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:	Date of Workshop:
Ko-Kwel Wellness Center Update	05/06/20
☑ Open Workshop☐ Continued from previous Workshop	nop – Date:
Presenter's Name, Title and Department:	
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):	
Reynold Roeder, Roeder & Company LLC	
Eric Scott, Project Manager	
NY / TO A CONTROL OF THE CONTROL OF	
Note Taker for Workshop:	
Anna Chavez, Administrative Assistant	
Brief Description (provide outline of discussion points as well as question	ons you need answered by
this workshop):	
Closing Documents. Review any changes to documents Tribal Council will be a for closing.	asked to approve via resolution
Overall Project Budget. Review overall project budget. This is the budget bein documents.	ng used for the closing
3. GMP Appendixes . Review Exhibit B, C, and D (Assumptions and Clarifications, Items).	Allowance Items, Alternate
4. Work in progress and 3-week look-ahead. Update on key design and construction	ction milestones (see attached).
Workshop Attendees	
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	<u> </u>
BY:	
PRINT NAME: BRENDA MEADE	PRINT TITLE: TRIBAL COUNCIL CHAIRPERSON
DESIGN-BUILDER: S&B JAMES CO	DNSTRUCTION MANAGEMENT CO.
BY:	
PRINT NAME: ALLEN PURDY	PRINT TITLE: PRESIDENT

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





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	(HB 3427-Education	2.24 /sf	
			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.



100% CD GMP, DRAFT 5/4/2020



		1				ı	1	1					T		1	
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	Equipn Quant		Rental Equipment	Materials Bid	Sub Bids	Total Amount
01-00-00			GENERAL CONDITIONS													
	01-31-00		Project Management & Coordination													
			Project Manager	968.80			PM	968.80								82,348
			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 mg	onths of Proje	ct Supervision	518,322
	01-52-00		Reimbursable Expenses					•								
			Reproducibles - Plans, Specs, etc.				С							2,333		2,333
			Jobsite Office / Office Furnishings / Supplies				С						De	leted by Tribal	Council 1/21/20	
			Phone (Mobile/Land)				С							2,450		2,450
		4	Copy Machine / Fax				С							2,100		2,100
		5	Postage / Copies				С							554		554
		6	Travel Expenses				С							78,237		78,237
			Reimbursable Expenses										1	4 months of F	Reimbursables	85,675
			GENERAL CONDITIONS													603,997
02-00-00			EXISTING CONDITIONS													
	023-100	ł — — — — — — — — — — — — — — — — — — —	General Works													
			Jobsite Safety Requirements				L								included	
			Continuous Cleanup				L								included	
			Site Clean up				L								included	
			Final Clean up				С								included	
		ł — — — — — — — — — — — — — — — — — — —	Waste Management - Dumpsters				С								included	
			Water Truck				С								included	
		ł — — — — — — — — — — — — — — — — — — —	Temporary Fencing				С								included	
			Climate Control				С								included	
		9	General Works				С								527,382.00	527,382
			General Works													527,382
			EXISTING CONDITIONS													527,382
03-00-00			CONCRETE													
	03-21-00		Reinforcing Steel													
			Rebar				С								In 03-31-00	
			Reinforcing Steel													
	03-31-00		Structural Concrete									1				
			Building Concrete - Subcontracted				С								414,589.00	414,589
			Slabs-On-Grade				С								included	,203
		ł — — — — — — — — — — — — — — — — — — —	Vapor Barrier				С								included	
			Slab Perimeter Insulation R-15 (down 24")				С								included	



100% CD GMP, DRAFT 5/4/2020



		Item			Labor OT	Labor DT	EE	Total Labor	Equipment	Type of Equipment	Equipn	nent	Rental	Materials		Total
Group	Phase	Number	Description	Labor 1	1	1	1	Units	Lump Sum	1	Quanti		Equipment	Bid	Sub Bids	Amount
		23	Lightweight Concrete Pads at 3 RTU's				С								13,500.00	13,500
			Structural Concrete													428,089
			CONCRETE													428,089
04-00-00			MASONRY													
	04-22-00		Concrete Unit Masonry													
		1	CMU Trash Enclosure-Excluded				С						Del	eted by Tribal	Council 1/21/20	
			Concrete Unit Masonry											,		
			MASONRY													
05-00-00			METALS													
	05-12-00		Structural Steel Framing													
	00 11 00	1	Structural Steel - Beams, Columns				С							60,840	27,480.00	88,320
		2	Credit for Reduced Column Sizes				С							-4,650	27,100.00	-4,650
			Structural Steel Framing											.,,,,,		83,670
	05-41-00		Structural Metal Stud Framing													33,013
	00 12 00	13	Structural & Non-Structural Metal Stud Framing				С								179,614.00	179,614
			Structural Metal Stud Framing												2,0,02,000	179,614
			METALS													263,284
06-00-00			WOOD, PLASTICS, & COMPOSITES													
	06-10-63		Exterior Rough Carpentry													
		61	Exterior Roof & Upper Wall Framing-Subcontracted				С								362,184.00	362,184
		61	ALLOWANCE - Plywood Shear at Exterior & Load-Bea	ring Walls			С								68,980.00	68,980
		61	Exterior DensGlass Gypsum Sheathing (061600)				С								39,105.00	39,105
		62	Added sub-framing below RTU's				С								3,480.00	3,480
		62	Changed Wood Framing over Steel Beams 2x to 3x				С								1,960.00	1,960
		62	Added Wood-Framed Parapet Walls				С								38,700.00	38,700
		62	Design Change at Porte Cochere Roof Framing				С								14,545.00	14,545
		62	Wood/Steel Framing for Owner's Wood Column Wra	ps			С								4,800.00	4,800
			Exterior Rough Carpentry													533,754
	06-20-23		Interior Finish Carpentry													
		1	Interior Wood Paneling - Accent Walls ALLOWANCE				С						Del	eted by Tribal (Council 1/21/20	
		2	Interior Wood Paneling - Accent Ceilings ALLOWANC				С						Del	eted by Tribal (Council 1/21/20	
			Interior Finish Carpentry													
	06-41-00		Architectural Woodwork Casework													
		16	Plastic-Laminate-Clad Architectural Cabinets				С							5,940	120,438.00	126,378
		19	Solid Surface Countertops - ONLY @ 3 Reception Cou	nters			С								incl. above	
		22	Pharmacy & Lab Casework Mods (RFI's 5&6)				С								20,835.00	20,835
		23	Plastic Laminate Sills at Exterior Windows				С								3,975.00	3,975
			Architectural Woodwork Casework													151,188
			WOOD, PLASTICS, & COMPOSITES													684,942



100% CD GMP, DRAFT 5/4/2020



6,,,,,,	Dhaaa	Item	December 1	Labau 4	Labor OT	Labor DT	EE	Total Labor	Equipment	Type of Equipment	Equipm	nent	Rental	Materials	Cult Bide	Total
Group	Phase	Number	Description	Labor 1	1	1	1	Units	Lump Sum	1	Quanti	ty 1	Equipment	Bid	Sub Bids	Amount
07-00-00			THERMAL & MOISTURE PROTECTION													
	07-21-00		Thermal Insulation													
		13	Thermal & Sound Insulation				С							8,000	24,151.00	32,151
			Thermal Insulation													32,151
	07-46-00		Siding													, and the second
		46	Fiber-Cement Siding w/ Blue Skin				С								326,800.00	326,800
		49	Added Siding at PoC Column Bases				С								4,000.00	4,000
			Siding													330,800
	07-54-00		PVC Membrane Roofing													
		1	PVC 60-mil Membrane Roofing - Beige				С								221,162.00	221,162
			R-30 Rigid Roof Insulation - Mechanically Fastened				С							0	incl. above	0
			PVC Membrane Roofing													221,162
	07-62-00		Sheet Metal Flashing & Trim													
		11	Gutters and Downspouts - 6"				С								8,544.00	8,544
		16	Stainless Steel Head & Sill Flashing				С							0	INC 074600	0
		19	Parapet Cap Flashing				С								INC 075400	0
			Sheet Metal Flashing & Trim													8,544
	07-72-00		Roof Accessories													
		1	Roof Ladders				С								3,500.00	3,500
		2	Roof Hatches				С								2,500.00	2,500
		3	TPO Walk Pads				С							0	INC 075-400	0
			Roof Accessories													6,000
	07-92-00		Joint Sealants													
		1	Exterior Joint Sealants				С								6,500.00	6,500
		2	Interior Joint Sealants				С								7,500.00	7,500
			Joint Sealants													14,000
			THERMAL & MOISTURE PROTECTION													612,657
08-00-00			OPENINGS													
	08-11-00		Metal Doors & Frames													
		1	Exterior Hollow Metal Doors & Frames				С							0	See 081-400	0
			Metal Doors & Frames													0
	08-14-00		Wood Doors													
		1	Interior Wood Doors & Timely Frames				С							10,081	246,968.00	257,049
		2	Large Sliding Doors @ Community Gathering				С							0	incl. above	0
			Wood Doors													257,049
	08-33-00		Coiling Doors & Grilles													-
		11	(1) 8' x 8' Non-Insulated 24-ga. Manually Operated				С								7,776.00	7,776
		12	(2) 4' x 4' Fire-Rated Manually Operated at Pharmacy				С							0	incl. above	0
			Coiling Doors & Grilles													7,776



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	T		,			T		א ווכ		, 					
Group	Phase	Item Number	Description	Labor 1	Labor OT	Labor DT 1	EE 1	Total Labor Units	Equipment Lump Sum	Type of Equipment 1	Equipn Quanti	Rental Equipment	Materials Bid	Sub Bids	Total Amount
	08-36-00		Folding Partitions												
		1	Folding Partitions @ Community Gathering				С					Del	eted by Tribal	Council 1/21/20	
		2	ALLOWANCE - Structural Soffit Framing				С					Del	eted by Tribal	Council 1/21/20	
			Folding Partitions												
	08-43-00		Entrances & Storefronts												
		1	Exterior Storefront Glazing				С							97,944.00	97,944
		2	Single/Pair Entry Doors				С							51,100.00	51,100
		3	6x7 Pair Entry Doors				С						0	included above	0
		4	Interior Storefront				С						0	incl. above	0
		5	Rounded Storefront @ Front Entrance				С						0	included above	0
		6	Credit to Use Vinyl @ Ext Facing Windows ONLY				С							-22,532.00	-22,532
		7	Credit 2 Pair Storefront Doors/windows @ Communit	y Gathering	Room		С							-12,875.50	-12,876
			Entrances & Storefronts												113,637
	08-51-00		Metal Windows												
		1	Clerestory Windows for Daylighting				С						0	Excluded	0
			Metal Windows												0
	08-62-00		Unit Skylights												
			Skylights - 4' x 8' with Security Bars				С						0	Excluded	0
			Unit Skylights												0
	08-81-00		Glass Glazing									1			
	00 01 00	1	Interior Windows				С						0	INC 084300	0
		2	Vision Door Lites				С							INC 084300	0
		3	Half Door Lites				С							INC 084300	0
		4	Full Door Lites				С							INC 084300	0
			Glass Glazing												0
	08-89-00		Louvers												
	00 03 00	1	Louvers at Equipment Room Doors				C							2,240.00	2,240
		_	Louvers				C							2,240.00	2,240
			OPENINGS												380,702
09-00-00			FINISHES												380,702
	09-21-00		Plaster & Gypsum Board Assemblies												
		1	Metal Stud, Drywall & Finish				С						9,800	201,676.00	211,476
			Plaster & Gypsum Board Assemblies										·		211,476
	09-31-00		Thin-Set Ceramic Tiling												-
		1	Added River Rock at Reception Desks				С							2,906.00	2,906
			Thin-Set Ceramic Tiling												2,906
	09-51-00		Acoustical Ceilings									1			,= 0.0
		1	Acoustical Ceiling System Complete				С							75,680.00	75,680
			Acoustical Ceilings									1		. 5,555.50	75,680



