

November 2, 2007

Wally Gutierrez
1730 Fairdale Avenue
Escondido, CA 92027

Public Records Act Request

Dear Mr. Gutierrez:

In follow-up to our letter of October 15 regarding your request dated October 5, 2007, and as a result of your visit to this office recently to review relevant documents, attached are those copies that you requested be copied later and provided to you.

You currently have a credit with PPH of \$2.80.

Charges for the attached 39 copies @ 10c per page regular size (\$3.90); \$1.00 for copy of CD; and \$15.09 for special outside printing of three large drawings (plans) Drawings # GP07-0027 Sheets 1, 3 and 4 of 15 + 30 min clerical time @ \$16.00 per hr (\$8.00) = \$27.99 LESS \$2.80.

AMOUNT DUE: \$25.19

Thanking you in advance.

Sincerely,


Christine D. Meaney
Assistant to Board of Directors

Attach:

u:\my docs\public info reqs\gutierrez ltr 11-02-07:cdm

May 30, 2007

Mr. Michael B. Shanahan
Director of Facilities Engineering and Construction
Palomar Pomerado Health
15255 Innovation Drive
San Diego, CA. 92128-3410

RE: PMC West -Proposed Boring Locations
-ERTC Association Notifications
-Development Agreement

Dear Mike:

We're in receipt of your letters dated May 17, 2007 regarding the above, together with the following:

1. Spurlock Poirier Landscape Architects Illustrative Master Plan – 2.20.07;
2. Anshen + Allen Master Plan – PMC West (undated) Proposed Boring for Soil Investigation
3. CO Architects Bid Set plan C1.51 dated 02.15.07 for what looks like connecting the construction trailers to the City's sewer & water systems – 11" x 17" Appendix M Site Utilization Plan Nov. 2007 – Aug. 2008
4. 11" x 17" Temporary Utility Plan
5. 11" x 17" PMC West Site Fencing exhibit
6. 8 ½" x 11" Temporary Project Sign graphic and proposed jobsite location exhibit

Insofar as the Association Notifications, there are no issues with items 3 -7 above, subject to the following:

- a. Screening (either construction fence or berm or landscaping or combination thereof) alongside the southerly portion of the PPH property shall be required so as to visually mitigate the contractor laydown and employee parking areas from the balance of the project , as well as, temporary landscaping along Citracado Parkway in front of the trailers is warranted. Something simple and not too extravagant will be required in both circumstances, for at least as long as PPH construction is in advance of surrounding lot development, whereafter, something more substantive may be required. Just something simple as basic consideration to the neighboring property owners, passers-by and overall appearance of the park. This same sentiment will be applied to all construction in the park and will become even more important as development proceeds, i.e., once PMC West is operational, the requirements for lots developing around you will become more rigorous. We'll assume that you can take the lead here and will propose something to accomplish this purpose;
- b. For 6. above, no man gates will be permitted along the westerly property boundary (and as we discussed, they would serve no purpose in this location at the bottom of the landscape buffer). In addition, the exhibit incorrectly depicts the new fence at the toe of the slope along lots 35 & 36. All fencing needs to allow for the unimpeded access to the major landscape slopes that are maintained by the Association.

- c. Please confirm whatever the City has approved to date; in particular, it would appear that item 3 above received some level of City approval on 04.27.07?

Regarding items 1 and 2 above, the northerly ½ of the site plan appears to substantially conform with Exhibit J to the CC&R's – Pre-approved Architectural Standards for PPH, however, the southerly ½ of the site is non-conforming. There are two principal departures from the Pre-approval, namely, (i) there are now parking structures at the southerly end of the PPH property (as compared with their previous location at the westerly edge of the site where their location would be screened by buildings along Citracado Parkway) and (ii) for the medical office buildings, the site plans show a single footprint of about 69,300 sf (as compared to the contemplated / required multiple footprints of between 18,000 – 24,000 sf with a core factor of 12 – 14% – see Exhibit A to the Development Agreement).

Accordingly, the proposed boring locations aren't meaningful and won't be until there is an approved working site plan (on the southerly ½ of the PPH property) for the development of 300,000 sf MOB and associated parking structures. Any borings now would be premature. Per our previous remarks, we're looking to conduct exploratory borings exactly where buildings and parking structures are going to be located, so we need a mutually approved site plan conforming with the requirements set forth in the Development Agreement. Once we do finalize a site plan, we are prepared to share the costs (50%/50%) with PPH to retain a soils/geotechnical engineering firm of our choosing to undertake exploratory borings in locations and to depths which they recommend. Thereafter, we will forward their findings to a structural engineering firm of our choosing for foundation recommendations that we will compare to foundation designs for comparable structures to determine if any additional requirements may be warranted.

The soils/geotechnical firms that we'll select from are as follows:

- a. Anthony Taylor Consultants, Escondido, CA.
- b. Construction Testing Engineers, Escondido, CA.
- c. Kleinfelder Inc., San Diego, CA.
- d. Southern California Soil & Testing, San Diego, CA.

The structural engineering firms that we'll select from are as follows:

- a. Burkett & Wong Engineers, San Diego, CA.
- b. Nowak Muelmeister & Assoc., San Diego, CA.
- c. Hope Engineering, San Diego, CA.
- d. Robert Englekirk & Associates, Los Angeles, CA.

If you have any objections to any of the above consultant parties, we will exclude them from consideration with the exception of Mr. Englekirk, because of his status as a leader in the field of structural engineering.

Finally, I think its fair to say that both PPH and JRM have fallen behind the schedule set forth in the Development Agreement. Section 8.6 details the expiration of the Covenant Not to Compete (for MOB development) should the Parties "... fail to execute a mutually acceptable LLC or Ground Lease for the Initial Project... on or before June 30, 2007." And Section 1.1 requires our having met "... in the first quarter of 2007 to make a determination, on or before June 30, 2007 regarding the following: (a) the size, design, and Development Plan (as defined in Section 4.5 of this Agreement) for the Initial Project, (b) the

terms of the LLC Agreement for the LLC formed to own such Initial Project, and (c) the terms of the Ground Lease that Hospital (PPH) and such LLC shall enter into for the Initial Project.”

Given the delays in the site planning for the Initial Project, I suggest that we get together next week to determine the above and consider the schedule going forward. While I can assure you that we're not looking to undo any of the terms of the Development Agreement (after all the discussions that were had in its creation), I can only assume that PPH doesn't want the Covenant Not to Compete to expire. If this is in fact the case, we may very well need to revise the above schedule with a short amendment to the Development Agreement.

Please call me with a few times next week that you and any other PPH participants can make yourselves available to address the above. Please note that this letter shall not constitute a waiver or release of any rights or claims that we may have under the Development Agreement or otherwise, all of which are hereby reserved.

Thank you in advance for your attention to the above.

Sincerely,

James R. McCann

Cc: Bob Hemker
Bob Frances
John Couvillion
Mike Lyon

f

Shanahan, Michael

From: Homi Namdari [Hnamdari@ci.escondido.ca.us] **Sent:** Fri 9/28/2007 12:40 PM
To: Raymond Yang
Cc: Dan Higbee; eperchik@coarchitects.com; tchessum@coarchitects.com; Brian Powers; Christophe Bormand; Shanahan, Michael; mike_samudio@rsconst.com
Subject: RE: Palomar Site Utilities submittal
Attachments:

Ray,

In response to your letter:

1. Drainage report and onsite utilities plans have been returned to Brian with our comments via mail. He should receive the package today or Monday.
2. A Water Quality Technical Report (including drainage report) in conformance with our storm water management requirements shall be submitted to this office for review prior to further evaluation of proposed site improvements (Precise Grading/Utilities/Drainage/...).

Also about the construction;

1. Project EIR allows export of material, however, it does not allow to process and import the exported material.
2. Rock processing activity should comply with provisions of the Specific Plan and EIR for the ERTC project.

Let me know if you have any questions.

Homi

>>> "Raymond Yang" <ryang@COArchitects.com> 9/24/2007 2:52 PM >>>

Homi,

Thanks for the email on Friday. Attached please find our responses to the items listed below. A hard copy of this letter along with four (4) full-size site information sheets from the Specific Plan submittal will be sent overnight to your attention. (Transmittal is attached here.)

Please don't hesitate to contact me should you have any further questions or comments.

Thank you much.

