



**Construction Management, Inc.**

Vanir Central California

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December 20, 2023

Randy Dodd, District CEO  
Tulare Local Healthcare District  
Tulare Regional Medical Center  
P.O. Box 1136  
Tulare, CA 93274-1136

Subject: **Proposal for Extending Interim Part-Time Project Management & OSHPD IOR Services**

Dear Mr. Dodd:

Vanir is pleased to submit our fee proposal to extend our interim and part-time senior level project management and OSHPD inspector of record (IOR) personnel for the Tulare Local Healthcare District Tower 1 project.

Based on our discussion with you, Sr. Construction Manager (Mac McDonald) and myself, Roy Magdaleno (Sr. Project Director), we have allotted a maximum of 15 hours per week between the two of us, or approximately 60 hours per month, to extend part-time project management services starting January 1, 2024 through December 31, 2024. **It is understood the District may want to terminate Vanir's services at any time with a minimum one (1) month written notification.**

Vanir's 2024 labor rate for Mac is \$205/hour, but we'll furnish Mac for this interim/part-time opportunity at our Sr. Construction Manager rate of \$195/hour. At 60 hours per month, for twelve (12) months, plus reimbursables for travel, meals, printing, and incidentals.

Vanir's 2024 labor rate for an OSHPD Class A Inspector of Record is \$135/hour with a four (4) hour minimum per site visit. At 40 hours per month, for twelve (12) months, plus reimbursables for travel, meals, printing, and incidentals.

We will bill this project on a not-to-exceed, Time and Material basis.

Total cost to extend Vanir's project management and OSPHD IOR services for one (1) year is \$213,480.00. Since our current contract is expected to have a remaining balance of \$24,000.00 at end of 2023, the new contract amount will only be **\$189,480.00**, already projecting December 23' invoice.

We look forward to continuing to serve you and the District on this much needed and important project for the community. If you have any questions, please call me on my cell phone @ (559) 647-5708.



Sincerely,  
**Vanir Construction Management, Inc.**

A handwritten signature in blue ink, appearing to read 'Roy Magdaleno', written over a faint blue oval background.

Roy Magdaleno, CCM, DBIA Assoc.  
*Sr. Project Director / Associate*

Cc: Jerry Avalos, Vice President / Northern & Central California Vanir CM  
Michelle Parker, BD Manager, Vanir CM

# Tulare Local Healthcare District

Construction Management			2 0 2 4													Total Hours	Rem. Hrs.	Total Cost
Position	Rate	Budget	30-Jan	31-Feb	32-Mar	33-Apr	34-May	35-Jun	36-Jul	37-Aug	38-Sep	39-Oct	40-Nov	41-Dec				
Roy Magdaleno	\$195		2	2	2	2	2	2	2	2	2	2	2	2	2	24	-24	\$ 4,680.00
Mac McDonald	\$195		60	60	60	60	60	60	60	60	60	60	60	60	60	720	-720	\$ 140,400.00
Barry Winningham	\$165															43	-43	\$ 7,095.00
Paul Pugh	\$130															143	-143	\$ 18,525.00
Tom Huberty	\$135		40	40	40	40	40	40	40	40	40	40	40	40	40	480	-480	\$ 64,800.00
Reimbursables	\$4,686.16	1	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 9,016.16	(\$4,330.00)	\$ 9,016.16
<b>Total Cost</b>		\$447,711.16	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00	\$ 17,790.00				\$ 452,911.16
		Cumulative	\$ 252,021.16	\$269,811.16	\$287,601.16	\$305,391.16	\$323,181.16	\$340,971.16	\$358,761.16	\$376,551.16	\$394,341.16	\$412,131.16	\$429,921.16	\$447,711.16				
		Remaining Balance	\$195,690.00	\$177,900.00	\$160,110.00	\$142,320.00	\$124,530.00	\$106,740.00	\$88,950.00	\$71,160.00	\$53,370.00	\$35,580.00	\$17,790.00	(\$0.00)		Balance Remaining		<b>\$0.00</b>

**Construction Phase**

Subtotal 1/1/22-12/31/22 \$155,000.00

Subtotal 1/1/23-12/31/23 \$103,231.16

Subtotal 1/1/24-12/31/24 \$189,480.00

Reimbursable Cost @  
\$300/month for duration  
=

**Total \$447,711.16**