Rutland Regional Medical Center
An Affiliate of Rutland Regional Health Services
160 Allen Street, Rutland, VT 05701 • www.rrmc.org • 802.775.7111

August 16, 2017

Ms. Donna Jerry
Health Policy Analyst
Green Mountain Care Board
89 Main Street
Montpelier, VT 05620-3101

Re: RRMC CoN Application - Docket No. GMCB-012-17con
Medical Office Building, Loading Dock Replacement and Dietary Renovation, Renovation of Old VOC Building and Upgrades to Site Drainage and Detention Pond System

Dear Donna:

Please find enclosed Rutland Regional Medical Center's CoN application for a Medical Office Building, Loading Dock Replacement and Dietary Renovation, Renovation of Old VOC Building and Upgrades to Site Drainage and Detention Pond System.

Sincerely,

Thomas W. Huebner
President and CEO

TWH/jsb

Enclosure

Cc: Judi Fox, CFO
Jim Greenough, Sr. Director

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Rutland, VT 05701
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Form A - Verification Form

STATE OF VERMONT
DEPARTMENT OF BANKING, INSURANCE,
SECURITIES AND HEALTH CARE ADMINISTRATION

In re: Rutland Regional Medical Center	)	Docket No. GMCB-012-17con
	)	Medical Office Building, Loading Dock, Replacement
	)	and Dietary Renovation, Renovation of Old VOC
	)	Building and Upgrades to Site Drainage and
	)	Detention Pond System

Exhibit A – Form of Verification Under Oath when filing a Certificate of Need Application.

Thomas W. Huebner, being duly sworn, states on oath as follows:

1. My name is Thomas W. Huebner. I am President and Chief Executive Officer of Rutland Regional Medical Center. I have reviewed the attached letter, Certificate of Need Application and attachments from myself to Donna Jerry, Health Policy Analyst, dated August 16, 2017.

2. Based on my personal knowledge, after diligent inquiry, the information contained in this Certificate of Need application is true, accurate and complete, does not contain any untrue statement of a material fact, and does not omit to state a material fact necessary to make the statement made therein not misleading, except as specifically noted herein.

3. My personal knowledge of the truth, accuracy and completeness of the information contained in the Certificate of Need application is based upon either my actual knowledge of the subject information or, where identified below, upon information reasonably believed by me to be reliable and provided to me by the individuals identified below who have certified that the information they have provided is true, accurate and complete, does not contain any untrue statement of a material fact, and does not omit to state a material fact necessary to make the statement made therein not misleading.

4. I have evaluated, within the 12 months preceding the date of this affidavit, the policies and procedures by which information has been provided by the certifying individuals identified below, and I have determined that such policies and procedures are effective in ensuring that all

information submitted or used by Rutland Regional Medical Center in connection with the Certificate of Need program is true, accurate, and complete. I have disclosed to the RRHS-RRMC Board of Directors all significant deficiencies, of which I have personal knowledge after diligent inquiry, in such policies and procedures, and I have disclosed to the RRHS-RRMC Board of Directors any misrepresentation of facts, whether or not material, that involves management or any other employee participating in providing information submitted or used by Rutland Regional Medical Center in connection with the Certificate of Need program.

5. The following certifying individuals have provided information or documents to me in connection with the letter, and each such individual has certified, based on his or her actual knowledge of the subject information or, where specifically identified in such certification, based on information reasonably believed by the certifying individual to be reliable, that the information or documents they have provided are true, accurate and complete, do not contain any untrue statement of a material fact, and do not omit to state a material fact necessary to make the statement made therein not misleading:

   (a) Judi Fox, VP Fiscal Services, CFO
   The information or documents provided by the certifying individual.
   All financial related information.

   Subject information of which the certifying individual has actual knowledge.
   As stated above.

   The individuals and the information reasonably relied on by the certifying individual.

   In the case of documents identify the custodian of the documents.
   Judi Fox

   (b) James Greenough, Senior Director Corporate Services
   The information or documents provided by the certifying individual.
   All scope related information.

   Subject information of which the certifying individual has actual knowledge.
   As stated above.

   The individuals and the information reasonably relied on by the certifying individual.

   In the case of documents identify the custodian of the documents.
   James Greenough

6. In the event that the information contained in the Certificate of Need application becomes untrue, inaccurate or incomplete in any material respect, I acknowledge my obligation to notify the Department of Banking, Insurance, Securities and Health Care Administration, and to supplement the Interim Report as soon as I know, or reasonably should know, that the information or document has become untrue, inaccurate or incomplete in any material respect.

Thomas W. Huebner, President and CEO

On August 16, 2017, Thomas W. Huebner appeared before me and swore to the truth, accuracy and completeness of the foregoing.

Notary public [seal]
My commission expires February 10, 2019

Judi Fox, VP Fiscal Services, CFO

On August 16, 2017 Judi Fox appeared before me and swore to the truth, accuracy and completeness of the foregoing.

Notary public [seal]
My commission expires February 10, 2019

James Greenough, VP Corporate Support Services

On August 16, 2017, James Greenough appeared before me and swore to the truth, accuracy and completeness of the foregoing.

Notary public [seal]
My commission expires February 10, 2019

Rutland Regional Medical Center
160 Allen Street, Rutland, VT 05701 | 802.775.7111 | www.RRMC.org

Rutland Regional Medical Center

Medical Office Building, Loading Dock Replacement and Dietary Renovation, Renovation of Old VOC Building and Upgrades to Site Drainage and Detention Pond System
Docket No. GMCB-012-17con

Certificate of Need Application

Project Description

Rutland Regional Medical Center is proposing to do a project with three components with a total cost of $21,692,069.

- First, we propose to construct a two-story medical office building connected to the main hospital. This building will house our orthopedic practice (Vermont Orthopedic Clinic) and physiatry practice on one floor. This allows us to integrate our musculoskeletal services. The second floor will house our Ears, Nose, Throat and Audiology practice (ENTA).

  The current VOC practice is housed in an old wood frame building on the far side of the RRMC campus. It is space that was constructed for four providers. It now houses twelve. The space is incredibly overcrowded. See the attached photos. In addition, the corridors are far too narrow. Wheelchairs literally cannot pass each other in the hallways. The new space will provide an adequate space for this service.

  The current VOC building, including some non-accessible second floor space, is 8050 GSF. Using the industry average of 1500 GSF/provider, this is adequate for five to six providers. The new VOC clinic space, which will also be utilized by physiatry is 13,743 GSF (excluding connectors). For VOC's twelve providers plus physiatry's four, this will still only provide 859 GSF/provider (13,743/16=859GSF). This will be possible by careful scheduling of providers and the use of team rooms for provider groups rather than all private offices.

  It should be noted that the Vermont Orthopedic Clinic has an excellent reputation and continuously wins awards for the quality of care. This includes Five Star Healthgrades recognition for Total Hip Replacement, US News & World Report High Performing Hospital's Hip Replacement and US News and World Report High Performing Hospital Knee Replacement. Consequently, VOC has attracted patients, from far beyond our traditional service area. Over 100 orthopedic cases/year come from outside of our primary service area.

  VOC provides a wide range of services, including services provided by surgeons trained in athletic injuries, knee surgery, foot and ankle surgery, reconstructive hip surgery, reconstructive knee surgery, orthopedic trauma care, hand surgery and orthopedic spine surgery. Our two physiatrists will be fully integrated into this group so that we can provide the best possible musculoskeletal services.

  The current VOC building, owned by RRMC, will be reused as described below.

  The other floor of the Medical Office Building will house ENTA. The current ENTA practice, including two surgeons, physician assistants and audiologists practicing in rented spaces down the street from RRMC. The practice is in two spaces which do not connect and are, again, too small. Patients and staff literally have to go outside to get from one part of the practice to another. If anything, the space is less adequate than VOC's. The five

providers in ENTA currently operate in 4500GSF, which is below standard, in a space divided as noted above. Attached photos show building locations and examples of insufficient space.

- Patients receiving care for audiology services have to go outside to the other space in order to use a public bathroom. We often have patients with multiple children who need to navigate this, as well as handicapped patients.
- The public bathroom cannot accommodate a wheelchair and caregiver. Nor can the waiting room in the audiology space accommodate a wheelchair and more than 3 people.
- Lastly, the sterile processing room medication/RN prep room, and several exam rooms are too small to accommodate patients, family and staff.

Site work for this portion of the project will include 150 additional parking spaces will be created to accommodate patients receiving services in the MOB. In addition, it is necessary to expand our detention pond capacity. The cost of this element of the project is $650,000.

- The second part of the project is the renovation and expansion of the loading dock and the space above it, creating a modest increase in dietary space. This renovation is being done at the same time as the MOB because the sites adjoin each other and it will be far less costly to do them as one project.

  The loading dock and dietary space were built in 1958 and have been largely untouched over the last 60 years. They are inadequate for the reasons delineated below.

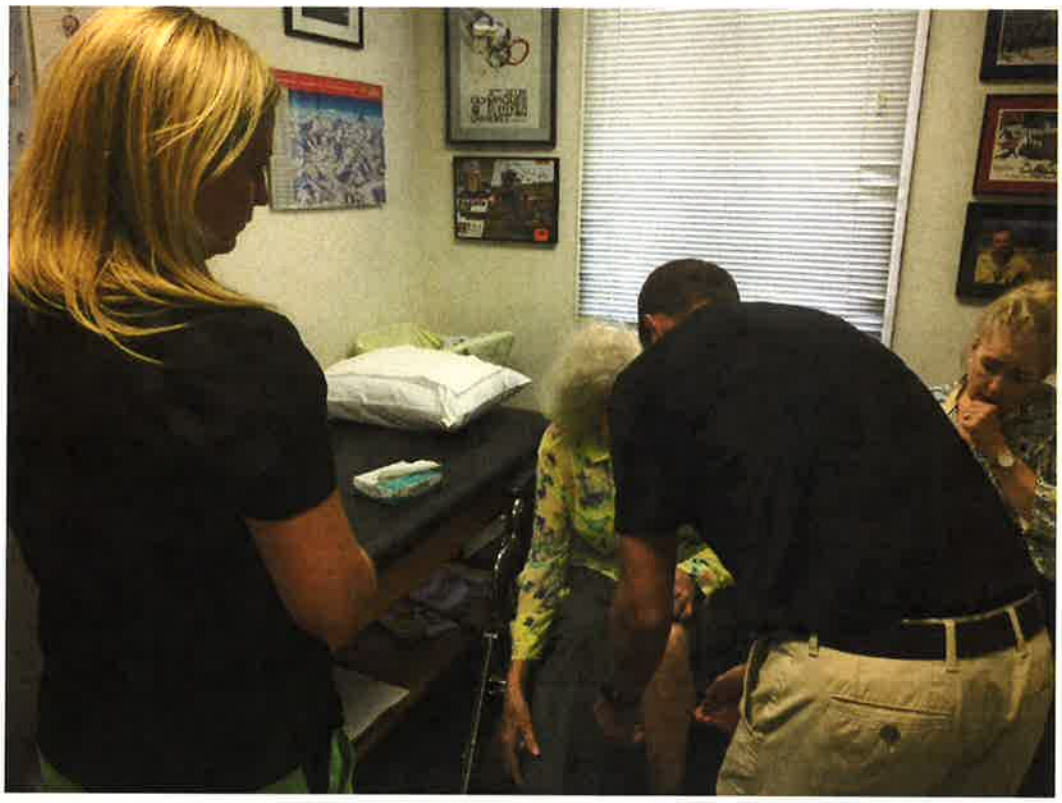
  The loading dock cannot accommodate today's larger truck trailers and loads. Only one of the two docks is large enough to accommodate pallets. There is no staging area for large deliveries. The current configuration requires staff to be exposed to the elements and unsafe conditions for trash removal, recycling and biohazard disposal. Finally, the existing space will not allow us to meet the new composting and recycling regulations.

  The dietary expansion is directly over the renovated and expanded loading dock. It will allow us to have adequate dry storage space. It will expand the diet office, which currently has eight staff members sharing two work stations. It will create an office for the dietary manager and dietician. It will provide currently non-existent locker space for staff. Finally, it will allow us to replace the obsolete 60-year old freight elevator.

- The final portion of the project is the renovation of the old VOC building. This will house multiple administrative offices, including the Finance and Human Resource Departments. Those Departments are currently in rental spaces off campus. Moving on campus will allow us to consolidate our space and reduce our rental expense by $566,199/year. We will realize the full savings beginning in 2023 when all leases are terminated.

RRMC VOC ENTRANCE

RRMC VOC HALLWAY

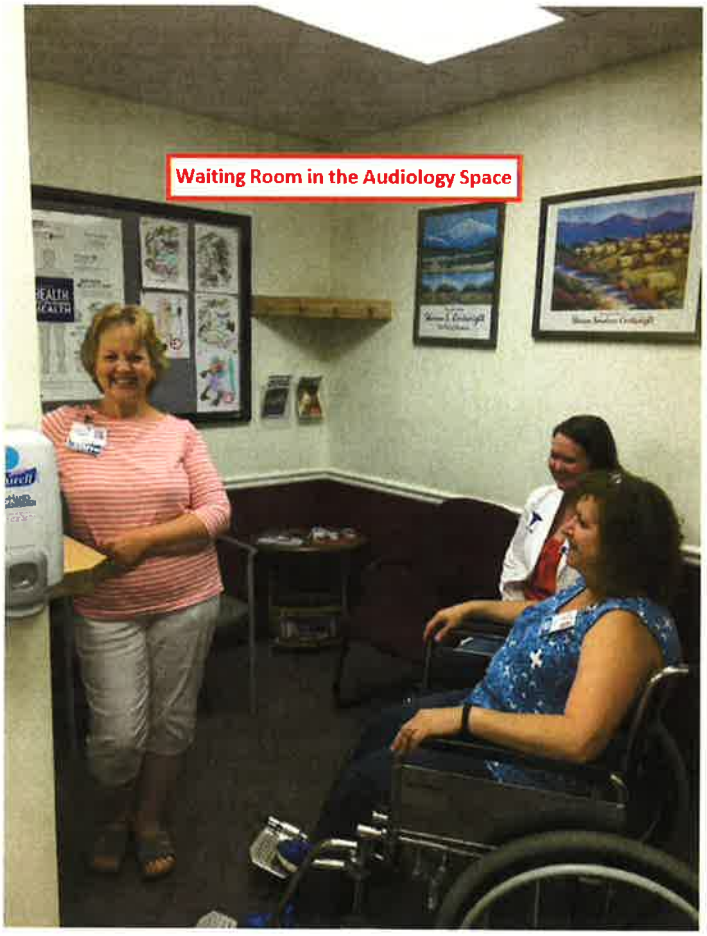


RRMC VOC EXAM ROOMS

RRMC ENTA 2017

Sterile Processing Room: Often 2 people at the same time are in here. The sinks are small and limited counter spaces make it difficult for sterile processing work to be completed effectively.


Sample Exam Room


Waiting Room in the Audiology Space

RRMC RECEIVING AREA

And

LOADING DOCK

Outside Loading Area – Deteriorating Metal Building

RRMC "Red House" - TRASH and RECYCLING AREA

RRMC DIETARY 2017

Criteria Discussion

CON STANDARD 1.4: If an application proposes services for which a higher volume of such service is positively correlated to better quality, the applicant shall show that it will be able to maintain appropriate volume for the service and that the addition of the service at the facility will not erode volume at any other Vermont facility in such a way that quality at that facility could be compromised.

No new services will be provided. This application simply provides appropriate space for existing services.

CON Standard 1.9: Applicants proposing construction projects shall show that the costs and methods of the proposed construction are necessary and reasonable. Applicants shall show that the project is cost-effective and that reasonable energy conservation measures have been taken.

Construction of New Medical Office Building: $16,075,837
The location and size of the new, freestanding MOB building is the result of developing, analyzing and reviewing multiple site locations, building configurations and program options. Each option was reviewed by RRMC staff, architects, engineers, clinicians, and Efficiency Vermont for site development impact to the hospital campus, ease of access, connectivity to the hospital, and future growth flexibility to ensure that project was the most reasonable and cost effective approach. RRMC staff and the proposed building occupants reviewed the internal program and planning for work flow efficiency, patient experience, and the ability to support a Collaborative Care operating model. The proposed building location, configuration and program was determined to be the most practical solution addressing the needs, goals and concerns of the RRMC staff and proposed building occupants.

Loading Dock Replacement and Dietary Renovations: $3,220,665
The location of the Loading Dock and Dietary expansion is dictated by the current locations of the loading dock and dietary. The loading dock expansion is adjacent to the Receiving and Materials Management Department and likewise, the Dietary expansion is adjacent to Food Services. Each expansion plan was reviewed by RRMC staff for site development impact to the hospital campus, ease of access, and future growth flexibility. The proposed building expansion, configuration and program was determined to be the most practical solution addressing the needs, goals and concerns of the RRMC staff.

Renovation of Old VOC Building for Finance and Human Resources: $1,745,567
Renovation of the current Vermont Orthopedic Clinic located at 3 Albert Cree Drive is a cost-efficient use of an RRMC owned facility. Renovation will allow RRMC to relocate business activities currently located in rental office space, and terminate leases in those non-owned offices. This allows the hospital to locate these business services closer to the RRMC Main Campus, taking advantage of an existing facility and providing services in the most cost effective manner. The interior renovations are intended to be minimal and only as required to support the change in use from an Ambulatory Care Facility to a Business use. Beyond cosmetic renovation, other

renovations will include; the removal of sinks and cabinetry in current exam rooms, the removal of X-Ray equipment, associated control booths and lead lined walls, the subdivision of larger space such as the Waiting room into office space.

Upgrades to Site Drainage and Detention Pond Systems: $625,000
Expansion of the north stormwater pond at RRMC is necessary and required, given the current regulatory requirements. Currently, RRMC has two stormwater management ponds. They were constructed during the old State stormwater regulations and therefore do not comply with current regulations. In order for the Medical Center to add impervious surfaces, they need to treat and detain the runoff from that impervious surface in accordance with the State stormwater regulations. The medical campus discharges to a tributary of Moon Brook, which has been classified as an impaired waterway by the Environmental Protection Agency. Expansion of the north stormwater pond, located on the northwest corner of the property, is required to permit and construct the Medical Office Building project. After the upgrades are completed, the runoff to the north stormwater ponds from impervious surfaces will be permitted and fully treated and detained in accordance with current regulations.

Project Financing Costs: $1,765,787 Capitalized Interest, Cost of Issuance $425,713
The project will be funded with the issuance of additional debt. The debt structure is still being considered and could include refinancing of existing debt that would allow for interest cost savings on current debt. We are considering four different options as outlined below.

1. Publicly Offered Fixed Rate Tax-Exempt Bonds
2. Fixed Rate Private Placement with a bank
3. Variable Rate Private Placement with a bank
4. United States Department of Agriculture – Direct Loan Program

For illustrative and planning purposes, we have elected to use the 30-year Publicly Offered Fixed Rate Tax-Exempt option in the Tables 1 and 2. If another option is chosen, it would be to reduce the debt cost included here. RRMC has sufficient debt capacity to support this project and has included the debt service costs in long-term Strategic Financial plans. RRMC projects borrowing a total of $29.3 million to cover project costs, capitalized interest and debt issuance costs.

Energy Conservation and Construction Management
Energy conservation is the norm in all RRMC design and construction projects. The MOB building envelope is a continuously wrapped thermal envelope, meeting or exceeding the Vermont energy codes. All exterior doors and windows are high performance products with thermally broken frames. The project engineers have and will continue to work with Efficiency Vermont regarding the selection of energy efficient products and incentive programs. Rutland Regional Medical Center plans on engaging a Commissioning Agent to review and comment on the infrastructure engineering and design to ensure that the built systems achieve the expected energy efficiencies and operational control.

The chosen method of construction is Construction Management. The primary benefit of Construction Management is the ability to manage both project scope and construction cost through both design and construction phases of the project. During the design phase the

construction manager is involved in discussion about what building systems and materials can be afforded by the construction budget. These discussions focused on performance, availability, sub-trades, alternate options, construction phasing and methods, and cost. The result is a project that meets or exceeds expectations, is constructible and cost effective.

To ensure that construction costs are competitive and cost effective, RRMC will obtain multiple competitive bids from all trades providing services, and RRMC has worked with Efficiency Vermont to ensure energy conservation is at the forefront of design.

CON STANDARD 1.10: Applicants proposing new health care projects requiring construction shall show such projects are energy efficient. As appropriate, applicants shall show that Efficiency Vermont, or an organization with similar expertise, has been consulted on the proposal.

Efficiency VT collaborates with RRMC on all projects, and Efficiency VT has been involved in this project as well. LN Consulting, the project engineers on this project, has designed energy efficient systems to provide heating, ventilation, air conditioning and lighting in the space. The facilities staff and Efficiency VT have also been a part of the design process and together we have designed systems that will be energy efficient, reliable and easy to maintain. A letter from Efficiency Vermont is attached following this narrative, as is a complete summary of the mechanical and lighting systems proposed for each facility.

CON STANDARD 1.11: Applicants proposing new health care projects requiring new construction shall demonstrate that the new construction is the more appropriate alternative when compared to renovation.

Construction of New Medical Office Building:
The ambulatory care practices proposed for this new building are currently located in facilities that are too small for the existing patient demand, the spaces do not meet current standards, renovation of the existing space is not practical or cost effective, and expansion on the property is not possible. After a thorough analysis of these ambulatory care practices, relocation and consolidation was determined to be the most cost effective solution. All the practices occupy space that currently does not meet the needs of the practice. Because of building age, configuration, location, and the inability of a renovation or expansion project to meet the practice needs it was determined that a new building is the best option. Co-location of these practices also allows for workflow efficiencies through the sharing of resources.

Loading Dock Replacement and Dietary Renovations:
The current Loading Dock design only has 1 dock that can be used to unload pallets and larger items, the current configuration requires staff to be exposed to the elements for trash removal, recycling and biohazard disposal, and the current design will not allow us to meet the new composting requirements. Due to the existing building configuration and location of the existing Receiving and Materials Management Department, there is no other logical location to expand the loading dock. The adjacent spaces to the loading dock are currently used for material management and storage preventing the loading dock from expanding internally, leaving new construction as the only option.

Similar existing conditions exist for the dietary expansion. Due to the current location and layout of Food Services, the logical expansion for Food Services is above the Loading Dock expansion.

Renovation of Old VOC Building for Finance and Human Resources:
There is no new construction propose for the VOC Building.

CON STANADARD 1.12: New Construction of health care projects shall comply with the Guidelines for Construction and Equipment of Hospital and Medical Facilities as issued by the American Institute of Architects (AIA).

All new construction and renovation areas will comply with the Guidelines for Construction and Equipment of Hospital and Medical Facilities as issued by the American Institute of Architects (AIA). Lavallee Brensinger are the architects on the project, LN Consulting is serving as the engineer and Krebs & Lansing are the civil engineers.

Please refer to the Program Comparison and 2010 Guideline Review spread sheets.

CON STANDARD 3.4: Applicants subject to budget review shall demonstrate that a proposed project has been included in hospital budget submissions or explain why inclusion was not feasible.

Rutland Regional Medical Center has included the Medical Office Building and the Loading Dock projects in a few of our hospital budget submissions. The Medical Office Building was included for $8,000,000 in the 2016 budget and $27,375,000 in the 2017 budget. The Loading Dock was included for $1,500,000 in the 2015 budget and $3,500,000 in the 2017 budget. The Medical Office Building and Loading Dock combined project was included in the 2018 budget for $21,692,069.

CON STANDARD 3.7: Applicants proposing to replace diagnostic or therapeutic equipment shall demonstrate that existing equipment is fully depreciated, or the cost of the early replacement, including the cost of remaining depreciation on existing equipment, is less costly than keeping the existing equipment.

It is anticipated that the following diagnostic or therapeutic equipment will be replaced as part of this project:

Discovery XR650 1200 Base System Digital Radiography (X-Ray Machine)
Quantum Odyssey HF X-Ray Machine
Sound Booth
Sound Booth
Audiometer
Ziess Opmi Microscope

The two x-ray machines will be fully depreciated prior to being replaced in FY 2020. As noted below a small specific use X-ray machine will be added.

The two Sound Booths, Audiometer and Microscope were all purchased by the ENTA Clinic prior to becoming a department of Rutland Regional Medical Center in October 2012. When these items were purchased by RRMC from ENTA in October 2012, a useful life of 10 years was assigned. Therefore, this equipment will not be fully depreciated on RRMC's books until FY 2023. However, all of these items, with the exception of the microscope, will be older than 10 years by the time they are replaced in FY 2020. RRMC was not provided a purchase date for the microscope, which cost RRMC only $225.

CON STANDARD 3.23: In addition to proving need, applicants seeking to add or expand diagnostic or therapeutic equipment shall show that the equipment reduces costs and/or improves quality.

We are not expanding the breadth of clinical equipment. We are replacing as noted above and below.

GE Discovery XR656 Plus Digital Radiography X-Ray Machine, $425,000:
The current VOC building houses two pieces of X-ray equipment, one Digital Radiography (DR) and one Computed Radiography (CR). The DR will be kept, moved, and re-installed in the new MOB. The existing DR equipment provides the full range of orthopedic imaging for all patients. The CR is of older technology, provides limited patient imaging due to body habitus and exam, and has been shown by CMS's decision to incentivize against its use beginning in 2018. Therefore, replacement equipment will be required. Purchasing new fully functional DR equipment allows for superior image quality and functionality consistency which will enhance clinical decision making for providers, and aides in reducing workflow inefficiencies due to lack of available imaging equipment for patient needs.

GE Proteus XRf Automated Table Digital Radiography X-Ray Machine, $130,000:
Finally, a third X-ray machine will be purchased for the MOB, and will strictly be for images of small joints and extremities. This smaller, more specific X-ray equipment is one-third the cost of the other full-sized X-ray equipment. Quality of the patient's experience is vastly improved with the addition of this third X-ray.

CON STANDARD 3.24: An applicant shall disclose potential financial conflicts of interest between hospitals and physicians and an equipment purchase.

There are no financial conflicts.

§9437. Criteria

A certificate of need shall be granted if the applicant demonstrates and the board finds that:

(1) the application is consistent with the health resource allocation plan:

This application is consistent with the HRAP. The CoN allows for the continuation of orthopedic, physiatry and ENTA services. It ensures there is adequate space in our dietary area. It upgrades a 60-year old loading dock.

(2) the cost of the project is reasonable, because:

A. the applicant's financial condition will sustain any financial burden likely to result from completion of the project;

The costs of this project will be supported within the State mandated net revenue cap each year. RRMC has considered and scoped this project over a number of years and therefore has included the medical office building project in the multi-year capital and financial planning process beginning in 2016. The project will be funded with the issuance of additional debt. The debt structure is still being considered and could include refinancing of existing debt that would allow for interest cost savings on current debt. RRMC has sufficient debt capacity to support this project.

The Medical Office Building will house the Vermont Orthopedic Clinic (VOC), ENTA Clinic, and Physiatry. The current VOC building is owned by RRMC. Once vacated, various other RRMC administrative departments will move to this building allowing for the elimination of four leases. The ENTA Clinic is currently in leased space, and that lease will be terminated as well. Once all leases are terminated RRMC estimates annual cost savings related to be $566,000 per year. This cost savings offsets any new costs associated, excluding interest and depreciation, associated with servicing and maintaining the new medical office building.

B. the project will not result in an undue increase in the costs of medical care. In making a finding under this subdivision, the board shall consider and weigh relevant factors, including:

i. the financial implications of the project on hospitals and other clinical settings, including the impact on their services, expenditures and charges;

ii. whether the impact on services, expenditures and charges is outweighed by the benefit of the project to the public, and

C. less expensive alternatives do not exist, would be unsatisfactory, or are not feasible or appropriate;

RRMC will not increase rates as a result of the project. Overall our rate increases will remain within the State mandated net revenue increases.

We feel that the value the project brings to RRMC far outweighs the capital costs in two ways. The first allows RRMC to eliminate five lease agreements that add additional annual costs without any long-term benefit. The estimated savings for elimination of leases is expected to be $566,000, these savings more than offset any additional occupancy costs of the new building. Second, the medial office building will provide for medical services that are currently off campus to be located

on the hospital campus allowing our patients ease of access to clinic and ambulatory services. The on-site location will also allow greater flexibility for our physicians to work between office clinic settings and the hospital setting each day.