100% CD GMP, DRAFT 5/4/2020



Group	Phase	Item Number	Description	Labor 1	Labor OT	Labor DT	EE 1	Total Labor Units	Equipment Lump Sum	Type of Equipment	Equipm Quanti	Rental Equipment	Materials Bid	Sub Bids	Total Amount
	09-65-00		Resilient Flooring												
		1	LVT - Mannington Adura Flex (No Grout)				С							42,830.00	42,830
		2	Sheet Vinyl - Mannington Terrene				С							21,388.00	21,388
		3	Walk-Off Mat Flooring - Connexus Super Nop 52 Use	Alternate			С							3,291.00	3,291
		4	Rubber Base - 6" @ Restrooms; 4" @ balance				С							10,650.00	10,650
		5	Travel & Lodging				С							6,072.00	6,072
		6	Vapor Emissions Control - ALLOWANCE				С							71,695.00	71,695
		7	Owner Flooring Changes between DD's & CD's				С							4,568.00	4,568
			Resilient Flooring												160,494
	09-68-00		Carpeting												
		1	Milliken Quick Ship 122 Carpet Tiles				С							26,736.00	26,736
			Carpeting												26,736
	09-91-00		Painting												
		11	Painting				С							96,680.00	96,680
		12	Exterior Painting				С							32,200.00	32,200
			Painting											,	128,880
			FINISHES												606,172
10-00-00			SPECIALTIES												
10 00 00	10-14-00		Signage ALLOWANCE												
	20 2 1 00	1	Code Minimum Signage - Exits & Restrooms				С							1,761.00	1,761
		_	Signage ALLOWANCE											1,701.00	1,761
	10-26-00		Wall & Door Protection ALLOWANCE												1,701
	10-20-00	1	FRP at Exam Rooms				С							2,856.00	2,856
		2	FRP at Restrooms				С							1,904.00	1,904
		3	FRP at Janitor's Closets				С							1,670.00	1,670
		4	Chair Rail at Main Circulation Hallways				С							5,563.00	5,563
			Wall & Door Protection ALLOWANCE				C							3,303.00	11,993
	10-28-00		Restroom & Exam Accessories ALLOWANCE												11,993
	10-28-00	2	Restroom Accessories				С							14 544 00	14 544
		3	OFCI Exam Room Accessories ALLOWANCE				С							14,544.00 2,556.00	14,544
		3	Restroom & Exam Accessories ALLOWANCE				C							2,556.00	2,556
	10 44 00														17,100
	10-44-00		Fire Protection Specialties ALLOWANCE				-							5 472 00	
		1	Fire Extinguishers & Recessed Cabinets				С							5,472.00	5,472
	40 == 00		Fire Protection Specialties ALLOWANCE									1			5,472
	10-75-00		Flagpoles ALLOWANCE				-							,_	
		1	Flagpoles				С					Del	eted by Tribal (Council 1/21/20	
			Flagpoles ALLOWANCE												
			SPECIALTIES												36,326
11-00-00			EQUIPMENT												ļ



100% CD GMP, DRAFT 5/4/2020



Group	Phase	Item Number	Description	Labor 1	Labor OT	Labor DT 1	EE 1	Total Labor Units	Equipment Lump Sum	Type of Equipment 1	Equipn Quanti	Rental Equipment	Materials Bid	Sub Bids	Total Amount
	11-31-13		Appliances												
		1	Appliances - FF&E by Owner				С						0		0
			Appliances												0
			EQUIPMENT												0
12-00-00			FURNISHINGS												
	12-24-00		Window Shades ALLOWANCE												
		1	Manually-Operated Exterior Window Shades				С					Del	eted by Tribal	Council 1/21/20	
			Window Shades ALLOWANCE										,		
	12-93-00		Site Furnishings ALLOWANCE												
		2	Bike Lockers				С					Del	eted by Tribal	Council 1/21/20	
		3	Bike Racks				С						-	Council 1/21/20	
			Site Furnishings ALLOWANCE												
			FURNISHINGS												
21-00-00			FIRE SUPPRESSION												
	21-13-00		Fire-Suppression Sprinkler Systems												
		1	Design/Build Fire Suppression System				С							113,950.00	113,950
		2	Add Dry System at Porte Cochere				С							,	·
		3	Add Dry System at Main IT Server Room??				С								
			Fire-Suppression Sprinkler Systems												113,950
			FIRE SUPPRESSION												113,950
22-00-00			PLUMBING												
	22-11-00		Facility Water Distribution												
			Plumbing - Subcontracted				С							350,000.00	350,000
		2	Add 1 Drinking Fountain w/ Bottle Filler				С							3,000.00	3,000
		3	Plumbing Connection at Equip. Sterilization				С							Excluded	
		4	Dental Lab				С							Excluded	
			Dental Gas				С							Excluded	
		6	ALLOWANCE - Water Feature				С							500.00	500
			Facility Water Distribution												353,500
	22-63-13		Gas Piping For Healthcare Facilities												*
			Dental Gas Piping				С								
		2	Medical Gas Piping				С								
			Gas Piping For Healthcare Facilities												
			PLUMBING												353,500
23-00-00			HEATING, VENT., & AIR COND.												
	23-08-00		Commissioning Of HVAC												
			00-00-00				С							Excluded	
			Commissioning Of HVAC												



100% CD GMP, DRAFT 5/4/2020



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Group	Phase	Item Number	Description	Labor 1	Labor OT	Labor DT 1	EE 1	Total Labor Units	Equipment Lump Sum	Type of Equipment	Equipn Quant		Rental Equipment	Materials Bid	Sub Bids	Total Amount
	23-31-00		HVAC Ducts & Casing													
		1	HVAC - Subcontracted				С								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				С								532,875.00	532,875
		2	Site Electrical Subcontracted				С								63,000.00	63,000
		3	Future Solar Conduits				С								5,250.00	5,250
		4	Existing Power & Fiber Relocation at Berm				С								9,450.00	9,450
		6	New Energy Code Lighting Control				С								26,250.00	26,250
		7	Multi-Unit EV Car Charger-EXCLUDED				С						Del	eted by Tribal	Council 1/21/20	
			Medium-Voltage Electrical Distribution													636,825
	26-22-00		Low-Voltage Electrical Distribution													
		1	Telephone/Data/WiFi/Camera				С								126,000.00	126,000
		2	Sound/Music				С								21,000.00	21,000
		3	Door Access Control				С								See 281-300	
		4	Audio/Visual at Large Gathering Room (SMEED)-EXCL	UDED			С		Approved by Tril	bal Council 1/21/20 for in	-wall stubb	ed cond	duit		10,000.00	10,000
		5	Panic Emergency System (SMEED)				С								52,500.00	52,500
		6	Sound Masking (SMEED)				С								5,250.00	5,250
		7	Intrusion System				С								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				С							0	52,500.00	52,500
			Access Control												02,000.00	52,500
	28-31-00		Fire Detection & Alarm													
		1	Fire Alarm - Design/Build				С							0	42,000.00	42,000
			Fire Detection & Alarm												,	42,000
			ELECTRONIC SAFETY & SECURITY													94,500
31-00-00			EARTHWORK													
31-00-00	31-10-05		Construction Staking													
	21-10-02	13	Construction Staking Construction Staking ALLOWANCE				С								17,500.00	17,500
		13	Construction Staking												17,300.00	17,500 17,500
	31-23-00		Excavation & Fill										1			17,500
	31-23-00	1	Earthwork, Prep for Concrete, UG Util., Asphalt				С				CCI		oted by Tribal Co	ouncil 1/21/20	784,616.00	784,616
		3	OWNER ADD 4" of Structural Rock at Roadway Paver	ont			С				351	VIII Deli	eted by Tribal Co	Julicii 1/21/20	12,229.00	12,229
		6	Added 380 LF of 6" Sewer Line at East Side	iciit			С								36,860.00	36,860



100% CD GMP, DRAFT 5/4/2020



Group	Phase	Item Number	Description	Labor 1	Labor OT	Labor DT	EE 1	Total Labor Units	Equipment Lump Sum	Type of Equipment 1	Equipm Quanti		Rental Equipment	Materials Bid	Sub Bids	Total Amount
		7	OWNER ADD New Sewer Manhole (Alt Add)				С								7,976.00	7,976
		9	Added 213 LF of Storm Water Line				С								47,925.00	47,925
		10	Added 2 new culverts in Pond #3				С								4,928.00	4,928
			Excavation & Fill													894,534
	31-62-00		Driven Piles													
		1	Driven Piles (Original Bid from 50% DD's)				С								167,200.00	167,200
		2	Pile Quantity Reduction in 100% CD's				С								-20,500.00	-20,500
			Driven Piles												·	146,700
			EARTHWORK													1,058,734
32-00-00			EXTERIOR IMPROVEMENTS													
	32-16-00		Curbs, Gutters, Sidewalks, Driveways													
		11	Curbs, Gutters, Sidewalks, Driveways				С								139,682.00	139,682
		12	Credit for Patio @ Outdoor Gathering Area-Commun	ty Gathering	!		С					Dele	eted by Tribal Co	ouncil 1/21/20	-4,125.00	-4,125
		13	Add 8' Walk between buildings				С					1	ded by Tribal Co			6,050
		14	East Swale Curb changed to 4' Retaining Wall				С								29,480.00	29,480
			Curbs, Gutters, Sidewalks, Driveways													171,087
	32-17-00		Paving Specialties													
		11	Base & Paving				С							0	INC312300	0
		13	Pavement Markings / Striping / Signs				С								INC312300	0
			Paving Specialties													0
	32-31-00		Fences & Gates													
		11	Fences & Gates				С							0	EXCLUDED	0
			Fences & Gates													0
	32-91-00		Irrigation ALLOWANCE													
	00000	1	Irrigation				С								72,624.00	72,624
			Irrigation ALLOWANCE												7 = ,0 = 1.00	72,624
	32-92-00		Landscaping ALLOWANCE													72,021
	32 32 33	1	Soil Prep				С								27,040.00	27,040
		2	Bioswales				С								26,580.00	26,580
		3	Bark Mulch				С								7,890.00	7,890
		4	Hydroseeding				С								41,775.00	41,775
		5	Planting				С								42,168.00	42,168
		6	Cobblestone				С								4,880.00	4,880
		7	SOIL IMPORT ALLOWANCE (Reduced)				С								42,161.00	42,161
		8	General Landscape Scope Reduction				С								-30,500.00	-30,500
			Landscaping ALLOWANCE												,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	161,994
			EXTERIOR IMPROVEMENTS								*					405,705
99-00-00			OTHERS													132,133
	99-01-00		Permits & Fees													



100% CD GMP, DRAFT 5/4/2020



Group	Phase	Item Number	Description	Labor 1	Labor OT	Labor DT	EE 1	Total Labor Units	Equipment Lump Sum	Type of Equipment	Equipm Quanti	Rental Equipment	Materials Bid	Sub Bids	Total Amount
		99	Permits & Fees - All Costs By Owner				С								
			Permits & Fees												
			OTHERS												

Ko Kwel Wellness Center MASTER PROJECT COST SUMMARY

DRAFT

Bldg.: SF/

Site Acres:

22,060 4.46

FINAL

Site: SF/ 194,278

EXHIBIT 'A'

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

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 Labo	\$23.50	\$518,322	
General Conditions (Reimbursable Cost	\$3.88	\$85,675	
			\$602.007

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

	\$603,997 + \$8,103,038 =	
S+B James	\$8,716,341	Total GMP Construction Budget
S+B James	\$8,710,341	Total Givir Construction Budget
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

	Ву	
	S+B James	
	S+B James	
,	S+B James	
	S+B James	
	S+B James	
		D

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.
- Includes plastic laminate sills at exterior windows added by Architect during CD phase.
- 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.
- 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)

