

Rain Delay

Recently

Wet ground last week halted work on trenching for sewer lines. So the job site was mostly idle. Wisely, the construction schedule allows for some rain days. April's speedy pile driving helped, too.

This week

Trenching and pipe laying resumed.

Up next

Installation of underground electrical conduit begins Monday. Foundation grade beams will follow in the medical and pharmacy areas. The same sequence — underground utilities, then grade beams — will move next to the dental and family services areas.



Photos

Above, sewer lines are carefully positioned before the foundation can be laid.

Above left, a Billeter Marine workman spreads rock on a 'laydown' area, where materials and equipment will be staged for use.

Bottom left, local TV reporter Lauren Negrete interviews Chief Donald Ivy after the tribe announced the project last week.





Tribal Council Workshop Information

Workshop Title: Ko-Kwel Wellness Center Update	Date of Workshop: 05/06/20
<input checked="" type="checkbox"/> Open Workshop <input type="checkbox"/> Continued from previous Workshop – Date: <input type="checkbox"/> Closed Executive Workshop	
Presenter's Name, Title and Department: <ul style="list-style-type: none">• Mark Gagnon, Chief Financial Officer• Mark Johnston, Executive Director• Fauna Larkin, Director, Operations Department• Kyle ViskneHill, Controller, Finance Department• Clark Walworth, Director, Communications	
Guest Presenter(s), Title and Agency (anyone not associated with CIT): <ul style="list-style-type: none">• Reynold Roeder, Roeder & Company LLC• Eric Scott, Project Manager	
Note Taker for Workshop: <ul style="list-style-type: none">• Anna Chavez, Administrative Assistant	
Brief Description (provide outline of discussion points as well as questions you need answered by this workshop): <ol style="list-style-type: none">1. Closing Documents. Review any changes to documents Tribal Council will be asked to approve via resolution for closing.2. Overall Project Budget. Review overall project budget. This is the budget being used for the closing documents.3. GMP Appendixes. Review Exhibit B, C, and D (Assumptions and Clarifications, Allowance Items, Alternate Items).4. Work in progress and 3-week look-ahead. Update on key design and construction milestones (see attached).	
<u>Workshop Attendees</u> Tribal Council: Staff: Others:	

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. 3 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**, 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 establish a Guaranteed Maximum Price (GMP) for the Work. Therefore, the Owner and the Design-Builder agree as follows:

ARTICLE 1 GUARANTEED MAXIMUM PRICE

The Design-Builder's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Design-Builder's Fee as set forth in Section 7.3, for Construction Phase Services as defined in Section 3.3 is **EIGHT MILLION SEVEN HUNDRED SIXTEEN THOUSAND AND THREE HUNDRED FORTY-TWO Dollars (\$8,716,342.00)**.

The GMP is for the performance of the Work in accordance with the documents listed below, which are part of the Agreement.

- Exhibit A – 100% CD GMP Budget, updated May 4, 2020, Nine (9) pages.
- Exhibit B – Assumptions and Clarifications, dated May 4, 2020, Five (5) pages.
- Exhibit C – Allowance Items, updated May 4, 2020, One (1) page.
- Exhibit D – Alternate Items, updated May 4, 2020, One (1) page.
- Exhibit E – Document Register – Plans and Specifications dated May 4, 2020, Six (6) pages.
- Exhibit F – Project Schedule Update, dated April 21, 2020, 1 page.
- Exhibit G – Labor & Equipment Rates, dated May 4, 2020, 2 pages.

ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is **FOUR HUNDRED THIRTY-EIGHT (438) CALENDAR DAYS**, based on a 14-month schedule after receipt of Notice to Proceed and a 2-week mobilization period.

ARTICLE 3 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work is **THIRTY (30)** days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

This Amendment is entered into as of **MAY 4, 2020**.

OWNER: **COQUILLE INDIAN TRIBE**

BY: _____

PRINT NAME: **BRENDA MEADE**

PRINT TITLE: **TRIBAL COUNCIL CHAIRPERSON**

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

BY: _____

PRINT NAME: **ALLEN PURDY**
END OF DOCUMENT.

PRINT TITLE: **PRESIDENT**

EXHIBIT 'A'



Ko Kwel Wellness Center
100% CD GMP, DRAFT 5/4/2020



Description	Amount	Totals	Rate	Cost Per Unit	Percent of
Labor	518,322.00			23.50 /sf	5.98%
Material	175,685.86			7.96 /sf	2.03%
Subcontract	7,108,636.50			322.24 /sf	82.02%
Equipment	0.00			0.00 /sf	0.00%
Other	0.00			0.00 /sf	0.00%
	7,802,644.36	7,802,644.36		353.70 /sf	90.03%
Contingency	312,105.77		4.00%	14.15 /sf	3.60%
Sub Bond Allowance	136,837.00			6.20 /sf	1.58%
GC Bond Allowance	0.00		0.79%	0.00 /sf	0.00%
Fee	346,566.66		4.20%	15.71 /sf	4.00%
Liability Insurance	68,785.23		0.80%	3.12 /sf	0.79%
	864,294.66	8,666,939.02		39.18 /sf	9.97%
Sub-Total		8,666,940		392.88 /sf	
Oregon Gross Receipts Tax		49,402		2.24 /sf	
					(HB 3427-Education Funding Tax Allowance)
TOTAL		8,716,342		395.12 /sf	

Please refer to Exhibit 'B' for a comprehensive list of Assumptions & Clarifications associated with this GMP Budget.

Please refer to Exhibit 'C' for a comprehensive list of Allowances associated with this GMP Budget.

EXHIBIT 'A'

Group	Phase	Item Number	Description	Labor 1	Labor OT 1	Labor DT 1	EE 1	Total Labor Units	Equipment Lump Sum	Type of Equipment 1	Equipment Quantity 1	Rental Equipment	Materials Bid	Sub Bids	Total Amount
01-00-00			GENERAL CONDITIONS												
	01-31-00		Project Management & Coordination												
		1	Project Manager	968.80			PM	968.80							82,348
		2	Project Superintendent	2,422.00			S	2,422.00							205,870
		3	Project Foreman	2,422.00			F	2,422.00							157,430
		4	Project Engineer	1,453.20			PE	1,453.20							65,394
		5	Safety Manager (8 hrs/mo minimum)	112.00			EO	112.00							7,280
			Project Management & Coordination					7,378.00						14 months of Project Supervision	518,322
	01-52-00		Reimbursable Expenses												
		1	Reproducibles - Plans, Specs, etc.				C						2,333		2,333
		2	Jobsite Office / Office Furnishings / Supplies				C						Deleted by Tribal Council 1/21/20		
		3	Phone (Mobile/Land)				C						2,450		2,450
		4	Copy Machine / Fax				C						2,100		2,100
		5	Postage / Copies				C						554		554
		6	Travel Expenses				C						78,237		78,237
			Reimbursable Expenses											14 months of Reimbursables	85,675
			GENERAL CONDITIONS												603,997
02-00-00			EXISTING CONDITIONS												
	023-100		General Works												
		1	Jobsite Safety Requirements				L							included	
		2	Continuous Cleanup				L							included	
		3	Site Clean up				L							included	
		4	Final Clean up				C							included	
		5	Waste Management - Dumpsters				C							included	
		6	Water Truck				C							included	
		7	Temporary Fencing				C							included	
		8	Climate Control				C							included	
		9	General Works				C							527,382.00	527,382
			General Works												527,382
			EXISTING CONDITIONS												527,382
03-00-00			CONCRETE												
	03-21-00		Reinforcing Steel												
		1	Rebar				C							In 03-31-00	
			Reinforcing Steel												
	03-31-00		Structural Concrete												
		13	Building Concrete - Subcontracted				C							414,589.00	414,589
		16	Slabs-On-Grade				C							included	
		19	Vapor Barrier				C							included	
		22	Slab Perimeter Insulation R-15 (down 24")				C							included	

EXHIBIT 'A'

Group	Phase	Item Number	Description	Labor 1	Labor OT 1	Labor DT 1	EE 1	Total Labor Units	Equipment Lump Sum	Type of Equipment 1	Equipment Quantity 1	Rental Equipment	Materials Bid	Sub Bids	Total Amount
	23-31-00		HVAC Ducts & Casing												
		1	HVAC - Subcontracted				C							772,100.00	772,100
			HVAC Ducts & Casing												772,100
			HEATING, VENT., & AIR COND.												772,100
26-00-00			ELECTRICAL												
	26-12-00		Medium-Voltage Electrical Distribution												
		1	Building Electrical Subcontracted				C							532,875.00	532,875
		2	Site Electrical Subcontracted				C							63,000.00	63,000
		3	Future Solar Conduits				C							5,250.00	5,250
		4	Existing Power & Fiber Relocation at Berm				C							9,450.00	9,450
		6	New Energy Code Lighting Control				C							26,250.00	26,250
		7	Multi-Unit EV Car Charger-EXCLUDED				C						Deleted by Tribal Council 1/21/20		
			Medium-Voltage Electrical Distribution												636,825
	26-22-00		Low-Voltage Electrical Distribution												
		1	Telephone/Data/WiFi/Camera				C							126,000.00	126,000
		2	Sound/Music				C							21,000.00	21,000
		3	Door Access Control				C							See 281-300	
		4	Audio/Visual at Large Gathering Room (SMEED)-EXCLUDED				C		Approved by Tribal Council 1/21/20 for in-wall stubbed conduit					10,000.00	10,000
		5	Panic Emergency System (SMEED)				C							52,500.00	52,500
		6	Sound Masking (SMEED)				C							5,250.00	5,250
		7	Intrusion System				C							9,030.00	9,030
			Low-Voltage Electrical Distribution												223,780
			ELECTRICAL												860,605
28-00-00			ELECTRONIC SAFETY & SECURITY												
	28-13-00		Access Control												
		1	Access Control - Design/Build				C						0	52,500.00	52,500
			Access Control												52,500
	28-31-00		Fire Detection & Alarm												
		1	Fire Alarm - Design/Build				C						0	42,000.00	42,000
			Fire Detection & Alarm												42,000
			ELECTRONIC SAFETY & SECURITY												94,500
31-00-00			EARTHWORK												
	31-10-05		Construction Staking												
		13	Construction Staking ALLOWANCE				C							17,500.00	17,500
			Construction Staking												17,500
	31-23-00		Excavation & Fill												
		1	Earthwork, Prep for Concrete, UG Util., Asphalt				C					SSMH Deleted by Tribal Council 1/21/20		784,616.00	784,616
		3	OWNER ADD 4" of Structural Rock at Roadway Pavement				C							12,229.00	12,229
		6	Added 380 LF of 6" Sewer Line at East Side				C							36,860.00	36,860

EXHIBIT 'A'

Project Information:

Bldg.: SF/	22,060	FINAL
Site Acres:	4.46	Site: SF/ 194,278

Preconstruction Budget	SF/Cost	Budget (Bold=Actual)
Architectural Design Costs	\$20.39	\$449,893
Engineering Design Costs		included
		\$449,893

Information By	
S+B James	PO #38560 for \$388,521
S+B James	(future PO required for Design CA services)

Construction Budget	SF/Cost	Budget (Bold=Actual)
General Conditions (Management Labor Costs SBJ)	\$23.50	\$518,322
General Conditions (Reimbursable Costs SBJ)	\$3.88	\$85,675
		\$603,997

Information By	
S+B James	
S+B James	

Building Costs		
Building Construction Cost	\$259.94	\$5,734,209
IT & Phones/Security		Included in Bldg
Owner Scope Adds/Credits (Net Impact)		\$63K in Bldg
Site Construction Costs	\$7.54	\$1,464,439
Contingency	\$14.15	\$312,106
Sub Payment & Performance Bond ALLOWANCE	\$6.20	\$136,838
GC Payment & Performance Bond ALLOWANCE	\$0.00	\$0
Contractor's Fee @ 4.20%	\$15.71	\$346,567
Liability Insurance @ 0.80%	\$3.12	\$68,785
Oregon Gross Receipts Tax	\$2.24	\$49,402
Total Construction Cost	\$336.27	\$8,112,344