Raymond Yang | architect
CO Architects

5055 Wilshire Boulevard, Los Angeles CA 90036
ph 323 525 0500 x137 . fax 323 525 0955

www.coarchitects.com

-----Original Message-----

From: Homi Namdari [mailto:Hnamdari@ci.escondido.ca.us]
Sent: Thursday, September 20, 2007 4:03 PM
To: Raymond Yang
Cc: Brian Powers; Christophe Bornand
Subject: Re: Palomar Site Utilities submittal

Ray, Brian,

Prior to processing /review of the utilities plans and approval of rough grading plan we should have the following items resolved; 1. Submit certified site plan by the Planning Div. as it was approved by the Design review Board.

2. Finalize Water Quality Technical Report for the project.

3. Resolve recycle water use /impact to our sewer treatment plant with our Utilities Division.

Let me know if you have any questions.

homi

>>> "Raymond Yang" <ryang@COArchitects.com> 9/19/2007 2:17 PM >>>

Hello Homi,

would appreciate if you can please provide me with an update on the status of the Palomar Site Utilities package which was submitted on or about 6/21/2007. i am not aware of any initial comments to date.

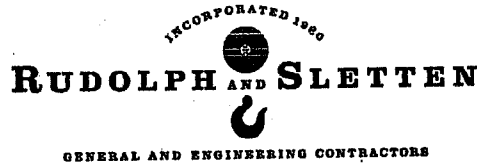
please let me know if there are any questions or issues that need addressing as part of your review at this time.

thank you.

Raymond Yang | architect
CO Architects

5055 Wilshire Boulevard, Los Angeles CA 90036 ph 323 525 0500 x137 . fax
323 525 0955

www.coarchitects.com



Palomar Medical Center West
2197 Citracado Parkway
Escondido, CA 92029

April 4, 2007
Job No. 3047-0
Page 1 of 10

DOCUMENT 00150
REVISED BID FORM
FOR
BID PACKAGE NO. 2A - GRADING
DIVISION 1 - GENERAL REQUIREMENTS
SECTION 31 10 00 - SITE CLEARING
SECTION 31 20 00 - EARTH MOVING

Bid to: Rudolph and Sletten, Inc.
10955 Vista Sorrento Parkway
Suite 100
San Diego, CA 92130
Attn: Andrew Gaylor
Project: Palomar Medical Center West
2197 Citracado Parkway
Escondido, CA 92029

From: West-Tech Contracting, Inc.
Address: 568 N. Tulip Street
Escondido, CA 92025
Phone: 760-233-2570
Fax: 760-233-2580
Contact: Rick Engebretsen
Email: rick@west-techcontracting.com

BID DUE DATE: Tuesday, April 10, 2007 at 2:00 pm
PLACE: Rudolph and Sletten, Inc. San Diego Office
10955 Vista Sorrento Parkway, Suite 100
San Diego, CA 92130
NOTE: All bids shall be mailed or hand delivered in a
separate sealed envelope.

Do not modify the Rudolph and Sletten, Inc. bid form.

We propose to furnish all labor, material, equipment, supervision and all other costs necessary to perform the work indicated below in accordance with the Instructions to Bidders for All Trades, and the various documents referred to therein, all for the below listed sum:

1. BASE BID:

1.1. Base Bid for Bid Package No. 2A - Grading:

\$ 11,345,750

(Amount in words)

2. ALTERNATE BIDS:

2.1. Alternate Bid No 1: Include the cost to provide the following scopes of work for the future nursing tower basement. Include backfill and compaction with suitable fill after the ramp on move-on four is deleted. This alternate will include the quantities listed below and unit costs provided in the unit cost section of this amendment. The amount to be included on the bid form is a lump sum amount for all the scope items listed in this alternate.

- 2.1.1. 24,000 CY of Rock blasting at Unit Cost No. 2.
- 2.1.2. 4,000 CY of soil excavation at Unit Cost No. 6.
- 2.1.3. 4,000 CY of backfill for an OSHPD/Hospital structure at Unit Cost No. 8.
- 2.1.4. 5,000 CY of rock crushing at Unit Cost No. 3.
- 2.1.5. 20,000 CY off haul of rock excavation material at Unit Cost No. 5.

\$ 503,000.00

2.2. Alternate Bid No. 2: Provide a deductive alternate bid if insurance for this contractor's scope of work is provided through the owner with an OCIP program. This OCIP program will include General Liability and Workmen's Compensation insurance. **This alternate bid shall be in terms of percentage to be deducted from the overall contract value.**

\$ - 0 -

2.3. Alternate Bid No 3: Include the cost to provide the following scopes of work for the future parking structure located west of the central plant per the Bid Package 2A – Grading Alternate Bid Plan. This alternate will include the quantities listed below and unit costs provided in the unit cost section of this amendment. The amount to be included on the bid form is a lump sum amount for all the scope items listed in this alternate.

- 2.3.1. 66,000 CY of rock blasting at Unit Cost No. 2.
- 2.3.2. 16,000 CY of soil excavation at Unit Cost No. 6.
- 2.3.3. 16,000 CY of backfill for a non-OSHPD/non-hospital/non-central plant structure at Unit Cost No. 9.

- 2.3.4. 10,000 CY of rock crushing at Unit Cost No. 4.
- 2.3.5. 40,000 CY off haul of rock excavation material at Unit Cost No. 5.

\$ 1,233,000.00

- 2.4. Alternate Bid No. 4: Include the cost to provide the following scopes of work for the parking structure and outpatient services building shown on south end of the project site per Option 1 of the URS. This alternate will include the quantities listed below and unit costs provided in the unit cost section of this amendment. The amount to be included on the bid form is a lump sum amount for all the scope items listed in this alternate.

- 2.4.1. 450,000 CY of soil/rock excavation at Unit Cost No. 15.
- 2.4.2. 400,000 CY of off-haul of soil/rock material at Unit Cost No. 16.
- 2.4.3. 20,000 CY of backfill for a non-OSHDP/non-hospital/non-central plant structure at Unit Cost No. 9.
- 2.4.4. 30,000 CY of backfill for a non-OSHDP/non-hospital/non-central plant structure at Unit Cost No. 14.
- 2.4.5. 10,000 CY of rock crushing at Unit Cost No. 4.
- 2.4.6. 10,000 CY of rock crushing at Unit Cost No. 13.

\$ 11,680,000.00

- 2.5. Alternate Bid No. 5: Include the cost to provide the following scopes of work for the parking structure and outpatient services building shown on south end of the project site per Option 2 of the URS. This alternate will include the quantities listed below and unit costs provided in the unit cost section of this amendment. The amount to be included on the bid form is a lump sum amount for all the scope items listed in this alternate.

- 2.5.1. 450,000 CY of soil/rock excavation at Unit Cost No. 15.
- 2.5.2. 400,000 CY of backfill for a non-OSHDP/non-hospital/non-central plant structure at Unit Cost No. 9.
- 2.5.3. 50,000 CY of backfill for a non-OSHDP/non-hospital/non-central plant structure at Unit Cost No. 14.
- 2.5.4. 350,000 CY of rock crushing at Unit Cost No. 4.
- 2.5.5. 40,000 CY of rock crushing at Unit Cost No. 13.

\$ 8,780,000.00

- 2.6. Alternate Bid No. 6: Include the cost to provide the following scopes of work for four (4) structures shown just south of the new hospital building. This includes two parking structures, an outpatient services building, and women and children's center. This alternate will include the quantities listed below and unit costs

provided in the unit cost section of this amendment. The amount to be included on the bid form is a lump sum amount for all the scope items listed in this alternate.

2.6.1. 200,000 CY of soil excavation at Unit Cost No. 6.

2.6.2. 200,000 CY of off-haul of soil material at Unit Cost No. 7.

\$ 2,650,000.00

2.7. Alternate Bid No. 7: Provide a deductive alternate bid if this contractor is allowed to stockpile 80,000 cubic yards of soil at the site just east of the project site. This alternate shall include raising the pad of this site no more than 10' above the existing grade at the fill specs provided in this document.

< \$ 100,000.00 >

2.8. Alternate Bid No. 8: Provide a deductive alternate if the schedule duration for the pad certification of the tower and D&T and the associated layback scopes of work must be completed November 15, 2007 (138 CALENDAR days from the overall grading scope of work start date of July 1, 2007).

< \$ 75,000 >

3. UNIT PRICES:

3.1. Unit Cost No. 1: Provide a unit cost per day for compensable delays. If the contractor is entitled to an increase in contract sum pursuant to the contract documents resulting in compensable delay, the contract sum will be increased by the sum of the unit cost quoted per day for each day compensation is allocated. (See Document 00130 – Special Conditions – Project Specific Provisions (All Trades) for the entitlement to this adjustment.)

