



**Contract Number**

25-240 A-3

**SAP Number**

4400028189

## Project and Facilities Management

|                                           |                                       |
|-------------------------------------------|---------------------------------------|
| <b>Department Contract Representative</b> | <b>Jon Aldana</b>                     |
| <b>Telephone Number</b>                   | 909-387-5000                          |
| <b>Contractor</b>                         | Healthcare Design & Construction, LLC |
| <b>Contractor Representative</b>          | Joseph DeLuca                         |
| <b>Telephone Number</b>                   | 714-245-0144                          |
| <b>Contract Completion Deadline</b>       | December 4, 2026                      |
| <b>Original Contract Amount</b>           | \$13,915,578                          |
| <b>Prior Amendments</b>                   | \$265,607                             |
| <b>Amendment No. 3 Amount</b>             | \$264,882                             |
| <b>Total Revised Contract Amount</b>      | \$14,446,067                          |
| <b>Cost Center</b>                        | 10.10.0248                            |
| <b>Grant Number (if applicable)</b>       | N/A                                   |

**IT IS HEREBY AGREED AS FOLLOWS:**

**AMENDMENT No. 3**  
**CONTRACT No. 25-240**  
ARMC Bi-Plane Angio Room

The following are amendments to Contract No. 25-240 with Healthcare Design & Construction, LLC for the Arrowhead Regional Medical Center Bi-Plane Angio Room Project ("Project").

**WHEREAS**, a construction contract ("Agreement") was entered into between the San Bernardino County ("County"), and Healthcare Design & Construction, LLC ("Contractor"), on April 29, 2025, to perform certain work as described in the Project Bid Documents for construction of the Project;

**WHEREAS**, following the award of the Agreement and during the course of construction, the need for additional work was discovered that was either unknown and not reasonably discoverable prior to award, was required by State regulatory bodies or third parties, or was inadvertently left off the previously approved plans and necessary for the satisfactory completion of the Project; and

**WHEREAS**, these conditions and the extent of these conditions were unforeseen and could not have been anticipated at the time of bid or execution of the Agreement and have necessitated the execution of this Amendment.

**NOW THEREFORE**, the Agreement is hereby amended as follows:

Section 1. The following changes and their respective costs, which have been claimed by Healthcare Design & Construction, LLC, have been added to the Agreement:

|    |                                                                                                                                                                                                                                                                |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Additional demolition and removal of an existing sink that was not indicated on plans. No drawings or records were available to the area at the creation of the bid documents and work was necessary to complete the Project. (Change Order Request(COR) # 14) |
|    | <div> <div>ADDS</div> <div>\$ 3,760</div> </div>                                                                                                                                                                                                               |
| 2. | Shift demolition of exterior wall panel to the weekend as a result of unforeseen operational requirements of the hospital not originally part of logistics plan. (COR # 15)                                                                                    |
|    | <div> <div>ADDS</div> <div>\$ 4,018</div> </div>                                                                                                                                                                                                               |
| 3. | Additional demolition and disposal of uncovered existing conditions regarding layers of existing VCT flooring within Staff Lounge 2C286 and Files Room 2C274 not reflected in the plans. (COR # 16)                                                            |
|    | <div> <div>ADDS</div> <div>\$ 14,203</div> </div>                                                                                                                                                                                                              |
| 4. | Provide hot tap and install two (2) new valves as a result of existing valves in the facility not working. (COR # 17)                                                                                                                                          |
|    | <div> <div>ADDS</div> <div>\$ 16,776</div> </div>                                                                                                                                                                                                              |
| 5. | Relocation of existing hydronic piping not indicated on the plans and in conflict with new full height framing. (COR # 18)                                                                                                                                     |
|    | <div> <div>ADDS</div> <div>\$ 16,751</div> </div>                                                                                                                                                                                                              |
| 6. | Furnish revised sizes of fire-treated rooftop lumber as a result of new roofing warranty requirements not available at the time of bid. (COR # 19)                                                                                                             |
|    | <div> <div>ADDS</div> <div>\$ 7,138</div> </div>                                                                                                                                                                                                               |
| 7. | Relocation of existing sprinkler lines conflicting with new HVAC ductwork due to error in plans. (COR # 22)                                                                                                                                                    |
|    | <div> <div>ADDS</div> <div>\$ 3,529</div> </div>                                                                                                                                                                                                               |
| 8. | Relocation of existing HVAC Braces conflicting with new wall construction due to error in plans. (COR # 23)                                                                                                                                                    |
|    | <div> <div>ADDS</div> <div>\$ 2,943</div> </div>                                                                                                                                                                                                               |

