

## Purchasing Detail for Record #: CN19655

Order #: CN19655

Replacement# OR Req#: 1883

Vendor: RAVATT ALBRECHT &  
ASSOCIATES, INC  
P.O. BOX 528  
SANTA MARIA, CA  
93456-528  
Ph: (805)-928-5002  
FAX: (805)-928-0195  
Contact: PAUL REINHARDT

TaxID: Not Viewable

Order Date: 5/23/2016

Contract Term: 6/30/2019

Purchasing Contact: RICK (805-568-2691)

--BILLING-- Fund: 0042 Dept: 041 LIAcct: 7650 Prog: 3003 Org: Proj:

SIGNED

**Bill To**

300 N SAN ANTONIO RD  
SANTA BARBARA , CA  
93110

**Ship To**

AS DIRECTED

**Detail Line 1**

**Description:** RAVATT-ALBRECHT ARCHITECTS - SERVICE CONTRACT

GENERAL: CONTRACT ISSUED TO PROVIDE ARCHITECTURAL & ENGINEERING SERVICES FOR THE REMODEL OF THE CARPINTERIA HCC, FRANKLIN HCC, SANTA BARBARA HCC AND LOMPOC HCC AS OUTLINED IN ATTACHED PROPOSAL & SCOPE OF WORK .DATED 4/11/16 AND CONTRACT ADDENDUM DATED 7/31/17.

CONTRACT PERIOD: Start date, as directed. Termination date, as directed and NO LATER THAN June 30, 2019.

LIMITATIONS: Total expenditure for the period shall not exceed \$100,000.00. Any increase or decrease in this total amount may be authorized only upon written notice from the County Purchasing Manager.

COMPENSATION: CONTRACTOR shall bill monthly. Failure to submit an invoice in a timely manner may result in delay of payment to CONTRACTOR. The COUNTY shall pay CONTRACTOR in accordance with the rate schedule in the attached proposal dated 4/11/16.

STANDARD TERMS & CONDITIONS FOR INDEPENDENT CONTRACTORS (ver. 2014 05 16) attached.

Insurance documents already on file in Purchasing Division.

THIS CONTRACT IS NOT VALID FOR AMOUNTS IN EXCESS OF ONE HUNDRED THOUSAND DOLLARS (\$100,000)

NOTE TO CONTRACTOR: No payment will be due or payable unless this contract is properly executed and returned

to the County Purchasing Office. Do not commence performance until you have executed this contract and returned it to the County of Santa Barbara Purchasing Division, 105 E. Anapamu St, RM 304, Santa Barbara, CA 93101.

Accepted By: (X) \_\_\_\_\_

Print Name/Title: \_\_\_\_\_ Date: \_\_\_\_\_

Applicable License # (Medical/Contractor/Etc): \_\_\_\_\_

**Value:** \$100,000.00

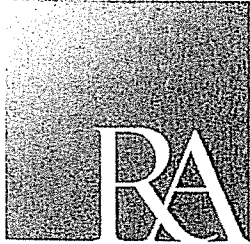
**Tax:** \$0.00

**Sub-Total:** \$100,000.00

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**Grand Total:** \$100,000.00

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RAVATT, ALBRECHT  
& ASSOCIATES, INC.  
ARCHITECTURE ENGINEERING

July 31, 2017

Mark Masoner

Santa Barbara County General Services Purchasing Division

105 E. Anapamu Street, 3rd Floor

Santa Barbara CA 93101-2070

Project: 16.605 Santa Barbara County Medical Clinic Renovations  
Subject: Addendum to Contract: Construction Support Services

On behalf of Ravatt Albrecht & Associates, Inc. (RA), I am pleased to submit to you (Client) our Construction Support /Architectural services addendum to our original proposal for the above referenced project. Our proposal is provided below for your review and acceptance and will serve as our contract for services upon your acceptance.