(3) there is an identifiable, existing, or reasonably anticipated need for the proposed project which is appropriate for the applicant to provide;

This project first provides adequate space for our orthopedic practice. We currently have twelve providers working in a space intended for four. To say it is overcrowded would be an understatement. It also provides space that allows us to integrate physiatry into orthopedics to have a full musculoskeletal service.

The old VOC building, which is owned by the hospital, will be converted into offices for Finance and Human Resources allowing us to decrease rental expense.

The ENTA space is even worse than orthopedics. This professional office is in rental space down the street. It is in two offices which are not connected. This causes staff and patients to often cross over outdoors for services. The space is significantly undersized.
No new services will be provided.

(4) the project will improve the quality of health care in the state or provide greater access to heatlh care for Vermont's residents, or both;
This project allows us to maintain the high quality of services provided.

(5) the project will not have an undue adverse impact on any other existing services provided by the applicant;

There will be no impact on other services.

(6) the project will serve the public good;

The project serves the public good in that it allows us to maintain orthopedic, physiatry and ENTA services.

(7) the applicant has adequately considered the availability of affordable, accessible patient transportation services to the facility; and

The site is serviced by patient transportation services, including The Bus, a Rutland area public transportation service.

NOTE: When completing this table make entries in the shaded fields only.

Rutland Regional Medical Center
Medical Office Building
TABLE 1
PROJECT COSTS

Construction Costs	
1. New Construction	$ 11,842,100
2. Renovation	$1,453,396
3. Site Work	1,444,270
4. Fixed Equipment	
5. Design/Bidding Contingency	
6. Construction Contingency	$1,027,435
7. Construction Manager Fee	324,857
8. Other - RRMC Construction Costs	98,480
Subtotal	$ 16,190,538
Related Project Costs	
1. Major Moveable Equipment	
2. Furnishings, Fixtures & Other Equip.	$1,925,561
3. Architectural/Engineering Fees	$1,591,459
4. Land Acquisition	
5. Purchase of Buildings	
6. Administrative Expenses & Permits	$290,457
7. Debt Financing Expenses - Capitalized (see below)	1,765,787
7a. Debt Financing Expenses - Issuance Costs (see below)	425,713
8. Debt Service Reserve Fund	-
9. Working Capital	-
10. Other Owners Contingency	1,554,054
11. Other - Equipment and IT Contingency	140,000
	-
Subtotal	$ 7,693,031
Total Project Costs	**$ 23,883,569**

Debt Financing Expenses	
1. Capital Interest	$ 2,031,667
2. Bond Discount or Placement Fee	169,600
3. Misc. Financing Fees & Exp. (issuance costs)	256,113
4. Other	-
Subtotal	$ 2,457,380
Less Interest Earnings on Funds	
1. Debt Service Reserve Funds	$ -
2. Capitalized Interest Account	24,277
3. Construction Fund	241,603
4. Other	-
Subtotal	$ 265,880
Total Debt Financing Expenses	**$ 2,191,500**
feeds to line 7 above	

NOTE: When completing this table make entries in the shaded fields only.

Rutland Regional Medical Center
Medical Office Building
TABLE 2
DEBT FINANCING ARRANGEMENT, SOURCES & USES OF FUNDS

Sources of Funds

1. Financing Instrument	Publicly Issued Fixed Rate Bonds		
a. Interest Rate	4.16%		
b. Loan Period	Mar 2018	To: Dec 2048	
c. Amount Financed			$ 21,692,069
2. Equity Contribution			
3. Other Sources			
a. Working Capital			-
b. Fundraising			-
c. Grants			-
d. Other			2,191,500
Total Required Funds			**$ 23,883,569**

Uses of Funds

Project Costs (feeds from Table 1)	
1. New Construction	$ 11,842,100
2. Renovation	1,453,396
3. Site Work	1,444,270
4. Fixed Equipment	-
5. Design/Bidding Contingency	-
6. Construction Contingency	1,027,435
7. Construction Manager Fee	324,857
8. Other - RRMC Construction Costs	98,480
8. Major Moveable Equipment	-
9. Furnishings, Fixtures & Other Equip.	1,925,561
10. Architectural/Engineering Fees	1,591,459
11. Land Acquisition	-
12. Purchase of Buildings	-
13. Administrative Expenses & Permits	290,457
14. Debt Financing Expenses	2,191,500
15. Debt Service Reserve Fund	-
16. Working Capital	-
17. Other - Equipment and IT Contingency	140,000
17. Owners Contingency	1,554,054
Total Uses of Funds	**$ 23,883,569**

Total sources should equal total uses of funds.

RUTLAND REGIONAL MEDICAL CENTER

Medical Office Building

INCOME STATEMENT
Table 3A
WITHOUT PROJECT

	2016	2017		2017		2018		Proposed Yr 1 2019		Proposed Yr 2 2020		Proposed Yr 3 2021	
	Actual	Budget	% change	Projection	% change	Budget	% change		% change		% change		% change
REVENUES													
INPATIENT CARE REVENUE	191,888,077	180,666,477	-5.8%	189,294,487	4.8%	197,451,546	4.3%	228,018,452	15.5%	243,100,927	6.6%	259,727,769	6.8%
OUTPATIENT CARE REVENUE	274,399,840	257,142,036	-6.3%	258,765,872	0.6%	267,618,314	3.4%	281,265,149	5.1%	299,869,672	6.6%	320,379,202	6.8%
OUTPATIENT CARE REVENUE - PHYSICI	62,566,398	63,107,825	0.9%	62,367,057	-1.2%	65,868,447	5.6%	55,619,277	-15.6%	59,298,261	6.6%	63,353,954	6.8%
CHRONIC/SNF PT CARE REVENUE	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
SWING BEDS PT CARE REVENUE	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
GROSS PATIENT CARE REVENUE	528,854,315	500,916,338	-5.3%	510,427,416	1.9%	530,938,307	4.0%	564,902,878	6.4%	602,268,860	6.6%	643,460,925	6.8%
DISPROPORTIONATE SHARE PAYMENTS	4,573,554	5,724,870	25.2%	5,724,870	0.0%	4,579,237	-20.0%	4,837,858	5.6%	5,002,345	3.4%	5,172,425	3.4%
BAD DEBT FREE CARE	(10,022,419)	(10,196,810)	1.7%	(10,989,502)	7.8%	(11,431,102)	4.0%	(12,162,359)	6.4%	(12,966,849)	6.6%	(13,853,714)	6.8%
DEDUCTIONS FROM REVENUE	(277,582,488)	(253,028,950)	-8.8%	(259,915,041)	2.7%	(272,539,164)	4.9%	(297,478,492)	9.2%	(325,361,075)	9.4%	(356,692,283)	9.6%
NET PATIENT CARE REVENUE	245,822,952	243,415,448	-1.0%	245,247,743	0.8%	251,547,278	2.6%	260,099,885	3.4%	268,943,281	3.4%	278,087,353	3.4%
OTHER OPERATING REVENUE	8,598,283	11,017,731	28.1%	11,959,805	8.6%	12,290,310	2.8%	12,390,310	0.8%	12,490,310	0.8%	12,490,310	0.0%
TOTAL OPERATING REVENUE	254,421,235	254,433,179	0.0%	257,207,548	1.1%	263,837,588	2.6%	272,490,195	3.3%	281,433,592	3.3%	290,577,663	3.2%
OPERATING EXPENSE													
SALARIES NON MD	78,446,783	82,628,937	5.3%	82,747,562	0.1%	86,033,134	4.0%	89,044,294	3.5%	92,160,844	3.5%	95,386,474	3.5%
FRINGE BENEFITS NON MD	25,172,851	27,673,380	9.9%	25,234,153	-8.8%	26,970,680	6.9%	26,340,334	5.1%	26,657,254	1.1%	29,516,971	3.0%
FRINGE BENEFITS MD	1,375,451	1,529,901	11.2%	1,380,707	-9.8%	1,475,722	6.9%	1,491,596	1.1%	1,508,277	1.1%	1,553,525	3.0%
PHYSICIAN FEES SALARIES CONTRACT	30,000,115	29,969,647	-0.1%	30,579,475	2.0%	31,552,125	3.2%	32,498,689	3.0%	33,473,649	3.0%	34,477,859	3.0%
HEALTH CARE PROVIDER TAX	14,052,304	14,352,823	2.1%	14,740,749	2.7%	14,810,108	0.5%	15,254,411	3.0%	15,712,043	3.0%	16,183,405	3.0%
DEPRECIATION AMORTIZATION	13,596,263	13,161,688	-3.2%	12,996,477	-1.3%	12,728,164	-2.1%	12,977,142	2.0%	14,369,642	10.7%	14,983,138	4.3%
INTEREST - LONG/SHORT TERM	1,803,469	1,749,035	-3.0%	1,517,751	-13.2%	1,688,565	11.3%	1,739,222	3.0%	1,791,399	3.0%	1,845,141	3.0%
OTHER OPERATING EXPENSE	79,195,624	77,262,881	-2.4%	81,099,610	5.0%	82,290,825	1.5%	84,659,550	2.9%	87,036,901	2.8%	89,691,757	3.1%
TOTAL OPERATING EXPENSE	243,642,860	248,328,292	1.9%	250,296,484	0.8%	257,549,323	2.9%	266,005,238	3.3%	274,710,011	3.3%	283,638,270	3.3%
NET OPERATING INCOME (LOSS)	10,778,375	6,104,887	-43.4%	6,911,064	13.2%	6,288,265	-9.0%	6,484,957	3.1%	6,723,581	3.7%	6,939,393	3.2%
NON-OPERATING REVENUE	11,380,794	7,136,913	-37.3%	9,635,893	35.0%	8,794,172	-8.7%	8,794,172	0.0%	8,794,172	0.0%	8,794,172	0.0%
EXCESS (DEFICIT) OF REVENUE OVER E	22,159,169	13,241,800	-40.2%	16,546,957	25.0%	15,082,437	-8.9%	15,279,129	1.3%	15,517,756	1.6%	15,733,565	1.4%
Operating Margin %	4.2%	2.4%		2.7%		2.4%		2.4%		2.4%		2.4%	
Bad Debt & Free Care%	1.9%	2.0%		2.2%		2.2%		2.2%		2.2%		2.2%	
Compensation Ratio	55.4%	57.1%		55.9%		56.7%		56.9%		56.7%		56.7%	
Capital Cost % of Total Expenses	6.3%	6.0%		5.8%		5.6%		5.5%		5.9%		5.9%	

RUTLAND REGIONAL MEDICAL CENTER

PROJECT NAME

INCOME STATEMENT

Table 3B

PROJECT ONLY

	2016	2017		2017		2018		Proposed Yr 2		Proposed Yr 2		Proposed Yr 3	
	Actual	Budget	% change	Projection	% change	Budget	% change	2019	% change	2020	% change	2021	% change
REVENUES													
INPATIENT CARE REVENUE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
OUTPATIENT CARE REVENUE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
OUTPATIENT CARE REVENUE - PHYSICIAN			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
CHRONIC/SNF PT CARE REVENUE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
SWING BEDS PT CARE REVENUE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
GROSS PATIENT CARE REVENUE	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
DISPROPORTIONATE SHARE PAYMENTS			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
BAD DEBT FREE CARE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
DEDUCTIONS FROM REVENUE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
NET PATIENT CARE REVENUE	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
OTHER OPERATING REVENUE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
TOTAL OPERATING REVENUE	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
OPERATING EXPENSE													
SALARIES NON MD			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!	38,819	#DIV/0!	46,583	20.0%
FRINGE BENEFITS NON MD			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!	16,181	#DIV/0!	19,417	20.0%
FRINGE BENEFITS MD			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
PHYSICIAN FEES SALARIES CONTRACTS & FRINGES			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
HEALTH CARE PROVIDER TAX			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
DEPRECIATION AMORTIZATION			#DIV/0!		#DIV/0!	21,667	#DIV/0!	43,333	100.0%	819,857	1792.0%	1,596,380	94.7%
INTEREST - LONG/SHORT TERM			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!	334,893	#DIV/0!	987,900	195.0%
OTHER OPERATING EXPENSE			#DIV/0!		#DIV/0!	(21,667)	#DIV/0!	(43,333)	100.0%	(1,209,750)	2691.8%	(2,650,280)	119.1%
TOTAL OPERATING EXPENSE	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
NET OPERATING INCOME (LOSS)	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
NON-OPERATING REVENUE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
EXCESS (DEFICIT) OF REVENUE OVER E)	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!

RUTLAND REGIONAL MEDICAL CENTER

Medical Office Building

Note: This table requires no "fill-in" as it is populated automatically

INCOME STATEMENT

Table 3C

WITH PROJECT

	2016	2017		2017		2018		Proposed Yr 2		Proposed Yr 2		Proposed Yr 3	
	Actual	Budget	% change	Projection	% change	Budget	% change	2019	% change	2020	% change	2021	% change
REVENUES													
INPATIENT CARE REVENUE	191,888,077	180,666,477	-5.8%	189,294,487	4.8%	197,451,546	4.3%	228,018,452	15.5%	243,100,927	6.6%	259,727,769	6.8%
OUTPATIENT CARE REVENUE	274,399,840	257,142,036	-6.3%	258,765,872	0.6%	267,618,314	3.4%	281,265,149	5.1%	299,869,672	6.6%	320,379,202	6.8%
OUTPATIENT CARE REVENUE - PHYSICI	62,566,398	63,107,825	0.9%	62,367,057	-1.2%	65,868,447	5.6%	55,619,277	-15.6%	59,298,261	6.6%	63,353,954	6.8%
CHRONIC/SNF PT CARE REVENUE	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
SWING BEDS PT CARE REVENUE	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
GROSS PATIENT CARE REVENUE	528,854,315	500,916,338	-5.3%	510,427,416	1.9%	530,938,307	4.0%	564,902,878	6.4%	602,268,860	6.6%	643,460,925	6.8%
DISPROPORTIONATE SHARE PAYMENTS	4,573,554	5,724,870	25.2%	5,724,870	0.0%	4,579,237	-20.0%	4,837,858	5.6%	5,002,345	3.4%	5,172,425	3.4%
BAD DEBT FREE CARE	(10,022,419)	(10,196,810)	1.7%	(10,989,502)	7.8%	(11,431,102)	4.0%	(12,162,359)	6.4%	(12,966,849)	6.6%	(13,853,714)	6.8%
DEDUCTIONS FROM REVENUE	(277,582,498)	(253,028,950)	-8.8%	(259,915,041)	2.7%	(272,539,164)	4.9%	(297,478,492)	9.2%	(325,361,075)	9.4%	(356,692,283)	9.6%
NET PATIENT CARE REVENUE	245,822,952	243,415,448	-1.0%	245,247,743	0.8%	251,547,278	2.6%	260,099,885	3.4%	268,943,281	3.4%	278,087,353	3.4%
OTHER OPERATING REVENUE	8,598,283	11,017,731	28.1%	11,959,805	8.6%	12,290,310	2.8%	12,390,310	0.8%	12,490,310	0.8%	12,490,310	0.0%
TOTAL OPERATING REVENUE	254,421,235	254,433,179	0.0%	257,207,548	1.1%	263,837,588	2.6%	272,490,195	3.3%	281,433,591	3.3%	290,577,663	3.2%
OPERATING EXPENSE													
SALARIES NON MD	78,446,783	82,628,937	5.3%	82,747,562	0.1%	86,033,134	4.0%	89,044,294	3.5%	92,199,663	3.5%	95,433,057	3.5%
FRINGE BENEFITS NON MD	25,172,851	27,673,380	9.9%	25,234,153	-8.8%	26,970,680	6.9%	28,340,334	5.1%	28,673,435	1.2%	29,536,388	3.0%
FRINGE BENEFITS MD	1,375,451	1,529,901	11.2%	1,380,707	-9.8%	1,475,722	6.9%	1,491,596	1.1%	1,508,277	1.1%	1,553,525	3.0%
PHYSICIAN FEES SALARIES CONTRACT	30,000,115	29,969,647	-0.1%	30,579,475	2.0%	31,552,125	3.2%	32,498,689	3.0%	33,473,649	3.0%	34,477,859	3.0%
HEALTH CARE PROVIDER TAX	14,052,304	14,352,823	2.1%	14,740,749	2.7%	14,810,108	0.5%	15,254,411	3.0%	15,712,043	3.0%	16,183,405	3.0%
DEPRECIATION AMORTIZATION	13,596,263	13,161,688	-3.2%	12,996,477	-1.3%	12,749,831	-1.9%	13,020,475	2.1%	15,189,499	16.7%	16,579,518	9.2%
INTEREST - LONG/SHORT TERM	1,803,469	1,749,035	-3.0%	1,517,751	-13.2%	1,688,565	11.3%	1,739,222	3.0%	2,126,292	22.3%	2,833,041	33.2%
OTHER OPERATING EXPENSE	79,195,624	77,262,881	-2.4%	81,099,610	5.0%	82,269,158	1.4%	84,616,217	2.9%	85,827,151	1.4%	87,041,477	1.4%
TOTAL OPERATING EXPENSE	243,642,860	248,328,292	1.9%	250,296,484	0.8%	257,549,323	2.9%	266,005,238	3.3%	274,710,009	3.3%	283,638,270	3.3%
NET OPERATING INCOME (LOSS)	10,778,375	6,104,887	-43.4%	6,911,064	13.2%	6,288,265	-9.0%	6,484,957	3.1%	6,723,582	3.7%	6,939,393	3.2%
NON-OPERATING REVENUE	11,380,794	7,136,913	-37.3%	9,635,893	35.0%	8,794,172	-8.7%	8,794,172	0.0%	8,794,172	0.0%	8,794,172	0.0%
EXCESS (DEFICIT) OF REVENUE OVER E	22,159,169	13,241,800	-40.2%	16,546,957	25.0%	15,082,437	-8.9%	15,279,129	1.3%	15,517,754	1.6%	15,733,565	1.4%
Operating Margin %	4.2%	2.4%		2.7%		2.4%		2.4%		2.4%		2.4%	
Bad Debt & Free Care%	1.9%	2.0%		2.2%		2.2%		2.2%		2.2%		2.2%	
Compensation Ratio	55.4%	57.1%		55.9%		56.7%		56.9%		56.7%		56.8%	
Capital Cost % of Total Expenses	6.3%	6.0%		5.8%		5.6%		5.5%		6.3%		6.8%	

RUTLAND REGIONAL MEDICAL CENTER

Medical Office Building

Balance Sheet

WITHOUT PROJECT

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	2019 Proposed Year 1	% change	2020 Proposed Year 2	% change	2021 Proposed Year 3	% change
ASSETS													
CURRENT ASSETS													
CASH & INVESTMENTS	12,941,834	39,503,614	205.2%	15,386,482	-61.1%	14,576,141	-5.3%	12,508,133	-14.2%	11,975,704	-4.3%	13,238,920	10.5%
PATIENT ACCOUNTS RECEIVABLE, GROSS	67,802,703	65,671,511	-3.1%	67,802,702	3.2%	67,802,702	0.0%	67,802,702	0.0%	67,802,702	0.0%	67,802,702	0.0%
LESS: ALLOWANCE FOR UNCOLLECTIBLE ACCTS	(45,270,950)	(45,002,495)	-0.6%	(45,270,950)	0.6%	(45,270,950)	0.0%	(45,270,950)	0.0%	(45,270,950)	0.0%	(45,270,950)	0.0%
DUE FROM THIRD PARTIES	-	5,167,469	#DIV/0!	5,260,001	1.8%	5,260,001	0.0%	5,260,001	0.0%	5,260,001	0.0%	5,260,001	0.0%
OTHER CURRENT ASSETS	10,594,249	9,722,463	-8.2%	10,594,250	9.0%	10,594,250	0.0%	10,594,250	0.0%	10,594,250	0.0%	10,594,250	0.0%
TOTAL CURRENT ASSETS	46,067,836	75,062,562	62.9%	53,772,485	-28.4%	52,962,144	-1.5%	50,894,136	-3.9%	50,361,707	-1.0%	51,624,923	2.5%
BOARD DESIGNATED ASSETS					#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
FUNDED DEPRECIATION	72,048,982	112,843,141	56.6%	120,526,972	6.8%	129,432,346	7.4%	138,226,518	6.8%	147,020,690	6.4%	155,814,862	6.0%
ESCROWED BOND FUNDS	1,040,330	-	-100.0%	-	#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
OTHER	43,912,240	5,997,925	-86.3%	6,201,912	3.4%	6,201,912	0.0%	6,201,912	0.0%	6,201,912	0.0%	6,201,912	0.0%
TOTAL BOARD DESIGNATED ASSETS	117,001,552	118,841,066	1.6%	126,728,884	6.6%	135,634,258	7.0%	144,428,430	6.5%	153,222,602	6.1%	162,016,774	5.7%
PROPERTY, PLANT, AND EQUIPMENT													
LAND, BUILDINGS & IMPROVEMENTS	102,633,484	88,638,887	-13.6%	102,633,484	15.8%	102,633,484	0.0%	102,633,484	0.0%	102,633,484	0.0%	102,633,484	0.0%
CONSTRUCTION IN PROGRESS	3,422,993	2,197,239	-35.8%	33,456,193	1422.6%	33,456,193	0.0%	33,456,193	0.0%	33,456,193	0.0%	33,456,193	0.0%
MAJOR MOVABLE EQUIPMENT	103,286,561	123,638,698	19.7%	119,875,161	-3.0%	135,200,943	12.8%	152,200,943	12.6%	169,200,943	11.2%	186,200,943	10.0%
FIXED EQUIPMENT	33,456,193	29,597,080	-11.5%	3,422,993	-88.4%	3,422,993	0.0%	3,422,993	0.0%	3,422,993	0.0%	3,422,993	0.0%
TOTAL PROPERTY, PLANT AND EQUIPMENT	242,799,231	244,071,904	0.5%	259,387,831	6.3%	274,713,613	5.9%	291,713,613	6.2%	308,713,613	5.8%	325,713,613	5.5%
LESS: ACCUMULATED DEPRECIATION													
LAND, BUILDINGS & IMPROVEMENTS	(53,095,223)	(44,966,451)	-15.3%	(53,095,223)	18.1%	(53,095,223)	0.0%	(53,095,223)	0.0%	(53,095,223)	0.0%	(53,095,223)	0.0%
EQUIPMENT - FIXED	(24,755,689)	(22,872,018)	-7.6%	(24,755,689)	8.2%	(24,755,689)	0.0%	(24,755,689)	0.0%	(24,755,689)	0.0%	(24,755,689)	0.0%
EQUIPMENT - MAJOR MOVEABLE	(83,222,194)	(102,414,382)	23.1%	(96,218,671)	-6.0%	(108,946,835)	13.2%	(121,923,977)	11.9%	(136,293,619)	11.8%	(149,561,959)	9.7%
TOTAL ACCUMULATED DEPRECIATION	(161,073,106)	(170,252,851)	5.7%	(174,069,583)	2.2%	(186,797,747)	7.3%	(199,774,889)	6.9%	(214,144,531)	7.2%	(227,412,871)	6.2%
TOTAL PROPERTY, PLANT AND EQUIPMENT, NET	81,726,125	73,819,053	-9.7%	85,318,248	15.6%	87,915,866	3.0%	91,938,724	4.6%	94,569,082	2.9%	98,300,742	3.9%
OTHER LONG-TERM ASSETS	10,526,690	4,122,446	-60.8%	5,266,689	27.8%	5,266,692	0.0%	5,266,689	0.0%	5,266,689	0.0%	5,266,689	0.0%
TOTAL ASSETS	**255,322,203**	**271,845,127**	**6.5%**	**271,086,306**	**-0.3%**	**281,778,960**	**3.9%**	**292,527,979**	**3.8%**	**303,420,080**	**3.7%**	**317,209,128**	**4.5%**
LIABILITIES AND FUND BALANCE													
CURRENT LIABILITIES													
ACCOUNTS PAYABLE	2,835,603	5,442,168	91.9%	4,443,366	-18.4%	4,443,366	0.0%	4,443,366	0.0%	4,443,366	0.0%	4,443,366	0.0%
SALARIES, WAGES AND PAYROLL TAXES PAYABLE	10,390,193	10,113,344	-2.7%	11,234,778	11.1%	11,234,778	0.0%	11,234,778	0.0%	11,234,778	0.0%	11,234,778	0.0%
ESTIMATED THIRD-PARTY SETTLEMENTS	9,152,712	8,592,533	-6.1%	9,152,712	6.5%	9,152,712	0.0%	9,152,712	0.0%	9,152,712	0.0%	9,152,712	0.0%
OTHER CURRENT LIABILITIES	7,686,843	6,610,517	-14.0%	5,216,286	-21.1%	5,192,502	-0.5%	5,168,559	-0.5%	5,145,715	-0.8%	5,216,286	1.4%
CURRENT PORTION OF LONG-TERM DEBT	1,877,085	2,133,373	13.7%	1,795,007	-15.9%	1,865,452	3.9%	1,938,681	3.9%	2,014,746	3.9%	2,093,817	3.9%
TOTAL CURRENT LIABILITIES	31,942,436	32,891,935	3.0%	31,842,149	-3.2%	31,888,810	0.1%	31,958,076	0.4%	31,991,317	0.1%	32,140,959	0.5%
LONG-TERM DEBT													
BONDS & MORTGAGES PAYABLE	31,768,771	56,102,482	76.6%	36,469,153	-35.0%	34,603,702	-5.1%	32,665,041	-10.4%	30,650,294	-6.2%	28,556,478	-6.8%
CAPITAL LEASE OBLIGATIONS	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
OTHER LONG-TERM DEBT	6,495,388	-	-100.0%	-	#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
TOTAL LONG-TERM DEBT	38,264,159	56,102,482	46.6%	36,469,153	-35.0%	34,603,702	-5.1%	32,665,041	-10.4%	30,650,294	-6.2%	28,556,478	-6.8%
OTHER NONCURRENT LIABILITIES	31,844,814	29,744,143	-6.6%	32,865,815	10.5%	30,183,617	-8.2%	27,505,362	-18.3%	24,869,951	-9.6%	24,865,815	0.0%
TOTAL LIABILITIES	**102,051,409**	**118,738,560**	**16.4%**	**101,177,117**	**-14.8%**	**96,676,129**	**-4.4%**	**92,128,479**	**-8.9%**	**87,511,562**	**-5.0%**	**85,563,252**	**-2.2%**
FUND BALANCE	153,270,796	153,106,567	-0.1%	169,909,189	11.0%	185,102,831	8.9%	200,399,500	17.9%	215,908,518	7.7%	231,645,876	7.3%
TOTAL LIABILITIES AND FUND BALANCE	**255,322,205**	**271,845,127**	**6.5%**	**271,086,306**	**-0.3%**	**281,778,960**	**3.9%**	**292,527,979**	**7.9%**	**303,420,080**	**3.7%**	**317,209,128**	**4.5%**