9. Reroute existing 3" sanitary waste line under the Perioperative Area due to uncovered field conditions not matching the drawings requiring additional piping to new location. (COR # 24)

---

|      |    |        |
|------|----|--------|
| ADDS | \$ | 21,704 |
|------|----|--------|

---

10. Incremental correction of existing non-compliant fireproofing at the gypsum board wall surfaces and top and bottom of wall with new firestopping not foreseen or indicated on bid documents. (COR # 25)

---

|      |    |        |
|------|----|--------|
| ADDS | \$ | 18,611 |
|------|----|--------|

---

11. Repair of deficient existing lead shielding around the perimeter of the Cath Lab not indicated on bid documents. (COR # 26)

---

|      |    |        |
|------|----|--------|
| ADDS | \$ | 14,277 |
|------|----|--------|

---

12. Reroute of existing 2" sanitary waste line at the new Staff Toilet East Wall in conflict with full height framing due to errors in the plans. (COR # 27)

---

|      |    |       |
|------|----|-------|
| ADDS | \$ | 4,532 |
|------|----|-------|

---

13. Complete work per the Amended Construction Documents #5, which includes revisions to the plumbing sizes due to new regulatory requirements and the discovery of additional deficiencies within the facility operations not indicated on the plans. (COR # 28)

---

|      |    |        |
|------|----|--------|
| ADDS | \$ | 92,002 |
|------|----|--------|

---

14. Additional research and relocation of plumbing infrastructure below the building due to existing conditions not matching bid documents. (COR # 29)

---

|      |    |        |
|------|----|--------|
| ADDS | \$ | 26,416 |
|------|----|--------|

---

15. Additional flooring demolition and installation required by infection control regulations. (COR # 30)

---

|      |    |       |
|------|----|-------|
| ADDS | \$ | 6,193 |
|------|----|-------|

---

16. Relocation of existing electrical junction boxes not indicated on plans that are in conflict with new framing. (COR # 31)

---

|      |    |       |
|------|----|-------|
| ADDS | \$ | 6,173 |
|------|----|-------|

---

17. Additional furred wall build out due to field conditions not allowing medical gas utilities to be installed. (COR # 32)

---

|      |    |       |
|------|----|-------|
| ADDS | \$ | 4,541 |
|------|----|-------|

---

18. Correction of existing non-compliant bracing and framing not indicated on plans. (COR # 33)

ADDS

\$ 1,315

TOTAL ADDS TO THIS AMENDMENT: \$264,882

Section 2. **The new Contract Sum is \$14,446,067**

Section 3. **The Agreement completion date remains December 4, 2026.**

Section 4. The compensation (time and cost) set forth in this Amendment shall comprise the total compensation due the Contractor for the work or change defined in the Amendment, including impact on unchanged work. By signing the Amendment, the Contractor acknowledges and agrees that the stipulated compensation includes payment for all work contained in the Amendment, plus all payment for the interruption of schedules, extended overhead costs, delay, and all impact, ripple effect or cumulative impact on all other work under the Agreement. The signing of the Amendment shall indicate that the Amendment constitutes full mutual accord and satisfaction for the change, and that the time and/or cost under the Amendment constitutes the total equitable adjustment owed the Contractor as a result of the change.

Section 5. All other terms and conditions of the Agreement, and approved Contract Amendments, shall remain unchanged.

This Amendment may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same Amendment. The parties shall be entitled to sign and transmit an electronic signature of this Amendment (whether by facsimile, PDF or other email transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Amendment upon request.

SAN BERNARDINO COUNTY

Healthcare Design & Construction, LLC

(Print or type name of corporation, company, contractor, etc.)

►

Dawn Rowe, Chair, Board of Supervisors

By ►

(Authorized signature - sign in blue ink)

Dated: \_\_\_\_\_

Name Joseph DeLuca

(Print or type name of person signing contract)

SIGNED AND CERTIFIED THAT A COPY OF THIS  
DOCUMENT HAS BEEN DELIVERED TO THE  
CHAIR OF THE BOARD

Title Senior Project Director

(Print or Type)

Lynna Monell  
Clerk of the Board of Supervisors  
San Bernardino County

By \_\_\_\_\_  
Deputy

Dated: \_\_\_\_\_

Address 18302 Irvine Boulevard, Ste 120

Tustin, Ca 92780

**FOR COUNTY USE ONLY**

Approved as to Legal Form

Reviewed for Contract Compliance

Reviewed/Approved by Department

►  
Daniel Pasek, Deputy County Counsel

►  
Jon Aldana, Interim Chief of Project Management

►  
Moe Yousif, Interim Director, PFMD

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_