4-story parking garage, housing the Bill Wilkerson Center for Otolaryngology and Communicative Sciences, along with the Vanderbilt Sports Medicine Center. The Project includes 20 sound booths, an MRI, over 150 exam rooms, a 2-story Anechoic Chamber, a floating penthouse floor slab, and a medical imaging suite.

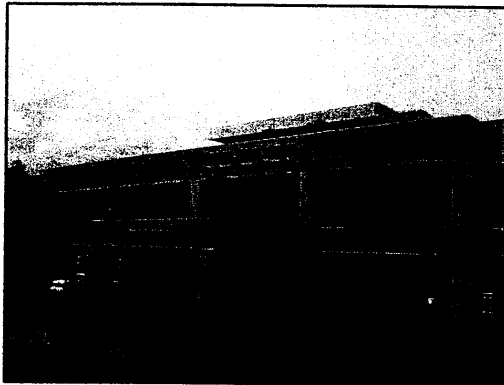
### Vanderbilt Medical Center's MCN II, Specialized Research, Nashville, TN

A \$15 million, 80,000-sq.ft vivarium and research addition atop a 7-story medical research building. The addition was very logistic-sensitive, as it was constructed on a very congested urban site.

**Current Medical & Research Project List**

Client	Project Name	Architect	Estimated Total Volume	Project Size	Services	Completion Date	Reference	Similar Project Staff
SwedishAmerican Hospital Rockford, IL	* New Heart Hospital and Surgery Renovations	Perkins + Will Architects	\$3.8M	130,000-sq.ft. (Addition) and 8,600-sq.ft. (Renovation) Facility includes a 4-story (w/ basement) brick precast curtain wall enclosure, 30 new ICU beds and 64 new telemetry beds.	<ul style="list-style-type: none"> <li>Medical Equipment Planning</li> <li>Medical Equipment Procurement</li> <li>Medical Equipment Installation</li> <li>Medical Equipment Warehousing and Placement</li> </ul>	May 2006	Nancy J. Harvey Administrative Director 1401 East State Street Rockford, IL 61104 Ph: 815.315.6105 nharvey@swedishamerican.org  Judy Newberry Director, Materials Management Ph: 815.489.4603 jnewberry@swedishamerican.org	Gwendy Shaw, Don Fischer
Provena St. Joseph Hospital Evanston, IL	* Provena St. Joseph Hospital Expansion and Renovation	Wilmoth Sanz	\$7.3M	225,000-sq. ft. The 4-story bed tower will include 102 private rooms while renovations will include 2 new OR's, heart center, women center, outpatient diagnostics, physical rehabilitation, 10 ICU beds, 16 PACU beds, family birthing place, 20 post-partum beds and 34 rehabilitation beds.	<ul style="list-style-type: none"> <li>Medical Equipment Planning</li> <li>Medical Equipment Procurement</li> <li>Medical Equipment Installation</li> <li>Medical Equipment Warehousing and Placement</li> </ul>	Ongoing (December 2010) Planning Complete 2006	Al Jensen and Michael Walker Provena St. Joseph Hospital 1401 East State Street Evanston, IL 60120 Ph: 847-498-3200	Ron Burmson, Lori Fly, Don Fischer
Sutter General Hospital Sacramento, CA	* Sutter Medical Foundation Outpatient Services & MOB	Kaplan McLaughlin Diaz Architects	\$7.7M	269,781-sq. ft. (New Construction) Design included in this facility will be Cardiac Rehabilitation, an 11 Room Imaging and Procedure Suite, 4 Room Endoscopy Suite, a 28 Space Prep/Recovery Area and a 15 Space PACU Space.	<ul style="list-style-type: none"> <li>Medical Equipment/Construction Coordination</li> <li>Medical Equipment Procurement</li> </ul>	Ongoing (January 2009)	Tom O'Leary 2801 Capitol Ave., Suite 110 Sacramento, CA 95816 Ph: 916-454-8980 oleary@utterhealth.org	Debra Hinton, Gwendy Shaw, Mike Tellez, Don Fischer
Sutter General Hospital Sacramento, CA	* Sutter Women's and Children's Hospital	Kaplan McLaughlin Diaz Architects	\$13.2M	395,241-sq. ft. (New Construction) Departments included in this facility will be Administration, Laboratory, a 22 Bed High Risk Obstetrics, 12 Bed Cardiac Catheterization, 8 Exam Room, Patient Intake area with a Radiological Room, a 20 Bed Pediatric Intensive Care Unit, a 25 Bed Pediatric Unit, a 15 Bed Pediatric Unit, a Pediatric Outpatient Treatment Unit, Pediatric Rehabilitation, Pharmacy and Pediatric Pulmonary Services.	<ul style="list-style-type: none"> <li>Medical Equipment/Construction Coordination</li> <li>Medical Equipment Procurement</li> </ul>	Ongoing (December 2010)	Tom O'Leary 2801 Capitol Ave., Suite 110 Sacramento, CA 95816 Ph: 916-454-8980 oleary@utterhealth.org	Debra Hinton, Gwendy Shaw, Mike Tellez, Don Fischer
Sutter General Hospital Sacramento, CA	* Sutter General Hospital Renovations	Kaplan McLaughlin Diaz Architects	\$18.8M	419,054-sq. ft. (Renovated Space) Departments included in this renovation project will be Diagnostic Imaging, Adult Emergency, Pediatric Emergency, Emergency Department, Adult Rehabilitation, Emergency Radiology, Office, Surgery, Surgery Support, Central Sterile, Catheterization Labs, Cardiology, Inpatient Dialysis and Non-invasive Cardiology.	<ul style="list-style-type: none"> <li>Medical Equipment/Construction Coordination</li> <li>Medical Equipment Procurement</li> </ul>	Ongoing (December 2010)	Tom O'Leary 2801 Capitol Ave., Suite 110 Sacramento, CA 95816 Ph: 916-454-8980 oleary@utterhealth.org	Debra Hinton, Gwendy Shaw, Mike Tellez, Don Fischer
Eisenhower Medical Center Rancho Mirage, CA	* Emergency Department	Moon Mayotas Architects, Inc.	\$3M	15,000-sq.ft. (Renovated Space) Emergency Department	<ul style="list-style-type: none"> <li>Medical Validation/Pre-Procurement (GMP)</li> <li>Medical Equipment Procurement</li> <li>Medical Equipment Construction</li> <li>Administration</li> <li>Medical Equipment Warehouse Mgmt.</li> <li>Medical Equipment Installation Mgmt.</li> <li>Medical Equipment Relocation Mgmt.</li> <li>Medical Equipment Turnover and Close-out</li> </ul>	Ongoing (December 2007)	Mike Fontana Project Manager 39000 Bob Hope Drive Rancho Mirage, CA 92270-3221 Ph: 760.834.3559 Fax: 760.834.3565 Cell: 760.290.4999 (Best number to call) mfontana@smcs.org	Gwendy Shaw, Anne Pernell, Don Fischer, Mike Tellez, Lori Fly
Eisenhower Medical Center Rancho Mirage, CA	* Reiter Pavilion	Moon Mayotas Architects, Inc.	\$1M	15,000-sq.ft. (Renovated Space) New "executive patient" bed floor	<ul style="list-style-type: none"> <li>Medical Equipment Procurement</li> <li>Medical Equipment Construction</li> <li>Administration</li> <li>Medical Equipment Warehouse Mgmt.</li> <li>Medical Equipment Installation Mgmt.</li> <li>Medical Equipment Relocation Mgmt.</li> <li>Medical Validation/Pre-Procurement (GMP)</li> </ul>	Ongoing (December 2008)	Same as above	Gwendy Shaw, Anne Pernell, Don Fischer, Mike Tellez, Lori Fly
Eisenhower Medical Center Rancho Mirage, CA	* Annenberg Center Bed Tower	Moon Mayotas Architects, Inc.	\$10M	261,000-sq.ft. (New Construction) Preconstruction services for a new \$70 Million hospital project - 4-story bed tower. New Tower will add 317 beds to hospital.	<ul style="list-style-type: none"> <li>Medical Equipment Procurement</li> <li>Medical Equipment Construction</li> <li>Administration</li> <li>Medical Equipment Warehouse Mgmt.</li> <li>Medical Equipment Installation Mgmt.</li> <li>Medical Equipment Relocation Mgmt.</li> <li>Medical Equipment Turnover and Close-out</li> </ul>	Ongoing (December 2009)	Same as above	Gwendy Shaw, Anne Pernell, Don Fischer, Mike Tellez, Lori Fly

# EISENHOWER MEDICAL CENTER RANCHO MIRAGE, CALIFORNIA



## **Emergency Department Renovation & Renker Pavilion**

Turner Construction is providing construction services for the new first floor construction expansion of the emergency department totaling 13,679-sq.ft. Also included is the remodel and renovation of a 61,869-sq.ft. of the existing emergency department, as well as the second floor of the Renker Pavilion birthing and medical surgery spaces.

This remodel provides a new executive medical surgery floor consisting of fifteen combination patient and guest rooms and eight standard single medical/surgical patient rooms along with the required staff and support spaces including a new state of the art gourmet kitchen and private dining area.

## **Annenberg Pavilion**

The Eisenhower Medical Center - Annenberg Pavilion is a new five-story 260,000-sq.ft. patient care tower that will accommodate 256 beds. Also included is a four-story connector bridge that will link the new Annenberg Pavilion to the existing hospital. Turner is providing preconstruction services that include cost analysis, constructability reviews and scheduling services. At the conclusion of the two-year preconstruction assignment, Turner will provide general contracting services for the construction of this facility.

**CLIENT**  
Eisenhower Medical Center

**PROJECT**  
Emergency Department, Renker Pavilion

**ARCHITECT**  
Moon Mayoras Architects

**EQUIPMENT/MATERIAL VOLUME**  
\$13,500,000

Turner Logistics assisted with medical equipment planning and pre-procurement for the renovations of the 15,000-sq.ft. Emergency Department, 15,000-sq.ft Renker Pavilion, and the 261,000-sq.ft new construction patient tower.

Another important step in the pre-procurement/construction process is the detailed utilities coordination with the construction team. This project review is a critical step to ensuring the facility is constructed to accept the equipment purchased. Turner Logistics Medical & Research Solutions (MRS) staff will provide

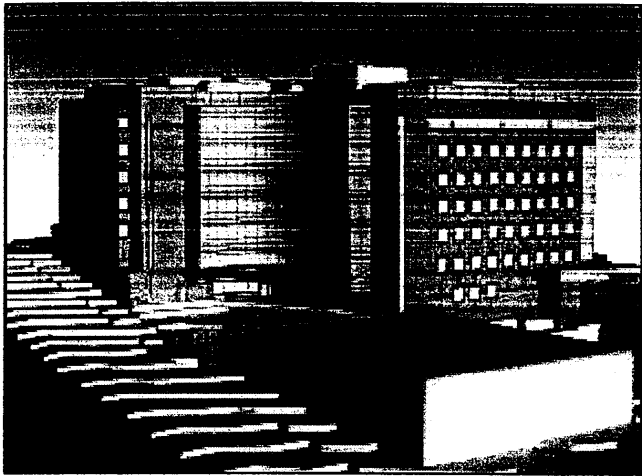
- Creation of Equipment Specifications, Scope of Work, and Installation Requirements.
- Implementation of the bid process or RFQ/RFP to provide equipment options and pricing for owner evaluation and consideration.
- Establishing a Medical Equipment Guaranteed Maximum Price (GMP), including Medical Equipment Direct Cost, Management, Receiving, Warehousing, and Installation Costs.

In addition, Turner Logistics MRS will provide the following:

- Detailed GMP for Equipment, Management, Receiving, Warehousing and installation
- Final Coordination Matrix
- Final Procurement and Medical Equipment Construction Schedule
- Mechanical & Electrical Equipment Detailed Matrix by Room and by Item

Finally, Turner Logistics will develop the final procurement schedule to meet the construction schedule, ROJ dates, and manufacturer lead times. The completion dates are set for December 2007 (Emergency Department), December 2008 (Renker Pavilion), and December 2009 (Annenberg Pavilion).

## PET/CT NUCLEAR MEDICINE BUILD-OUT SEATTLE, WASHINGTON



Turner is currently providing construction services for the 60,000-sq.ft. expansion of the existing Seattle Cancer Care Alliance tower to accommodate future program growth in laboratory and treatment space.

**CLIENT**  
**Seattle Cancer Care Alliance**

**PROJECT**  
**PET/CT Nuclear Medicine Build-Out**

**ARCHITECT**  
**Zimmer Gunsul Frasca Partnership**

**EQUIPMENT/MATERIAL VOLUME**  
**\$3,200,000**

Turner Logistics was engaged to provide medical equipment planning and procurement for this 52,000-sq.ft expansion to the center. This expansion will increase the size of the second through seventh floors of the building and will include a 13,000-sq.ft women's center.

The research lab and hospital project faced numerous challenges. One challenge included the client wanting to control product selection while maintaining a proposed project budget. Due to Turner Logistics relationships with its business partners, they were able to provide the owner with product selection while securing industry leading pricing. The results of Turner Logistics unique approach to medical equipment procurement and installation yielded an on-budget and on-time project for the Cancer Center Alliance Expansion.

**PROVENA ST. JOSEPH HOSPITAL  
ELGIN, ILLINOIS**



**CLIENT**  
**Provena Health System**

**PROJECT**  
**Provena St. Joseph Hospital**

**ARCHITECT**  
**n/a**

**MEDICAL EQUIPMENT VALUE**  
**\$15,000,000**

**Turner Construction Overview:**

Turner Construction has been awarded construction management and renovation services for the bed tower addition to the existing hospital. The 4-story bed tower will include 102 private rooms while renovations will include 2 new OR's, heart center, women center, outpatient diagnostics, physical rehabilitation, 10 ICU beds, 16 PACU beds, family birthing place, 20 post-partum beds and 34 rehabilitation beds.

**Turner Logistics Overview:**

Turner Logistics Medical and Research Solutions (MRS) provided medical equipment planning and budgeting services for Provena St. Joseph's hospital. Through the development of construction documents, Turner Logistics MRS was able to manage the relocation of approximately \$7 million in existing equipment and the purchasing of approximately \$8 million of new purchases. We have currently saved Provena \$800,000. It is anticipated that Turner Logistics MRS will continue their engagement through Pre-Procurement, Procurement, Installation, and Closeout.

The results of Turner Logistics unique approach to medical equipment planning and relocation yielded approximately 10% of their budgeted amount. Planning was completed in 2006.



## SWEDISHAMERICAN HOSPITAL ROCKFORD, ILLINOIS



Turner Logistics was engaged by Swedish American Hospital in the Spring 2004 to replace the hospital's existing planner on their Surgery Renovation project. The charge was to verify the equipment list and budget that were completed during the planning phase by the other firm. Our team provided the Hospital with a new planning program which included a comprehensive equipment planning list. Ultimately, our team planned, procured, tracked deliveries, managed installations, coordinated start-up and turnover for \$1.4 million of equipment.

We were also able to monitor and meet the quality standards of the Hospital. Because of Turner Logistics' relationships with the manufacturers, a redesign of three grossing stations was accomplished in 30 days (normal lead time on these can be up to 120 days). The Manufacturer took it upon them to accept the challenge because of their existing relationship with Turner Logistics.

These successes led the Hospital to retain our team for the new 130,000-sq.ft., 4-story Heart Hospital. Our team assumed responsibility during the design development stage which necessitated expediting services to complete the planning. Through integrated and thorough team meetings, Turner Logistics was able to complete the task at hand and provide planning and budgeting for SwedishAmerica for over \$2.4 million in medical equipment.

**CLIENT**  
SwedishAmerican Hospital

**PROJECT**  
New Heart Hospital and Surgery Renovations

**ARCHITECT**  
Perkins and Will Architects

**EQUIPMENT / MATERIAL VOLUME**  
\$3,870,000

In order to prevent schedule delays during construction, Turner Logistics utilized a warehouse approach to coordinating equipment. This process allows the equipment to be inspected and delivered to the hospital in a consolidated fashion floor-by-floor at the appropriate time in schedule. This assisted the Turner Construction team and installers to maintain progress.