RUTLAND REGIONAL MEDICAL CENTER

Medical Office Building

Balance Sheet

PROJECT ONLY

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	2019 Proposed Year 1	% change	2020 Proposed Year 2	% change	2021 Proposed Year 3	% change
ASSETS													
CURRENT ASSETS													
CASH & INVESTMENTS			#DIV/0!		#DIV/0!	(211,160)	#DIV/0!	(1,316,667)	523.5%	692,101	-152.6%	1,686,004	143.6%
PATIENT ACCOUNTS RECEIVABLE, GROSS			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
LESS: ALLOWANCE FOR UNCOLLECTIBLE ACCTS			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
DUE FROM THIRD PARTIES			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
OTHER CURRENT ASSETS			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
TOTAL CURRENT ASSETS	-	-	#DIV/0!	-	#DIV/0!	(211,160)	#DIV/0!	(1,316,667)	523.5%	692,101	-152.6%	1,686,004	143.6%
BOARD DESIGNATED ASSETS					#DIV/0!		#DIV/0!		#DIV/0!				
FUNDED DEPRECIATION			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
ESCROWED BOND FUNDS			#DIV/0!	(210,007)	#DIV/0!	18,831,670	-9067.3%	4,718,785	-74.9%		-100.0%		#DIV/0!
COST OF ISSUANCE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!	420,983	#DIV/0!	406,792	-3.4%
TOTAL BOARD DESIGNATED ASSETS	-	-	#DIV/0!	(210,007)	#DIV/0!	18,831,670	-9067.3%	4,718,785	-74.9%	420,983	-91.1%	406,792	-3.4%
PROPERTY, PLANT, AND EQUIPMENT													
LAND, BUILDINGS & IMPROVEMENTS			#DIV/0!		#DIV/0!	-	#DIV/0!	-	#DIV/0!	23,457,856	#DIV/0!	23,457,856	0.0%
CONSTRUCTION IN PROGRESS			#DIV/0!	210,007	#DIV/0!	3,093,026	1372.8%	18,354,951	493.4%		-100.0%		#DIV/0!
MAJOR MOVABLE EQUIPMENT			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
FIXED EQUIPMENT			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
TOTAL PROPERTY, PLANT AND EQUIPMENT	-	-	#DIV/0!	210,007	#DIV/0!	3,093,026	1372.8%	18,354,951	493.4%	23,457,856	27.8%	23,457,856	0.0%
LESS: ACCUMULATED DEPRECIATION													
LAND, BUILDINGS & IMPROVEMENTS			#DIV/0!		#DIV/0!	(21,667)	#DIV/0!	(65,000)	200.0%	(781,582)	1102.4%	(2,171,406)	177.8%
EQUIPMENT - FIXED			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
EQUIPMENT - MAJOR MOVEABLE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!	(103,278)	#DIV/0!	(309,834)	200.0%
TOTAL ACCUMULATED DEPRECIATION	-	-	#DIV/0!	-	#DIV/0!	(21,667)	#DIV/0!	(65,000)	200.0%	(884,860)	1261.3%	(2,481,240)	180.4%
TOTAL PROPERTY, PLANT AND EQUIPMENT, NET	-	-	#DIV/0!	210,007	#DIV/0!	3,071,359	1362.5%	18,289,951	495.5%	22,572,996	23.4%	20,976,616	-7.1%
OTHER LONG-TERM ASSETS			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
TOTAL ASSETS	-	-	#DIV/0!	-	#DIV/0!	21,692,069	#DIV/0!	21,692,069	0.0%	23,686,080	9.2%	23,069,412	-2.6%
LIABILITIES AND FUND BALANCE													
CURRENT LIABILITIES													
ACCOUNTS PAYABLE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
SALARIES, WAGES AND PAYROLL TAXES PAYABLE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
ESTIMATED THIRD-PARTY SETTLEMENTS			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
OTHER CURRENT LIABILITIES			#DIV/0!		#DIV/0!	21,692,069	#DIV/0!	21692069	#DIV/0!		-100.0%		#DIV/0!
CURRENT PORTION OF LONG-TERM DEBT			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!	616,668	#DIV/0!	654,702	6.2%
TOTAL CURRENT LIABILITIES	-	-	#DIV/0!	-	#DIV/0!	21,692,069	#DIV/0!	21,692,069	#DIV/0!	616,668	-97.2%	654,702	6.2%
LONG-TERM DEBT													
BONDS & MORTGAGES PAYABLE			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!	23,069,412	#DIV/0!	22,414,710	-2.8%
CAPITAL LEASE OBLIGATIONS			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
OTHER LONG-TERM DEBT			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
TOTAL LONG-TERM DEBT	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	23,069,412	#DIV/0!	22,414,710	-2.8%
OTHER NONCURRENT LIABILITIES			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
TOTAL LIABILITIES	-	-	#DIV/0!	-	#DIV/0!	21,692,069	#DIV/0!	21,692,069	#DIV/0!	23,686,080	9.2%	23,069,412	-2.6%
FUND BALANCE			#DIV/0!		#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
TOTAL LIABILITIES AND FUND BALANCE	-	-	#DIV/0!	-	#DIV/0!	21,692,069	#DIV/0!	21,692,069	#DIV/0!	23,686,080	9.2%	23,069,412	-2.6%

RUTLAND REGIONAL MEDICAL CENTER

Medical Office Building

Note: This table requires no "fill-in" as it is populated automatically

Balance Sheet

WITH PROJECT

ASSETS	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	2019 Proposed Year 1	% change	2020 Proposed Year 2	% change	2021 Proposed Year 3	% change
CURRENT ASSETS													
CASH & INVESTMENTS	12,941,834	39,503,614	205.2%	15,386,482	-61.1%	14,364,981	-6.6%	11,191,466	-22.1%	12,667,805	13.2%	14,924,924	17.8%
PATIENT ACCOUNTS RECEIVABLE, GROSS	67,802,703	65,671,511	-3.1%	67,802,702	3.2%	67,802,702	0.0%	67,802,702	0.0%	67,802,702	0.0%	67,802,702	0.0%
LESS: ALLOWANCE FOR UNCOLLECTIBLE ACCTS	(45,270,950)	(45,002,495)	-0.6%	(45,270,950)	0.6%	(45,270,950)	0.0%	(45,270,950)	0.0%	(45,270,950)	0.0%	(45,270,950)	0.0%
DUE FROM THIRD PARTIES	-	5,167,469	#DIV/0!	5,260,001	1.8%	5,260,001	0.0%	5,260,001	0.0%	5,260,001	0.0%	5,260,001	0.0%
OTHER CURRENT ASSETS	10,594,249	9,722,463	-8.2%	10,594,250	9.0%	10,594,250	0.0%	10,594,250	0.0%	10,594,250	0.0%	10,594,250	0.0%
TOTAL CURRENT ASSETS	46,067,836	75,062,562	62.9%	53,772,485	-28.4%	52,750,984	-1.9%	49,577,469	-6.0%	51,053,808	3.0%	53,310,927	4.4%
BOARD DESIGNATED ASSETS					#DIV/0!		#DIV/0!		#DIV/0!				
FUNDED DEPRECIATION	72,048,982	112,843,141	56.6%	120,526,972	6.8%	129,432,346	7.4%	138,226,518	6.8%	147,020,690	6.4%	155,814,862	6.0%
ESCROWED BOND FUNDS	1,040,330	-	-100.0%	(210,007)	#DIV/0!	18,831,870	-9067.3%	4,718,785	-74.9%	-	-100.0%	-	#DIV/0!
OTHER	43,912,240	5,997,925	-86.3%	6,201,912	3.4%	6,201,912	0.0%	6,201,912	0.0%	6,622,895	6.8%	6,608,704	-0.2%
TOTAL BOARD DESIGNATED ASSETS	117,001,552	118,841,066	1.6%	126,518,877	6.5%	154,466,128	22.1%	149,147,215	-3.4%	153,643,585	3.0%	162,423,566	5.7%
PROPERTY, PLANT, AND EQUIPMENT													
LAND, BUILDINGS & IMPROVEMENTS	102,633,484	88,638,887	-13.6%	102,633,484	15.8%	102,633,484	0.0%	102,633,484	0.0%	126,091,340	22.9%	126,091,340	0.0%
CONSTRUCTION IN PROGRESS	3,422,993	2,197,239	-35.8%	33,666,200	1432.2%	36,549,219	8.6%	51,811,144	41.8%	33,456,193	-35.4%	33,456,193	0.0%
MAJOR MOVABLE EQUIPMENT	103,286,561	123,638,698	19.7%	119,875,161	-3.0%	135,200,943	12.8%	152,200,943	12.6%	169,200,943	11.2%	186,200,943	10.0%
FIXED EQUIPMENT	33,456,193	29,597,080	-11.5%	3,422,993	-88.4%	3,422,993	0.0%	3,422,993	0.0%	3,422,993	0.0%	3,422,993	0.0%
TOTAL PROPERTY, PLANT AND EQUIPMENT	242,799,231	244,071,904	0.5%	259,597,838	6.4%	277,806,639	7.0%	310,068,564	11.6%	332,171,469	7.1%	349,171,469	5.1%
LESS: ACCUMULATED DEPRECIATION													
LAND, BUILDINGS & IMPROVEMENTS	(53,095,223)	(44,966,451)	-15.3%	(53,095,223)	18.1%	(53,116,890)	0.0%	(53,160,223)	0.1%	(53,876,805)	1.3%	(55,266,629)	2.6%
EQUIPMENT - FIXED	(24,755,689)	(22,872,018)	-7.6%	(24,755,689)	8.2%	(24,755,689)	0.0%	(24,755,689)	0.0%	(24,755,689)	0.0%	(24,755,689)	0.0%
EQUIPMENT - MAJOR MOVEABLE	(83,222,194)	(102,414,382)	23.1%	(96,218,671)	-6.0%	(108,946,835)	13.2%	(121,923,977)	11.9%	(136,396,897)	11.9%	(149,871,793)	9.9%
TOTAL ACCUMULATED DEPRECIATION	(161,073,106)	(170,252,851)	5.7%	(174,069,583)	2.2%	(186,819,414)	7.3%	(199,839,889)	7.0%	(215,029,391)	7.6%	(229,894,111)	6.9%
TOTAL PROPERTY, PLANT AND EQUIPMENT, NET	81,726,125	73,819,053	-9.7%	85,528,255	15.9%	90,987,225	6.4%	110,228,675	21.1%	117,142,078	6.3%	119,277,358	1.8%
OTHER LONG-TERM ASSETS	10,526,690	4,122,446	-60.8%	5,266,689	27.8%	5,266,692	0.0%	5,266,689	0.0%	5,266,689	0.0%	5,266,689	0.0%
TOTAL ASSETS	**255,322,203**	**271,845,127**	**6.5%**	**271,086,306**	**-0.3%**	**303,471,029**	**11.9%**	**314,220,048**	**3.5%**	**327,106,160**	**4.1%**	**340,278,540**	**4.0%**
LIABILITIES AND FUND BALANCE													
CURRENT LIABILITIES													
ACCOUNTS PAYABLE	2,835,603	5,442,168	91.9%	4,443,366	-18.4%	4,443,366	0.0%	4,443,366	0.0%	4,443,366	0.0%	4,443,366	0.0%
SALARIES, WAGES AND PAYROLL TAXES PAYABLE	10,390,193	10,113,344	-2.7%	11,234,778	11.1%	11,234,778	0.0%	11,234,778	0.0%	11,234,778	0.0%	11,234,778	0.0%
ESTIMATED THIRD-PARTY SETTLEMENTS	9,152,712	8,592,533	-6.1%	9,152,712	6.5%	9,152,712	0.0%	9,152,712	0.0%	9,152,712	0.0%	9,152,712	0.0%
OTHER CURRENT LIABILITIES	7,686,843	6,610,517	-14.0%	5,216,286	-21.1%	26,884,571	415.4%	26,860,628	415.3%	5,145,715	-80.9%	5,216,286	1.4%
CURRENT PORTION OF LONG-TERM DEBT	1,877,085	2,133,373	13.7%	1,795,007	-15.9%	1,865,452	3.9%	1,938,661	8.0%	2,631,414	35.7%	2,748,519	4.5%
TOTAL CURRENT LIABILITIES	31,942,436	32,891,935	3.0%	31,842,149	-3.2%	53,580,879	68.3%	53,650,145	68.5%	32,607,985	-39.2%	32,795,661	0.6%
LONG-TERM DEBT													
BONDS & MORTGAGES PAYABLE	31,768,771	56,102,482	76.6%	36,469,153	-35.0%	34,603,702	-5.1%	32,665,041	-10.4%	53,719,706	64.5%	50,971,188	-5.1%
CAPITAL LEASE OBLIGATIONS	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
OTHER LONG-TERM DEBT	6,495,388	-	-100.0%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
TOTAL LONG-TERM DEBT	38,264,159	56,102,482	46.6%	36,469,153	-35.0%	34,603,702	-5.1%	32,665,041	-10.4%	53,719,706	64.5%	50,971,188	-5.1%
OTHER NONCURRENT LIABILITIES	31,844,814	29,744,143	-6.6%	32,865,815	10.5%	30,183,617	-8.2%	27,505,362	-16.3%	24,869,951	-9.6%	24,865,815	0.0%
TOTAL LIABILITIES	**102,051,409**	**118,738,560**	**16.4%**	**101,177,117**	**-14.8%**	**118,368,198**	**17.0%**	**113,820,548**	**12.5%**	**111,197,642**	**-2.3%**	**108,632,664**	**-2.3%**
FUND BALANCE	153,270,796	153,106,567	-0.1%	169,909,189	11.0%	185,102,831	8.9%	200,399,500	17.9%	215,908,518	7.7%	231,645,876	7.3%
TOTAL LIABILITIES AND FUND BALANCE	**255,322,205**	**271,845,127**	**6.5%**	**271,086,306**	**-0.3%**	**303,471,029**	**11.9%**	**314,220,048**	**15.9%**	**327,106,160**	**4.1%**	**340,278,540**	**4.0%**

RUTLAND REGIONAL MEDICAL CENTER

Medical Office Building

PAYER REVENUE REPORT

WITHOUT PROJECT

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	2019 Proposed Year 1	% change	2020 Proposed Year 2	% change	2021 Proposed Year 3	% change
Commercial													
Hospital	141,905,448	139,409,330	-1.8%	136,293,254	-2.2%	141,279,675	3.7%	167,008,420	18.2%	178,055,335	6.6%	190,233,396	6.8%
Physician	20,999,132	22,089,924	5.2%	22,430,708	1.5%	23,710,947	5.7%	32,858,656	38.6%	35,032,120	6.6%	37,428,135	6.8%
Total Revenue	162,904,580	161,499,254	-0.9%	158,723,962	-1.7%	164,990,622	3.9%	199,867,076	21.1%	213,087,455	6.6%	227,661,531	6.8%
Allowances - Hospital	-15,596,092	-14,221,966	-8.8%	-11,160,652	-21.5%	-11,379,603	2.0%	(27,672,255)	143.2%	(30,266,002)	9.4%	(33,180,520)	9.6%
Allowances - Physicians	-13,073,101	-10,904,655	-16.6%	-11,297,763	3.6%	-11,928,991	5.6%	(13,424,235)	12.5%	(14,682,485)	9.4%	(16,096,360)	9.6%
Free Care	-5,838,729	-3,569,908	-38.9%	-5,885,228	64.9%	-6,121,719	4.0%	(6,512,943)	6.4%	(6,943,748)	6.6%	(7,418,664)	6.8%
Bad Debt	-4,183,690	-6,626,902	58.4%	-5,104,274	-23.0%	-5,309,383	4.0%	(5,649,416)	6.4%	(6,023,101)	6.6%	(6,435,050)	6.8%
Net Payer Revenue	124,212,968	126,175,823	1.6%	125,276,045	-0.7%	130,251,126	4.0%	146,608,227	12.6%	155,172,119	5.8%	164,530,937	6.0%
	76%	78%		79%		79%		73%		73%		72%	
Medicaid													
Hospital	81,291,754	81,894,894	0.7%	71,480,622	-12.7%	74,194,704	3.8%	76,800,343	3.5%	81,880,368	6.6%	87,480,560	6.8%
Physician	14,677,252	14,755,924	0.5%	13,544,030	-8.2%	14,312,221	5.7%	17,368,412	21.4%	18,517,260	6.6%	19,783,745	6.8%
Total Revenue	95,969,006	96,650,818	0.7%	85,024,652	-12.0%	88,506,925	4.1%	94,168,755	6.4%	100,397,628	6.6%	107,264,305	6.8%
Allowances - Hospital	-58,994,715	-59,357,279	0.6%	-50,602,793	-14.7%	-53,398,139	5.5%	(56,621,321)	6.0%	(61,928,457)	9.4%	(67,891,966)	9.6%
Allowances - Physicians	-10,596,074	-9,044,966	-14.6%	-9,682,886	7.1%	-10,419,765	7.6%	(13,036,606)	25.1%	(14,256,523)	9.4%	(15,631,572)	9.6%
Free Care	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Bad Debt	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Graduate Medical Education Payments_Phys	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Graduate Medical Education Payments-Hosp	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Net Payer Revenue	26,378,217	26,248,373	7.1%	24,738,973	-12.4%	24,689,021	0.2%	24,510,828	-0.7%	24,210,648	-1.2%	23,740,767	-1.9%
	27%	29%		29%		28%		26%		24%		22%	
Medicare													
Hospital	243,090,715	216,504,489	-10.9%	240,286,483	11.0%	249,595,281	3.9%	236,754,057	-5.1%	252,414,355	6.6%	269,678,187	6.8%
Physician	26,890,014	26,261,977	-2.3%	26,392,319	0.5%	27,845,279	5.5%	34,112,989	22.5%	36,369,422	6.6%	38,856,902	6.8%
Total Revenue	269,980,729	242,766,466	-10.1%	266,678,802	9.8%	277,440,560	4.0%	270,867,046	-2.4%	288,783,777	6.6%	308,535,089	6.8%
											#DIV/0!		#DIV/0!
Allowances - Hospital	-160,085,603	-139,901,625	-12.6%	-159,366,351	13.9%	-166,286,782	4.3%	(161,262,514)	-3.0%	(176,377,539)	9.4%	(193,362,120)	9.6%
Allowances - Physicians	-19,236,913	-19,598,459	1.9%	-17,604,596	-9.2%	-19,125,884	7.4%	(25,461,561)	33.1%	(27,848,066)	9.4%	(30,529,744)	9.6%
Free Care	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Bad Debt	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Net Payer Revenue	90,658,213	83,266,382	-8.2%	89,507,855	7.5%	92,027,894	2.8%	84,142,971	-8.6%	84,558,172	0.5%	84,643,225	0.1%
	34%	34%		34%		33%		31%		29%		27%	
Disproportionate Share Payments	4,573,554	5,724,870	25.2%	5,724,870	0.0%	4,579,237	-20.0%	4,837,858	5.6%	5,002,345	3.4%	5,172,425	3.4%
Total Payer Revenue													
Hospital	466,287,917	437,808,513	-6.1%	448,060,359	2.3%	465,069,660	3.8%	480,562,820	3.3%	512,350,058	6.6%	547,392,144	6.8%
Physician	62,566,398	63,107,825	0.9%	62,367,057	-1.2%	65,868,447	5.6%	84,340,058	28.0%	89,918,802	6.6%	96,068,781	6.8%
Total Revenue	528,854,315	500,916,338	-5.3%	510,427,416	1.9%	530,938,307	4.0%	564,902,878	6.4%	602,268,860	6.6%	643,460,925	6.8%
Allowances - Hospital	-234,676,410	-213,480,870	-9.0%	-221,129,796	3.6%	-231,064,524	4.5%	(245,556,091)	6.3%	(268,571,999)	9.4%	(294,434,606)	9.6%
Allowances - Physicians	-42,906,088	-39,548,080	-7.8%	-38,785,245	-1.9%	-41,474,640	6.9%	(51,922,401)	25.2%	(56,789,075)	9.4%	(62,257,676)	9.6%
Free Care	-5,838,729	-3,569,908	-38.9%	-5,885,228	64.9%	-6,121,719	4.0%	(6,512,943)	6.4%	(6,943,748)	6.6%	(7,418,664)	6.8%
Bad Debt	-4,183,690	-6,626,902	58.4%	-5,104,274	-23.0%	-5,309,383	4.0%	(5,649,416)	6.4%	(6,023,101)	6.6%	(6,435,050)	6.8%
Disproportionate Share Payments	4,573,554	5,724,870	25.2%	5,724,870	0.0%	4,579,237	-20.0%	4,837,858	5.6%	5,002,345	3.4%	5,172,425	3.4%
Graduate Medical Education Payments_Phys	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Graduate Medical Education Payments-Hosp	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Net Payer Revenue	**245,822,952**	**243,415,448**	**-1.0%**	**245,247,743**	**0.8%**	**251,547,278**	**2.6%**	**260,099,885**	**3.4%**	**268,943,282**	**3.4%**	**278,087,354**	**3.4%**
	46%	49%		48%		47%		46%		45%		43%	

RUTLAND REGIONAL MEDICAL CENTER

Medical Office Building

PAYER REVENUE REPORT

PROJECT ONLY

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	2019 Proposed Year 1	% change	2020 Proposed Year 2	% change	2021 Proposed Year 3	% change
Commercial													
Hospital			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Physician			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Total Revenue			#DIV/0!		#DIV/0!		#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Allowances - Hospital			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Allowances - Physicians			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Free Care							#DIV/0!		#DIV/0!				
Bad Debt							#DIV/0!		#DIV/0!				
Net Payer Revenue			#DIV/0!		#DIV/0!		#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
	#DIV/0!	#DIV/0!		#DIV/0!				#DIV/0!		#DIV/0!		#DIV/0!	
Medicaid													
Hospital			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Physician			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Total Revenue			#DIV/0!		#DIV/0!		#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Allowances - Hospital			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Allowances - Physicians			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Free Care							#DIV/0!		#DIV/0!				
Bad Debt							#DIV/0!		#DIV/0!				
Graduate Medical Education Payments_Phys.			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Graduate Medical Education Payments-Hosp			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Net Payer Revenue			#DIV/0!		#DIV/0!		#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
	#DIV/0!	#DIV/0!		#DIV/0!				#DIV/0!		#DIV/0!		#DIV/0!	
Medicare													
Hospital			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Physician			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Total Revenue			#DIV/0!		#DIV/0!		#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
											#DIV/0!		#DIV/0!
Allowances - Hospital			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Allowances - Physicians			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Free Care							#DIV/0!		#DIV/0!				
Bad Debt							#DIV/0!		#DIV/0!				
Net Payer Revenue			#DIV/0!		#DIV/0!		#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
	#DIV/0!	#DIV/0!		#DIV/0!				#DIV/0!		#DIV/0!		#DIV/0!	
Disproportionate Share Payments			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Total Payer Revenue													
Hospital			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Physician			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Total Revenue			#DIV/0!		#DIV/0!		#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Allowances - Hospital			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Allowances - Physicians			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Free Care			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Bad Debt			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Disproportionate Share Payments			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Graduate Medical Education Payments_Phys.			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Graduate Medical Education Payments-Hosp			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Net Payer Revenue			**#DIV/0!**		**#DIV/0!**		**#DIV/0!**	-	**#DIV/0!**	-	**#DIV/0!**	-	**#DIV/0!**
	#DIV/0!	#DIV/0!		#DIV/0!				#DIV/0!		#DIV/0!		#DIV/0!	

RUTLAND REGIONAL MEDICAL CENTER

Medical Office Building

Note: This table requires no "fill-in" as it is populated automatically

PAYER REVENUE REPORT

WITH PROJECT

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	2019 Proposed Year 1	% change	2020 Proposed Year 2	% change	2021 Proposed Year 3	% change
Commercial													
Hospital	141,905,448	139,409,330	-1.8%	136,293,254	-2.2%	141,279,875	3.7%	167,008,420	18.2%	178,055,335	6.6%	190,233,396	6.8%
Physician	20,999,132	22,089,924	5.2%	22,430,708	1.5%	23,710,947	5.7%	32,858,656	38.6%	35,032,120	6.6%	37,428,135	6.8%
Total Revenue	162,904,580	161,499,254	-0.9%	158,723,962	-1.7%	164,990,822	3.9%	199,867,076	21.1%	213,087,455	6.6%	227,661,531	6.8%
Allowances - Hospital	-15,596,092	-14,221,966	-8.8%	-11,160,652	-21.5%	-11,379,603	2.0%	-27,672,255	143.2%	-30,266,002	9.4%	-33,180,520	9.6%
Allowances - Physicians	-13,073,101	-10,904,655	-16.6%	-11,297,763	3.6%	-11,928,991	5.6%	-13,424,235	12.5%	-14,682,485	9.4%	-16,096,360	9.6%
Free Care	-5,838,729	-3,569,908	-38.9%	-5,885,228	64.9%	-6,121,719	4.0%	-6,512,943	6.4%	-6,943,748	6.6%	-7,418,664	6.8%
Bad Debt	-4,183,690	-6,626,902	58.4%	-5,104,274	-23.0%	-5,309,383	4.0%	-5,649,416	6.4%	-6,023,101	6.6%	-6,435,050	6.8%
Net Payer Revenue	124,212,968	126,175,823	1.6%	125,276,045	-0.7%	130,251,126	4.0%	146,608,227	12.6%	155,172,119	5.8%	164,530,937	6.0%
	76%	78%		79%		79%		73%		73%		72%	
Medicaid													
Hospital	81,291,754	81,894,694	0.7%	71,480,622	-12.7%	74,194,704	3.8%	76,800,343	3.5%	81,880,368	6.6%	87,480,560	6.8%
Physician	14,677,252	14,755,924	0.5%	13,544,030	-8.2%	14,312,221	5.7%	17,368,412	21.4%	18,517,260	6.6%	19,783,745	6.8%
Total Revenue	95,969,006	96,650,618	0.7%	85,024,652	-12.0%	88,506,925	4.1%	94,168,755	6.4%	100,397,628	6.6%	107,264,305	6.8%
Allowances - Hospital	-58,994,715	-59,357,279	0.6%	-50,602,793	-14.7%	-53,398,139	5.5%	-56,621,321	6.0%	-61,928,457	9.4%	-67,891,966	9.6%
Allowances - Physicians	-10,596,074	-9,044,966	-14.6%	-9,682,886	7.1%	-10,419,765	7.6%	-13,036,606	25.1%	-14,258,523	9.4%	-15,631,572	9.6%
Free Care	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
Bad Debt	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
Graduate Medical Education Payments_Phys.	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
Graduate Medical Education Payments-Hosp	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
Net Payer Revenue	26,378,217	28,248,373	7.1%	24,738,973	-12.4%	24,689,021	-0.2%	24,510,828	-0.7%	24,210,648	-1.2%	23,740,767	-1.9%
	27%	29%		29%		28%		26%		24%		22%	
Medicare													
Hospital	243,090,715	216,504,489	-10.9%	240,286,483	11.0%	249,595,281	3.9%	236,754,057	-5.1%	252,414,355	6.6%	269,678,187	6.8%
Physician	26,890,014	26,261,977	-2.3%	26,392,319	0.5%	27,845,279	5.5%	34,112,989	22.5%	36,369,422	6.6%	38,856,902	6.8%
Total Revenue	269,980,729	242,766,466	-10.1%	266,678,802	9.8%	277,440,560	4.0%	270,867,046	-2.4%	288,783,777	6.6%	308,535,089	6.8%
Allowances - Hospital	-160,085,603	-139,901,625	-12.6%	-159,366,351	13.9%	-166,286,782	4.3%	-161,262,514	-3.0%	-176,377,539	9.4%	-193,362,120	9.6%
Allowances - Physicians	-19,236,913	-19,598,459	1.9%	-17,804,596	-9.2%	-19,125,884	7.4%	-25,461,561	33.1%	-27,848,066	9.4%	-30,529,744	9.6%
Free Care	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
Bad Debt	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
Net Payer Revenue	90,658,213	83,266,382	-8.2%	89,507,855	7.5%	92,027,894	2.8%	84,142,971	-8.6%	84,558,172	0.5%	84,643,225	0.1%
	34%	34%		34%		33%		31%		29%		27%	
Disproportionate Share Payments	4,573,554	5,724,870	25.2%	5,724,870	0.0%	4,579,237	-20.0%	4,837,858	5.6%	5,002,345	3.4%	5,172,425	3.4%
Total Payer Revenue													
Hospital	466,287,917	437,808,513	-6.1%	448,060,359	2.3%	465,069,860	3.8%	480,562,820	3.3%	512,350,058	6.6%	547,392,144	6.8%
Physician	62,566,398	63,107,825	0.9%	62,367,057	-1.2%	65,868,447	5.6%	84,340,058	28.0%	89,918,802	6.6%	96,068,781	6.8%
Total Revenue	528,854,315	500,916,338	-5.3%	510,427,416	1.9%	530,938,307	4.0%	564,902,878	6.4%	602,268,860	6.6%	643,460,925	6.8%
Allowances - Hospital	-234,676,410	-213,480,870	-9.0%	-221,129,796	3.6%	-231,064,524	4.5%	-245,556,091	6.3%	-268,571,999	9.4%	-294,434,606	9.6%
Allowances - Physicians	-42,906,088	-39,548,080	-7.8%	-38,785,245	-1.9%	-41,474,640	6.9%	-51,922,401	25.2%	-56,789,075	9.4%	-62,257,676	9.6%
Free Care	-5,838,729	-3,569,908	-38.9%	-5,885,228	64.9%	-6,121,719	4.0%	-6,512,943	6.4%	-6,943,748	6.6%	-7,418,664	6.8%
Bad Debt	-4,183,690	-6,626,902	58.4%	-5,104,274	-23.0%	-5,309,383	4.0%	-5,649,416	6.4%	-6,023,101	6.6%	-6,435,050	6.8%
Disproportionate Share Payments	4,573,554	5,724,870	25.2%	5,724,870	0.0%	4,579,237	-20.0%	4,837,858	5.6%	5,002,345	3.4%	5,172,425	3.4%
Graduate Medical Education Payments_Phys.	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
Graduate Medical Education Payments-Hosp	0	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!	0	#DIV/0!
Net Payer Revenue	245,822,952	243,415,448	-1.0%	245,247,743	0.8%	251,547,278	2.6%	260,099,885	3.4%	268,943,282	3.4%	278,087,354	3.4%
	46%	49%		48%		47%		46%		45%		43%	