S+B James	\$603,997 + \$8,103,038 = \$8,716,341	Total GMP Construction Budget
S+B James		
S+B James		
S+B James	(\$499,816)	Less Pre-Work GMP Amendment #1
S+B James		
S+B James	(\$500,644)	Less Pre-Work GMP Amendment #2
S+B James		
S+B James	\$7,715,881	GMP Amendment #3 Cost Increase
S+B James		
S+B James		

Additional Design Cost Issues	Budget
Programming Phase Time Extension	\$13,401
Rectangle to "Yellowhawk" Design	\$17,784
Rectangle to Yellowhawk Supervision	Included in GC's
Structural Design - Driven Piles	\$6,569
Add'l Design Services - Furniture Planning	\$3,633
Additional Design Issues Budget	\$41,387

By	
S+B James	
S+B James	
S+B James	
S+B James	
S+B James	
PO #39567 for \$41,387 (issued 2/25/2020)	

TOTAL	\$9,207,621
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\$9,179,271 12/9/19 SD Budget

(\$28,350) Current GMP Variance

Coquille Indian Tribe
Ko Kwel Wellness Center
Exhibit B – Assumptions & Clarifications
DRAFT May 4, 2020

Assumptions & Clarifications

Division 1 General

- 1 GMP Budget Proposal is based on 100% Construction Documents Set (plans & specifications) dated 3/27/2020.
- 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. – 5:30 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 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.
- 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.
- 4 **Includes plastic laminate sills at exterior windows added by Architect during CD phase.**
- 5 **Includes stained wood column wraps at Porte Cochere steel columns.**

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.
- 7 **Includes fiber cement siding bases at Porte Cochere column bases.**

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 restroom accessories.
- 4 Includes the supply and install of two (2) fire extinguisher cabinets.
- 5 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:

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

Corridors #101C & 106: (DF-1) Elkay dual height drinking fountain w/ bottle filler

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

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

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. Owner is pursuing grant.
- 6 **Electric Vehicle Charging Stations (2) are not included, but conduit feeds stubbed up in landscaping near Elder Parking Area is included. Owner to pursue grant to provide turnkey installation in the future. See Exhibit 'C' Alternates.**
- 7 Design/build fire alarm system has been included.
- 8 Nurse Call System is no longer part of this project.
- 9 Electrical design and construction costs at Dental Area TBD pending receipt of Owner Vendor equipment drawings.
- 10 Design/build intrusion system has been included. Parts and Smarts included; security equipment by Owner.
- 11 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)
 - **Conduits for power and data to be stubbed in walls as infrastructure for future Audio / Visual system at Large Community Gathering Room (from Kyle Electric and SMEED Communications). Future grant to be acquired by Owner for A/V system (See Alternates section)**
 - 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~~) **(446)** driven foundation site 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 under slab 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 Three (3) Culverts and Concrete Retaining walls have been added to the East Parking Area
- 4 Irrigation and landscaping figured as an allowance until Owner's re-design has been completed.
- 5 Excludes bike racks.

Coquille Indian Tribe
 Ko Kwel Wellness Center
 Exhibit C – Allowances
 May 4, 2020

Allowances (Included in GMP)

<i>Contractor's Contingency</i>	\$311,595
<i>Sitework Subcontractor Bond @ 1.5%</i>	\$13,418
<i>Driven Piles Subcontractor Bond @ 2%</i>	\$3,344
<i>Irrigation & Landscape Subcontractor Bond @ 1.8%</i>	\$5,403
<i>Building & Site Concrete Subcontractor Bond @ 2%</i>	\$11,984
<i>Rough Carpentry Subcontractor Bond @ 3%</i>	\$15,520
<i>Fiber Cement Siding Subcontractor Bond @ 6%</i>	\$19,776
<i>Casework/Countertop Subcontractor Bond @ 3%</i>	\$4,536
<i>Roofing Subcontractor Bond @ 3%</i>	\$6,635
<i>Metal Stud / Drywall / Acoustical Ceiling Subcontractor Bond @ 3.5%</i>	\$17,706
<i>Plumbing Subcontractor Bond @ 3%</i>	\$10,605
<i>HVAC Subcontractor Bond @ 3%</i>	\$23,763
<i>Electrical Subcontractor Bond @ 1.35%</i>	\$12,894
Structural Plywood Shear Wall Panels	\$68,980
Vapor Emissions Control	\$71,695
Division 10 Specialties	\$36,326
Construction Staking	\$17,500
<i>Irrigation & Landscaping</i>	<i>\$234,618</i>
Panic Emergency System (Smeed Communications)	\$52,500

**Coquille Indian Tribe
Ko Kwel Wellness Center
Exhibit D – Alternates
May 4, 2020**

Alternates (Not Included in GMP)

1A	Commercial Vinyl Exterior Windows (White)	<\$ 7,446>
2	Covered Walkway between Buildings (\$75/SF x 1,283 sf)	\$96,225
3	Flatwork & Landscaping between Buildings	\$20,000
4	Add Insulation to Exterior Overhead Door #505B at Facilities	\$ 4,200
5	Sealcoat Asphalt Paving	\$12,540
6	Increase Asphalt Pavement Section at Main Drive Lane from 3" to 4"	TBD
7	Add 200kW Generator (Design-Build Allowance)	\$189,000
11	Provide 90-Day Maintenance for Irrigation, Landscape and Planting	\$7,483
12	Add 5 Bike Lockers/Racks	\$2,500
13	Remove EV Charging Stations from Electrical (for Future Grant)	\$10,000
14	Deleted Trash Enclosure Structure	\$11,300
15	Deleted General Conditions for S+B James Field Office	\$36,000
16	Deleted Concrete Slab at Outdoor Gathering Area	\$4,125
17	Deleted 2 Pair Storefront Exit Doors at Community Gathering	\$12,400
18	Add Sanitary Sewer Manhole from Allowance	\$7,978
19	Add Audio/Visual System from Future Grant	\$42,000
20	General Contractor Bond @ 1.33%	\$77,030
21	Trash Enclosure with Gates & Metal Roof	\$11,300
22	Interior Architectural Stained Accent Wood Paneling at Public Areas	\$60,000
23	Folding Partition and Structural / Soffit Framing at Community Gathering	\$28,000

Accepted alternates will be incorporated with additional markups (fee, insurance, bonding, etc.) into a future change order.



Ko Kwel Wellness Center
GMP Exhibit 'E' - Document Register
5/4/2020
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Job #: M19-5119 COQUIT: COQUILLE MOB CONST
 630 Miluk Drive
 Coos Bay, Oregon 97420

Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A-001	COVER SHEET, DRAWING INDEX, VICINITY MAP, COD PROJECT TEAM, AN ABBREVIATIONS	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-002	OCCUPANCY ANALYSIS & EGRESS PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-003	OCCUPANCY ANALYSIS, & EGRESS PLAN	0	03/23/2020	03/25/2020	BID REVIEW SET (03/23/20)
A-101	SITE PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-102	OVERALL FLOOR PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-103	ENLARGED ADMINISTRATION & COMMUNITY GATHERING FLOOR PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-104	ENLARGED FLOOR PLANS: PHARMACY & CENTRAL COURTYARD	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-105	ENLARGED MEDICAL PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-106	DENTAL ENLARGED FLOOR PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-107	ENLARGED FAMILY SERVICES FLOOR PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-108	ROOF PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-109	REFLECTED CEILING PLAN	3	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-110	FFE PLAN	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-201	EXTERIOR BUILDING ELEVATIONS	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-202	EXTERIOR BUILDING ELEVATIONS	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-203	ACCESSIBILITY STANDARDS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-204	INTERIOR ELEVATION	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-205	INTERIOR ELEVATION	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-206	INTERIOR ELEVATION	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-207	INTERIOR ELEVATION	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-208	INTERIOR ELEVATION	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-301	BUILDING SECTIONS	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-302	BUILDING SECTIONS	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-303	BUILDING SECTIONS	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-401	WALL SECTIONS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-402	WALL SECTIONS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-501	DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-502	WALL SECTIONS	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-601	SCHEDULES, DOOR TYPES, AND WINDOW TYPES	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-602	SCHEDULES, DOOR TYPES, AND WINDOW TYPES	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
A-701	PARTITION TYPES & DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
Civil					
C001	COVER PAGE	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C101	GENERAL NOTES	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C102	DEMO PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)



**Ko Kwel Wellness Center
GMP Exhibit 'E' - Document Register
5/4/2020
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Job #: M19-5119 COQUIT: COQUILLE MOB CONST
630 Miluk Drive
Coos Bay, Oregon 97420

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
C102.1	DEMO PLAN	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C103	PAVEMENT STRUCTURAL SECTION	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C104	DIMENSIONING PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C201	SANITARY AND WATER PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C301	STORM DRAIN PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C401	GRADING PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C402	GRADING DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C501	STANDARD DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C502	STANDARD DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
C503	STANDARD DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
CFP	FIRE PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
Electrical					
E0.1	ELECTRICAL SYMBOLS & 1-LINE DIAGRAM	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E0.2	ELECTRICAL PANEL SCHEDULES	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E0.3	POWER OVERALL PLAN	3	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E1.0	ELECTRICAL	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E2.0	LIGHTING OVERALL PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E3.0	POWER OVERALL PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E3.3	ENLARGED POWER PLAN ADMIN	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E3.4	ENLARGED POWER PLAN PHARMACY & COURTYARD	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E3.5	ENLARGED POWER PLAN MEDICAL	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E3.6	ENLARGED POWER PLAN DENTAL	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E3.7	ENLARGED POWER PLAN FAMILY SERVICES	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E4.0	DATA & SECURITY OVERALL FLOOR PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
E5.0	FIRE DETECTION & ALARM OVERALL PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
Interior					
ID-1	INTERIOR FINISHES PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
ID-2	ROOM FINISH, SCHEDULE, COLOR & MATERIALS SCHEDULES	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
Landscape					
L1.00	LANDSCAPE COVER SHEET	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
L2.00	IRRIGATION MAINLINE ROUTING	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
L3.00	OVERALL LANDSCAPE SITE PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
L3.10	PLANTING PLAN AREA 1	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
L3.20	PLANTING PLAN AREA 2	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
L3.30	PLANTING PLAN AREA 3	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
L3.40	PLANTING PLAN AREA 4	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
Mechanical					
M-001	SYMBOLS LIST, SCHEDULES, & SHEET INDEX - HVAC	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
M-2	OVERALL HVAC ZONING MAP	0	12/27/2019	12/27/2019	BID SET - 50% DD (12/27/19)



Ko Kwel Wellness Center
GMP Exhibit 'E' - Document Register
5/4/2020
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Job #: M19-5119 COQUIT: COQUILLE MOB CONST
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 Coos Bay, Oregon 97420

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
M-100	RTU PLAN	0	12/27/2019	12/27/2019	BID SET - 50% DD (12/27/19)
M-103	ENLARGED ADMIN & COMMUNITY GATHERING FLOOR PLAN - HVAC	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
M-104	ENLARGED PHARMACY FLOOR PLAN - HVAC	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
M-105	ENLARGED MEDICAL FLOOR PLAN - HVAC	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
M-106	ENLARGED DENTAL FLOOR PLAN - HVAC	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
M-107	ENLARGED FAMILY SERVICES FLOOR PLAN - HVAC	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
M-108	ROOF PLAN	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
Plumbing					
P-001	SYMBOLS LIST, SCHEDULES, & SHEET INDEX - PLUMBING	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
P-100	FOUNDATION PLAN	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
P-103	ENLARGED ADMIN & COMMUNITY GATHERING FLOOR PLAN - PLUMBING	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
P-104	ENLARGED PHARMACY FLOOR PLAN - PLUMBING	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
P-105	ENLARGED MEDICAL FLOOR PLAN - PLUMBING	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
P-106	ENLARGED DENTAL FLOOR PLAN - PLUMBING	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
P-107	ENLARGED FAMILY SERVICES FLOOR PLAN - PLUMBING	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
Structural					
S-001	GENERAL NOTES	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-002	SPECIAL INSPECTION SCHEDULES	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-101	PILE LOCATION PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-102	FOUNDATION PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-103	ENLARGED FOUNDATION PLAN at CENTRAL COURTYARD	3	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-104	ROOF FRAMING PLAN	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-105	ENLARGED ROOF FRAMING PLAN at CENTRAL COURTYARD	2	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-401	STEEL MOMENT FRAME ELEVATION & DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-601	FOUNDATION DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-602	FOUNDATION DETAILS	0	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-801	ROOF FRAMING DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-802	ROOF FRAMING DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-803	ROOF FRAMING DETAILS	1	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)
S-804	ROOF FRAMING DETAILS	0	03/27/2020	04/01/2020	PERMIT SET - 100% (03/27/20)