SwedishAmerican Hospital continues to engage Turner Logistics on a "repeat basis" for additional phases of these projects. These repeat awards are a testament to delivering the unique benefits of the Turner Logistics Medical and Research Solutions.

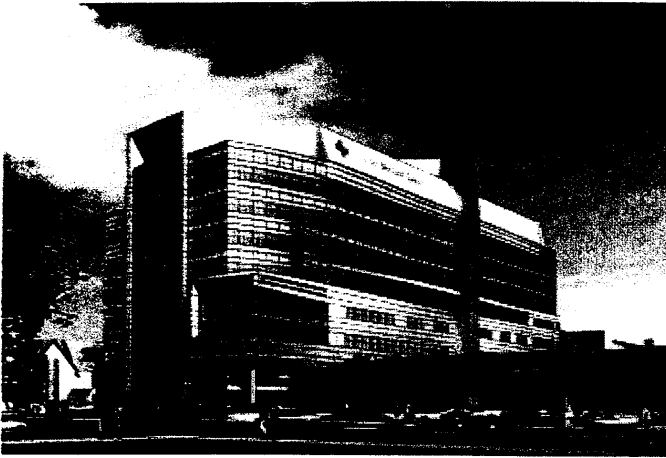
### PROJECT SCOPE

**New Heart Hospital** - A new cardiac care addition of approximately 130,000 sf., 4-story (w/basement) brick, precast curtainwall enclosure. 30 new ICU beds and 64 new telemetry beds.

**Surgery Renovations** - A complete gut and renovation of 8,600 sf. of space in the surgery department. Project includes 4 new operating rooms (2 CVOR's and 2 General OR's) and was completed within a fully functioning operating department.

**ASU / PACU Renovations** - A multi-phase renovation of the surgery recovery area and the Phase I/II recovery. All work was completed without interruption of services or patient care.

# SUTTER GENERAL HOSPITAL SACRAMENTO, CALIFORNIA



Turner is providing preconstruction and construction services for a massive expansion program combining two major medical facilities—Sutter Medical Center and Sutter General Hospital—into one single, 1.08 million sq. ft. state-of-the-art medical campus. Preconstruction activities include the demolition of various buildings and extensive utility work and site preparation.

The new campus will also include the new Anderson Lucchetti Women's and Children's Center, an eight-story, 214-bed facility offering the highest level of neonatal and pediatric intensive care services, pediatric cardiac care, pediatric neurosurgery services, pediatric cancer services, and high risk and conventional maternity services. A life-saving helistop is planned for treating severely injured and sick patients, mostly newborn and pediatric patients.

The Women's and Children's Center will feature a 61-bed Level III neonatal intensive care unit for critically ill and premature newborns and a 20-bed pediatric intensive care unit dedicated to the treatment of critically ill children. These specialty units will be backed by large Labor and Delivery, Maternal-Newborn and Pediatric units for healthy newborns and less critically ill children. Leading elements of the new campus include state-of-the-art cardiac care treatment with cardiovascular and transplant services. This emergency department will include a special area for treating pediatric emergencies. When complete, the 290-bed Sutter General Hospital will provide the latest treatment for adult cardiovascular, orthopedic, spine, neuroscience, cancer, transplant, medical/surgical and outpatient surgery services.

**CLIENT**  
**Sutter Health**

**PROJECT**  
**New Campus and Anderson Lucchetti Women's and Children's Center**

**ARCHITECT**  
**Kaplan McLaughlin Diaz**

**EQUIPMENT/MATERIAL VOLUME**  
**\$40,000,000**

Turner Logistics Medical and Research Solutions (MRS) is providing a full range of services for Sutter General Hospital. These services include programming, schematic design, design development, construction documents, firm cost estimate, procurement, submittal and approval, delivery, installation, turnover, and warranty.

Turner Logistics MRS will provide the following:

- Infrastructure Coordination matrix
- QA Review of AE Drawings
- Update project schedule overlay
- Compile medical equipment prioritization schedule
- Equipment list validation
- Compiled equipment bid specifications
- Compiled scope of work
- Compiled medical equipment cost estimate

In addition, Turner Logistics MRS will provide the following:

- Compiled scope of work, request for proposal, specifications, terms and conditions to manufacturers
- Facilitated coordination meetings with construction manager and Sub-contractors
- Monitor shipments and schedule for owner contracts
- Facilitated placement of Group I, II, III equipment
- Compiled O&M Documents
- Facilitate expedient warranty resolution

## COST PLUS CONTRACT PROPOSAL

The following **Cost Plus** Contract Proposal is based upon mutually acceptable contract terms, which includes Owner to indemnify Turner Logistics for vendor performance failures.

Phase of Work	Cost of Work
<b><u>Pre-Procurement / Pre-Construction</u></b>	
Lump Sum Cost of Services	\$127,800
Lump Sum Reimbursables	\$22,000
<b><u>Procurement &amp; Post-Procurement (Construction)</u></b>	
Lump Sum Reimbursable Expense* (GRs)	\$56,000
General Conditions (GCs)	\$196,5282
General Liability Insurance	1.15% of Contract Volume
Fee	6.35% of Contract Volume, minimum volume of \$3,000.000.00
Contract Contingency	By Owner
Savings Participation	100% Owner

\*Reimbursable Expense (GRs) Includes Travel Office Supplies & Equipment, Copier Expense, Computers & Electronic Data Processing, Postage & Express Mailing, and Miscellaneous Expenses. Jobsite Facilities Costs are including in Turner Construction's Reimbursable Expense.

## COST PLUS CONTRACT PROPOSAL

**Payment Terms**

Cost Plus Contract Proposal is based upon the following payment schedule, net 30 Days.

Phase of Work	Payment Terms
<b><u>Pre-Procurement / Pre-Construction</u></b>	Equal monthly installments billed over OSHPD approval period (estimated at 14 months) with final payment due at presentation of GMP. Should GMP be compiled sooner, then balance will be due at presentation of GMP. Reimbursables billed monthly.
<b><u>Procurement and Post Procurement (Construction)</u></b>	The fixed General Conditions and Fee shall be billed per contract. The Cost of Services will be paid on a phased basis and paid upon reaching the following Project Milestones: Recommendation of Vendor(s) 25%, Placement of Purchase Order with Vendor 35%, Commencement of Fabrication of Equipment 10%, Delivery of Equipment to Facility or Storage 20%, Turnover 10%. Reimbursables billed monthly.

**Project Duration**

Contract Proposal is based upon the following project Schedule/Durations:

Phase of Work	Begin Date	End Date
<b><u>Pre-Procurement / Pre-Construction</u></b>	January 2008	March 2009
<b><u>Procurement and Post Procurement (Construction)</u></b>	April 2009	April 2011

**ADDITIONAL SERVICES**

In the event NIH requests services and/or travel beyond the scope of this proposal, those services will be negotiated at the time of the request. Any additional services will be approved in writing by NIH before any work is started.

# GMP CONTRACT PROPOSAL

The following **GMP** Contract Proposal is based upon mutually acceptable contract terms, which include a maximum liability for direct damages of \$100,000.00.

Phase of Work	Cost of Work
<b><u>Pre-Procurement / Pre-Construction</u></b>	
Lump Sum Cost of Services	\$149,700
Lump Sum Reimbursables	\$22,000
<b><u>Procurement &amp; Post-Procurement (Construction)</u></b>	
Lump Sum Reimbursable Expense* (GRs)	\$56,000
Lump Sum General Conditions (GCs)	\$270,052
General Liability Insurance	1.15% of Contract Volume
Fee	7.0% Contract Volume, minimum volume of \$3,000,000.00
Contract Contingency	5%
Savings Participation	50% NIH / 50% TL

\*Reimbursable Expense (GRs) Includes Travel Office Supplies & Equipment, Copier Expense, Computers & Electronic Data Processing, Postage & Express Mailing, and Miscellaneous Expenses. Jobsite Facilities Costs are including in Turner Construction's Reimbursable Expense.

## GMP CONTRACT PROPOSAL

### Payment Terms

GMP Contract Proposal is based upon the following payment schedule, net 30 Days.

Phase of Work	Payment Terms
<u>Pre-Procurement / Pre-Construction</u>	Equal monthly installments billed over OSHPD approval period (estimated at 14 months) with final payment due at presentation of GMP. Should GMP be compiled sooner, then balance will be due at presentation of GMP. Reimbursables billed monthly.
<u>Procurement and Post Procurement (Construction)</u>	The fixed General Conditions and Fee shall be billed per contract. The Cost of Services will be paid on a phased basis and paid upon reaching the following Project Milestones: Recommendation of Vendor(s) 25%, Placement of Purchase Order with Vendor 35%, Commencement of Fabrication of Equipment 10%, Delivery of Equipment to Facility or Storage 20%, Turnover 10%. Reimbursables billed monthly.

### Project Duration

Contract Proposal is based upon the following project Schedule/Durations:

Phase of Work	Begin Date	End Date
<u>Pre-Procurement / Pre-Construction</u>	January 2008	March 2009
<u>Procurement and Post Procurement (Construction)</u>	April 2009	April 2011

### **ADDITIONAL SERVICES**

In the event NIH requests services and/or travel beyond the scope of this proposal, those services will be negotiated at the time of the request. Any additional services will be approved in writing by NIH before any work is started.

**THIS SHEET  
INTENTIONALLY  
LEFT BLANK**

# Turner

Thursday, December 06, 2007

John Halfen  
Northern Inyo Hospital  
150 Pioneer Lane  
Bishop, CA 93514

RE: Northern Inyo Hospital Expansion  
Project #: 1286000  
Change Order Request Number COR -068

Dear John,

We have finalized gathering all the required quotations for PCO 122 and PCO-127 for the following extra work: **PR-35 Valve off piping at Radiology Building for future connection to new hospital and breezeway connection drawings. Note that OSHPD approved drawings have yet to be issued and pricing presented in this COR is based on drawings received on 10/23/07 from NTD. Upon receipt of OSHPD approved drawings, Turner will then evaluate the costs involved with any changes made and submit the respective COR. Also, electrical requirements for the heat trace system are not part of this COR as they were not part of the originally provided breezeway drawings. Additional General Conditions and extended schedule are also not part of this request. A separate COR will be issued to address the electrical requirements, GC's and time extension.**

We have reviewed the scopes of work and have verified that all extra work items are in compliance with our contract agreement. The following is a detailed itemization of all extra costs.

Item	Description	Amount	Contractor
001	Tube steel frame at (E) hospital breezeway opening	\$5,886.00	D&D Welding
002	Broege (add more description)	\$2,415.00	Broege Construction
003	Temporary Barricades at (E) Hospital Opening to Breezeway	\$2,000.00	Turner Construction
004	Weather Protection at (E) Hospital Waiting Room	\$2,750.00	Turner Construction
005	Temporary Heat and Lighting at (E) Hospital Waiting Room	\$750.00	Turner Construction
006	Clean-Up at (E) Hospital Waiting Room	\$600.00	Turner Construction
007	Build Dormer at Breezeway Connection to (E) Hospital	\$8,000.00	Turner Construction
008	Labor to demo hard ceiling and protect electrical and fire sprinkler	\$1,500.00	Turner Construction
009	Replace VCT and base in existing building waiting room	\$885.00	Contract Flooring & Interior Services, Inc.
010	20 ga Galvanized sheet metal pipe cover over piping at breezeway	\$4,487.00	Modern Air Mechanical
011	Demo (E) hospital exterior wall and miscellaneous grouting	\$3,500.00	Truhls Concrete
012	Domestic and Med Gas Piping Changes	\$62,631.15	J. Noble Binns Plumbing
013	Mechanical Piping Changes	\$108,788.00	Modern Air Mechanical
Level 001	Builder's Risk @ .63%	\$1,286.41	
Level 002	Subguard @ 1.15%	\$2,348.21	
Level 003	GLI @ 1.2%	\$2,450.31	
Level 004	Fee @ 6.0%	\$12,616.62	
<b>Total Amount</b>		<b>\$222,893.70</b>	

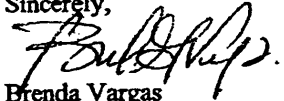
See the attached for a detailed breakdown of the costs included in this Change Order Request.



Please return one (1) copy of this letter indicating your approval of this Turner Change Order which increases our Contract by two hundred twenty two thousand eight hundred ninety three and 70/100 (\$222,893.70). This approval will also authorize us to issue Subcontract Change Orders as listed above.

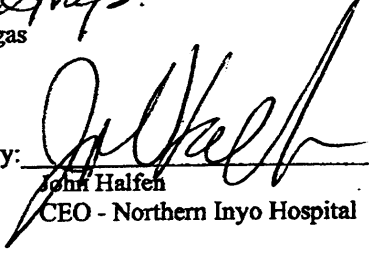
If you have any questions regarding this Change Order Request, please free to call me.

Sincerely,



Brenda Vargas  
Engineer

Approved By: \_\_\_\_\_



John Halfen  
CEO - Northern Inyo Hospital

Date: \_\_\_\_\_

12-13-07

cc: COR File

# BROEGE CONSTRUCTION, INC.

5234 EAST PINE, FRESNO, CA 93727 (559) 252-9345  
FAX (559) 252-4010

LICENSE #818639

## FAX TRANSMITTAL SHEET

TO: TURKEL

DATE: 11-14-07

ATTENTION: BRENDA VARIANS

NUMBER OF PAGES TO FOLLOW: 0

**REVISED**

REFERENCE: NOTATION PAGE ABSTRACT (PCO-127) CISTERN ABSTRACT PROTECTION TO TANKS  
NOTAL STUB FRAMING, INSULATION AND CEILING SHEATHING (ABOUT DIST 193 AND HARD LID) 3/A-1.0  
FRAME DET 2/S-2.1 - FINISH DET 7/A-1.0 AND 8/A-1.0

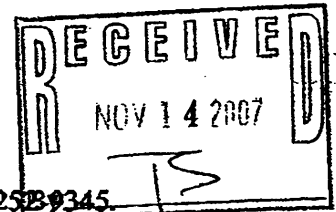
	DESCRIPTION	QUANTITY	UNIT COST	C/P	SUB TOTAL
MATERIAL	DRYWALL	88 SQ. FT.	44	10%	48
	BOARDS	20 SQ. FT.	12	10%	13
	OUTRIG	20 SQ. FT.	22	10%	24
	TRUCK/STUBS	100 LF	159	10%	175
	INSULATION	20 SQ. FT.	10	10%	11
	SKIN PLASTER	20 SQ. FT.	16	10%	18
LABOR	FRAMING/SHEATHING	9 HRS.	644	15%	741
	TAPING	6 HRS.	430	15%	495
	PLASTER	8 HRS.	573	15%	659
	SUBSISTANCE	23 HRS.	201	15%	231

TOTAL \$ 2,415

FROM: BROEGE CONSTRUCTION, INC.

BY: Marcus Jones

FAX PHONE: (559)252-4010



If there is a problem receiving all of these pages of transmission, please call (559) 252-9345.  
Thank you.

**Date:** 11/20/2007  
**To:** BRENDA VARGAS  
**From:** Jackson Sourwine  
**Customer PO:**  
CONTRACT #12860000

**Contract Flooring**  
*Interior Services Inc.*  
NV CL # 59925, 62678, 62681  
CA CL # 064002  
1335 Greg Street #107 Sparks, NV 89431  
Phone : (775) 359-7880  
Fax : (775) 359-7798

# Change Order Request

**Job No:** 2089  
**Request #:** 9

Invoice To:

Project:

TURNER CONSTRUCTION  
2484 NATOMAS PARK DR  
SACRAMENTO, CA 95833

NORTHERN INYO HOSPITAL RADIOLOGY & SUPPORT  
CONTRACT #12860000  
150 PIONEER LANE  
BISHOP, CA 93514

Phone: (916) 614-9311 Fax: (916) 614-9345

**Description of Change Order Request:**

PCO 127 - BREEZE WAY - REPAIR FLOOR/ INSTALL VCT & BASE  
PCO 127 - BREEZE WAY - REPAIR FLOOR/ INSTALL VCT & BASE

**ADD**

<i>Manufacturer</i>	<i>Color Name:</i>
<i>Style</i>	<i>Color Number:</i>
1 LABOR ONY - CONTRACT FLOORING & INTERIOR SERVICES LABOR ONLY	INSTALL VCT
2 VCT-1 SUPPLIED AND INSTALLED - ARMSTRONG WORLD INDUSTRIES, INC. TILE-EXCELON STANDARD* 1/8" TILE IMPERIAL TEXTURE -1/8" X 12" X 12"	TBD
3 RB-1 WALL BASE SUPPLIED AND INSTALLED - JOHNSONITE® 4" RUBBER TOP SET BASE 4' LENGTHS	TBD

**Total ADD \$885.00**

**Total This Option - Tax Included : \$885.00**

**SCOPE OF WORK:**

DEMO TO BE DONE BY OTHERS

CONTRACT FLOORING TO INSTALL RUBBER BASE AND VCT IN AREA WHERE TRENCH IS TO BE DONE.