\$ 5,000.00 /Day

3.2. Revised Unit Cost No. 2: Provide unit cost for rock blasting – \$/CY. (This includes blasting, excavation, and stockpiling of the rock material onsite.)

\$ 9.50 /CY

- 3.3. Unit Cost No. 3: Provide unit cost for rock crushing for rock to be used in fill for the hospital building per the fill specifications in this document, Amendment "C" – \$/CY. (This includes on site rock crushing from a stockpile on site and leaving the material stockpiled on site.)

\$ 6.00 /CY

- 3.4. Revised Unit Cost No. 4: Provide unit cost for rock crushing for rock to be used in fill for the site work per the fill specifications in this document for depths beyond five feet below of the proposed grade as described in Amendment "C" – \$/CY. (This includes on site rock crushing from a stockpile on site and leaving the material stockpiled on site.)

\$ 9.00 /CY

- 3.5. Unit Cost No. 5: Provide unit cost for off haul of rock material – \$/CY.

\$ 10.00 /CY

- 3.6. Unit Cost No. 6: Provide unit cost for excavation of soil – \$/CY. (This includes leaving the soil stockpiled on site.)

\$ 3.25 /CY

- 3.7. Unit Cost No. 7: Provide unit cost for off haul of soil material – \$/CY.

\$ 14.00 /CY

- 3.8. Unit Cost No. 8: Provide unit cost for fill of select material at the hospital and central plant per the fill specifications in this document, Amendment "C" – \$/CY. (This includes using material stockpiled onsite.)

\$ 8.00 /CY

- 3.9. Revised Unit Cost No. 9: Provide unit cost for fill of select material for non-OSHPD buildings and site work per the fill specifications in this document for depths beyond five feet below of the proposed grade as described in Amendment "C" – \$/CY. (This includes using material stockpiled onsite.)

\$ 4.00 /CY

- 3.10. Unit Cost No. 10: Provide unit cost of over excavation and compaction, this includes the fill specifications for site work in this document, Amendment "C" – \$/CY.

\$ 17.00 /CY

- 3.11. Unit Cost No. 11: Provide unit cost of import fill for the site work per the fill specifications in this document, Amendment "C" – \$/CY.

\$ 32.00 /CY

- 3.12. Unit Cost No. 12: Provide unit cost of import fill for the hospital building and central plant per the fill specifications in this document, Amendment "C" – \$/CY.

\$ 35.00 /CY

- 3.13. Unit Cost No. 13: Provide unit cost for rock crushing for rock to be used in fill for the site work per the fill specifications in this document for the top five feet as described in Amendment "C" – \$/CY. (This includes on site rock crushing from a stockpile on site and leaving the material stockpiled on site.)

\$ 12.00 /CY

- 3.14. Unit Cost No. 14: Provide a unit cost for fill of select material for non-OSHPD buildings and site work per the fill specifications in this document for the top five feet of fill as described in Amendment "C" – \$/CY. (This includes using material stockpiled onsite.)

\$ 8.00 /CY

- 3.15. Unit Cost No. 15: Provide unit cost for excavation of soil/rock existing fill as described in soils report – \$/CY. (This includes leaving the soil stockpiled on site.)

\$ 7.00 /CY

- 3.16. Unit Cost No. 16: Provide unit cost for off-haul of soil/rock existing fill as described in soils report – \$/CY.

\$ 20.00 /CY

- 3.17. Unit Cost No. 17: Provide unit cost for blasting, excavation, and off-haul of rock material in the landscape planting areas for rock depths less than two feet - \$/SF. (This is excluded from the base bid scope of work. This work will occur with same move-on as the blasting required in the base bid scope of work.)

\$ 6.00 /SF

- 3.18. Unit Cost No. 18: Provide unit cost for blasting, excavation, and off-haul of rock material in the landscape planting areas for rock depths greater than two feet and less than five feet - \$/SF. (This is excluded from the base bid scope of work. This work will occur with same move-on as the blasting required in the base bid scope of work.)

\$ 9.00 /SF

4. SCHEDULE OF VALUES: For accounting purposes, provide the following cost breakdowns.

- 4.1. Cost associated with hospital. (This includes the scope of work within the hospital building footprint and associated layback areas.)

\$ 3,100,000.00

- 4.2. Cost associated with central plant. (This includes the scope of work within the central plant building footprint and associated layback areas.)

\$ 2,300,000.00

- 4.3. Cost associated with site work. (This includes all work not included with the central plant or hospital.)

5,945,750
~~2,945,750~~

5. REMEDATION OPTION: Indicate which option this contractor has included in the base bid:

- 5.1. Remediation per soils reports.

Initial: RE

- 5.2. Removal and recompact per Amendment "C."

Initial: _____

6. SCHEDULE: We have reviewed the Appendix "B" Schedule included in the Project Manual dated February 6, 2007.

X Yes _____ No

7. **CHANGE ORDER LABOR RATES:** The following labor rates and premium rates shall be used for the computation of any project change costs that may be incurred after the GMP has been established. List all positions (i.e. add to the list) that will be charging to the project. All costs, including but not necessarily limited to: labor burden, fringes, payroll taxes, worker's compensation, liability insurance, home office administration, estimating, cartage, small tools, pick up trucks, travel time, clean up, as-builts, warranty, taxes, supervision, detailing, etc. shall be included. **THIS RATE DOES NOT INCLUDE OVERHEAD AND PROFIT MARK-UPS.**

Labor Rates Hourly Rates	Regular	Shift	1½ x Hourly Overtime	2 x Hourly Rate
General Foreman	\$ 90.00	\$ 720.00	\$ 135.00	\$ 180.00
Foreman	\$ 80.00	\$ 640.00	\$ 120.00	\$ 160.00
Operator	\$ 60.00	\$ 480.00	\$ 90.00	\$ 120.00
Laborer	\$ 45.00	\$ 360.00	\$ 67.50	\$ 90.00
CAD Detailer	\$ 60.00	\$ 480.00	\$ 90.00	\$ 120.00
Grade Checker	\$ 75.00	\$ 680.00	\$ 112.50	\$ 150.00

8. **CHANGE ORDER EQUIPMENT RATES:** All costs, including but not necessarily limited to: labor burden, fringes, payroll taxes, worker's compensation, liability insurance, home office administration, estimating, cartage, small tools, pick up trucks, travel time, clean up, as-builts, warranty, taxes and supervision, etc. shall be included. **THIS RATE DOES NOT INCLUDE OPERATORS, OVERHEAD, AND PROFIT MARK-UPS.**

Labor Rates Hourly Rates	Regular	Shift	1½ x Hourly Overtime	2 x Hourly Rate
Linkbelt 800 Excavator	\$ 265.00	\$2,120.00	\$ 397.50	\$ 530.00
Linkbelt 5800 Excavator	\$ 210.00	\$1,680.00	\$ 315.00	\$ 420.00
Linkbelt 4300 Excavator	\$ 175.00	\$1,400.00	\$ 262.50	\$ 350.00
Kawasaki 1152 Loader	\$ 170.00	\$1,360.00	\$ 255.00	\$ 340.00
Kawasaki 90Z Loader	\$ 130.00	\$1,040.00	\$ 195.00	\$ 260.00
Kawasaki 85Z Loader	\$ 120.00	\$ 960.00	\$ 180.00	\$ 240.00
Caterpillar D8 Dozer	\$ 225.00	\$1,800.00	\$ 337.50	\$ 450.00
Caterpillar 160 Grader	\$ 125.00	\$1,000.00	\$ 187.50	\$ 250.00
Caterpillar 824 Comp.	\$ 160.00	\$1,280.00	\$ 240.00	\$ 320.00
Caterpillar 623 Scraper	\$ 190.00	\$1,520.00	\$ 285.00	\$ 380.00
Caterpillar 627 Scraper	\$ 220.00	\$1,760.00	\$ 330.00	\$ 440.00

9. INSURANCE: We have carefully reviewed the stated insurance requirements and limits as stated in Appendix "C" (see Project Manual dated February 6, 2007) and will include all costs to meet or exceed them when establishing the GMP or computing change orders.

 X Yes No

9.1. Indicate the deductive percentage that may be used in the event of an OCIP insurance program.

 0 %

10. BOND: Total percentage to be added to the finished GMP or any change orders if this contractor is required to provide a Performance and Payment Bond:

 1.5 %

11. ACKNOWLEDGMENTS:

11.1. We acknowledge that we have examined the Rudolph and Sletten, Inc. Special Conditions – Project Specific Provisions (All Trades) dated February 6, 2007, addenda, and amendments (listed below) and we understand their effect on our work schedule.