ARCHITECTURAL SERVICES

The following Professional Services shall be provided by RA:  
**Contract for Limited Administration/ Construction Support**

1. The Contract Administration Architect may authorize minor changes in the Work not involving an adjustment in Contract Sum or an extension of the Contract Time that are consistent with the intent of the Contract Documents. The Contract Administration Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents. The Contract Administration Architect shall decide matters relating to aesthetic effect, and shall consult with the Owner before deciding such matters. Such decisions shall be final if consistent with the intent expressed in the Contract Documents.
2. In accordance with the Contract Administration Architect-approved submittal schedule, the Contract Administration Architect shall review and approve or take other appropriate action upon the Contractor's Submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose

CORPORATE OFFICE  
125 UNION AVE., PO BOX 2267  
SANTA MARIA, CA 93457-2267  
T: 805.928.5002 F: 805.928.0195

CENTRAL COAST  
1371 PACIFIC STREET  
SAN LUIS OBISPO, CA 93401  
T: 805.786.4391 F: 805.786.4792

of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Contract Administration Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Contract Administration Architect, of any construction means, methods, techniques, sequences or procedures of construction, fabrication, transportation or installation. The Contract Administration Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

3. The Contract Administration Architect shall review and respond to requests for information about the Contract Documents. The Contract Administration Architect shall set forth in the Contract Documents the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Contract Administration Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Contract Administration Architect shall prepare and issue supplemental Drawings and Specifications in response to requests for information.
4. Contract Administration Architect shall prepare addendums related to changes in the construction documents and shall perform necessary design revisions, plan revisions, answer questions and visit the site to assure satisfactory construction of the project.

#### **PROJECT SCHEDULE**

Per Client Request

#### **CLIENT RESPONSIBILITIES**

RA shall be entitled to rely upon the accuracy and completeness of all information provided by Client.

#### **REIMBURSABLES: PRINTING AND TRAVEL COSTS**

All Submittals to be submitted by design team shall be in electronic format. Client shall be responsible for all printing necessary for County review, distribution and plan check. All internal Design Team printing and included meetings and site travel costs are included under the proposed fees.

#### **DESIGN FEE EXCLUSIONS**

The following items are specifically excluded from this scope of work:

Site Survey / Topographic Mapping of existing site conditions  
Existing utility locating and mapping.  
Seismic retrofit / analysis of the existing building  
Soils/Geological Reports  
Civil Engineering  
Structural Engineering  
Cost Estimate by Private Consultant

Fire Protection Engineer  
 Permit Fees for building and planning reviews  
 All reproduction / printing for Client Usage, ie Design Submittals, permit review, etc.  
 LEED Sustainable Certification with the US Green Building Council  
 All Construction Testing and Inspections  
 Communications/Data and low voltage Consultation

**PROPOSED COMPENSATION AND INVOICING**

Phase 50 Construction Support

Architect Site visits and Architectural Services for Construction Support	\$10,000
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<u>Total Not to Exceed, Billable per use by client</u>	<u>\$10,000</u>
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We propose to provide the above described Architectural Services at the amount of \$10,000, including all internal printing costs and travel expenses based on the above outlined scope of work. Client shall compensate RA monthly based on work completed.

**MISCELLANEOUS PROVISIONS**

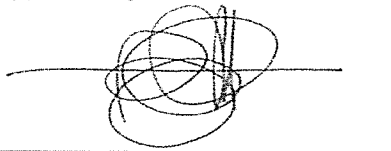
The agreement may be terminated by written notice by either party for convenience or other reasons and the architect shall be paid for services rendered up to the termination date. If the client requests additional services of the architect, the architect shall provide written proposals for the requested work and no additional services shall be performed by the architect without prior client authorization.

We very much appreciate the opportunity to work towards successful completion on this project.

Respectfully Submitted,

RAVATT, ALBRECHT & ASSOCIATES, INC.  
 Laura Joines, AIA

Approved By:



Greg Ravatt, AIA  
 Ravatt, Albrecht & Associates

Accepted By:



8/10/17  
 Date



Ravatt-Albrecht Architects 1371 Pacific Street, San Luis Obispo, CA, 93401

April 11, 2016

Dan Reid  
Santa Barbara County General Services

Proposal for Santa Barbara County Clinic Renovations

- Lompoc Clinic
- Santa Barbara Old Hospital Building, 2nd Floor
- Franklin Street Clinic
- Carpinteria Clinic

Dear Mr Reid,

Thank you for considering the Architectural and Engineering Services of Ravatt, Albrecht and Associates for your Design Team for the remodel of these facilities. Please find below our proposal for providing the A/E/MEP Services for the projects. We have broken this into 4 projects. Our proposal of understanding and work to be included is as listed below.