LABOR INCLUDES 8 HRS PLUS MATERIALS TO SKIM COAT AREA FOR VCT. IF TRENCH LINE IS NOT

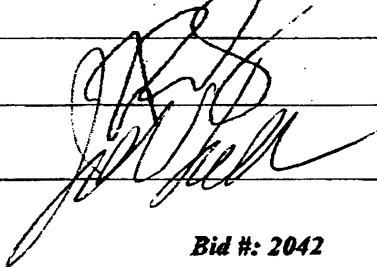
ACCEPTABLE/LEVEL/SMOOTH, WE MAY REQUIRE ADDITIONAL HOURS. MOST LIKELY WILL BE ABLE TO KEEP

IT UNDER ESTIMATED AMOUNT.

VCT MANUFACTURER AND COLOR ARE TO BE DETERMINED.

RUBBER BASE MANUFACTURER AND COLOR ARE TO BE DETERMINED.

SALESMAN'S SIGNATURE



Approximate Installation Start Date:

CUSTOMER'S AUTHORIZATION

2200 Cooper Avenue  
P.O. Box 3017  
Merced, Ca 95344



Phone: (209) 722-0076  
Fax: (209) 722-0170

CHANGE ORDER REQUEST

#18

To: Turner Construction

Date: 11/21/2007

Project: Inyo Hospital / Radiology Bld

Fax #: 760-873-7246

Attention: Brenda / Molly

Proposed Change Order Description: Ref: PCO # 127 / Galv Pipe Cover

Provide and install custom 20ga galv sheet metal pipe cover. Cover to go over mechanical piping @ breezeway.

Price Breakdown:

Material	454.00
Fabrication	560.00
Installation	2,400.00
Travel / Truck	728.00
Per Diem	345.00
Total	\$ 4,487.00

Schedule Impact: TBD

Requested by: Dan Kumetat

Date Approved: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Print: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Company: \_\_\_\_\_

Please provide a change order at your earliest convenience.

**"We Autograph Our Work With Quality!"**



TRUHLS CONCRETE INC.  
 2342 SUNRISE DR  
 Bishop, CA 93514

# Estimate

DATE	ESTIMATE NO.
12/3/2007	230

<b>NAME / ADDRESS</b>
TRUNER CONSTRUCTION NORTHERN INYO HOSPITAL JOB # 1286000 150 PIONEER DRIVE BISHOP, CA 93514

<b>PROJECT</b>

DESCRIPTION	QTY	TOTAL
TO SAW CUT REINFORCED FILLED WITH GROUT EXISTING BLOCK WALL 5' X 7 FOR NEW DOOR		2,500.00
EXTRA TO GROUT WALL AROUND DOOR		1,000.00

Thank you for your business.	<b>TOTAL</b>	\$3,500.00
------------------------------	--------------	------------

SIGNATURE

Phone #	Fax #	E-mail	Web Site
760 873 8861	760 873 8860	truhls@cebridge.net	www.truhlsconcrete

**J. NOBLE BINNS PLUMBING COMPANY, INC.**

3529 Pegasus Drive, Bakersfield, CA 93308

661-615-6101 Fax 661-615-6108

**Contractor's Field Order**

Job Number 6-163 C.O. # PCO-127

Date: 11/19/2007

Customer Turner Construction Co.  
1211 H Street  
Sacramento, CA 95113

Task: **Supply labor, material, and equipment to install domestic water and med gas/vacuum piping and seismic expansion loops as shown on OSHPD reviewed drawings dated 7-19-07 per PCO-127. NOTE: For piping @ (E) Hospital side of covered walkway only.**

PROJECT: Northern Inyo Hospital  
Radiology Building

Material Description	Qty	Unit	Unit Price	Total Material
3/4", 2", & 2-1/2" Type "L" copper tube w/ pipe, fng's, & fng's	80	ea.	\$ 16.72	\$ 1,337.60
Trapeze supports, guides, spring isolators, unistrut channel, etc.	12	ea.	\$ 234.10	\$ 2,809.20
3/4", 2", & 2-1/2" Metraflex seismic expansion loops	3	ea.	\$ 772.58	\$ 2,317.68
Heat trace system & associated components	65	ea.	\$ 12.18	\$ 791.70
Fiberglass insulation, aluminum clad jacketing, & accessories	80	ea.	\$ 9.86	\$ 788.80
EPDM Compression flashings & primer for raw steel	24	ea.	\$ 33.85	\$ 812.40
Misc: Polyethylene sealants, 3/4" BV's for manual air vents, etc.	6	ea.	\$ 21.99	\$ 131.94
3/4" & 1" Type "L" C&C'd copper tube w/ pipe & fng's	80	ea.	\$ 12.42	\$ 993.60
3/4" & 1" Shut-off/isolation valves C&B'd w/gauge ports	3	ea.	\$ 120.68	\$ 362.04
Trapeze supports, guides, spring isolators, unistrut channel, etc.	12	ea.	\$ 222.98	\$ 2,675.78
3/4" & 1" Metraflex seismic expansion loops	3	ea.	\$ 465.25	\$ 1,395.75
Subtotal				\$ 14,416.47
Mark up 10%				\$ 1,441.65
				\$ 15,858.12
Tax				\$ 1,149.71
Total Material and Tax				\$ 17,007.83

Equipment:

SIZZORS LIFT 34.00 Hours @ \$ 16.25 Per Hour = \$ 552.50  
 Hours @ Per Hour = \$

Subcontract:

Freight \$ 550.00  
 Sub Total Equipment and Subcontract \$ 1,102.50  
 Mark up 5% \$ 55.13  
 Total Equipment and Subcontract Work \$ 1,157.63

Labor:

PLUMBER 40.00 Hours @ \$ 86.48 Per Hour = \$ 3,459.20  
WELDER 24.00 Hours @ \$ 86.48 Per Hour = \$ 2,075.52  
APPRENTICE 56.00 Hours @ \$ 86.48 Per Hour = \$ 4,842.88

Subtotal Labor \$ 10,377.60  
 Mark-up 15% \$ 1,556.64  
 Total Labor \$ 11,934.24  
 Per diem: Room & Board for 5 man crew @ \$250.00 pr/dy \$ 750.00  
 Fuel: \$ 250.00

We agree to make changes as specified above  
J. Noble Binns Plumbing Date 11-19-07

Total Cost \$ 31,099.70

Accepted: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Date \_\_\_\_\_ Signature \_\_\_\_\_

**J. NOBLE BINNS PLUMBING COMPANY, INC.**

3528 Pegasus Drive, Bakersfield, CA 93308

861-615-6101 Fax 861-615-6108

**Contractor's Field Order**

Job Number 6-163 C.O. # PCO-122

Date: 11/19/2007

Customer Turner Construction Co.  
1211 H Street  
Sacramento, CA 95113

Task: **Supply labor, material, and equipment to install domestic water and med gas/vacuum piping and seismic expansion loops as shown Delta 7 drawings dated 8-02-07 per PCO-122. NOTE: For piping @ Radiology side of covered walkway only.**

PROJECT: Northern Inyo Hospital  
Radiology Building

Material Description	Qty	Unit	Unit Price	Total Material
3/4", 2", & 2-1/2" Type "L" copper tube w/ pipe, flng's, & flng's	80	ea.	\$ 16.72	\$ 1,337.60
3/4", 2", & 2-1/2" Shut-off/isolation valves	3	ea.	\$ 121.99	\$ 365.97
Trapeze supports, guides, spring isolators, unistrut channel, etc.	12	ea.	\$ 234.10	\$ 2,809.20
3/4", 2", & 2-1/2" Metraflex seismic expansion loops	3	ea.	\$ 772.56	\$ 2,317.68
Heat trace system & associated components	65	ea.	\$ 12.18	\$ 791.70
Fiberglass insulation, aluminum clad jacketing, & accessories	80	ea.	\$ 9.86	\$ 788.80
EPDM Compression flashings & primer for raw steel	24	ea.	\$ 33.85	\$ 812.40
Misc: Polyethylene sealants, 3/4" BV's for manual air vents, etc.	6	ea.	\$ 21.99	\$ 131.94
3/4" & 1" Type "L" C&C'd copper tube w/ pipe & flng's	80	ea.	\$ 12.42	\$ 993.60
3/4" & 1" Shut-off/isolation valves C&B'd w/gauge ports	3	ea.	\$ 120.68	\$ 362.04
Trapeze supports, guides, spring isolators, unistrut channel, etc.	12	ea.	\$ 222.98	\$ 2,675.76
3/4" & 1" Metraflex seismic expansion loops	3	ea.	\$ 465.25	\$ 1,395.75
Subtotal				\$ 14,782.44
Mark up 10%				\$ 1,478.24
				\$ 16,260.68
Tax				\$ 1,178.90
Total Material and Tax				\$ 17,439.58

Equipment: SIZZORS LIFT 34.00 Hours @ \$ 16.25 Per Hour = \$ 552.50

Subcontract: Freight \$ 550.00

Sub Total Equipment and Subcontract \$ 1,102.50

Mark up 5% \$ 55.13

Total Equipment and Subcontract Work \$ 1,157.63

Labor: PLUMBER 40.00 Hours @ \$ 86.48 Per Hour = \$ 3,459.20

WELDER 24.00 Hours @ \$ 86.48 Per Hour = \$ 2,075.52

APPRENTICE 56.00 Hours @ \$ 86.48 Per Hour = \$ 4,842.88

Subtotal Labor \$ 10,377.60

Mark-up 15% \$ 1,556.64

Total Labor \$ 11,934.24

Perdium: Room & Board for 5 man crew @ \$250.00 pr/day \$ 750.00

Fuel: \$ 250.00

We agree to make changes as specified above  
J Noble Binns Plumbing Date 11-19-07

Total Cost \$ 31,631.46

Accepted: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Date \_\_\_\_\_ Signature \_\_\_\_\_

2200 Cooper Avenue  
P.O. Box 3017  
Merced, Ca 95344



Phone: (209) 722-0076  
Fax: (209) 722-0170

CHANGE ORDER REQUEST

#17

To: Turner Construction  
Project: Inyo Hospital / Radiology Bld  
Attention: Brenda / Molly

Date: 11/21/2007  
Fax #: 760-873-7246

Proposed Change Order Description: Ref: PCO # 127

Supply labor, material & equipment to install HVAC piping (CWS/CWR/HWS/HWR) and seismic expansion loops as shown on drawings dated 7/19/07.

(See attached breakdown)

Price Breakdown:

Subcontractor(J Noble Binns)	48,193.11
Mark-Up	4,819.31
Total	\$ 53,012.00

Schedule Impact: TBD

Requested by: Dan Kumetat

Date Approved: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_

Please provide a change order at your earliest convenience.

**"We Autograph Our Work With Quality!"**



**J. NOBLE BINNS PLUMBING COMPANY, INC.**

3529 Pegasus Drive, Bakersfield, CA 93308  
661-615-6101 Fax 661-615-6108

**Contractor's Field Order**



Job Number 6-173 C.O. # PCO-127  
Customer Modern Air Mechanical Contractors  
2200 Cooper Avenue  
Mercad, CA. 95344  
PROJECT: Northern Inyo Hospital Expansion  
Radiology Building - Bishop, CA.

Date: 11/19/2007

Task: Supply labor, material, and equipment to install HVAC piping and seismic expansion loops as shown on QSHPD reviewed drawings dated 7-19-07 per PCO-127. NOTE: For HVAC piping @ (E) Hospital side of covered walkway only.

Material Description	Qty	Unit	Unit Price	Total Material
2-1/2" & 3" Sched. 40 BK steel pipe, flng's, & flng's	100	ea.	\$ 22.29	\$ 2,229.00
Trapeze supports, guides, spring isolators, unistrut channel, etc.	12	ea.	\$ 376.04	\$ 4,512.48
2-1/2" & 3" Metraflex seismic expansion loops	4	ea.	\$ 926.32	\$ 3,705.28
Heat trace system & associated components	110	ea.	\$ 12.18	\$ 1,339.80
Fiberglass insulation, aluminum clad jacketing, & accessories	100	ea.	\$ 16.52	\$ 1,652.00
EDPM Compression flashings & primer for raw steel	24	ea.	\$ 33.86	\$ 812.40
Misc Polyethylene sealants, 3/4" BV's for manual air vents, etc.	16	ea.	\$ 21.99	\$ 351.84
				\$ -
Subtotal				\$ 14,602.80
Mark up 10%				\$ 1,460.28
Tax				\$ 16,063.08
Total Material and Tax				\$ 1,154.57
				\$ 17,227.65

Equipment: SIZZORS LIFT 48.00 Hours @ \$ 16.26 Per Hour = \$ 780.00  
Subcontract: \_\_\_\_\_ Hours @ \_\_\_\_\_ Per Hour = \$ \_\_\_\_\_  
Freight \_\_\_\_\_  
Sub Total Equipment and Subcontract \$ 665.00  
Mark up 6% \$ 1,445.00  
Total Equipment and Subcontract Work \$ 72.26  
Labor: \$ 1,517.25

PLUMBER 88.00 Hours @ \$ 86.48 Per Hour = \$ 8,302.08  
WELDER 69.00 Hours @ \$ 86.48 Per Hour = \$ 5,967.12  
APPRENTICE 112.00 Hours @ \$ 86.48 Per Hour = \$ 9,685.76  
Subtotal Labor \$ 23,954.96  
Mark-up 15% \$ 3,593.24  
Total Labor \$ 27,548.20  
Perchm: Room & Board for 5 man crew @ \$250.00 pr/dy \$ 1,500.00  
Fuel: \$ 400.00

We approve to make changes as specified above  
J. Noble Binns Plumbing Date 11-19-07

Total Cost \$ 48,193.11

Accepted: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.  
Date \_\_\_\_\_ Signature \_\_\_\_\_

2200 Cooper Avenue  
P.O. Box 3017  
Merced, Ca 95344



Phone: (209) 722-0076  
Fax: (209) 722-0170

CHANGE ORDER REQUEST

#16

To: Turner Construction  
Project: Inyo Hospital / Radiology Bld  
Attention: Brenda / Molly

Date: 11/21/2007  
Fax #: 760-873-7246

Proposed Change Order Description: Ref: PCO # 122

Supply labor, material & equipment to install HVAC piping (CWS/CWR/HWS/HWR) and seismic expansion loops as shown on Delta 7 drawings dated 8/2/07.  
(See attached breakdown)

Price Breakdown:

Subcontractor(J Noble Birns)	50,705.60
Mark-Up	5,070.56
Total	\$ 55,776.00

Schedule Impact: TBD

Requested by: Dan Kumetat

Date Approved: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_

Please provide a change order at your earliest convenience.

**"We Autograph Our Work With Quality!"**

**J. NOBLE BINNS PLUMBING COMPANY, INC.**

3829 Pogopus Drive, Bakersfield, CA 93308

881-615-8101 Fax 661-615-6108

**Contractor's Field Order**



Job Number B-173 C.O. # PCO-122

Date: 11/19/2007

Customer Modern Air Mechanical Contractors  
2200 Cooper Avenue  
Merced, CA. 95344

Task: **Supply labor, material, and equipment to install HVAC piping and seismic expansion loops as shown on Delta 7 drawings dated 8-02-07 per PCO-122. NOTE: For HVAC piping @ Radiology side of covered walkway & future stub outs w/ISOV's.**

PROJECT: Northern Invo Hospital Expansion  
Radiology Building - Bishop, CA.