Addendum	<u> </u>	Dated	<u> </u>	Amendment	<u> A </u>	Dated	<u> 2/6/07 </u>
Addendum	<u> </u>	Dated	<u> </u>	Amendment	<u> B </u>	Dated	<u> 3/22/07 </u>
Addendum	<u> </u>	Dated	<u> </u>	Amendment	<u> C </u>	Dated	<u> 3/30/07 </u>
					<u> D </u>	Dated	<u> 4/4/07 </u>

11.2. We acknowledge that the Owner and Rudolph and Sletten, Inc. may rely upon this Bid in determining whether to proceed with the project and/or contracts there under; and that once submitted, this bid may not be altered, amended, or withdrawn for a period of sixty (60) days without prior written consent of Rudolph and Sletten, Inc.

11.3. We and our insurance brokers, representing and speaking for our insurance carriers, acknowledge that we have read and understand all requirements in the instructions to bidders and other contract documents for insurance coverage.

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
3/27/07

PRODUCER
Alliant Insurance Services
Carmen G. Scoppettuolo
1620 Fifth Avenue
San Diego, CA 92101

619-238-1828

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

COMPANY A	Hudson Specialty Ins. Co.
COMPANY B	Peerless Insurance Co.
COMPANY C	Golden Eagle Insurance Corp.
COMPANY D	Praetorian Insurance Co.

INSURED
West-Tech Contracting Inc
568 North Tulip St.
Escondido CA 92025

COVERAGES
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR OWNER'S & CONTRACTOR'S PROT <input checked="" type="checkbox"/> PER PROJECT	FEC6111806 \$10,000 DED. PER OCCURRENCE	4/01/07	4/01/08	GENERAL AGGREGATE	\$ 10000000
					PRODUCTS - COMP/OP AGG	\$ 10000000
					PERSONAL & ADV INJURY	\$ 5000000
					EACH OCCURRENCE	\$ 5000000
					FIRE DAMAGE (Any one fire)	\$ 50000
					MED EXP (Any one person)	\$ 5000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	CBP9835122	4/01/07	4/01/08	COMBINED SINGLE LIMIT	\$ 1000000
					BODILY INJURY (Per person)	\$
					BODILY INJURY (Per accident)	\$
					PROPERTY DAMAGE	\$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
					OTHER THAN AUTO ONLY:	
					EACH ACCIDENT	\$
C	EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input checked="" type="checkbox"/> OTHER THAN UMBRELLA FORM	CU9835422 *XS AUTO/EMP.LIAB	4/01/07	4/01/08	EACH OCCURRENCE	\$ 6000000
					AGGREGATE	\$ 6000000
						\$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY THE PROPRIETOR/PARTNERS/EXECUTIVE OFFICERS ARE: <input type="checkbox"/> INCL <input type="checkbox"/> EXCL	P00050224900	4/01/07	4/01/08	<input checked="" type="checkbox"/> WC STATUTORY LIMITS	<input type="checkbox"/> OTHER
					EL EACH ACCIDENT	\$ 1000000
					EL DISEASE - POLICY LIMIT	\$ 1000000
					EL DISEASE - EA EMPLOYEE	\$ 1000000
A	OTHER CONTRACTORS POLLUTION LIABILITY	FEC6111806 \$10,000 DED. PER POLL. COND.	4/01/07	4/01/08	\$5,000,000 EACH POLLUTION CONDITION *10-DAY NOTICE FOR NONPAYMENT.	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS
PROOF OF INSURANCE ONLY

CERTIFICATE HOLDER
-PROOF OF INSURANCE-

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.
AUTHORIZED REPRESENTATIVE

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement, effective 4/1/2007 attaches to and forms a part of Policy Number FEC6111806.
This endorsement changes the Policy. Please read it carefully.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

Any person (s) or organization (s) whom the Named Insured agrees in a written contract;
however, this status exists only for the project specified in that contract.

(If no entry appears above, information required to complete this endorsement will be shown in
the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or
organization shown in the Schedule as an insured but only with respect to liability arising out of
your operations or premises owned by or rented to you.

**AUTOMATIC PRIMARY AND NON-CONTRIBUTORY
INSURANCE ENDORSEMENT –
DESIGNATED WORK OR PROJECT(S)**

This endorsement, effective 4/1/2007 attaches to and forms a part of Policy Number FEC6111806. This endorsement changes the Policy. Please read it carefully.

SCHEDULE

Name of Person or Organization:

Any person(s) or organization(s) whom the *Named Insured* agrees, in a written contract, to provide Primary and/or Non-contributory status of this insurance. However, this status exists only for the project specified in that contract.

In consideration of an additional premium of \$ Applied, and notwithstanding anything contained in this policy to the contrary, it is hereby agreed that this policy shall be considered primary to any similar insurance held by third parties in respect to work performed by you under any written contractual agreement with such third party. It is further agreed that any other insurance which the person(s) or organization(s) named in the schedule may have is excess and non-contributory to this insurance.



AUTOMATIC WAIVER OF SUBROGATION ENDORSEMENT

This endorsement, effective 4/1/2007 attaches to and forms a part of Policy Number FEC6111806 This endorsement changes the Policy. Please read it carefully.

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART
CONTRACTORS POLLUTION LIABILITY COVERAGE PART**

SCHEDULE

Name of Person or Organization:

Any person(s) or organization(s) to whom the *Named Insured* agrees, in a written contract, to provide a waiver of subrogation. However, this status exists only for the project specified in that contract.

The Company waives any right of recovery it may have against the person or organization shown in the above Schedule because of payments the Company makes for injury or damage arising out of the *insured's* work done under a contract with that person or organization. The waiver applies only to the person or organization in the above Schedule.

Under no circumstances shall this endorsement act to extend the policy period, change the scope of coverage or increase the Aggregate Limits of Insurance shown in the Declarations.

AMENDMENT – AGGREGATE LIMITS OF INSURANCE (PER PROJECT)

This endorsement, effective 4/1/2007 attaches to and forms a part of Policy Number FEC6111806. This endorsement changes the Policy. Please read it carefully.

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

The General Aggregate Limit under LIMITS OF INSURANCE (SECTION III) applies separately to each of your projects away from premises owned by or rented to you.

12. TRADE CONTRACT: We agree that if we are awarded the work on the basis of this proposal, we will enter into and execute a contract with Palomar Pomerado Health, as outlined in the instructions to bidders.

FIRM: West-Tech Contracting, Inc.

SIGNATURE: 

NAME: Rick Engebretsen

TITLE: President

DATE: April 10, 2007

CONTRACTOR'S LICENSE NO.: 639761

FEDERAL TAXPAYER I.D. NO.: 33-0506018

LICENSE CLASSIFICATION: A HAZ C21 ASB

END OF BID FORM

SUBCONTRACTORS LIST

Bidder: West-Tech Contracting, Inc.

Address: 568 N. Tulip St., Escondido, CA 92025

Telephone: 760-233-2570

Telecopier: 760-233-2580

Bidder's Authorized Representative(s): Rick Engebretsen

PROJECT: Pomerado Hospital Expansion Phase 1

BID PACKAGE NO. 2A ; **BID PACKAGE DESCRIPTION:** GRADING

NAME OF SUBCONTRACTOR	BUSINESS LOCATION/ ADDRESS OF SUBCONTRACTOR	TRADE OR PORTION OF THE WORK
GROVER WINTER	ESCONDIDO 610 METCALF DR	ASPHALT
BAYTER DRILLING	PO BOX 245 EL CAJON	BLASTING
LUBANKO BROS.	42217 RIO NEVO STE. A 201	CRUSHING

PHOTOCOPY THIS PAGE AS NECESSARY TO LIST ADDITIONAL SUBCONTRACTORS

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NON-COLLUSION AFFIDAVIT

STATE OF CALIFORNIA)
COUNTY OF _____)

PROJECT: Pomerado Hospital Expansion Phase 1

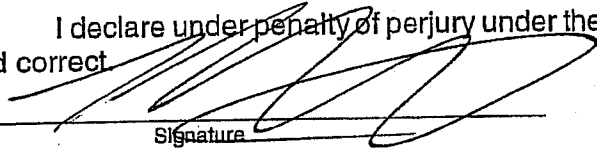
Bid Package No. 2A; Bid Package Description GRADING