</tbody> </table>

Ko Kwel Wellness Center
GMP Exhibit 'E' - Document Register
5/4/2020
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Ko Kwel Wellness Center
100% CD Specifications
3/27/2019

Division	Section Title
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PROCUREMENT AND CONTRACTING DOCUMENTS GROUP

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

000107 SEALS PAGE

SPECIFICATIONS GROUP

General Requirements Subgroup

DIVISION 01 - GENERAL REQUIREMENTS

012500 SUBSTITUTION PROCEDURES
012600 CONTRACT MODIFICATION PROCEDURES
013300 SUBMITTAL PROCEDURES
014000 QUALITY REQUIREMENTS
014200 REFERENCES
016000 PRODUCT REQUIREMENTS
017700 CLOSEOUT PROCEDURES
017823 OPERATION AND MAINTENANCE DATA
017839 PROJECT RECORD DOCUMENTS
017900 DEMONSTRATION AND TRAINING

Facility Construction Subgroup

DIVISION 02 - EXISTING CONDITIONS

024119 SELECTIVE DEMOLITION

DIVISION 03 - CONCRETE

033000 CAST-IN-PLACE CONCRETE

DIVISION 04 - MASONRY

NOT APPLICABLE

DIVISION 05 - METALS

051200 STRUCTURAL STEEL FRAMING

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

061000 ROUGH CARPENTRY
061600 SHEATHING
064116 PLASTIC-LAMINATE-CLAD ARCHITECTURAL CABINETS

**Ko Kwel Wellness Center
GMP Exhibit 'E' - Document Register**

5/4/2020

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Ko Kwel Wellness Center
100% CD Specifications
3/27/2019

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

072100	THERMAL INSULATION
072500	WEATHER BARRIERS
072600	VAPOR RETARDERS
074646	FIBER-CEMENT SIDING
075423	THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING
076200	SHEET METAL FLASHING AND TRIM
077200	ROOF ACCESSORIES
079200	JOINT SEALANTS
079219	ACOUSTICAL JOINT SEALANTS

DIVISION 08 - OPENINGS

081113	HOLLOW METAL DOORS AND FRAMES
081217	PREFINISHED STEEL DOOR FRAMES
081416	FLUSH WOOD DOORS
083113	ACCESS DOORS AND FRAMES
084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
087100	DOOR HARDWARE
087113	AUTOMATIC DOOR OPERATORS
088000	GLAZING

DIVISION 09 - FINISHES

092216	NON-STRUCTURAL METAL FRAMING
092900	GYPSON BOARD
095100	ACOUSTIC TILE
095113	ACOUSTICAL PANEL CEILINGS
096500	RESILIENT FLOORING
096800	CARPET
097700	ACOUSTIC WALL PANEL
097720	DECORATIVE FIBERGLASS REINFORCED WALL PANELS
099100	PAINTING AND FINISHES
099113	EXTERIOR PAINTING

DIVISION 10 - SPECIALTIES

101423.13	ROOM-IDENTIFICATION SIGNAGE
102600	WALL AND DOOR PROTECTION
104413	FIRE PROTECTION CABINETS
104416	FIRE EXTINGUISHERS

**Ko Kwel Wellness Center
GMP Exhibit 'E' - Document Register**

5/4/2020

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Ko Kwel Wellness Center
100% CD Specifications
3/27/2019

DIVISION 11 - EQUIPMENT
NOT APPLICABLE

DIVISION 12 - FURNISHINGS

123661.16 SOLID SURFACING COUNTERTOPS

DIVISION 22 - PLUMBING

220000 PLUMBING

DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVA

230000 HVAC

230593 TESTING ADJUSTING BALANCING

230900 CONTROLS

Site and Infrastructure Subgroup

DIVISION 31 - EARTHWORK

311000 SITE CLEARING

312000 EARTH MOVING

321216 ASPHALT PAVING

321313 CONCRETE PAVING

321723 PAVEMENT MARKINGS

334100 UTILITY PIPING

334600 SUBDRAINAGE

DIVISION 32 - EXTERIOR IMPROVEMENTS

328424 IRRIGATION

329113 SOIL PREPERATION

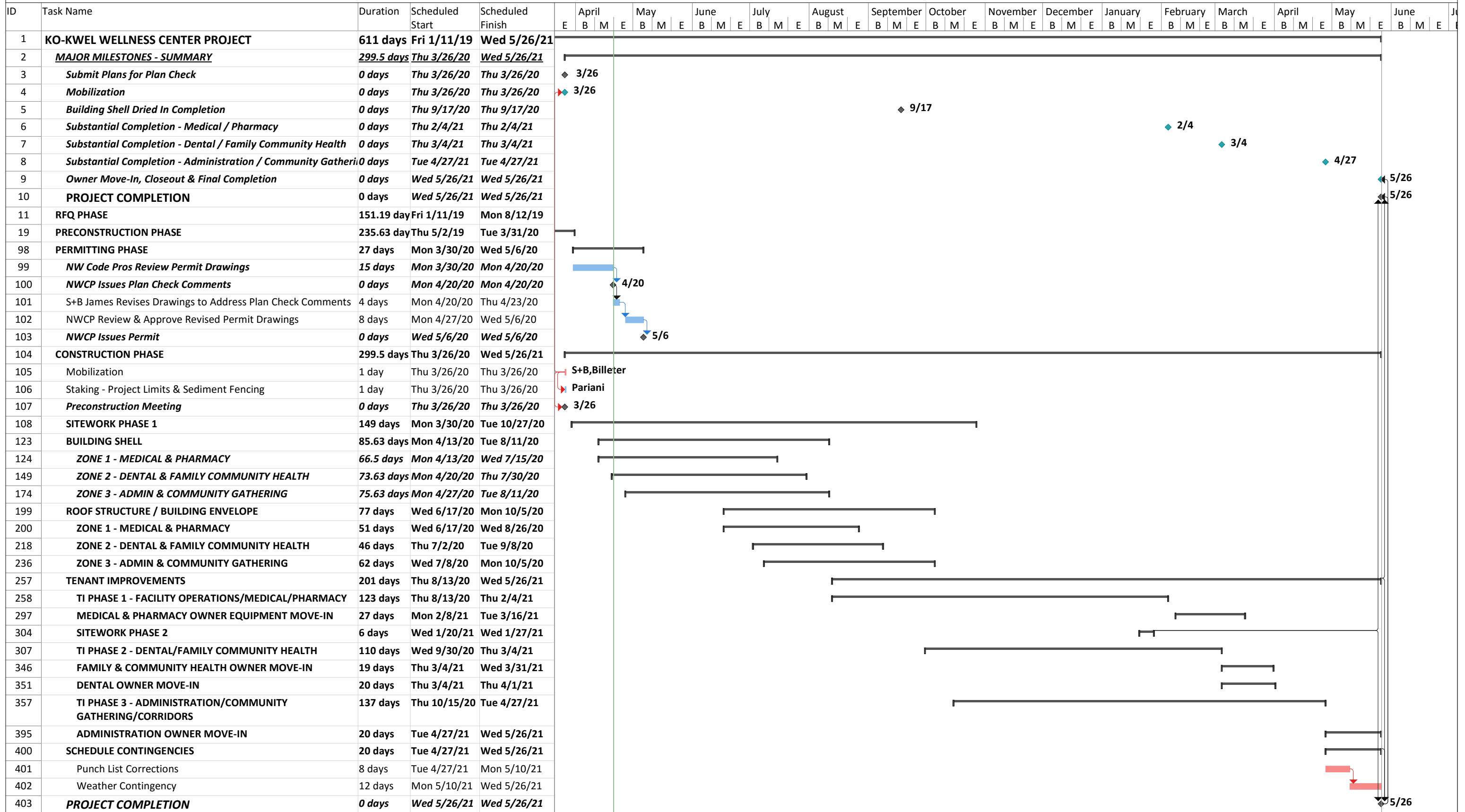
329200 HYDROSEEDING

329300 PLANTING



**KO-KWEL WELLNESS CENTER PROJECT
GMP EXHIBIT 'F'
CONSTRUCTION BASELINE SCHEDULE**

DRAFT FOR TRIBAL COUNCIL REVIEW



Coquille Indian Tribe
Ko Kwel Wellness Center
Exhibit G – Labor & Equipment Rates
May 4, 2020
DRAFT

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
May 4, 2020
DRAFT

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
May 4, 2020
DRAFT

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

**Ko-Kwel Wellness Center
Construction Budget @ 100% CD GMP**

May 5, 2020

Sources of Funds

	PHASE I CLOSING	PHASE II NEW GRANTS	TOTAL PROJECT PHASES I & II	
	Subtotal	Total	Grand Total	
Coastal Enterprises Loan Proceeds	2,500,000	-	2,500,000	Source loan
Craft3 Loan Proceeds	4,500,000	-	4,500,000	Source loan
NMTC Benefit	4,212,000	-	4,212,000	Wells Fargo: \$0.90/\$1.00 for 39% of \$12M TC allocation from Craft3
Oregon Community Foundation	35,000	50,000	85,000	2nd apl submitted 1/15/20, dental imaging; site visit 3/4/20; decision May
Meyer Memorial Trust	85,000	100,000	185,000	2nd apl submitted 4/13/20, dental imaging, decision Dec
Wildhorse Foundation	40,000	-	40,000	2 grants @ \$20,000 ea: 1st site prep, 2nd dental imaging
Shakopee Foundation	50,000	25,000	75,000	2nd apl submitted 12/31/19, dental imaging
Spirit Mountain Community Fund	84,000	100,000	184,000	2nd apl due 6/1/20, medical/dental equip, decision Sept
Collins Foundation	75,000	-	75,000	Const costs; reapply after first award closed out
Craft3 Pre-development grant	180,000	-	180,000	Additional funding may be available through NWAFF
Ford Family Foundation	-	200,000	200,000	Apl submitted 10/2019 for const, won't fund until after financing closes
Three Rivers Foundation	5,000	5,000	10,000	Specialty Rx shelving
Bay Area Hospital Foundation	-	15,000	15,000	Apl submitted 2/27/20, dental imaging, decision May
Coquille Tribal Community Fund	-	-	-	Letter of intent due 9/30/20, amt TBD
Autzen Foundation	-	15,000	15,000	Apl submitted 3/12/20, dental imaging, decision June
Floyd Ingraham Trust	-	20,000	20,000	Apl submitted 4/2/20, dental imaging, decision June 20-Jan 21
Pacific Power Foundation	-	15,000	15,000	Apl due 12/15/20, health & safety funding
Kaiser Family Foundation	-	20,000	20,000	Apl due 11/1/20
CDC COVID Formula Grant	-	196,129	196,129	Apl submitted 4/27/20, backup generator, decision June
EDA COVID Funding	-	-	-	Apl being developed, FF&E, amount TBD
IHS-indirect contract support	410,413	-	410,413	For construction period interest
Leverage Loan Interest Income	127,381	-	127,381	During construction period
Coquille Indian Tribe	1,000,000	-	1,000,000	
Total Sources	13,303,794	761,129	14,064,923	