Material Description	Qty	Unit	Unit Price	Total Material
2-1/2" & 3" Sched. 40 Blk steel pipe, flng's, & flng's	100	ea.	\$ 22.29	\$ 2,229.00
2-1/2" & 3" Shut-off/isolation valves	8	ea.	\$ 199.37	\$ 1,594.96
Trapeze supports, guides, spring isolators, unistrut channel, etc.	12	ea.	\$ 376.04	\$ 4,512.48
2-1/2" & 3" Metraflex seismic expansion loops	4	ea.	\$ 928.32	\$ 3,705.28
Heat trace system & associated components	110	ea.	\$ 12.18	\$ 1,339.80
Fiberglass insulation, aluminum clad jacketing, & accessories	100	ea.	\$ 16.52	\$ 1,652.00
EPDM Compression flashings & primer for raw steel	24	ea.	\$ 33.85	\$ 812.40
Misc: Polyethylene sealants, 3/4" BV's for manual air vents, etc.	15	ea.	\$ 21.89	\$ 351.84
				\$ -
				\$ -
Subtotal				\$ 16,197.76
Mark up 10%				\$ 1,619.78
				\$ 17,817.54
Tax				\$ 1,291.77
Total Material and Tax				\$ 18,109.31

Equipment: SCISSORS LIFT 50.00 Hours @ \$ 16.25 Per Hour = \$ 812.50

Subcontract: Freight \$ 685.00  
 Sub Total Equipment and Subcontract \$ 1,477.50  
 Mark up 5% \$ 73.88  
 Total Equipment and Subcontract Work \$ 1,551.38

Labor: PLUMBER 88.00 Hours @ \$ 86.48 Per Hour = \$ 8,475.04  
WELDER 71.00 Hours @ \$ 86.48 Per Hour = \$ 6,140.08  
APPRENTICE 114.00 Hours @ \$ 86.48 Per Hour = \$ 9,858.72  
 Subtotal Labor \$ 24,473.84  
 Mark-up 15% \$ 3,671.08  
 Total Labor \$ 28,144.92  
 Perdiem: Room & Board for 5 man crew @ \$250.00 pr/dy \$ 1,500.00  
 Fuel: \$ 400.00

Total Cost \$ 50,705.60

We agree to make changes as specified above  
J. Noble Binns Plumbing Date 11-19-07

Accepted: The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.  
 Date \_\_\_\_\_ Signature \_\_\_\_\_



**D & D WELDING, INC.**  
 STRUCTURAL STEEL FABRICATORS & ERECTORS  
 LA. CITY FABRICATORS LICENSE NO. 1689  
 CONTRACTORS LICENSE NO. 718542  
 4221 7<sup>TH</sup> STREET EAST, LANCASTER, CA 93535  
 PHONE (661) 951-8998 - FAX (661) 951-7955

**PROPOSAL**

TO: Turner Construction Company  
 2484 Natomas Park Dr. Ste.101  
 Sacramento, Ca. 95833

DATE: 11-19-2007  
 PROJECT: Northern Inyo Hospital  
 PCO-127  
 LOCATION: Bishop, CA

ATTN: Brenda Vargas  
 FAX: (760) 873-7248  
 PHONE: (760) 873-7217

BID DATE:  
 BID TIME:

The following lump sum bid amount and alternate(s) if any, is based upon the entire contents of this scope and has been placed on the front page of this scope only for convenience. This is a firm offer as defined under the Uniform Commercial Code and California Construction Laws, and constitutes a contractual agreement between D&D Welding, Inc. and the contractor. Any change to this offer, will constitute a change in price. This scope will be included as an attachment to the project contract. Read its contents carefully.

Five Thousand ~ Eight Hundred ~ Eighty-Six Dollars and No Cents

(Written Amount)  
 \$ 5,886.00  
 (Numeric Amount)

Including all taxes now in effect.

**STRUCTURAL STEEL & MISCELLANEOUS METALS**

This proposal was based upon review of the following drawings only: A1.0, A2.1, A9.1 and S1.1, S2.1, which were issued to us by NTD STICHLER and dated 7-19-07, 10-17-07, only to the extent shown on the drawings giving size, section, material grade and the location of all steel members. The followings Addendums are noted: \_\_\_\_\_.

**FURNISH AND INSTALLED:**

NO.	STRUCTURAL DRAWINGS	DRAWINGS NOTED
1	Tube Steel @ New Door Opening	
NO.	ARCHITECTURAL DRAWINGS	DRAWINGS NOTED

**F.O.B. JOB SITE:**

NO.	STRUCTURAL DRAWINGS	DRAWINGS NOTED
NO.	ARCHITECTURAL DRAWINGS	DRAWINGS NOTED

**SPECIFIC EXCLUSIONS:**

NO.	STRUCTURAL DRAWINGS	DRAWINGS NOTED
NO.	ARCHITECTURAL DRAWINGS	DRAWINGS NOTED

**STANDARD EXCLUSION LIST:**

1. Access Panels;

2. Any item not identified or sized or details not cut on drawings;
3. Bolts entering wood or supporting the work of other trades;
4. Bonds, cost of;
5. Carpentry hardware;
6. Chain link fencing
7. Concrete reinforcing steel;
8. Cutting of deck @ mechanical openings;
9. Cutting or drilling of work to accommodate other trades;
10. Demolition;
11. Designing of members or connections;
12. Drawings, items shown on mechanical, electrical, plumbing or civil;
13. Dry packing or grouting;
14. Expansion joints;
15. Field measuring;
16. Field priming, painting and touch-up;
17. Field welding of concrete reinforcing steel to structural steel;
18. Fireproofing, removal and/or replacement;
19. Furring channel or angles;
20. Glass - stops;
21. Grating and frames;
22. Hollow metal doors and frames;
23. Inspection, testing and preparation costs;
24. Insurance - special;
25. Joist hangers not welded to steel;
26. Leveling of anchor bolts. Others are to supply one (1) nut per column to correct elevation;
27. Lintel angles;
28. Liquidated damages or penalties applied to/by buyer;
29. Manlift;
30. Metal ten (10) gauge and lighter;
31. Metal sashes;
32. Metal studs;
33. Misc. steel not specifically called out;
34. Non-ferrous metals;
35. "Pay if paid" or "Pay when paid" terms (See *Terms of Payment* below)
36. Permits - building;
37. Pick-up devices for pre-cast panels;
38. Pipe sleeves and back-up plates for other trades;
39. Roll-up door guides;
40. Roof drains and scuppers;
41. Safety cable-other than that needed for D&D Welding, Inc. pursuant to Cal/OSHA requirements relating only to D&D Welding, Inc.
42. Sandblasting or flame-cleaning steel;
43. Shoring;
44. Simpson type connectors, clips, hold downs, column caps, etc.;
45. Stainless steel;
46. Steel studs and/or shear connections welded to structural steel;
47. Surveying or verifying elevations;

#### CONDITIONS OF PROPOSAL:

1. Others to provide a clear, firm site with backfill in place and leveled to approximate grade suitable for operation of erection cranes and trucks within the building area. In the event cranes must be built up or operate off site, others shall release D&D Welding, Inc. from all liability for damage to public or private streets, parking lots, driveways, curbs, gutters, lawns, shrubbery, irrigation systems or underground utilities resulting from the operation or movement of equipment during the full duration of work at the jobsite. Cranes and equipment will not be brought to the jobsite until a Waiver of Liability is executed by a representative of the Owner or General Contractor.
2. Others are to remove, relocate or protect all existing utilities with the erection of the structure or limiting the operation of the erecting rig.
3. Others are to provide, maintain and remove openings into the building site for movement of steel and equipment by truck and/or provide adequate access at street level for truck delivering steel to the erecting crane.

4. Others are to provide, maintain and remove ramp into building at no cost to D&D Welding, Inc. for movement of steel and equipment into the building and for the removal of equipment.
5. Others are to provide, maintain and remove all barricades, protected walkways, warning signs and lights, and are to furnish watchman and flag service.
6. Others are to provide foundations that are completed to grade, ready for steel with anchor bolts set to correct position and elevation and grout base plates. Elevation of at least one (1) nut in each pattern to be set by others.
7. Others are to provide center scribed lines in both directions on concrete foundation bearings.
8. Hoisting of decking to be during D&D Welding, Inc.'s erection sequence. Deck bundles, banded, marked and sorted by divisions, floors and panels are to be delivered by trucks to hook at jobsite for continuous erection. The Subcontractor installing decking to add D&D Welding, Inc. to their insurance policy as an additional insured for hoisting operation.
9. D&D Welding, Inc. has One Million Dollars (\$1,000,000.00) CSL liability coverage only.
10. The design team is fully responsible for any errors, omissions, conflicts, code violations and improper use of material, if shown on the bid documents. Our quotation is based on measured quantities as specifically shown on the drawings. As we develop the shop drawings, we may discover errors, omissions or conflicts in the structural design drawings, which we will bring to the General Contractor's attention for resolving in a timely manner. The added cost or delay to the schedule due to the discovery of errors, omissions or conflicts will be evaluated and submitted for reimbursement.
11. Fabrications and erection will be in accordance with the AISC Manual of Steel Construction-L.R.F.D. Third Edition Code of Standard Practice, without exception.
12. We will furnish and install a double strand of safety cable around the perimeter of the building and at the interior openings as required by applicable safety regulations. After completing our work, we will leave such cables in place if required by the General Contractor. Maintenance and liability of safety cable is the responsibility of others for all areas of the project as they are turned over to the General Contractor. It is the Contractor's responsibility for the removal of the safety cable, clamps, turnbuckles and posts. These items need to be packaged and stored for a single pick-up by D&D Welding, Inc. If these safety items are destroyed or lost, D&D Welding, Inc. will be reimbursed. After the completion of installation by D&D Welding, Inc., you will be provided an inventory of items installed for verification. D&D Welding, Inc. will expect timely removal and notification for pick-up at the completion of the project. Installation and maintenance of flagging on top rail is by others.
13. All schedules involving this project must be approved by D&D Welding, Inc. prior to commencement of the schedule. Further, any acceleration or delay beyond five (5) days will result in additional charges increasing the contract amount.
14. The cost for fabrication and erecting floor and roof opening frames as described in our scope of work has been estimated on the basis that the size and location of said frames will be furnished by the time our erection drawings have been approved. Any delay in furnishing this information shall constitute a change in our scope of work and may result in additional costs.
15. We will accept no back charges without first being given the opportunity to correct the problem with our own personnel or without giving our written acceptance of the back charge prior to the commencement of work.
16. We take exception to certain conditions of the proposed subcontract agreement. A listing of these exceptions and suggested alternatives will be furnished in the event D&D Welding, Inc. is awarded the work proposed in this offering.
17. Note: Erection of the structural steel is based on clear and open access to set the structural steel framing and place decking at all levels including the roof without interference. D&D Welding, Inc. requests that all bracing, tie backs or supports for the tilt up panels be placed as not to interfere with placement of the structural framing members, ledger angles or the decking. Increased cost for working around the obstructions will be addressed on an individual basis and presented for acceptance prior to proceeding with our work.
18. Mobilization: D&D Welding, Inc. will bill 10% of base bid for mobilization plus any additional billable charges on the first progress billing after a Notice to Proceed is given by the contractor/owner.

#### TERMS OF PAYMENT:

1. Cash or Net 30 days for customers that are Pre-Approved. Interest will be charged on past due accounts.
2. No retentions allowed unless agreed upon prior to commencement of work.
3. Payment for fabricated and un-fabricated material for this project stored in our yard, is required.
4. We will invoice on a monthly basis for materials received in the fabricator's yard and for detailing, shop and field labor expended during the billing period.
5. Substantial Completion (projects withholding retention); as D&D Welding, Inc. substantially completes portions of contracted work or has completed an overall percentage of 50% or more in accordance with contract requirements, Contractor shall pay a minimum of half (½) of the retention withheld to date on said portions or overall project, and retentions withheld on remaining billings will be lowered to half (½) the amount previously

withheld. The remaining retention withheld is due and payable 30 days after D&D Welding, Inc. is 100% complete with contracted work.

6. If retention is withheld, projects with phased construction and erection schedules will require incremental retention release upon completion of each individual phase.
7. The inability of the contractor to be paid shall not be grounds for withholding payment and/or retention to D&D Welding, Inc.
8. D&D Welding, Inc. will provide lien releases for labor, professional services, materials, machinery, fixtures or tools, for the construction, alteration or repair, for the previous months billing, for only our subcontractors/supplier who have filed a preliminary twenty (20) day notice on the project.

**CHANGE ORDER LABOR RATES:**

(Rates do not include Overhead & Profit)

Detailing	\$56.00/hr (straight time)
Shop	\$57.00/hr (straight time)
Field	\$84.00/hr (straight time)

This proposal is subject to withdrawal or revisions if not accepted within thirty (30) days. Quotations are subject to stenographic error. If contract is entered into subsequent to this proposal, all terms and conditions of this proposal shall become part of the contract.

---

David McWhirter  
CEO/Estimator  
D&D Welding, Inc.

**ACCEPTANCE OF PROPOSAL:**

The above prices, specifications & conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature & Title: \_\_\_\_\_

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**FUJIFILM Medical Systems USA, Inc.**

Imaging & Information Site Proposal

Prepared for:

**Northern Inyo Hospital**

**FUJIFILM**



**January 03, 2008**

**Proprietary Information**

The contents of this proposal are confidential.  
Duplication and distribution of this document without approval of  
FUJIFILM Medical Systems USA, Inc. is strictly prohibited.



**FUJIFILM MEDICAL SYSTEMS USA, INC.**

29012 N. HANCOCK PARKWAY, BLDG 7

VALENCIA, CA 91355-1007

800-431-2861 661-775-0390 (FAX)

Bill St. Jean  
 PACS Administrator  
 Northern Inyo Hospital  
 150 Pioneer Lane  
 Bishop, CA 93514  
 760-873-5811, x  
 Purchasing Group: AMERINET

Date:	1/3/2008
Quote #:	0487007200800001-1
Expires:	2/2/2008
PO:	

<b>SHIPVIA</b>	<b>REQDELIVER</b>	<b>FOB</b>	<b>TERMS</b>
Best Way	02/28/2008	Stamford	20% down, 70% delivery; 10% installed

Second year warranty is N/C per Amerinet agreement.

