

Executive Summary

Thank you very much for this opportunity. We are ***very excited*** about being able to submit our qualifications to provide professional Mechanical, Electrical, and Plumbing Engineering design services for your projects.

Fratto Engineering is well known for their work in the medical community. In addition to providing MEP consulting services under an architectural umbrella, we provide our services as the prime contractor (along with structural, architectural, interior finish, etc.) on a regular basis. Prime clients include:

St Paul Medical Center	LifeCare Hospital
Children's Medical Center Dallas	Department of Veterans Affairs
Garland Community Hospital	St Joseph's Hospital
Freeman Medical Center	Brownsville Medical Center

Fratto Engineering, Inc.'s primary goal is to provide professional MEP design services to the healthcare client. To prepare ourselves for this, we have actively pursued the types of projects that we feel will provide the company and it's engineers with the appropriate experience. Our healthcare work includes:

Facility Evaluations	Delivery
Master Planning	Intensive Care
Low Temperature OR's	Radiology
Neo Natal ICU	Remedial HVAC Design
Invitro-Fertilization	Remedial Electrical Design
Surgery	Linear Accelerators

Fratto Engineering, Inc.'s involvement does not stop after the design is complete. We prefer to play an active role during the construction of the project. ***It is through this ongoing effort that we can ensure that the building systems are modified according to the plans and specs and that they operate according to the plans and specs.***



Firm Introduction

Fratto Engineering, Inc. is a multi-discipline consulting engineering firm centrally located in Arlington, Texas. Our experience covers a full range of project types, with a specialization in healthcare.

We offer services in the fields of

- mechanical engineering,
- electrical engineering,
- plumbing engineering, and
- project management.

Our policy is that all engineering activities are conducted by, or under, the direct supervision of our Senior Engineers.

Our list of repeat clients is extensive and includes

- healthcare organizations,
- architects,
- developers, and
- building owners.

Fratto Engineering, Inc. places a strong emphasis on product and service delivery through aggressive project management techniques developed through our experience as a prime contractor in consulting engineering.



Firm's Qualifications

The members of Fratto Engineering, Inc. have been providing ***prime and consulting engineering services*** to the medical community for over twenty years. Our list of repeat clients includes both private and public Hospitals. A sample of clients include:

- Doctors Hospital - Dallas, Texas
- Garland Community Hospital - Garland, Texas
- LakePointe Medical Center - Rowlett, Texas
- Navarro Regional Medical Center - Corsicana, Texas
- Brownsville Medical Center – Brownsville, Texas
- Medical Center Arlington - Arlington, Texas
- LifeCare Hospitals - Dallas and Fort Worth, Texas
- North Hills Hospital - North Richland Hills, Texas
- St. Paul Medical Center - Dallas, Texas
- Children's Medical Center - Dallas, Texas
- Charlton Medical Center - Dallas, Texas
- Wilson N. Jones Medical Center - Sherman, Texas
- St Joseph's Hospital - Paris, Texas
- Department of Veterans Affairs Medical Center - Texas

We have consistently provided excellent work on time and within budget for all of these facilities. This level of service has ***earned*** us the opportunity to be involved with a wide variety of project types:

We are familiar with the sensitive nature of projects requiring reliable clean air delivered properly within the suite and designed to provide the proper pressure relationships with adjacent areas:

- Neo-natal Intensive Care Units
- Invitro-Fertilization Suites
- Surgery and Delivery Suites
- Low Temperature Surgery Suites
- Pediatric ICU Centers
- Special Care Nurseries
- Emergency Rooms
- Isolation Rooms

We are familiar with the requirements for a high level of filtration meeting CDC requirements to protect both the patients and the public:

- TB Suites
- TB Compatible Radiology Suites
- HIV Suites



Qualifications

We are familiar with the problems associated with exhausting unusual substances into the air and protecting the public as well as the hospital:

- Evaluation and Correction of Air Quality Problems Associated with Contaminated Outside Air.
- Systems to Remove Xenon Gas from Radiology.
- Systems to Removed Lead Laden Air from Radiology.
- Systems to Remove Toxic Fumes from Prosthetics Laboratories.

We are familiar with the problems associated with trying to upgrade existing systems while keeping patient areas on line. Examples include:

- Replacing Cooling Towers
- Replacing Chillers
- Replacing Air Handling Equipment
- Replacing Emergency Generators
- Replacing Automatic Transfer Switches
- Replacing Emergency Switchgear

We have done dozens of facility evaluations and master plans and are very familiar with designing retrofit systems that have the flexibility to support the master plan during the first phase, as well as the last phase.

In fact, the master plan is not always followed to the last phase. Therefore, the design should be as flexible as possible so that it may also accommodate changes in the master plan.

95% of our healthcare projects are in existing hospitals. All of these projects require extensive experience in designing retrofit systems that can be installed with little, if any, down time. In addition, real-estate is always at a premium in a medical facility. This makes it more difficult, since new equipment can rarely be installed in new mechanical rooms while the old ones remain on line.

Fratto Engineering, Inc. understands that contrary to public belief, hospitals do not have a “blank check”. We have extensive experience in designing systems to accomplish the task at hand while staying within the budget. This goes for low budget projects, as well as for high budget projects.

In the total scheme of things, the design of a good system is worthless if it is installed incorrectly or if the sequence of controls is not set up properly. Fratto Engineering, Inc. is prepared to work closely with the contractor during the commissioning of the project.



General Response to Client's Needs

Fratto Engineering, Inc. will respond to these needs as we do to all of our client's needs. First and foremost, we will do a detailed facility evaluation to determine among other things:

- Intended function of the building systems
- Code deficiencies
- Operational deficiencies
- System Capacities
- Long range plans for the MEP systems

After we have developed a sound understanding of the building, how it is operated, and how it is intended to be operated, we will develop a conceptual design for the system modifications and additions.

With the conceptual solution(s) in place, the construction documents will be produced. Depending on the size of the project and the length of the design schedule, the construction documents will be submitted multiple times for their review and coordination.

Fratto Engineering, Inc. will be on site as required to monitor the construction and will be on site for the commissioning of the MEP system modifications.

As always, Fratto Engineering, Inc. will be available indefinitely to answer questions from the facility staff on the operation of the new and existing systems.

