



## Tribal Council Workshop Information

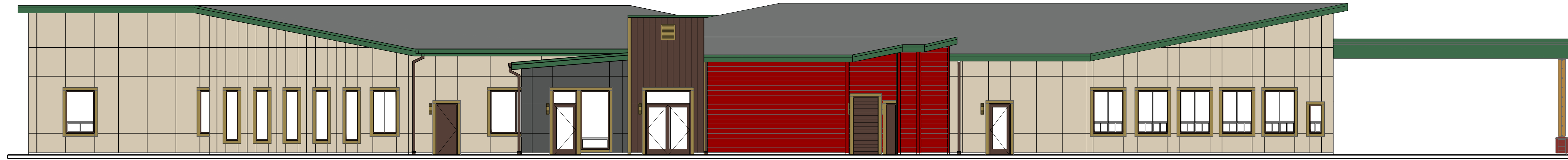
<b>Workshop Title:</b> Wellness Center Update – Grants and interior design	<b>Date of Workshop:</b> 10/22/20
<input checked="" type="checkbox"/> <b>Open Workshop</b> <input type="checkbox"/> <b>Continued from previous Workshop – Date:</b> <input type="checkbox"/> <b>Closed Executive Workshop</b>	
<b>Presenter's Name, Title and Department:</b> Mark Johnston, Executive Director	
<b>Guest Presenter(s), Title and Agency (anyone not associated with CIT):</b> Fauna Larkin, Operations Director/KWC Project Director; Kelle Little, Health and Human Services Admin.	
<b>Note Taker for Workshop:</b> Anna Chavez	
<b>Brief Description (provide outline of discussion points as well as questions you need answered by this workshop):</b> Bi weekly update on KWC project. Focus of report to include – Grant updates, Budget report, and interior exterior design decisions.	
<b><u>Workshop Attendees</u></b> <b>Tribal Council:</b> <b>Staff:</b> <b>Others:</b>	
<b>Workshop Summary (provide outline of discussions that occurred):</b>	
<b>Reference Materials (provide for posting):</b>	
<b>Next Steps: Please fill out this required section at the end of the workshop.</b>	
<input type="checkbox"/> <b>Information Only</b> <input type="checkbox"/> <b>Schedule second workshop</b> <input type="checkbox"/> <b>Prepare item for Tribal Council Motion</b> <input type="checkbox"/> <b>Prepare item for Tribal Council Resolution</b> <input type="checkbox"/> <b>Prepare item for Administrative Approval process</b>	