QTY	CATALOG	DESCRIPTION	LIST PRICE	%	NET/NET
1	XCARBON-XL-LITE	<p>FCR Carbon XL with Lite IIP            Carbon XL reader unit packaged with the Flash Lite IIP. The FCR Carbon XL can process up to 94 images per hour in fast scan mode, yet it's compact size makes it perfect for exam rooms or trauma bays, where quick image availability is critical. With this kind of speed, the Carbon XL also serves as a great redundancy solution during busy periods.</p> <ul style="list-style-type: none"> <li>- Cycle times of less than a minute for maximum technologist productivity</li> <li>- A simplified user interface for image processing in as few as three steps</li> <li>- Image previews as the IP is scanned for quick positioning checks before the next exam</li> <li>- Two (2) Professional Service Days are included in the package</li> <li>- Hardware includes Carbon XL reader unit for IP scanning and erasure, UPS w/surge protection &amp; power conditioning, and Flash IIP workstation</li> </ul> <p>The Flash Lite IIP is an ID and QA workstation designed with the features to enhance productivity of the exam room technologist. The package includes hardware and software components used most frequently in the exam room, such as exam selection, image preview, basic annotation and QC tools as well as DICOM connectivity to a RIS/HIS and PACS.</p> <ul style="list-style-type: none"> <li>- Perform patient ID, image processing, QA and image transmission from a single compact workstation</li> <li>- Ability to network with multiple Flash IIPs &amp; FCR readers for optimal flexibility</li> <li>- Hardware including desktop CPU (3.2GHz, 1G RAM, 160G Hdd), keyboard, barcode reader &amp; 19 in. color touch screen LCD monitor</li> <li>- Software features including               <ul style="list-style-type: none"> <li>&gt; Main application software for simplified patient ID and QA</li> <li>&gt; DICOM Worklist Management for interface to RIS/HIS</li> <li>&gt; DICOM CR Store for connectivity to PACS</li> <li>&gt; QC adjustments including exam reprocessing, sensitivity, latitude, density and contrast</li> <li>&gt; MFP (Multi Frequency Processing) - advanced image processing which optimizes edge and gray scale enhancement of multiple frequencies within an image, simultaneously, for improved visibility of both dense and peripheral tissue</li> <li>&gt; FNC (Flexible Noise Control) - advanced image processing for intelligent suppression of noise without loss of diagnostic information or sharpness</li> </ul> </li> </ul>	\$84,500.00	38.00	\$52,390.00



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QTY	CATALOG	DESCRIPTION	LIST PRICE	DISCOUNT	NET PRICE
1	XCARBON-CART-S	> Technologist editing tools such as automatic and manual Shutters (black borders) and movable annotation markers > Basic security features - customizable technologist log in/log out & user restrictions > Statistical Analysis reporting - Text file download of patient image database, including reason for image rejection coding, for reject or other performance analyses > Synapse Web Query Shortcut - opens Fuji PACS browser without closing IIP application to enable viewing of a patient's prior exams on the IIP. Only compatible with Fuji Synapse PACS Single cassette reader cart (size: small, color: black) Heavy duty engineered medical furniture provides space-saving workstation, countertop space and cassette holder storage for the FCR & Carbon single cassette readers. Compact Stationary Rack design allows convenient placement of the computer workstation at just the right height above the reader. Includes a swivel mount for the monitor, a convenient CPU tuck-away area, a spacious countertop for the keyboard, mouse and barcode reader, and two convenient side-mounted cassette holders (right or left mounted).	\$1,500.00	38.00	\$930.00
1	1ACCSKT00037	SEISMIC BRKT KIT FOR CR IR 355 356 357	\$250.00	38.00	\$155.00
4	XCASS-14X17-CC	14X17 CASSETTE TYPE CC	\$850.00	38.00	\$2,108.00
4	R230147ST6-SPKG	14 X 17 ST VI IMAGING PLATE SINGLE PKG	\$750.00	38.00	\$1,860.00
4	XCASS-10X12-CC	10X12 CASSETTE TYPE CC	\$550.00	38.00	\$1,364.00
4	R230102ST6-SPKG	10 X 12 ST VI IMAGING PLATE SINGLE PKG	\$425.00	38.00	\$1,054.00
1	XGRIDCAP1422	14X17/10:1/178/40-72 DRPON GRDCAP PLST	\$1,500.00	38.00	\$930.00
1	XGRIDCAP1012	10X12/10:1/178L/40-72 DRPON GRIDCAP PLST	\$1,800.00	38.00	\$1,116.00
1	XSAUTOEXAM	Auto Exam Select enables mapping of RIS/HIS exam codes to Fuji MPM codes for automatic transfer of exam information the CR reader. This feature is an excellent workflow-enhancing tool, as it enables transfer of a patient's ordered exam(s) with name from RIS/HIS. Can be used with or without Study Group option. One license is required for each set of RIS/HIS exam codes mapped to Fuji MPM codes.	\$3,000.00	38.00	\$1,860.00
1	XDICOMPRINT23	Enables DICOM Print function from the Flash IIP workstations - 2-3 License (1 per IIP)	\$2,000.00	38.00	\$1,240.00
1	XFREETEXT	Ideal for technologists who need to quickly and easily add comments to the digital image. Free text annotation software enables users to type comments and input them into an image.	\$550.00	38.00	\$341.00
1	XIIPMAG	Image Magnification is a powerful tool to enhance QA functionality at the Flash IIP console. Image Magnification software enables the full screen display of an image, as well as image magnification and zoom for display of images that require a closer look before transmission.	\$1,000.00	38.00	\$620.00

**Total System List Price: \$106,400.00**

**Total Discount: 38.00 %**

**Total System Net/Net Price: \$65,968.00**

OTHER ITEMS				
QTY	CATALOG	DESCRIPTION	LIST PRICE	NET/NET
1	XTT01	FCR ONE-SHOT PHANTOM Fuji Quality Control phantom with Quality Assurance Program booklet and CR Users Guide booklet. This is a non-discountable option.	\$750.00	\$750.00
1	FREIGHT	Freight	\$0.00	\$0.00



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150 Pioneer Lane
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PO:	

<b>Total Order List Price:</b>	<b>\$107,150.00</b>
<b>Total Order Net/Net Price:</b>	<b>\$66,718.00</b>

**NOTES:**

1. All applicable sales/use taxes will be additional.
2. Terms: 20% down payment, 70% upon delivery; Balance due on installation completion. Installation to be scheduled upon receipt of delivery payment.
3. Warranty: Twelve months parts and labor during normal working hours.
4. A yearly service agreement for the equipment above (less certain accessories) is offered with the accompanying FMSU Service Agreement document.
5. Site preparation and interconnecting cables are the responsibility of the customer.
6. It is the customer's responsibility to schedule and pay for an OEM Service Engineer to be present at installation to configure each OEM modality to be connected to the Fuji print network.

<b>Bill To:</b> <b>Northern Inyo Hospital</b> 150 Pioneer Lane Bishop, CA 93514 760-873-5811, x2619	<b>Ship To:</b> <b>Northern Inyo Hospital</b> 150 Pioneer Lane Bishop, CA 93514 760-873-5811, x2619
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_____ Submitted By:	_____ Customer Signature:
_____ Approved By:	_____ Title: PACS Administrator
	_____ Date:

## CR STANDARD CONDITIONS OF SALE

Applicable To All Sales by FUJIFILM MEDICAL SYSTEMS USA, INC.  
Herein referred To As The Company.

1. This quotation is subject to withdrawal or changes upon notice at any time prior to acceptance of an order, and is valid for the length of time specified, all previous agreements relating to the subject matter hereof. Acceptance of this proposal is expressly limited to the terms and conditions contained herein and any additional or different terms or conditions contained in Buyer's order or response hereto shall be of no effect nor in any circumstances binding upon the Seller. Buyer will be deemed to have assented to all terms and conditions contained herein if any part of the described merchandise is accepted.
  2. Prices stated herein shall be subject to adjustment to the Company's prices in effect at the time of shipment.
  3. Shipping dates are approximate and are based upon prompt receipt of all necessary information. The company shall be liable for general, but not for special or consequential damages, caused by delay in delivery or failure to manufacture, when due to its fault or negligence. The Company shall not be liable for delays in delivery, or failure to manufacture, due to cause beyond its reasonable control, such as acts of God, acts of the Buyer, acts of civil or military authority, priorities, fires, strikes, floods, epidemics, quarantine restrictions, war, riot, delays in transportation, car shortage and inability due to causes beyond its reasonable control to obtain necessary labor, materials, components, manufacturing facilities, or any other commercial impracticability. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost by reason of the delay. In the event of a product shortage, the Company shall have the right to allocate its available products among its customers in such a manner as the Company may consider equitable.
  4. If the financial condition of the Buyer at any time is such as to give the Company, in its judgment, reasonable grounds for insecurity concerning the Buyer's ability to perform his obligations under this contract, the Company may require full or partial payment in advance and suspend any further deliveries (or continuance of the work to be preformed by the Company) until such payment has been received. Failure to furnish such payment within 10 days of demand by the Company shall constitute a repudiation of the contract and in such event the Company shall be entitled to receive reimbursement for its reasonable and proper cancellation charges. Payment shall become due in accordance with the payment terms on the face hereof. All deferred payment plans (notes or otherwise) must be accompanied by a suitable security agreement acceptable to the Company. If the Buyer delays shipments, such payment shall become due from the date when the Company is prepared to make shipment. If the Buyer delays manufacture, payment shall be made based on the contract price and the percentage of completion. Equipment held for the Buyer shall be at the risk and expense of the Buyer.
  5. The Buyer shall assume all transportation charges from the F.O.B. point shown on the face hereof. Nevertheless, until installation of the apparatus sold hereunder or pro-rata payments received for apparatus shipped, title thereto, the right of possession and the risk of loss (except loss caused by the negligence of the Buyer) shall remain with the Company and such apparatus shall remain personal property. Upon either installation, or upon shipment and receipt of pro-rata payments, whichever occurs first, title pro tanto and risk of loss shall pass to the Buyer, but the Company shall retain a security title and the right to possession and the apparatus shall remain personal property until all payments hereunder (including deferred payments whether evidenced by note or otherwise) shall have been made in full in cash. The Buyer agrees to do all acts necessary to perfect and maintain such title and right in the Company.
  6. The Company's prices do not include sales, use, excise or similar taxes. Consequently, in addition to the prices specified herein, the amount of any present future or sales, use, excise or other similar tax applicable to the manufacture, sale, or use of the products hereunder, shall be paid by the Buyer as a part of said price, or in lieu thereof the Purchase shall provide the Company with a tax-exemption certificate acceptable to the taxing authorities.
  7. Unless otherwise specified in writing, the Company will assemble the apparatus covered herein (with the exception of certain supply and accessory items such as light proof shades, tanks, cassette pass boxes, etc.) and will connect the same to the safety switches or electrical outlets to be provided and installed by the Buyer. If for any reason such as assembly of electrical connections, hereinafter referred to as the installation of the apparatus, are made by other than the Company's own employees, any additional charge for the cost of such outside labor must be borne by the Buyer. It is understood that proper electrical current for operation of the apparatus will be brought to the safety switches and outlets by the Buyer and the Buyer will supply all of the necessary conduits, wiring, Unistrut steel or similar support in the ceiling, plumbing, carpentry, construction work and rigging required for making the installation. It is further understood that should anything additional be required for making the installation, it shall be supplied by the Buyer at the Buyer's cost.
  8. Where any part of the payment is dependent upon installation of the apparatus and installation is delayed for any reason for which the Company is not responsible, the 10th day from the date of delivery to the Buyer shall be considered as the day of completion of the installation and the terms of payment, and the warranty, shall apply as of that date.
  9. The Company makes the following warranties with respect to x-ray and electro medical or NDT apparatus sold by it to the Buyer and no other warranties, except of title, shall be implied.
    - A) New apparatus shall be free from defects in material or workmanship for a period of twelve months from the date of original installation.
    - B) Used apparatus shall be in good operating condition at the date of installation and for a period of 60 days from such date.
- New x-ray tubes and valve tubes, incorporated in or supplied with either new or used apparatus are not warranted hereunder but are covered by the Company's standard tube and kenotron warranty applicable thereto in effect on the date hereof. No warranties either expressed or implied shall apply to new or used glassware and batteries or used evacuate devices. If any defect in material or workmanship appears in a new apparatus or if any used apparatus fails to operate within the period of time specified above, the Buyer shall notify the Company immediately and the company shall thereupon correct the defect by repairing the defective part or by supplying a replacement therefore at the Company's expense. The conditions of any test shall be mutually agreed upon and the Company shall be notified of, and may be represented at, all tests that may be made. The liability of the Company, except as to title, arises out of the supplying of said

# FUJIFILM

apparatus, or its use, whether on warrantee or otherwise, shall be limited to the correction of defects as aforesaid and upon the expiration of the respective warranty periods all such liability shall terminate.

Any claim asserted under this warranty must be commenced within 12 months from the date of purchase. In no event shall the Company be liable for consequential or special damages. There are no warranties which extend beyond the foregoing on the face hereof and such warranties shall constitute sole and exclusive liability of the Company in connection with any product sold by the Company and is exclusive and in lieu of any other warranties, express, implied or statutory, including the warranty of merchantability, and all other obligations or liabilities, either in contract or in tort, of the Company. The Company neither assumes, nor authorizes any person to assume for it, any other obligation or liability in connection with any product sold by the Company. The Company does not warrant that the described merchandise is delivered free of the rightful claim of any third party by way of infringement, or the like. In no event shall the Company be liable for specific or consequential damages, or for any delay in the performance of this warranty due to causes beyond its control. The foregoing shall constitute the sole remedy of the Buyer.

10. Imaging Plates are warranted to be free from defects in material or workmanship for a period of twelve months from date of original purchase. This warrantee does not include physical damage such as scratches, gouges, pressure marks from heavy components, or defects caused by the introduction of foreign material or objects into the CR reader or CR cassettes.
11. Any introduction of unauthorized software to any CPU that makes up the product without express written permission may invalidate the warrantee for this system. The Company reserves the right to make

this determination at time of repair or correction. Any service calls during or after the aforementioned warrantee period to correct or otherwise repair any issue related to this unauthorized software installation may be charged to the Buyer of said system at the sole discretion of the Company, at our prevailing service rates.

12. The Company shall defend any suit or proceeding brought against the Buyer so far as based on a claim that any product, or any parts thereof furnished under this quotation constitute an infringement of any patent of the United States, if notified promptly in writing and given authority, information and assistance (at the Company's expense) for the defense of same, and the Company shall pay all damages and costs awarded therein against the Buyer. In case said products, or any parts thereof, are in such suit held to constitute infringement and the use of said products or parts are enjoined, the Company shall, at its own expense and option, either procure for the Purchase or the right to continue using said products or parts; or replace the same with non-infringing products or parts; or modify it so it becomes non-infringing; or remove said products or parts and refund the purchase price and the transportation costs thereof. The foregoing states the entire liability of the Company for patent infringement by said product or any parts thereof.
13. This instrument constitutes the entire and only agreement between the parties hereto, and any representation, affirmation of fact, and course of prior dealing promise or condition in connection therewith or usage or the trade not incorporated herein shall not be binding on either party. No waiver, alteration or modification of any of the provisions hereof shall be binding unless in writing and signed by the specifically authorized representative of the Company.

## TERMS AND CONDITIONS

1. **FUJIFILM MEDICAL SYSTEM USA, INC. DUTIES** Commencing on the effective date, FUJIFILM Medical System USA, Inc. shall have the following duties under this Service Agreement.

- 1.1 **Scheduled Preventive Maintenance.** During the term of this Service Agreement, FUJIFILM Medical System USA, Inc. shall provide preventive maintenance inspections for the equipment without limitation, those actions which FUJIFILM Medical System USA, Inc. considers necessary to insure proper operation of the equipment, not less than annual calibration, unless otherwise noted at the customer's facilities within the location area specified on the face of this service agreement, during FUJIFILM Medical System USA, Inc.'s normal working hours, 8:30 AM to 5:00 PM local time Monday through Friday, except FUJIFILM Medical System USA, Inc. recognized holidays (normal hours). Preventive maintenance inspections may be performed concurrently during remedial maintenance under this service agreement, and in that event may be unscheduled.
- 1.2 **Remedial Maintenance during Agreement Hours.** FUJIFILM Medical System USA, Inc. will provide remedial maintenance necessary to maintain the equipment in good working order upon the customer's request for service, which request may be oral. Such remedial maintenance shall be performed at the customer's facilities within the location area specified on the face of this agreement during normal hours (agreement hours).
- 1.3 **Remedial Maintenance Outside of Agreement Hours.** Remedial maintenance will be performed outside normal agreement hours at customer's request only, at an additional charge for overtime labor, travel and expenses. There will be a minimum two-hour travel and four-hour labor charge for all maintenance performed pursuant to this paragraph 1.3.
- 1.4 **Maintenance Parts.** When specified on the face of this Service Agreement, FUJIFILM Medical System USA, Inc. shall provide all necessary replacement parts for maintaining the Equipment, except Glassware, at no cost to the Customer unless specified on the face of this agreement. Glassware is defined as Lasers and TV X-ray Tubes. Such replacement parts, when furnished, will be new parts or rebuilt parts equivalent in the judgment of FUJIFILM Medical System USA, Inc. to the new parts when used in connection with the Equipment. All replaced parts shall become the property of FUJIFILM Medical System USA, Inc.

2. **EXCLUSION FROM MAINTENANCE DUTIES**

FUJIFILM Medical System USA, Inc. shall have no obligation to provide maintenance services or replacement parts on Equipment in connection with:

- (a) Repair, replacement or maintenance arising from (I) any intentional acts or negligence of Customer's employees, agents or invitees, (ii) attempts to repair or service the Equipment made by persons other than FUJIFILM Medical System USA, Inc.'s personnel without the prior approval of FUJIFILM Medical System USA, Inc.'s authorized agents, (iii) use of special attached or devices not provided by FUJIFILM Medical System USA, Inc. in connection with the Equipment or (iv) misuse of the Equipment including, without limitation, use of the Equipment for any application or function for which it was not designed.
- (b) Repairs or maintenance of accessories, attachments, supplies, machines or other devices not furnished by FUJIFILM Medical System USA, Inc., or of electrical work external to the Equipment.
- (c) Maintenance required by damage to the Equipment resulting from transportation by Customer, caused (other than ordinary use) within the reasonable control of Customer, or any Excusing Event (as defined in Paragraph 4 of this Service Agreement).