- 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.
- 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

Postroom 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 piles to provide stable subgrade for new reinforced grade beams at building pad.
- 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.
- 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)		
Contractor's Contingency	\$311,595	
Sitework Subcontractor Bond @ 1.5%	\$13,418	
Driven Piles Subcontractor Bond @ 2%	\$3,344	
Irrigation & Landscape Subcontractor Bond @ 1.8%	\$ 5,403	
Building & Site Concrete Subcontractor Bond @ 2%	\$11,984	
Rough Carpentry Subcontractor Bond @ 3%	\$15,520	
Fiber Cement Siding Subcontractor Bond @ 6%	\$19,776	
Casework/Countertop Subcontractor Bond @ 3%	\$4,536	
Roofing Subcontractor Bond@ 3%	\$6,635	
Metal Stud / Drywall / Acoustical Ceiling Subcontractor Bond @ 3.5%	\$17,706	
Plumbing Subcontractor Bond @ 3%	\$10,605	
HVAC Subcontractor Bond @ 3%	\$23,763	
Electrical Subcontractor Bond @ 1.35%	\$12,894	
Structural Plywood Shear Wall Panels	\$68,980	
Vapor Emissions Control	\$71,695	
Division 10 Specialties	\$36,326	
Construction Staking	\$17,500	
Irrigation & Landscaping	\$234,618	
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)

<u>1A</u>	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 DRAFT

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		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 DRAFT

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 DRAFT

Job #: M19-5119 COQUIT: COQUILLE MOB CONST 630 Miluk Drive 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)

Ko Kwel Wellness Center GMP Exhibit 'E' - Document Register 5/4/2020

DRAFT

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

Division Section Title

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

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

DRAFT

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

DIVISION 07 -	THERMAL	AND	MOISTURE	PROTECTION
DIVIDION 07 =			MODICIC	INVIECTION

072100	THERMAL INSULATION
072500	WEATHER BARRIERS
072600	VAPOR RETARDERS
074646	FIBER-CEMENT SIDING

075423	THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING
076200	CHEET METAL ELACHING AND TRIM

076200 SHEET METAL FLASHING AND TRIM

077200 **ROOF ACCESSORIES** JOINT SEALANTS 079200

ACOUSTICAL JOINT SEALANTS 079219

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	GYPSUM BOARD
095100	ACOUSTIC TILE
095113	ACOUSTICAL PANEL CEILINGS
096500	RESILIENT FLOORING

00.000	CADDET
096800	CARPET

097700	ACOUSTIC WALL PANEL

097720 DECORATIVE FIBERGLASS REINFORCED WALL PANELS

099100 PAINTING AND FINISHES **EXTERIOR PAINTING** 099113

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

Ko Kwel Wellness Center 100% CD Specifications 3/27/2019 DIVISION 11 - EQUIPMENT

NOT APPLICABLE

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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

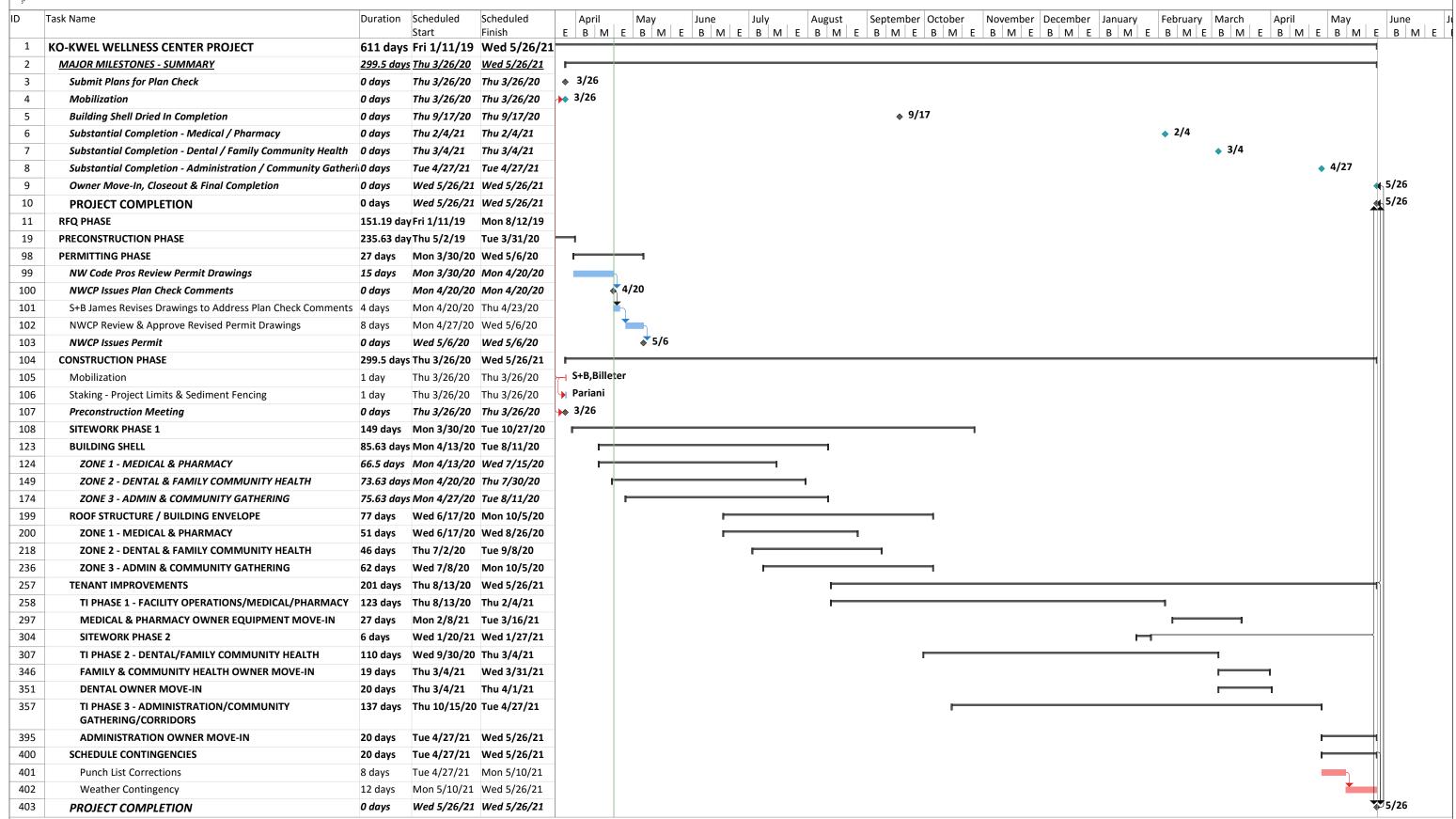
328424	IRRIGATION
329113	SOIL PREPERATION
329200	HYDROSEEDING
329300	PLANTING



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*	С	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	Α	102	102
10	Project Manager - Chris	PM	85	85

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



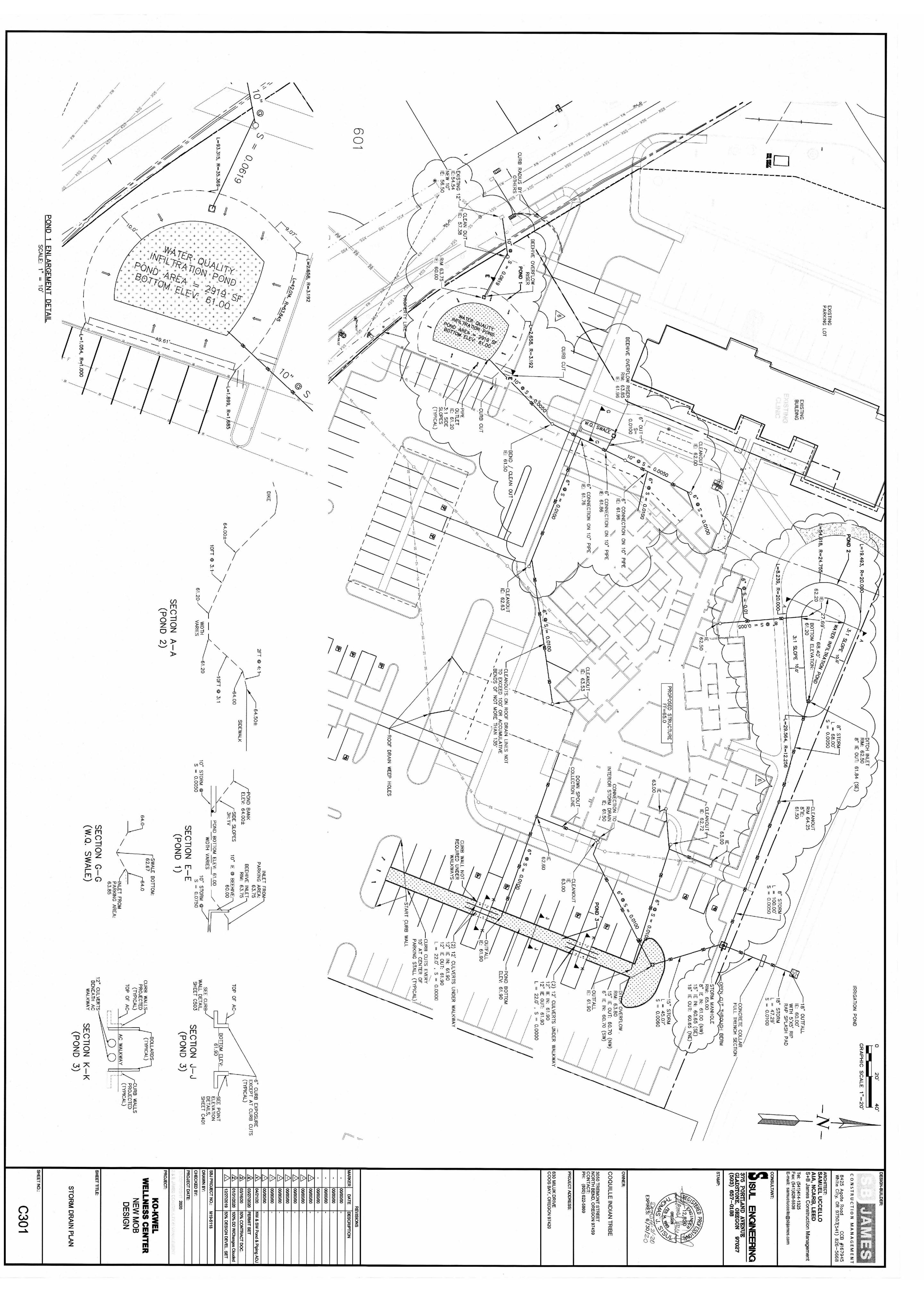
Coquille Indian Tribe Ko Kwel Wellness Center Exhibit G – Labor & Equipment Rates May 4, 2020 DRAFT