**Other:**

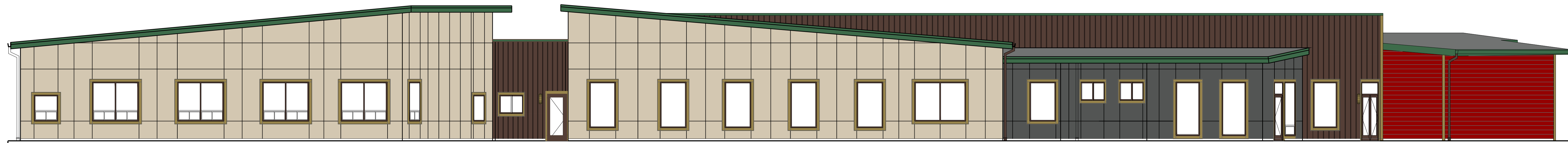
**Executive Director Comments:**

**Tribal Council Secretary/Treasurer Comments:**

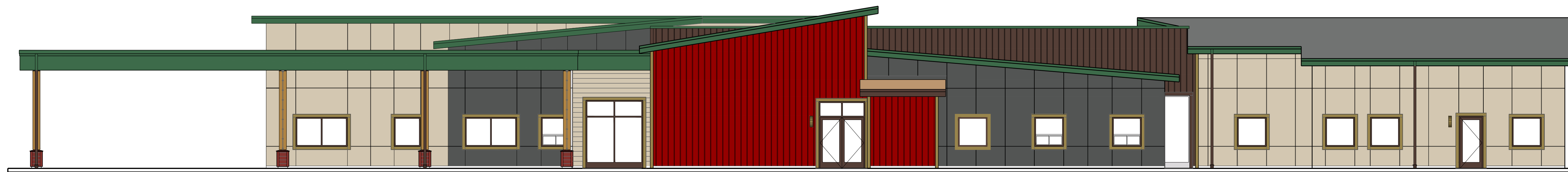
**Executive Director Initials:**



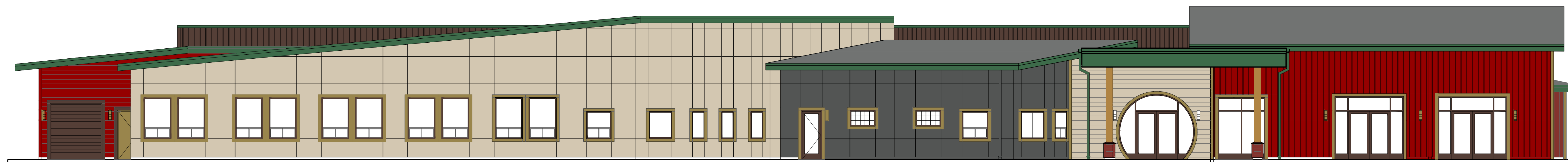
5 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



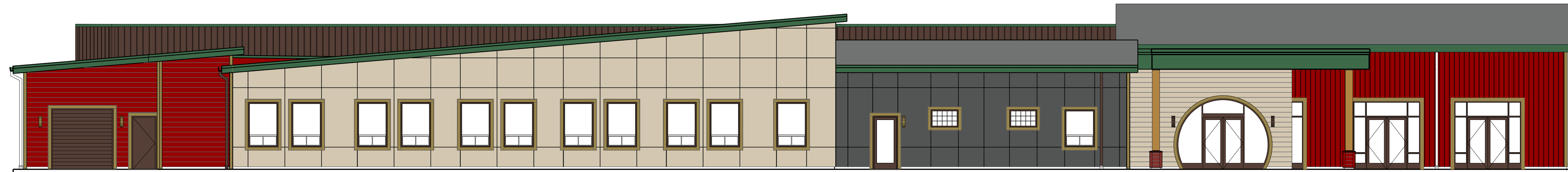
4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTHEAST ELEVATION (ANGLED VIEW)  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION: MAIN ENTRY  
SCALE: 1/8" = 1'-0"

0 5 10 20  
SCALE: 1/8" = 1'-0"