Project Costs

Financing Costs				
NMTC Sub allocation Fee	360,000	-	360,000	Craft3
NMTC Professional Fees	372,000	-	372,000	Legal, Accounting, Title
NMTC Consultant Fee	240,000	-	240,000	Roeder & Company
NMTC Reserves	243,330	-	243,330	
Loan fees	70,000	-	70,000	Craft 3
Northern Trust Legal Fees	13,715	-	13,715	Northern Trust
QLICI interest during construction	127,393	-	127,393	
QALICB Audit & Tax during construction	10,000	-	10,000	
Construction period interest	366,465	-	366,465	Craft 3
Subtotal	1,802,903	-	1,802,903	
Site Preparation & Demolition				
Site survey	13,900	-	13,900	Stuntzner Engineering
Earth Moving	59,195	-	59,195	Wheeler Excavating
Existing utility terminations	1,500	-	1,500	S&B James
Contingency (10%)	7,460	-	7,460	
Subtotal	82,055	-	82,055	
Project Management/Surveys/Reports				
Project Management	276,263	-	276,263	Eric Scott (2019-21)
Plan Review, Permitting, MEP, FLS Inspections, Fa	125,000	-	125,000	NW Code Professionals
Storm Water/BPM/Reports/Inspections	24,079	-	24,079	SHN Engineering
Topo Survey/ALTA Survey	25,500	-	25,500	SHN Engineering
Phase 1 ESA	3,600	-	3,600	Creekside Environmental
Limited Phase 2 ESA	18,000	-	18,000	Creekside Environmental
Geotechnical Engineering & Pile Test Program	46,108	-	46,108	Galli Group
Pile Driving Monitoring	19,715	-	19,715	Galli Group
Construction Materials Testing	25,000	-	25,000	Galli Group
Contingency (10%)	53,827	-	53,827	
Subtotal	617,092	-	617,092	
Utility Infrastructure & Fees				
Building Permit Application Fee	120,000	-	120,000	CIT
Electric Utility Connection Fee	21,460	-	21,460	Pacific Power
Backup Power Generator/ATS	225,000	-	225,000	200-250 kw
Water/Sewer Development Fee	9,554	-	9,554	CBNB Water Board, Charleston Sanitary Dist.
Equipment Commissioning	15,000	-	15,000	
Contingency (10%)	39,101	-	39,101	
Subtotal	430,115	-	430,115	
Building Construction				
Architectural/Engineering Design Costs	449,893	-	449,893	S&B James
Design Refinement Costs	41,387	-	41,387	S&B James
General Conditions	603,997	-	603,997	S&B James
Building Cost	7,800,238	-	7,800,238	S&B James
Contractor's Contingency (4%)	312,106	-	312,106	
Subtotal S&B James	9,207,621	-	9,207,621	100% CD GMP 5/4/2020
Owner's Contingency (1%)	78,002	-	78,002	
Subtotal Building Construction	9,285,623	-	9,285,623	
Furniture Fixtures & Equipment				
Office Furniture/Equipment	150,644	28,071	178,715	Momentum
IT Equipment/Servers & Specialty AV	82,500	82,500	165,000	
Dental-Operatories (5 units)	292,443	190,848	483,291	Henry Schein/ADEQ; 3 phase I, 2 phase II
Dental-Panoramic X-ray Unit	20,000	78,308	98,308	Henry Schein/Planmeca
Dental-Small Tools and Consumables	17,700	-	17,700	Henry Schein
Medical/Pharmacy	279,000	-	279,000	MEQA
Medical Software/Hardware	34,610	-	34,610	NextGen, PioneerRx, etc.
Procurement Services - Medical	86,200	-	86,200	MEQA
Clinic remodel for fitness facility	-	100,000	100,000	
Site Amenities	25,000	-	25,000	
Contingency (10%)	97,909	47,973	145,882	
Subtotal	1,086,006	527,700	1,613,706	
Total Costs	13,303,794	527,700	13,831,494	
Funding Sources Over (Under) Costs	(0)	233,429	233,429	



3 WEEK LOOK AHEAD

CONSTRUCTION MANAGEMENT

Project No.: M19-5119

	Apr/May							May							May							May														
	M	T	W	TH	F	S	S	M	T	W	TH	F	S	S	M	T	W	TH	F	S	S	M	T	W	TH	F	S	S								
	27	28	29	30	1	2	3	4	5	6	7	8	9	#	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	SUBCONTRACTOR
SITE WORK																																				
Mass Grading-Cut/Fill Parking Areas		x	x	x	x																															Billeter
Set Batter boards		x																																		Guido
Building Subgrade Sewer Zone 1								x	x	x																										Van Row
Plumbing Inspection											x																									NWCP
PreCon with Henry Schein (Zone 2 Dental Equipment)										x																										Henry Schein (David Sheets)
Building Subgrade Electric Zone 1											x				x	x																				Kyle Elec
Electrical Inspection																	x																			NWCP
Form Grade Beams,rebar/anchor bolts Zone 1																x	x	x				x	x	x	x				x							Guido
Rebar Inspection																													x							NWCP
Building Subgrade Sewer Zone 2											x				x	x	x	x																		Van Row
Plumbing Inspection																		x				x	x	x	x											NWCP
Building Subgrade Electric Zone 2																										x										Kyle Elec
Electrical Inspection																																				NWCP
Form Grade Beams,rebar/anchor bolts Zone 2																																				Guido
Backfill and compact underslab trenches											x							x																		Billeter
Subcontractors/Suppliers																																				
Earthwork & Underground Site Utilities																																				Billeter
Plumbing																																				Van Row Mechanical
Electrical																																				Kyle Electric
Piles																																				NW Pile King
Concrete / Rebar																																				Guido Construction
Wood & Structural Steel Framing																																				One Way Builders
Metal Stud Framing																																				Construction Specialties, Inc.
Inspection																																				Jurisdiction/NWCP
Special Inspection																																				Galli Group/ Henry Schein

Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/06/20

Construction

(Please note, work on site is occurring between 7 am and 5:30 pm, Monday through Thursday).
Contractor requested schedule change (Tuesdays–Fridays due to NWCP Inspection Schedule)

Completed:

- April 20-23
 - Mass grading, cut, and fill of parking areas
 - Driven Foundation Piles 4/22

- April 27-30
 - Mass grading, cut, and fill of parking areas, continued
 - Subgrade sewer, backfill, continued
 - Subgrade electrical and plumbing, continued

- May 4-8
 - Mass grading, cut, and fill of parking areas - rain delay
 - Subgrade sewer, inspection & backfill – Zone 1 Medical Pharmacy

Upcoming:

- May 11-15
 - Subgrade electrical and plumbing, including power, air, water, vac - Zones 1 & 2
 - Form Grade Beams– Zone 1
 - Mass grading, cut, and fill of parking areas, continued
 - Form Grade Beams, rebar/anchor bolts, continued Phases 1 & 2.
 - Coordination site visit Henry Schein for Dental Utilities Layout
 - Coordination of inspections with NWCP 5/7 then on-going
 - Intergovernmental Agreement with Pacific Power Draft anticipated 5/8
 - Reciprocal Access Agreement – Exhibit and Legal Description under development
 - Contract, PO Request for NPDES Permit compliance monitoring SHN

Other

Completed:

- May 4-8
 - Contract Amendment, PO Issued Galli Group for Materials Testing / Inspections
 - ALTA comments received KR 4/28. Revised 5/5

Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/06/20

Budget

Completed

- May 5-8
 - Updated Guaranteed Maximum Price submitted by S+B James 5/4/20, \$8,716,342

Notable Budget Adjustments:

- SBJ Contingency carried at 4%
- Added Owner Contingency for Building 1%
- Electric Utility Connection Fee –PPE will waive, likely \$30K savings
- Plan Review – NWCP cost reduced from \$125,000 to \$94,000 = \$31,000 K savings
- Reduced budget for FF&E
- Invoice for NWCP Plan review received \$94,000– to be paid by QALICB

RFI #s In-progress

- Topics:
 - 5 Pharmacy Casework Revisions
 - 7 Swale Re-route from Storm Drain
 - 8 Redesign Pond 2, elimination of retaining wall
 - 9 Reduction of perimeter footing from 24” to 18”
 - 12 Eliminate tamper switches inside water vaults
 - 13 Add above ground structures for water vaults per CBNBWB
 - 14 Eliminate sampling manhole for SS sewer
 - 18 Add perimeter foundation drains east side of Admin and Family Services perimeter
 - #TBD Irrigation force main, new feed for Plank House

Closing Schedule:

Upcoming:

- May 5-8
 - Draft Docs to BIA for Review
(Lease, Sublease, Leasehold Deeds of Trust, Subordination and Attornment Agreement, Lessor Estoppel Certificate and Consent, Survey, TIER, Tribal Council resolution)

- May 18-30
 - Tribal Council Approve Closing package
 - Documents signed
 - Execute final approved GMP

Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/06/20

Permitting

Completed:

- Land Use Permit Issued 12/17/19
- EPA Construction General Permit Issued 2/20
- Plumbing permit issued 4/27
- Plan revisions and comments submitted to NWCP a for full MEP permit 5/5

Upcoming:

- Issue permits for building, mechanical, electrical and structural

Furniture, Fixtures, and Equipment (FF&E)

Completed:

- April 6-May 4
 - Final draft FFE floor plan reviewed with MEQA and S+B James
 - Contract Amendment with MEQA executed 4/29, PO issued 5/4, Phase 2 Construction Procurement Plan
 - FF&E Budgets assembled for potential EDA and CARES Act grant opportunities

Upcoming:

- May 11 - June
 - Develop sourcing plan for FF&E
 - Develop procurement plan and schedule for FF&E
 - Identify/Quantify Owner provide finishes

Marketing/Branding

Completed

- April 27-May 1
 - Press release/announcement/initial round of earned media

In Progress

- April 27-May 15
 - Members of the team to meet with CCO to confirm details regarding number and types of patients for medical, dental, and pharmacy

Upcoming:

- May 15-May 22
 - Revise operational plan numbers and develop targeted marketing based on operational plan revision

Operational Charter

Upcoming:

- May 25-29
 - Charter team finalizes drafts
- June 8-12
 - Decision team reviews and revises drafts
- June 22-26

Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/06/20

- Review draft 3.0 with Tribal Council

Ko-Kwel Wellness Center Construction Update, May 12, 2020

Photos

Top — Workers from Billeter Marine fill a trench and compact the soil covering a below-ground sewer line.

Center — An excavator digs a wide, shallow trench to bury electrical lines.

Lower right — A Kyle Electric employee works on laying conduit.

Lower left — A truckload of steel rebar arrives to reinforce the concrete foundation.

Photos by
Lon Matheny



Pipes and more pipes

This week

Billeter Marine is finishing the underslab plumbing for the medical and pharmacy sections of the project. Workers from Kyle Electric come behind them, laying electrical conduit. They should be finished by Friday.

Inspections are taking place with each step of the project.

Other workers have started building foundation forms above the buried pipes.

Coming up

Next week, rebar will be assembled inside the foundation forms. Concrete will be poured the week after that.

Meanwhile, the plumbing and electrical contractors will move on to the dental and family services areas.

Schedule change

Starting next week, contractors will change to a Tuesday-Friday schedule, instead of their current Monday-Thursday routine.

Coming soon: concrete



Recently

- Progress has been brisk on the Ko-Kwel Wellness Center construction site. Underground sewer pipes and electrical conduit have been assembled, inspected and buried under backfill.
- Form boards for the foundation's concrete beams are mostly complete for the medical clinic and pharmacy. Work has begun on form boards for the dental clinic.



This week

- Utility trenches will be dug to connect the wellness center to Miluk Drive.
- A crew will start tying rebar for the foundation beams. The rebar must pass an inspection before concrete can be poured.