I, Rick Engebretsen, being first duly sworn, deposes and says that I am
the President of West-Tech Contracting, Inc., the party submitting
(Title) (Bidder Name)
the foregoing Bid Proposal ("the Bidder"). In connection with the foregoing Bid Proposal, the undersigned declares, states and certifies that:

1. The Bid Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. The Bid Proposal is genuine and not collusive or sham.
3. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any other bidder or anyone else to put in sham bid, or to refrain from bidding.
4. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price, or that of any other bidder, or to fix any overhead, profit or cost element of the bid price or that of any other bidder, or to secure any advantage against the public body awarding the contract or of anyone interested in the proposed contract.
5. All statements contained in the Bid Proposal and related documents are true.
6. The bidder has not, directly or indirectly, submitted the bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed this 10th day of April, 2007 at Escondido, California.
(City, County and State)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct


Signature

568 N. Tulip St., Escondido, CA 92025
(Address)

Rick Engebretsen
Name Printed or Typed

Escondido, CA 92025
(City, County and State)

(760) 233-2570
(Area Code and Telephone Number)

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BID BOND

KNOW ALL MEN BY THESE PRESENTS that we, SAFECO INSURANCE COMPANY OF AMERICA, as Surety and WEST-TECH CONTRACTING, INC., as Principal, are jointly and severally, along with their respective heirs, executors, administrators, successors and assigns, held and firmly bound unto PALOMAR POMERADO HEALTH, hereinafter "the Obligeo," for payment of the penal sum hereof in lawful money of the United States, as more particularly set forth herein.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, the Principal has submitted the accompanying Bid Proposal to the Obligeo for the Work commonly described as the PALOMAR MEDICAL CENTER WEST; Bid Package No. 2A; Bid Package Description GRADING

WHEREAS, subject to the terms of this Bond, the Surety is firmly bound unto the Obligeo in the penal sum of ten percent (10%) of the maximum amount of the Bid Proposal submitted by the Principal to the Obligeo, as set forth above.

NOW THEREFORE, if the Principal shall not withdraw said Bid Proposal within the period specified therein after the opening of the same, or, if no period be specified, for sixty (60) days after opening of said Bid Proposal; and if the Principal is awarded the Contract, and shall within the period specified therefore, or if no period be specified, within five (5) days after the proscribed forms are presented to him for signature, enter into a written contract with the Obligeo, in accordance with the Bid Proposal as accepted and give such bond(s) with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract and for the payment for labor and materials used for the performance of the Contract, or in the event of the withdrawal of said Bid Proposal within the period specified for the holding open of the Bid Proposal or the failure of the Principal to enter into such Contract and give such bonds within the time specified, if the Principal shall pay the Obligeo the difference between the amount specified in said Bid Proposal and the amount for which the Obligeo may procure the required Work and/or supplies, if the latter amount be in excess of the former, together with all costs incurred by the Obligeo in again calling for Bids, then the above obligation shall be void and of no effect, otherwise to remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or the Call for Bids, the Work to be performed thereunder, the Drawings or the Specifications accompanying the same, or any other portion of the Contract Documents shall in no way affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said Contract, the Call for Bids, the Work, the Drawings or the Specifications, or any other portion of the Contract Documents.

In the event suit or other proceeding is brought upon this Bond by the Obligeo, the Surety shall pay to the Obligeo all costs, expenses and fees incurred by the Obligeo in connection therewith, including without limitation, attorneys fees.

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument this 9TH
day of APRIL, 2007 by their duly authorized agents or representatives.

(Principal's Corporate Seal)

WEST-TECH CONTRACTING, INC.
(Principal Name)

By: 

RICK ENGBRETSSEN

(Typed or Printed Name)

Title: PRESIDENT

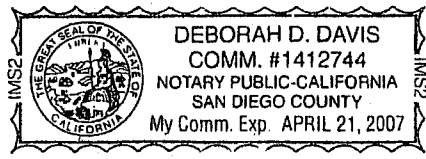
No. 5193

ALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
County of SAN DIEGO

On 4/9/2007 before me, DEBORAH D. DAVIS, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared RICK ENGBRETSSEN, KAREN JEAN HALL
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.


SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
PRESIDENT
TITLE(S)
- PARTNER(S) LIMITED
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
TITLE OR TYPE OF DOCUMENT _____
NUMBER OF PAGES _____ DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.



POWER OF ATTORNEY

SAFECO INSURANCE COMPANY OF AMERICA
GENERAL INSURANCE COMPANY OF AMERICA
HOME OFFICE: SAFECO PLAZA
SEATTLE, WASHINGTON 98185

No. 8062

KNOW ALL BY THESE PRESENTS:

That SAFECO INSURANCE COMPANY OF AMERICA and GENERAL INSURANCE COMPANY OF AMERICA, each a Washington corporation, does each hereby appoint

~~HELEN MALONEY; JOHN G. MALONEY; MARK D. IATAROLA; KAREN JEAN HALL; MATTHEW C. GAYNOR;~~
~~DEBORAH D. DAVIS; Escondido, California~~

its true and lawful attorney(s)-in-fact, with full authority to execute on its behalf fidelity and surety bonds or undertakings and other documents of a similar character issued in the course of its business, and to bind the respective company thereby.

IN WITNESS WHEREOF, SAFECO INSURANCE COMPANY OF AMERICA and GENERAL INSURANCE COMPANY OF AMERICA have each executed and attested these presents

this 7th day of February, 2005

CHRISTINE MEAD, SECRETARY

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

Extract from the By-Laws of SAFECO INSURANCE COMPANY OF AMERICA
and of GENERAL INSURANCE COMPANY OF AMERICA:

"Article V, Section 13. - FIDELITY AND SURETY BONDS ... the President, any Vice President, the Secretary, and any Assistant Vice President appointed for that purpose by the officer in charge of surety operations, shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the company in the course of its business... On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

Extract from a Resolution of the Board of Directors of SAFECO INSURANCE COMPANY OF AMERICA
and of GENERAL INSURANCE COMPANY OF AMERICA adopted July 28, 1970.

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,

- (i) The provisions of Article V, Section 13 of the By-Laws, and
- (ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and
- (iii) Certifying that said power-of-attorney appointment is in full force and effect,

the signature of the certifying officer may be by facsimile, and the seal of the Company may be a facsimile thereof."

I, Christine Mead, Secretary of SAFECO INSURANCE COMPANY OF AMERICA and of GENERAL INSURANCE COMPANY OF AMERICA, do hereby certify that the foregoing extracts of the By-Laws and of a Resolution of the Board of Directors of these corporations, and of a Power of Attorney issued pursuant thereto, are true and correct, and that both the By-Laws, the Resolution and the Power of Attorney are still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of said corporation

this 9TH day of APRIL, 2007

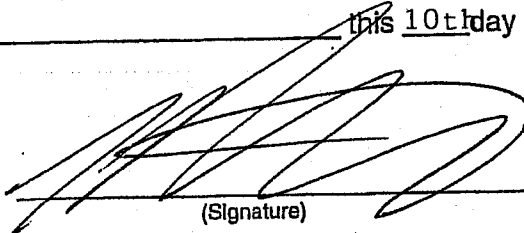


CHRISTINE MEAD, SECRETARY

4. Contractor and I acknowledge that Contractor and I are aware of the provisions of California Government Code §§8350, et seq. and hereby certify that Contractor and I will adhere to, fulfill, satisfy and discharge all provisions of and obligations under the Drug-Free Workplace Act of 1990.

I declare under penalty of perjury under the laws of the State of California that all of the foregoing is true and correct.

Executed at Escondido, California this 10th day of
(City and State)
April, 2007.


(Signature)

Rick Engebretsen
(Handwritten or Typed Name)



Department of Conservation
CALIFORNIA GEOLOGICAL SURVEY

801 K Street • Mail Stop 12-32 • Sacramento, CA 95814-3530
 Telephone: 916-323-4399 • TDD: 916-324-2555 • Web Site: conservation.ca.gov/cgs



Ms. Catherine F. Slater, CEG 2219, *Senior Engineering Geologist*
 CSlater@oshpd.state.ca.us ☎ 916-653-8440

Facilities Development Division
Office of Statewide Health Planning & Development
 1600 Ninth Street, Suite 420
 Sacramento, CA 95814-6414

September 28, 2006

Subject: Review of Engineering Geology and Seismology for
Palomar Medical Center West
 Southwest corner of Citracado Parkway & Vineyard Avenue
 Escondido, San Diego County, CA 92025
OSHPD Facility #12347 OSHPD # IL-060598-37 = building permit
 Owner's Project # 20100-120489 (24009.100)

Dear Ms. Slater:

In accordance with your request and transmittal of documents, the California Geological Survey has performed an engineering geology and seismology review to check for conformance with the 2001 California Building Code; California Code of Regulations, Title 24, particularly Chapter 16 (seismology), Chapter 18 (foundations), and Chapter 33 (grading). This \$312 million project is for a new hospital and central plant in the City of Escondido.