# COQUILLE INDIAN TRIBE: FINAL KO-KWEL WELLNESS CENTER EXTERIOR COLORS

**Ko-Kwel Wellness Center  
Construction Budget and Actual Expenses  
From 1/1/2020 Through 09/30/2020**

		Total Budget	NMTC Funds	Grant Funds	CIT Costs	Total Costs Incurred	Remaining Budget	Remaining Budget %
<b>Financing Costs</b>								
NMTC Professional Fees	8001	368,921	368,921	-	-	368,921	0	0%
NMTC Consultant Fee	8002	240,000	240,000	-	-	240,000	-	0%
NMTC Reserves	8003	243,330	-	-	-	-	243,330	100%
Loan fees	8004	70,000	-	-	70,000	70,000	-	0%
Loan Professional Fees	8005	70,778	-	-	70,778	70,778	(0)	0%
Northern Trust Legal Fees	8006	13,715	-	13,715	-	13,715	(0)	0%
QLICI interest during construction	8007	127,717	-	-	-	-	127,717	100%
QALICB Audit & Tax during construction	8008	10,000	-	-	-	-	10,000	100%
Construction period interest	8009	366,465	-	-	93,285	93,285	273,180	75%
<b>Total Financing Costs</b>		<b>1,510,926</b>	<b>608,921</b>	<b>13,715</b>	<b>234,063</b>	<b>856,699</b>	<b>654,227</b>	<b>43%</b>
<b>Site Preparation &amp; Demolition</b>								
Site Survey	8100	13,900	-	13,900	-	13,900	-	0%
Earth Moving	8101	59,195	11,120	48,075	-	59,195	(0)	0%
Existing utility terminations	8102	1,500	-	-	-	-	1,500	100%
Contingency-Site preparation and demolition	8103	7,460	-	-	-	-	7,460	100%
<b>Total Site Preparation &amp; Demolition</b>		<b>82,055</b>	<b>11,120</b>	<b>61,975</b>	<b>-</b>	<b>73,095</b>	<b>8,960</b>	<b>11%</b>
<b>Project Management/Surveys/Reports</b>								
Project Management	8200	276,263	71,211	79,188	-	150,399	125,864	46%
Plan Review, Permitting, MEP, FLS Inspections, Facility Comm	8201	125,000	93,834	-	-	93,834	31,166	25%
Storm Water/BPM/Reports/Inspections	8202	24,079	7,766	-	-	7,766	16,313	68%
Topo Survey/ALTA Survey	8203	25,500	24,028	11,469	-	35,497	(9,997)	-39%
Phase 1 ESA	8204	3,600	-	3,600	-	3,600	-	0%
Limited Phase 2 ESA	8205	18,000	-	18,000	-	18,000	-	0%
Geotechnical Engineering & Pile Test Program	8206	46,108	-	42,585	-	42,585	3,523	8%
Pile Driving Monitoring	8207	19,715	24,905	-	-	24,905	(5,190)	-26%
Construction Materials Testing	8208	25,000	39,810	-	-	39,810	(14,810)	-59%
<b>Total Project Management/Surveys/Reports</b>		<b>563,265</b>	<b>261,554</b>	<b>154,841</b>	<b>-</b>	<b>416,395</b>	<b>146,870</b>	<b>26%</b>
<b>Utility Infrastructure &amp; Fees</b>								
Building Permit Application Fee	8300	120,000	-	-	-	-	120,000	100%
Electric Utility Connection Fee	8301	21,460	-	-	-	-	21,460	100%
Backup Power Generator/ATS	8302	225,000	-	-	-	-	225,000	100%
Water/Sewer Development Fee	8303	9,554	-	-	-	-	9,554	100%
Equipment Commissioning	8304	15,000	-	-	-	-	15,000	100%
Contingency-Utility infrastructure	8305	13,807	-	-	-	-	13,807	100%
<b>Total Utility Infrastructure &amp; Fees</b>		<b>404,821</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>404,821</b>	<b>100%</b>
<b>Building Construction &amp; Design</b>								
Architectural/Engineering Design Costs	8400	449,893	189,759	214,459	-	404,218	45,675	10%
Design Refinement Costs	8401	41,387	41,387	-	-	41,387	-	0%
General Conditions	8402	603,997	-	-	-	-	603,997	100%
Building Cost (100% GMP)	8403	7,800,238	3,178,077	75,000	-	3,253,077	4,547,161	58%
Contractor's Contingency (1%)	8404	170,153	88,497	-	-	88,497	81,656	48%
Owner's contingency	8405	230,824	81,941	-	-	81,941	148,883	65%
Change Orders	8500	-	-	-	-	-	-	0%
<b>Total Building Construction &amp; Design</b>		<b>9,296,492</b>	<b>3,579,662</b>	<b>289,459</b>	<b>-</b>	<b>3,869,120</b>	<b>5,427,372</b>	<b>58%</b>
<b>Furniture, Fixtures &amp; Equipment</b>								
Office Furniture/Equipment	8600	150,644	-	-	-	-	150,644	100%
IT Equipment/Servers & Specialty AV	8601	82,500	-	-	-	-	82,500	100%
Dental-Operatories (5 units)	8602	292,443	13,740	-	-	13,740	278,703	95%
Dental-Panoramic X-ray Unit	8603	20,000	-	-	-	-	20,000	100%
Dental-Small Tools and Consumables	8604	17,700	-	-	-	-	17,700	100%
Medical/Pharmacy	8605	279,000	-	-	-	-	279,000	100%
Medical Software/Hardware	8606	34,610	-	-	-	-	34,610	100%
Procurement Services - Medical	8607	86,200	39,100	9,010	-	48,110	38,090	44%
Site Amenities	8609	25,000	-	-	-	-	25,000	100%
Contingency-FFE	8610	97,909	-	-	-	-	97,909	0%
<b>Total Furniture, Fixtures &amp; Equipment</b>		<b>1,086,006</b>	<b>52,840</b>	<b>9,010</b>	<b>-</b>	<b>61,850</b>	<b>1,024,156</b>	<b>94%</b>
<b>Total Costs</b>		<b>12,943,565</b>	<b>4,514,097</b>	<b>529,000</b>	<b>234,063</b>	<b>5,277,160</b>	<b>7,666,405</b>	<b>59%</b>