Rutland Regional Medical Center

Medical Office Building

UTILIZATION PROJECTIONS--TABLE 8

WITHOUT PROJECT

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	Proposed Yr 1 2019	% change	Proposed Yr 2 2020	% change	Proposed Yr 3 2021	% change
Inpatient Utilization													
Acute Beds (Staffed)	118	115	-2.5%	118	2.6%	118	0.0%	118	0.0%	118	0.0%	118	0.0%
Acute Admissions	6,495	6,272	-3.4%	6,275	0.0%	6,279	0.1%	6,279	0.0%	6,279	0.0%	6,279	0.0%
Acute Patient Days	30,815	29,954	-2.8%	31,627	5.6%	31,700	0.2%	31,700	0.0%	31,700	0.0%	31,700	0.0%
Acute Average Length Of Stay	4.74	4.78	0.7%	5.04	5.5%	5.05	0.2%	5.05	0.0%	5.05	0.0%	5.05	0.0%
Outpatient													
All Outpatient Visits	244,330	230,700	-5.6%	241,961	4.9%	241,389	-0.2%	241,389	0.0%	241,389	0.0%	241,389	0.0%
Physician Office Visits	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Ancillary													
All Operating Room Procedure	4,885	4,978	1.9%	5,037	1.2%	5,037	0.0%	5,037	0.0%	5,037	0.0%	5,037	0.0%
All Operating Room Cases	-	4,978	#DIV/0!	5,037	1.2%	5,037	0.0%	5,037	0.0%	5,037	0.0%	5,037	0.0%
Emergency Room Visits	33,831	31,558	-6.7%	32,218	2.1%	32,218	0.0%	32,218	0.0%	32,218	0.0%	32,218	0.0%
Cat Scan Procedures	11,410	10,941	-4.1%	11,898	8.7%	11,900	0.0%	11,900	0.0%	11,900	0.0%	11,900	0.0%
Magnetic Resonance Image Exams	5,085	5,121	0.7%	4,941	-3.5%	4,941	0.0%	4,941	0.0%	4,941	0.0%	4,941	0.0%
Nuclear Medicine Procedures	806	730	-9.4%	757	3.7%	757	0.0%	757	0.0%	757	0.0%	757	0.0%
Radiology - Diagnostic Procedures	43,352	39,928	-7.9%	41,800	4.7%	41,794	0.0%	41,794	0.0%	41,794	0.0%	41,794	0.0%
Laboratory Tests	510,930	499,627	-2.2%	522,573	4.6%	519,824	-0.5%	519,824	0.0%	519,824	0.0%	519,824	0.0%
			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Adjusted Statistics													
Adjusted Admissions	17,901	17,390	-2.9%	16,920	-2.7%	16,884	-0.2%	16,884	0.0%	16,884	0.0%	16,884	0.0%
Adjusted Days	84,928	83,051	-2.2%	85,281	2.7%	85,240	0.0%	85,240	0.0%	85,240	0.0%	85,240	0.0%

Rutland Regional Medical Center

Medical Office Building

UTILIZATION PROJECTIONS--TABLE 8

PROJECT ONLY

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	Proposed Yr 1 YYYY	% change	Proposed Yr 2 YYYY	% change	Proposed Yr 3 YYYY	% change
Inpatient Utilization													
Acute Beds (Staffed)			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Acute Admissions			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Acute Patient Days			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Acute Average Length Of Stay			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Outpatient													
All Outpatient Visits			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Physician Office Visits			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Ancillary													
All Operating Room Procedure			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
All Operating Room Cases			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Emergency Room Visits			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Cat Scan Procedures			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Magnetic Resonance Image Exams			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Nuclear Medicine Procedures			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Radiology - Diagnostic Procedures			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Laboratory Tests			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Adjusted Statistics													
Adjusted Admissions			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Adjusted Days			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!

Rutland Regional Medical Center

Medical Office Building

UTILIZATION PROJECTIONS--TABLE 8

Note: This table requires no "fill-in" as it is populated automatically

WITH PROJECT

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	Proposed Yr 1 YYYY	% change	Proposed Yr 2 YYYY	% change	Proposed Yr 3 YYYY	% change
Inpatient Utilization													
Acute Beds (Staffed)	118	115	-2.5%	118	2.6%	118	0.0%	118	0.0%	118	0.0%	118	0.0%
Acute Admissions	6,495	6,272	-3.4%	6,275	0.0%	6,279	0.1%	6,279	0.0%	6,279	0.0%	6,279	0.0%
Acute Patient Days	30,815	29,954	-2.8%	31,627	5.6%	31,700	0.2%	31,700	0.0%	31,700	0.0%	31,700	0.0%
Acute Average Length Of Stay	5	5	0.7%	5	5.5%	5	0.2%	5	0.0%	5	0.0%	5	0.0%
Outpatient													
All Outpatient Visits	244,330	230,700	-5.6%	241,961	4.9%	241,389	-0.2%	241,389	0.0%	241,389	0.0%	241,389	0.0%
Physician Office Visits	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Ancillary													
All Operating Room Procedure	4,885	4,978	1.9%	5,037	1.2%	5,037	0.0%	5,037	0.0%	5,037	0.0%	5,037	0.0%
All Operating Room Cases	-	4,978	#DIV/0!	5,037	1.2%	5,037	0.0%	5,037	0.0%	5,037	0.0%	5,037	0.0%
Emergency Room Visits	33,831	31,558	-6.7%	32,218	2.1%	32,218	0.0%	32,218	0.0%	32,218	0.0%	32,218	0.0%
Cat Scan Procedures	11,410	10,941	-4.1%	11,898	8.7%	11,900	0.0%	11,900	0.0%	11,900	0.0%	11,900	0.0%
Magnetic Resonance Image Exams	5,085	5,121	0.7%	4,941	-3.5%	4,941	0.0%	4,941	0.0%	4,941	0.0%	4,941	0.0%
Nuclear Medicine Procedures	806	730	-9.4%	757	3.7%	757	0.0%	757	0.0%	757	0.0%	757	0.0%
Radiology - Diagnostic Procedures	43,352	39,928	-7.9%	41,800	4.7%	41,794	0.0%	41,794	0.0%	41,794	0.0%	41,794	0.0%
Laboratory Tests	510,930	499,627	-2.2%	522,573	4.6%	519,824	-0.5%	519,824	0.0%	519,824	0.0%	519,824	0.0%
	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Adjusted Statistics													
Adjusted Admissions	17,901	17,390	-2.9%	16,920	-2.7%	16,884	-0.2%	16,884	0.0%	16,884	0.0%	16,884	0.0%
Adjusted Days	84,928	83,051	-2.2%	85,281	2.7%	85,240	0.0%	85,240	0.0%	85,240	0.0%	85,240	0.0%

RUTLAND REGIONAL MEDICAL CENTER

Medical Office Building

STAFFING REPORT

WITHOUT PROJECT

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	Proposed Year 1 2019	% change	Proposed Year 2 2020	% change	Proposed Year 3 2021	% change
PHYSICIAN FTEs	68.2	71.0	4.1%	69.5	-2.0%	72.9	4.8%	72.9	0.0%	72.9	0.0%	72.9	0.0%
TRAVELERS	91.7	71.9	-21.6%	95.3	32.6%	77.8	-18.4%	77.8	0.1%	77.8	0.0%	77.8	0.0%
Residents & Fellows	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
MLPs	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Non-MD FTEs	1,242.8	1,283.8	3.3%	1,270.2	-1.1%	1,301.4	2.5%	1,301.4	0.0%	1,301.4	0.0%	1,301.4	0.0%
TOTAL NON-MD FTEs	1,242.8	1,283.8	3.3%	1,270.2	-1.1%	1,301.4	2.5%	1,301.4	0.0%	1,301.4	0.0%	1,301.4	0.0%

Note: Mid-Level Providers and Residents are now included in Non-MD Employees, prior to 2013 Actual they were included in Physician FTEs

STAFFING REPORT

PROJECT ONLY

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	Proposed Year 1 2019	% change	Proposed Year 2 2020	% change	Proposed Year 3 2021	% change
PHYSICIAN FTEs			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
TRAVELERS			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Residents & Fellows			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
MLPs			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Non-MD FTEs			#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
TOTAL NON-MD FTEs	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!

Note: Mid-Level Providers and Residents are now included in Non-MD Employees, prior to 2013 Actual they were included in Physician FTEs

Note: This table requires no "fill-in" as it is populated automatically

STAFFING REPORT

WITH PROJECT

	2016 Actual	2017 Budget	% change	2017 Projection	% change	2018 Budget	% change	Proposed Year 1 2019	% change	Proposed Year 2 2020	% change	Proposed Year 3 2021	% change
PHYSICIAN FTEs	68.2	71.0	4.1%	69.5	-2.0%	72.9	4.8%	72.9	0.0%	72.9	0.0%	72.9	0.0%
TRAVELERS	91.7	71.9	-21.6%	95.3	32.6%	77.8	-18.4%	77.8	0.1%	77.8	0.0%	77.8	0.0%
Residents & Fellows	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
MLPs	-	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Non-MD FTEs	1,242.8	1,283.8	3.3%	1,270.2	-1.1%	1,301.4	2.5%	1,301.4	0.0%	1,301.4	0.0%	1,301.4	0.0%
TOTAL NON-MD FTEs	1,242.8	1,283.8	3.3%	1,270.2	-1.1%	1,301.4	2.5%	1,301.4	0.0%	1,301.4	0.0%	1,301.4	0.0%

Note: Mid-Level Providers and Residents are now included in Non-MD Employees, prior to 2013 Actual they were included in Physician FTEs

Rutland Regional Medical Center – Medical Office Building

General Building Information and Description

1. **Location:** Rutland Vermont, on the campus of Rutland Regional Medical Center.
2. **Building Type:** Ambulatory Care Facility, FGI 2014, (AIA, Guidelines for Construction and Equipment of Hospitals and Medical Facilities)
3. **General Building Description:** Three story building with options to connect to the existing hospital.
    a. First Floor: 17,319 GSF, at grade access with connection to the Loading Dock Addition.
    b. Second Floor: 17,490 GSF, at grade access and connection options to the existing hospital.
    c. Mechanical penthouse: 1870 GSF.
4. **Building Systems, Components and Materials:**
    a. Building Structure
        i. Foundation; poured in place, reinforced concrete footing, foundation walls, retaining walls and pilasters.
        ii. Floor on grade; reinforced concrete, rigid insulation, poly vapor barrier, crushed gravel.
        iii. Elevated floors; composite steel deck and poured concrete.
        iv. Super structure; wide flange steel columns and beams with steel bar joist at floors and roof.
        v. Roof deck; metal roof deck.
    b. Architecture
        i. Exterior envelope;
            1. Low maintenance face of wall to be face brick, uninsulated metal panels, and cementitious panels with concealed fasteners.
            2. Air vapor barrier.
            3. 3" min. continuous rigid insulation.
            4. ½" exterior gypsum sheathing w/ vapor barrier.
            5. 6" metal studs with 5/8" gypsum board.
            6. High performance curtain wall with insulating, tinted glazing and thermally broken aluminum frames.
            7. High performance fixed windows with insulating, tinted glazing, integral blinds and thermally broken aluminum frames.
            8. High performance store front systems with insulating, tinted glazing, thermally broken aluminum frames, fully glazed automatic aluminum entrances, and insulated steel exit doors.
            9. Roof to be a flat, warped deck with R-30 min. continuous rigid insulation, and mechanically fastened EDPM membrane roofing.
        ii. Interior fit-up

1. Typical wall S-11, 3 5/8" metal studs, acoustical insulation full height, 1 layer 5/8" GWB per side, all walls are full height deck to deck.
    a. Typical acoustic wall S-15, same as S-11 except one added layer of 5/8" GWB on one side of the wall. S-15 walls to be installed between exam rooms and adjacent rooms, between offices and adjacent rooms, between toilet rooms and adjacent rooms and between consult rooms and adjacent rooms.
    b. Rated walls around elevators will be 1 hour shaft wall construction. Walls around stairs will be 1 hour typical wall construction.
    c. Lead lined GWB will be used for X-Ray rooms. GWB will be 5/8" with 1/16" lead to 8' above finished floor.
2. Doors will be solid core, natural finish hard wood. Frames to be hollow metal welded. Hardware to be heavy duty cylindrical lock and latch sets. Door sizes will be 3'0x7'0 for non-patient access spaces and 3'6x7'0 for all spaces accessed by patients. Stair doors will be 1 hr. fire rated with narrow vision panel. Office and Conference Room doors will have a half height vision panel with integral blind. X-Ray Room doors and frames to be lead lined.
3. Interior glazing will include fixed and sliding glass at the Reception/ Check-in locations. Glazing systems will be frameless, butt glazing.
4. Millwork to be custom grade, hard wood veneer upper and lower cabinets. Counters to be solid surface. Window sills to be solid surface.
5. Flooring to be carpet tile walk-off in vestibules and lobbies. Carpet tile in waiting rooms, offices, team rooms, staff work rooms, conference rooms, and check-in and out booths. Wood look vinyl planks in corridors, exam rooms, x-ray rooms, locker rooms and treatment spaces. Sheet vinyl in toilet rooms, housekeeping closets, med. Rooms, soiled holding and supply rooms. Sealed concrete in mechanical, tel/data and electrical rooms. .
6. Wall finishes will be paint; clinical spaces, housekeeping, utility, and bathrooms will be epoxy paint with 1 accent wall, offices, work rooms, team rooms, conference rooms, waiting rooms, corridors and public spaces will be latex paint with 1 accent wall.

7. Ceilings will be typically 2x2 acoustical ceilings with 15/16 grid.
    a. Procedure rooms will be 2x2 clean room tile, gasket and clipped.
    b. Reception, Check-in and Check-out will have hung acoustical wood plank soffit system.
8. Stairs, will be concrete filled metal pan with painted stringers, risers and landings, top and bottom. Railings will be typical pipe rails with round balustrades. Rubber risers, treads and landings.
9. Elevators will be 4500 lbs., 2 stop, hydraulic, passenger elevators.

iii. Canopy to be a column supported structure, membrane roof, internally drained, metal panel fascia and wood look metal plank suspended ceiling system.

iv. MOB Connector to the Hospital to be an open air roof structure, exposed tube steal columns, flat membrane roof, metal panel fascia, wood look metal plank suspended ceiling system.

c. See LN Response attached

5. **Space Program:** Please refer to the Program Comparison and 2014 Guideline Review spread sheets.

69 Union St. Winooski, VT 05404 ■ (802) 655-1753 ■ Fax (802) 655-7628 ■ lnconsulting.com

CONSULTING

June 09, 2017

Joe Britton
Lavallee Brensinger Architects
155 Dow St #400
Manchester, NH 03101

Re: Rutland Regional Medical Center Medical Office Building – Mechanical, Electrical, Plumbing, and Fire Protection Systems Design Narrative

L.N. Consulting, Inc. has been retained to provide a mechanical, electrical, and plumbing narrative regarding the proposed Medical Office Building at Rutland Regional Medical Center. The proposed medical office building shall be located at the existing hospital site located at 160 Allen Street in Rutland, Vermont.

Outdoor Design Conditions

Elevation	541	ft.
Winter		
Dry bulb	-11	F
Summer		
Dry bulb	84	F
Wet bulb	69	F
Relative Humidity	48	RH
Dew Point	63	F
Moisture	82	grains/lb

Indoor Conditions:

1. **Temperature Control** – Space temperature shall be controlled via thermostats located in each temperature control zone. In general, offices, conference rooms, exam rooms, reception areas, and other user occupied spaces shall be provided with adjustable thermostats to allow for local temperature control. Corridors, public bathrooms, and other public circulation spaces would be provided with temperature sensors which would be controlled and monitored through the direct digital control system with no local adjustment. All space temperature design set points shall meet the 2014 Guidelines for Design and Construction of Hospitals and Outpatient Facilities.

2. **Humidity Control** – Building humidity will be monitored via return air relative humidity sensor and controlled during the cooling season via the ventilation air cooling coil dehumidification sequence to improve comfort. Where required per 2014 Guidelines for Design and Construction of Hospitals and Outpatient Facilities, further dehumidification will be provided via the dedicated heat pumps responsible for space conditioning and dedicated space humidifiers will be provided in areas with minimum relative humidity requirements.

3. **Ventilation Design** – The ventilation rates supplied to each space were calculated based on the procedures outlined in ASHRAE 62.1 for dedicated outdoor air systems and the 2014 Guidelines for Design and Construction of Hospitals and Outpatient Facilities.

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Mechanical:

Heating and Cooling –

a. This proposed mechanical system would utilize high efficiency heat-pumps to support the heating and cooling loads of each space. Each heat pump would be connected to a central variable-volume flow heat pump circulating loop that would be distributed through the building. The loop will be provided with (2) redundant heat pump loop circulators. The pumps would be rated for 250 gpm at 100 feet of head. Each pump will be fitted with variable speed control that will modulate in order to maintain a heat pump loop differential pressure set point. The pumps will operate in lead lag fashion in order to reduce wear on a single pump over time. A differential pressure sensor located approximately 2/3rd the distance from the mechanical room on the heat pump loop mains will control the pump speed. Each heat pump is equipped with an open/close valve that opens only when the heat pump is in heating or cooling mode. When a heat pump valve opens, the pressure in the heat pump loop is reduced and the heat pump loop circulator pumps speed is modulated up to maintain the static pressure reset schedule.

The central heat pump loop would be tied into the existing low pressure steam header located in the old boiler room in the Northwest lower level of the hospital. A set of 4" hot water supply and return piping would be routed from the central heat pump loop into the old boiler room and heating hot water shall be provided through a shell and tube heat exchanger sized for 750,000 BTU/hr. A set of heating hot water circulators sized for 150 GPM at 60 feet of head would be provided in the new level one MOB mechanical room to distribute the heating hot water. Heat rejection would be accomplished through a new 100 ton closed circuit cooling tower. The cooling tower would be installed adjacent to the existing cooling towers that a located at the loading dock space. A set 4" condenser supply and return piping would be routed from the central heat pump loop to the new cooling tower. A set of condenser water circulators sized for 250 GPM at 60 feet of head would be provided in the new level one MOB mechanical room to distribute the condenser water. This method does not require the heat pump loop to be provided with glycol or piping insulation.

Space conditioning would be provided by horizontal, water to air heat pumps which would be located around the building as need to best serve each space. The water to air heat pumps will distribute conditioned air to each zone using a fully ducted air distribution system. The heat pumps shall be provided with extended range option for extended range loop temperatures. Below is the approximate quantity and size of heat pumps based on the preliminary programming spaces:

Level One
Waiting – (1) 1.0 ton
Waiting – (1) 2.0 ton
Vestibule – (1) 2.0 ton
Check in – (1) 0.5 ton
Check out – (1) 0.5 ton
Electrical/Utility – (1) 1.0 ton
Data Closet – (1) 1.0 ton
Work Room – (1) 0.75 ton
Supervisor's Office – (1) 0.5 ton
Surgery Schedule – (1) 0.5 ton
Intake/Vitals – (1) 0.5 ton
Audiologist Offices – (2) 0.5 ton
Waiting – (1) 1.0 ton
Nurses – (1) 1.0 ton

Provider Offices – (3) 0.5 ton
Vestibule – (1) 1.0 ton
Conference Room – (1) 1.5 ton
Staff Lounge – (1) 0.75 ton
Large Procedure – (4) 1.0 ton
Procedure – (2) 0.5 ton
Staff Lockers – (1) 1.0 ton
Sterile Processing – (1) 0.75 ton
Exam – (12) 0.5 ton
Staff – (1) 0.75 ton
Triage – (1) 0.75 ton
Audiology Lab – (1) 0.75 ton
Corridors – (6) 0.75 ton

Level Two
Waiting – (1) 1.0 ton
Waiting – (1) 2.0 ton
Check in – (1) 0.75 ton
Check out – (1) 0.75 ton
Electrical/Utility – (1) 1.0 ton
ITS Closet – (1) 1.0 ton
Surgery Scheduling – (2) 0.5 ton
Copy – (1) 0.75 ton
Conference Room – (1) 0.75 ton
Exam – (27) 0.5 ton
Gowned Waiting – (1) 1.0 ton
X-Ray – (3) 3.0 ton
Supervisor Offices – (2) 0.5 ton
Practice Manager – (1) 0.75 ton
Team Room – (3) 2.0 ton
Gowned Waiting – (1) 0.75 ton
Nurse Navigators – (1) 1.0 ton
Corridors – (6) 0.75 ton

The mechanical system will be provided with a fully functioning direct digital control (DDC) system. This system will be integrated into the existing campus network allowing the facilities team remote access from the network.

b. **Ventilation air system** – The ventilation system for the building will be maintained with a 8,000 CFM wheel-type energy recovery ventilator located in the mechanical penthouse. The ERV will be enabled on a time schedule based on typical building occupied hours to save on electricity and building heating/cooling loads. The fan motors will be on variable frequency drives and controlled to maintain a set static pressure within both the supply and exhaust duct systems. A static pressure reset schedule will be provided. The variable air volume terminal boxes (VAV) for each ventilation zone shall modulate to provide required volumes of ventilation air based on carbon dioxide (CO2) concentrations and occupancy controls. Bathroom and Utility VAV zones shall be set to constant minimum airflow and shall boost to maximum flow when occupancy is sensed. Closed offices and conference rooms shall only be provided with ventilation air when occupancy is sensed. All other space shall utilize demand control ventilation based on local CO2 sensors located at breathing zone level. The ventilation air discharge temperature and humidity will be controlled via an integral water source heat pump with modulating hot gas reheat. The heat pump loop shall supply heating and cooling water to the water source heat pump in each unit. The energy recovery wheel shall be bypassed in economizer mode during ideal conditions.

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Plumbing

a. **Water usage and hot water conservation** – Water usage is reduced with high efficiency water closets, high efficiency urinals, and low flow aerators on lavatories and kitchen sinks. The high efficiency toilets will utilize 1.28 gallons per flush. All urinals shall be high efficiency type, which utilize 0.2 gallons per flush. Faucet aerators will utilize 0.5 gallons per minute in the lavatories and 1.0 in the kitchen. Janitor sinks should not use low flow aerators as they are often used for filling buckets. Domestic hot water will be produced via indirect domestic water storage tanks tied into the new heating hot water loop. The indirect water tanks shall be located in the lower level mechanical room. A domestic water recirculation loop will be provided throughout the facility to allow for instantaneous hot water at all domestic hot water sources.

Electrical

a. Electrical Distribution –
   i. The proposed electric service will be 480 volt, three phase, four wire, fed from a new pad mounted. The transformer pad shall be per Green Mountain Power (GMP) standards. GMP shall run new primary voltage cables via customer-provided conduits to the new pad transformer. The service size is estimated to be 1200 amps.

   ii. The main distribution system within the proposed Medical Office Building shall be made up of a 1200 amp, 480 volt Main Distribution Panel (MDP), a (estimate) 300kVA 480 volt to 120/208 volt transformer and a 800 amp, 208 volt Main Distribution Panel. Branch panelboards shall be fed from these two distribution panels for lighting and general power loads; each tenant space shall have (1) 480 volt panelboard and (1) 208 volt panelboard. Large central equipment such as elevators, energy recovery unit, and central mechanical plant pumps will be fed directly from the main distribution panels.

   iii. The medical office building emergency power shall be fed from the existing hospital generator plant via an underground power feed. A 400 amp, 480V/277 main distribution and automatic transfer switch shall be provided for critical power and a 225 amp 480V/277 main distribution and automatic transfer switch shall be provided for life safety power. An analysis of the emergency power system shall be provided in order to verify hospital emergency power capacity. (1) 480 volt panelboard and (1) 208 volt panelboard for critical and life safety power shall be provided on each floor.

   iv. Most interior power circuiting shall be completed with EMT conduit and THWN copper conductor. Where EMT is impractical or not cost effective, Hospital Grade metal clad cable may be used.

   v. All exterior exposed circuiting shall be completed with PVC-coated RGC conduit within 5 feet of the building foundations and Schedule 40 PVC beyond 5' of foundation. All circuiting will be THWN copper conductor, except for larger circuits where aluminum conductors will be used.

   vi. Coordinate electrical requirements for mechanical equipment with mechanical contractor. Provide equipment circuiting and disconnects as required by all relevant codes.

vii. Coordinate electrical requirements for elevator with elevator vendor. Provide equipment circuiting, disconnects, shunt-trip devices as required by all relevant codes.

b. Receptacle Locations and Types-

i. All receptacles shall be Leviton hospital grade tamper proof 20 amp receptacles or equivalent.

ii. Offices, Labs and Classroom receptacle locations, types and/or quantities will be installed as indicated on the Room Information Sheets.

iii. Toilet rooms - at least (1) GFCI protected receptacle.

iv. Storage areas - At least (1) receptacle every 12 L.F. of partition. At least (1) receptacle for each storage closet.

v. Waiting areas and vestibules - at least (1) receptacle every 12 LF of wall.

vi. Miscellaneous clerical and reception areas - TBD however, partitions should have a minimum duplex receptacle every 4 LF with a minimum of two per workstation.

vii. Coordinate all power, data and telephone receptacle locations with respect to furniture, equipment and architectural layouts. Receptacles shall be easily reached by staff.

viii. All receptacles within 6 feet of a water source shall be GFCI.

ix. Provide GFCI service receptacles in weatherproof enclosures within each piece of mechanical equipment located outdoors.

x. Each copy machine shall be fitted with a duplex receptacle fed with a dedicated circuit. Coordinate copy machine locations with Architectural Documents.

xi. Provide (1) dedicated receptacles with (1) dedicated circuits for any vending machine, ATM or other similar equipment.

xii. Provide electrical infrastructure to support all mechanical equipment including but not limited to fans, circulating pumps, air handling units, heat pumps, and control panels. All air handler fans, hot water and condenser water circulating pumps, exhaust fans, and energy recovery unit fans shall be powered via variable frequency drives.

c. Lighting -

i. Where feasible, all lighting will be 277 volts with Universal Voltage drivers/ballasts.

ii. All LED and fluorescent lighting shall be high-efficiency and approved for rebates by Efficiency Vermont.

iii. Outdoor site lighting will be LED type to match existing parking lighting.

iv. In general all office and exam spaces shall be provided with 2'x4' Recessed LED lighting.

v. The Open Waiting area lighting on top level to be a combination of pendant down-lighting and asymmetric cove up-lighting to cover peaked ceiling. Pendant down-lighting to be special, architectural design.

vi. Conference rooms will be a combination of LED down-lighting, for dimming control, and recessed indirect fluorescent fixtures. Smaller conference rooms will only be LED down-lighting.

vii. Lighting under cabinets shall be LED strip task lighting.

viii. Lighting in bathrooms shall be wall mount, indirect fluorescent fixtures, with supplemental LED down-lighting as needed.

ix. Lighting in kitchens, food preparation and similar areas will be grid ceiling type fluorescent fixtures designed for use in cooking areas.

x. All lighting luminance levels shall be per IES Standards; in general:

1.	Offices	30 foot-candles at work surface
2.	Lab/Exam Spaces	50-75 foot-candles at work surface
3.	Classrooms	40-50 foot-candles at work surface
4.	Corridors	5-10 foot-candles at floor
5.	Storage Rooms	15 foot-candles at work surface

Most areas will have ability to adjust lighting levels to suit occupants.

d. Lighting Control-

i. All lighting luminance levels shall be per IES.

ii. Lighting control will be digital.

iii. In general for offices and smaller conference rooms, upon entering the space occupants must manually turn on lights. If occupants do not manually turn off lights once they leave space, the occupancy sensors will automatically turn lights off.

iv. For office spaces occupancy sensors will automatically turn lights on or off depending on if it senses occupant(s).

v. Offices to be provided with full-dimming (LED) control.

vi. Areas capable of taking advantage of ambient lighting to be provided with daylighting control in addition to occupancy sensors, step-dimming and full dimming controls.

vii. Corridors will be provided with occupancy sensors, and where appropriate daylighting controls.

viii. Stairwells will be provided with bi-level egress lighting, with integral daylighting and occupancy sensor control.

ix. Exterior lighting will be controlled by photocell and time clock control via the Building Management System (BMS). Additional lighting may be added to BMS depending on occupancy.

e. Telecommunications-

i. Offices, Labs and Classroom data and voice locations, types and/or quantities will be installed as indicated on the Room Information Sheets.

ii. All telecommunications shall be installed per RRMC Wiring Standards. Switching equipment and all cabling from site to building to be outside scope of this project.

iii. IT equipment to be located within same rooms as electrical panels, however all clearances to be confirmed by RRMC.

iv. Contractor to be responsible for all cable tray and cabling from data center to telecom closets on each floor. Terminations by others.

f. Fire Alarm Systems-

i. The proposed building shall be provided with a new addressable fire alarm system per NFPA 72 and State of Vermont requirements. The fire alarm system will be installed as a class "A" wiring configured loop.
ii. The fire alarm system will be provided with a remote annunciator.
iii. Provide duct smoke detectors per code requirements to provide for air handling system shut down and alarming.
iv. Provide shunt trip, smoke and heat detection per code requirements for new elevator.
v. Sprinkler system shall be tied to fire alarm system in accordance with NFPA 13 and NFPA 101.

g. Other-

i. A/V design to be done by others. Design shall include all power and data connections required for equipment based on input from A/V designer.

ii. Design will meet requirements of ADA.