We reviewed these two consulting reports from URS, a geology and geotechnical report, and a separate seismology report:

Goetz, Christopher W., Certified Engineering Geologist 1833, Da Cheng Wu, Registered Geotechnical Engineer 2500, C. Garry Lay, Registered Geotechnical Engineer 508, and William E. Gates, Structural Engineer 1650, **Geotechnical and Geological Investigation, Palomar Medical Center West**, Acute Care Facilities, Southwest of Citracado Parkway and Vineyard Avenue, Escondido, for Palomar Pomerado Health System, report dated **April 23, 2006**: URS Corporation, 915 Wilshire Boulevard, Suite 700, Los Angeles, CA 90017; ☎ 213-996-2379, URS project # 29401967; seven chapters, Appendix A, B and C; 6 figures.

Crouse, Charles Brian, Ph.D., California Registered Civil Engineer 29085; Allan R. Porush, Structural Engineer 1631, and William E. Gates, Structural Engineer 1650, **Report on Seismic Ground-Motion Hazard Analysis, Palomar Medical Center West**, Escondido, for Palomar Pomerado Health System, report dated **March 1, 2006** (revised from an earlier edition dated September 15, 2005): URS Corporation, 915 Wilshire Boulevard, Suite 700, Los Angeles, CA 90017; ☎ 213-996-2379, URS project # 29401967, eight chapters, Appendix A, 7 figures.

Within the scope of this review, the California Geological Survey performed these tasks: ① review of geologic maps for the Escondido area; ② evaluation of the earthquake ground-motion for this hospital campus using PSHA methods; ③ evaluation of the borehole logs and downhole shear-wave velocity profiles; ④ evaluation of the grading plans and geologic cross-sections that show the three-dimensional extent of the pre-existing uncompacted fills (oversized cobbles and boulders), and ⑤ preparation of this review letter. Within the limited scope of this office review, we did not perform a geologic field-inspection of the hospital campus.

In the numbered paragraphs below, this review is keyed to the paragraph numbers of California Geological Survey Note 48, *Checklist for the Review of Engineering Geology and Seismology Reports for California Public Schools, Hospitals, and Essential Services Buildings*.

Project Location

1. Site Location: OK, an index map was properly prepared (refer to Figure 1, an orthophoto map).
2. Boreholes: OK. URS drilled 7 boreholes in the footprint of the hospital and 5 boreholes in the footprint of the Central Plant. In addition, URS excavated 94 trenches to determine the lateral distribution of the unsuitable fills that were graded (circa 2003-2005) by the previous owner. The geologic subgrade has been properly evaluated by an optimum suite of field methods.
3. Site Coordinates: OK, the consultants reported these site coordinates from the Escondido 7½-minute Quadrangle:
117.1186 degrees west Longitude, and
33.1229 degrees north Latitude.

Engineering Geology

4. Regional Geologic and Fault Map: OK, refer to URS Figure 3-2 for the regional fault map, properly extracted from Jennings, 1994.
5. Geologic Map of Site: OK. Figure 3 is a regional geologic map (published by the California Geological Survey) of the Escondido and Valley Center quadrangles. This hospital campus is underlain by tonalite (the Cretaceous Green Valley tonalite), a hard granitic rock.
6. Subsurface Geology at Site: OK. A detailed geologic map, Figure 2A, properly shows the granitic rock (tonalite), cut pads of rock, and rocky fills. Figure 2B is a detailed isopleth map showing the thickness of the unsuitable rocky fills and the three-dimensional extent of the pre-existing fill prisms.
7. Geologic Cross Sections: OK. Seven detailed geologic cross sections have been properly prepared (refer to Figures 4A and 4B). These are highly useful because the sections show whether the hospital structures will be founded on hard rock or on uncompacted fills.
8. Evaluation of Active Faulting & Coseismic Deformation: OK, the consultants have stated that there are no active fault zones for Palomar Medical Center.
9. Seismic Hazard Zones: OK, the Escondido Quadrangle has not yet been evaluated by the California Geological Survey for official liquefaction and landslides zones.
10. Landslides: OK, there are no landslides on this hospital campus.
11. Geotechnical Laboratory Testing: OK.
12. Expansive Soils: OK, properly evaluated; granitic rocks are not expansive (either on cut pads or in the rocky fills derived from the granitic rock).
13. Geochemistry of the Geologic Subgrade: OK. The geotechnical engineer has shown that there is negligible corrosion potential for steel and concrete.
14. Flooding: OK. This site is *not* subject to flooding.

Seismology & Calculation of Earthquake Ground Motion

15. Evaluation of Historic Seismicity: OK, refer to URS Figures 4-1 and 4-2. The consultants properly referenced Topozada and others (2000):
Topozada, T.R., Braium, D., Petersen, M., Hallstrom, C., Cramer, C., and Reichle, M., 2000, Epicenters of and areas damaged by $M \geq 5.5$ California earthquakes, 1800–1999: California Geological Survey, Map Sheet 49.
16. Probabilistic Seismic Hazard Analysis (PSHA) Methodology: OK, the URS seismic source-model is shown in Figure 6-1 of the seismology report.
17. Upper-Bound Earthquake Ground-Motion: OK, proper use of code terminology.
18. Design-Basis Earthquake Ground-Motion: OK, proper use of code terminology.
19. Classify the Geologic Subgrade: The site is underlain at depth by tonalite, a type of granitic rock. In URS Appendix A, the consultants prepared an extensive evaluation of the geologic subgrade using down-hole shear-wave velocity. Borehole B-2 showed clear evidence of deeply weathered granitic rock with a relatively low shear-wave velocity, an indication of Subgrade Type S_B . We would agree to the classification of Type S_B geologic subgrade (\approx rock) for the entire campus (neglecting the overlying unsuitable rocky fills).
20. Near-Source Coefficients: We agree to classification Type S_B (\approx rock), so it follows that the California Geological Survey would agree to these near-source coefficients: $N_a=1.0$, $N_v=1.0$, $C_a=0.4$ and $C_v=0.4$.
21. Peak Ground Acceleration: OK. In Table 6-5 of the seismology report, URS summarizes these ground motions for Type S_B (rock) geologic subgrade:

PGA_{DBE 10% in 50 yr} $\approx 0.224g$ horizontal
Peak Spectral Acceleration, SA_{DBE} ≈ 0.530 at 0.2-second period

PGA_{UBE 10% in 100 yr} $\approx 0.276g$ horizontal
Peak Spectral Acceleration, SA_{UBE} ≈ 0.665 at 0.2-second period

PGA_{MCE 2% in 50 yr} $\approx 0.364g$ horizontal
Peak Spectral Acceleration, SA_{MCE} ≈ 0.884 at 0.2-second period

Independent calculations by the California Geological Survey using PSHA methods and the 2003 Statewide model yielded similar results. We concur with the ground-motion values that have been computed by Dr. C.B. Crouse, engineering seismologist.

22. Normalized Spectral Acceleration: OK, refer to URS Figures 6-2, 6-3, and 7-1 and 7.2.
23. California Seismic Zone 3 or 4: OK. This hospital site in San Diego County is within CBC Seismic Zone 4, so by definition coefficient $Z = 0.4$
24. Scaled Time-Histories of Earthquake Ground-Motion: OK, not applicable to this particular project.

Liquefaction Analysis

25. Geologic Setting: OK, not applicable. The consultants have demonstrated that this hospital campus is within granitic rock.
26. Liquefaction Methodology: OK, not applicable
27. Liquefaction Calculations: OK, not applicable
28. Seismic Settlement of the Entire Soil Column: OK. All of the structures will be founded on granitic rock, so that seismic settlement of the unsuitable rocky fill would not be an issue for structural design
29. Lateral Spreading: OK, not applicable
30. Remedial Options for Liquefaction: OK, not applicable.
31. Acceptance Criteria for Liquefaction Remediation: OK, not applicable.

Exceptional Geologic Hazards or Site Conditions:

32 to 43. OK; not applicable or not reviewed.