**Comparison of Budget Percent Complete to SB James Invoice**

<b>SBJ Budget</b>	<b>SBJ Incurred</b>	<b>% Complete</b>	<b>Per Invoice</b>
<b>8,805,212</b>	<b>3,423,516</b>	<b>39%</b>	<b>39%</b>

**CIT Equity Investment**

Cash contributed at closing	858,000	
Less: remaining cash from closing	(184,296)	Includes payment of CIT share of closing costs and reimbursement of some costs previously incurred
Plus: donation of costs incurred	37,000	Represents costs incurred by CIT, not charged to grants, that were donated to the QALICB at closing
<b>CIT Equity Investment at Closing</b>	<b>710,704</b>	
Less: Grant reimbursements	(79,077)	Represents costs charged to grants that is then withdrawn free and clear from Closing proceeds
Plus: Costs not yet charged to grants	4,427	
<b>Total CIT Investment at 9/30/2020</b>	<b>636,054</b>	

# Ko-Kwel Wellness Center

## Contingency and Change Orders

	Design Refinement	Contractor's Contingency	Owner's contingency	Total
<i>As of 10/21/2020</i>				
<i>GL code</i>	<i>8401</i>	<i>8404</i>	<i>8405</i>	
Original Budget	41,387	95,153	305,824	442,364
Replenishment #1	-	75,000	(75,000)	-
<b>Total Budget</b>	<b>41,387</b>	<b>170,153</b>	<b>230,824</b>	<b>442,364</b>
<i>Check</i>	-	-	-	
Rectangle to Leister Spear Design	41,387	-	-	41,387
	-	26,756	-	26,756
Contractor-Roof framing and materials cost escalation				
Fire riser installation	-	3,080	-	3,080
Hands-Free Plumbing Fixtures	-	-	12,151	12,151
Subgrade Work-SW Parking Area	-	-	2,905	2,905
Export-Import Trench Material	-	-	3,654	3,654
Upgrade Overhead Doors	-	-	3,210	3,210
Central Gathering Doors	-	-	13,950	13,950
Sewer Trench Backfill	-	-	1,628	1,628
Security cameras	-	-	1,314	1,314
Generator Design	-	-	-	-
Pharmacy & Lab Casework	-	-	-	-
Roof Opening and Hatch	-	5,621	-	5,621
I-Joist Blocking E Side of Medical	-	2,540	-	2,540
Culvert and DI South Entry	-	4,914	-	4,914
2X12 Roof Facia Added Framing	-	35,175	-	35,175
Roof Access Revisions	-	1,634	-	1,634
Roof Ledger at Steel Stud Walls	-	8,778	-	8,778
Replenish Contractor's Contingency	-	-	-	-
Subgrade Remediations at Roadways	-	-	41,932	41,932
Subgrade Spot Remediation	-	-	1,197	1,197
<b>Total Costs Incurred</b>	<b>41,387</b>	<b>88,497</b>	<b>81,941</b>	<b>211,825</b>
<b>Remaining Budget</b>	<b>-</b>	<b>81,656</b>	<b>148,883</b>	<b>230,539</b>
<b>Remaining Budget %</b>	<b>0%</b>	<b>48%</b>	<b>65%</b>	<b>52%</b>
<i>Check cost</i>	-	-	-	-
<i>Check budget</i>	-	-	-	-