Fire Protection

Sprinkler System- The sprinkler system will be based upon a NFPA 13 wet system. The fire protection entrance will include isolation valves, backflow prevention, and alarm valve. The building shall be provided with a standpipe in each egress stair. An independent isolation valve and flow control device will be designed for each level.

If you any questions or require additional information, please contact our office.

Sincerely,
L.N. Consulting, Inc.

George D. Martin

Rutland Regional Medical Center – Loading Dock and Dietary Expansion

General Building Information and Description

1. **Location:** Rutland Vermont, on the campus of Rutland Regional Medical Center.
2. **Building Type:** I2, Hospital, FGI 2014, (AIA, Guidelines for Construction and Equipment of Hospitals and Medical Facilities)
3. **General Building Description:** Two story addition to Rutland Regional Medical Center.
    a. First Floor: Loading Dock expansion, 4,100 GSF, at grade access with connection to the proposed Medical Office Building.
    b. Second Floor: 2,540 GSF, Dietary expansion.
4. **Building Systems, Components and Materials:**
    a. Building Structure
        i. Foundation; poured in place, reinforced concrete footing, foundation walls, retaining walls and pilasters.
        ii. Floor on grade; reinforced concrete, rigid insulation, poly vapor barrier, crushed gravel.
        iii. Elevated floors; composite steel deck and poured concrete with a 2-hour fire rating.
        iv. Super structure; 2-hour fire proofed, wide flange steel columns and beams.
        v. Roof deck; metal roof deck.
    b. Architecture
        i. Exterior envelope;
            1. Face brick, to match existing as best as possible.
            2. Air vapor barrier.
            3. 3" min. continuous rigid insulation.
            4. ½" exterior gypsum sheathing w/ vapor barrier.
            5. 6" metal studs with 5/8" gypsum board.
            6. High performance fixed windows with insulating, tinted glazing, integral blinds and thermally broken aluminum frames.
            7. Exterior, insulated steel passage doors with thermally broken metal frames. Overhead doors, insulated steel sectional doors.
            8. Roof to be a flat, warped deck with R-30 min. continuous rigid insulation, and mechanically fastened EDPM membrane roofing.
        ii. Interior fit-up
            1. Typical wall S-11, 3 5/8" metal studs, acoustical insulation full height, 1 layer 5/8" GWB per side, all walls are full height deck to deck.
                a. Typical acoustic wall S-15, same as S-11 except one added layer of 5/8" GWB on one side of the wall. S-15 walls to be installed between offices and adjacent rooms, between toilet rooms and adjacent.

b. Rated walls around elevators will be 2-hour shaft wall construction. Walls around stairs will be 2-hour typical wall construction. Walls around storage will be 1 hour typical wall construction

2. Doors will be solid core, natural finish hard wood. Frames to be hollow metal welded. Hardware to be heavy duty mortise lock and latch sets. Door sizes will be 3'0x7'0 for non-patient access spaces and 3'6x7'0 for all spaces to meet ADA access. Stair doors will be 2 hr. fire rated with narrow vision panel. Office and Conference Room doors will have a half height vision panel with integral blind.
3. Floor finishes to be sealed concrete throughout the Loading Dock area. Carpet tile in offices and staff lounge space. Sheet vinyl in toilet rooms, housekeeping closets, food storage and corridors. Sealed concrete in mechanical, tel/data and electrical rooms.
4. Wall finishes in general will be paint. Storage spaces will have a vinyl wall protection on all walls, up to 4 feet from the top of wall base.
5. Ceilings in finished rooms will be typically 2x2 acoustical ceilings with 15/16 grid. Unfinished spaces such as the Loading Dock will not have a finished ceiling.
6. Stairs, will be concrete filled metal pan with painted stringers, risers and landings, top and bottom. Railings will be typical pipe rails with round balustrades. Rubber risers, treads and landings.
7. Elevator will be 10,000 lbs., 2 stop, 2-sided entry, hydraulic, freight elevator.

iii. Canopy to be a cantilevered supported structure, membrane roof, internally drained, metal panel fascia and painted roof deck undersurface.

c. See LN Response attached

69 Union St. Winooski, VT 05404 ■ (802) 655-1753 ■ Fax (802) 655-7628 ■ lnconsulting.com

CONSULTING

June 09, 2017

Joe Britton
Lavallee Brensinger Architects
155 Dow St #400
Manchester, NH 03101

Rutland Regional Medical Center – Loading Dock Addition and Renovation- Mechanical, Plumbing, Electrical & Fire Protection Narrative

Existing Conditions

The existing loading dock is located on the ground level of the Northwest side of the building and encompasses approximately 2,500 sq. ft. The existing loading dock is equipped with a mechanical space, and electrical/telecom space on the first level, general office space on the second level, and office space and a data center on the third level. The building is composed of concrete construction with significant glazing and spandrel glass around the perimeter of the second and third levels.

Mechanical
The existing space to be renovated is primarily heated via a cast iron hot water boilers located in the basement. The hot water is distributed through a piping network to support perimeter baseboard radiation on all levels. It appeared that cooling, ventilation and supplemental heating are provided to levels two and three via (3) rooftop units. Level one was equipped with a water source heat pump system which was interconnected into the boiler plant and a closed circuit evaporative cooler located at the Western exterior of the building. The data center was equipped with (3) computer room cooling units distributing supply air through a raised floor system. The condensing units that support the CRAC units were located on the roof.

Plumbing
The existing plumbing infrastructure appeared to be in working condition and can be reused.

Electrical
The existing electrical entrance consists of a 1600A-208V-3Ø service. A 300kW Emergency generator supports emergency power for the entire facility. The majority of the lighting appeared to be fluorescent parabolic type.

Fire Protection
The data center was equipped with a clean agent fire suppression system that appeared to be in working condition; additional fire protection was not observed.

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Proposed

Mechanical

We would recommend that the existing mechanical equipment supporting the proposed renovated space be completely demolished. This includes the hot water boiler, steam/condensate piping and accessories, rooftop units, and corresponding condensing units and ductwork, window air conditioning units, heat pumps, and cooling tower. We would recommend that the existing hot water distribution system be utilized if in working condition. The proposed mechanical system for the renovation would utilize high efficiency heat-pumps to support the heating and cooling loads of each space. Each heat pump would be connected to a central variable-volume flow heat pump circulating loop that would be distributed through the building. The loop will be provided with (2) redundant heat pump loop circulators. The pumps would be rated for 200 GPM at 80 feet of head. Each pump will be fitted with variable speed control that will modulate in order to maintain a heat pump loop differential pressure set point. The pumps will operate in lead lag fashion in order to reduce wear on a single pump over time. A differential pressure sensor located approximately 2/3rd the distance from the mechanical room on the heat pump loop mains will control the pump speed. Each heat pump is equipped with an open/close valve that opens only when the heat pump is in heating or cooling mode. When a heat pump valve opens, the pressure in the heat pump loop is reduced and the heat pump loop circulator pumps speed is modulated up to maintain the static pressure reset schedule.

The proposed heating plant would utilize (2) New NTI Trinity LX 800 MBH high efficiency propane boilers with dedicated circulator pumps which be installed in the basement to provided heat add to the heat pump loop. A new exterior 100 ton closed circuit evaporative cooler shall be provided to provide heat rejection from the heat pump loop. The fluid cooler shall be Baltimore Air coil Mode PF2 and shall be provided with a dedicated glycol loop interconnected to the heat pump loop via a heat exchanger located in the basement. A set of circulators rated for 260 GPM @ 60 feet of head shall be provided to circulate water through the glycol loop.

Utilizing the geothermal borehole field as a means for heat add and rejection would be the preferred mechanical method. The geothermal allows for additional efficiency, minimal to zero use of fossil fuels for heating, and less maintenance. Although the geothermal system will provide greater cost savings from an operational standpoint, the initial cost is greater than utilizing a boiler and closed circuit cooler for heating and cooling of the heat pump loop.

Space conditioning would be provided by horizontal and console water to air heat pumps which would be located around the building as need to best serve each space. In general, console heat pumps would be provided to support all perimeter spaces and ducted units would be provided to the core building zones. Each office and conference room would be provided with a dedicated heat pump and temperature control. The data center would utilize a water source heat pump for primary cooling and an existing Liebert CRAC unit shall be reused to provided back-up cooling to space.

The mechanical system will be provided with a fully functioning direct digital control (DDC) system. This system will be integrated into the existing campus network allowing the facilities team remote access from the network.

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Ventilation air system – The ventilation system for the building will be maintained with a 6,000 CFM wheel-type energy recovery ventilator located on the roof. The ERV will be enabled on a time schedule based on typical building occupied hours to save on electricity and building heating/cooling loads. The fan motors will be on variable frequency drives and controlled to maintain a set static pressure within both the supply and exhaust duct systems. A static pressure reset schedule will be provided. The variable air volume terminal boxes (VAV) for each ventilation zone shall modulate to provide required volumes of ventilation air based on carbon dioxide (CO2) concentrations and occupancy controls. Bathroom and Utility VAV zones shall be set to constant minimum airflow and shall boost to maximum flow when occupancy is sensed. Closed offices and conference rooms shall only be provided with ventilation air when occupancy is sensed. All other space shall utilize demand control ventilation based on local CO2 sensors located at breathing zone level. The ventilation air discharge temperature and humidity will be controlled via an integral water source heat pump with modulating hot gas reheat. The heat pump loop shall supply heating and cooling water to the water source heat pump in each unit. The energy recovery wheel shall be modulated in economizer mode during ideal outside conditions to allow for free cooling.

Plumbing

The proposed renovation and expansion spaces shall tie into the existing domestic water and waste infrastructure. All proposed fixtures shall be provided with water saving capabilities where applicable.

Electrical

The capacity of the existing electrical entrance and emergency power system appear to be adequate for the proposed renovation. The main distribution gear shall remain but all existing power and wiring supporting the renovated spaces shall be demolished. Sub panels shall be provided throughout the renovated space to provide power to all lighting, equipment, and general power.

New LED lighting shall be provided throughout the renovated space. All lighting will be equipped with new lighting controls with occupancy sensors to meet the current energy code. Lighting shall be per hospital standards.

A new NFPA 72 compliant fire alarm system will be required to support the new renovation.

Fire Protection

A new NFPA 13 wet fire protection system should be installed throughout the building. The existing clean agent system shall be reused to support the proposed data center.

Please feel free to contact our office with any questions or comments.

Sincerely,

George D. Martin

L.N. Consulting, Inc.

Rutland Regional Medical Center – VOC Building Re-Use

General Building Information and Description

1. **Location:** 3 Albert Cree Drive, Rutland Vermont.
2. **Building Type:** Business Office
3. **General Building Description:** Two story, freestanding wood frame construction to be renovated from an Ambulatory Care facility to a Business use.
    a. First Floor: 6,950 GSF, at grade access with connection.
    b. Second Floor: 1,200 GSF, Occupied space to remain in current use with no renovations planned.
4. **Building Systems, Components and Materials:**
    a. Building Structure
        i. Foundation; to remain as is with now modifications intended.
        ii. Floor at grade; to remain as is with now modifications intended.
        iii. Elevated floor; to remain as is with now modifications intended.
        iv. Super structure; to remain as is with now modifications intended.
        v. Roof deck; to remain as is with now modifications intended.
    b. Architecture
        i. Exterior envelope; to remain as is with now modifications intended.
        ii. Interior fit-up
            1. New wall construction is limited to the subdivision of the larger rooms to create private offices.
                a. Typical wall S-11, 3 5/8" metal studs, acoustical insulation full height, 1 layer 5/8" GWB per side, all walls are full height deck to deck.
                b. Acoustic wall S-15, same as S-11 except one added layer of 5/8" GWB on one side of the wall. S-15 walls to be installed between offices and adjacent rooms, between toilet rooms and adjacent.
            2. Most doors are existing to remain. Any new doors will be "To Match Existing", solid core, natural finish hard wood. Frames to be hollow metal welded. Hardware to be heavy duty cylindrical lock and latch sets. Door sizes will be 3'0x7'0 for non-patient access spaces and 3'6x7'0 for all spaces to meet ADA access.
            3. Floor finishes to be; Carpet tile in all spaces except toilet rooms and storage. Sheet vinyl in toilet rooms, housekeeping closets, and storage.
            4. Wall finishes in general will be paint.
            5. Most ceilings will remain as is. New office spaces will ceilings will be typically 2x2 acoustical ceilings with 15/16 grid.
    c. See LN response attached

69 Union St, Winooski, VT 05404 ■ (802) 655-1753 ■ Fax (802) 655-7628 ■ lnconsulting.com

CONSULTING

July 10, 2017

Joe Britton
Lavallee Brensinger Architects
155 Dow St #400
Manchester, NH 03101

Re: Rutland Regional Medical Center 3 Albert Cree Building – Mechanical, Electrical, and Plumbing Design Narrative

L.N. Consulting, Inc. has been retained to provide a mechanical, electrical, and plumbing narrative regarding the proposed fit-up of the building located at 3 Albert Cree in Rutland, Vermont.

Mechanical:
The existing building is supported via multiple air handling units with heating and cooling capabilities. The proposed fit-up will reuse the existing air handling units and will modify supply ducts, return ducts, diffusers, grilles, and thermostats as needed to accommodate the proposed program space.

Plumbing
The existing plumbing entrances and distribution will be reused to accommodate the proposed program space. New plumbing fixtures will be added as needed to accommodate the proposed program space.

Electrical
The existing power entrance will remain. New receptacles and telecom will be added as needed to accommodate the proposed program space. New fire alarm and emergency egress lighting will be provided as needed to accommodate the proposed program space.

If you any questions or require additional information, please contact our office.

Sincerely,
L.N. Consulting, Inc.

George D. Martin

RRMC CON Budget new MOB and Loading Dock Renovations

Rev 8 8/2/2017

Summary of Project Cost

	Construction Budget	A/E Design Fees 10%	Owner Cost Budget 15%	Project Contingency 10%	Total Project Cost
1 RRMC New MOB 2 story CON Budget Estimate rev 6 050617	$11,908,025	$1,190,803	$1,786,204	$1,190,803	$16,075,834
2 RRMC Loading Dock CON budget estimate rev 3 040117	$2,385,678	$238,568	$357,852	$238,568	$3,220,665
3 RRMC VOC Conceptual budget estimate for CON rev 0 051217	$1,246,834	13% $162,088	17% $211,962	$124,683	$1,745,567
4 RRMC Site Drainage and Detention Pond System	$540,000	$50,000	$0	$60,000	$650,000
Totals	**$16,080,537**	**$1,641,459**	**$2,356,017**	**$1,614,054**	**$21,692,066**

Summary of MOB and Loading dock estimates with budgets for AE Fees and Owner cost
Cost based on MOB and Loading dock running concurently
Refer to estimates for more detail of what is included in costs.
Assumed project length 14 months for MOB and Loading Dock, an additional 6 months for VOC
No hazardous material abatement
Owner budget to include project contingency
AE fees on this sheet allowance to be finalized by owner LBA
Owner cost on this sheet allowance to be finalized by owner
All Cost assume Spring Summer 2018 construction start

HP CUMMINGS CONSTRUCTION COMPANY

RRMC New MOB 2 story CON Budget Estimate rev 6 050617

Project: RRMC New MOB

Architect: Lavallee Brensinger

ITEM	DESCRIPTION	QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
1	GENERAL CONDITIONS				$0		$700,000	$0	$700,000
2	DEMOLITION & ALTERATIONS				$0		$46,169	$0	$46,169
3	CONCRETE				$0		$502,325	$0	$502,325
4	MASONRY				$0		$176,000	$0	$176,000
5	METALS				$0		$903,610	$0	$903,610
6A	ROUGH CARPENTRY				$12,800		$72,390	$0	$85,190
6B	FINISH CARPENTRY & MILLWORK				$0		$218,000	$0	$218,000
7	THERMAL & MOISTURE PROTECTION				$24,250		$949,084	$0	$973,334
8	DOORS, WINDOWS & GLASS				$0		$982,400	$0	$982,400
9	FINISHES				$0		$1,223,856	$0	$1,223,856
10	SPECIALTIES				$0		$73,870	$0	$73,870
11	EQUIPMENT				$0		$120,000	$0	$120,000
12	FURNISHINGS				$0		$0	$0	$0
13	SPECIAL CONSTRUCTION				$0		$0	$0	$0
14	CONVEYING SYSTEMS				$0		$152,000	$0	$152,000
21	FIRE SUPPRESSION				$0		$138,506	$0	$138,506
22	PLUMBING				$0		$480,155	$0	$480,155
23	HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)				$0		$1,034,180	$0	$1,034,180
25	INTEGRATED AUTOMATION				$0		$0	$0	$0
26	ELECTRICAL				$0		$837,570	$0	$837,570
27	COMMUNICATIONS				$0		$36,000	$0	$36,000
28	ELECTRONIC SAFETY & SECURITY				$0		$0	$0	$0
31	EARTHWORK				$0		$768,220	$0	$768,220
32	EXTERIOR IMPROVEMENTS				$0		$1,084,097	$0	$1,084,097
33	UTILITIES				$0		$167,100	$0	$167,100
					$37,050		$10,665,532	$0	$10,702,582

Based on LBA Schematic information dated 04/26/17
Two Story MOB version
No cost include in estimate for the Storm drainage work required on the south portion of the RRMC site
No Geo thremal wells included

CM Estimating Contingency	8.00%	$856,207
sub tot		$11,558,789
G.C. BOND	approx	$78,600
sub tot		$11,637,388
CM FEE	2.25%	$270,637
TOTAL		$11,908,025

Building Floor Areas:

First Floor Connector	2,335 sf
First floor addition	17,300 sf
Second floor addition	17,300 sf
Total Building	**36,935 sf**
Cost /SF	$322.40

The construction estimate excludes typical owner costs such as:

- Property
- Environmental clearance
- Mold Remediation
- Abatement of Hazardous Materials
- Legal/Administrative
- Financing
- Clerk of the Works/Owners Representative
- Architectural and Special Consultants Fees and Reimbursables
- Moving Costs
- Utility Company Charges
- Permits
- All Testing
- Furnishings (System Furnishings, Furniture, Loose Equipment, etc.)
- Window Treatment
- Interior Signage
- Owner Provided Equipment and Wire
- Property Insurance, Builder's Risk including Deductable
- Owner's Construction Contingency

Our estimate assumes there are no unusual sub-surface conditions such as, but not limited to:

- Boulders
- Ledge
- Ground Water
- Unsuitable or Contaminated Soils
- Inadequate Bearing

HP CUMMINGS CONSTRUCTION COMPANY

RRMC New MOB 2 story CON Budget Estimate rev 6 050617

Project: RRMC New MOB

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
1	**GENERAL CONDITIONS**									
010	**General & Special Conditions**									
	General Conditions		14	mo		$0	$50,000.00	$700,000		$700,000
	ITEM TOTAL					$0	$50,000	$700,000	$0	$700,000
2	**DEMOLITION & ALTERATIONS**									
	024100 Selective Demolition									
	Exterior Demo									
	Misc demo	allow	36935	sf		$0	$0.50	$18,468		$18,468
						$0		$0		$0
	Interior Demo - Addition					$0		$0		$0
	Interior demo to facilitate new work	allow	36935	sf		$0	$0.75	$27,701		$27,701
						$0		$0		$0
	ITEM TOTAL					$0		$46,169	$0	$46,169
3	**CONCRETE**									
	033000 Cast-In-Place Concrete									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Retaining wall footing		145	cy		$0	$450.00	$65,250		$65,250
	Retaining wall		174	cy		$0	$500.00	$87,000		$87,000
	Frost walls and footings		125	cy		$0	$425.00	$53,125		$53,125
	Spread footings		25	cy		$0	$550.00	$13,750		$13,750
	Slab on grade		260	cy		$0	$400.00	$104,000		$104,000
	Slab on metal deck		228	cy		$0	$400.00	$91,200		$91,200
	Connector foundations		140	cy		$0	$450.00	$63,000		$63,000
	Tunnel to loading dock	allow	1	ls		$0	$25,000.00	$25,000		$25,000
						$0		$0		$0
	ITEM TOTAL					$0		$502,325	$0	$502,325
4	**MASONRY**									
	042000 Unit Masonry									
	034500 Precast Architectural Concrete									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Brick Veneer		5500	sf		$0	$32.00	$176,000		$176,000
						$0		$0		$0
	ITEM TOTAL					$0		$176,000	$0	$176,000
5	**METALS**									
	051200 Structural Steel Framing									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Structural steel		34600	sf		$0	$16.00	$553,600		$553,600
	Steel joist	In above				$0		$0		$0
	Structural steel for connector		2335	sf		$0	$25.00	$58,375		$58,375
	Grout base plates		40	ea		$0	$50.00	$2,000		$2,000
	053100 Steel Decking					$0		$0		$0
	Subcontract Furnish & Install					$0		$0		$0
	Metal deck	See 051200	36935	sf		$0		$0		$0
	054000 Cold-Formed Metal Framing					$0		$0		$0
	Subcontract Furnish & Install	See 09250				$0		$0		$0
						$0		$0		$0
	055000 Metal Fabrications					$0		$0		$0
	055213 Pipe and Tube Railings					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Misc Metals		36935	sf		$0	$1.00	$36,935		$36,935
	Mechanical enclosure		3200	sf		$0	$50.00	$160,000		$160,000
	Support for procedure lights		6	ea		$0	$2,000.00	$12,000		$12,000
	Unistrut support at Radiology		3	rooms		$0	$4,500.00	$13,500		$13,500
	Stairs		96	risers		$0	$700.00	$67,200		$67,200
	ITEM TOTAL					$0		$903,610	$0	$903,610
6A	**ROUGH CARPENTRY**									
	061054 Wood Blocking and Curbing									
	PT 2x6 roof blocking @ penetrations		4000	lf	$2.00	$8,000	$1.50	$6,000		$14,000
	Interior blocking		36935	sf		$0	$1.50	$55,403		$55,403
	Nails and hardware		36935	sf		$0	$0.20	$7,387		$7,387
	Window blocking		2400	lf	$2.00	$4,800	$1.50	$3,600		$8,400
	ITEM TOTAL					$12,800		$72,390	$0	$85,190
6B	**FINISH CARPENTRY & MILLWORK**									
	062000 Finish Carpentry & Architectural Woodwork									
	064100 Architectural Wood Casework					$0		$0		$0
	123600 Countertops					$0		$0		$0
	Subcontract Furnish & Install					$0		$0		$0
	Additional trims in waiting rooms		9	ea		$0	$5,000.00	$45,000		$45,000

HP CUMMINGS CONSTRUCTION COMPANY

RRMC New MOB 2 story CON Budget Estimate rev 6 050617

Project: RRMC New MOB

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
	Casework and millwork		34600	sf		$0	$5.00	$173,000		$173,000
ITEM TOTAL						$0		$218,000	$0	$218,000

HP CUMMINGS CONSTRUCTION COMPANY

RRMC New MOB 2 story CON Budget Estimate rev 6 050617

Project: RRMC New MOB

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
7	THERMAL & MOISTURE PROTECTION									
	071113 Bituminous Damp proofing					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Water proof walls below grade in occupied space		3200	sf		$0	$3.00	$9,600		$9,600
	072100 Thermal Insulation					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Rigid @ Found and slab. 2" Thick		22500	sf	$0.50	$11,250	$1.75	$39,375		$50,625
	Rigid @ Exterior wall, 3" thick		13000	sf	$1.00	$13,000	$2.50	$32,500		$45,500
	072500 Weather Barriers					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Exterior walls		13000	sf		$0	$3.50	$45,500		$45,500
	074300 Misc. & Composite-Surfaced Panels					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Exterior metal wall panels		2320	sf		$0	$45.00	$104,400		$104,400
	Exterior facia/soffit MCM		2400	sf		$0	$75.00	$180,000		$180,000
	075300 Elastomeric Membrane Roofing					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Connector w/ insul		2335	sf		$0	$20.00	$46,700		$46,700
	Membrane at main building tapered ins		17300	sf		$0	$16.00	$276,800		$276,800
	Membrane at canopies no insul		890	sf		$0	$20.00	$17,800		$17,800
	076200 Sheet Metal Flashing & Trim					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	See roofing 075300		126	lf		$0		$0		$0
	078100 Applied Fireproofing					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Fire proof		36935	sf		$0	$3.25	$120,039		$120,039
	Clean and support		1	ls		$0	$2,500.00	$2,500		$2,500
	078400 Fire stopping					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Fire Stopping		36935	sf		$0	$1.00	$36,935		$36,935
	079005 Joint Sealers					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Sealants		36935	sf		$0	$1.00	$36,935		$36,935
	ITEM TOTAL					$24,250		$949,084	$0	$973,334
8	DOORS, WINDOWS & GLASS									
	081113 Hollow Metal Doors and Frames									
	Subcontract Furnish Only		1	Bid		$0		$0		$0
	All frames, doors and hardware		36935	sf		$0	$4.50	$166,208		$166,208
	081416 Flush Wood Doors					$0		$0		$0
	See 081113					$0		$0		$0
	083100 Access Doors & Panels					$0		$0		$0
	Access Drs.		36935	ls		$0	$0.10	$3,694		$3,694
	084313 Aluminum Storefronts					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Entrances		4	ea		$0	$8,500.00	$34,000		$34,000
	Curtain wall at connector		6000	sf		$0	$70.00	$420,000		$420,000
	Store front at addition		1824	sf		$0	$45.00	$82,080		$82,080
	Curtain wall		2685	sf		$0	$70.00	$187,950		$187,950
	087100 Door Hardware					$0		$0		$0
	087200 Door Hardware Schedule					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	See 081113					$0		$0		$0
	Access control	allow	1	ls		$0	$25,000.00	$25,000		$25,000
	088000 Glazing					$0		$0		$0
	Subcontract Furnish & Install	see 084313				$0		$0		$0
	Glass panels at check in/out		15	ea		$0	$3,000.00	$45,000		$45,000
	Int. Glazing		36935	sf		$0	$0.50	$18,468		$18,468
	ITEM TOTAL					$0		$982,400	$0	$982,400