3. **RESPONSIBILITIES OF CUSTOMER**

Customer shall provide reasonable access to the equipment for FUJIFILM Medical System USA, Inc. personnel for purposes of maintenance pursuant to a customer's request.

Customer shall pay within 30 days of invoice the total amount of the payment option selected on the front of this Service Agreement including all applicable Federal, State and Local taxes therein. Customer shall also pay within 30 days of invoice all charges based upon FUJIFILM Medical System USA, Inc. their applicable rates for all work requested by the customer, which is not the responsibility of FUJIFILM Medical System USA, Inc. to perform pursuant to this Service Agreement, including without limitation, maintenance services arising out of any of the causes listed in Paragraph 2 of this Service Agreement.

If reasonable access is not provided to FUJIFILM Medical System USA, Inc. representatives, the customer will be billed at the then prevailing labor rate due to the fact that the FUJIFILM Medical System USA, Inc. representative is denied access to the equipment.

Whenever remedial maintenance is provided outside agreement hours, in accordance with Paragraph 1.3, customer shall provide a knowledgeable representative on site with signature authority to accept the satisfactory completion of work performed and to authorize billing.

4. **EXCUSED PERFORMANCE**

FUJIFILM Medical System USA, Inc. shall not be liable for any failure to perform or delayed performance of any part of this Service Agreement if such performance is prevented, hindered, or delayed by reason of any cause beyond the reasonable control of FUJIFILM Medical System USA, Inc. ("Excusing Event") including, without limitation, labor disputes, strikes, other industrial disturbance, acts of God, floods, shortages of materials, earthquakes, casualty, war, acts of the public enemy, riots, insurrections, embargoes, laws, blockages, actions, restrictions and regulations or orders of any government, government agency or subdivision.

## 5. ADDITIONAL EQUIPMENT

Upon expiration of the new equipment warranty, each additional item of FUJIFILM Medical System USA, Inc. equipment purchased by Customer, whether before or after the Effective Date of this Service Agreement, shall not automatically be covered by the terms of this Service Agreement. The Annual Service Rate for each such new unit of Equipment shall be FUJIFILM Medical System USA, Inc.'s standard annual service rate for such unit in effect on the date such new unit of Equipment becomes covered by this Service Agreement. The Total Annual Service Rate, the Annual Service Charge, and the Total Annual Service Charge shall be adjusted to reflect the Annual Service Rate charge for such new unit of Equipment if customer requests said equipment is added to the Agreement.

## 6. WARRANTY: DISCLAIMER OF WARRANTY; LIMITATION OF LIABILITY

**6.1 Warranty: Disclaimer of warranty.** FUJIFILM Medical System USA, Inc. warrants that: (a) FUJIFILM Medical System USA, Inc. will provide the services described in Section 1 of the Service Agreement will be free from defects in material and workmanship at the time of installation. FUJIFILM MEDICAL SYSTEM USA, INC. MAKES NO OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, WITH RESPECT TO SERVICE OR PARTS PROVIDED BY FUJIFILM MEDICAL SYSTEM USA, INC.. PURSUANT TO THIS SERVICE AGREEMENT.

**6.2 Remedy: Limitation of Liability.** In the event of FUJIFILM Medical System USA, Inc.'s breach of any warranty or obligation under this Service Agreement; FUJIFILM Medical System USA, Inc.'s sole obligation shall be to make all necessary adjustments, repairs and replacements in accordance with the terms of this Service Agreement and to replace any parts installed pursuant to this Service Agreement which are defective at the time of installation. FUJIFILM Medical System USA, Inc. shall have no liability for damages under this Service Agreement in connection with any non-functioning or malfunctioning unit of Equipment unless such Equipment fails to function properly for a period of three consecutive months. In the event that any item of Equipment fails to function properly for such three months period, FUJIFILM Medical System USA, Inc.'s total liability under this Service Agreement shall be limited to general money damages in an amount not to exceed the prorate Annual Service Rate paid by Customer attributable to such non-function or malfunctioning item of Equipment for the period during which such unit of Equipment fails to function properly. FUJIFILM MEDICAL SYSTEM USA, INC.. SHALL IN NO EVENT BE LIABLE FOR ANY INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES OF ANY NATURE WHATSOEVER INCLUDING, BUT NOT LIMITED TO, LOSS OF USE OF THE EQUIPMENT OR LOSS OF PROFITS.

## 7. EQUIPMENT LOCATION

All Equipment is located at Customer's address on the front side of this Service Agreement, unless otherwise sets forth in the Description section on the front side of this Service Agreement. Any subsequent resale or removal to a new location without prior approval from FUJIFILM Medical System USA, Inc. may result in automatic cancellation of this Agreement.

## 8. TERMINATION

The term of the Service Agreement shall be as set forth on the front side hereof; provided, however, that this Service Agreement may also be terminated:

- (a) At any time upon mutual, consent in writing;
- (b) By either party in the event of default by the other party, which remains uncorrected for 90 days after notice of such default, is given to the defaulting party;
- (c) By either party upon giving 90 days prior written notice to the other party.

## 9. MISCELLANEOUS

**9.1 Assignment.** Customer's rights and obligation under this Service Agreement shall not be assignable by Customer in full or in part by operation of law or otherwise, without the prior consent of FUJIFILM Medical System USA, Inc.

**9.2 Waiver.** Any forbearance, failure or delay by FUJIFILM Medical System USA, Inc. in exercising any right, power or remedy hereunder shall not be deemed to be a waiver of such right, power or remedy; any single or partial exercise of any right, power or remedy by FUJIFILM Medical System USA, Inc. here under shall not preclude the further exercise thereof; and every right, power or remedy of FUJIFILM Medical System USA, Inc. shall continue in full force and effect until such right, power or remedy is specifically waived by an instrument in writing executed by FUJIFILM Medical System USA, Inc.

**9.3 Written Agreement.** This Service Agreement supersedes any prior agreements, written or oral, between the parties, contains the entire understanding between the parties and except as provided herein, may be amended or altered only by execution of an instrument in writing.

**9.4 Governing Law.** The laws of the State of Connecticut shall govern this Service Agreement.

**9.5 Unenforceable Provisions.** If any portion of this Service Agreement shall be determined to be invalid and unenforceable, the remainder shall be valid and enforceable to the maximum extent possible.



**THIS SHEET  
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LEFT BLANK**



**AINSWORTH ASSOCIATES**  
MECHANICAL ENGINEERS

September 21, 2007

Mr. John Halfen  
Northern Inyo Hospital  
150 Pioneer Ln  
Bishop, CA 93514

Subject: Northern Inyo Hospital  
Phase 2 Peer review and  
Construction Administration Services

Dear Mr. Halfen:

Per the request of yourself and Turner we have prepared a mechanical and Electrical engineering design fee to perform a PEER review of the HVAC, Plumbing and Electrical design documents for the Phase 2 portion of the addition project that will be submitted to OSHPD in the near future. Also, as requested we have provided a separate fee to take over and perform construction administration services to assist with the construction related activities as they relate to the HVAC, Plumbing and Electrical systems.

**PEER REVIEW**

**Our mechanical design services will include the following:**

1. Review HVAC load calculations.
2. Review mechanical equipment selections and compare to load calculation and code requirements.
3. Review duct sizing and comment as it relates to efficient design and acoustics.
4. Review duct routing and attempt to identify any conflicts with the structural systems and ceiling systems.
5. Confirm ceiling diffuser coordination with reflected ceiling plans.
6. Review entire HVAC systems and note any code deficiencies.
7. Review plumbing fixture layouts and compare to Architectural drawings.
8. Review plumbing piping layouts as it relates to efficient design.
9. Review medical gas system design and confirm coordination with Architectural drawings.
10. Review medical gas piping layouts as it relates to efficient design and routing.
11. Review entire plumbing and medical system design and note any code related deficiencies.

**Our Electrical design services will include the following:**

1. Review Electrical load calculations.
2. Review and confirm electrical coordination with all mechanical equipment, medical equipment and lighting.
3. Review and confirm coordination of all low voltage systems.
4. Review emergency generator sizing calculations.
5. Review entire electrical system design (including low voltage) and note any code deficiencies.

We have assumed that we will be provided with four complete full size sets of plans and specifications will be provided for our use during the PEER review. We have also assumed that we will be provided with all HVAC, Plumbing and Electrical design calculations and equipment selections will be provided for our review in neat organized form.

**The scope of work specifically does not include the following:**

1. Performing any detailed heating and cooling load calculations. We will rely upon the calculations provided by the current Mechanical Engineer for our review.
2. Performing any detailed plumbing load calculations. We will rely upon the calculations provided by the current Mechanical Engineer for our review.
3. Performing any detailed electrical load calculations. We will rely upon the calculations provided by the current Electrical Engineer for our review.
4. Any meetings at OSHPD.

**CONSTRUCTION ADMINISTRATION SERVICES**

**Our Mechanical and Electrical services will include the following:**

1. Review of material lists and submittals relating to mechanical and electrical design.
2. During construction, provide technical consultation and general observance of the work designed and specified including periodic visits to the site and final acceptance report subject to the following:
  - A. We will attempt to prevent defects and deficiencies in the work of the contractors but do not guarantee performance of their contracts.
  - B. Determination of the number of visits to the site required providing general observance of the work shall be at our discretion. We have assumed that one site visit per month will be made during the entire construction phase.

- C. You will keep us informed as to the progress of the work so that our visits to the site may be coordinated accordingly.

**We will provide all of the engineering services listed above for a lump sum fees broken down as follows:**

<b>PEER Review</b>	<b>\$ 52,500.00</b>
<b>Construction Admin</b>	<b>\$ 189,000.00</b>

**\*\* Fee noted do not include any reimbursable expenses associated with travel or subsistence when making construction site observation visits. The time associated with site visits is included in the above fee.**

We would suggest that reimbursement for our services and direct expenses be accomplished as follows:

1. We would submit monthly progress billings for basic services, and separate monthly billings for any authorized extra services. Billings for extra services would include employee category engaged in the work and hourly rate of compensation and all direct expenses noted.

All reports, plans, specifications, field data, field notes, calculations, and other documents prepared by Ainsworth Associates Mechanical Engineers as instruments of service shall remain the property of Ainsworth Associates Mechanical Engineers

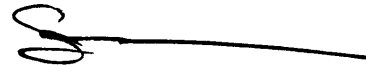
If work is abandoned or suspended, in whole or in part, services rendered to date of abandonment are to be paid for in accordance with percentage of completion of the project documents at that time.

It is understood that Ainsworth Associates Mechanical Engineers makes no warranty, expressed or implied, except that services furnished as a result of the Agreement will be done in accordance with generally accepted professional engineering practices.

We appreciate your consideration of our services for this project. I hope that you find this proposal acceptable. I am available to discuss any refinement or adjustments in the foregoing so that an agreement for our services can be developed. Please give me a call if you have questions.

Sincerely,

AINSWORTH ASSOCIATES MECHANICAL ENGINEERS



Steve Ainsworth, P.E.  
Principal



AINSWORTH ASSOCIATES  
MECHANICAL ENGINEERS

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3741 Business Drive • Sacramento • California • 95820  
Voice (916) 737-6014 • Fax (916) 737-6015  
[WWW.AA-ME.COM](http://WWW.AA-ME.COM)

1755 East Plumb Lane • Suite 167 • Reno • Nevada • 89502  
Voice (775) 329-9100 • Fax (775) 329-9105  
[WWW.AA-ME.COM](http://WWW.AA-ME.COM)

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# *Firm Introduction*

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Ainsworth Associates Mechanical Engineers, founded in 1952, is a professional corporation providing Mechanical Engineering services to Architects and directly to owners for projects throughout California and Nevada.

The primary focus of the firm is in the mechanical design of hospital and healthcare facilities, educational facilities, computer data centers, high-rise hotel/casinos, telecommunication centers, and vacation resorts. Projects encompass both new construction and renovation work. Historically, healthcare design has been approximately fifty percent of the office's work.

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*The Primary  
Focus of the  
Firm is  
Mechanical  
Design...*

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Currently, the principals of the firm are Steve Ainsworth and David Ainsworth. The office employees include licensed professional engineers, design engineers, draftspersons, and technical support staff.

The firm employs the latest technology in computer-aided design, drafting and project management. Utilizing state-of-the-art computers and software we have the capability to quickly analyze any building type and select the most appropriate, cost effective mechanical system for the building being designed.

Ainsworth Associates Mechanical Engineers has an impressive client list that testifies to the knowledge and skill of the firms' principals and professional staff. The company has a proven track record and an extensive history of repeat work for it's clients which has earned it a reputation of being technologically proficient in the production of high quality mechanical system design.

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*Hospitals, Healthcare Facilities,  
Computer Data Centers, Educational  
Facilities, Hotel/Casinos, Resorts*

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# Steven Ainsworth ~ Resume

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*Steve has over  
twenty-five years  
of experience,  
primarily in  
Healthcare  
Facility  
Design*

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**Title:** President

**Education:** Bachelor of Science degree in Engineering with concentration in Air Conditioning and Refrigeration from California Polytechnic State University, San Luis Obispo.

**Licenses:** Mechanical Engineer, California - #M-22685, Nevada - #M-8139, Hawaii - #M-9138, Colorado - #M-32720, Idaho - #M8911, Mississippi - #M-14089, Washington - #M-36729

**Professional Affiliations:** ➤ American Society of Heating, Refrigerating and Air Conditioning Engineers ➤ Consulting Engineers and Land Surveyors of California, ➤ California Society of Hospital Engineers.

**Experience & Qualifications:** Mr. Ainsworth has more than twenty-five years of mechanical engineering experience, primarily in the area of healthcare facility design. Steve has been a principal of the firm since 1988.

As a principal engineer, Mr. Ainsworth has extensive knowledge and experience in the mechanical design for all types of healthcare facilities. He has been involved in excess of 700 projects that were oriented towards some phase of healthcare. Projects range from complete new Acute Care Facilities with central plants to remodeling within the confines of an existing building. He also has experience in educational, laboratory, and office building design.

Mr. Ainsworth is responsible for design activity, supervision of engineering and production personnel, specification writing, construction observation and corporate administration.

## PROJECTS:

### *Marin General Hospital Boiler Retrofit*

Converted hospital's existing 45-year-old central plant to new state-of-the-art plant incorporating the latest LoNoX Boiler technology. All existing pieces of equipment in the plant were replaced without the hospital being shut down for any significant length of time

### *St. Joseph's Hospital Heart Center*

Provided mechanical system design for 60,000 square foot addition to existing hospital project including two Open Heart Surgery Rooms, three Cardinal Cath Labs, along with support spaces.

### *Eden Hospital Boiler Plant Retrofit*

Converted hospital's existing high-pressure steam plant to a low-pressure plant not requiring a 24-hour watch attendant. The hospital's high-pressure steam requirement was met with new oil thermal fluid heaters.

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# David Ainsworth ~ Resume

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*David's experience covers design and construction of Educational and Healthcare Facilities*

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**Title:** Principal

**Education:** Bachelor of Science Degree in Engineering Technology with concentration in Air Conditioning and Refrigeration from California Polytechnic State University, San Luis Obispo.

**Licenses:** Mechanical Engineer, California - #M-028785, Nevada – ME-016733, Hawaii – ME-10910

**Professional Affiliations:** ➤ American Society of Heating, Refrigerating and Air Conditioning Engineers ➤ California Society for Hospital Engineering, Inc. Northeastern Chapter.

**Experience & Qualifications:** Mr. Ainsworth has more than nineteen years of Mechanical Engineering experience. His experience covers design and construction support of educational facilities, performing arts complexes, healthcare facilities, data control centers, telecommunication facilities, and office buildings.

As a principal Engineer, Mr. Ainsworth has been involved with mechanical system design from the conceptual design stage through construction administration to owner occupancy. Additionally, Mr. Ainsworth's knowledge in the areas of Energy Management Control Systems, Piping and HVAC Systems, Fire Protection Systems and Construction Standards for mechanical systems is extensive.