ID	Description	Hour	Day	Week	Month
	Description		Day		
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	ψ0	4202
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	Ψ.σ	\$100	\$325	Ψ.0 <u>2</u>
27	Soft Cut Saw - Gas		\$120	\$390	
29	Temporary Fencing (per 10 foot		Ψ120		*
	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	PHASE I CLOSING	PHASE II NEW GRANTS	TOTAL PROJECT PHASES I & II	
May 5, 2020	Subtotal	Total	Grand Total	
Sources of Funds				
Coastal Enterprises Loan Proceeds Craft3 Loan Proceeds	2,500,000 4,500,000	-	2,500,000 4,500,000	Source loan 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 Wildhorse Foundation	85,000 40,000	100,000	185,000 40,000	2nd apl submitted 4/13/20, dental imaging, decision Dec 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 Craft3 Pre-development grant	75,000 180,000	-	75,000 180,000	Const costs; reapply after first award closed out Additional funding may be available through NWAF
Ford Family Foundation	-	200,000	200,000	Apl submitted 10/2019 for const, won't fund until after financing closes
Three Rivers Foundation Bay Area Hospital Foundation	5,000	5,000 15,000	10,000 15,000	Specialty Rx shelving 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 Pacific Power Foundation	-	20,000 15,000	20,000 15,000	Apl submitted 4/2/20, dental imaging, decision June 20-Jan 21 Apl due 12/15/20, health & safety funding
Kaiser Family Foundation	-	20,000	20,000	Apl due 11/1/20
CDC COVID Formula Grant EDA COVID Funding	-	196,129	196,129	Apl submitted 4/27/20, backup generator, decision June 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 Total Sources	1,000,000	761.129	1,000,000 14,064,923	
Total Sources	13,303,794	761,129	14,004,923	
Project Costs				
Financing Costs	000 000		000 000	0(0
NMTC Sub allocation Fee NMTC Professional Fees	360,000 372,000	-	360,000 372,000	Craft3 Legal, Accounting, Title
NMTC Consultant Fee	240,000	-	240,000	Roeder & Company
NMTC Reserves	243,330	-	243,330	Craft 3
Loan fees Northern Trust Legal Fees	70,000 13,715	-	70,000 13,715	Northern Trust
QLICI interest during construction	127,393	-	127,393	
QALICB Audit & Tax during construction Construction period interest	10,000 366,465	-	10,000 366,465	Craft 3
Subtotal	1,802,903		1,802,903	o.u.co
Site Preparation & Demolition				
Site survey Earth Moving	13,900 59,195	-	13,900 59,195	Stuntzner Engineering Wheeler Excavating
Existing utility terminations	1,500	-	1,500	S&B James
Contingency (10%)	7,460		7,460	
Subtotal Project Management/Surveys/Reports	82,055	-	82,055	
Project Management	276,263	-	276,263	Eric Scott (2019-21)
Plan Review, Permitting, MEP, FLS Inspections, Fa	125,000 24,079	-	125,000 24,079	NW Code Professionals
Storm Water/BPM/Reports/Inspections Topo Survey/ALTA Survey	25,500	-	25,500	SHN Engineering SHN Engineering
Phase 1 ESA	3,600	-	3,600	Creekside Environmental
Limited Phase 2 ESA Geotechnical Engineering & Pile Test Program	18,000 46,108		18,000 46,108	Creekside Environmental Galli Group
Pile Driving Monitoring	19,715	-	19,715	Galli Group
Construction Materials Testing Contingency (10%)	25,000	-	25,000	Galli Group
Subtotal	53,827 617,092		53,827 617,092	
Utility Infrastructure & Fees				
Building Permit Application Fee Electric Utility Connection Fee	120,000 21,460	-	120,000 21,460	CIT 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 Contingency (10%)	15,000 39,101	-	15,000 39,101	
Subtotal	430,115		430,115	
Building Construction	440.000		440.000	S&B James
Architectural/Engineering Design Costs Design Refinement Costs	449,893 41,387	-	449,893 41,387	S&B James S&B James
General Conditions	603,997	-	603,997	S&B James
Building Cost Contractor's Contingency (4%)	7,800,238 312,106	-	7,800,238 312,106	S&B James
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 Furniture Fixtures & Equipment	9,285,623	-	9,285,623	
Office Furniture/Equipment	150,644	28,071	178,715	Momentum
IT Equipment/Servers & Specialty AV	82,500	82,500	165,000	Harry Cabain/ADEO: 2 about 1 2 about 1
Dental-Operatories (5 units) Dental-Panoramic X-ray Unit	292,443 20,000	190,848 78,308	483,291 98,308	Henry Schein/ADEQ; 3 phase I, 2 phase II Henry Schein/Planmeca
Dental-Small Tools and Consumables	17,700	-	17,700	Henry Schein
Medical/Pharmacy Medical Software/Hardware	279,000	-	279,000	MEQA NextGen PigneerRy etc
Medical Software/Hardware Procurement Services - Medical	34,610 86,200	-	34,610 86,200	NextGen, PioneerRx, etc. MEQA
Clinic remodel for fitness facility	-	100,000	100,000	
Site Amenities Contingency (10%)	25,000 97,909	47,973	25,000 145,882	
Subtotal	1,086,006	527,700	1,613,706	
Total Costs	13,303,794	527,700	13,831,494	
Em Para Course Course (1)				
Funding Sources Over (Under) Costs	(0)	233,429	233,429	



3 WEEK LOOK AHEAD

CONSTRUCTION MANAGEMENT

CONSTRUCTION MANAGEMENT	_																													
Project No.: M19-5119	5119 Apr/May			pr/May May							May May									Ma	ау									
	M	Т	W T	H F	SS	M	I T	W	TH	F	S S	М	Т	W	TH	F S	S	М	Т	W TH	l F	SS	IV	Т	W	/ T	F	S	S	
				0 1	2 3						9 #	11	12	13	14	15 1	6 17	18	19	20 21	. 22	23 24				7 28	29			SUBCONTRACTOR
SITE WORK																										-				
Mass Grading-Cut/Fill Parking Areas		х	x >	v х		Т	T		П											$\overline{}$	Т		т	Т	Т	Т	$\overline{}$	$\overline{}$	\Box	Billeter
Set Batter boards		х																									†	+		Guido
Building Subgrade Sewer Zone 1						х	х	х																						Van Row
Plumbing Inspection									х																		1			NWCP
PreCon with Henry Schein (Zone 2 Dental Equipment)								х							Î												1			Henry Schein (David Sheets)
Building Subgrade Electric Zone 1									х			х	х																	Kyle Elec
Electrical Inspection														х																NWCP
Form Grade Beams, rebar/anchor bolts Zone 1													х	X	Х			х	X	хх			Х							Guido
Rebar Inspection																							Х							NWCP
Building Subgrade Sewer Zone 2									х			х	х	х	Х															Van Row
Plumbing Inspection															X			х	X	хх							$oldsymbol{ol}}}}}}}}}}}}}}}}}$	'	Ш	NWCP
Building Subgrade Electric Zone 2																				X							$oxed{oxed}$	<u> </u>	Ш	Kyle Elec
Electrical Inspection																											$oxed{oxed}$	<u> </u>	Ш	NWCP
Form Grade Beams, rebar/anchor bolts Zone 2																											$oldsymbol{oldsymbol{oldsymbol{eta}}}$		Ш	Guido
Backfill and compact underslab trenches									Х						X												$oldsymbol{ol}}}}}}}}}}}}}}}}}}$	<u> </u>	Ш	Billeter
Subcontractors/Suppliers																														
Earthwork & Underground Site Utilities																											—	<u> </u>	Ш	Billeter
Plumbing																											<u> </u>	'	Ш	Van Row Mechanical
Electrical							-																	_			₩	↓ '	igsqcut	Kyle Electric
Piles																											↓	<u> </u>	igsqcut	NW Pile King
Concrete / Rebar																					_				4		₩	↓ '	Ш	Guido Construction
Wood & Structural Steel Framing																					_				4		₩	↓ '	Ш	One Way Builders
Metal Stud Framing		1																									₩	 '	igsqcut	Construction Specialties, Inc.
Inspection		+					-	1													-						₩	 '	Ш	Jurisdiction/NWCP
Special Inspection																											Щ	'	Ш	Galli Group/ Hemry 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
 - o Form Grade Beams-Zone 1
 - Mass grading, cut, and fill of parking areas, continued
 - o 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
 - o Intergovernmental Agreement with Pacific Power Draft anticipated 5/8
 - Reciprocal Access Agreement Exhibit and Legal Description under development
 - o Contract, PO Request for NPDES Permit compliance monitoring SHN

Other

Completed:

- May 4-8
 - o 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
- o 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
 - o 8 Redesign Pond 2, elimination of retaining wall
 - o 9 Reduction of perimeter footing from 24" to 18"
 - 12 Eliminate tamper switches inside water vaults
 - o 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
 - o #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
 - o Documents signed
 - Execute final approved GMP

Permitting

Completed:

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

Upcoming:

o Issue permits for building, mechanical, electrical and structural

Furniture, Fixtures, and Equipment (FF&E)

Completed:

- April 6-May 4
 - o 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
 - o FF&E Budgets assembled for potential EDA and CARES Act grant opportunities

Upcoming:

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

Marketing/Branding

Completed

- April 27-May 1
 - o 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

o Review draft 3.0 with Tribal Council

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.

Ko-Kwel Wellness Center Construction Update, May 19, 2020

Coming soon: concrete







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**

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.

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

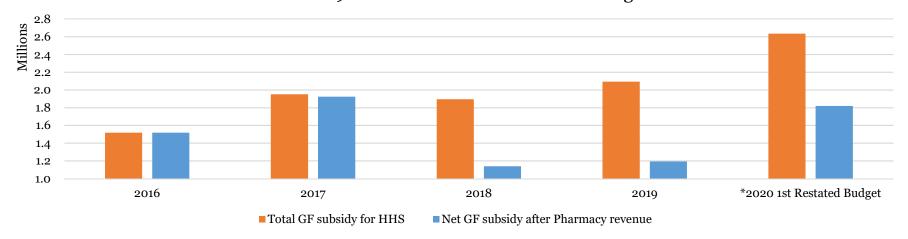
Workshop Title:	Date of Workshop:
Ko-Kwel Wellness Center Update	05/27/20
 ☑ Open Workshop ☐ Continued from previous Worksh ☐ Closed Executive Workshop 	op – Date:
Presenter's Name, Title and Department:	
Mark Gagnon, Chief Financial Officer	
Mark Johnston, Executive Director	
Fauna Larkin, Director, Operations Department	
Kyle ViskneHill, Controller, Finance Department	
Clark Walworth, Director, Communications	
Guest Presenter(s), Title and Agency (anyone not associated with CIT):	
 Reynold Roeder, Roeder & Company LLC Eric Scott, Project Manager 	
Effe Scott, Project Manager	
Note Taker for Workshop:	
Anna Chavez, Administrative Assistant	
Brief Description (provide outline of discussion points as well as question	ns you need answered by
this workshop):	
1. Closing Update	
2. Construction budget update	
3. Funding Sources overview	
4. Construction update/ 3-week look ahead	
5. Other work in progress	
Workshop Attendees	
Tribal Council:	
Staff:	
Others:	
Workshop Summary (provide outline of discussions that occurred):	
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:

Ko-Kwel Wellness Center Construction Budget @ 100% CD GMP	PHASE I-CLOSING JAN 3, 2020	JAN 3 - MAY 5 CHANGES	PHASE I-CLOSING MAY 5, 2020	MAY 5 - 26 CHANGES	PHASE I-CLOSING MAY 26	PHASE II NEW GRANTS	TOTAL PROJECT PHASES I & II	
May 26, 2020	Total	(to show NMTC gross benefit)	Revised Total	(closing adjmnts)	Revised Total	Total	Grand Total	Notes
Sources of Funds								
Coastal Enterprises Loan Proceeds	3,500,000	(1,000,000)	2,500,000	-	2,500,000	-	2,500,000 4.500,000	Source loan
Craft3 Loan Proceeds NMTC Net/Gross Benefit	3,500,000 2,996,670	1,000,000 1,215,330	4,500,000 4,212,000		4,500,000 4,212,000		4,212,000	Source loan Wells Fargo: \$0.90/\$1.00 for 39% of \$12M TC allocation from Craft3
Oregon Community Foundation	35,000	1,210,000	35,000	-	35,000	50,000	85,000	2nd apl submitted 1/15/20, dental imaging; approved May 2020
Meyer Memorial Trust	85,000	-	85,000	-	85,000	100,000	185,000	2nd apl submitted 4/13/20, dental imaging, decision Dec
Wildhorse Foundation	20,000	20,000	40,000	-	40,000		40,000	2 grants @ \$20,000 ea: 1st site prep, 2nd dental imaging
Shakopee Foundation	50,000 84,000	-	50,000	-	50,000	25,000 100,000	75,000 184,000	2nd apl submitted 12/31/19, dental imaging 2nd apl due 6/1/20, medical/dental equip, decision Sept
Spirit Mountain Community Fund Collins Foundation	75,000		84,000 75,000		84,000 75,000	100,000	75,000	Const costs; reapply after first award closed out
Craft3 Pre-development grant	175,000	5,000	180,000	-	180,000	-	180,000	Additional funding may be available through NWAF
Ford Family Foundation	-			-		200,000	200,000	Apl submitted 10/2019 for const, won't fund until after financing closes
Three Rivers Foundation Bay Area Hospital Foundation	-	5,000	5,000	-	5,000	5,000 15,000	10,000 15,000	Specialty Rx shelving Apl submitted 2/27/20, dental imaging, decision May
Coquille Tribal Community Fund			- :			15,000	15,000	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 Kaiser Family Foundation	-	-	-	-	-	15,000 20,000	15,000 20,000	Apl due 12/15/20, health & safety funding 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	332,500	77,913	410,413	-	410,413	-	410,413	For construction period interest, based on approved IDC rate
Leverage Loan Interest Income Coquille Indian Tribe	1,000,000	127,381	127,381 1,000,000	(229)	127,152 1,000,000	-	127,152 1,000,000	Interest from investment fund during construction at 1.4945%
Total Sources	11,853,170	1,450,624	13,303,794	(229)	13,303,565	761,129	14,064,694	
Total cources	11,000,170	1,400,024	13,303,134	(223)	10,000,000	701,123	14,004,034	
Project Costs								
Financing Costs								
NMTC Sub allocation Fee	-	360,000	360,000	-	360,000	-	360,000	Craft3: 3% of \$12M allocation
NMTC Professional Fees NMTC Consultant Fee	-	372,000 240,000	372,000 240,000	(3,079)	368,921 240.000	-	368,921	Legal, Accounting, Title Roeder & Company: 2% of \$12M allocation
NMTC Consultant Fee NMTC Reserves		243,330	243,330		243,330		240,000 243,330	QLICI interest; QALICB audit and tax fees
Loan fees	70,000	-	70,000	-	70,000	-	70,000	Craft 3 and CEI: 1% of \$7M source loan
Loan Professional Fees	-	-	-	70,778	70,778		70,778	Craft 3 and CEI: attorney fees and expenses of \$7M source loan
Northern Trust Legal Fees	-	13,715	13,715	-	13,715	-	13,715	Dentons legal fees
QLICI interest during construction QALICB Audit & Tax during construction		127,393 10,000	127,393 10,000	324	127,717 10,000		127,717 10,000	KWC QALICB pays to Wells Fargo and CIT through the NMTC structure
Construction period interest	332,500	33,965	366,465	0	366,465	-	366,465	Craft 3; updated estimate
Subtotal	402,500	1,400,403	1,802,903	68,023	1,870,926		1,870,926	
Site Preparation & Demolition								
Site survey Earth Moving	13,900	(524)	13,900	-	13,900	-	13,900	Stuntzner Engineering
Existing utility terminations	59,729 1,500	(534)	59,195 1,500		59,195 1.500		59,195 1,500	Wheeler Excavating S&B James
Contingency (10%)	7,513	(53)	7,460	-	7,460	-	7,460	oub dames
Subtotal	82,642	(587)	82,055		82,055		82,055	
Project Management/Surveys/Reports								
Project Management	260,000	16,263	276,263	-	276,263	-	276,263	Eric Scott (2019-21)
Construction Security Plan Review, Permitting, MEP, FLS Inspections, Fa	50,000 125,000	(50,000)	125,000		125,000		125,000	Contractor provided, not needed NW Code Professionals
Storm Water/BPM/Reports/Inspections	24,079	-	24,079	-	24,079	-	24,079	SHN Engineering
Topo Survey/ALTA Survey	25,500	-	25,500	-	25,500	-	25,500	SHN Engineering
Phase 1 ESA	3,600	-	3,600	-	3,600	-	3,600	Creekside Environmental
Limited Phase 2 ESA Geotechnical Engineering & Pile Test Program	17,900 17,166	100 28,942	18,000 46,108		18,000 46,108		18,000 46,108	Creekside Environmental Galli Group
Pile Driving Monitoring	9,660	10,055	19,715	-	19,715	-	19,715	Galli Group
Construction Materials Testing	30,000	(5,000)	25,000		25,000	-	25,000	Galli Group
Contingency	56,291	(2,464)	53,827	(53,827)				Eliminated to offset increase to source loan legal fees
Subtotal Utility Infrastructure & Fees	619,196	(2,104)	617,092	(53,827)	563,265	-	563,265	
Building Permit Application Fee	120,000	-	120,000	_	120.000	-	120,000	CIT
Electric Utility Connection Fee	21,209	251	21,460	-	21,460	-	21,460	Pacific Power
Backup Power Generator/ATS	196,129	28,871	225,000	-	225,000	-	225,000	200-250 kw
Water/Sewer Development Fee Equipment Commissioning	9,554 33,860	(18,860)	9,554 15,000	-	9,554 15,000	-	9,554 15,000	CBNB Water Board, Charleston Sanitary Dist.
Contingency (3.5%)	38,075	1,026	39,101	(25,294)	13,807	-	13,807	Reduced to offset incr to source loan legal & Owner's contingency
Subtotal	418,827	11,288	430,115	(25,294)	404,821	-	404,821	,
Building Construction								
Architectural/Engineering Design Costs Design Refinement Costs	449,893	(70.400)	449,893	-	449,893	-	449,893	S&B James S&B James
General Conditions	120,855 553,711	(79,468) 50,286	41,387 603,997	-	41,387 603,997	-	41,387 603,997	S&B James S&B James
Building Cost	7,544,855	255,383	7,800,238	-	7,800,238	-	7,800,238	S&B James
Contractor's Contingency (1%)	519,908	(207,802)	312,106	(216,953)	95,153		95,153	Moved to Owner's contingency per Wells Fargo
Subtotal S&B James	9,189,222	18,399	9,207,621	(216,953)	8,990,668	-	8,990,668	100% CD GMP 5/4/2020 less contingency adjustment
Owner's Contingency (4%)		78,002	78,002	227,822	305,824		305,824	Moved from Contractor's and other contingency per Wells Fargo
Subtotal Building Construction Furniture Fixtures & Equipment	9,189,222	96,401	9,285,623	10,869	9,296,492	-	9,296,492	
Office Funiture/Equipment	248,587	(97,943)	150,644	-	150,644	28,071	178,715	Momentum
IT Equipment/Servers & Specialty AV	164,069	(81,569)	82,500	-	82,500	82,500	165,000	
Dental-Operatories (5 units)	293,159	(716)	292,443	-	292,443	190,848	483,291	Henry Schein/ADEQ; 3 phase I, 2 phase II
Dental-Panoramic X-ray Unit	-	20,000	20,000	-	20,000	78,308	98,308	Henry Schein/Planmeca
Dental-Small Tools and Consumables Medical/Pharmacy	204,700	17,700 74,300	17,700 279,000	-	17,700 279,000	-	17,700 279,000	Henry Schein MEQA
Medical Software/Hardware	34,610		34,610		34,610		34,610	NextGen, PioneerRx, etc.
Procurement Services - Medical	76,950	9,250	86,200	-	86,200	-	86,200	MEQA
Clinic remodel for fitness facility	-		05.000	-	-	100,000	100,000	
Site Amenities Contingency (10%)	15,000 103,708	10,000 (5,799)	25,000 97,909	(1)	25,000 97,909	47,973	25,000 145,881	
Subtotal	1,140,783	(54,777)	1,086,006	(1)	1,086,006	527,700	1,613,705	
Total Costs	11,853,170	1,450,624	13,303,794	(229)	13,303,565	527,700	13,831,265	
	,000,.70	.,,	.0,000,.04	(220)	.0,000,000	52.,700	.0,001,200	
Funding Sources Over (Under) Costs	-	(0)	(0)	0	(0)	233,429	233,429	

General Fund Support for Healthcare Historical perspective

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



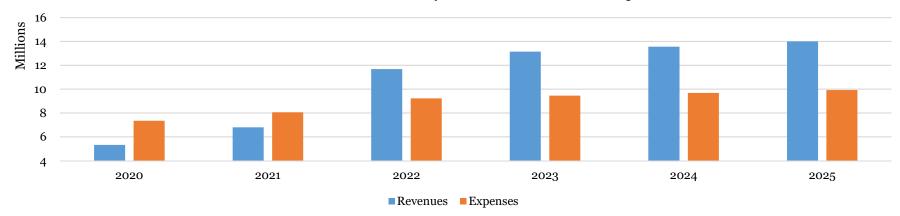
^{*} Based on the 1st Restated Budget; historically, managers have been able to significantly reduce the actual cost to the General Fund by shifting expenses to grants and other sources not assumed to be available when the budget is adopted.

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.

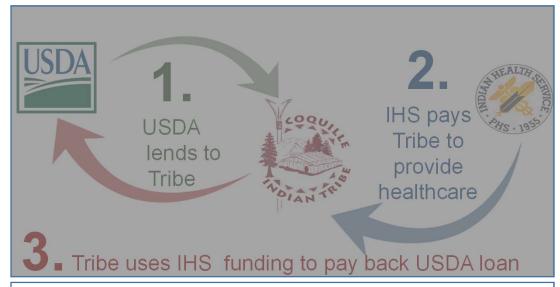
By recruiting patients who have the resources to pay for these services, the Tribe expects to significantly increase revenue, far and above the additional expenses incurred for additional staff and related costs. Costs of the building and equipment will still be paid by IHS as additional funds through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

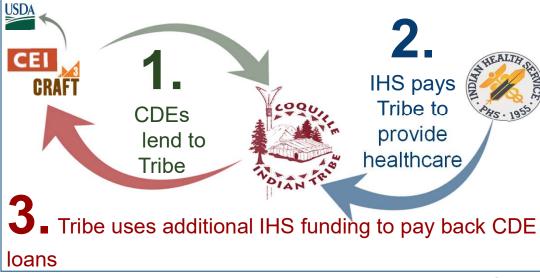
The additional revenue will help to significantly reduce the subsidy for healthcare from the Tribe's General Fund.

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.





