

Tuesday, April 7, 2020

# Ko-Kwel Wellness Center progress

**Earth is being moved this week to prepare the former cranberry bog for wellness center construction.**



**Top left:** April 1, a bulldozer opens a path from Miluk Drive into the construction site.

**Top right:** April 1, a layer of stone protects the new access route.

**Bottom left:** April 7, an excavator removes the berm on the edge of the bog, behind the existing Community Health Center.

**Bottom right:** April 7, dirt is being trucked away to be deposited in a nearby bog.

**Photos by Lon Matheny**

## **So far:**

Last week, workers bulldozed an access road into the site from Miluk Drive. Loads of rock, dumped and spread on the new route, provide a solid roadbed to reduce future mud on the street.

## **Today:**

Excavation is lowering the construction site about 10 inches. Earth moving will continue for the next several days.

## **Next:**

Pile driving is scheduled to begin Monday, April 13. Also next week, rock will be trucked in to prepare a base under the building's future foundation.

# Piles of progress



The pile driver's shrill pinging proclaims the start of construction

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## The project so far:

Workers have been excavating to lower the ground where the wellness center will be built.

## This week:

Pile driving began on Monday, to create a stable foundation.

## Next:

Pile driving is expected to continue for a couple of weeks. Next will come excavation for sewer, water and power lines.

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## Photos:

**Top:** A truck-trailer rig looks a bit like a log truck as it delivers bundles of steel piles that will be driven into the ground.

**Middle:** A worker on the ground directs a colleague to position a pile for correct placement.

**Bottom:** The piles, which arrived at the construction site looking like a load of logs, resemble a forest of tree stumps at the end of the day. The protruding tops will be cut off near the ground, and plates will be fitted to support the grade beams of the foundation.



# The shape of things to come

## Piles highlight new building's future footprint

**Pile driving** has gone exceptionally well at the Ko-Kwel Wellness Center construction site. The piles are going into the ground easily, and this noisy phase of the project is expected to finish by Friday — about a week ahead of schedule.

In the meantime, the piles' protruding tops give a glimpse of the building's future shape.

**Workers have** started laying out batter boards. These temporary frames will hold up the twine that will form layout lines for the foundation.

**The next step** is to install underground plumbing and electrical lines. Then will come concrete grade beams that tie the piles together.

**Large-scale excavation** should wind up this week. Then trucks will haul in gravel for site preparation.

**Throughout the project**, the tribe's construction team is monitoring dust, construction traffic, erosion control and storm water runoff — anything that might affect neighbors.

**Residents can expect** some continued noise and occasional ground shaking as the project progresses.



**Top:** A crew digs utility trenches amid a stumptown of sawed-off and capped piles.

**Lower left:** The piles trace a dot-to-dot sketch of the building's future shape.

**Lower right:** Dirt excavated from the site fills a bog to the north.



## Tribal Council Workshop Information

<b>Workshop Title:</b> Ko-Kwel Wellness Center Update	<b>Date of Workshop:</b> 4/22/20
<input checked="" type="checkbox"/> <b>Open Workshop</b> <input type="checkbox"/> <b>Continued from previous Workshop – Date:</b> <input type="checkbox"/> <b>Closed Executive Workshop</b>	
<b>Presenter's Name, Title and Department:</b> <ul style="list-style-type: none"><li>• Mark Gagnon, Chief Financial Officer</li><li>• Mark Johnston, Executive Director</li><li>• Fauna Larkin, Director, Operations Department</li><li>• Kyle ViskneHill, Controller, Finance Department</li><li>• Clark Walworth, Director, Communications</li></ul>	
<b>Guest Presenter(s), Title and Agency (anyone not associated with CIT):</b> <ul style="list-style-type: none"><li>• Reynold Roeder, Roeder &amp; Company LLC</li><li>• Eric Scott, Project Manager</li></ul>	
<b>Note Taker for Workshop:</b> <ul style="list-style-type: none"><li>• Anna Chavez, Administrative Assistant</li></ul>	
<b>Brief Description (provide outline of discussion points as well as questions you need answered by this workshop):</b> <ol style="list-style-type: none"><li>1. <b>Pre-GMP Work Amendment.</b> Review Pre-GMP Work Amendment (see attached). We are requesting approval for a motion to amend the pre-GMP work to carry us through the end of May.</li><li>2. <b>95% Draft GMP.</b> Review the 95% draft GMP, including construction schedule (see attached). Any questions or concerns before moving forward?</li><li>3. <b>Community Messaging.</b> Review draft talking points, news release, and announcement letter (see attached). Review cameras, make them available through Tribe's youtube channel?</li><li>4. <b>Work in progress and 3-week look-ahead.</b> Update on key design and construction milestones (see attached).</li></ol>	
<b><u>Workshop Attendees</u></b> <b>Tribal Council:</b> <b>Staff:</b> <b>Others:</b>	

**Workshop Summary (provide outline of discussions that occurred):**

**Reference Materials (provide for posting):**

**Next Steps:**

- Information Only**
- Schedule second workshop**
- Prepare item for Tribal Council Motion**
- Prepare item for Tribal Council Resolution**
- Prepare item for Administrative Approval process**
- Other:**

**Executive Director Comments:**

**Tribal Council Secretary/Treasurer Comments:**

**Executive Director Initials:**

**AMENDMENT NO. 2 TO CONSENSUSDOCS® 410  
STANDARD DESIGN-BUILD AGREEMENT AND GENERAL CONDITIONS  
BETWEEN OWNER AND DESIGN-BUILDER**

**(Where the Basis of Payment is the Cost of the Work Plus a Fee with a  
Guaranteed Maximum Price)**

Pursuant to Section 3.2 of the Agreement dated **APRIL 12, 2019 (the "Agreement")**, between the Owner, **COQUILLE INDIAN TRIBE**, and the Design-Builder, **S&B JAMES CONSTRUCTION MANAGEMENT CO.**, for **KO-KWEL WELLNESS CENTER** (the Project), the Owner and the Design-Builder desire to authorize Pre-GMP Work prior to the Owner's Acceptance of a Guaranteed Maximum Price (GMP). Due to funding delays, the Owner and Design-Builder wish to postpone execution of possible GMP and establish an interim budget for Construction Phase Services for Pre-GMP Work to be accepted by the Owner in accordance with Article 3.2 that provides funds that can be used by the Design-Builder to perform pre-construction services, site preparation, underslab utilities, and building foundation with the intent that a GMP could be addressed in a possible Amendment No. 3. Therefore, the Owner and the Design-Builder agree as follows:

**ARTICLE 1 PRE-GMP WORK**

The Design-Builder's **PRE-GMP** Work that is shown on Exhibit A.1 and is generally to secure subcontractor pricing for the Work is **ONE MILLION FOUR HUNDRED SIXTY Dollars (\$1,000,460.00)**. Design-Builder will issue subcontracts for submittals and administrative items and Cost of the Work to complete Construction Phase Services thru May 31, 2020.

The Pre-GMP Work is for the performance of the Administrative Submittals related to the pre-construction and site preparation aspects of the Work in accordance with the documents listed below, which are part of the Agreement. Where an item listed below is identified as "NOT INLCUDED. SEE AMENDMENT NO. 3..." this means that the item is not authorized or agreed to (as appropriate) by the Agreement Amendment No. 1, or this Amendment No. 2.

Exhibit A.1 – Pre-GMP Work Budget, dated April 22, 2020, One (1) page.

Exhibit A.2 – GMP Budget, NOT INCLUDED. SEE AMENDMENT NO. 3, subject to negotiation by the parties.

Exhibit B – Assumptions and Clarifications, dated January 21, 2020, Five (5) pages.

Exhibit C – Allowance Items, NOT INCLUDED. SEE AMENDMENT NO. 3, subject to negotiation by the parties.

Exhibit D – Alternate Items, NOT INCLUDED. SEE AMENDMENT NO. 3, subject to negotiation by the parties.

Exhibit E – Document Register – "Permit Submittal Set" Plans (94) pages and Specifications (613) pages dated April 20, 2020, Five (5) pages.

Exhibit F – Preliminary Project Schedule, NOT INCLUDED. SEE AMENDMENT NO. 3, subject to negotiation by the parties.

Exhibit G – Labor & Equipment Rates, dated January 21, 2020, 2 pages.

**ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION**

The Date of Substantial Completion of the Work is NOT INCLUDED. SEE AMENDMENT NO. 3 subject to negotiation by the parties.

**ARTICLE 3 DATE OF FINAL COMPLETION**

The Date of Final Completion of the Work is: NOT INCLUDED. SEE AMENDMENT NO. 3 subject to negotiation by the parties.

**ARTICLE 4 EFFECT ON ORIGINAL AGREEMENT**

The payment and performance provisions of the Agreement are amended to conform to this Amendment No. 2. The terms of this Amendment No. 2 will control over any conflicting provisions of the Agreement. All other terms of the Agreement shall remain in effect.

This Amendment is entered into as of **APRIL 22, 2020**.

**OWNER: COQUILLE INDIAN TRIBE**

BY: \_\_\_\_\_

PRINT NAME: **MARK JOHNSTON**      PRINT TITLE: **EXECUTIVE DIRECTOR**

**DESIGN-BUILDER: S&B JAMES CONSTRUCTION MANAGEMENT CO.**

BY: \_\_\_\_\_

PRINT NAME: **ALLEN PURDY**      PRINT TITLE: **PRESIDENT**

END OF DOCUMENT.

# DRAFT

## EXHIBIT A.1-INTERIM GMP

				Pre-GMP Amendment #1	%	Pre-GMP Amendment #2	Committed Cost to Date	
General Conditions (approx. 14 months)		\$610,036	6%	\$38,574	6%	\$38,574	\$77,148	Management costs
General Works	SBJ Construction	\$527,382	N/A	\$0	7%	\$37,670	\$37,670	Mobilize Costs (late march)
Construction Staking	Pariani	\$17,500	50%	\$8,750	25%	\$4,375	\$13,125	Set Control for work to start
Earthwork	Billeter Marine	\$582,411	36%	\$209,710	10%	\$60,497	\$270,207	Submittals, mobilization, start work. +/- 1.5 month; <b>4/16: added \$20K Underslab Utilities, \$40K Backfill Grade Beam Rock &amp; Sand</b>
Driven Piles (NW Pile King or Billeter)	NW Pile King	\$167,200	90%	\$150,480	-2.26%	(\$3,780)	\$146,700	<b>4/16: Credit for Contract Buyout will be 100% Complete by 4/30</b>
AC Paving	Knife River	\$171,214	0%	\$0	0%	\$0	\$0	Shouldn't need an early release
Electrical, Fire Alarm & Low Voltage	Kyle Electric	\$955,105	0.50%	\$4,776	11.60%	\$110,744	\$115,520	Submittals; <b>4/16: added Underslab Electrical, Data &amp; New Feeder to Existing Cranberry Building</b>
HVAC	Umpqua Sheet Metal	\$784,616	0.50%	\$3,923	0.50%	\$3,923	\$7,846	Submittals
Plumbing	Van Row Mechanical	\$353,500	0.50%	\$1,768	25.00%	\$88,375	\$90,143	Submittals; <b>4/16: added Underslab Plumbing</b>
Concrete – Building & Site	Guido	\$556,196	0.50%	\$2,781	18.00%	\$100,115	\$102,896	Submittals; <b>4/16: added Grade Beam Vapor Barrier, Formwork, Rebar &amp; Concrete</b>
Structural Steel	Commercial Metal Products	\$54,495	5.00%	\$2,725	0.00%	\$0	\$2,725	Submittals
Rough Carpentry	One Way Builders	\$450,124	0.75%	\$3,376	0.00%	\$0	\$3,376	Submittals
Casework & Countertops	TBD	\$126,378	3.00%	\$3,791	0.00%	\$0	\$3,791	Submittals
Exterior Siding	Sunset Stucco	\$326,800	1.00%	\$3,268	0.00%	\$0	\$3,268	Submittals
Metal Stud, Drywall and ACT	Ceiling Specialties	\$505,875	0.75%	\$3,794	0.00%	\$0	\$3,794	Submittals
Insulation	Coastline West	\$24,151	0.00%	\$0	0.00%	\$0	\$0	Shouldn't need an early release
Roofing	Rich Rayburn	\$221,162	1.00%	\$2,212	0.00%	\$0	\$2,212	Submittals
Flashing & Sheet Metal	OH Door Roseburg	\$8,544	0.00%	\$0	0.00%	\$0	\$0	Shouldn't need an early release
Doors, Frames & HW	S+B James Construction	\$246,968	0.00%	\$0	0.00%	\$0	\$0	Shouldn't need an early release
Overhead Doors (Interior & Exterior)	OH Door Roseburg	\$7,776	0.00%	\$0	0.00%	\$0	\$0	Shouldn't need an early release
Aluminum Storefront & Glazing	TBD	\$113,637	2.00%	\$2,273	0.00%	\$0	\$2,273	Submittals
Flooring	Fashion Floors	\$182,662	0.00%	\$0	0.00%	\$0	\$0	Shouldn't need an early release
Painting	Heritage	\$128,880	0.00%	\$0	0.00%	\$0	\$0	Shouldn't need an early release
Division 10 Specialties (ALLOWANCE)	S+B James Construction	\$36,326	0.00%	\$0	0.00%	\$0	\$0	Shouldn't need an early release
Fire Sprinkler Protection	Firestop, LLC	\$113,950	2.00%	\$2,279	4.14%	\$4,721	\$7,000	Engineered Drawings & Deferred Submittal to NWCP
		<b>\$7,272,888</b>	<b>6.11%</b>	<b>\$444,479</b>	<b>6.12%</b>	<b>\$445,215</b>	<b>\$889,693</b>	
Contingency			7.00%	\$31,113	7.00%	\$31,165	\$62,279	
Insurance			0.80%	\$3,556	0.80%	\$3,562	\$7,118	
Fee			4.20%	\$18,668	4.20%	\$18,699	\$37,367	
OGRT			0.45%	\$2,000	0.45%	\$2,003	\$4,004	
<b>TOTAL</b>				<b>\$499,816</b>		<b>\$500,644</b>	<b>\$1,000,460</b>	