Site Grading Plan Review & Foundation Plan Review

- 44. Areas of Cut & Fill, Preparation of Ground, Depth of Removals: OK.
- 45. Geologic & Geotechnical Problems Anticipated During Grading Operations: OK.
- 46. Subdrainage Plans and Hydrogeology: OK (not applicable).
- 47. Cut-Fill prisms: OK. The consulting engineering geologist did a proficient job of mapping the extent of the existing fill prisms by excavating 94 shallow trenches with a backhoe. These fills contain oversized rocks (cobbles and boulders) that were not properly compacted. Refer to Figure 2A and 2B for maps of the fill prisms.
- 48. Deep Foundation Plans: OK.
- 49. Retaining Walls and Engineered Fill Buttresses: OK (not applicable).

Report Documentation

- 50. Geology, Seismology, and Geotechnical References: OK, refer to §8.0 of the URS seismology report with three pages of geology and seismology references.
- 51. Certified Engineering Geologist: OK, Christopher W. Goetz, CEG 1833
- 52. Registered Geotechnical Engineer: OK, Da Cheng Wu; RGE 2500

Conclusions

- 1. The engineering geology, seismology, and geotechnical engineering reports by URS are satisfactory. The hospital campus is underlain by tonalite (a hard granitic rock), but there are several fill prisms of improperly compacted rocky soils (cobbles & boulders). These rocky fills are not suitable for bearing capacity, but the underlying granitic rock is fully satisfactory. We agree that the underlying geologic subgrade is properly classified as Type S_B (≈rock). The main hospital will be located on a cut pad of rock (a favorable situation). However the Central Utility Plant and the north edge of the Nursing Tower are within rocky fills. The solution is to excavate basements or use shallow foundations so that all hospital structures are adequately supported by the underlying granitic rock.
- 2. The earthquake ground-motion (Table 6-5 and Figure 7-1) prepared by URS is adequate for use in structural design of the hospital. Both rely on geologic subgrade Type S_B (≈rock) for the attenuation formulas. The California Geological Survey agrees that this is a Type S_B (≈rock) geologic subgrade.

Recommendations

- 1. Unsatisfactory fills are present on the site. The approval of the URS reports is contingent on the hospital buildings with foundations on rock. The current geology and geotechnical report properly addresses this relevant situation. However, there are no details with basement excavations or other foundations placed through the fill into the underlying granitic rock.
Therefore, a second-phase geotechnical report, termed "a grading-plan and foundation-plan review" should be performed by the Geotechnical Engineer, Da Cheng Wu.
He will also make final recommendations for the utility lines (gas, water, electricity) for the Central Plant. During excavations, these utility trench-lines may encounter boulders in the pre-existing coarse fills.

2. During foundation work and site grading, the geotechnical engineering firm should inspect all foundations and earthwork in the rocky unsuitable fills. For foundations of the main hospital and Nurse's Tower that are excavated within the cut-pad of granitic rock, a field photograph (dated and labeled) of the rock surface is a sufficient field record in lieu of any "test."
3. At the completion of any foundation work, a final "as-built" geotechnical report should be prepared by the Registered Geotechnical Engineer. These consulting geotechnical reports should bear the OSHPD building permit number on the front page: IL-060598-37. Two copies should be submitted to OSHPD for final approvals.

Summary

This site has a complicated history of grading with placement of oversized rock (cobbles and boulders) in several fill prisms. These coarse fills were not properly compacted (circa 2003-2005) by the previous owner. The three dimensional extent of the unsatisfactory fills has been properly mapped by URS geologists who used 94 backhoe trenches to determine the boundaries. The main hospital building, the Hospital Support Building, and the Women's Center will be founded entirely on a cut pad of granitic rock, geologic subgrade Type S_B (≈rock). The Central Utility Plant and the north side of the Nursing Tower will need either basements or foundations that would bear directly on the underlying granitic rock.

The engineering geology, seismology, and geotechnical engineering reports by URS meet the intent of the California Building Code, CCR Title 24. This project is *recommended for approval* in regard to the aspects of engineering geology, seismology, and geotechnical engineering.

If you have any further questions about this review letter, please send e-mail messages to < Robert.Sydnor@conservation.ca.gov > or telephone the California Geological Survey. ☎ 916-323-4399.

Respectfully submitted,

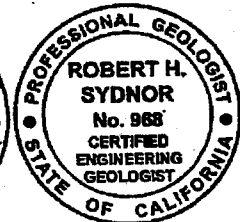
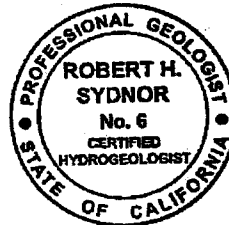
Robert H. Sydnor

Robert H. Sydnor

Senior Engineering Geologist

PG 3267, CPG 4496, CHG 6, CEG 968

LM-AEG, M-ASCE, LM-SSA, M-EERI, LM-AGU, M-GSA, M-ASTM, M-AIPG, LM-AAAS



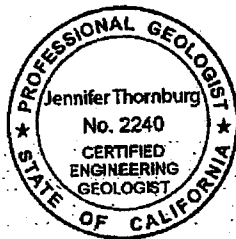
Reviewed by:

Jennifer Thornburg

Jennifer Thornburg

Senior Engineering Geologist

M-AEG, M-GSA, M-AGU, M-EERI
PG 5476, CHG 220, CEG 2240



Enclosure:

California Geological Survey Note 48 (2 pages)

*Checklist for the Review of Engineering Geology and Seismology Reports
for California Public Schools, Hospitals, and Essential Services Buildings*

Copies to:

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California Geological Survey — Note 48

Checklist for the Review of Engineering Geology and Seismology Reports for California Public Schools, Hospitals, and Essential Services Buildings

January 1, 2004

Note 48 is used by the California Geological Survey (CGS) to determine adequacy and completeness of consulting engineering geology, seismology, and geotechnical reports that are prepared under California Code of Regulations, Title 24, California Building Code. CCR Title 24 applies to California Public Schools, Hospitals, Skilled Nursing Facilities, and Essential Services Buildings. The Building Official for public schools is the Division of the State Architect (DSA). Hospitals and Skilled Nursing Facilities in California are under the jurisdiction of the Office of Statewide Health Planning & Development (OSHPD). The California Geological Survey serves under contract to these two state agencies for engineering geology and seismology review purposes.

www.conservation.ca.gov/cgs

Project Name: PALOMAR MEDICAL CENTER West Location: ESCONDIDO, SAN DIEGO COUNTY
 OSHPD or DSA File # 12347 Review by: Robert H. Johnson
 Date Reviewed: September 28, 2006 California Certified Engineering Geologist # 968

Checklist Item or Parameter within Consulting Report	Adequately Described; Satisfactory	Additional Data Needed; Not Satisfactory
N/A = not applicable		
N/R = not reviewed; not evaluated at this time		

Project Location

1. Site Location Map, Street Address, County Name, Plot Plan with Building Footprint	X	
2. Adequate Number of Boreholes or Trenches - one per 5,000 ft ² , with minimum of 2 for any one building	X = 9 + trenches!	(Good)
3. Site Coordinates (latitude & longitude) - correctly plotted on a 7 1/2-minute USGS quadrangle base-map	X	

Engineering Geology

4. Regional Geology and Regional Fault Maps — concise page-sized illustrations with site plotted	X	
5. Geologic Map of Site — detailed (large-scale) geologic map with proper symbols and geologic legend	X	
6. Subsurface Geology at Site — engineering geology description summarized from boreholes or trench logs	X	
7. Geologic Cross-Sections — several detailed geologic sections showing pertinent foundations & site grading	X	
8. Active Faulting and Coseismic Deformation Across Site — Alquist-Pruto Earthquake Fault Zones for active faults; excavation of fault trenches; 50-foot setbacks from fault plane	N/A	
9. Geologic Hazard Zones — Seismic Hazard Zone Maps (liquefaction & landslides) Provide page-sized extract of official map showing liquefaction and landslide zones from California Geological Survey (as applicable) and any pertinent geologic map from the Safety Element of the local agency (city or county):	N/A	
10. Landslides — both on-site & on adjacent hillslope property (above or below); debris flows & rockfalls	N/A	
11. Geotechnical Testing of Representative Samples — broad suite of appropriate geotechnical tests	X	
12. Expansive Soils — Clay Mineralogy of the Geologic Subgrade Classify by Table 18-1-B & remediate	X	
13. Geochemistry of Geologic Subgrade - Soluble Sulfates and Corrosive Soils Specify either Type II or Type V portland cement. Typical soluble sulfates include gypsum and jarosite.	Type II	
14. Flooding & Severe Erosion - discuss FEMA Flood Zones; show site plotted on official map (if applicable)	X	