HP CUMMINGS CONSTRUCTION COMPANY

RRMC New MOB 2 story CON Budget Estimate rev 6 050617

Project: RRMC New MOB

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
9 FINISHES										
	090561 Common Work Results For Flooring Preparation									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Using barrier one so assume none needed					$0		$0		$0
						$0		$0		$0
	092116 Gypsum Board Assemblies					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Framing, drywall, acoustical insulation and taping		36935	sf		$0	$18.50	$683,298		$683,298
						$0		$0		$0
	095100 Acoustical Ceilings					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Acoustical ceilings		36935	sf		$0	$5.00	$184,675		$184,675
						$0		$0		$0
	096500 Resilient Flooring					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	All flooring		36935	sf		$0	$6.50	$240,078		$240,078
						$0		$0		$0
	096800 Carpeting	see 096500				$0		$0		$0
	124813 Entrance Floor Mats					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
						$0		$0		$0
	099000 Painting and Coating					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Painting interior only		36935	sf		$0	$3.00	$110,805		$110,805
	Misc exterior paint		1	ls		$0	$5,000.00	$5,000		$5,000
						$0		$0		$0
	ITEM TOTAL					$0		$1,223,856	$0	$1,223,856
10 SPECIALTIES										
	101000 All Specialties									
	Specialties					$0		$0		$0
	All specialties		36935	sf		$0	$2.00	$73,870		$73,870
						$0		$0		$0
	ITEM TOTAL					$0		$73,870	$0	$73,870
11 EQUIPMENT										
	115200 Audio Booths					$0		$0		$0
	Audio testing booths		2	ea		$0	$60,000.00	$120,000		$120,000
						$0		$0		$0
	ITEM TOTAL					$0		$120,000	$0	$120,000
12 FURNISHINGS										
	123600 Countertops									
	Subcontract Furnish & Install	SEE 064100				$0		$0		$0
						$0		$0		$0
	124813 Entrance Floor Mats					$0		$0		$0
	Subcontract Furnish & Install	SEE 096800				$0		$0		$0
						$0		$0		$0
	ITEM TOTAL					$0		$0	$0	$0
13 SPECIAL CONSTRUCTION										
	not used		none							
						$0		$0		$0
	ITEM TOTAL					$0		$0	$0	$0
14 CONVEYING SYSTEMS										
	144000 Elevators									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Passenger elevator		2	stop		$0	$38,000.00	$76,000		$76,000
	Passenger elevator		2	stop		$0	$38,000.00	$76,000		$76,000
	ITEM TOTAL					$0		$152,000	$0	$152,000
21 FIRE SUPPRESSION										
	210000 Fire Protection									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Sprinkler		36935	sf		$0	$3.75	$138,506		$138,506
	Pre action system for radiology	none				$0		$0		$0
	Chemical system for IT	none				$0		$0		$0
	ITEM TOTAL					$0		$138,506	$0	$138,506

HP CUMMINGS CONSTRUCTION COMPANY

RRMC New MOB 2 story CON Budget Estimate rev 6 050617

Project: RRMC New MOB

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
22 PLUMBING										
	220000 Plumbing									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Plumbing		36935	sf		$0	$13.00	$480,155		$480,155
						$0		$0		$0
	ITEM TOTAL					$0		$480,155	$0	$480,155
23 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)										
	230000 HVAC									
	Subcontract Furnish & Install		1	bid		$0		$0		$0
	HVAC		36935	sf		$0	$28.00	$1,034,180		$1,034,180
	Ground source heat pump geo wells and pipe	None				$0		$0		$0
						$0		$0		$0
	ITEM TOTAL					$0		$1,034,180	$0	$1,034,180
25 INTEGRATED AUTOMATION										
	250000 HVAC Instrumentation and Controls									
	Subcontract Furnish & Install	SEE 230000				$0		$0		$0
						$0		$0		$0
						$0		$0		$0
	ITEM TOTAL					$0		$0	$0	$0
26 ELECTRICAL										
	260000 Electrical									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Electrical		36935	sf		$0	$22.00	$812,570		$812,570
	New service power company charges	allow	1	ls		$0	$25,000.00	$25,000		$25,000
						$0		$0		$0
	ITEM TOTAL					$0		$837,570	$0	$837,570
27 COMMUNICATIONS										
	270000 Communications									
	Subcontract Furnish & Install	SEE 260000				$0		$0		$0
	UG Data line from Data center to new MOB		600	lf		$0	$60.00	$36,000		$36,000
	Fiber by owner just conduit and EX/BF					$0		$0		$0
	ITEM TOTAL					$0		$36,000	$0	$36,000
28 ELECTRONIC SAFETY & SECURITY										
	283100 Fire Detection and Alarm									
	Subcontract Furnish & Install	SEE 260000				$0		$0		$0
						$0		$0		$0
	ITEM TOTAL					$0		$0	$0	$0
31 EARTHWORK										
	312256 Foundation Related Earthwork									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Earthwork for building		36935	sf		$0	$12.00	$443,220		$443,220
	Sheeting 260'l x 25'h		6500	sf		$0	$50.00	$325,000		$325,000
						$0		$0		$0
	ITEM TOTAL					$0		$768,220	$0	$768,220

HP CUMMINGS CONSTRUCTION COMPANY

RRMC New MOB 2 story CON Budget Estimate rev 6 050617

Project: RRMC New MOB

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
32 EXTERIOR IMPROVEMENTS										
	320000 Exterior Improvements									
	Granite Curb		2400	lf		$0	$35.00	$84,000		$84,000
	Rework curb	allow	1	ls		$0	$5,000.00	$5,000		$5,000
	Pavement					$0		$0		$0
	Extend existing parking lot lower		43250	sf		$0	$2.55	$110,288		$110,288
	Rework parking lot upper		25400	sf		$0	$2.55	$64,770		$64,770
	New NW Parking lot new		13028	sf		$0	$2.55	$33,221		$33,221
	New SW Parking lot new		15178	sf		$0	$2.55	$38,704		$38,704
	New 40 space parking		13022	sf		$0	$2.55	$33,206		$33,206
						$0		$0		$0
	Concrete					$0		$0		$0
	New sidewalks		1720	sf		$0	$7.50	$12,900		$12,900
	Bollards					$0		$0		$0
	6" x 8' concrete filled		40	ea		$0	$600.00	$24,000		$24,000
	Landscaping	allow	1	ls		$0	$20,000.00	$20,000		$20,000
	Signs	allow	1	ls		$0	$5,000.00	$5,000		$5,000
	Guard rails		212	lf		$0	$45.00	$9,540		$9,540
						$0		$0		$0
	Extend existing parking lot lower		43250	sf		$0	$4.00	$173,000		$173,000
	Rework parking lot upper		25400	sf		$0	$5.00	$127,000		$127,000
	New NW Parking lot new		13028	sf		$0	$4.00	$52,112		$52,112
	New SW Parking lot new		15178	sf		$0	$7.00	$106,246		$106,246
	New 40 space parking		13022	sf		$0	$5.00	$65,110		$65,110
						$0		$0		$0
	Rework existing Storm drainage pond		40000	sf		$0	$3.00	$120,000		$120,000
						$0		$0		$0
	ITEM TOTAL					$0		$1,084,097	$0	$1,084,097
33 UTILITIES										
	330000 Utilities									
	Water					$0		$0		$0
	8" Pipe		610	lf		$0	$60.00	$36,600		$36,600
	Sewer					$0		$0		$0
	Pipe		500	lf		$0	$50.00	$25,000		$25,000
	Manholes		3	ea		$0	$3,500.00	$10,500		$10,500
	Storm					$0		$0		$0
	Pipe		1000	lf		$0	$60.00	$60,000		$60,000
	Catch basins		10	ea		$0	$3,500.00	$35,000		$35,000
						$0		$0		$0
	ITEM TOTAL					$0		$167,100	$0	$167,100

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HP CUMMINGS CONSTRUCTION COMPANY

RRMC Loading Dock CON budget estimate rev 3 040117

Rev 0

Project: RRMC Loading Dock renovation and Kitchen expansion

printed on 05/06/17

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
1	GENERAL CONDITIONS					$0		$168,000	$0	$168,000
2	DEMOLITION & ALTERATIONS					$13,700		$51,425	$0	$65,125
3	CONCRETE					$0		$156,830	$0	$156,830
4	MASONRY					$0		$45,440	$0	$45,440
5	METALS					$840		$231,270	$0	$232,110
6A	ROUGH CARPENTRY					$6,500		$3,475	$0	$9,975
6B	FINISH CARPENTRY & MILLWORK					$0		$16,070	$0	$16,070
7	THERMAL & MOISTURE PROTECTION					$9,940		$249,558	$0	$259,498
8	DOORS, WINDOWS & GLASS					$12,650		$97,575	$0	$107,625
9	FINISHES					$0		$219,517	$0	$219,517
10	SPECIALTIES					$510		$6,350	$0	$6,860
11	EQUIPMENT					$0		$50,000	$0	$50,000
12	FURNISHINGS					$0		$0	$0	$0
13	SPECIAL CONSTRUCTION					$0		$0	$0	$0
14	CONVEYING SYSTEMS					$0		$122,000	$0	$122,000
21	FIRE SUPPRESSION					$0		$28,224	$0	$28,224
22	PLUMBING					$0		$44,236	$0	$44,236
23	HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)					$0		$266,540	$0	$266,540
25	INTEGRATED AUTOMATION					$0		$0	$0	$0
26	ELECTRICAL					$0		$155,702	$0	$155,702
27	COMMUNICATIONS					$0		$0	$0	$0
28	ELECTRONIC SAFETY & SECURITY					$0		$0	$0	$0
31	EARTHWORK					$0		$145,548	$0	$145,548
32	EXTERIOR IMPROVEMENTS					$750		$25,300	$0	$26,050
33	UTILITIES					$0		$15,000	$0	$15,000
						$44,890		$2,098,060	$0	$2,140,350

Based on LBA Loading dock SD plans dated xx/xx/09

Building Floor Areas:		CM Estimating Contingency	8.00%	$171,228
Addition:		sub tot		$2,311,578
Ground Floor	4,645	G.C. BOND		$19,880
First Floor	2,338	sub tot		$2,331,458
Addition Total	5,800 sf	CM FEE	2.25%	$54,220
Renovations	628 sf	TOTAL		$2,385,678
Total Building	**6,428 sf**			
Cost /SF	$371.14			

The construction estimate excludes typical owner costs such as:

- Property
- Environmental clearance
- Mold Remediation
- Abatement of Hazardous Materials
- Legal/Administrative
- Financing
- Clerk of the Works/Owners Representative
- Architectural and Special Consultants Fees and Reimbursables
- Moving Costs
- Utility Company Charges
- Permits
- All Testing
- Furnishings (System Furnishings, Furniture, Loose Equipment, etc.)
- Window Treatment
- Interior Signage
- Owner Provided Equipment and Wire
- Property Insurance, Builder's Risk including Deductable
- Owner's Construction Contingency

Our estimate assumes there are no unusual sub-surface conditions such as, but not limited to:

- Boulders
- Ledge
- Ground Water
- Unsuitable or Contaminated Soils
- Inadequate Bearing

HP CUMMINGS CONSTRUCTION COMPANY

RRMC Loading Dock CON budget estimate rev 3 040117

Rev 0

Project: RRMC Loading Dock renovation and Kitchen expansion

printed on 05/06/17

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
1	**GENERAL CONDITIONS**									
010	**General & Special Conditions**									
	General Conditions assumes project goes same time		14	mo		$0	$12,000.00	$168,000		$168,000
	ITEM TOTAL					$0	$12,000	$168,000	$0	$168,000
2	**DEMOLITION & ALTERATIONS**									
	024100 Selective Demolition									
	Exterior Demo									
	Site Structures & Pvmt Demo	see 310000				$0		$0		$0
						$0		$0		$0
	Exterior Wall Demo									
M1	New opening in ext masonry wall		1	ea		$0	$2,500.00	$2,500		$2,500
M1	Enlarge exist opngs in ext mas wall		2	ea		$0	$1,500.00	$3,000		$3,000
M2	Remove masonry wall as req'd for new work		1	ls		$0	$1,500.00	$1,500		$1,500
DW8	Remove Doors & Frames		6	ea		$0	$150.00	$900		$900
DW1	Remove Windows		6	ea		$0	$150.00	$900		$900
DW5	Remove Overhead Doors		2	ea		$0	$300.00	$600		$600
						$0		$0		$0
	Interior Demo Support									
	Phasing work		1	ls		$0	$10,000.00	$10,000		$10,000
	Mechanical/elect demo cut & patch		1	ls		$0	$1,500.00	$1,500		$1,500
	Temp partitions		750	sf	$2.00	$1,500	$0.50	$375		$1,875
	Walk-off mats		10	pads	$50.00	$500	$80.00	$800		$1,300
	Negative air machines		26	wks	$150.00	$3,900	$75.00	$1,950		$5,850
	Ceilings remove and reinstall		200	sf	$2.00	$400	$1.00	$200		$600
	Pressure indicator		1	ea	$200.00	$200	$1,000.00	$1,000		$1,200
	Dumpsters		2	ea		$0	$950.00	$1,900		$1,900
	Lull		2	mo		$0	$3,200.00	$6,400		$6,400
						$0		$0		$0
	Assist with equipment/furnishings	allow	80	hrs	$90.00	$7,200		$0		$7,200
						$0		$0		$0
	Interior Demo									
	Ground Floor Demo & Alter					$0		$0		$0
	Miscellaneous as required		1	ls		$0	$2,500.00	$2,500		$2,500
	First Floor Demo & Alter					$0		$0		$0
	Miscellaneous as required		1	ls		$0	$2,500.00	$2,500		$2,500
	Roof Demo	none				$0		$0		$0
						$0		$0		$0
	Interior Structural Demo									
S4	Remove stairs, landings, railings complete		24	riser		$0	$100.00	$2,400		$2,400
	Miscellaneous as required		1	ls		$0	$2,500.00	$2,500		$2,500
	Infill existing slab openings		200	sf		$0	$40.00	$8,000		$8,000
						$0		$0		$0
	ITEM TOTAL					$13,700		$51,425	$0	$65,125
3	**CONCRETE**									
	033000 Cast-In-Place Concrete									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Winter conditions	none				$0		$0		$0
	Frost Wall & Pier Footings		43	cy		$0	$500.00	$21,500		$21,500
	Retaining Wall Footings		22	cy		$0	$600.00	$13,200		$13,200
	Frost Walls		24	cy		$0	$500.00	$12,000		$12,000
	Retaining Walls		36	cy		$0	$600.00	$21,600		$21,600
	Piers		4	cy		$0	$750.00	$3,000		$3,000
	Slab on grade		3500	sf		$0	$6.50	$22,750		$22,750
	add to create pits @ dock levelers		2	ea		$0	$1,500.00	$3,000		$3,000
	SOG Sealer/Hardner @ exposed		3000	sf		$0	$3.50	$10,500		$10,500
	Slab-on-metal deck		2300	sf		$0	$7.50	$17,250		$17,250
	Stair pan & landing fill		200	sf		$0	$15.00	$3,000		$3,000
	Hilti adhesive anchors to existing		225	ea		$0	$50.00	$11,250		$11,250
	Under-slab vapor barrier & tape		3500	sf		$0	$1.00	$3,500		$3,500
	SOG Sealer/Hardner @ exposed		3000	sf		$0	$4.00	$12,000		$12,000
	Isolation joint filler		370	lf		$0	$2.00	$740		$740
	Saw cut joints		180	lf		$0	$3.00	$540		$540
	Concrete testing and inspection	see GC				$0		$0		$0
	Traffic control during pours		5	ea		$0	$200.00	$1,000		$1,000
						$0		$0		$0
	ITEM TOTAL					$0		$156,830	$0	$156,830
4	**MASONRY**									
	042000 Unit Masonry									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Winter conditions	none				$0		$0		$0
	Brick Veneer		888	sf		$0	$30.00	$26,640		$26,640
	8" Block Back-up		420	sf		$0	$15.00	$6,300		$6,300
	Infill existing opngs in ext wall		205	sf		$0	$50.00	$10,250		$10,250

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ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
	Remv & repl brick @ exist for tw flashing		1	ls		$0	$1,500.00	$1,500		$1,500
	Remove rubble from site		1	ls		$0	$750.00	$750		$750
						$0		$0		$0
	ITEM TOTAL					$0		$45,440	$0	$45,440
5	METALS									
	051200 Structural Steel, Joists and Metal Deck									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Struct Steel & Joists (supported area x 12lbs/sf)		35	tons		$0	$4,500.00	$157,500		$157,500
	Canopy Structures		560	sf		$0	$30.00	$16,800		$16,800
	Metal Deck		5800	sf		$0	$3.50	$20,300		$20,300
	Canopy Structures			sf		$0		$0		$0
	Grout base Plates		21	ea	$40.00	$840	$20.00	$420		$1,260
	Steel Inspections	see GC	1	ls		$0		$0		$0
	Renovation									
	Infill structure @ removed stair		100	sf		$0	$50.00	$5,000		$5,000
						$0		$0		$0
	054000 Cold-Formed Metal Framing					$0		$0		$0
	Subcontract Furnish & Install	SEE 092116				$0		$0		$0
						$0		$0		$0
	055000 Metal Fabrications					$0		$0		$0
	055113 Metal Pan Stairs					$0		$0		$0
	055213 Pipe and Tube Railings					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Brick lintels at windows		5	ea		$0	$250.00	$1,250		$1,250
	Support at existing openings at addition tie in		3	ea		$0	$750.00	$2,250		$2,250
	Steel Pan Stairs & railings		26	riser		$0	$750.00	$19,500		$19,500
	Pipe rail @ site walk w/stairs		110	lf		$0	$75.00	$8,250		$8,250
						$0		$0		$0
	ITEM TOTAL					$840		$231,270	$0	$232,110
6A	ROUGH CARPENTRY									
	061054 Wood Blocking and Curbing									
	Addition					$0		$0		$0
	Exterior blocking									
	PT 2x6 roof blocking @ penetrations		1	ls	$500.00	$500	$250.00	$250		$750
	PT 2x6 roof edge/perimeter blocking		1200	bf	$2.50	$3,000	$1.25	$1,500		$4,500
	Nails and hardware		1	ls		$0	$200.00	$200		$200
	Window blocking		100	lf	$2.50	$250	$1.25	$125		$375
	Interior Blocking									
	Int FT running blocking	allow	1	ls	$1,500.00	$1,500	$750.00	$750		$2,250
	Specialties blocking, individual blocks		1	ls	$250.00	$250	$150.00	$150		$400
	Equipment blocking	allow	1	ls	$1,000.00	$1,000	$500.00	$500		$1,500
						$0		$0		$0
	ITEM TOTAL					$5,500		$3,475	$0	$9,675
6B	FINISH CARPENTRY & MILLWORK									
	062000 Finish Carpentry & Millwork									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Finish Carp & Millwork, by fl area	minor	5800	sf		$0	$2.50	$14,500		$14,500
	Renovation					$0		$0		$0
	Finish Carp & Millwork, by fl area	minor	628	sf		$0	$2.50	$1,570		$1,570
						$0		$0		$0
	ITEM TOTAL					$0		$16,070	$0	$16,070
7	THERMAL & MOISTURE PROTECTION									
	071113 Bituminous Dampproofing									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Bit. Damp. @ new fdn walls		1540	sf		$0	$2.50	$3,850		$3,850
	Column bases below grade		21	ea		$0	$25.00	$525		$525
	Clean/patch existing fdn walls	allow	680	sf		$0	$5.00	$3,400		$3,400
						$0		$0		$0
	072100 Thermal Insulation									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Rigid @ foundation & under slab, 2"		5040	sf	$1.00	$5,040	$1.20	$6,048		$11,088
	Rigid @ masonry cavity, 3"		1000	sf	$1.50	$1,500	$2.50	$2,500		$4,000
	Rigid @ siding, 3"		1600	sf	$1.50	$2,400	$2.50	$4,000		$6,400
	Foam Ins. (Seal Crack)		1	ls	$1,000.00	$1,000	$750.00	$750		$1,750
	Hardware		1	ls		$0	$200.00	$200		$200
						$0		$0		$0
	072500 Weather Barriers									

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	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Exterior air barrier		2200	sf		$0	$5.00	$11,000		$11,000
	Door & window membrane		245	lf		$0	$3.00	$735		$735
						$0		$0		$0
	074200 Fixed Cladding System									
	Siding system to match MOB		1430	sf		$0	$35.00	$50,050		$50,050
						$0		$0		$0
	075300 Elastomeric Membrane Roofing									
	076200 Sheet Metal Flashing & Trim									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Membrane Roofing System & Insulation		7240	sf		$0	$15.00	$108,600		$108,600
	Compactor Shed Canopy Roofing		240	sf		$0	$15.00	$3,600		$3,600
	Loading Dock Canopy Roofing		320	sf		$0	$15.00	$4,800		$4,800
	Flashing @ roof to wall tie in		170	lf		$0	$25.00	$4,250		$4,250
	Renovation					$0		$0		$0
	Work @ existing roof	none				$0		$0		$0
						$0		$0		$0
	078100 Applied Fireproofing									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Fire proof new steel (area of new)		5800	sf		$0	$6.00	$34,800		$34,800
	Patch	allow	1	ls		$0	$2,500.00	$2,500		$2,500
	Clean and support		1	ls		$0	$3,500.00	$3,500		$3,500
	Renovation					$0		$0		$0
	Patch	allow	1	ls		$0	$1,500.00	$1,500		$1,500
						$0		$0		$0
	078400 Firestopping									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Misc not by trades		1	ls		$0	$500.00	$500		$500
	Renovation					$0		$0		$0
	Misc not by trades		1	ls		$0	$250.00	$250		$250
						$0		$0		$0
	079005 Joint Sealers									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Interior Joint		1	ls		$0	$500.00	$500		$500
	Caulk cut joints @ s.o.g.		180	lf		$0	$2.50	$450		$450
	Exterior Joint		250	lf		$0	$4.00	$1,000		$1,000
	Renovation					$0		$0		$0
	Interior Joint		1	ls		$0	$250.00	$250		$250
						$0		$0		$0
	ITEM TOTAL					$9,940		$249,558	$0	$259,498

8 DOORS, WINDOWS & GLASS

	081113 Hollow Metal Doors and Frames									
	081416 Flush Wood Doors									
	087100 Door Hardware									
	Subcontract Furnish Only		1	Bid		$0		$0		$0
	Unload, sort, store & protect		1	ls	$750.00	$750	$250.00	$250		$1,000
	Addition					$0		$0		$0
	Ext Doors & Frames					$0		$0		$0
	Single		2	ea	$450.00	$900	$2,000.00	$4,000		$4,900
	Int Doors & Frames					$0		$0		$0
	Single		12	ea	$350.00	$4,200	$1,800.00	$21,600		$25,800
	Double		4	pr	$650.00	$2,600	$3,500.00			
	Double sliders		4	pr	$500.00	$2,000	$2,500.00	$10,000		$12,000
	Add for Door Closers		10	ea	$200.00	$2,000	$750.00	$7,500		$9,500
	Access control	allow	4	ea		$0	$2,500.00	$10,000		$10,000
	Power swing operators	none				$0		$0		$0
						$0		$0		$0
	083100 Access Doors & Panels									
	Addition					$0		$0		$0
	Access Drs.	allow	1	ls	$200.00	$200	$350.00	$350		$550
						$0		$0		$0
	083613 Sectional Overhead Doors									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Sectional Overhead Door, 4' x 8'-6"		1	ea		$0	$4,500.00	$4,500		$4,500
	Sectional Exterior Overhead Doors, approx 8'-6		3	ea		$0	$7,500.00	$22,500		$22,500
	Sectional Interior Overhead Door, 8' x 12'		1	ea		$0	$8,500.00	$8,500		$8,500
						$0		$0		$0
	085113 Aluminum Windows									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0

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ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
	Addition					$0		$0		$0
	Exterior Windows, 5' x 5'		5	ea		$0	$1,375.00	$6,875		$6,875
						$0		$0		$0
	088000 Glazing									
	Subcontract Furnish & Install	see 084313				$0		$0		$0
	Addition					$0		$0		$0
	Int. Door Glazing	allow	1	ls		$0	$1,500.00	$1,500		$1,500
						$0		$0		$0
						$0		$0		$0
	ITEM TOTAL					$12,650		$87,575	$0	$107,625
	9 FINISHES									
	090561 Common Work Results For Flooring Preparation									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Floor moisture & Ph testing		5800	sf		$0		$0		$0
	Prep existing floor for new		5800	sf		$0		$0		$0
	Moisture mitigation	allow	5800	sf		$0	$5.00	$29,000		$29,000
	Renovation					$0		$0		$0
	Moisture mitigation	allow	540	sf		$0	$5.00	$2,700		$2,700
						$0		$0		$0
	092116 Gypsum Board Assemblies									
	Subcontract Furnish & Install	Green Mtn	1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Exterior Wall System, 6" CFMS, 16 ga		2078	sf		$0	$15.00	$31,170		$31,170
	Add for retaining wall backer & above		868	sf		$0	$15.00	$13,020		$13,020
	3" Rigid cavity wall insulation (in Div 07 thermal barrier)					$0		$0		$0
	Weather barrier system (in Div 07 weather barrier)					$0		$0		$0
						$0		$0		$0
	Interior Partitions, 16 ga studs min					$0		$0		$0
	2-1/2" Partition, 1-sided		390	sf		$0	$6.00	$2,340		$2,340
	3-5/8" Partition, 1-sided		577	sf		$0	$8.50	$4,905		$4,905
	3-5/8" Partition		936	sf		$0	$10.00	$9,360		$9,360
	3-5/8" Partition, rated		3312	sf		$0	$12.00	$39,744		$39,744
	6" Partition, 1-sided		532	sf		$0	$12.00	$6,384		$6,384
	6" Partition		336	sf		$0	$13.50	$4,536		$4,536
						$0		$0		$0
GWB	GWB Ceiling @ Toilet Rm		100	sf		$0	$7.50	$750		$750
	Canopy Soffits		560	sf		$0	$15.00	$8,400		$8,400
						$0				
	Renovation					$0		$0		$0
	Work @ existing walls		1	ls		$0	$5,000.00	$5,000		$5,000
						$0		$0		$0
	095100 Acoustical Ceilings									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	ACT, 2x2		1200	sf		$0	$5.00	$6,000		$6,000
	Renovation					$0		$0		$0
	ACT, 2x2		540	sf		$0	$5.00	$2,700		$2,700
	Patch-to-match @ existing to remain		1	ls		$0	$1,500.00	$1,500		$1,500
						$0		$0		$0
	096500 Resilient Flooring					$0		$0		$0
	096800 Carpeting					$0		$0		$0
	124813 Entrance Floor Mats					$0		$0		$0
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	All Flooring, averaged		2600	sf		$0	$6.50	$16,900		$16,900
	Rubber Stair Tread/Riser combo		26	ea		$0	$150.00	$3,900		$3,900
	Protect floors		2600	sf		$0	$1.50	$3,900		$3,900
	Hardner/sealer on exp concrete	SEE 033000				$0		$0		$0
	Renovation					$0		$0		$0
	All Flooring, averaged		628	sf		$0	$8.00	$5,024		$5,024
	Protect existing flooring to remain		1	ls		$0	$1,000.00	$1,000		$1,000
						$0		$0		$0
	099000 Painting and Coating									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Exterior paint		1	ls		$0	$2,000.00	$2,000		$2,000
	Interior painting		5800	sf		$0	$3.00	$17,400		$17,400
	Renovation					$0		$0		$0
	Interior painting		628	sf		$0	$3.00	$1,884		$1,884
						$0		$0		$0
	ITEM TOTAL					$0		$219,517	$0	$219,517
	10 SPECIALTIES									
	101101 Visual Display Boards									