**A/E Efforts to Include:**

1. Coordinate the complete A/E package of construction drawings per the request for proposal.
2. Architectural Design and Construction Documentation of interior improvements, including layout, design, details, materials and furnishings needed, limited to the stated remodel areas. Interior Design to include Finishes, Fixtures and Materials.
3. Mechanical, Electrical and Plumbing Design and Construction Documentation limited to the stated remodel areas.
4. Initial Site visit, Design Development Site Visit and Final Design Submittal Review meeting included in fees

**A/E Efforts Do Not Include the Following:**

1. Hazardous materials, including asbestos survey and abatement
2. Limited Construction Administration
3. Limited Review of Construction Submittals and RFI's
4. Fire Protection Engineering
5. Engineered Fire Sprinkler System and Fire Alarm System
6. Civil Engineering / Land Survey / Landscape Design
7. Structural Engineering
8. Reproduction of Design Submittals for Distribution to the County
9. Determination of available existing electrical power, i.e. on-site recordings.
10. Design of upgrades to the Existing Facilities for American with Disabilities Act, Fire or Life Safety and /or other code compliance for areas not within the area of work or path of travel to the new work.

11. Permitting and Fees for the project.
12. As-built engineering of the existing building systems and structure. Our efforts shall be based on accurate as-builts drawings in pdf or CAD format being available.
13. LEED certification.
14. Commissioning of the building's HVAC, Lighting and Energy systems.

Ravatt, Albrecht and Associates submits this proposed fee for service as described above for the proposed project as described in the request for proposal.

Proposed Design Fee for Architectural/Mechanical, Electrical and Plumbing Services

Lompoc Clinic:	\$14,950
Franklin Clinic:	\$12,336
Carpinteria Clinic:	\$23,037
Santa Barbara Clinic:	\$35,478

Please review this proposed fee and contact us to discuss it.  
Thank you again for the opportunity to work together on this project.

Respectfully Submitted,

Laura Joines, AIA  
Project Architect

Ravatt, Albrecht & Associates, Inc.  
Ph: (805) 786-4391, Fax: (805) 786-4792  
E-mail: [ljoines@ravatt-albrecht.com](mailto:ljoines@ravatt-albrecht.com)

### **Assumptions**

This proposal is based on the following assumptions:

- RA will be provided with copies of pertinent records held by CLIENT, such as right-of-way or property records, title reports, design and as-built drawings and any CAD and/or GIS information pertinent to the performance of this work.
- RA is not responsible and cannot be held liable for the accuracy of As-Built or Record Drawings provided by the agencies or utility providers used in the performance of this work.

**Representative.** The Client shall designate a representative authorized to act on the Client's behalf with respect to the Project. The Client or such authorized representative shall render decisions in a timely manner pertaining to documents submitted by the Architect in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

**Notice.** Prompt written notice, shall be given by the Client to the Architect if the Client becomes aware of any fault or defect in the Project or nonconformance with the Contract Documents.

**Tests, Inspections and Reports Furnished by Client.** Where necessary, the Client will take full responsibility for structural, mechanical, chemical, air and water pollution tests, tests for hazardous materials, and other laboratory and environmental tests, inspections and reports required by law or the Contract Documents, or unless otherwise provided in this Agreement.

**Legal, Accounting and Insurance Services Furnished by Client.** The Client shall furnish all legal, accounting and insurance counseling services required for the Project.

### **USE OF PROJECT DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS**

**Architect's Reserved Rights.** The Drawings, Specifications and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project and, unless otherwise provided, the Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

**Limitations on Use.** The Client shall be permitted to retain copies, including reproducible copies, of the Project Drawings, Specifications and other documents for information and reference in connection with the Client's use and occupancy of the Project. The Project Drawings, Specifications or other documents shall not be used by the Client or others on other projects, for additions to this Project or for completion of this Project by others, unless the Architect is adjudged to be in default under this Agreement, except by agreement in writing and with appropriate compensation to the Architect.

### **PAYMENTS TO THE ARCHITECT**

**Direct Personnel Expense.** Direct Personnel Expense is defined as the direct salaries of the Architect's personnel engaged on the Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, pensions and similar contributions and benefits.

**Reimbursable Expenses.** Reimbursable Expenses are in addition to compensation for the Architect's services and include expenses incurred by the Architect and Architect's employees and consultants in the interest of the Project, as identified in the following Clauses:



1. Printing/Plotting, Reproductions, postage and handling of Drawings, Specifications and other documents (other than internal "check sets")
2. Facsimile services, courier services, overnight deliveries or other similar project-related expenditures.