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
 - o Form Grade Beams-Zone 1, Zone 2
 - o Coordination site visit Henry Schein for Dental Utilities Layout
 - Coordination of inspections with NWCP and Special Inspections by the Galli Group
 - o Reciprocal Access Agreement Exhibit and Legal Description under development
 - o 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
 - o 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
 - o 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
 - o 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

Upcoming:

- May 26-30
 - o Furniture procurement Coordination meeting with Momentum on 6/4
 - o Phase 2 Construction Procurement Plan MEQA WO 6/15
 - o 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
 - o photo and video presentation,
 - o site and Interior renderings

Permitting

- Completed: All Building Permits have been issued as of 5/21/20
 - Land Use Permit Issued 12/17/19
 - o EPA Construction General Permit Issued 2/20/20
 - o Plumbing permit issued 4/27/20
 - Electrical Permit received5/21/20

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
 - o 7 Swale Re-route from Storm Drain
 - 8 Redesign Pond 2, elimination of retaining wall
 - o 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
 - o #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

- 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

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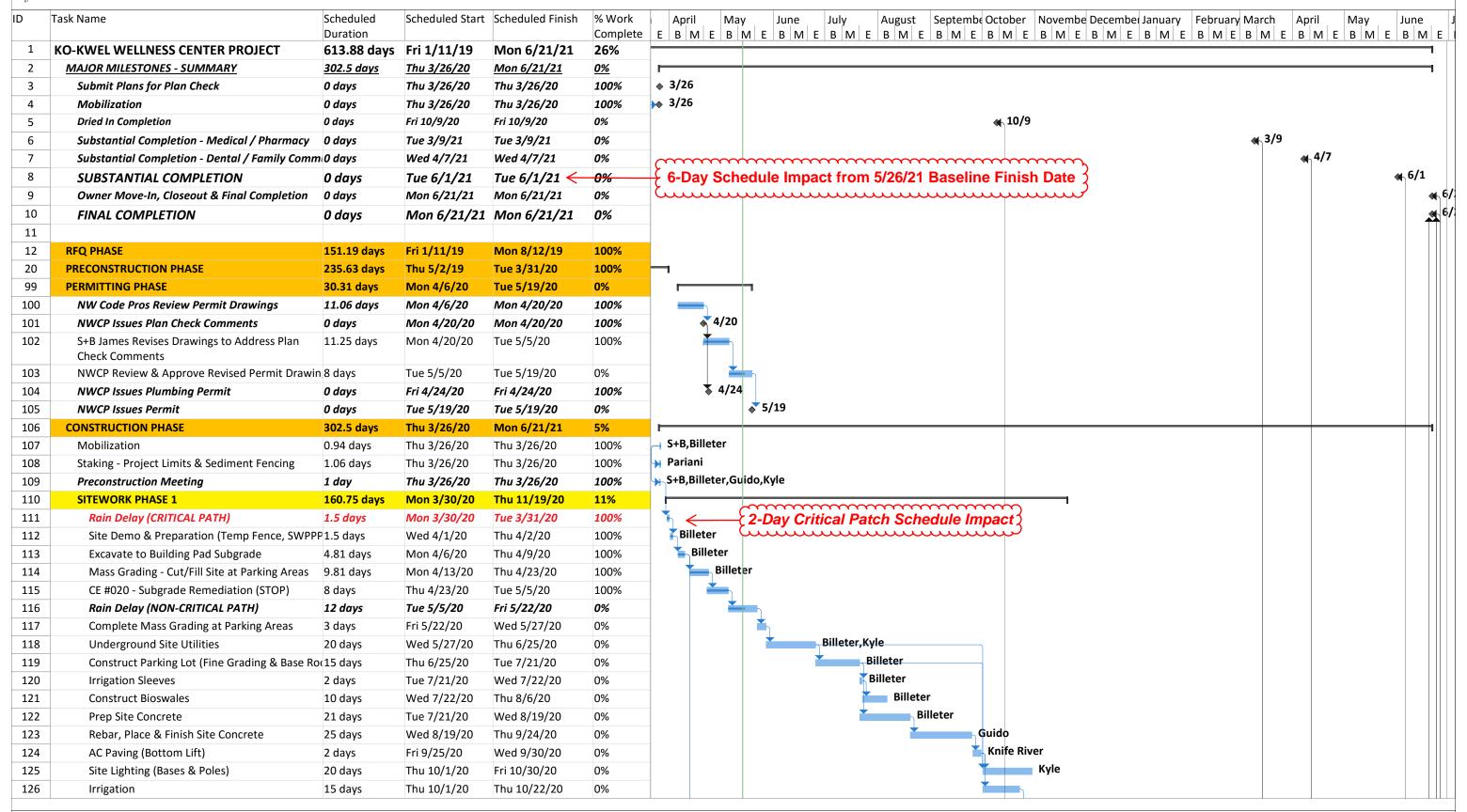
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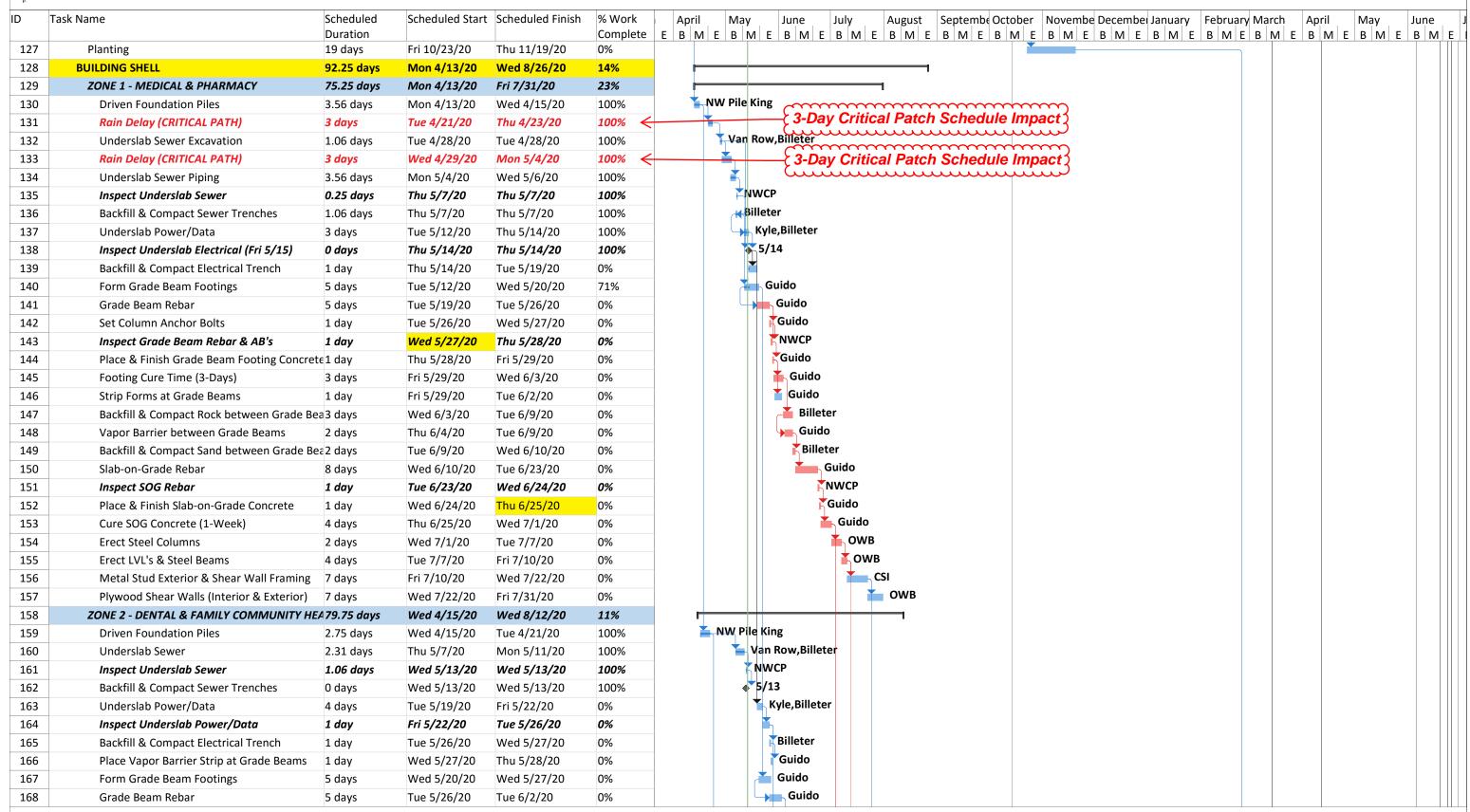