**Ko-Kwel Wellness Center  
Grant Funding Status**

**Grants not included as part of the NMTC Closing**

As of 10/21/2020

		ADDITIONAL GRANT FUNDING SOUGHT			Status	Next Checkpoint	Notes
Ref	Sources of Funds	ACTUAL	BUDGET	VARIANCE			
002	Shakopee Foundation	-	25,000	(25,000)	Awaiting Decision	12/31/2020	Funder evaluating charitable giving, program on hold
003	Spirit Mountain Community Fund	-	100,000	(100,000)	Awaiting Decision	Follow Up	2nd apl submitted 5/28/20, dental imaging, decision Sept
004	Ford Family Foundation	-	200,000	(200,000)	Awaiting Decision	11/30/2020	Updated application and supplemental requests provided 10/21/2020
005	Bay Area Hospital Foundation	-	15,000	(15,000)	Awaiting Decision	12/31/2020	Dental imaging; funder has paused due to COVID
006	Coquille Tribal Community Fund	-	-	-	Not yet applied	10/31/2020	Letter of inquiry due 10/31, application due 11/30
007	Floyd Ingraham Trust	-	20,000	(20,000)	Awaiting Decision	1/31/2021	Apl submitted 4/2/20, dental imaging, decision June 20-Jan 21
008	Pacific Power Foundation	-	15,000	(15,000)	Not yet applied	12/15/2020	Apl due 12/15/20, health & safety funding
009	Kaiser Family Foundation	-	20,000	(20,000)	Not yet applied	11/1/2020	Apl due 11/1/20
<b>Total Sources</b>		<u>-</u>	<u>395,000</u>	<u>(395,000)</u>			

		AWARDED GRANT FUNDING			Status	Next Checkpoint	Notes
Ref	Sources of Funds	ACTUAL	BUDGET	VARIANCE			
001	Meyer Memorial Trust	100,000	100,000	-	Awarded	NA	Dental imaging equipment approved, updating request
010	EDA CARES Recovery Grant	1,486,074	1,486,074	-	Awarded	NA	Verbal notification received, formal notification expected by 10/31/2020
011	Oregon Community Foundation	50,000	50,000	-	Awarded	NA	Dental imaging equipment
012	CDC Coronavirus Formula Grant	155,640	196,129	(40,489)	Awarded	NA	\$155,640 awarded 6/26/20 for generator (total award \$213,885)
013	US Treasury CARES Act	13,473	13,473	-	Awarded	NA	Incremental cost of purchasing hands-free plumbing fixtures
014	Wildhorse Foundation	20,000	20,000	-	Awarded	NA	Dental imaging equipment
016	OHA Health Equity Grant	300,000	300,000	-	Awarded	NA	COVID/sanitizable furnishings
<b>Total Sources</b>		<u>1,725,187</u>	<u>1,765,676</u>	<u>(40,489)</u>			

		DENIED GRANT FUNDING			Status	Next Checkpoint	Notes
Ref	Sources of Funds	ACTUAL	BUDGET	VARIANCE			
015	Autzen Foundation	-	15,000	(15,000)	Not awarded	NA	Application not selected for funding
<b>Total Sources</b>		<u>-</u>	<u>15,000</u>	<u>(15,000)</u>			