**Payments for Contingent Additional Services and Reimbursable Expenses.** Payments on account of the Architect's Contingent Additional Services and for Reimbursable Expenses shall be made monthly upon presentation of the Architect's statement of services rendered or expenses incurred.

**Payments Withheld.** No deductions shall be made from the Architect's compensation on account of penalty, liquidated damages or other sums withheld from payments to contractors, or on account of the cost of changes in the Work other than those for which the Architect has been found to be liable.

### **PROVISIONS**

**Hazardous Materials.** Unless otherwise provided in this Agreement, the Architect and Architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances in any form at the Project site. If the Architect is required to perform services related to hazardous materials, the Client agrees to indemnify and hold harmless the Architect, the Architect's consultants and their agents and employees from and against any and all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of services by the Architect, the Architect's consultants or their agents or employees related to such services, except where such liability arises from the sole negligence or willful misconduct of the person or entity seeking indemnification.

**Publicity.** The Architect shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Architect's promotional and professional materials.

**Compensation of Architect.** in the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination

Thank you for considering Ravatt Albrecht & Associates, Inc. Please don't hesitate to call our office with any questions.

Agreed this day,

Date: April 11, 2016

Greg Ravatt, Architect, AIA  
Ravatt Albrecht & Associates

Client's Authorized Agent

Page 4 of 6

Corporate Office 805-928-5002  
Central California 805-786-4391

P.O. Box 528, 3203 Lighting Street, Santa Maria, CA, 93456-528  
1371 Pacific Street, San Luis Obispo, CA, 93401

Name

Title

Date

RATE SCHEDULE SHEET

RAVATT, ALBRECHT & ASSOCIATES, INC.

Effective January 2016

**EMPLOYEE RATES**

Principal Architect	\$150.00	
Professional Architect/Project Manager		150.00
Principal Engineer	150.00	
Mechanical Project Engineer		150.00
Electrical Engineer	150.00	
Senior Designer	110.00	
Professional Mechanical Engineer	110.00	
Designer	95.00	
Senior CAD	85.00	
Drafting/CAD/Clerical		75.00

**MILEAGE RATE (REIMBURSABLE)** .70 per mile

**REPRODUCTION COSTS (REIMBURSABLE)**

Printing Actual Invoice plus 15%

**CONSULTANT FEES (REIMBURSABLE)**

The fees charged by all consultants used by our company will be charged at the actual cost plus 15% to cover overhead and administrative expenses.



April 11, 2016

## SCOPE OF SERVICES

### LOMPOC CLINIC

301 North R Street, Lompoc, CA

As built drawings available in CAD format

Areas of Renovation:

**1. Treatment Room B314 Convert to joint MA/RN workstation**

Architectural:

Remove (E) cabinets and furnishings  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New furnishings/cabinets  
New flooring

Plumbing:

Remove Sink and cap plumbing

Electrical:

Add power and data lines as required  
Electrical/data/lights updated or relocated

Mechanical:

Balance heat/air systems

**2. B319 (E) Office converted to Exam Room**

Architectural:

Remove (E) cabinets and furnishings  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New furnishings/cabinets  
New flooring

Plumbing:

Add Sink

Electrical:

Add power and data lines as required  
 Electrical/data/lights updated or relocated

Mechanical:

Balance heat/air systems

**3. B311/B309 Renovate (E) 2 offices into one larger provider workstations**Architectural:

Remove (E) wall between rooms  
 Remove (E) cabinets and furnishings  
 Clean/Patch/Paint all surfaces  
 Confirm ADA access as required  
 New Ceiling Tiles as needed  
 New furnishings/cabinets  
 Remove (E) carpeting. Add new carpeting  
 Add Glass Storefront System/Sliding Door

Plumbing:

None

Electrical:

Add power and data lines as required  
 Electrical/data/lights updated or relocated

Mechanical:

Balance heat/air systems

**4. Confirm ADA compliance of all new spaces and Fire Exiting to new work area and path to new work area**

Sheet 1

Sheet 0-Title Sheet

Sheet 1 Overall Location Plans/ADA and Exiting

Sheet 2 Demolition Plans

Sheet 3 New Floor Plans

Sheet 4 Demolition Reflected Ceiling Plans

Sheet 5 New RCP's

Sheet 6 Details

Sheet 7 Details

Sheet 8 Notes and Symbols

Sheet 9 Demo Mechanical

Sheet 10 New Mechanical

Sheet 11 Demo Electrical

Sheet 12 New Electrical

Sheet 13 Demo Plumbing

Sheet 14 New Plumbing

## FRANKLIN CLINIC

1136 E Montecito Street, Santa Barbara, CA

As built drawings available in PDF format

No Fire Exiting or ADA upgrades required

Areas of Renovation:

### 1. Convert (E) Interview Room to ADA Exam Room

Architectural:

Remove (E) cabinets and furnishings

Clean/Patch/Paint all surfaces

Confirm ADA access as required

New Ceiling Tiles as needed

New furnishings/cabinets

New flooring

Plumbing:

Add Sink

Electrical:

Add power and data lines as required

Electrical/data/lights updated or relocated

Mechanical:

Balance heat/air systems

### 2. Convert (E) Room 37 to Office/workstations/Copier

Architectural:

Remove (E) cabinets and furnishings

Move (E) door to another wall

Add new Wall

Clean/Patch/Paint all surfaces

Confirm ADA access as required

New Ceiling Tiles as needed

New furnishings/cabinets

New call stations

New flooring

Plumbing:

None

Electrical:

Add power and data lines as required

Electrical/data/lights updated or relocated

Mechanical:

None

Sheet 1 Title Sheet/Overall Location Plan

Sheet 2 Demolition Plans / New Floor Plans

Sheet 3 Demolition Reflected Ceiling Plans / New RCP's

Sheet 4 Details / Notes

Sheet 5 Demo Plumbing /New Plumbing

Sheet 6 Demo Electrical/New Electrical

## CARPINTERIA PUBLIC HEALTH CLINIC

931 Walnut Street, Carpinteria, CA 93013

Areas of Renovation:

### New Flooring throughout entire Clinic

#### 1. (E) Multipurpose/Break Room converts to Exam Room

Architectural:

Remove (E) cabinets and furnishings  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New furnishings/cabinets  
New flooring  
Add New One Hour Wall and Door

Plumbing:

New Sink/faucet to (E) Plumbing

Electrical:

Add power and data lines as required  
Electrical/data/lights updated or relocated

Mechanical:

None

#### 2. (E) File Room / Lobby converts to workstations/ADA checkout counter

Architectural:

Remove (E) ADA access checkout window  
Remove (E) cabinets and furnishings  
Add 2 supervisors offices, ADA checkout and a 2 person station  
New ADA accessible secure checkout window  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New furnishings/cabinets  
New flooring  
Add New One Hour Wall and Door

Plumbing:

None

Electrical:

Add power and data lines as required  
Electrical/data/lights updated or relocated

Mechanical:

None

**3. (E) Office converts to Break Room**Architectural:

New counter along window wall  
Remove (E) cabinets and furnishings  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New furnishings/cabinets  
New flooring

Plumbing:

None

Electrical:

Add power and data lines as required (wall mounted screen)  
Electrical/data/lights updated or relocated

Mechanical:

None

**4. (E) Nurse Station Updated**Architectural:

New counter and cabinets  
Remove (E) cabinets and furnishings  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New flooring

Plumbing:

None

Electrical:

Add power and data lines as required  
Electrical/data/lights updated or relocated

Mechanical:

None

**5. (E) Doctor's Office Updated with more workstations**Architectural

Update Doctors Office with Cabinet Reconfiguration/new workstation/counter

Electrical:

Add power and data lines as required  
Electrical/data/lights updated or relocated



**6. Renovate (E) Bathroom**Architectural:

Remove (E) cabinets and furnishings  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New flooring

Plumbing:

New fixtures

Electrical:

Electrical/data/lights updated or relocated

Mechanical:

None

Sheet 1 Title/Overall Location Plans/

Sheet 2 Demolition Plans

Sheet 3 New Floor Plans

Sheet 4 Demolition Reflected Ceiling Plans

Sheet 5 New RCP's

Sheet 6 Details

Sheet 7 Details

Sheet 8 Notes and Symbols

Sheet 9 Demo Mechanical

Sheet 10 New Mechanical

Sheet 11 Demo Electrical

Sheet 12 New Electrical

Sheet 13 Demo Plumbing

Sheet 14 New Plumbing

## **Santa Barbara Clinic**

345 Camino del Remedio

Building 4, 2nd floor

(Need Measured Drawings before work can proceed)