**Coquille Indian Tribe**  
**Ko Kwel Wellness Center**  
**Exhibit B – Assumptions & Clarifications**  
*January 21, 2020*

**Assumptions & Clarifications**

**Division 1 General**

- 1 GMP Budget Proposal is based on 50% Design Development GMP Bid Set (plans & specifications) dated 12/27/2019.
- 2 Construction schedule is 14 months from start of work after receipt of Notice to Proceed and 14 days to mobilize.
- 3 All permitting and associated costs will be paid by Owner.
- 4 Building Envelope based on Mechanical Engineer's analysis of the new Energy Code Requirements in the New Building Code for Climate Zone 4C. (added slab perimeter insulation, additional interior and exterior plywood shear walls, increased HVAC requirements, increased minimum u-values for exterior windows, etc.).
- 5 Excludes any costs associated with Davis Bacon Act or prevailing wages.
- 6 All work is based on standard construction hours of Monday thru Friday 7 a.m. – 5 p.m.
- 7 Includes bond allowances for ~~General Contractor~~, the following scopes of work: sitework, landscaping, driven piles, site concrete, building concrete, rough carpentry, siding, roofing, casework/countertops, metal stud/drywall/ACT, plumbing, HVAC, and electrical.
- 8 Builders risk insurance and any deductibles to be carried by Owner.
- 9 Temporary utilities consumed onsite will be paid by Owner. (I.E. Power, Water, Gas)
- 10 Includes normal dust control with water truck or trailer during construction hours.
- 11 Laydown area with gravel at onsite location shown by SBJ on Site Logistics Plan. SBJ & Owner will coordinate use of laydown area for SBJ's materials.
- 12 Assumes use of onsite parking is acceptable.
- 13 Includes One Year Warranty on all work.
- 14 Includes temporary site fencing at main entrance and staging area only; no additional onsite security is included.
- 15 Excludes any water mitigation and/or dewatering scope of work.
- 16 Excludes any delays associated with building inspector code interpretations, judgements, etc.

**Division 2 Existing Conditions / General Works**

- 1 Assumes any and all handling and disposal of hazardous materials will be by Owner.
- 2 Excludes relocations of utilities not clearly shown on contract documents as needed to be relocated.
- 3 Excludes handling, disposal or storage of any Owner stored materials or equipment.
- 4 Excludes any relocation of existing staff or temporary buildout of other areas.
- 5 Capacity of all existing onsite and offsite utilities is assumed to be adequate for new work.
- 6 Assumes the existing sidewalk along Miluk Drive and around the existing Health Clinic is in good working condition.
- 7 Provide safety materials and equipment for temporary handrails, ladders, and scaffolding for all trades.
- 8 Provide first aid kits and fire extinguishers on site during construction as required.
- 9 Provide portable restrooms and handwash stations for all trades.
- 10 Provide rented dumpsters for removal of trash from the jobsite.
- 11 Provide one (1) extended boom forklift for all trades to unload and deliver materials to the jobsite.
- 12 Provide one (1) container for storing delivered materials on site waiting to be installed.
- 13 Provide temporary climate control inside the building during winter months as required to maintain schedule.
- 14 Mobilization and demobilization of construction facilities.
- 15 Final cleaning of the facility at the end of the project.
- 16 Owner to provide access to fire hydrant to fill water trucks and provide site water for dust control and general use.

**Division 3 Building Concrete** (See Division 32 Exterior Improvements for Site Concrete)

- 1 Furnish and install all concrete reinforcing steel (rebar) at all structural footings and 8" slab on grade building and porte cochere.
- 2 Form, place, and finish continuous reinforced interior grade beam footings at the building and porte cochere.
- 3 Form, place, and finish reinforced perimeter footing and slab-on-grade concrete in multiple pours.
- 4 Provide 15-mil sheet vapor barrier membrane under slab.
- 5 Perimeter foundation insulation to 24" below finish floor required by new building code.

