



Staff Report

Date: 7/16/2026

Subject: Evolutions Plaza Atrium Remodel

Background

The atrium remodel is part of the District's ongoing effort to refresh and improve the facility's appearance, create a more welcoming and modern environment, enhance the member experience, and provide a functional public space for visitors to gather, work, and socialize.

Recommendation

Staff recommends awarding the project to **Mountain West Builders, Inc.** based on its proposal and overall value to the District.

Ledger: ✓ = Recommended C = Meets Criteria NC = Does not meet criteria NR = No Response

	CONTRACTOR	STATUS	TOTAL COST
	Mountain West Builders	C	\$32,319.39
	Pat Hunt Construction	C	\$33,030.13

The information presented in this report has been gathered/produced by District staff, and reviewed by/with the following consultant(s):

- ☐ Legal Review
- ☐ Financial Review
- ☐ Other:

1437 E. Prosperity Avenue | P.O. Box 1136 | Tulare, CA 93275-1136 | 559.656.1301

www.tularelocalhealthcaredistrict.org



**MOUNTAIN WEST
BUILDERS** GENERAL
CONTRACTORS

Project: Evolutions Atrium Counter and Framing Improvements
Project #: **Location:** Tulare, CA
Start Date: **End Date:**

Project Bid

Date Prepared: 7/15/2026

Proposal #: 1

Contract Type: Lump Sum

To: Brett Scott

From: John Rios

Company: Tulare Local Healthcare District

Company: Mountain West Builders, Inc.

Phone: (559) 509-2572

Phone: 559-702-3552

E-mail: bscott@tulareregional.org

E-mail: johnr@buildmw.com

Mountain West Builders is please to provide the following services for the above referenced project.

Scope of Work:

\$ 24,539.39

- Counter Installation
 - Furnish and install two (2) new counters 36" wide by 96" long.
 - 1x ADA height countertop
 - 1x Countertop seating height
 - All required framing, substrate, and finish materials
 - Bid with laminate countertops per request.
 - Recommend a more sturdy countertop such as quartz.
 - Provide and install three (3) electrical outlets per countertop.
- Custom Framing for Future Seating Cushions
 - Construct custom framing structures designed to support future seating cushions installations.
 - Provide any required backing, blocking, or reinforcement to support future cushions installation without modification.
 - Install additional electrical outlets along the side and/or face of the framing structures, as directed by the District, to support future use.
- Touch up painting as necessary.

Option A:

\$ 3,190.00

- Fabricate and install two laminate 30" round coffee table tops and bases as per plan.
- Pricing based on completion concurrent to countertops.

Option B:

\$ 4,590.00

- Fabricate and install premium grade upholstery bench couches with premium foam inserts.
- Pricing based on completion concurrent to bench.

Exclusions:

- Permits/Fees
- Bond
- ADA Improvements
- ADA Signage & Striping
- Special Inspections
- Truncated Domes
- Engineering/Drafting
- Data
- Cameras
- Framing/Carpentry
- Plumbing
- Insulation
- Painting other than touchup
- PMA/CMA
- Temp Power & Water
- Dust Control
- SWPPP
- Temp Facilities
- Fencing
- Roofing
- Glazing
- Stucco
- Mill Work
- HVAC
- Flooring
- Electrical
- Structural Steel
- Footing Removal
- Any paving or paving patch
- Any additional sawcut and removal of asphalt or concrete.
- Traffic Control
- Onsite Safety Officer
- Supervision of other trades.
- Weatherproofing/Flashing
- Mold or mildew remediation or repair
- Overtime
- Project Budget Contingency
- Location and repair of any unknown utilities
- Unforeseen material increases and supplier delays.
- Any work not specifically mentioned in the inclusions.

Clarifications:

- All work is to be performed during normal business hours. Requested overtime/weekend work will be billed at an additional cost, including requests to catch up due to unforeseen delays. On-site work will be performed by Mountain West Builders, Inc. and/or Ray Grammer at applicable prevailing wage rates.
- Proposal expires in 14 days from the date of the proposal. Expiration Date: 7/29/2026
- This is a budgetary proposal is prepared based on all information available at the time of preparation. Any adjustments, additions, removals, refinements, or changes during design, engineering, or construction be performed on a Time and Materials basis regardless of original contract type.

Total Proposed Price: \$ 32,319.39

All material is guaranteed to be as specified. All work to be completed in a manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. This proposal is valid for fourteen (14) days. Should any action be commenced between the parties to this contract concerning the sums due hereunder or the rights and duties of any party hereto of the interpretation of this contract, the prevailing party in such action shall be entitled to, in addition to such other relief as may be granted, an award as for the actual attorney's fees and costs in bringing such action and/or enforcing any judgment granted therein. 1.5% per month will be charged on past-due accounts (18% annual percentage rate). Additionally, customer is responsible for all collection costs on unpaid amounts.

Please review Scope of Work, Exclusions, Conditions, and Terms before signing.

Approval:

By signing below, I acknowledge that I have the authority to bind Tulare Local Healthcare District to the terms and conditions outlined in this contract. I understand that my signature on this document legally obligates the company to fulfill its obligations as specified herein.

Name: Brett Scott

Title: Contruction Manager

Company: Tulare Local Healthcare District

Signature: _____

Date: ____/____/____

Name: John Rios

Title: President/CEO

Company: Mountain West Builders, Inc.

Signature: _____

Date: ____/____/____

ESTIMATE

Pat Hunt Construction
276 Oakmore St
Tulare, CA 93274

wphconstruction@sbcglobal.net
+1 (559) 303-8497



Bill to
Brett Scott
Tulare Local Healthcare District
PO Box 1136
Tulare, CA 93275

Estimate details PWC#: PWC #1000033329
Estimate no.: 1140
Estimate date: 06/04/2026

Product or service	Description	Rate	Amount
	Evolutions - Lounge area seating		
	.		
02.10 Demo	Demo - Remove existing seating	\$0.00	\$0.00
Labor Costs	Labor Costs	\$540.54	\$540.54
Burden Expense	Burden Expense - Insurance	\$56.32	\$56.32
21 Cabinets & Vanities	Benches - Fabricate and install laminated benches and laminated legs on (2) counter areas with solid surface caps and tops. (Labor & Materials)	\$25,075.00	\$25,075.00
21 Cabinets & Vanities	Wall Unit - Fabricate and install laminated wall unit with legs and solid surface top. (Labor & Materials)	\$2,900.00	\$2,900.00
Disposal Expense	Disposal Expense	\$150.00	\$150.00
Construction Costs	Construction Costs	\$4,308.27	\$4,308.27
Total			\$33,030.13

Accepted date Accepted by