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ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
	Visual Display Boards	none				$0		$0		$0
						$0		$0		$0
	101425 Code Required Building Signage									
	Building Signage Furnish & Install	1		Bid		$0		$0		$0
	Addition					$0		$0		$0
	Code Req'd Interior Signage	by Owner				$0		$0		$0
	Renovation					$0		$0		$0
	Code Req'd Interior Signage	by Owner				$0		$0		$0
						$0		$0		$0
	102601 Wall & Corner Protection									
	Wall & Corner Prot Furnish & Install	none				$0		$0		$0
	Addition					$0		$0		$0
						$0		$0		$0
	102800 Toilet & Healthcare Accessories									
	Toilet Accessories Furnish & Install		1	Bid		$0		$0		$0
	Owner Furnished, Contractor Installed					$0		$0		$0
	Addition					$0		$0		$0
	Soap Disp 10C	OFCI	1	ea	$30.00	$30		$0		$30
	Contractor Furnished and Installed									
	Addition					$0		$0		$0
	Toilet paper dispenser 1A		1	ea	$30.00	$30	$50.00	$50		$80
	Paper towel dispenser 2C		1	ea	$50.00	$50	$100.00	$100		$150
	Mirror 7A, 18" x 36"		1	ea	$100.00	$100	$150.00	$150		$250
	Grab Bars 13B		2	ea	$50.00	$100	$75.00	$150		$250
						$0		$0		$0
	104400 Fire Protection Specialties									
	Fire Extingh's & Cab's Furnish Only		1	Bid		$0		$0		$0
	Addition					$0		$0		$0
	Fire extinguisher & cabinet		2	ea	$100.00	$200	$500.00	$1,000		$1,200
						$0		$0		$0
	105000 Lockers					$0		$0		$0
	Lockers Furnished and Installed					$0		$0		$0
	Staff lockers		14	ea		$0	$350.00	$4,900		$4,900
						$0		$0		$0
	ITEM TOTAL					$510		$6,350	$0	$6,860
11 EQUIPMENT										
	111316 Loading Dock Seals					$0		$0		$0
	Loading Dock Seals Furnish & Install		1	Bid		$0		$0		$0
	Loading Dock Seals, 10' x 12'		2	ea		$0	$2,500.00	$5,000		$5,000
						$0		$0		$0
	111319 Loading Dock Lifts					$0		$0		$0
	Loading Dock Lifts Furnish & Install		1	Bid		$0		$0		$0
	Loading Dock Lifts, 10' x 7'		2	ea		$0	$15,000.00	$30,000		$30,000
						$0		$0		$0
	Owner Furnished & Installed Items					$0		$0		$0
	Trash Compactor	by Owner				$0		$0		$0
	Cardboard Compactor	by Owner				$0		$0		$0
	Grease Bin	by Owner				$0		$0		$0
						$0		$0		$0
	114000 Kitchen Equipment					$0		$0		$0
	Cooler for hazardous waste	10' x 10'	1	ea		$0	$15,000.00	$15,000		$15,000
						$0		$0		$0
	ITEM TOTAL					$0		$50,000	$0	$50,000
12 FURNISHINGS										
	not used		none							
						$0		$0		$0
	ITEM TOTAL					$0		$0	$0	$0
13 SPECIAL CONSTRUCTION										
	not used		none							
						$0		$0		$0
	ITEM TOTAL					$0		$0	$0	$0
14 CONVEYING SYSTEMS										
	142010 Freight Elevator					$0		$0		$0
	Replace existing Freight elevator		2	stops		$0	$50,000.00	$100,000		$100,000
	Remove existing		1	allow		$0	$22,000.00	$22,000		$22,000
						$0		$0		$0
	ITEM TOTAL					$0		$122,000	$0	$122,000
21 FIRE SUPPRESSION										
	210000 Fire Protection									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Addition					$0		$0		$0

HP CUMMINGS CONSTRUCTION COMPANY

RRMC Loading Dock CON budget estimate rev 3 040117

Rev 0

Project: RRMC Loading Dock renovation and Kitchen expansion printed on 05/06/17

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
	New System		5800	sf		$0	$4.00	$23,200		$23,200
	Keep existing system active		628	sf		$0	$3.00	$1,884		$1,884
	Rework existing to new		628	sf		$0	$5.00	$3,140		$3,140
						$0		$0		$0
	ITEM TOTAL					$0		$28,224	$0	$28,224
	22 PLUMBING									
	220000 Plumbing									
	Subcontract Furnish & Install	**SEE 230000**	1	Bid		$0		$0		$0
						$0		$0		$0
	Lower level loading dock		4645	sf		$0	$6.00	$27,870		$27,870
	Upper level storage		2338	sf		$0	$7.00	$16,366		$16,366
	Renovation	none	628	sf		$0		$0		$0
						$0		$0		$0
						$0		$0		$0
	ITEM TOTAL					$0		$44,236	$0	$44,236
	23 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)									
	230000 HVAC									
	Subcontract Furnish & Install		1	bid		$0		$0		$0
						$0		$0		$0
	Lower level loading dock		4645	sf		$0	$30.00	$139,350		$139,350
	Upper level storage		2338	sf		$0	$45.00	$105,210		$105,210
	Renovations, by floor area	minor	628	sf		$0	$35.00	$21,980		$21,980
						$0		$0		$0
	ITEM TOTAL					$0		$266,540	$0	$266,540
	25 INTEGRATED AUTOMATION									
	250000 HVAC Instrumentation and Controls									
	Subcontract Furnish & Install	**SEE 230000**				$0		$0		$0
						$0		$0		$0
						$0		$0		$0
	ITEM TOTAL					$0		$0	$0	$0
	26 ELECTRICAL									
	260000 Electrical									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
						$0		$0		$0
	Lower level loading dock		4645	sf		$0	$18.00	$83,610		$83,610
	Upper level storage		2338	sf		$0	$26.00	$60,788		$60,788
	Renovations, by floor area	minor	628	sf		$0	$18.00	$11,304		$11,304
						$0		$0		$0
	ITEM TOTAL					$0		$155,702	$0	$155,702
	27 COMMUNICATIONS									
	270000 Communications									
	Subcontract Furnish & Install	**SEE 260000**				$0		$0		$0
						$0		$0		$0
						$0		$0		$0
	ITEM TOTAL					$0		$0	$0	$0
	28 ELECTRONIC SAFETY & SECURITY									
	283100 Fire Detection and Alarm									
	Subcontract Furnish & Install	**SEE 260000**				$0		$0		$0
						$0		$0		$0
	ITEM TOTAL					$0		$0	$0	$0
	31 EARTHWORK									
	312256 Foundation Related Earthwork									
	Subcontract Furnish & Install		1	Bid		$0		$0		$0
	Winter conditions	none				$0		$0		$0
	Site Prep and Erosion Control					$0		$0		$0
	Site mobilization & laydown		1	ls		$0	$10,000.00	$10,000		$10,000
	Site erosion control		1	ls		$0	$5,000.00	$5,000		$5,000
	Site fence		1	ls		$0	$3,500.00	$3,500		$3,500
	Temporary relocations		1	ls		$0	$7,500.00	$7,500		$7,500
	Traffic control		1	ls		$0	$2,000.00	$2,000		$2,000
	Site Structures and Pavement Demolition					$0		$0		$0
	Strip and remove pave, pads & organic matter		3500	sf		$0	$2.50	$8,750		$8,750
C3	Remove concrete slab		330	sf		$0	$5.00	$1,650		$1,650
C7	Remove concrete ramp		50	sf		$0	$7.50	$375		$375
E17	Remove loading dock lifts		2	ea		$0	$500.00	$1,000		$1,000
C9	Remove loading dock pits		120	sf		$0	$10.00	$1,200		$1,200
S10	Cut loose and remove attached building structure					$0		$0		$0
	and foundation		9200	cf		$0	$1.50	$13,800		$13,800
	Remove exist compactor shed & foundation		3200	cf		$0	$3.00	$9,600		$9,600

HP CUMMINGS CONSTRUCTION COMPANY

RRMC Loading Dock CON budget estimate rev 3 040117

Rev 0

Project: RRMC Loading Dock renovation and Kitchen expansion

printed on 05/06/17

Architect: Lavallee Brensinger

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
S13	Cut loose and remove loading dock canopy		700	sf		$0	$7.50	$5,250		$5,250
C8	Remove existing retaining wall		1250	cf		$0	$10.00	$12,500		$12,500
C2	Remove exist concrete stairs		64	sf		$0	$15.00	$960		$960
						$0		$0		$0
Earthwork						$0		$0		$0
	Ex/BF for addition		4645	sf		$0	$7.50	$34,838		$34,838
	Slab prep		4645	sf		$0	$5.00	$23,225		$23,225
	Exterior sidewalk prep		440	sf		$0	$10.00	$4,400		$4,400
						$0		$0		$0
ITEM TOTAL						$0		$145,548	$0	$145,548
32 EXTERIOR IMPROVEMENTS										
	320000 Exterior Improvements									
Pavement						$0		$0		$0
	Patch pavement @ bldg excavation		1500	sf		$0	$5.00	$7,500		$7,500
Concrete						$0		$0		$0
	Pads	allow	500	sf		$0	$15.00	$7,500		$7,500
	4' Sidewalk w/stairs (25 risers)		440	sf		$0	$20.00	$8,800		$8,800
Bollards						$0		$0		$0
	6" x 8' concrete filled		3	ea	$250.00	$750	$500.00	$1,500		$2,250
Landscaping		none				$0		$0		$0
Signs		none				$0		$0		$0
						$0		$0		$0
ITEM TOTAL						$750		$25,300	$0	$26,050
33 UTILITIES										
	330000 Utilities									
Site Piping						$0		$0		$0
	Roof drainage piping & structure	allow	1	ls		$0	$10,000.00	$10,000		$10,000
	New Sanitary piping & structure	allow	1	ls		$0	$5,000.00	$5,000		$5,000
						$0		$0		$0
ITEM TOTAL						$0		$15,000	$0	$15,000

HP CUMMINGS
CONSTRUCTION COMPANY

RRMC VOC Conceptual budget estimate for CON rev 0 051217

Rev 0

Architect: Lavallee Brensinger

printed on 07/13/17

ITEM	DESCRIPTION		TOTAL
1	GENERAL CONDITIONS		$90,200
2	DEMOLITION & ALTERATIONS		$95,664
3	CONCRETE		$0
4	MASONRY		$0
5	METALS		$0
6A	ROUGH CARPENTRY		$95,664
6B	FINISH CARPENTRY & MILLWORK		$95,664
7	THERMAL & MOISTURE PROTECTION		$0
8	DOORS, WINDOWS & GLASS		$47,832
9	FINISHES		$274,681
10	SPECIALTIES		$23,916
11	EQUIPMENT		$0
12	FURNISHINGS		$0
13	SPECIAL CONSTRUCTION		$0
14	CONVEYING SYSTEMS		$0
21	FIRE SUPPRESSION		$15,944
22	PLUMBING		$119,580
23	HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)		$95,664
25	INTEGRATED AUTOMATION		$0
26	ELECTRICAL		$119,580
27	COMMUNICATIONS		$0
28	ELECTRONIC SAFETY & SECURITY		$0
31	EARTHWORK		$0
32	EXTERIOR IMPROVEMENTS		$0
33	UTILITIES		$0
		sub tot	$1,074,389

Based on HPC estimte dated 051217

		CM Estimating Contingency	$108,468
		sub tot	$1,182,856
		G.C. BOND	$10,286
Total Building	**7,972 sf**	sub tot	$1,193,142
		CM FEE	$53,691
Cost /SF	$156.40	TOTAL	$1,246,834

Efficiency Vermont

www.efficiencyvermont.com
888-921-5990 | 802-860-4095

Memo

To: Jim Greenough, Rutland Regional Medical Center (RRMC)

From: David Adams

Date: June 30, 2017

Re: **Medical Office Building (MOB); Loading Dock; Vermont Orthopaedic Clinic (VOC) Projects**

This memo confirms that Efficiency Vermont is working closely with Jim Greenough and RRMC on the development and implementation of the MOB, loading dock, and VOC projects at their Rutland campus.

As part of the project team, Efficiency Vermont has assigned a designated energy consultant(s), who will provide support services as part of the design process, including:

- Technical assistance & recommendations on energy efficiency opportunities
- Cost/benefit analysis of options
- Collaborate with Architects/Contractors
- Provide "Objective Expertise"
- Financial incentives & assistance

The collaborative goal of these efforts is to achieve the highest levels of efficiency that are appropriate for a project of this nature, and in the process, reduce energy costs, strengthen the economy, and protect our environment.

If you have any questions, don't hesitate to contact me directly.

Thanks,

David C. Adams, BEP

Senior Account Manager

Efficiency Vermont

P: (802) 540-7628

C: (802) 318-7561

Efficiency Vermont

Jan Buxton

Subject: FW: North Pond Cost estimate

From: Bill Nedde [mailto:Bill.Nedde@krebsandlansing.com]
Sent: Monday, July 31, 2017 1:58 PM
To: Jim Greenough; Dean Pierce; Dan Smith
Subject: Re: North Pond Cost estimate

Hi Jim,
We have review the scope of work associated with construction of the north stormwater pond and forebay and it is our opinion that the construction costs of the north pond/forebay should be similar to the south pond. There at this point we would estimate $645,000 to 650,000 for construction of the north stormwater pond and forebay.

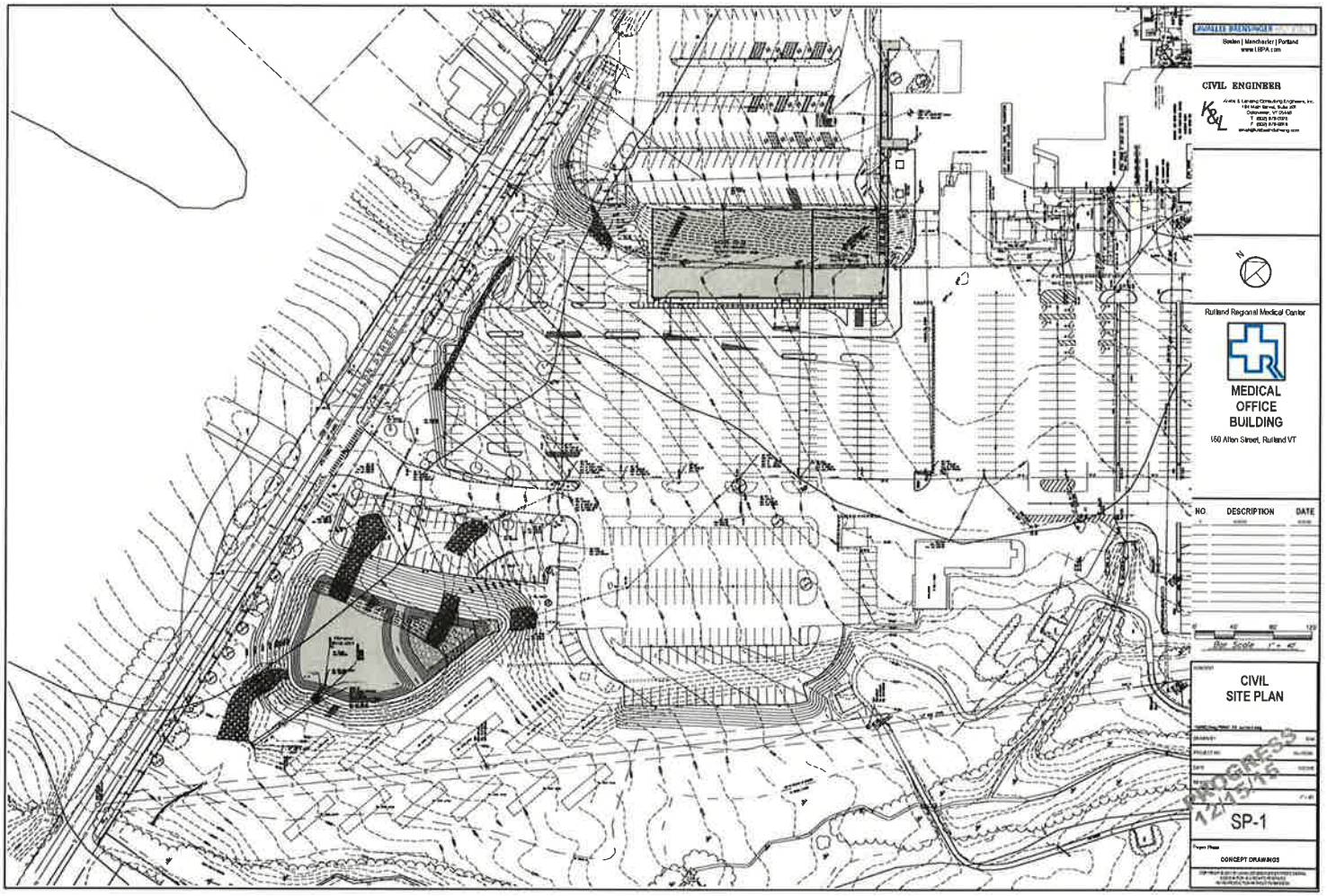
Please call if you have any question or comment.

Pond construction $600,000
Application fees - wetlands - $30,000
Consultants $15,000

TOTAL $645,000 - $650,000

Bill

William H. Nedde III
Krebs & Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, Vermont 05446
(802) 878-0375
Bill.Nedde@krebsandlansing.com / www.krebsandlansing.com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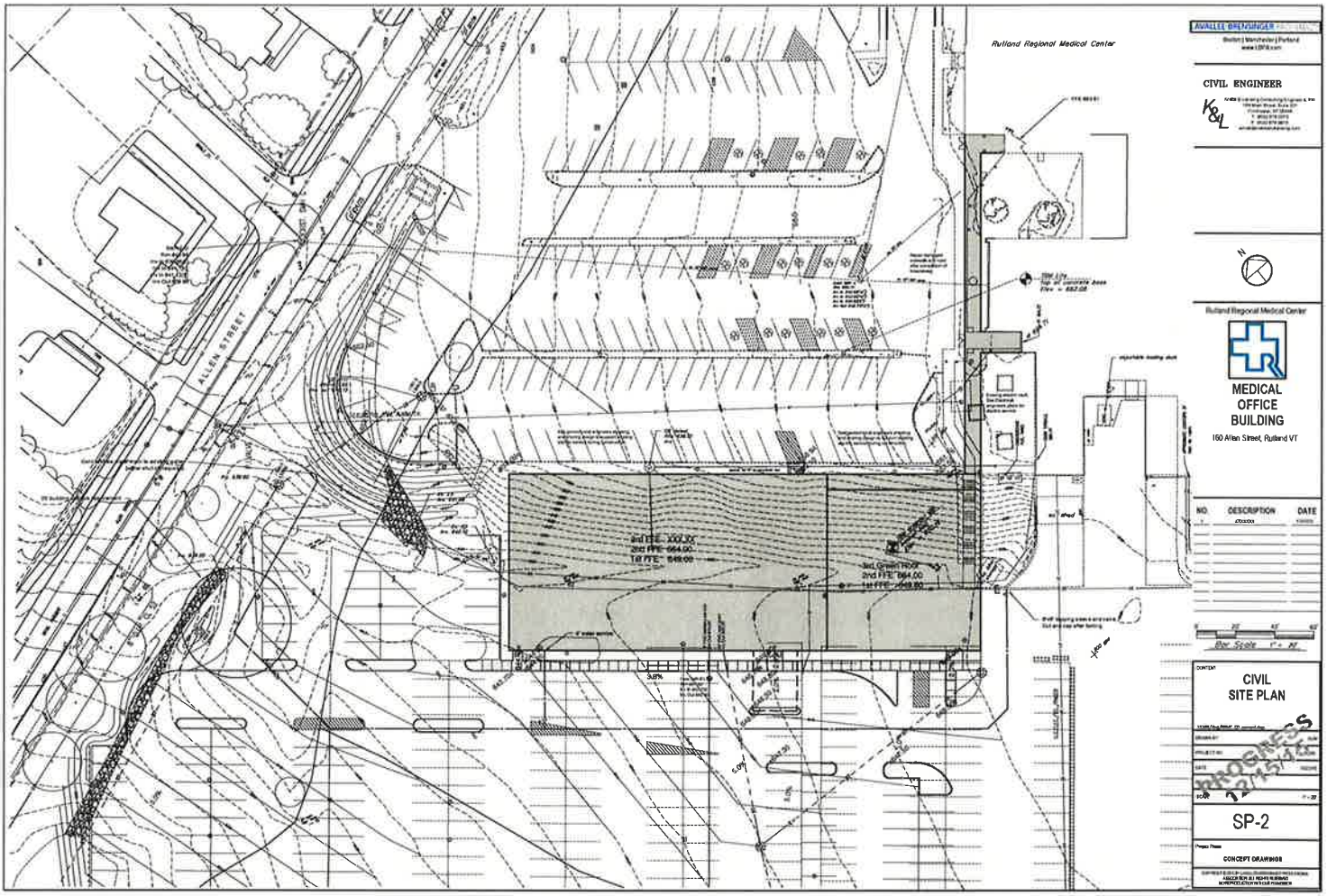
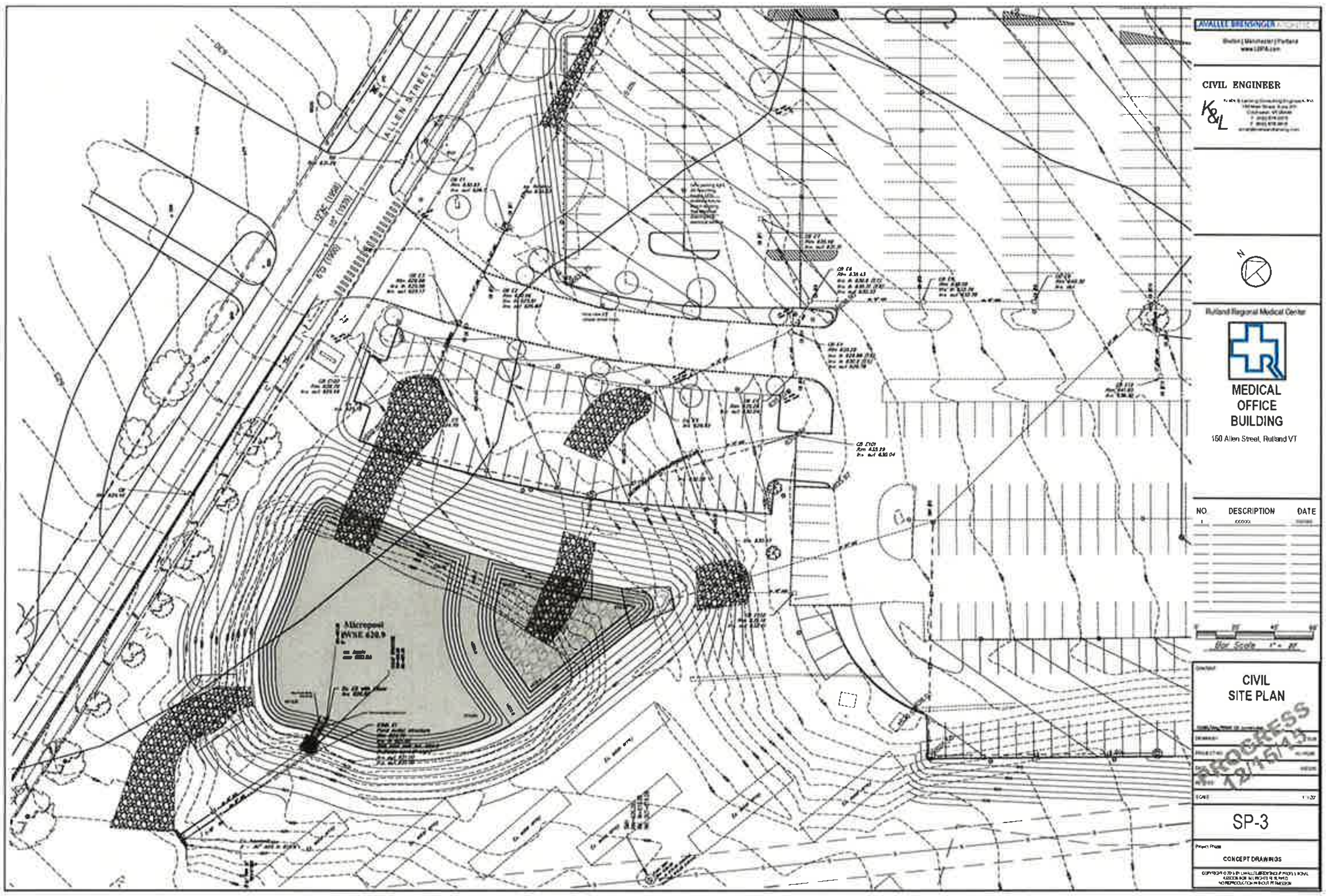
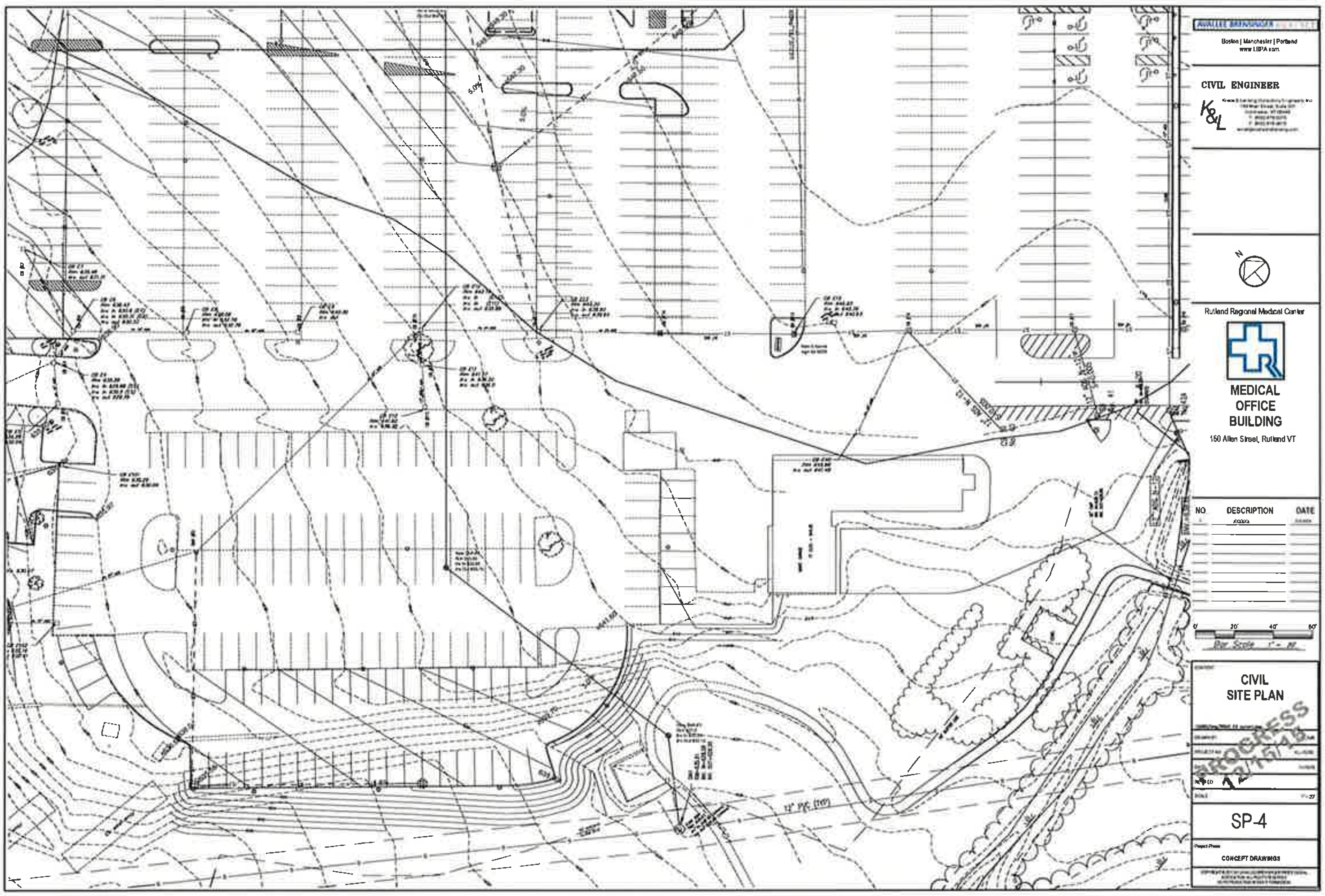
CIVIL ENGINEER
Rutland Regional Medical Center
MEDICAL
OFFICE
BUILDING
160 Allen Street, Rutland VT
NO.
DESCRIPTION
DATE
CIVIL
SITE PLAN
SP-1
CONCEPT DRAWINGS


Rutland Regional Medical Center
ALLEN STREET
CIVIL ENGINEER
Rutland Regional Medical Center
MEDICAL
OFFICE
BUILDING
160 Allen Street, Rutland VT
NO.
DESCRIPTION
DATE
Bar Scale
CIVIL
SITE PLAN
PROGRESS
12/15/15
SP-2
CONCEPT DRAWINGS