**Division 4 Masonry**

- 1 Excludes any masonry work.

**Division 5 Steel**

- 1 Furnish and install embedded steel at concrete slab and wood-to-roof connections.
- 2 Furnish and install structural steel columns and beams.
- 3 Excludes trash enclosure gates and roof.
- 4 Furnish and install twenty-four (24) site bollards.



**Exhibit B – Assumptions & Clarifications (Continued)**

**Assumptions & Clarifications (Continued)**

**Division 6 Wood**

- 1 Includes wood framing, structural plywood wall and roof sheathing, engineered LVL wood beams, joists, and blocking as shown on plans.
- 2 Structural wall sheathing is figured to be ½" Structural Grade 1 Plywood with stainless steel fasteners.
- 3 Includes plastic laminate cabinetry at all locations except solid surface reception area countertops as shown on plans. Figured 4 locks at 33 base/upper cabinet sets.

**Division 7 Thermal and Moisture Protection**

- 1 Includes 3.5" rock wool sound insulation for exam, procedure, conference, focus, talking, closed offices, and restrooms.
- 2 Includes R-21 Kraft batt insulation at the exterior walls.
- 3 Includes fiber cement siding with DensGlass sheathing, weather-resistive barrier (WRB), stainless steel hardware, metal and flexible flashings, vertical furring, and exterior sealants.
- 4 Includes 60-mil PVC mechanically fastened single ply roofing material is a polyester scrim reinforced, compounded pvc resin-based sheet designed to meet ASTM D4434, Type III. FM-Approved Dens Deck fire rated roof barrier, ½" thick to perform well under high winds and heavy foot traffic. 2 layers of 2.6" thick, R-30 rigid roof insulation. **Includes 25-year NDL warranty for new roof assembly.**
- 5 Includes pre-finished aluminum parapet cap flashing and pre-finished steel 6" OGEE profile gutters and steel downspouts.
- 6 Excludes fire stopping of any kind.

**Division 8 Openings**

- 1 Includes painted exterior hollow metal doors and frames with standard hardware at new exterior door locations.
- 2 Includes interior pre-finished wood doors with Timely pre-finished frames and standard hardware as specified.
- 3 Includes selective interior hollow metal doors and frames at card reader locations as shown.
- 4 Includes exterior storefront windows as shown. Center set, medium stile with low-e glazing. Deductive alternates 1A and 1B for vinyl windows have been included in Exhibit D Alternates. Base and alternate exterior window systems are designed to meet minimum u-values based on the new building code.
- 5 Includes manually-operated aluminum/glass doors.
- 6 Includes interior glazing with Timely pre-finished frames as shown and specified.
- 7 At the Pharmacy, we have figured two (2) each manually operated 4' x 4' rolling fire counter doors with slide bolt locks.
- 8 At the Receiving Bay, we have figured one (1) 8' x 8' manually-operated 8' x 8' overhead coiling door.

**Division 9 Finishes**

- 1 Includes new non-structural metal stud framing and drywall as shown on plans.
- 2 Includes Level 4 Smooth Wall Finish for drywall at all locations.
- 3 Includes moisture testing and mitigation measures for new flooring on the entire new concrete slab to meet flooring manufacturer's recommendations. A Vapor Emissions Control allowance of \$71,695 to furnish and install Ardex Rapid MC has been included in the GMP under Exhibit C Allowances.
- 4 Excludes painting of all exposed overhead utilities and structure.
- 5 Armstrong acoustical ceiling grid and tile system as shown on architectural reflected ceiling plan.
- 6 Sound wall partitions with 49 STC rating at exam, procedure, conference, focus, talking, closed offices, and restrooms.

**Division 10 Specialties (ALLOWANCE)**

- 1 Assumes all Owner-Furnished Contractor-Installed equipment will be accompanied with product data and installation instructions. Any additional requirements not identified during the design phase will be at the Owner's expense (dedicated power/data, heating/cooling, water line, etc.).
- 2 *Includes the supply and install of FRP wall protection at exam rooms, restrooms, and janitor's closets.*
- 3 *Includes the supply and install of chair rail at main circulation hallways.*
- 4 Includes the supply and install of restroom accessories.
- 5 Includes the supply and install of two (2) fire extinguisher cabinets.
- 6 Includes the installation of Owner-Furnished items as shown on the plans.

**Division 21 Fire Suppression**

- 1 Includes design and construction of a wet-pipe system for the building to meet NFPA 13 and Authority Having Jurisdiction.
- 2 Permits and fees have been excluded.
- 3 Existing water line from the street is assumed to have adequate flow and pressure.
- 4 Includes hydrostatic pressure testing of overhead piping.
- 5 Excludes tie-in of mains or branchlines to any adjacent structure.
- 6 Excludes temporary Fire Alarm / Fire Protection / Fire Watch during construction.

**Division 22 Plumbing**

- 1 Includes PVC/DWV waste, vent and storm drain piping.
- 2 Domestic water will be run from meter in PVC schedule 40 to building then transition at 5' out to type L copper for all domestic hot a cold water inside building and will include fiberglass insulation.
- 3 Waste and waterline piping and the following fixtures per plans to the following room fixtures:  
**Corridors #101C & 106:** (DF-1) Elkay dual height drinking fountain w/ bottle filler

**Exhibit B – Assumptions & Clarifications (Continued)**

**Assumptions & Clarifications (Continued)**

**Restroom 107:**

- 1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve
- 1- (Lav-1) Pro Flo China wall hung lavatory w/ delta single lever faucet

**Restroom 108:**

- 1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve
- 1- (Lav-1) Pro Flo China wall hung lavatory w/ delta single lever faucet and ADA boot covers

**Restroom 109:**

- 1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve
- 1- (Lav-1) Pro Flo China wall hung lavatory w/ delta single lever faucet and ADA boot