### **1. Lobby Area**

#### Architectural:

Enclose FOP intake area with wall and bullet proof glass

Convert OB patient intake into new waiting area

Convert (E) kiosk area into possible office or reception area

Create kiosk/patient portal area

ADA checkout incorporated into new reception area

Main entrance adjusted to create positive welcoming experience

Combine Rooms 247 + 248 into larger office

#### Electrical:

Electrical lights updated or relocated

Add power and data lines as required

#### Mechanical:

Balance heat/air systems

#### Plumbing:

None

### **2. Convert Room 239 (E) Medical Records to new Waiting Room**

#### Architectural:

Remove (E) cabinets and furnishings

Remove (E) door

Sound protect wall to min. STC 55 rating

Clean/Patch/Paint all surfaces

Confirm ADA access as required

New Ceiling Tiles as needed

New furnishings/cabinets

Privacy Film on windows as designated

New flooring

#### Electrical:

Electrical lights updated or relocated

Remove phonenumber

#### Mechanical:

Balance heat/air systems

#### Plumbing:

Cold water line for water station

### **3. Convert (E) Medical Records Room 240 to Staff Work Area**

#### Architectural:

Remove (E) cabinets and furnishings

Replace Door/one hour

Sound protect wall to min. STC 55 rating

Clean/Patch/Paint all surfaces

Confirm ADA access as required

New Ceiling Tiles as needed  
 New furnishings/cabinets  
 Privacy Film on windows as designated  
 Replace /Repair balcony doors  
 New flooring

Electrical:

Install power strip on West wall. Prepare East wall for cubicles  
 Add power and data lines as required  
 Electrical/data/lights updated or relocated

Mechanical:

Balance heat/air systems

**4. Convert Room 229 from waiting room to checkout area**

Architectural:

Add half wall for checkout counter  
 Add new door to hall  
 Clean/Patch/Paint all surfaces  
 Confirm ADA access as required  
 New Ceiling Tiles as needed  
 New furnishings/cabinets  
 Privacy Film on windows as designated  
 New flooring

Electrical:

Electrical lights updated or relocated  
 Install telephone/data

Mechanical:

Balance heat/air systems

Plumbing:

None

**5. Convert Room 222 to Exam room**

Architectural:

Remove (E) cabinets and furnishings  
 Replace (E) door  
 Clean/Patch/Paint all surfaces  
 Confirm ADA access as required  
 New Ceiling Tiles as needed  
 New furnishings/cabinets  
 Privacy Film on windows as designated  
 New flooring

Electrical:

Electrical lights updated

Mechanical:

None

Plumbing:

Update sink /faucet

**6. Convert Room 204B**Architectural:

Remove (E) cabinets and furnishings  
Replace (E) door  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New furnishings/cabinets  
Privacy Film on windows as designated  
New flooring

Electrical:

Electrical lights updated

Mechanical:

None

Plumbing:

Update sink /faucet

**7. Update Room 202 Offices**Architectural:

Remove curtain track  
Relocate door  
Remove (E) cabinets and furnishings  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New furnishings/cabinets  
Privacy Film on windows as designated  
New flooring

Electrical:

Electrical lights updated  
Add power and data lines as required

Mechanical:

None

Plumbing:

None

**8. Convert Room 231 to Exam Room**Architectural:

Remove (E) cabinets and furnishings  
Replace (E) door  
Clean/Patch/Paint all surfaces  
Confirm ADA access as required  
New Ceiling Tiles as needed  
New furnishings/cabinets  
Privacy Film on windows as designated  
New flooring

Electrical:

Electrical lights updated

Mechanical:

None

Plumbing:

Update sink /faucet

**9. Convert Room 220 to workstation efficiency**Architectural:

Remove (E) cabinets and furnishings

Remove (E) door, Patch wall

Remove wall

Remove old plumbing/kick-out

Clean/Patch/Paint all surfaces

Confirm ADA access as required

New Ceiling Tiles as needed

New furnishings/cabinets

Privacy Film on windows as designated

New flooring

Electrical:

Electrical lights updated

Data and Phone lines installed

Mechanical:

None

Plumbing:

None

Sheet 1 Title/Overall Location Plans/

Sheet 2 Demolition Plans

Sheet 3 New Floor Plans

Sheet 4 Demolition Reflected Ceiling Plans

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Sheet 14 New Plumbing