Next week

- Contractors hope to start pouring concrete next week. The day is uncertain.
- Work will take place on the usual schedule, starting after 7 a.m.
- Concrete work will continue, in phases of pouring and drying, for two to three weeks.



Photos

Top: Workers from Guido Construction begin framing the form boards for foundation beams beneath the dental clinic.

Middle left: A thicket of upright gray conduit shows the future location of the wellness center's electrical panels.

Middle right: A worker from Billeter Marine uses water to push sand into the gaps between conduits.

Below: A family of geese acts as the project's unofficial superintendents.

Photos by Lon Matheny

Get the latest

Want to know when to expect construction activity and truck traffic? We can send you real-time updates by text message.

Just text "KWCUPDATES" to the number 888777.



Tribal Council Workshop Information

Workshop Title: Ko-Kwel Wellness Center Update	Date of Workshop: 05/27/20
<input checked="" type="checkbox"/> Open Workshop <input type="checkbox"/> Continued from previous Workshop – Date: <input type="checkbox"/> Closed Executive Workshop	
Presenter’s Name, Title and Department: <ul style="list-style-type: none">• Mark Gagnon, Chief Financial Officer• Mark Johnston, Executive Director• Fauna Larkin, Director, Operations Department• Kyle ViskneHill, Controller, Finance Department• Clark Walworth, Director, Communications	
Guest Presenter(s), Title and Agency (anyone not associated with CIT): <ul style="list-style-type: none">• Reynold Roeder, Roeder & Company LLC• Eric Scott, Project Manager	
Note Taker for Workshop: <ul style="list-style-type: none">• Anna Chavez, Administrative Assistant	
Brief Description (provide outline of discussion points as well as questions you need answered by this workshop): <ol style="list-style-type: none">1. Closing Update2. Construction budget update3. Funding Sources overview4. Construction update/ 3-week look ahead5. Other work in progress	
<u>Workshop Attendees</u> Tribal Council: Staff: Others:	
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:

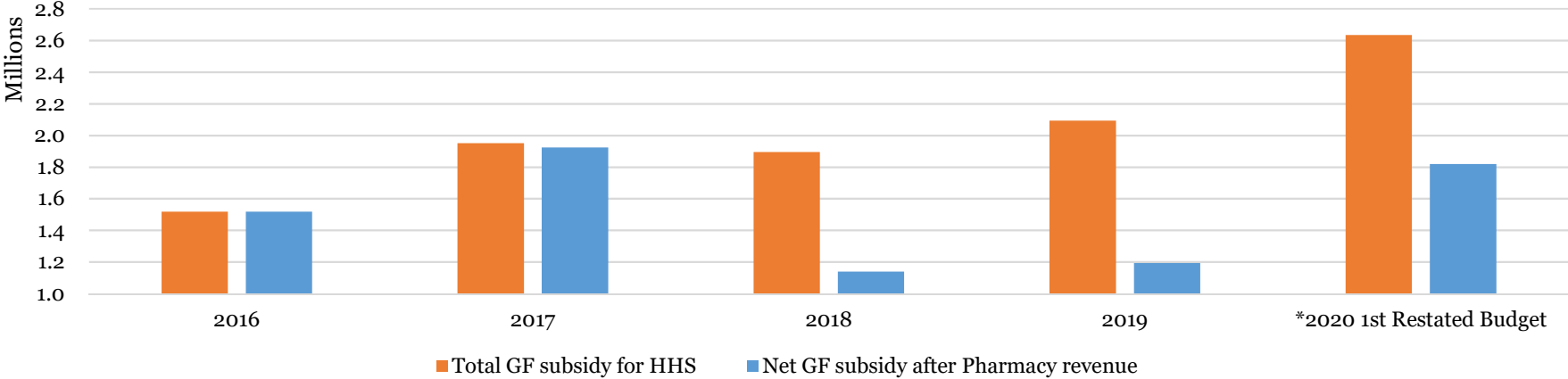
Tribal Council Secretary/Treasurer Comments:

Executive Director Initials:

General Fund Support for Healthcare

Historical perspective

HHS General Fund Expenditures
2016-2019 Actual and 2020 1st Restated Budget



* Based on the 1st Restated Budget; historically, managers have been able to significantly reduce the actual cost to the General Fund by shifting expenses to grants and other sources not assumed to be available when the budget is adopted.

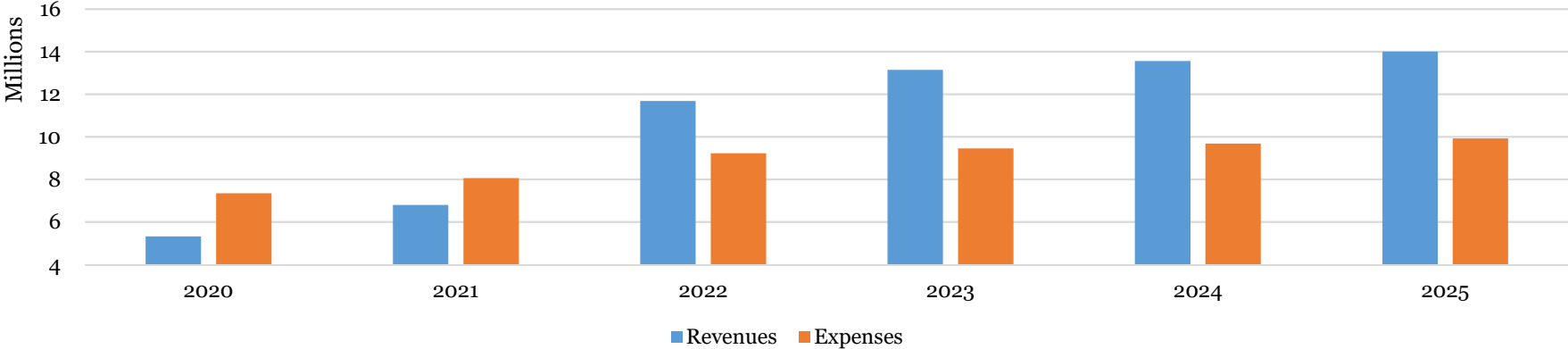
The Tribe opened its own pharmacy at the end of 2017 and therefore didn't realize the full benefit of both reduced costs and added revenues until 2018. However, the Tribe continues to experience increasing trends in healthcare costs not unlike almost all other governments.

In order to further reduce the subsidy from the Tribe's General Fund, new revenue streams were needed, but the physical space of the clinic and pharmacy were already at their maximum and unable to support additional services that would generate additional revenue.

General Fund Support for Healthcare

Forecast perspective

Ko-Kwel Wellness Center
Projected Revenues and Costs
Excludes General Fund subsidy and Indirect revenue and expense



With the increased space and additional healthcare professionals, the Tribe will be able to see more patients and fill more prescriptions.

By recruiting patients who have the resources to pay for these services, the Tribe expects to significantly increase revenue, far and above the additional expenses incurred for additional staff and related costs. Costs of the building and equipment will still be paid by IHS as additional funds through our self-governance funding agreement.

The additional revenue will help to significantly reduce the subsidy for healthcare from the Tribe's General Fund.

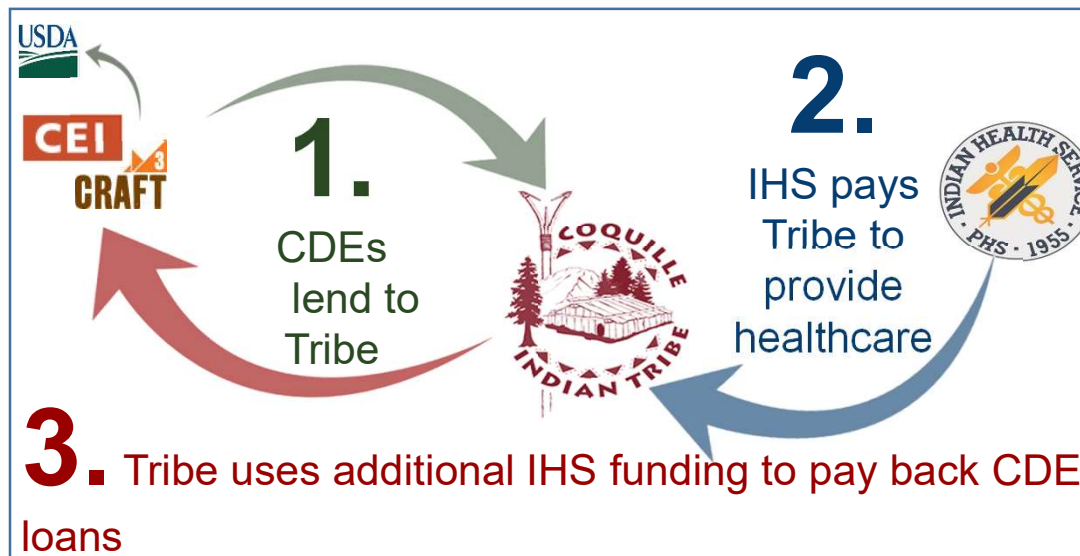
Building the Ko-Kwel Wellness Center

Intermediaries speed up the process

Original model: The Tribe worked directly with USDA to borrow \$7 million to pay for construction. Costs for interest and depreciation on the loan will be paid as additional money by IHS through our existing self-governance agreement, effectively using this extra money to pay the loan from USDA.



New model: It was faster and easier to work with two nonprofit Community Development Entities (CDE) that already had a leg up on getting through all of the USDA loan paperwork, and we would still be able to effectively pass the cost of the loan to IHS. Craft3, is also one of our New Market Tax Credits partners (another important part of financing), so working with them on the USDA loan makes a lot of sense for this project and helps build a good relationship for future projects.



Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/27/20

Construction

Please note, work on site is occurring between 7 am and 5:30 pm, Tuesday – Friday through July 4.
Contractor intends to revert back to Monday – Thursday in early July.

Completed:

- May 11-22
 - Subgrade electrical and plumbing Zones 1 & 2 and partial Zone 3
 - Form Grade Beams– Zone 1, Zone 2
 - Coordination site visit Henry Schein for Dental Utilities Layout
 - Coordination of inspections with NWCP and Special Inspections by the Galli Group
 - Reciprocal Access Agreement – Exhibit and Legal Description under development
 - Contract, PO Request for NPDES Permit compliance monitoring SHN
 - Low voltage scope defined.