Mr. Ainsworth is responsible for the design, production, supervision and construction administration of projects.

## PROJECTS:

***UC Davis Medical Center  
Davis  
Tower Phases 2 & 3***

Phase 2-Provided design for the build-out of existing 3<sup>rd</sup> (Obstetrics Services) and 14<sup>th</sup> level (Orthopedics Unit) shelled floors. Project was completed in 2002.

Phase 3-Project consisted of the design for the build-out of existing 5<sup>th</sup> and 12<sup>th</sup> floors providing replacement space for the 40-bed Neonatal Intensive Care unit and 35 GI and pulmonary medical-surgical beds. The new NICU on the 5<sup>th</sup> floor will have 50 beds. Project scheduled for completion summer of 2005.

***Sutter Gould Medical  
Foundation Stockton MOB 1***

Provided design for new 63,500 ft<sup>2</sup> Medical Office Building. Project design included three, rooftop evaporative condensing variable air volume air conditioning units and variable volume hydronic hot water pumping system, direct digital controls and packaged skid mounted boilers systems. Plumbing design included domestic water booster pump, electronic sensor activated faucets and medical gases.

***Sutter Amador Hospital Acute  
Care Remodel***

Providing design for remodel of approximately 20,000 ft<sup>2</sup> of Acute Care facility comprised of I-1.1 and B occupancies. Project design consists of redistribution of supply return and exhaust branch ductwork, hydronic piping systems, domestic water, waste, vent and medical gases piping systems. Areas of remodel include Emergency Department, Imaging, Pre and Post Op, Pharmacy, Respiratory Therapy, and Administration.



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# *William Dunnington ~ Resume*

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**Title:** Associate

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*Monty has  
experience from  
mechanical  
systems to steam  
boilers to chilled  
water systems*

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**Education:** Bachelor of Science Degree in Engineering Technology with concentration in Air Conditioning and Refrigeration from California Polytechnic State University, San Luis Obispo. Associate, of Science Degree in Air Conditioning and Refrigeration Technology from Cypress Community College.

**Licenses:** Mechanical Engineer, California - #M-27776

**Experience & Qualifications:** Mr. Dunnington has nineteen years of Mechanical Engineering experience covering a range of mechanical systems from commercial refrigeration to steam boilers to chilled water and water source heat pump systems.

As a Senior Engineer, Mr. Dunnington has provided design for educational and healthcare facilities, data center additions, resorts, and building automation systems.

Mr. Dunnington is responsible for design activities, writing specifications, construction observations, and maintaining the office's network of computers.

## **PROJECTS:**

***Elko County, NV, Jackpot  
Public Works Facility***

Provided mechanical design for new truck and vehicle maintenance facility. Project included heating and general exhaust for shop area, A/C for adjacent office area, and connections for future addition of Sheriffs office and jail.

***Stead Airport - Vehicle  
Maintenance Facility***

Provided mechanical design for new truck and vehicle maintenance facility. Project included vehicle fluid dispensing and exhaust, as well as general exhaust and A/C for adjacent office area

***Manteca, CA - School District  
Bus Maintenance Facility***

Provided mechanical design for new bus maintenance facility. Project included heating and cooling of office spaces as well as heating, general exhaust, and vehicle exhaust systems with the garage area.



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# James Powell ~ Resume

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**Title:** Associate

**Education:** Drafting/Engineering Technology from Sacramento City College.

**Licenses:** Certified in Plumbing Engineering, CIPE

**Professional Affiliations:** American Society of Plumbing Engineering.

**Experience & Qualifications:** Mr. Powell has more than 19 years of mechanical engineering experience covering a wide range of plumbing and air conditioning systems, from waste and vent systems, to medical gas systems, to unitary refrigerant-based air conditioning units along with central utility plants.

As a Design Engineer, Mr. Powell has provided design for health care and educational facilities, hotel/casinos, resorts, and public office buildings.

Mr. Powell is responsible for design activities, writing specifications, and construction observations and administration.

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*Jim has provided  
design for  
Healthcare and  
Educational  
Facilities for over  
20 years*

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## PROJECTS:

***Alliance Medical Office  
Building for Healdsburg  
General Hospital***

Provided design for new multi-floor Medical Office Building. Project design included air handling units and duct distribution systems, hydronic hot water piping and pumping system and direct digital controls. Plumbing design included domestic hot and cold water systems along with medical gas system.

***Sutter Gould Medical  
Foundation Stockton MOB 1***

Provided design for new 63,500 ft<sup>2</sup> Medical Office Building. Project design included three, rooftop evaporative condensing variable air volume air conditioning units, variable volume hydronic hot water pumping system, direct digital controls and packaged skid mounted boilers systems. Plumbing design included domestic water booster pump, electronic sensor activated faucets and medical gases.

***Marin General Hospital  
Cardiac Cath Lab***

Provided HVAC and plumbing design for new Cath lab in existing hospital wing. HVAC design consisted of new air handling unit with constant volume reheat duct distribution. Plumbing design includes domestic hot and cold water systems along with medical gas system.

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# Staci L. Noblitt ~ Resume

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**Title:** Associate  
LEED Accredited Professional

**Education:** ➤ Bachelor of Science Degree in Mechanical Engineering Technology from California State University, Sacramento. ➤ Associate, of Science Degree in Drafting and Design Technology from Sacramento City College.

**Professional Affiliations:** ➤ American Society of Plumbing Engineers.

**Experience & Qualifications:** Ms. Noblitt has more than 10 years of mechanical design and engineering experience covering both air conditioning and plumbing for educational facilities, healthcare facilities, and office buildings.

As a Senior Design Engineer, Ms. Noblitt has provided design for health care and educational facilities, recreational and public office buildings.

Ms. Noblitt is responsible for project management including: design activities, client design coordination, writing specifications, construction observations, and project administration.

Ms. Noblitt brings to a project an extensive background in the construction trades including a ten-year maintenance background.

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*Staci has over  
eleven years  
experience,  
Educational  
Facilities and  
Healthcare*

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## PROJECTS:

*Eden Medical Center  
Neuroscience Renovation  
Castro Valley, CA.*

Conversion of the existing space, to a configuration which provides for a six bed ICU and fourteen Med/Surgery beds; total square footage 12,670. The mechanical design removed the space from the Hospital's central ventilation system; installation of two new rooftop air-handling units with respective exhaust fans provides the required heating, cooling, and ventilation. The plumbing design provides the capability to isolate the new space from the remainder of the Facility.

*Eden Medical Center  
Emergency Department  
Renovation & Expansion  
Castro Valley, CA.*

Renovation of the existing 5295 square foot ED with the addition of 1822 square foot Suite. The Project was constructed through a 4-Phase process with the existing ED serving patients during construction. One new rooftop air-handling unit and respective exhaust fans were installed to serve the new addition; the renovation of the existing space required the installation of a new final filter bank on both hot and cold decks of the existing central supply fan.

*Lincoln Elementary School  
Multi-Purpose Building  
Modernization Manteca, CA.*

Performed site investigation of existing systems; designed rooftop air conditioning/heating and exhaust systems to replace the existing ducted gas fired furnace and supply air-handling unit serving the Multi-Purpose space; and the replacement of the evaporative cooler and kitchen grease exhaust hood serving the Kitchen space. Project approval included design verification of "Accessibility" compliance per applicable California Building Code.

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# Greg Maestas ~ Resume

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*Mr. Maestas  
has twenty-three  
years in the  
HVAC and  
Plumbing Design  
Industry.*

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**Title:** Mechanical Design

**Education:** > Bachelor of Science > Business Administration > University of Nevada, Reno

**Professional Affiliations:** > American Society of Plumbing Engineers (ASPE)  
> IAMPO > ASHRAE

**Experience & Qualifications:** Mr. Maestas has 23 years in the HVAC and Plumbing Design industry involving a wide range of project types and sizes. The last 18 years were focused on Plumbing and HVAC design. Project experience includes design of projects starting at schematic drawings following through to construction administration. Specialized experience is in schools, restaurants, office buildings, labs and remodel work and tenant improvements.

## PROJECTS:

***Carson Tahoe Hospital  
Carson City, Nevada***

Provided plumbing design for a 350,000 square foot replacement hospital. Equipment included instantaneous water heaters, medical plumbing services and utilities.

***Hyatt Regency Lake Tahoe  
Casino & Public Space  
Renovation (Phase I)  
Aspen Terrance Replacement &  
Spa Addition (Phase II)  
Incline Village, Nevada***

Provided HVAC and plumbing design for a 40,000 square foot casino and public area renovation and design for a 22,800 square foot, 3 story, 146 room replacement building and spa addition. Equipment included 100% outside air/100% exhaust air handlers, terminal units with HW reheat and stacked 4 pipe fan coils.

***Regent Care Center  
Skilled Nursing Facility  
Addition  
Reno, Nevada.***

Provided HVAC and plumbing design for a 58 bed, 17,128 square foot addition. Equipment included wall air conditioners, furnaces and DX cooling coils and kitchen indirect fire make-up air units.

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# Dave Carvin ~ Resume

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*Dave has thirty  
years experience in  
HVAC and  
Plumbing Design  
of Education and  
Technical  
Buildings*

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**Title:** Mechanical Design

**Education:** ➤ 1979 Arizona Institute of Drafting and Design. ➤ Codes ➤ Energy Conservation ➤ AutoCAD

**Professional Affiliations:** ➤ American Society of Plumbing Engineers ➤ ASHRAE

**Experience & Qualifications:** Mr. Carvin has 30 years experience in HVAC and Plumbing Design for a wide range of building types. Project experience includes design of projects starting at the schematic phase following through to construction administration. Mr. Carvin has specialized experience in schools, laboratories and remodel work. Mr. Carvin is responsible for HVAC, plumbing and specification writing and construction observation work.

## PROJECTS:

### *University of Nevada – Reno Knowledge Center*

The 300,000 sq. ft. Mathewson 1GT Knowledge Center will be one of the most Technologically advanced libraries in the country. The project is under construction and will take 24 months to complete. The construction cost is 70 million with 9 million being the mechanical portion.

### *Truckee Meadows Community Center New Student Center*

The New Student Center consisted on 45,000 sq. ft. of new construction and 60,000 sq. ft. of remodeled area. The estimated cost of construction was 13,000 million and 3 million mechanical.

### *Yvonne Shaw Middle School*

Yvonne Shaw Middle School is a 132,000 sq. ft. school for Washoe County School District. The project incorporates a energy efficient ground source heat pump system. Total building cost is 15,000,000 and 4,000,000 of that for mechanical.

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# Peter Leresche ~ Resume

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**Title:** Design Engineer

**Education:** Bachelor of Science in Mechanical Engineering from the University of Arizona.

**Professional Affiliations:** American Society of Heating, Refrigeration and Air Conditioning Engineers.

**Experience & Qualifications:** Mr. Leresche has more than twenty years of Mechanical Engineering experience, primarily in the area of Education and Military design projects.

As a design engineer, Mr. Leresche has extensive knowledge and experience in the mechanical design for all types of facilities. He has been involved in excess of 300 projects that are oriented towards some phase of educational, military and healthcare. Projects range from elementary school, central plant design and expansion, airport and high-rise design. He also has experience in laboratory and office building design.

Mr. Leresche is responsible for design activity, supervision of engineering and production personnel, specification writing and construction observation.

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*Peter has over  
twenty years of  
experience,  
primarily in  
Education and  
Military  
Design.*

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## PROJECTS:

### *Washington Navy Yard Washington, DC*

Washington D.C.'s Premier Naval Administration Center or the location of NCIS, Contract Administration for Atlantic Region Base reconstruction and other support personnel facilities.

NCIS offices and Administration Center, MTAC, 2900 ton Central Plant upgrades, Steam metering, and Admiral's Quarters.

### *Pentagon Reconstruction Washington, DC*

Part of the 9/11 assault on US soil was the destruction of the E Ring Section of the United States strategic war planning center.

As part of the reconstruction team, a fast track mechanical plan took place to replace and upgrade secure air conditioning to new offices and planning areas in the new wedge.

### *George Washington University Washington, DC*

GW's latest health facility, consisting of educational centers, health bar, racket and basketball courts, locker rooms and administration.

The facility contained large hot water storage, heat recovery, snow melt and 500 ton chiller plant.

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# John S. Harding ~ Resume

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*John's project experience includes twenty-eight year's of plumbing, HVAC and fire/life safety design.*

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**Title:** Mechanical Design

**Education:** Associate Degree in Science, Fire Science Technology and Western Nevada Community College.

**Continuing Education:** Fire and Life Safety, Health Facility Codes, Medical Gas Piping, Fire and Explosion Suppression, Indoor Air Quality, Water System Design, Air System Design and Retrofit, Design Build.

**Registration:** Certification of Plumbing Engineering.

**Principal Specialty:** Fire Safety and HVAC Design

**Professional Affiliations:** > American Society of Heating, Refrigerating and Air Conditioning Engineers > National Fire Protection Association > American Hospital Association > American Society of Hospital Engineers.

**Experience & Qualifications:** Mr. Harding has 28 years experience in HVAC, plumbing and fire safety design. Project experience includes responsibility for plumbing, HVAC and fire/life safety design in many buildings, with extensive experience in medical facilities.

## PROJECTS:

### *Carson City Sheriff's Administration Building*

Provide mechanical design for a new 40,388 sq. ft. facility. The system included state of the art packaged rooftop HVAC units, high efficiency condensing boilers, variable volume terminal units and direct digital control system, which ties into the city's existing control system. The facility includes office space for various law enforcement functions, criminal lab and support areas, and a shell space for a future dispatch facility.

### *Douglas County Public Safety Building Mechanical Retrofit*

The project consisted of replacing the existing rooftop HVAC equipment with new high efficiency 100% outside air units with heat recovery, replacing all of the existing variable volume terminal units with new, and updating the heating hot water system. The existing pneumatic control system was replaced with a new direct digital control system to provide the owner with total operational control. The retrofit resulted in a 30% electrical use reduction.

### *Carson Tahoe Regional Medical Center*

This project is a new 350,000 sq. ft. full service hospital including emergency, radiology, surgical departments, etc. with Cath labs, women's services, laboratory and complete support services included. The mechanical systems consisted of 100% outside air handlers with heat recovery for all patient care areas with variable air volume terminal units throughout. The Central Plant consists of water cooled centrifugal chillers with VFD's chemical free cooling towers with self cleaning sumps, high efficiency hot water boilers, steam generators, gas fired humidifiers and a propane air mix system for back-up fuel.

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# Tom Cather ~ Resume

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**Title:** Design Engineer

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*Tom has provided  
design for  
Healthcare and  
Educational  
Facilities for  
over thirty years.*

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**Education:** Drafting Engineering Technology from Sacramento City Community College.

**Professional Affiliations:** American Society of Plumbing Engineering.

**Experience & Qualifications:** Mr. Cather has more than 24 years of mechanical engineering experience covering a wide range of plumbing and HVAC systems. Mr. Cather has significant experience in remodel and renovation work for schools and healthcare facilities.

As a Design Engineer, Mr. Cather has provided design for health care and educational facilities, hotel/casinos, resorts, and public office buildings.

Mr. Cather is responsible for HVAC, Plumbing and Medical gas system design activities, specification writing, construction observation and AutoCAD standards.

## PROJECTS:

### *UC Davis Medical Center Davis Tower Phase II*

Provided plumbing design support for the infill of approximately 80,000 ft<sup>2</sup> of shelled space to include Labor/Delivery rooms, C-Section room, and Nurseries on the third and Medical Surgical rooms and support spaces on the twelfth floor.

### *Herlong Prison*

Provided plumbing design for a new federal prison facility. Project consisted of approximately 200,000 ft<sup>2</sup> of cells, kitchen/dietary, Recreation space, Administration area and Warehouse.

### *Manteca School District – Bus Maintenance Facility*

Provided Plumbing design for new bus maintenance facility including automotive fluid dispensing, offices, showers, and toilet rooms.

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# Ray Palmer ~ Resume

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**Title:** Design Engineer

**Professional Affiliations:** ➤ American Society of Heating, Refrigerating and Air Conditioning Engineers ➤ American Society of Mechanical Engineers.