Seismology & Calculation of Earthquake Ground-Motion

15. Evaluation of Historic Seismicity — significant earthquakes that affected the site in the past 200 years	X	
16. Probabilistic Seismic Hazard Analysis (PSHA) Evaluation of Earthquake Ground-Motion	X	
17. Upper-Bound Earthquake Ground-Motion — 10% chance of exceedance in 100 years: cite & use	X	
18. Design-Basis Earthquake Ground-Motion — 10% chance of exceedance in 50 years: cite & use	X	
19. Characterize and Classify the Geologic Subgrade from Table 16A-1 of Code; shear-wave velocity	X	SB
20. Near-Source Coefficients and Distance to Nearest Active Fault — if applicable: Na, Nv, Ca, Cv	X	
21. Peak Ground Acceleration for UBE and DBE levels of ground-motion - summary PGA values	X	
22. Normalized Spectral Acceleration - Site-specific spectral acceleration is required for dynamic analysis for irregular and tall buildings. Use $\zeta = 5$ percent viscous damping for both UBE and DBE ground-motion.	X	
23. Seismic Zone 3 or 4 — determine appropriate zone from Figure 16A-2 and Section 1629A.4.1	Zone 4	
24. Scaled Time-Histories of Earthquake Ground-Motion - as applicable for base-isolated structures	N/A	

Checklist Item or Parameter within Consulting Report	Adequately Described; Satisfactory	Additional Data Needed; Not Satisfactory
N/A = not applicable N/R = not reviewed; not evaluated at this time		

Liquefaction Analysis

25. Geologic Setting for Occurrence of Seismically-Induced Liquefaction: ♦ applicable to any ground-water surface <50 ft. depth; for calculations use historic-highest ground-water ♦ low-density alluvium, typically SPT $N < 35$, composed of sands or silty sands with non-plastic fines ♦ moderate earthquake ground-motion, typically PGA use $> 0.1g$	X	
26. Liquefaction Methodology — NSF/MCEER treatise on liquefaction by Youd, Idriss, and 19 others, Oct. 2001 issue of ASCE Journal of Geotechnical & Geoenvironmental Engineering & CGS Special Publication 117	n/a	
27. Liquefaction Calculations — based on detailed geologic cross-section and Safety Factor $SF < 1.3$	n/a	
28. Seismic Settlement of entire Soil Column at relevant Boreholes (both unsaturated & saturated) total & differential as δ/L . Provide complete calculations (no estimates). Input PGA = UBE ground-motion	n/a	
29. Lateral Spreading due to Liquefaction — when near a free-face (river bank, canal, cut-slope)	n/a	
30. Remedial Options for Liquefaction — several appropriate options to remediate liquefaction effects	n/a	
31. Acceptance Criteria for Liquefaction Remediation — needed for subsequent remediation contract	n/a	

Exceptional Geologic Hazards and Complicated Site Conditions

These exceptional items are not typically applicable statewide, but may be pertinent to a complicated site. Use prudent and careful analysis for all CCR Title 24 sites to avoid predicaments and expensive delays in construction of public school and hospital sites. This list of exceptional geologic hazards will help to avoid misunderstandings and back-checks when additional information is required by the reviewing agency. N/R = not reviewed; not evaluated at this time.

32. Phase I & II Environmental Site Assessment Work — ASTM Test E-1527 & Test E-1903 for toxics		
33. Hazardous Materials — methane gas, hydrogen sulfide gas, tar seeps, high-pressure gas pipelines, etc.		
34. Calif. Environmental Quality Act — applicable Environmental Impact Report data, paleontology, etc.		
35. Ground-Water Quality — safe drinking water supplies for rural or suburban campuses (if applicable)		
36. On-Site Septic Systems — for rural or suburban campuses, evaluate septic leach-field system		
37. Non-Tectonic Faulting and Hydrocollapse of Alluvial Fan Soils — due to anthropic use of water		
38. Regional Subsidence — due to sustained withdrawal of fluids (ground-water extraction & petroleum)		
39. Volcanic Eruption — only near active volcanic centers; refer to USGS Bulletin 1847 (Miller, 1979)		
40. Tsunami or Seiche — only for low-lying sites close to California coastline or large lakes and reservoirs		
41. Asbestos — in formations associated with serpentine and tremolite. Refer to CGS Special Publication 124.		
42. Radon-222 Gas — typically within organic-rich marine shales of the California Coast Ranges.		
43. Other Geologic Hazards — use professional judgment for complicated or unusual geologic hazards		

Grading-Plan Review and Foundation-Plan Review

44. Areas of Cut & Fill, Preparation of Ground, Depth of Removals and Recompaction	X	
45. Geologic & Geotechnical Inspections and Problems Anticipated During Grading — called inspections for CEG or RGE (removal & recompaction; canyon clean-out; shear-key for buttress fill)	X	
46. Subdrainage Plans for Ground Water and Surface Water — show details of planned subdrains	X	
47. Cut-Fill Prisms — seismic compression and incoherent ground-motion across the cut-fill line of hillside pads	good	
48. Deep Foundations, Structural Mat Foundations (only as applicable) — piles, belled caissons, etc.	X	
49. Retaining Walls, Engineered Fill Buttresses, Soil-Nailed Walls, Geosynthetics, Gabions, etc.	n/a	

Report Documentation

50. Geology, Seismology, and Geotechnical References — current & adequate published citations	X	
51. Engineering Geology report signed by Certified Engineering Geologist with CEG seal or number	X	
52. Geotechnical Engineering report signed by Registered Geotechnical Engineer with RGE seal	X	

Robert H. Sydnor, RG 3267, CHG 6, CPG 4486, CEG 968
California Geological Survey, Note 48
 January 1, 2004 www.conservation.ca.gov/cgs



Patrick A. Thomas
Director of Public Works
Engineering Division
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4651 Fax: 760-839-4597

June 28, 2007

John Couvillion, Director of Development
JRMC Real Estate
1040 South Andreasen Drive, Suite 200
Escondido, CA 92029

Dear John:

This letter is to advise you that we have reviewed the "Record Drawings" of Rough Grading Plans for Escondido Research and Technology Center (ERTC), Tract No. 834 (GP 1904), submitted to the City on May 16, 2007.

We have reviewed the plans and it does not appear that the grading work was completed according to the approved rough grading plans. Specifically, the grading shown on sheet 3 and 4 of 22 does not include the berm at top of slope on lots 34, 35 and 36. Also, sheets 5, 7, 9, 11, 13 and 14 indicate that the grading along westerly property line does not conform to the approved grading plans in regards with slope set back from property line and maintain a minimum 10 foot high berm. The City can not approve the Record Drawings or final the grading permit for this project until the project grading is completed in conformance with the approved grading plans or a revised Tentative Map that reflects the as built condition has been approved by the Planning Division... We are in the process of reviewing grading plans submitted by Palomar Pomerado Health (PPH) for development on the northwest portion of the site. Prior to approval of these plans, it will be necessary for you to complete the berm as shown on the approved rough grading plans or provide evidence that PPH will be constructing a berm in substantial conformance to the requirements for your project.

We have also reviewed the Report of Rough Grading Observation, Soil Testing and Geotechnical Engineering for ERTC Prepared by Geotechnical Exploration, Inc. (GEI) dated February 12, 2007. According to the report, "Occasional rocks up to 1 foot in diameter were placed in the upper 5 feet of fill...." (Page no. 6). Also, the report states that "Some portions of the site were not provided with a minimum 5 feet of fill, particularly at the northwest end of the project" and "Most of the cut areas on Lots 29 through 35 were not undercut 5 feet below the new pad grades". Page 7 of the report states "In general, the fill placed on the property can be considered more as a rock fill than fill soil with a few rocks".

We are concerned that some areas of the site may not conform to the City's rock fill placement requirements as shown on Appendix A in the report. Prior to approval of the final grading for ERTC, and issuance of a grading permit for PPH, we would like to receive clarification on these issues.

Sincerely,


Homi Namdari
Assistant City Engineer

cc: Patrick Thomas, Director of Public Works
Antone Oliviera, Construction Projects Manager
Jon Brindle, Director of Community Development
Darren Parker, Assistant Planner
Michael Shanahan, PPH