Upcoming:

- May 26-30
 - Subgrade utilities Zones 3 continued electrical and plumbing, dental gas
 - Form Grade Beams– Zone 1, 2 and 3.
 - Underslab plumbing electrical and electrical Zone 3
 - Install rebar/anchor bolts for grade Beams in Zones 1 and 2
 - Reinforcement Inspections Grade Beams Zone 1 5/27
 - Grade Beam Concrete Pour Zone 1 5/28
 - Concrete Special Inspection 5/28
 - Wells Fargo Construction Inspection 5/28
 - Complete parking lot subgrade excavation grading, densification, proofroll
 - Place and compact base rock in building pad Zone 1

- June 1 – 5
 - Place and compact base rock in building pad Zone 2 and 3
 - Form Grade Beams Zone 3 continued
 - Rebar Zones 2 and 3 continued
 - Under slab Dental Gas Zone 3
 - Target Dates for Concrete Pours
 - Pour Grade Beams Zone 2 on 6/3 or 6/4P
 - Pour grade beams Zone 3 on 6/11/2020
 - Pour Concrete Slab-on-Grade Concrete Zone 1 on 6/10/2020
 - Pour Concrete Slab-on-Grade Concrete Zone 2 on 6/25/2020
 - Pour Concrete Slab-on-Grade Concrete Zone 3 on 7/8/2020
 - Erect Zone 1 & 2 Structural Steel = 7/1 - 7/8/2020. May accelerate steel in Zone 1 to WO 6/25.
 - Place and compact base rock in parking lots

Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/27/20

Upcoming:

- May 26-30
 - Furniture procurement Coordination meeting with Momentum on 6/4
 - Phase 2 Construction Procurement Plan MEQA WO 6/15
 - Finalize Owner provided accent wood requirements – Initial takeoffs completed

Other Work in Progress

- Intergovernmental Agreement with Pacific Power Draft sent to Brett
- Fitness Center Capital Planning
- Landscape Plan
- Courtyard Design
- Restoration Planning
 - Time lapse photos
 - photo and video presentation,
 - site and Interior renderings

Permitting

- Completed: All Building Permits have been issued as of 5/21/20
 - Land Use Permit Issued 12/17/19
 - EPA Construction General Permit Issued 2/20/20
 - Plumbing permit issued 4/27/20
 - Electrical Permit received 5/21/20

Budget Update

- Strategies for Update on Grant Applications
- FF&E Budgets assembled for potential CARES Act grant opportunities
- Strategy for paying staff/ relieving general funds for healthcare

RFI #s In-progress – No change

- Topics:
 - 5 - Pharmacy Casework Revisions
 - 7 - Swale Re-route from Storm Drain
 - 8 - Redesign Pond 2, elimination of retaining wall
 - 9 - Reduction of perimeter footing from 24" to 18"
 - 12 - Eliminate tamper switches inside water vaults
 - 13 - Add above ground structures for water vaults per CBNBWB
 - 14 - Eliminate sampling manhole for SS sewer
 - 18 - Add perimeter foundation drains east side of Admin and Family Services perimeter
 - #TBD - Irrigation force main, new feed for Plank House

Operational Charter

- Meeting with CCO to confirm details regarding number and types of patients for medical, dental, and pharmacy

Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/27/20

- Revise operational plan numbers and develop targeted marketing strategy
- Charter team to finalize drafts
- July 8-12 - Decision team reviews and revises drafts
- July 22-26 - Review draft 3.0 with Tribal Council

Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/27/20

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 - Subgrade electrical and plumbing Zones 1 & 2 and partial Zone 3
 - Form Grade Beams– Zone 1, Zone 2
 - Coordination site visit Henry Schein for Dental Utilities Layout
 - Coordination of inspections with NWCP and Special Inspections by the Galli Group
 - Reciprocal Access Agreement – Exhibit and Legal Description under development
 - Contract, PO Request for NPDES Permit compliance monitoring SHN
 - Low voltage scope defined.

Upcoming:

- May 26-30
 - Subgrade utilities Zones 3 continued electrical and plumbing, dental gas
 - Form Grade Beams– Zone 1, 2 and 3.
 - Underslab plumbing electrical and electrical Zone 3
 - Install rebar/anchor bolts for grade Beams in Zones 1 and 2
 - Reinforcement Inspections Grade Beams Zone 1 5/27
 - Grade Beam Concrete Pour Zone 1 5/28
 - Concrete Special Inspection 5/28
 - Wells Fargo Construction Inspection 5/28
 - Complete parking lot subgrade excavation grading, densification, proofroll
 - Place and compact base rock in building pad Zone 1

- June 1 – 5
 - Place and compact base rock in building pad Zone 2 and 3
 - Form Grade Beams Zone 3 continued
 - Rebar Zones 2 and 3 continued
 - Under slab Dental Gas Zone 3
 - Target Dates for Concrete Pours
 - Pour Grade Beams Zone 2 on 6/3 or 6/4P
 - Pour grade beams Zone 3 on 6/11/2020
 - Pour Concrete Slab-on-Grade Concrete Zone 1 on 6/10/2020
 - Pour Concrete Slab-on-Grade Concrete Zone 2 on 6/25/2020
 - Pour Concrete Slab-on-Grade Concrete Zone 3 on 7/8/2020
 - Erect Zone 1 & 2 Structural Steel = 7/1 - 7/8/2020. May accelerate steel in Zone 1 to WO 6/25.
 - Place and compact base rock in parking lots

Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/27/20

Upcoming:

- May 26-30
 - Furniture procurement Coordination meeting with Momentum on 6/4
 - Phase 2 Construction Procurement Plan MEQA WO 6/15
 - Finalize Owner provided accent wood requirements – Initial takeoffs completed

Other Work in Progress

- Intergovernmental Agreement with Pacific Power Draft sent to Brett
- Fitness Center Capital Planning
- Landscape Plan
- Courtyard Design
- Restoration Planning
 - Time lapse photos
 - photo and video presentation,
 - site and Interior renderings

Permitting

- Completed: All Building Permits have been issued as of 5/21/20
 - Land Use Permit Issued 12/17/19
 - EPA Construction General Permit Issued 2/20/20
 - Plumbing permit issued 4/27/20
 - Electrical Permit received 5/21/20

Budget Update

- Strategies for Update on Grant Applications
- FF&E Budgets assembled for potential CARES Act grant opportunities
- Strategy for paying staff/ relieving general funds for healthcare

RFI #s In-progress – No change

- Topics:
 - 5 - Pharmacy Casework Revisions
 - 7 - Swale Re-route from Storm Drain
 - 8 - Redesign Pond 2, elimination of retaining wall
 - 9 - Reduction of perimeter footing from 24" to 18"
 - 12 - Eliminate tamper switches inside water vaults
 - 13 - Add above ground structures for water vaults per CBNBWB
 - 14 - Eliminate sampling manhole for SS sewer
 - 18 - Add perimeter foundation drains east side of Admin and Family Services perimeter
 - #TBD - Irrigation force main, new feed for Plank House

Operational Charter

- Meeting with CCO to confirm details regarding number and types of patients for medical, dental, and pharmacy

Ko-Kwel Wellness Center Project
Progress Update & Three Week Look Ahead
05/27/20

- Revise operational plan numbers and develop targeted marketing strategy
- Charter team to finalize drafts
- July 8-12 - Decision team reviews and revises drafts
- July 22-26 - Review draft 3.0 with Tribal Council



KO-KWEL WELLNESS CENTER PROJECT



MAY 2020 CONSTRUCTION SCHEDULE UPDATE

ID	Task Name	Scheduled Duration	Scheduled Start	Scheduled Finish	% Work Complete	April		May		June		July		August		September		October		November		December		January		February		March		April		May		June					
						E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E
1	KO-KWEL WELLNESS CENTER PROJECT	613.88 days	Fri 1/11/19	Mon 6/21/21	26%																																		
2	<u>MAJOR MILESTONES - SUMMARY</u>	<u>302.5 days</u>	<u>Thu 3/26/20</u>	<u>Mon 6/21/21</u>	0%																																		
3	Submit Plans for Plan Check	0 days	Thu 3/26/20	Thu 3/26/20	100%	◆ 3/26																																	
4	Mobilization	0 days	Thu 3/26/20	Thu 3/26/20	100%	◆ 3/26																																	
5	Dried In Completion	0 days	Fri 10/9/20	Fri 10/9/20	0%	◀ 10/9																																	
6	Substantial Completion - Medical / Pharmacy	0 days	Tue 3/9/21	Tue 3/9/21	0%	◀ 3/9																																	
7	Substantial Completion - Dental / Family Comm	0 days	Wed 4/7/21	Wed 4/7/21	0%	◀ 4/7																																	
8	SUBSTANTIAL COMPLETION	0 days	Tue 6/1/21	Tue 6/1/21	0%	◀ 6/1																																	
9	Owner Move-In, Closeout & Final Completion	0 days	Mon 6/21/21	Mon 6/21/21	0%	◀ 6/21																																	
10	FINAL COMPLETION	0 days	Mon 6/21/21	Mon 6/21/21	0%	◀ 6/21																																	
11																																							
12	RFQ PHASE	151.19 days	Fri 1/11/19	Mon 8/12/19	100%																																		
20	PRECONSTRUCTION PHASE	235.63 days	Thu 5/2/19	Tue 3/31/20	100%																																		
99	PERMITTING PHASE	30.31 days	Mon 4/6/20	Tue 5/19/20	0%																																		
100	NW Code Pros Review Permit Drawings	11.06 days	Mon 4/6/20	Mon 4/20/20	100%																																		
101	NWCP Issues Plan Check Comments	0 days	Mon 4/20/20	Mon 4/20/20	100%																																		
102	S+B James Revises Drawings to Address Plan Check Comments	11.25 days	Mon 4/20/20	Tue 5/5/20	100%																																		
103	NWCP Review & Approve Revised Permit Drawings	8 days	Tue 5/5/20	Tue 5/19/20	0%																																		
104	NWCP Issues Plumbing Permit	0 days	Fri 4/24/20	Fri 4/24/20	100%																																		
105	NWCP Issues Permit	0 days	Tue 5/19/20	Tue 5/19/20	0%	◆ 5/19																																	
106	CONSTRUCTION PHASE	302.5 days	Thu 3/26/20	Mon 6/21/21	5%																																		
107	Mobilization	0.94 days	Thu 3/26/20	Thu 3/26/20	100%	S+B,Billeter																																	
108	Staking - Project Limits & Sediment Fencing	1.06 days	Thu 3/26/20	Thu 3/26/20	100%	Pariani																																	
109	Preconstruction Meeting	1 day	Thu 3/26/20	Thu 3/26/20	100%	S+B,Billeter,Guido,Kyle																																	
110	SITWORK PHASE 1	160.75 days	Mon 3/30/20	Thu 11/19/20	11%																																		
111	Rain Delay (CRITICAL PATH)	1.5 days	Mon 3/30/20	Tue 3/31/20	100%	◀ 2-Day Critical Patch Schedule Impact																																	
112	Site Demo & Preparation (Temp Fence, SWPPP)	1.5 days	Wed 4/1/20	Thu 4/2/20	100%	Billeter																																	
113	Excavate to Building Pad Subgrade	4.81 days	Mon 4/6/20	Thu 4/9/20	100%	Billeter																																	
114	Mass Grading - Cut/Fill Site at Parking Areas	9.81 days	Mon 4/13/20	Thu 4/23/20	100%	Billeter																																	
115	CE #020 - Subgrade Remediation (STOP)	8 days	Thu 4/23/20	Tue 5/5/20	100%																																		
116	Rain Delay (NON-CRITICAL PATH)	12 days	Tue 5/5/20	Fri 5/22/20	0%																																		
117	Complete Mass Grading at Parking Areas	3 days	Fri 5/22/20	Wed 5/27/20	0%																																		
118	Underground Site Utilities	20 days	Wed 5/27/20	Thu 6/25/20	0%																																		
119	Construct Parking Lot (Fine Grading & Base Road)	15 days	Thu 6/25/20	Tue 7/21/20	0%	Billeter,Kyle																																	
120	Irrigation Sleeves	2 days	Tue 7/21/20	Wed 7/22/20	0%	Billeter																																	
121	Construct Bioswales	10 days	Wed 7/22/20	Thu 8/6/20	0%	Billeter																																	
122	Prep Site Concrete	21 days	Tue 7/21/20	Wed 8/19/20	0%	Billeter																																	
123	Rebar, Place & Finish Site Concrete	25 days	Wed 8/19/20	Thu 9/24/20	0%	Guido																																	
124	AC Paving (Bottom Lift)	2 days	Fri 9/25/20	Wed 9/30/20	0%	Knife River																																	
125	Site Lighting (Bases & Poles)	20 days	Thu 10/1/20	Fri 10/30/20	0%	Kyle																																	
126	Irrigation	15 days	Thu 10/1/20	Thu 10/22/20	0%																																		