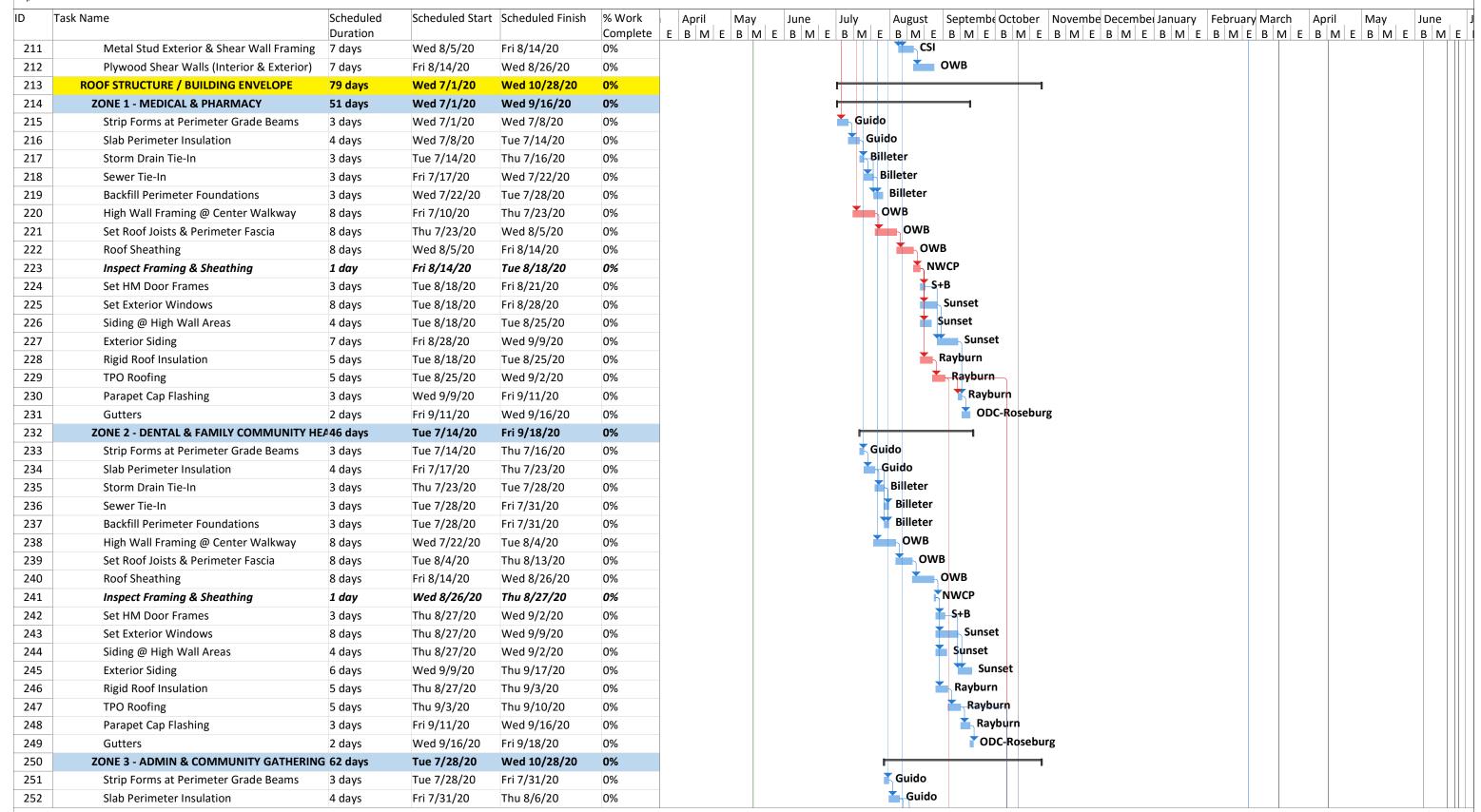




ID	Task Name	Scheduled Duration	Scheduled Start	Scheduled Finish	% Work Complete			uly August		Novembe Decembel January		April	1 1	June B M F
169	Set Column Anchor Bolts	1 day	Tue 6/2/20	Wed 6/3/20	0%	E D IVI E	Guido		L D IVI E B IVI E	ן ט ואו ב ס ואו ב ט ואו נ	_ D IVI E D IVI E	ואו E	_ D IVI E	וען ב IVI E
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		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		Tue 6/9/20	0%		Guido							
174	Underslab Med Gas Piping at Dental Chairs	s 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 Be	ea3 days	Wed 6/10/20	Tue 6/16/20	0%		Billet	er						
177	Vapor Barrier between Grade Beams	2 days	Tue 6/16/20	Wed 6/17/20	0%		Guid	О						
178	Backfill & Compact Sand between Grade Be	ea2 days	Thu 6/18/20	Fri 6/19/20	0%		Bille	ter						
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%			ow	/B					
187	ZONE 3 - ADMIN & COMMUNITY GATHERING	G 86 days	Tue 4/21/20	Wed 8/26/20	8%	 			1					
188	Driven Foundation Piles	1.5 days	Tue 4/21/20	Thu 4/23/20	100%	, N	W Pile King							
189	Underslab Sewer	2.31 days	Tue 5/12/20	Wed 5/13/20	100%		Yan Row,Billeter	r						
190	Inspect Underslab Sewer	1 day	Wed 5/13/20	Wed 5/13/20	100%									
191	Backfill & Compact Sewer Trench	2 days		Tue 5/19/20	0%		_							
192	Underslab Power/Data	4 days		Fri 5/29/20	0%		Kyle, Billete	r						
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%		Guid							
197	Set Column Anchor Bolts	1 day		Thu 6/18/20	0%		Guid							
198	Inspect Grade Beam Rebar & AB's	1 day	Thu 6/18/20	Fri 6/19/20	0%		NWO							
199	Place & Finish Footing Concrete	1 day	Fri 6/19/20	Tue 6/23/20	0%	_	Gui							
200	Footing Cure Time (3-Days)	3 days		Fri 6/26/20	0%	_	7	uido						
201	Strip Forms at Grade Beams	1 day		Thu 6/25/20	0%	_		ıido Billatar						
202	Backfill & Compact Rock between Grade Be	· ·	Fri 6/26/20	Wed 7/1/20	0%	_		Billeter						
203	Vapor Barrier between Grade Beams	1 day		Thu 7/2/20	0%	_		Guido						
204	Backfill & Compact Sand between Grade Be	· ·	Thu 7/2/20	Wed 7/8/20	0%	_		Billeter Guido						
205	Slab-on-Grade Rebar	8 days		Fri 7/17/20	0%			NWCP						
206	Inspect SOG Rebar	1 day	Fri 7/17/20	Tue 7/21/20	0%	_		Guido						
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		Tue 7/28/20	0%			OWB						
209	Erect Steel Columns	2 days		Thu 7/30/20	0%			OWB						
210	Erect LVL's & Steel Beams	4 days	Thu 7/30/20	Wed 8/5/20	0%			OWB						











ID	Task Name	Scheduled Duration	Scheduled Start	Scheduled Finish	% Work Complete	April	May	June July B M E B M	Augu						el January				1.	June	J
253	Storm Drain Tie-In	3 days	Thu 8/6/20	Wed 8/12/20	0%	L D IVI L	D IVI L	B IVI E B IVI		Billeter	IVI L D	IVI L	D IVI L	D IVI L	. D IVI L	D IVI L	D IV	I L D) IVI L	D IVI	
254	Sewer Tie-In	3 days		Fri 8/14/20	0%					Billeter											
255	Backfill Perimeter Foundations	3 days	Wed 8/12/20	Fri 8/14/20	0%				#	Billeter											
256	High Wall Framing @ Mechanical Well	6 days	Wed 8/5/20	Thu 8/13/20	0%				<u> </u>	OWB											
257	Set Roof Joists & Perimeter Fascia	10 days	Fri 8/14/20	Fri 8/28/20	0%					OW	/B										
258	Roof Sheathing	10 days	Fri 8/28/20	Fri 9/11/20	0%					+	OWB										
259	Inspect Framing & Sheathing	1 day	Fri 9/11/20	Tue 9/15/20	0%						NWCP	}									
260	Set HM Door Frames	3 days	Tue 9/15/20	Fri 9/18/20	0%						S+B										
261	Set Exterior Windows	8 days	Tue 9/15/20	Fri 9/25/20	0%						Sui	nset									
262	Siding @ High Wall Areas	4 days	Tue 9/15/20	Tue 9/22/20	0%						S un:	set									
263	Exterior Siding	6 days	Fri 9/25/20	Tue 10/6/20	0%							Sunset									
264	Rigid Roof Insulation	5 days	Tue 9/22/20	Tue 9/29/20	0%						≟ _ R	ayburn									
265	TPO Roofing	5 days	Tue 9/29/20	Tue 10/6/20	0%						_	Rayburr)								
266	Parapet Cap Flashing	3 days	Tue 10/6/20	Thu 10/8/20	0%						ì	Raybur	n								
267	Set HVAC Rooftop Units	1 day	Fri 10/9/20	Fri 10/9/20	0%						,	Umpqı	ıa								
268	Dried In Completion	0 days	Fri 10/9/20	Fri 10/9/20	0%						•	10/9									
269	Gutters	10 days	Tue 10/6/20	Tue 10/20/20	0%						ì	OD.	C-Rosebu	ırg							
270	Gutters & Downspouts	5 days	Tue 10/20/20	Wed 10/28/20	0%							* (DC-Rose	burg							
271	TENANT IMPROVEMENTS	195 days	Wed 9/2/20	Mon 6/21/21	0%																h
272	TI PHASE 1 - FACILITY OPERATIONS/MEDICAL	L/123 days	Wed 9/2/20	Tue 3/9/21	0%					1							\neg				
273	Interior Wall Framing - top track only	6 days	Wed 9/2/20	Thu 9/10/20	0%						CSI										
274	HVAC Rough In Phase I	12 days	Thu 9/10/20	Tue 9/29/20	0%					ì	TU-	mpqua									
275	Interior Partition Framing Phase I	10 days	Tue 9/29/20	Tue 10/13/20	0%						<u>*</u>	CSI									
276	Plumbing Rough In Phase I	12 days	Wed 10/7/20	Fri 10/23/20	0%							Va	n Row								
277	Sprinkler Rough In Phase I	12 days	Thu 10/15/20	Tue 11/3/20	0%								Firesto)							
278	Electrical Rough In Phase I	12 days	Fri 10/23/20	Wed 11/11/20	0%								Kyle								
279	Phone/Data/Low Volta Rough In - Box Insta	II7 days	Wed 11/11/20	Fri 11/20/20	0%								K	/le							
280	Electrical Box Location Walk-Thru Phase I	1 day	Fri 11/20/20	Tue 11/24/20	0%									CIT,S+B,K	/le						
281	MEP Inspection Phase I	1 day	Tue 11/24/20	Wed 11/25/20	0%									NWCP							
282	Framing Inspection Phase I	1 day	Wed 11/25/20		0%									NWCP							
283	Thermal Insulation Phase I	3 days	Wed 11/25/20	Thu 12/3/20	0%									Coastli							
284	Thermal Inspection Phase I	1 day	Thu 12/3/20	Fri 12/4/20	0%									NWCP							
285	Acoustical Insulation Phase I	3 days	Fri 12/4/20	Wed 12/9/20	0%									Coas							
286	Drywall Hang Phase I	5 days	Wed 12/9/20	Thu 12/17/20	0%									CS							
287	Drywall Finish Phase I	8 days	Thu 12/17/20	Wed 12/30/20	0%										CSI						
288	Pre Prime Phase I	2 days	Wed 12/30/20	Tue 1/5/21	0%										Herita	ge					
289	Touch up Drywall Phase I	2 days	Tue 1/5/21	Thu 1/7/21	0%										CSI						
290	Painting Phase I	4 days	Thu 1/7/21	Wed 1/13/21	0%											itage					
291	Install Acrovyn Wall Protection Phase I	6 days	Wed 1/13/21	Thu 1/21/21	0%										S						
292	Plumbing Trim Phase I	8 days	Thu 1/21/21	Wed 2/3/21	0%											Van Ro	ow				
293	Restroom Accessories Phase I	2 days	Thu 1/21/21	Tue 1/26/21	0%										*	S+B					
294	Install Doors and Hardware Phase I	5 days	Tue 2/9/21	Tue 2/16/21	0%											S+	В				



5/14/2020

KO-KWEL WELLNESS CENTER PROJECT



ID Task	Name	Scheduled	Scheduled Start	Scheduled Finish	% Work	April	May June	1 1 1	August				ruary Ma		
295	Electrical & Low Voltage Trim Phase I	Duration 3 days	Wed 1/13/21	Tue 1/19/21	Complete 0%	E B M E	B M E B N	1 E B M E	BME	B M E B M	E B	M E B M E B M E B Kyle	M E B	MEBN	И Е В М Е В
296	Ceiling Grid Phase I	3 days	Tue 1/19/21	Thu 1/21/21	0%	-						CSI			
297	Overhead Unistrut Supports Phase I	2 days	Tue 1/19/21	Wed 1/20/21	0%							S+B			
298	Install Lights Phase I	·	Thu 1/21/21	Wed 1/20/21 Wed 1/27/21	0%							Kyle			
298	HVAC Grilles Phase I	4 days 4 days	Thu 1/21/21 Thu 1/21/21		0%								pqua		
	Sprinkler Head Installation Phase I	·	Thu 1/21/21	Wed 1/27/21	0%								stop		
300 301	•	5 days	Thu 1/21/21 Thu 1/28/21	Thu 1/28/21 Fri 1/29/21	0%								зсор		
	Above Ceiling Inspections Phase I	1 day											SI I		
302	Drop Ceiling Tiles Phase I	2 days	Fri 1/29/21	Wed 2/3/21	0%								Fashion		
303	Install Flooring Phase I	4 days	Wed 2/3/21	Tue 2/9/21	0%								S+B		
304	Install Timely Frames & Doors Phase I	6 days	Tue 2/9/21	Wed 2/17/21	0%	-								v Horizons	
305	Install Casework Phase I	10 days	Tue 2/9/21	Wed 2/24/21	0%										
306	Install Countertops Phase I	3 days	Wed 2/24/21	Fri 2/26/21	0%	-								w Horizons	
307	Exam Room Accessories Phase 1	4 days	Tue 2/23/21	Fri 2/26/21	0%								\$+E		
308	Test & Air Balance Phase 1	3 days	Fri 2/26/21	Thu 3/4/21	0%	-							1 11	Jmpqua	
309	Phase 1 Final Inspections	3 days	Thu 3/4/21	Tue 3/9/21	0%									NWCP	
310	TENTATIVE Phase 1 Substantial Completio	-	Tue 3/9/21	Tue 3/9/21	0%								♦	3/9	
311	MEDICAL & PHARMACY OWNER EQUIPMEN MOVE-IN	T 27 days	Wed 3/10/21	Tue 4/20/21	0%								1		┑
312	Medical Equipment & Supplies	12 days	Wed 3/10/21	Fri 3/26/21	0%								7		
313	Pharmacy Equipment & Supplies	8 days	Wed 3/10/21	Tue 3/23/21	0%								1		
314	Furniture	8 days	Tue 3/23/21	Thu 4/1/21	0%										
315	Artwork	4 days	Fri 3/26/21	Thu 4/1/21	0%										
316	IT Networking / Programming	8 days	Fri 4/2/21	Wed 4/14/21	0%										
317	Staff Training	15 days	Fri 3/26/21	Tue 4/20/21	0%										
318	SITEWORK PHASE 2	6 days	Wed 2/24/21	Thu 3/4/21	0%										
319	AC Paving (Top Lift)	2 days	Wed 2/24/21	Fri 2/26/21	0%								*		
320	Striping & Signage	3 days	Tue 3/2/21	Thu 3/4/21	0%								*		
321	TI PHASE 2 - DENTAL/FAMILY COMMUNITY HEALTH	110 days	Tue 10/20/20	Wed 4/7/21	0%					r				1	
322	Interior Wall Framing - top track only	6 days	Tue 10/20/20	Wed 10/28/20	0%					*	CSI				
323	HVAC Rough In Phase 2	7 days	Wed 10/28/20	Fri 11/6/20	0%						4	Umpqua			
324	Interior Partition Framing Phase 2	10 days	Fri 10/30/20	Tue 11/17/20	0%							CSI			
325	Plumbing Rough In Phase 2	10 days	Fri 11/6/20	Tue 11/24/20	0%							Van Row			
326	Sprinkler Rough In Phase 2	10 days	Fri 11/6/20	Tue 11/24/20	0%							Firestop			
327	Electrical Rough In Phase 2	8 days	Wed 11/11/20		0%							Kyle			
328	Phone/Data/Low Volta Rough In - Box Insta	all8 days		Tue 12/8/20	0%							Kyle			
329	Electrical Box Location Walk-Thru Phase 2	· ·	Wed 12/9/20	Wed 12/9/20	0%	-						CIT,S+B,Kyle			
330	MEP Inspection Phase 2	1 day		Thu 12/10/20	0%	1						NWCP			
331	Framing Inspection Phase 2	1 day		Fri 12/11/20	0%	1						NWCP			
332	Thermal Insulation Phase 2	4 days	Fri 12/11/20	Thu 12/17/20	0%	-						Coastline			
JJ2						1	1								
		· ·			0%							NWCP			
333 334	Thermal Inspection Phase 2 Acoustical Insulation Phase 2	1 day 4 days	Thu 12/17/20	Fri 12/18/20 Thu 12/24/20	0% 0%							NWCP Coastline			