**Restroom 110:**

- 1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve
- 1- (Lav-1) Pro Flo China wall hung lavatory w/ delta single lever faucet and ADA boot

**Community Room 901B:** (KS-1) 1- Double Bowl Stainless Steel Sink w/ Delta pullout faucet and badger 5 disposer

**Room 206 Kitchenette:** (SK-2) 1- Single Bowl Stainless steel sink w/ Delta gooseneck faucet and badger 5 disposer

**Patient Vitals Room 302:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Patient Vitals Room 303:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Exam Room 304:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Exam Room 305:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Exam Room 306:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Isolation Exam Room 307:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Pediatric Exam Room 308:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Exam Room 309:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Sterilization Room 311:** (KS-1) 1- Double Bowl Stainless Steel Sink w/ Delta pullout faucet

**Equipment Sterilization Room 311:** Equipment connections and piping TBD (not in price)

**Exam Room 313:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Procedure Room 314:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Room 316 Custodial:** (MS-1) 1- 24x24 mop sink w/ faucet and (FD-1) floor drain

**Exam Room 317:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Exam Room 319:** (SK-1) 1- Single bowl stainless steel sink w/ Delta gooseneck faucet

**Restroom 324**

- 1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve
- 1- (Lav-1) Pro Flo China wall hung lavatory w/ delta single lever faucet

**Lab Room 325**

- 2- (SK-1) Single bowl stainless steel sinks w/ Delta gooseneck faucets
- 1- (EW-1) Safety Eyewash Station (wall mounted)

**Restroom 327**

- 1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve
- 1- (LAV-1) Pro Flo China wall hung lavatory w/ delta single lever faucet

**Room 339 Kitchenette:** (SK-2) 1- Single Bowl Stainless steel sink w/ Delta gooseneck faucet and badger 5 disposer

**Room 340 Med Gas:** Future gas piping system TBD (not in price)

**Room 502 Janitor Closet:** (MS-1) 1- 24x24 mop sink w/ faucet and floor drain

**Mechanical Room 504:**

- 2- (WH-1) 120 Gallon Electric Water Heaters w/ Grundfos hot water recirculation pump
- 2- (ET-1) Expansion tanks
- 1- (FD-1) Floor Drain
- Domestic water riser
- 1- 1 ½" Master mixing Valve (Tempering building hot water)

**Breakroom 601:** (KS-1) 1- Double Bowl Stainless Steel Sink w/ Delta pullout faucet and badger 5 disposer

**Restroom 602:**

- 1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve
- 1- (LAV-1) Pro Flo China wall hung lavatory w/ delta single lever faucet

**Restroom 603**

- 1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve
- 1- (LAV-1) Pro Flo China wall hung lavatory w/ delta single lever faucet

**Restroom Corridor:** (DF-1) Elkay dual height drinking fountain w/ bottle filler

**Room 704 Kitchenette:** 1- (SK-2) Single Bowl Stainless steel sink w/ Delta gooseneck faucet and badger 5 disposer

**Room 708 Dental Lab:** TBD pending receipt of Owner Vendor equipment drawings.

**Room 719 Dental Gas:** TBD pending receipt of Owner Vendor equipment drawings.

**Restroom 702 (Private):**

1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve

1- (LAV-1) Pro Flo China wall hung lavatory w/ delta single lever faucet

**Room 813 Kitchenette:** 1- (SK-2) Single Bowl Stainless steel sink w/ Delta gooseneck faucet and badger 5 disposer



**Restroom 817**

1- (WC-1) Floor mount ProFlo ADA compliant water closet w/ flush valve

1- (LAV-1) Pro Flo China wall hung lavatory w/ delta single lever faucet

**Additional Plumbing scope shall include the following:**

Domestic plumbing sanitary waste, vent, domestic hot and cold water, medical air and vacuum will be run to (7) Dental chairs in Rooms 713, 714, 715, 716 & 717. **Note\*\* 4- Dental chairs to have final piping connections.**

8- (HB-1) Frost Free Woodford Hose Bibbs Installed around building perimeter and roof (Locations TBD)

3- (RD/OD-1) Roof Drain & Overflow Drains will be installed around courtyard Flat roof Area (Locations TBD)

3- Condensate drain lines run to roof from (3) RTU's

**Division 23 HVAC**

- 4 Includes three large HVAC package rooftop units with 39 total zones figured throughout the building.
- 5 Electric Unit Heaters at interior vestibules, Mechanical Room, Electrical Room, and Receiving Bay.
- 6 One (1) Ductless split unit for main IT Server Room.
- 7 Seismic bracing for rooftop units and ceiling-mounted units.
- 8 Air/Water Balance as required.
- 9 DDC Building Automation Control System.
- 10 Excludes 3rd Party Commissioning.

**Division 26 Electrical**

- 1 Includes subpanels and gear for electrical power distribution throughout the new building.
- 2 Includes power for HVAC feeders and disconnects.
- 3 Includes light fixtures, junction boxes, new outlets.
- 4 Includes site lighting.
- 5 Emergency backup generator is not included, but it is identified in the Exhibit 'C' Alternates.
- 6 Design/build fire alarm system has been included.
- 7 Nurse Call System is no longer part of this project.
- 8 Electrical design and construction costs at Dental Area TBD pending receipt of Owner Vendor equipment drawings.
- 9 Design/build intrusion system has been included. Parts and Smarts included; security equipment by Owner.
- 10 The following low voltage systems have been included:
  - Telephone / Data / WiFi / Camera (parts and smarts included; low voltage cabling with server racks in three (3) areas of the building; security equipment by Owner)
  - Sound/Music (turn key from Kyle Electric and SMEED Communications)
  - Door Access Control at 41 door locations (turn key installed)
  - Audio / Visual at Large Community Gathering Room (turn key from Kyle Electric and SMEED Communications)
  - Panic Emergency System (turn key from Kyle Electric and SMEED Communications) = \$52K Allowance