6-Day Schedule Impact from 5/26/21 Baseline Finish Date

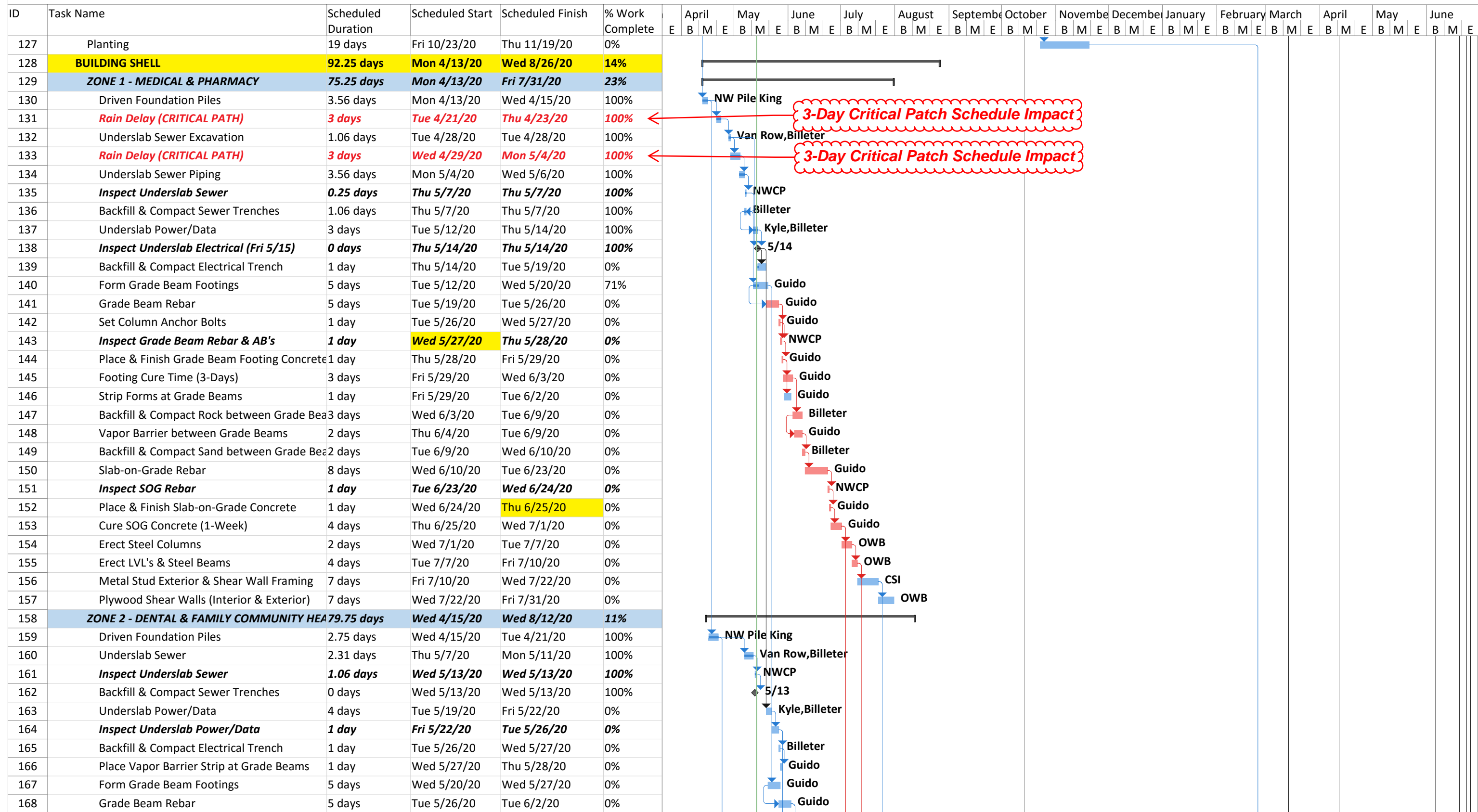
2-Day Critical Patch Schedule Impact



KO-KWEL WELLNESS CENTER PROJECT



MAY 2020 CONSTRUCTION SCHEDULE UPDATE



3-Day Critical Patch Schedule Impact

3-Day Critical Patch Schedule Impact



KO-KWEL WELLNESS CENTER PROJECT



MAY 2020 CONSTRUCTION SCHEDULE UPDATE

ID	Task Name	Scheduled Duration	Scheduled Start	Scheduled Finish	% Work Complete	April		May		June		July		August		September		October		November		December		January		February		March		April		May		June				
						E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E		
169	Set Column Anchor Bolts	1 day	Tue 6/2/20	Wed 6/3/20	0%							Guido																										
170	Inspect Grade Beam Rebar & AB's	1 day	Wed 6/3/20	Thu 6/4/20	0%							NWCP																										
171	Place & Finish Footing Concrete	1 day	Thu 6/4/20	Fri 6/5/20	0%							Guido																										
172	Footing Cure Time (3-Days)	3 days	Fri 6/5/20	Wed 6/10/20	0%							Guido																										
173	Strip Forms at Grade Beams	1 day	Fri 6/5/20	Tue 6/9/20	0%							Guido																										
174	Underslab Med Gas Piping at Dental Chairs	2 days	Fri 6/5/20	Tue 6/9/20	0%																																	
175	Inspect Med Gas Piping	1 day	Tue 6/9/20	Wed 6/10/20	0%																																	
176	Backfill & Compact Rock between Grade Bea	3 days	Wed 6/10/20	Tue 6/16/20	0%							Billeter																										
177	Vapor Barrier between Grade Beams	2 days	Tue 6/16/20	Wed 6/17/20	0%							Guido																										
178	Backfill & Compact Sand between Grade Bea	2 days	Thu 6/18/20	Fri 6/19/20	0%							Billeter																										
179	Slab-on-Grade Rebar	8 days	Fri 6/19/20	Thu 7/2/20	0%							Guido																										
180	Inspect SOG Rebar	1 day	Thu 7/2/20	Tue 7/7/20	0%							NWCP																										
181	Place & Finish Slab-on-Grade Concrete	1 day	Tue 7/7/20	Wed 7/8/20	0%							Guido																										
182	Cure SOG Concrete (1-Week)	4 days	Wed 7/8/20	Tue 7/14/20	0%							Guido																										
183	Erect Steel Columns	2 days	Tue 7/14/20	Thu 7/16/20	0%							OWB																										
184	Erect LVL's & Steel Beams	4 days	Thu 7/16/20	Wed 7/22/20	0%							OWB																										
185	Metal Stud Exterior & Shear Wall Framing	7 days	Wed 7/22/20	Fri 7/31/20	0%							CSI																										
186	Plywood Shear Walls (Interior & Exterior)	7 days	Fri 7/31/20	Wed 8/12/20	0%							OWB																										
187	ZONE 3 - ADMIN & COMMUNITY GATHERING	86 days	Tue 4/21/20	Wed 8/26/20	8%																																	
188	Driven Foundation Piles	1.5 days	Tue 4/21/20	Thu 4/23/20	100%							NW	File King																									
189	Underslab Sewer	2.31 days	Tue 5/12/20	Wed 5/13/20	100%							Van Row,	Billeter																									
190	Inspect Underslab Sewer	1 day	Wed 5/13/20	Wed 5/13/20	100%																																	
191	Backfill & Compact Sewer Trench	2 days	Wed 5/13/20	Tue 5/19/20	0%																																	
192	Underslab Power/Data	4 days	Tue 5/26/20	Fri 5/29/20	0%							Kyle,	Billeter																									
193	Inspect Underslab Power/Data	1 day	Fri 5/29/20	Tue 6/2/20	0%							NWCP																										
194	Backfill & Compact Trenches	1 day	Tue 6/2/20	Wed 6/3/20	0%							Billeter																										
195	Form Grade Beam Footings	5 days	Wed 6/3/20	Wed 6/10/20	0%							Guido																										
196	Grade Beam Rebar	5 days	Wed 6/10/20	Wed 6/17/20	0%							Guido																										
197	Set Column Anchor Bolts	1 day	Thu 6/18/20	Thu 6/18/20	0%							Guido																										
198	Inspect Grade Beam Rebar & AB's	1 day	Thu 6/18/20	Fri 6/19/20	0%							NWCP																										
199	Place & Finish Footing Concrete	1 day	Fri 6/19/20	Tue 6/23/20	0%							Guido																										
200	Footing Cure Time (3-Days)	3 days	Tue 6/23/20	Fri 6/26/20	0%							Guido																										
201	Strip Forms at Grade Beams	1 day	Wed 6/24/20	Thu 6/25/20	0%							Guido																										
202	Backfill & Compact Rock between Grade Bea	3 days	Fri 6/26/20	Wed 7/1/20	0%							Billeter																										
203	Vapor Barrier between Grade Beams	1 day	Wed 7/1/20	Thu 7/2/20	0%							Guido																										
204	Backfill & Compact Sand between Grade Bea	2 days	Thu 7/2/20	Wed 7/8/20	0%							Billeter																										
205	Slab-on-Grade Rebar	8 days	Wed 7/8/20	Fri 7/17/20	0%							Guido																										
206	Inspect SOG Rebar	1 day	Fri 7/17/20	Tue 7/21/20	0%							NWCP																										
207	Place & Finish Slab-on-Grade Concrete	1 day	Tue 7/21/20	Wed 7/22/20	0%							Guido																										
208	Cure SOG Concrete (1-Week)	4 days	Wed 7/22/20	Tue 7/28/20	0%							Guido																										
209	Erect Steel Columns	2 days	Tue 7/28/20	Thu 7/30/20	0%							OWB																										
210	Erect LVL's & Steel Beams	4 days	Thu 7/30/20	Wed 8/5/20	0%							OWB																										



KO-KWEL WELLNESS CENTER PROJECT



MAY 2020 CONSTRUCTION SCHEDULE UPDATE

ID	Task Name	Scheduled Duration	Scheduled Start	Scheduled Finish	% Work Complete	April		May		June		July		August		September		October		November		December		January		February		March		April		May		June				
						E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M	E	B	M
211	Metal Stud Exterior & Shear Wall Framing	7 days	Wed 8/5/20	Fri 8/14/20	0%										CSI																							
212	Plywood Shear Walls (Interior & Exterior)	7 days	Fri 8/14/20	Wed 8/26/20	0%										OWB																							
213	ROOF STRUCTURE / BUILDING ENVELOPE	79 days	Wed 7/1/20	Wed 10/28/20	0%																																	
214	ZONE 1 - MEDICAL & PHARMACY	51 days	Wed 7/1/20	Wed 9/16/20	0%																																	
215	Strip Forms at Perimeter Grade Beams	3 days	Wed 7/1/20	Wed 7/8/20	0%								Guido																									
216	Slab Perimeter Insulation	4 days	Wed 7/8/20	Tue 7/14/20	0%							Guido																										
217	Storm Drain Tie-In	3 days	Tue 7/14/20	Thu 7/16/20	0%							Billeter																										
218	Sewer Tie-In	3 days	Fri 7/17/20	Wed 7/22/20	0%							Billeter																										
219	Backfill Perimeter Foundations	3 days	Wed 7/22/20	Tue 7/28/20	0%							Billeter																										
220	High Wall Framing @ Center Walkway	8 days	Fri 7/10/20	Thu 7/23/20	0%							OWB																										
221	Set Roof Joists & Perimeter Fascia	8 days	Thu 7/23/20	Wed 8/5/20	0%							OWB																										
222	Roof Sheathing	8 days	Wed 8/5/20	Fri 8/14/20	0%							OWB																										
223	<i>Inspect Framing & Sheathing</i>	1 day	Fri 8/14/20	Tue 8/18/20	0%										NWCP																							
224	Set HM Door Frames	3 days	Tue 8/18/20	Fri 8/21/20	0%										S+B																							
225	Set Exterior Windows	8 days	Tue 8/18/20	Fri 8/28/20	0%										Sunset																							
226	Siding @ High Wall Areas	4 days	Tue 8/18/20	Tue 8/25/20	0%										Sunset																							
227	Exterior Siding	7 days	Fri 8/28/20	Wed 9/9/20	0%										Sunset																							
228	Rigid Roof Insulation	5 days	Tue 8/18/20	Tue 8/25/20	0%										Rayburn																							
229	TPO Roofing	5 days	Tue 8/25/20	Wed 9/2/20	0%										Rayburn																							
230	Parapet Cap Flashing	3 days	Wed 9/9/20	Fri 9/11/20	0%										Rayburn																							
231	Gutters	2 days	Fri 9/11/20	Wed 9/16/20	0%										ODC-Roseburg																							
232	ZONE 2 - DENTAL & FAMILY COMMUNITY H	46 days	Tue 7/14/20	Fri 9/18/20	0%																																	
233	Strip Forms at Perimeter Grade Beams	3 days	Tue 7/14/20	Thu 7/16/20	0%								Guido																									
234	Slab Perimeter Insulation	4 days	Fri 7/17/20	Thu 7/23/20	0%							Guido																										
235	Storm Drain Tie-In	3 days	Thu 7/23/20	Tue 7/28/20	0%							Billeter																										
236	Sewer Tie-In	3 days	Tue 7/28/20	Fri 7/31/20	0%							Billeter																										
237	Backfill Perimeter Foundations	3 days	Tue 7/28/20	Fri 7/31/20	0%							Billeter																										
238	High Wall Framing @ Center Walkway	8 days	Wed 7/22/20	Tue 8/4/20	0%							OWB																										
239	Set Roof Joists & Perimeter Fascia	8 days	Tue 8/4/20	Thu 8/13/20	0%							OWB																										
240	Roof Sheathing	8 days	Fri 8/14/20	Wed 8/26/20	0%							OWB																										
241	<i>Inspect Framing & Sheathing</i>	1 day	Wed 8/26/20	Thu 8/27/20	0%										NWCP																							
242	Set HM Door Frames	3 days	Thu 8/27/20	Wed 9/2/20	0%										S+B																							
243	Set Exterior Windows	8 days	Thu 8/27/20	Wed 9/9/20	0%										Sunset																							
244	Siding @ High Wall Areas	4 days	Thu 8/27/20	Wed 9/2/20	0%										Sunset																							
245	Exterior Siding	6 days	Wed 9/9/20	Thu 9/17/20	0%										Sunset																							
246	Rigid Roof Insulation	5 days	Thu 8/27/20	Thu 9/3/20	0%										Rayburn																							
247	TPO Roofing	5 days	Thu 9/3/20	Thu 9/10/20	0%										Rayburn																							
248	Parapet Cap Flashing	3 days	Fri 9/11/20	Wed 9/16/20	0%										Rayburn																							
249	Gutters	2 days	Wed 9/16/20	Fri 9/18/20	0%										ODC-Roseburg																							
250	ZONE 3 - ADMIN & COMMUNITY GATHERING	62 days	Tue 7/28/20	Wed 10/28/20	0%																																	
251	Strip Forms at Perimeter Grade Beams	3 days	Tue 7/28/20	Fri 7/31/20	0%								Guido																									
252	Slab Perimeter Insulation	4 days	Fri 7/31/20	Thu 8/6/20	0%							Guido																										