**Experience & Qualifications:** Mr. Palmer has in excess of 38 years of mechanical engineering experience primarily in the design of HVAC and plumbing systems for healthcare facilities.

As a Design Engineer, Mr. Palmer has provided design for healthcare, Lab and educational facilities.

Mr. Palmer is responsible for HVAC, Plumbing and Medical gas system design activities, specification writing and construction administration

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*Ray has in excess  
of thirty-eight  
years of  
Healthcare design  
experience*

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## PROJECTS:

### *Memorial Medical Center Addition*

Lead Project Engineer for a major eight-story addition to the existing hospital. Project included an entire new Central Plant incorporating the latest technologies for generating building heating and cooling systems along with steam and medical gas systems.

### *San Joaquin County Mental Health buildings*

Lead Project Engineer for the addition of three new buildings along with a central plant to an existing Mental Health Campus. The new Central Plant systems were designed to feed the existing buildings on the campus that are remaining.

### *UCSF Pathology Lab*

Remodeling project of the entire eleventh floor of the HSW building that included entire new HVAC systems. Design responsibilities also included fume hood exhaust systems and lab gasses.

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# Kimberly Ainsworth ~ Resume

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**Title:** Design Engineer

**Education:** Bachelor of Science degree from the University of Nevada, Reno

**Professional Affiliations:** American Society of Plumbing Engineers

**Continuing Education:** American Society of Plumbing Engineers Seminars, Revit 3D Mechanical and Plumbing Systems Design, LEED Education Seminars.

**Experience & Qualifications:** Ms. Ainsworth has two years of mechanical engineering experience, primarily in the area of Education and Healthcare Facility Design.

As a Design Engineer, Ms. Ainsworth has provided design for K through 12 Education Facilities and Healthcare Facilities including Medical Office Buildings. Facilities.

Ms. Ainsworth is responsible for HVAC, Plumbing and Medical gas system design activities, specification writing and construction administration.

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*Kimberly has  
experience,  
primarily in  
Education and  
Healthcare  
Facility  
Design*

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## PROJECTS:

***Elementary School #34 – Elk  
Grove Unified School District***

Provided Plumbing system design and Drafting for a complete new Elementary School which included Classrooms and an Administration Building.

***Renown Health – Pyramid  
Medical Office Building***

Provided Plumbing system design for 25,000 square foot new Medical Office building which included Exam Rooms, CT Scan Room and Support Spaces.

***Kimball High School - Manteca  
Unified School District***

Provided Plumbing system design and Drafting for a new High School that included Classrooms, Boys and Girls Gym/Locker Rooms, Science Classrooms, Library, Administration, Industrial Arts Rooms, and Swimming Pool.



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# Jeffrey S. Taylor ~ Resume

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**Title:** Design Engineer

**Education:** Air Conditioning Engineering Technology, Northern Alberta Institute of Technology.

**Professional Affiliations:** American Society of Plumbing Engineering.

**Experience & Qualifications:** Mr. Taylor has more than 16 years of mechanical engineering experience covering a wide range of plumbing and air conditioning systems, from waste and vent systems, to unitary refrigerant-based air conditioning units along with central utility plants.

As a Design Engineer, Mr. Taylor has provided design for educational facilities, high tech and public office buildings.

Mr. Taylor is responsible for design activities, writing specifications, and construction observations and administration.

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*Jeff has provided  
design for  
Technical,  
Religious and  
Educational  
Facilities*

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## PROJECTS:

### *Adventure Christian Church Rocklin, California*

Provided HVAC and plumbing design for 3,000 seat sanctuary, stage area, support rooms and classrooms. HVAC design consisted of large air handlers, fan coil units, chillers, boiler & hydronic piping system.

### *SMUD FRF Building*

Provided HVAC and plumbing design for the SMUD FRF building. HVAC design consisted of new VAV air handler; fan coils and terminal reheat units. New equipment was connected to existing hot water & chilled water piping.

### *Intel, Folsom Ca. and Dupont Washington*

Provided HVAC and plumbing design for miscellaneous labs and other remodel projects. Provided drafting support for building FM-3 & 4 and building DP-1, 2 & 3.

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# *Firm Introduction*

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Ainsworth Associates Mechanical Engineers, founded in 1952, is a professional corporation providing Mechanical Engineering services to Architects and directly to owners for projects throughout California and Nevada.

The primary focus of the firm is in the mechanical design of hospital and healthcare facilities, educational facilities, computer data centers, high-rise hotel/casinos, telecommunication centers, and vacation resorts. Projects encompass both new construction and renovation work. Historically, healthcare design has been approximately fifty percent of the office's work.

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*The Primary  
Focus of the  
Firm is  
Mechanical  
Design...*

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Currently, the principals of the firm are Steve Ainsworth and David Ainsworth. The office employees include licensed professional engineers, design engineers, draftspersons, and technical support staff.

The firm employs the latest technology in computer-aided design, drafting and project management. Utilizing state-of-the-art computers and software we have the capability to quickly analyze any building type and select the most appropriate, cost effective mechanical system for the building being designed.

Ainsworth Associates Mechanical Engineers has an impressive client list that testifies to the knowledge and skill of the firms' principals and professional staff. The company has a proven track record and an extensive history of repeat work for it's clients which has earned it a reputation of being technologically proficient in the production of high quality mechanical system design.

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*Hospitals, Healthcare Facilities,  
Computer Data Centers, Educational  
Facilities, Hotel/Casinos, Resorts*

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# References

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## OWNERS

**Eden Medical Center**  
Castro Valley, CA  
*Robert Bosold*  
510-889-5007

**Sutter Health Facilities**  
Greenbrae, CA  
Tom Minard  
415-209-1545

**Dominican Hospital**  
Santa Cruz, CA  
*Tom Bruce*  
831-462-7550

## CONSULTANTS

**Sweeney Architecture**  
Reno, NV  
*Tim Sweeney*  
775-829-2204

**HGA**  
Sacramento, CA  
*David Dailey*  
916-784-7717

**Toft Wolff Farrow**  
San Francisco, CA  
*Larry Wolff*  
415-247-8700

## CONTRACTORS

**RHP**  
**Ray Heating Products**  
Reno, NV  
*Steve Scalari*  
775-322-9434

**J.W. McClenahan Co.**  
San Mateo, CA  
*Clint Blomberg*  
650-345-1691

**RS Analysis**  
Folsom, CA  
*Mike Renovich*  
916-351-9842

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# *Partial Client List*

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**Anshen + Allen Architects**  
San Francisco, CA

**Architechnica**  
Stockton, CA

**Aspen Street Architects**  
Angels Camp, CA

**the Bluerock Partnership**  
Concord, CA

**Cole, Yee & Schubert**  
Sacramento, CA

**Eden Medical Center**  
Castro Valley, CA

**Ernst & Lloyd Architects**  
Stockton, CA

**FDS International**  
Danville, CA

**Fong & Chan Architects**  
San Francisco, CA

**Garcia, Wagner &  
Associates**  
San Francisco, CA

**Chong | Partners**  
Sacramento, CA

**Chong | Partners**  
San Francisco, CA

**Harvey's Hotel & Casino**  
Stateline, NV

**Degenkolb**  
San Francisco, CA

**HGA**  
Sacramento, CA

**Jennings Ackerley**  
San Francisco, CA

**Kaplan McLaughlin Diaz**  
San Francisco, CA

**Lesovsky & Donaldson,  
Architects**  
Stockton, CA

**Lionakis Beaumont Design  
Group**  
Sacramento, CA

**Lodi Unified School District**  
Lodi, CA

**Los Rios Community  
College District**  
Sacramento, CA

**Morris & Brown Architects**  
Reno, NV

**Nevada State Public Works  
Board**  
Carson City, NV

**O'Connor Hospital**  
San Jose, CA

**OSHPD**  
Sacramento, CA

**Rainforth-Grau Architects**  
Sacramento, CA

**Santa Rosa Memorial  
Hospital**  
Santa Rosa, CA

**St. Joseph's Regional  
Health Systems**  
Stockton, CA

**Stafford King Wiese  
Architects**  
Sacramento, CA

**Stockton Unified School  
District**  
Stockton, CA

**Sweeney Architects**  
Reno, NV

**Sutter Santa Rosa**  
Santa Rosa, CA

**Thistlethwaite Architectural  
Group**  
San Francisco, CA

**UC Davis, Medical Center**  
Sacramento, CA

**UC Davis**  
Davis, CA

**Wenell, Mattheis & Bowe**  
Lodi, CA

**Worth Group Architects**  
Reno, NV

**Yosemite Community  
College District**  
Modesto, CA

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# *Healthcare Project List*

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**Eden Medical Center, Ambulatory Care Center**  
Castro Valley, CA

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New 60,000 Sq. Ft. three story Ambulatory Care Center consisting of outpatient surgery functions on the first floor and exam/treatment rooms on the second and third floors. The new building will sit on three levels on new underground parking. The building is currently in the design phase and is being designed to OSHPD Level 3 requirements

**Fresno Community Medical Center, Ambulatory Care Center**  
Fresno, CA

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New 95,000+ Sq. Ft. two story Ambulatory Care Center. Building spaces consist of Exam Rooms, Outpatient Surgery Rooms, Pre and Post Op spaces, Registration/Waiting area and a Kitchen. The building was designed to OSHPD Level 3 requirements. Building Design is complete and approved however construction has not begun.

**Northeastern Rural Health Clinic**  
Susanville, CA

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New 45,000 Sq. Ft. single level medical clinic to house outpatient surgery services along with treatment functions. Building was designed to OSHPD Level 3 requirements and is in the early stages of construction.

**Memorial Medical Center, North Tower Addition**  
Modesto, CA

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New 380,000 Sq. Ft. seven story patient tower to house Emergency, Imaging, Dietary, Surgery, and Maternity departments along with five floors of patient rooms. Along with the new tower is a major expansion of the existing Central Utility Plant designed to ultimately serve 800,000 Sq. Ft. Project is in the early stages of construction.

**Eden Medical Center, Replacement Hospital**  
Castro Valley, CA

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New 400,000 Sq. Ft. Hospital to replace the existing facility. New Hospital building will house all major hospital departments including four floors of patient Rooms. Along with the hospital will be an entire new Central Utility Plant designed to ultimately serve 800,000 Sq. Ft. Project is in the early stages of design.

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**St. Joseph's Hospital Phase III Addition**

Stockton, CA

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Project consisted of the addition and remodel of approximately 60,000 square feet. Included in the project was an addition of 8,000 square feet of Emergency Department space, along with a major remodel of the existing Emergency Department.

**Alta Bates Hospital Same Day Surgery Remodel**

Berkeley, CA

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Project consisted of the remodel of an existing Outpatient Surgery space to include additional pre- and post-operating beds.

**Mark Twain Hospital Addition**

San Andreas, CA

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A new 45,000 square foot hospital with all major departments including Surgery, Radiology, Emergency, Recover, Dietary, etc.

**St. Elizabeth's Hospital Emergency Room Remodel**

Red Bluff, CA

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Remodel of existing Emergency Department. Project area consisted of approximately 5,000 square feet.

**St. Dominic's Hospital**

Manteca, CA

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Complete new 75,000 square foot hospital with all major departments including Surgery, Radiology, Emergency, Recover, Dietary, etc. Project also included 99 inpatient beds.

**St. Mary's Hospital**

Reno, NV

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Major addition and remodel to existing hospital. Project included Surgery, Maternity, and inpatient beds, along with remodel and additions to the Emergency Department.

**Marin General Hospital O.B. Department Remodel**

Greenbrea, CA

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Scope of project was to remodel and upgrade an entire patient floor to include LDR rooms, Post Partum rooms and Nurses' Station, along with support spaces.

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**University of California, Davis Patient Support Services Building**  
Sacramento, CA

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Complete new 80,000 square foot building added to existing medical campus. Project spaces were typically office/administrative space to support the healthcare complex.

**Eden Hospital Delivery Room Upgrade**  
Castro Valley, CA

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Project included remodeling existing space into new “state-of-the-art” C-section/Delivery Room. Project requirements included significant modifications to the existing HVAC, plumbing, medical gas and fire protection systems.

**Kaiser Santa Clara Sports Medicine Clinic**  
Santa Clara, CA

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New 8,000 square foot building added to existing medical facility campus. Spaces included Exam rooms, Doctors’ Office, Waiting/Reception, Therapy Room and Cast Room.

**Mark Twain Hospital HVAC Upgrade**  
San Andreas, CA

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Project included the addition of new air handling units along with central chilling equipment to air condition the existing non-air conditioned hospital. Project was multi-phased to keep as much of the facility operational as possible.

**Northbay Medical Center Addition**  
Fairfield, CA

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A new 60,000 square foot addition to existing hospital building spaces included lobby/Reception area, LDR rooms, Nurses’ Stations, and support spaces. Project also included an entire central plant to serve both Phase I and also a 60,000 square foot Phase II. All mechanical systems were set up for the second Phase.

**Kaiser Medical Office Building Remodel and Addition**  
Fairfield, CA

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A new 70,000 square foot addition and major renovation of approximately 40,000 square feet to the Kaiser Medical Office Building Facility in Fairfield. Project scope included Operating rooms, Recover, Pharmacy, Emergency Department and Exam rooms, along with support spaces. Project went through the entire design and approval process however was not built.

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**Mens Colony Prison Hospital Wing Upgrade**  
San Luis Obispo, CA

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Remodel and upgrade of the Hospital wing at the prison. Scope included renovation of three Operating Rooms, Recovery Room, Pre-Operation rooms, Pharmacy, Dental Clinic and Laboratory. Also included was the addition of new Air handling and cooling equipment to air condition the existing non-air conditioned hospital.

**St. Joseph's Hospital Fourth Floor Upgrade**  
Stockton, CA

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Remodel of the entire Fourth Floor of the existing Patient Tower. Space was approximately 8,000 square feet and was being converted from standard patient rooms to Cardiac Intensive Care space. Entire new HVAC systems were added to serve the critically sensitive space.

**Santa Rosa Memorial Hospital**  
Santa Rosa, CA

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Project involves the demolition of existing exam room space and converting the area into a Magnetic Resonant Imaging, MRI suite complete with control room, equipment room, reception and scan room. In addition to the remodel of existing space, expansion of the floor space above was designed to accommodate the addition of future Operating Suites.

**Marin General Hospital O.B. Department Remodel**  
Greenbrae, CA

---

Scope of project was to remodel and upgrade an entire patient floor to include LDR rooms, Post Partum rooms and Nurses' Station, along with support areas.

**Redwood Hospital Isolation Room**  
Fortuna, CA

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Converted existing patient rooms to negative pressure Isolation Rooms. Project required that a new air handling system be installed along with the addition of dedicated exhaust fans at the existing building.

**Queen of the Valley Hospital Comprehensive Rehabilitation Unit**  
Napa, CA

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Remodeled one floor of an existing Patient Tower into an inpatient Rehabilitation Unit. Spaces included Physical Therapy room, Patient Sleep rooms, Dining, Kitchen, Support spaces and Nurses' Station.

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**University of California, Davis Pathology Lab Building**  
Sacramento, CA

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Remodel of old Sacramento County Coroners Building to become the Medical Center's main Pathology Lab. Project consisted of separate demolition bid package that removed most existing Mechanical systems. New work consisted of design for the installation of new indoor and outdoor variable volume air handling systems, lab fume hood exhaust air systems, custom exhaust air systems, acid waste systems, domestic water heating, deionized water system, direct digital control energy management system and variable flow hydronic pumping systems.

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# NORTHERN INYO HOSPITAL

Northern Inyo County Local Hospital District

150 Pioneer Lane · Bishop, California 93514 · Voice (760) 873-5811 · Fax (760) 872-2768

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## LANGUAGE SERVICES

### QUARTERLY REPORT

Interpreting sessions in-person or over the phone by NIH employees, and over the phone from Language Line Services during the last quarter of 2007

Month	NIH interpreters	Language Line	Total
September	89	14	103
October	65	29	94
November	52	7	59
Total for Quarter	206	50	<b>256</b>

Language needed when using Language Line Services

September: Spanish and Korean.

October: Spanish, Korean and Mandarin.

November: Spanish.

José García

Language Services Manager

**END**