ID	Task Name	Scheduled Duration	Scheduled Start	Scheduled Finish	% Work Complete	April May		August		cembel January February March April May June J
336	Drywall Finish Phase 2	10 days	Fri 1/8/21	Fri 1/22/21	0%		VI	1)	CSI
337	Pre Prime Phase 2	3 days	Fri 1/22/21	Wed 1/27/21	0%					Heritage
338	Touch up Drywall Phase 2	3 days	Wed 1/27/21	Tue 2/2/21	0%					CSI
339	Painting Phase 2	5 days	Tue 2/2/21	Tue 2/9/21	0%					Heritage
340	Install Acrovyn Wall Protection Phase 2	3 days	Wed 2/10/21	Tue 2/16/21	0%					S+B
341	Plumbing Trim Phase 2	8 days	Tue 2/16/21	Thu 2/25/21	0%					V an Row
342	Restroom Accessories Phase 2	4 days	Fri 3/5/21	Fri 3/12/21	0%					S+B
343	Electrical & Low Voltage Trim Phase 2	5 days	Tue 2/9/21	Tue 2/16/21	0%					Kyle
344	Ceiling Grid Phase 2	4 days	Tue 2/9/21	Tue 2/16/21	0%					CSI
345	Overhead Unistrut Supports Phase 2	2 days	Thu 2/11/21	Tue 2/16/21	0%					S+B
346	Install Lights Phase 2	6 days	Tue 2/16/21	Wed 2/24/21	0%					Kyle
347	HVAC Grilles Phase 2	5 days	Tue 2/16/21	Tue 2/23/21	0%					Umpqua
348	Sprinkler Head Installation Phase 2	5 days	Tue 2/16/21	Tue 2/23/21	0%					Firestop
349	Above Ceiling Inspections Phase 2	1 day	Wed 2/24/21	Wed 2/24/21	0%					ст
350	Drop Ceiling Tiles Phase 2	3 days	Wed 2/24/21	Tue 3/2/21	0%					CSI CSI
351	Install Flooring Phase 2	6 days	Thu 2/25/21	Fri 3/5/21	0%					Fashion
352	Install Timely Frames Phase 2	5 days	Wed 3/3/21	Wed 3/10/21	0%					S+B
353	Install Casework Phase 2	10 days	Fri 3/5/21	Tue 3/23/21	0%					New Horizons
354	Install Countertops Phase 2	3 days	Tue 3/23/21	Thu 3/25/21	0%					New Horizons
355	Dental Casework & Equipment	10 days	Tue 3/16/21	Tue 3/30/21	0%					Henry Schein
356	Install Doors and Hardware Phase 2	6 days	Fri 3/5/21	Tue 3/16/21	0%					S+B
357	Test & Air Balance Phase 2	3 days	Tue 3/30/21	Thu 4/1/21	0%					Umpqua
358	Phase 2 Final Inspections	3 days	Fri 4/2/21	Wed 4/7/21	0%					NWCP
359	TENTATIVE Phase 2 Substantial Completio	n 0 days	Wed 4/7/21	Wed 4/7/21	0%					4/7
360	FAMILY & COMMUNITY HEALTH Move-In	19 days	Wed 4/7/21	Wed 5/5/21	0%					
361	Furniture	5 days	Wed 4/7/21	Wed 4/14/21	0%					
362	Artwork	3 days	Tue 4/20/21	Thu 4/22/21	0%					
363	Staff Training	8 days	Thu 4/22/21	Wed 5/5/21	0%					
364	IT Networking / Programming	5 days	Tue 4/27/21	Tue 5/4/21	0%					
365	DENTAL Move-In	20 days	Wed 4/7/21	Thu 5/6/21	0%					
366	Dental Supplies	12 days	Wed 4/7/21	Fri 4/23/21	0%					
367	Furniture	3 days	Wed 4/14/21	Tue 4/20/21	0%					
368	Artwork	3 days	Thu 4/22/21	Wed 4/28/21	0%					
369	IT Networking / Programming	5 days	Tue 4/20/21	Tue 4/27/21	0%					
370	Staff Training	8 days	Fri 4/23/21	Thu 5/6/21	0%					
371	TI PHASE 3 - ADMINISTRATION/COMMUNITY GATHERING/CORRIDORS	Y 137 days	Thu 11/5/20	Tue 6/1/21	0%					
372	Interior Wall Framing - top track only	5 days	Thu 11/5/20	Thu 11/12/20	0%				CSI	
373	HVAC Rough In Phase 3	8 days	Thu 11/12/20	Wed 11/25/20	0%				Um	oqua
374	Interior Partition Framing Phase 3	10 days	Wed 11/25/20	Fri 12/11/20	0%					CSI
375	Plumbing Rough In Phase 3	8 days	Fri 12/11/20	Thu 12/24/20	0%				•	Van Row
376	Sprinkler Rough In Phase 3	8 days	Thu 12/24/20	Thu 1/7/21	0%					Firestop





ID	Task Name	Scheduled Duration	Scheduled Start	Scheduled Finish	% Work Complete	April E B M E	May B M	June E B M	July E B M E	August B M E						February B M E		April B M E	May B M E	June B M	1 1 1
377	Electrical Rough In Phase 3	8 days	Fri 1/8/21	Wed 1/20/21	0%											Kyle					
378	Phone/Data/Low Volta Rough In - Box Insta	ll8 days	Wed 1/20/21	Tue 2/2/21	0%											Kyle					
379	Electrical Box Location Walk-Thru Phase 3	1 day	Tue 2/2/21	Wed 2/3/21	0%											CIT,S+E	3,Kyle				
380	MEP Inspection Phase 3	1 day	Wed 2/3/21	Thu 2/4/21	0%											NWCP					
381	Framing Inspection Phase 3	1 day	Thu 2/4/21	Thu 2/4/21	0%											NWCP	•				
382	Thermal Insulation Phase 3	3 days	Thu 2/4/21	Tue 2/9/21	0%											Coas					
383	Thermal Inspection Phase 3	1 day	Tue 2/9/21	Wed 2/10/21	0%											NWC	CP				
384	Acoustical Insulation Phase 3	4 days	Tue 2/9/21	Tue 2/16/21	0%											Č Co	astline				
385	Drywall Hang Phase 3	8 days	Tue 2/16/21	Thu 2/25/21	0%												CSI				
386	Drywall Finish Phase 3	10 days	Thu 2/25/21	Fri 3/12/21	0%											ì	CSI				
387	Pre Prime Phase 3	3 days	Fri 3/12/21	Wed 3/17/21	0%												≟ He	ritage			
388	Touch up Drywall Phase 3	3 days	Wed 3/17/21	Tue 3/23/21	0%												*	CSI			
389	Painting Phase 3	5 days	Tue 3/23/21	Tue 3/30/21	0%												*	Heritage			
390	Install Acrovyn Wall Protection Phase 3	3 days	Wed 3/31/21	Fri 4/2/21	0%													S+B			
391	Plumbing Trim Phase 3	5 days	Fri 4/2/21	Tue 4/13/21	0%													Van	Row		
392	Electrical & Low Voltage Trim Phase 3	5 days	Tue 3/30/21	Tue 4/6/21	0%													Kyle			
393	Ceiling Grid Phase 3	4 days	Tue 4/6/21	Tue 4/13/21	0%													CSI			
394	Overhead Unistrut Supports Phase 3	2 days	Tue 4/6/21	Thu 4/8/21	0%													₹S+B			
395	Install Lights Phase 3	6 days	Tue 4/13/21	Wed 4/21/21	0%													Ky	/le		
396	HVAC Grilles Phase 3	5 days	Tue 4/13/21	Tue 4/20/21	0%													T UI	mpqua		
397	Sprinkler Head Installation Phase 3	5 days	Tue 4/13/21	Tue 4/20/21	0%														restop		
398	Above Ceiling Inspections Phase 3	1 day	Wed 4/21/21	Wed 4/21/21	0%													Γ̈́N	WCP		
399	Drop Ceiling Tiles Phase 3	3 days	Wed 4/21/21	Tue 4/27/21	0%														CSI		
400	Install Flooring Phase 3	10 days	Tue 4/27/21	Tue 5/11/21	0%													الم	Fash	iion	
401	Install Timely Frames Phase 3	5 days	Fri 4/30/21	Fri 5/7/21	0%													→	S+B		
402	Install Casework Phase 3	10 days	Tue 5/4/21	Wed 5/19/21	0%														N	ew Hori	zons
403	Install Countertops Phase 3	3 days	Wed 5/19/21	Fri 5/21/21	0%														1	New Ho	izons
404	Install Doors and Hardware Phase 3	5 days	Tue 5/11/21	Wed 5/19/21	0%														* \$		
405	Bathroom Accessories Phase 3	4 days	Fri 5/14/21	Thu 5/20/21	0%														S		
406	Test & Air Balance Phase 3	3 days	Fri 5/21/21	Thu 5/27/21	0%															Umpqı	
407	Phase 3 Final Inspections	4 days	Thu 5/27/21	Tue 6/1/21	0%														1	NWC	
408	TENTATIVE TI Zone 3 Substantial Completion / Temporary Certificate of	0 days	Tue 6/1/21	Tue 6/1/21	0%						~~~					\mathcal{J}				6/1	
409	SUBSTANTIAL COMPLETION	0 days	Tue 6/1/21	Tue 6/1/21	0%	\leftarrow	{	6-Day So	chedule	Impact f	rom 5/20	6/21 Ba	aseline	e Finish	Date	4				6/1	
410	SCHEDULE CONTINGENCIES	14 days	Tue 6/1/21	Mon 6/21/21	0%		7	·····	·····	uuu	mm	·····	ww	······	uuu	کو				-	m
411	Punch List Corrections	8 days	Tue 6/1/21	Thu 6/10/21	0%																
412	Weather Contingency	6 days	Thu 6/10/21	Mon 6/21/21	0%																e
413	FINAL COMPLETION	0 days	Mon 6/21/21	Mon 6/21/21	0%		<u></u>											7		•	3 6/:
414	ADMINISTRATION Move-In	20 days	Tue 6/1/21	Tue 6/29/21	0%	-	>				Phase m						•)			-



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



All set to pour

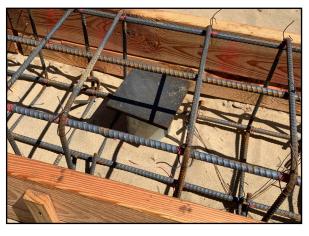
Contractors for the Ko-Kwel Wellness Center expect to pour their first concrete on Thursday, May 28.

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.

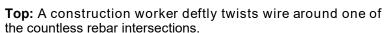
Wet weather delayed pouring the first concrete slab at the Ko-Kwel Wellness Center this week. The early-morning traffic and noise that we predicted will probably happen next week instead.

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.







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