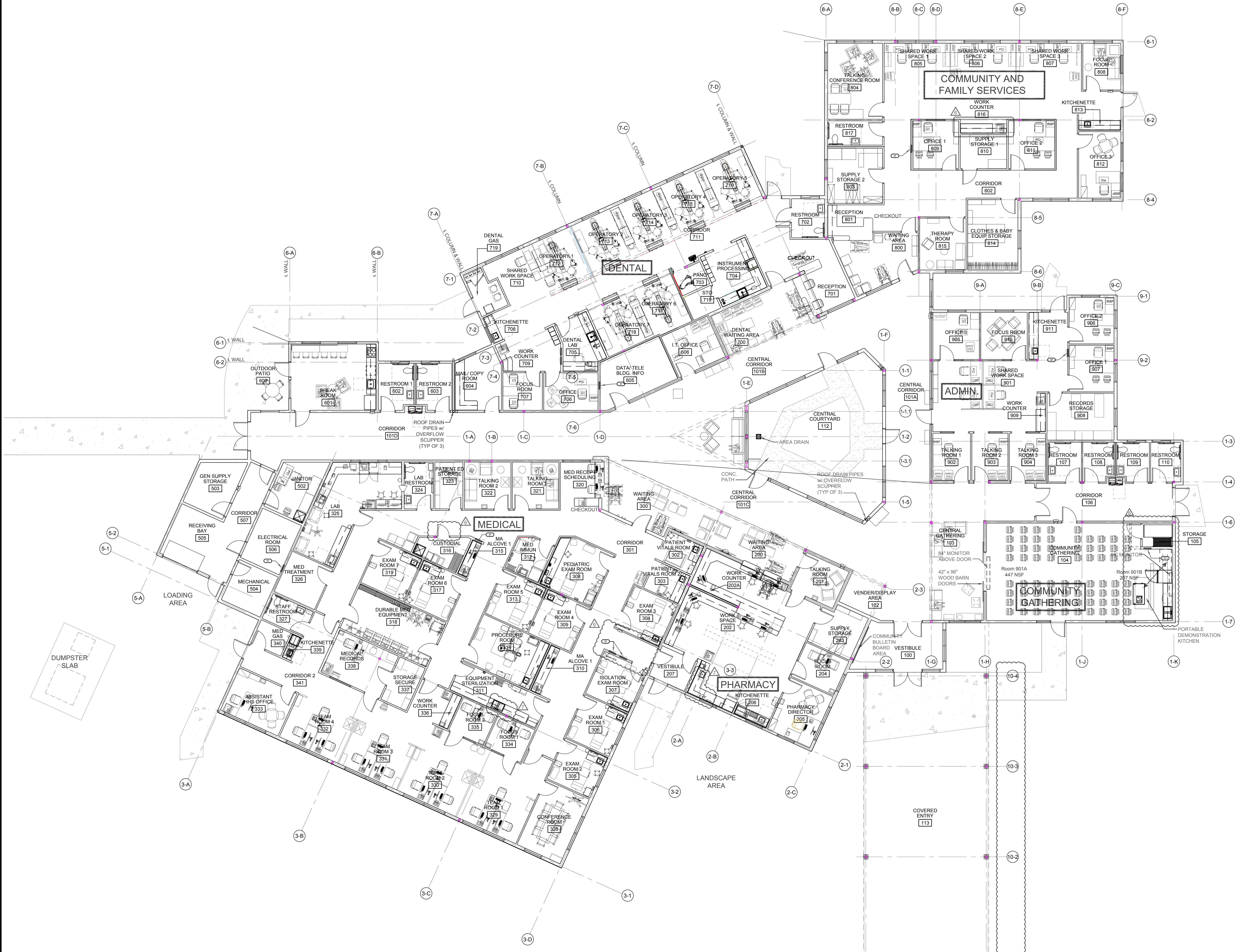
REVISIONS		
MARKER	DATE	DESCRIPTION
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-	00/00/00	-
-	00/00/00	-
-	00/00/00	-
-	00/00/00	-
△	05/01/2020	Com. Response & Owner Ch.
△	03/27/20	PERMIT SET
△	03/23/2020	BID REVIEW SET
△	03/18/20	50% CONTRACT DOC.
△	01/31/2020	100% DD W/Changes Clouded
△	12/27/2019	50% DESIGN DEVEL. SET

SBJ PROJECT NO.: M19-5118
 DRAWN BY: SRU / JCS
 CHECKED BY: SRU
 PROJECT DATE: 00/00/2020
 © COPYRIGHT 2020
 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 DRAWINGS. VERIFY ALL LAYOUTS AND EQUIPMENT WITH EQUIPMENT SUPPLIER AND INTERIOR DESIGNER.

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.

Ko-Kwel Wellness Center Construction Update, May 27, 2020



All set to pour

Contractors for the Ko-Kwel Wellness Center expect to pour their first concrete on Thursday, May 28.

For the past week, workers have been wiring together lengths of steel rebar to reinforce the building's "grade beams" — horizontal concrete rails that will support the foundation slab.

The rebar cages lie between wooden forms along the ground. Wet concrete, poured into the forms, will harden to create the steel-reinforced skeleton of the wellness center's future foundation.

The first concrete to be poured will support Zone 1, the area housing the future medical clinic and pharmacy. Once the concrete hardens, the form boards will be stripped off and reused for Zones 2 and 3, which will house the dental clinic and human services offices.

The construction project is in full swing this week, with 22 workers swarming over the site on Wednesday. Pouring and finishing the grade beams and foundation slabs is expected to last a few weeks.



Photos

Top: These workers from subcontractor Santiam Steel may appear to be building a wobbly radio tower. It's actually the reinforcing framework for a concrete 'grade beam' that will support a foundation slab.

Above: A closeup shows how the grade beam's steel framework intersects with the capped end of a deeply driven pile. Wet concrete, filling the space between the boards, will fuse the parts into a sturdy structure.

Photos by Lon Matheny

Coquille Wellness Center Update, June 3, 2020

Project produces concrete results

Workers on the Kilkich Wellness Center project have completed the horizontal foundation beams (known as “grade beams”) for the Phase 1 area, home of the medical clinic and pharmacy. Rock fill between the beams will help support the foundation slabs.

The same process will be repeated for Phase 2 and Phase 3, which will house the dental clinic and family services offices.

The first section of foundation slab will be poured at the end of this month.

✱ Kilkich residents should note that contractors will temporarily switch to a five-day workweek, starting next week.



Photos

Top: A cement mixer loads (or ‘primes’) a snorkel truck to pour concrete foundation beams.

Above right: Workers guide the snorkel truck’s hose as it pumps wet concrete into wooden forms.

Above left: The crew ‘floats’ the wet concrete to smooth and compact it.

Bottom: Once the concrete hardens, workers strip away the form boards and reuse them for the project’s next phase.



**Photos
by Lon
Matheny**

Slab happy

Major pouring days lie ahead



Left: An excavator spreads rock to fill the space between reinforced concrete “grade beams.” The beams and the rock fill between them will support the slab.

Below: Workers lay down a plastic vapor barrier and a layer of sand in preparation for pouring the concrete slab. The white pipes are stubs of sewer lines. Photos by Lon Matheny

Some big days of concrete pouring are in store for the Ko-Kwel Wellness Center project.

Sometime around the middle of next week, workers will start at 6 a.m. for a long day of pouring the Zone 1 slab.

Zone 1 combines the building’s medical and pharmacy areas. A slab is the flat concrete expanse that lies beneath a building’s floor.

Meanwhile, the crew is preparing to pour “grade beams” — steel-reinforced horizontal concrete supports — in Zones 2 and 3.

Don’t get surprised

The day for that 6 a.m. activity hasn’t been determined yet, but Kilkich residents can receive 24 hours’ notice via text message.

To sign up for text-message updates, just text “KWCUPDATES” to 888777.



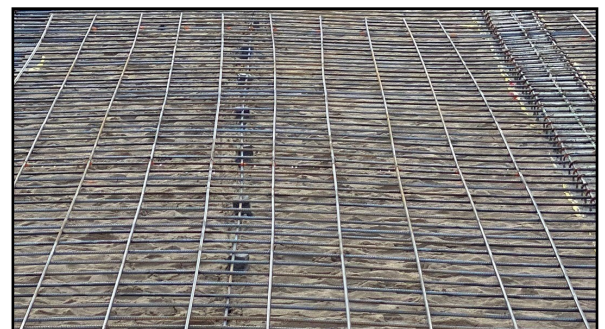
The rebartender

Want to pour yourself a strong one? Do this first.

Wet weather delayed pouring the first concrete slab at the Ko-Kwel Wellness Center this week. The early-morning traffic and noise that we predicted will probably happen next week instead.

In the meantime, we bring you some photos of a construction worker skillfully wiring together a vast steel grid.

Rebar, short for “reinforcing bar,” is the internal framework that helps a concrete foundation support a building’s weight. Wire is painstakingly twisted at each intersection, joining the steel rods into a skeletal mesh. Wet concrete will fill the spaces — but not this week.



Top: A construction worker deftly twists wire around one of the countless rebar intersections.

Above left: Looks like he’s going to need a lot of wire.

Above right: Epoxy secures bent pieces of rebar to drilled holes in a previously poured concrete “grade beam.” The rebar will anchor the future slab to the supporting beams.

Right: A finished grid is ready for next week’s pouring.

Photos by Lon Matheny