**Division 31 Sitework**

- 1 Site clearing and demolition.
- 2 Silt fencing and Erosion Sediment Controls setup and maintenance.
- 3 Construction site entrance and truck access ramp for CIT Maintenance staff.
- 4 Excavate Building Pad down to bottom of footing.
- 5 (511) driven foundation piles to provide stable subgrade for new reinforced grade beams at building pad.
- 6 After grade beams set by concrete sub, backfill 8" crushed rock and 2" sand layer at building pad.
- 7 Provide complete underground utility services:
  - Sanitary Sewer
  - Storm Drain, including Bioswales
  - Fire Water to Building and Site
  - Electrical (Power/Data)
  - Domestic Water
  - Trench & Backfill for all underslab utilities

**Division 32 Exterior Improvements**

- 1 Aggregate base and asphalt paving as shown on plans.
- 2 Concrete flatwork around site and building, including ~~Outdoor Gathering~~, Central Courtyard, sidewalks, curbs, gutters, ramps.
- 3 Irrigation and landscaping per design.
- 4 Excludes Five (5) single wave bike racks.



**Coquille Indian Tribe  
Ko Kwel Wellness Center  
Exhibit G – Labor & Equipment Rates  
January 21, 2020**

ID	Employee	Category	Regular	Over Time
1	Laborer*	L	73	83
2	Cement Mason*	CM	88	101
3	Carpenter*	C	90	131
4	Superintendent*	S	85	85
5	Equipment Operator*	EO	88	105
6	Foreman*	F	75	96
7	Project Engineer	PE	45	45
8	Design Architectural - Joe	DA	87	87
9	Sr. Architect - Sam	A	102	102
10	Project Manager - Chris	PM	85	85

Employees with an asterisk listed above include per diem costs for travel & lodging.



**Coquille Indian Tribe  
Ko Kwel Wellness Center  
Exhibit G – Labor & Equipment Rates  
January 21, 2020**

ID	Description	Hour	Day	Week	Month
1	Alligators	\$7	\$39	\$125	\$282
2	Beam-walker-60' Section	\$7	\$39	\$125	\$282
3	Beam Cart	\$7	\$39	\$125	\$282
4	Cargo Container				\$165
5	Chain Saw	\$9	\$48	\$157	\$354
6	Concrete Blankets		\$14	\$46	\$102
7	Concrete Vibrators	\$8	\$44	\$143	\$322
8	Electric Fan 36 inch	\$5	\$28	\$89	\$201
9	Electric Jack Hammer	\$12	\$66	\$215	\$483
10	Finish Machine		\$80	\$260	\$585
11	Gas Generator	\$12	\$66	\$215	\$483
12	Grout Pump	\$8	\$44	\$143	\$322
14	Pan Tamp	\$15	\$83	\$268	\$603
15	Power Screed		\$100	\$325	\$731
16	Pressure Washer	\$12	\$66	\$215	\$483
17	Pump	\$9	\$50	\$161	\$362
18	Quickie Saw	\$15	\$83	\$268	\$603
19	Railroad Jacks	\$7	\$39	\$125	\$282
21	Shop Time/Usage	\$17	\$91		
22	Small hand tools 1-3 persons	\$4	\$22	\$72	\$161
23	Small hand tools 4 - 9	\$5	\$28	\$89	\$201
24	Small hand tools 10 - 15	\$8	\$44	\$143	\$322
25	Small hand tools 16 or more	\$10	\$55	\$179	\$402
26	Soft Cut Saw - Electric		\$100	\$325	
27	Soft Cut Saw - Gas		\$120	\$390	
29	Temporary Fencing (per 10 foot section)			\$7	\$16
30	Temporary Electrical (Spider) Box with Cord		\$40	\$130	\$293
31	Wacker	\$15	\$83	\$268	\$603
32	Welding Machine Only	\$13	\$73	\$236	\$531
33	Backhoe (Cat or Case)	\$45	\$248	\$804	
34	18 Ton Crane	\$100			
35	Compressor/Jack Hammer	\$35	\$193	\$626	
36	Dozer - Case 550	\$45	\$248	\$804	
37	Dump Truck 10 yards	\$40	\$220	\$715	
38	Excavator Case CX80	\$55	\$303	\$983	
39	Flatbed 12' To 18'	\$30	\$165	\$536	\$1,207
40	Flatbed 20' To 24'	\$33	\$182	\$590	\$1,327
41	Forklift (Shop)	\$30	\$165	\$536	\$1,207
42	Forklift Extend (Gehl - Ingersol-rand)	\$50	\$272	\$885	\$1,991



**Coquille Indian Tribe  
Ko Kwel Wellness Center  
Exhibit G – Labor & Equipment Rates  
January 21, 2020**

ID	Description	Hour	Day	Week	Month
43	Light Tower		\$120	\$390	\$878
44	Pickup	\$18	\$85	\$275	\$700
45	Riding Roller/compactor	\$30	\$165	\$536	
46	Scissorlift	\$20	\$109	\$354	\$796
47	Semi Truck & Trailer	\$40	\$220	\$715	\$1,609
48	Steel Drive Plates (each)		\$25	\$81	\$183
49	Tractor/Skip Loader	\$35	\$193	\$626	\$1,408
50	Water Tank Trailer 500 gallon		\$140	\$455	\$910
51	Welding Truck /Trailer	\$25	\$138	\$447	\$1,005



# If Anyone Asks ...

## Ko-Kwel Wellness Center Project

April 2020

Here's some basic background about the Ko-Kwel Wellness Center. Feel free to share it with anyone.

### **What are you building?**

The Ko-Kwel Wellness Center will be a 22,000-square-foot health-care facility on the Kilkich Reservation.

### **What's it for?**

It will offer primary care, dental care, behavioral health, a pharmacy and other services. Eventually we'd like to have alternative therapies, such as massage, acupuncture and chiropractic. We want to provide a holistic wellness experience.

### **Who will use it?**

It's open to anyone, including patients using Medicare, Medicaid or private insurance. Tribal families and tribal employees will use it, and we'll also accept several hundred new patients who aren't affiliated with the tribe at all.

### **What's the timeline?**

Construction began in April. It's going to open in the summer of 2021.

### **Is this project a response to COVID-19?**

No. We've been planning this for a long time. It's all about the community's long-term needs, not the current crisis.

### **What is this costing, and how will you pay for it?**

It's a \$12 million project. The tribe is financing the construction through a variety of sources. The wellness center will generate revenue to pay back the loans.

### **How can you afford this when your casino is shut down?**

We put together the financing before the current situation developed. The COVID-19 shutdown isn't affecting this project.

### **Why is it called "Ko-Kwel" instead of "Coquille"?**

That name highlights the historical pronunciation of the tribe's name.

### **How can I get more information?**

Check with our Communications Director, Clark Walworth, at our Administration Office: (541) 756-0904.

### **Where do I sign up to be a patient?**

We'll start advertising for new patients sometime next year. But if you want, I can give your contact information to our marketing people, and they'll make sure you hear from us when it's time to register new patients. *NOTE: If someone agrees to be added to our patient recruitment list, please forward contact information to Clark Walworth: [clarkwalworth@coquilletribe.org](mailto:clarkwalworth@coquilletribe.org) or (541) 751-0491.*





# COQUILLE INDIAN TRIBE

3050 Tremont Street North Bend, OR 97459  
Phone: (541) 756-0904 Fax: (541) 756-0847  
[www.coquilletribe.org](http://www.coquilletribe.org)

## Tribe works to expand health-care access

**For Immediate Release**  
**April XX, 2020**

The Coquille Indian Tribe has begun construction of Oregon's first tribal health center offering services to the general public.

"This is an exciting opportunity to apply our potlatch tradition of community sharing," said tribal Chairman Brenda Meade. "It will be another option for people who have had trouble finding a care provider."

The Ko-Kwel Wellness Center will be a 22,000-square-foot building on the tribe's Kilkich Reservation near Charleston. When it opens next year, the center will offer primary care, dental care, behavioral health, a pharmacy and other services.

"Our vision is for a wraparound health-care home for patients," said tribal Chairman Brenda Meade. "We're aiming to create a holistic wellness experience, in keeping with our people's traditional values."

The \$12 million facility nearly triples the square footage of the tribe's existing Community Health Center, which it replaces. The wellness center will open its doors to several hundred new patients from the community at large, along with tribal families and tribal employees.

The tribe will welcome patients using Medicare, Medicaid or private insurance.

Construction began in April, and the facility is scheduled to open in the summer of 2021. The tribe intentionally named it a "wellness center" to reflect a focus on serving each patient's overall needs.

"We want to care for the whole person," Meade explained. "People will be able to get primary medical care, dental care and a pharmacy, all under one roof. If your health-care provider thinks you need psychological support, you can see a behavioral health professional that same day.

"And we don't want to stop there. Over time, we want to add alternative therapies, such as massage, acupuncture and chiropractic," she said. "The center will evolve to meet our patients' needs."

The tribe is not positioning the wellness center as a competitor to existing medical clinics.

Instead, the intent is to cooperate with other care providers to meet community needs.

“Finding a primary care provider can be challenging for patients, especially those on Medicare and Medicaid,” Meade said. “We’ll provide another option to help relieve the strain.”

The project has been under discussion for several years, and plans solidified in the fall of 2019. The COVID-19 pandemic hasn’t affected the construction timeline.

“In the midst of this crisis, we’re really pleased to be able to give the community some good news about health care,” Meade said.

The wellness center is being built atop a former cranberry bog on the tribe’s Kilkich Reservation near Charleston. Its design will reflect the tribe’s indigenous heritage: Its exterior will evoke a tribal plankhouse, with a main entrance simulating a traditional round door.

The center’s interior corridors will trace the shape of a forked fishing spear, a common symbol of the Coquille Tribe. The space between the fork’s tines will form an interior courtyard where patients can relax in a secluded green space.

The word “Ko-Kwel” in the center’s name highlights the historical pronunciation of the tribe’s own name. Although the city and river bearing the Coquille name are commonly pronounced “ko-keel,” the tribe has revived the older pronunciation in recent decades.

###

#### **Media Advisory**

Because of COVID-19, we are holding no public groundbreaking or construction kickoff. We would be happy to schedule construction tours for members of the media.

#### **For more information, please contact:**

Clark Walworth  
Communications Director  
(541) 808-7832



# COQUILLE INDIAN TRIBE

3050 Tremont Street North Bend, OR 97459  
Phone: (541) 756-0904 Fax: (541) 756-0847  
[www.coquilletribe.org](http://www.coquilletribe.org)

April 23, 2020

Dear XXXXXX,

Jala! (Greetings!)

Like everyone, the Coquille Indian Tribe is working hard to cope with the COVID-19 pandemic. But while we deal with the current health crisis, the tribe also is launching a project that will improve future health-care access for hundreds of community members.

We are pleased to announce construction of the Ko-Kwel Wellness Center, Oregon's first tribally owned clinic offering health services to the general public. We had hoped to invite you to a kickoff event this month, but the coronavirus interfered. Instead, we're alerting you by mail about this \$12 million, 22,000-square-foot project on our Kilkich Reservation.

The Ko-Kwel Wellness Center will let the Coquille Tribe apply the "potlatch" tradition of community sharing to help ease the Coos Bay area's shortage of health-care access. We will invite patients from throughout the community to join our tribal families and tribal employees in using this new facility.

The wellness center will offer primary care, dental care, behavioral health, a pharmacy and other services. We envision a wraparound health-care home, where patients can experience a holistic, multi-disciplinary approach to wellness, enriched by the traditional values of indigenous culture. We will welcome patients using Medicare, Medicaid or private insurance.

Construction has begun, and we intend to open in the summer of 2021. Coronavirus permitting, we hope to invite you to our grand opening, where we will celebrate this ambitious investment in the health of our community. See you then!

If you have questions, feel free to contact me at XXXXXXXX

Shuenhalni! (Take care!)

XXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXX

**Ko-Kwel Wellness Center Project**  
**Progress Update & Three Week Look Ahead**  
**04/22/20**

**Construction**

*(Please note, work on site is occurring between 7 am and 5:30 pm, Monday through Thursday).*

Completed:

- April 6-21
  - Mobilize
  - Site demo and prep, including but not limited to, best management practices (BMPs) for Storm Water Pollution Prevention Plan (SWPPP), safety measures, and signage.
  - Excavate building pad to subgrade
  - Site utilities (reroute main power to cranberry shop)

In Progress:

- April 20-23
  - Mass grading, cut, and fill of parking areas
  - Driven Foundation Piles
  - Subgrade sewer, backfill
  - Subgrade electrical and plumbing, including power, air, water, vac

Upcoming

- April 27-30
  - Mass grading, cut, and fill of parking areas, continued
  - Drive foundation piles, continued
  - Subgrade sewer, backfill, continued
  - Subgrade electrical and plumbing, continued
  - Form Grade Beams, rebar/anchor bolts
- May 4-8
  - Mass grading, cut, and fill of parking areas, continued
  - Form Grade Beams, rebar/anchor bolts, continued

**Budget**

Completed

- April 6-21
  - Updated Guaranteed Maximum Price (GMP) based on 100% CDs submitted by S+B James
  - Pre-GMP Work Amendment submitted by S+B James

In-progress

- April 20-25
  - RFI #'s
  - Topics:
    - 5 Pharmacy Casework Revisions
    - 7 Swale Re-route from Storm Drain
    - 8 Redesign Pond 2
    - 9 Reduction of perimeter footing from 24" to 18"

**Ko-Kwel Wellness Center Project**  
**Progress Update & Three Week Look Ahead**  
**04/22/20**

- 12 Eliminate tamper switches inside water vaults and replace with physical chain and lock. May also be able to combine meter vault with backflow vault.
- 14 Eliminate sampling manhole for SS sewer

**Upcoming**

- April 27-May 8
  - Sign final approved GMP

**Design**

**Completed**

- April 6-21
  - Permit Set reviewed by NWCP, comments sent to S+B James
  - Updated project schedule based on 100% CDs submitted by S+B James

**Upcoming**

- April 27-May 8
  - Receive letter of compliance from NWCP
  - Issue permits for building, mechanical, electrical, and plumbing
  - Draft Landscape design from CIT

**Furniture, Fixtures, and Equipment (FF&E)**

**Completed:**

- April 6-21
  - Lead staff reviewed and approved final draft FF&E floor plan
  - Final draft FFE floor plan reviewed with MEQA and S+B James

**Upcoming**

- April 27-May 8
  - Develop sourcing plan for FF&E
  - Develop sourcing schedule for FF&E

**Marketing/Branding**

**Completed:**

- April 6-21
  - Marketing team to updated marketing plan based on CCO conversation and effort to make pharmacy ready for conditional occupancy by April 30, 2021

**Upcoming**

- April 27-May 8
  - Members of the team to meet with CCO to confirm details regarding number and types of patients for medical, dental, and pharmacy
- May 8-May 22
  - Revise operational plan numbers and develop targeted marketing based on operational plan revision

**Ko-Kwel Wellness Center Project**  
**Progress Update & Three Week Look Ahead**  
**04/22/20**

**Operational Charter**

Completed:

- April 6-21
  - Individual team member review of draft version 2.0
  - Team reviewed and revised draft 2.0

Upcoming

- April 13-17
  - Team meeting to discuss and revise draft 2.0
- April 20-24
  - Review draft 3.0 with Tribal Council

**Other**

In Progress:

- April 20-25
  - Coordination of Materials Testing / Inspections for site preparation and Pile Driving
  - Coordination of inspections with NWCP

04/21/2020

REVISIONS		
MARKER	DATE	DESCRIPTION
-	00/00/00	-
-	00/00/00	-
-	00/00/00	-
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△	00/00/00	-
△	00/00/00	-
△	00/00/00	-
△	03/27/20	PERMIT SET
△	03/23/2020	BID REVIEW SET
△	03/16/20	50% CONTRACT DOC.
△	01/31/2020	100% DD W/Changes Cloude
△	12/27/2019	50% DESIGN DEVEL. SET

SBJ PROJECT NO.: M19-5118  
DRAWN BY: SRU / JCS  
CHECKED BY: SRU  
PROJECT DATE: 00/00/2020  
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S & B JAMES CONSTRUCTION MANAGEMENT

PROJECT:  
**KO-KWEL  
WELLNESS CENTER  
NEW MOB  
DESIGN**

SHEET TITLE:  
**FFE PLAN**

SHEET NO.:

**A-110**



**SHEET NOTES**

- SEE INTERIOR DRAWINGS FOR FINAL FURNITURE LAYOUTS
- SEE OWNER SUPPLIED EQUIPMENT SCHEDULE AND DRAWINGS FOR EQUIPMENT LAYOUT AND SPECIFICATIONS
- FURNITURE AND EQUIPMENT ARE SHOWN FOR COORDINATION PURPOSES IN THIS DRAWING. VERIFY ALL LAYOUTS AND EQUIPMENT WITH EQUIPMENT SUPPLIER AND INTERIOR DESIGNER.

NORTH  
  
**A1** FIXTURES, FURNITURE, & EQUIPMENT (FFE) PLAN  
SCALE: 1/8" = 1'-0"

NOTE: IF THIS SHEET IS LESS THAN 30" x 42" IT HAS BEEN REDUCED AND IS NOT TO SCALE.





# Next up: Foundation preparation

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## Last week

- Pile driving finished on Thursday. The subcontractor demobilized (packed up and left) on Friday.
- Excavation workers began trenching for utility lines.

## This week

- Loads of rock are being brought in to form a base layer for the foundation, and to stabilize the temporary roads.
- Two loads of lumber arrived, providing form boards for the foundation.

## Coming next

- More utility work
- Preparations for pouring concrete for the foundation

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## Photos

**Top:** Rock provides the first layer of support for the foundation.

**Middle:** The tops of steel piles poke above the ground, hinting at the building's future footprint.

**Bottom:** A forklift unloads lumber that will become foundation forms.