ALLEN STREET
Micropool
WSE 620.9
CIVIL ENGINEER
K&L
Rutland Regional Medical Center
MEDICAL
OFFICE
BUILDING
150 Allen Street, Rutland VT
NO.
DESCRIPTION
DATE
Bar Scale
CIVIL
SITE PLAN
PROGRESS
12/15/15
SP-3
CONCEPT DRAWINGS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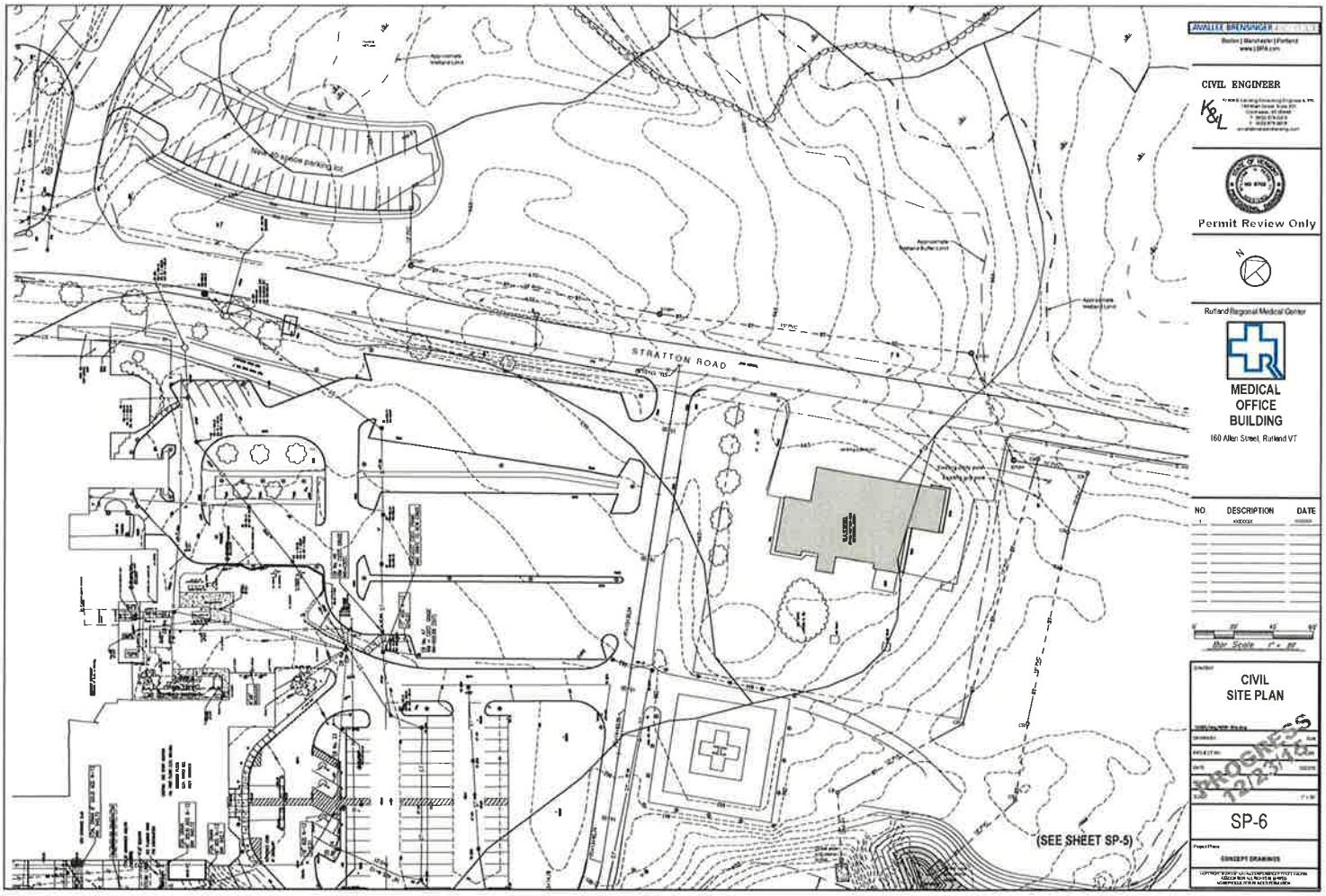
CIVIL ENGINEER
K&L
N
Rutland Regional Medical Center
MEDICAL
OFFICE
BUILDING
150 Allen Street, Rutland VT
NO
DESCRIPTION
DATE
0'
20'
40'
60'
Bar Scale
CIVIL
SITE PLAN
PROGRESS
SP-4
CONCEPT DRAWINGS
12" PVC (TYP)


(SEE SHEET SP-5)
STRATTON ROAD
CIVIL ENGINEER
K&L
Permit Review Only
Rutland Regional Medical Center
MEDICAL OFFICE BUILDING
160 Allen Street, Rutland VT
NO. DESCRIPTION DATE
0 20' 40' 60'
Bar Scale 1" = 20'
CIVIL SITE PLAN
PROGRESS
12/23/22
SP-5
CONCEPT DRAWINGS



CIVIL ENGINEER

K&L

Permit Review Only

Rutland Regional Medical Center

MEDICAL OFFICE BUILDING

160 Allen Street, Rutland VT

NO.	DESCRIPTION	DATE
1	XXXXXX	XXXXXX

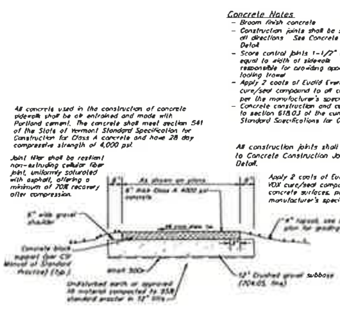
Bar Scale 1" = 40'

CIVIL SITE PLAN

PROGRESS 12/23/22

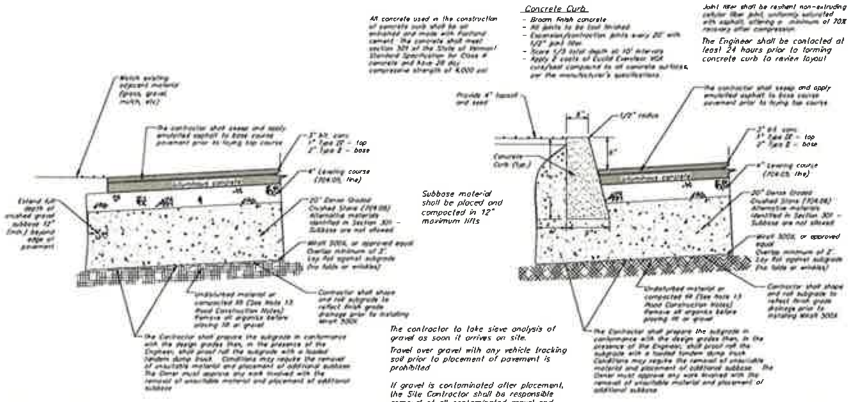
SP-6

CONCEPT DRAWINGS



New Concrete Sidewalk Detail

(For Concrete Walks 6ft Wide or Less)



Without Concrete Curb

N.T.S.

The contractor to take sieve analysis of gravel as soon it arrives on site.

Travel over gravel with any vehicle tracking soil prior to placement of pavement is prohibited

If gravel is contaminated after placement, the Site Contractor shall be responsible removal of all contaminated gravel and paying for all recommended sieve analysis as determined by the Engineer

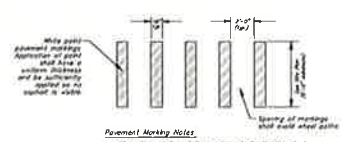
With Concrete Curb

Typical Road Cross Section Detail

N.T.S.

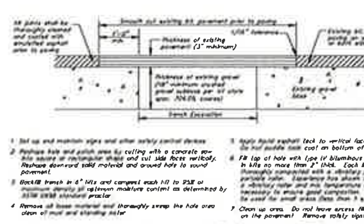
Construction Notes

1. The methods and materials of construction shall conform to the latest standards of the City of Rutland and the State of Vermont. All work shall be in conformance with all permits and [illegible] In case of conflict, the more stringent [illegible] shall [illegible] All work shall be done in a workmanlike [illegible]
2. The Contractor shall be responsible for all work and materials shown and required to make the job complete. [illegible] Materials shall be as specified on [illegible] shall be submitted for all materials to the Engineer for approval prior to installation
3. The location and size of existing underground utilities is not warranted to be exact or complete. The Contractor shall field locate all utilities and shall contact the affected utility [illegible]
4. Repair of [illegible] of roads and curbs, paving and other [illegible] All disturbed areas shall be loamed and mulched until permanent ground cover is established.
5. The Contractor shall verify all horizontal control and temporary bench marks before use
6. The workers and public shall be protected by the Contractor from any and all hazards connected with the construction work. Open trenches, materials, or equipment within the working limits are to be guarded by the use of adequate barricades or flaggers. All barricades left in position overnight are to be properly lighted. Kerosene pots are not acceptable. When work narrows the usable pavement, flaggers shall be employed to aid the flow of traffic so that there will be no undue delays. The Contractor shall be held responsible for the safety of [illegible] general public and all damages to property occurring from or upon the [illegible] negligence or shall be held responsible for the safety of [illegible] VOSHA regulations.
7. Contractor shall contact Dig Safe prior to any excavation
8. All new storm and sanitary extending from structures shall be laid with a pipe laser to elevation and slope as shown on the plans
9. The Contractor shall sawcut all existing pavement to be removed. The Contractor shall minimize the pavement area disturbance. Contractor shall be responsible for all pavement repair and restoration necessary to complete the work.
10. The Contractor shall be responsible for all construction layout
11. [illegible] Contractor's responsibility to insure no damage is done to designated trees
12. Existing plantings are located [illegible] shown on the plans. Contractor shall protect plantings scheduled to [illegible] to damage these or their root systems.
13. Contractor shall comply with all permits and approvals issued for this project
14. [illegible] as the Co-Permittee for the State of Vermont Erosion Prevention and [illegible] for the project
15. [illegible] If during construction saturated soils are [illegible]



Crosswalk Pavement Marking Detail

N.T.S.



Replacement of Existing Road Subbase and Bituminous Pavement

N.T.S.

Road Construction Notes

1. New road shall be constructed to the line and grade shown on the drawings. The road and utility locations shall be as typically detailed unless otherwise shown.
2. All road [illegible] Vermont Agency of Transportation [illegible] for Construction" 2011 [illegible] found on these plans, and [illegible] In case [illegible]
3. [illegible]
4. Fill material for [illegible] shall meet Note #13 below and be approved by the Engineer. Fill shall be placed in 12" lifts, wetted and compacted with [illegible] compaction equipment to 95% of maximum density (Standard Proctor).
5. [illegible] shall be placed and compacted a minimum of 3 feet above top of any [illegible] trench is [illegible] for pipe placement. In trenches and cut sections, the Contractor shall provide all [illegible] and bracing to maintain compliance with all OSHA/VOSHA regulations.
6. [illegible]
7. Any [illegible] disturbed by Contractor, or [illegible] by construction machinery, shall be removed and replaced with [illegible] of the Contractor's expense. [illegible] to attain at least 95% of the maximum density (Standard Proctor) before placing road or embankment materials
8. [illegible] site soils testing (compaction, sieve, and proctor). The Contractor shall pay for failing tests. The Contractor [illegible] for coordinating all testing/inspections. Contractor shall provide minimum 24 hour notice to testing agency prior to [illegible] to be tested
9. Sand borrow and cushion shall conform to Vermont Highway Specifications (2011) 703.03. Granular borrow shall conform to the Vermont Highway Specifications 703.04.
10. [illegible] to Vermont Highway Specifications (2011) 704.05, coarse. Substitute materials identified in [illegible] are not allowed
11. Leveling course shall conform to Vermont Highway Specifications (2011) 704.05, fine grading. Shoulders shall conform to Section 704.12, Aggregate for Shoulders.
12. Bituminous [illegible] (2011) Section 404 and 406. Binder course shall be Type I + II, [illegible]
13. [illegible]

Sieve	% Fines
4"	100
2"	85-100
#4	60-100
#200	30 maximum

14. Dense graded crushed stone, crushed gravel and sand borrow shall not be contaminated by earth. Construction traffic shall not travel over exposed areas of this material.
15. Contractor is responsible for all pavement markings (ie. parking striping, handicap markings, stop bars, etc.) shown or implied on the Plans.
    - Paint [illegible] Franklin Paint Company. [illegible] VOC [illegible] Paint for stop bars and crosswalks [illegible]
    - traffic paint shall be applied with a uniform thickness and at a rate such that no pavement is visible after drying. Additional paint application will be required if underlying pavement is visible.

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Rutland Regional Medical Center

MEDICAL OFFICE BUILDING

150 Allen Street, Rutland VT

NO.	DESCRIPTION	DATE
1	xxxxxx	xxxxxx

Bar Scale 1" = 20'

CIVIL DETAILS

PROGRESS 12/14/15

SCALE N.T.S.

CD-1

CONCEPT DRAWINGS

General Water System Notes:

1. The Contractor shall coordinate all work on the water supply system with the Owner, Rutland Water Department (RWD) and the Civil Engineer. All water installation work and water distribution materials must comply with the current Rutland Water Department specifications.
2. [illegible] Only curb boxes [illegible] The City of Rutland has [illegible] and whether the [illegible]
3. These plans provide design and details of water main beyond 5 ft. outside the building. The Site Contractor shall be responsible for extending the waterline to the plumbing and/or fire system connection within the building. See Plumbing Engineer and/or Fire Protection plans for scope, design and specifications within 5 ft. of the building.
4. Contractor shall provide all necessary fittings and appurtenances to complete the waterline construction work. This includes temporary fittings and gauges necessary to safely complete the flushing activities required prior to making connections with building plumbing.
5. The project shall be constructed, [illegible] in accordance with the approved plans. No changes [illegible] the [illegible] out the written [illegible] or Engineer. A copy of the final approved plans shall [illegible] to the [illegible] prior to construction [illegible]
6. The RWD shall be notified in advance to inspect all mechanical joints, fittings, main line taps, appurtenances, thrust blocks, water line crossings, and testing prior to occurrence or backfilling.
7. All domestic services and fire sprinkler systems that are connected to the public water system shall be protected with a backflow prevention assembly, and an appropriate thermal expansion system. The Mechanical Contractor shall coordinate approved backflow prevention with the RWD.

Water Main (Applies to new domestic water mains and services) (See also Fire Service Main Notes)

1. The pipe for water main shall be CL52 ductile iron. Ductile iron fittings shall conform to AWWA C110, 350 pounds working pressure. Valves shall be manufactured to meet all requirements of AWWA specification C509 or C515. Four-inch and six-inch pipe shall have no less than 2 brass wedges installed at each joint. Eight-inch and 10" pipe shall have no less than 3 wedges installed at each joint.
2. [illegible] When the [illegible] Any pipe deflection shall [illegible] Contractor shall be responsible for any and all sheeting and/or shoring necessary to comply with OSHA – VOSHA regulations.
3. The testing of the water main shall consist of the testing of all installed pipe, services and hydrants in accordance with AWWA C600. The testing shall consist of a pressure test and leakage test. All testing shall be done with potable water and in the presence of the Engineer, and representatives from the City of Burlington [illegible] minimum internal pipe [illegible] for two (2) hours. [illegible] water that is added [illegible] specified test pressure [illegible] No pipe installation will be accepted if the quantity of makeup water is greater than that determined by the following formula:

$$L = \frac{SD\sqrt{P}}{148,000}$$

L = [illegible]
S = [illegible]
D = [illegible]
P = [illegible]

4. Chlorinating of the system shall be [illegible] Disinfecting shall be in accordance with AWWA C-651. The [illegible] shall be deemed acceptable only after [illegible] from the flushed and disinfected main 24 hours apart, shows no evidence of bacteriological contamination. For proper disinfection use minimum 25 mg/l chlorine concentration for 24 hours. The concentration must remain above 10 mg/l. Tablet disinfecting is not acceptable.
5. The water main shall be thoroughly flushed with a minimum flow velocity of 2.5 ft/s to [illegible] of the valves and hydrants. Prior to flushing, the Contractor shall contact the Owner, Fire Department in the municipality, the District [illegible] the Engineer.

Fire Service Main

1. The pipe for water main shall be CL52 ductile iron. Ductile iron fittings shall conform to AWWA C110, 350 pounds working pressure. Valves shall be manufactured to meet all requirements of AWWA specification C509 or C515.
2. All pipe shall be installed in accordance with AWWA C600. The pipe shall be kept free of foreign matter and debris during installation. When the process of pipe laying has stopped, any open ends of pipe shall be plugged. There shall be a minimum of 6'-0" cover over all pipes and service lines. Any pipe deflection shall not exceed fifty (50%) percent of recommended manufacturer's maximum deflection. Backfill materials and procedures shall be as detailed on the drawings. The Contractor shall be responsible for any and all sheeting and/or shoring necessary to comply with OSHA – VOSHA regulations.
3. The testing of the water main shall consist of the testing of all installed pipe, services and hydrants in accordance with NFPA 24. The testing shall consist of a pressure test and leakage test. All testing shall be done with potable water and in the presence of the Engineer. The pressure test consists of maintaining a minimum internal pipe pressure of 200 psi [illegible] for two (2) hours. The amount of leakage at the joints shall not exceed 2 qt/hr per 100 gaskets or joints, irrespective of pipe diameter. If the pressure drops more than 5 psi (3515 kg/m²) in the first hour, this constitutes failure of the test for the particular section of pipe. Failure of any test section will necessitate repair and/or replacement of the failed section.
4. Chlorinating of the system shall be [illegible] Disinfecting shall be in accordance with AWWA C-651. The [illegible] shall be deemed acceptable [illegible] from the flushed disinfected main, taken 24 hours apart, shows no evidence of bacteriological contamination. Use minimum 25 mg/l chlorine concentration for 24 hours. The concentration must remain above 10 mg/l. Tablet disinfecting is not acceptable.
5. [illegible] sufficient time to ensure thorough cleaning.

[illegible]

(1) Hydraulically calculated water [illegible] of the system, including any hose requirements (provided by the mechanical/sprinkler consultant)

(2) [illegible]

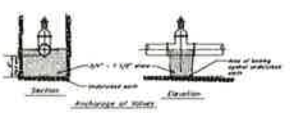
(3) [illegible]

Flow Required to Produce a Velocity of 10 ft/sec (3 m/s) in Pipes

Pipe Size		Flow Rate	
in.	mm	gpm	L/min
4	102	390	1,476
[illegible]	[illegible]	[illegible]	[illegible]
8	203	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

*The Contractor shall confirm all valve *
specifications with Municipality before ordering

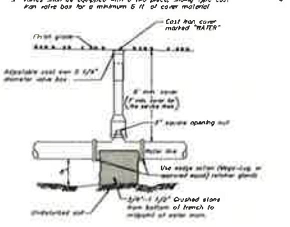
1. Gate valves shall be meet all requirements of A.W.W.A. C509 and C515 Standards (latest edition). Valves with mechanical joints of sizes as required on the plans.
2. All valves shall be of cast or ductile iron body and shall be coated with fusion bonded epoxy complying with AWWA C-550 and be NSF 61 approved. Valve shall have manufacturer's name, pressure rating, and manufacture date cast on the body.
3. All valves shall include non-rising stem, high strength bronze stem and nut, 100% coated wedge, "O" Ring Stem Seals above and below the thrust collar, a 2" square operating nut, mechanical joint ends, and corrosion resistant stainless steel body bolts and nuts.
4. City of Rutland gate valves shall open clockwise (right) and be designed for a minimum working pressure of 200 psi.
5. Valves shall be equipped with a two piece, sliding type cast iron valve box for a minimum 6 ft. of cover material.



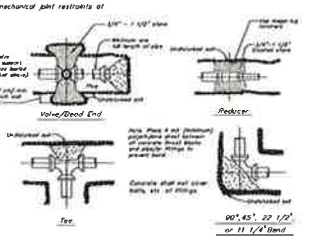
Anchorage of Valves

Note

1. [illegible]
2. [illegible]
3. Redi-mix concrete (2,500 psi min) must be used for thrust blocks. Sacrete is NOT acceptable.
4. Use wedge-action mechanical joint restraints at all fittings.



Typical Resilient Wedge Gate Valve
N.T.S.



90°, 45°, 22 1/2° or 11 1/4° Bend

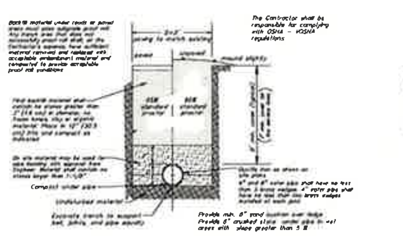
Minimum Area of Bearing Surface of Concrete Thrust Block (in square feet)

[illegible]	Soil Condition	Safe Bearing Load
[illegible]	Sound shale	10,000
[illegible]	[illegible]	4,000
[illegible]	[illegible]	3,000
[illegible]	[illegible]	2,000
[illegible]	Soft clay	1,000

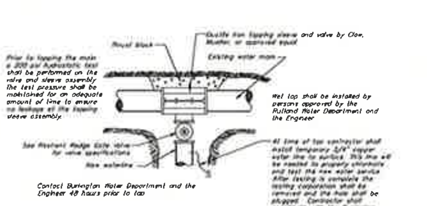
Thrust Block Details
NTS

Construction Notes

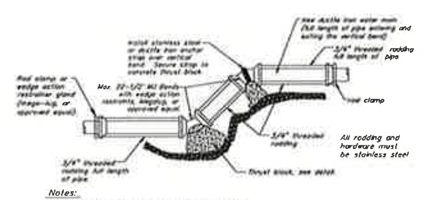
The Contractor will be responsible for all construction of water main, storm and sanitary sewer systems as shown on the plans. The Contractor will be responsible for all necessary adapters, fittings, etc. to make connections to the existing and proposed units. The Contractor shall [illegible] work shown [illegible] plans and/or referenced in the sp[illegible]. The Con[illegible], for approval by the Engineer, all types of materials and products used.



Typical Water Trench Detail
N.T.S.



Typical Topping Sleeve and Valve
N.T.S.



Notes:

1. [illegible]
2. [illegible]

Vertical Bend Thrust Block Restraint Detail
N.T.S.

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160 Allen Street, Rutland VT

NO.	DESCRIPTION	DATE
1	xxxxx	xxxxx

0' 20' 40' 80'
Bar Scale 1" = 20'

CIVIL DETAILS

PROGRESS 12/14/15

CD-2

CONCEPT DRAWINGS

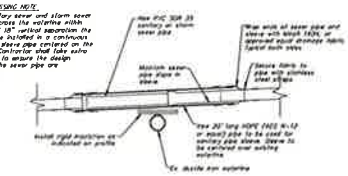
Sanitary Testing Requirements

1. All sewer lines and manholes shall be thoroughly tested by the Contractor in accordance with the Environmental Protection Rules (09/29/07)
2. All sanitary manholes shall be vacuum tested in the presence of the Engineer. The structure shall be tested prior to backfill with the lowest seam exposed. Test procedures and pressure shall be determined jointly by the local approval agency and the Engineer. Failure of any vacuum test shall necessitate repair and/or replacement of the structure and retest. Water testing manholes is not acceptable
3. All sanitary mains shall be air tested in the presence of the Engineer. At a minimum, the test pressure shall be 4 pounds per square inch at the highest point along the test for 4 minutes.
4. Utility Testing. The Contractor shall be responsible for scheduling sanitary testing at a minimum of 24 hours prior to the test. Based on availability of Engineer's staff, the Engineer shall accommodate the testing schedule within 24 hours of the Contractor requested test date/time
5. The Contractor shall immediately contact the Engineer if pre-scheduled testing and/or water/sewer construction is canceled. If Contractor does not contact Engineer and Engineer visits the site, the Contractor shall be responsible for Engineer's fees/mileage for site visit

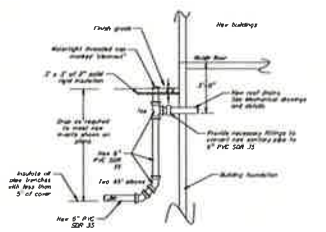
Testing and Contractor Coordination Requirements (applies to water and sanitary sewer)

1. All water lines and sewer lines shall be thoroughly tested by the Contractor in accordance with the Environmental Protection Rules (09/29/07), and the Chapter 21 Water Supply Rules (the more stringent rule shall apply)
2. All private or municipal waterlines shall be tested by the Contractor in accordance with the procedures outlined in AWWA C600 and/or NFPA 24
3. No water main shall be closer than ten (10) feet to any sanitary sewer or sanitary manhole and five (5) feet to any catch basin or storm sewer line. Provide minimum of 18" vertical separation between water main and storm/sanitary sewer crossing
4. The Contractor shall be responsible for construction as-builts to service locations, and any water main fittings. As-builts shall be recorded in accordance with the outlined procedures.
5. The Contractor shall be responsible for contacting Engineer at least 24 hours prior to starting construction on any portion of the exterior water or sanitary systems. This notification requirement shall continue to the completion of the water and sanitary systems
6. Utility Testing. The Contractor shall be responsible for scheduling water and sanitary testing, with the Engineer and the Municipality Public Works Department, at a minimum of 24 hours prior to the test. Based on availability of Engineer's staff, the Engineer shall accommodate the testing schedule within 24 hours of the Contractor requested test date/time
7. The Contractor shall successfully pre-test water for 2 hours prior to scheduling test with Engineer. The Contractor shall notify Engineer immediately if pre-test failed
8. The Contractor shall immediately contact the Engineer if pre-scheduled testing and/or water/sewer construction is canceled. If Contractor does not contact Engineer and Engineer visits the site, the Contractor shall be responsible for Engineer's fees/mileage for site visit
9. The Contractor shall coordinate water construction with the City of Burlington. The Contractor shall leave thrust blocks and other required sections of new line exposed until City has inspected and approved it

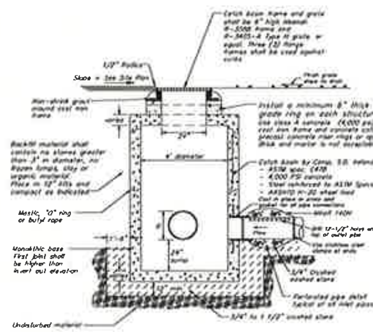
SEWER CROSSING NOTE:
For all sanitary sewer and storm sewer pipes that cross the waterline within the required 18" vertical separation the pipe shall be installed in a continuous 20 ft long sleeve pipe centered on the waterline. Contractor shall take extra precautions to ensure the design grades of the sewer pipe are maintained



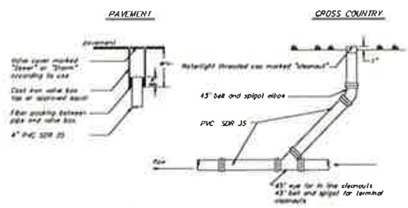
Sewer Pipe Sleeve Detail
N.T.S.



Drop Outlet Roof Drain Connection
N.T.S.

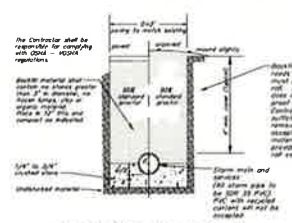


Typical Catch Basin Inlet
N.T.S.

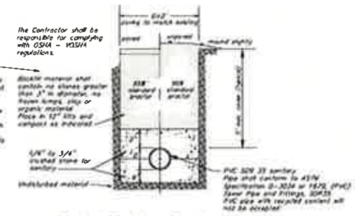


Storm/Sanitary Sewer Cleanout Detail
N.T.S.

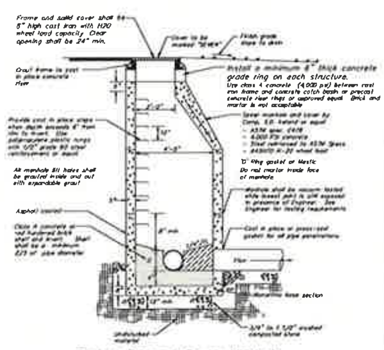
PVC SDR 35 pipe shall not be installed when the temperature drops below 32° F or goes above 100° F unless prior approval is obtained from the Engineer. Extra care is required when handling PVC pipe during cold weather. PVC pipe shall not be stored outside and exposed to prolonged periods of sunlight as pipe discoloration and reduction in pipe impact strength will occur. If PVC pipe is to be stored on site for 1 month or longer it shall be covered with canvas or other opaque material



Typical Storm Trench Detail
N.T.S.



Typical Sanitary Trench Detail
N.T.S.



Typical Precast Sewer Manhole
N.T.S.

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NO.	DESCRIPTION	DATE

0' 20' 40' 60'
Bar Scale 1" = 20'

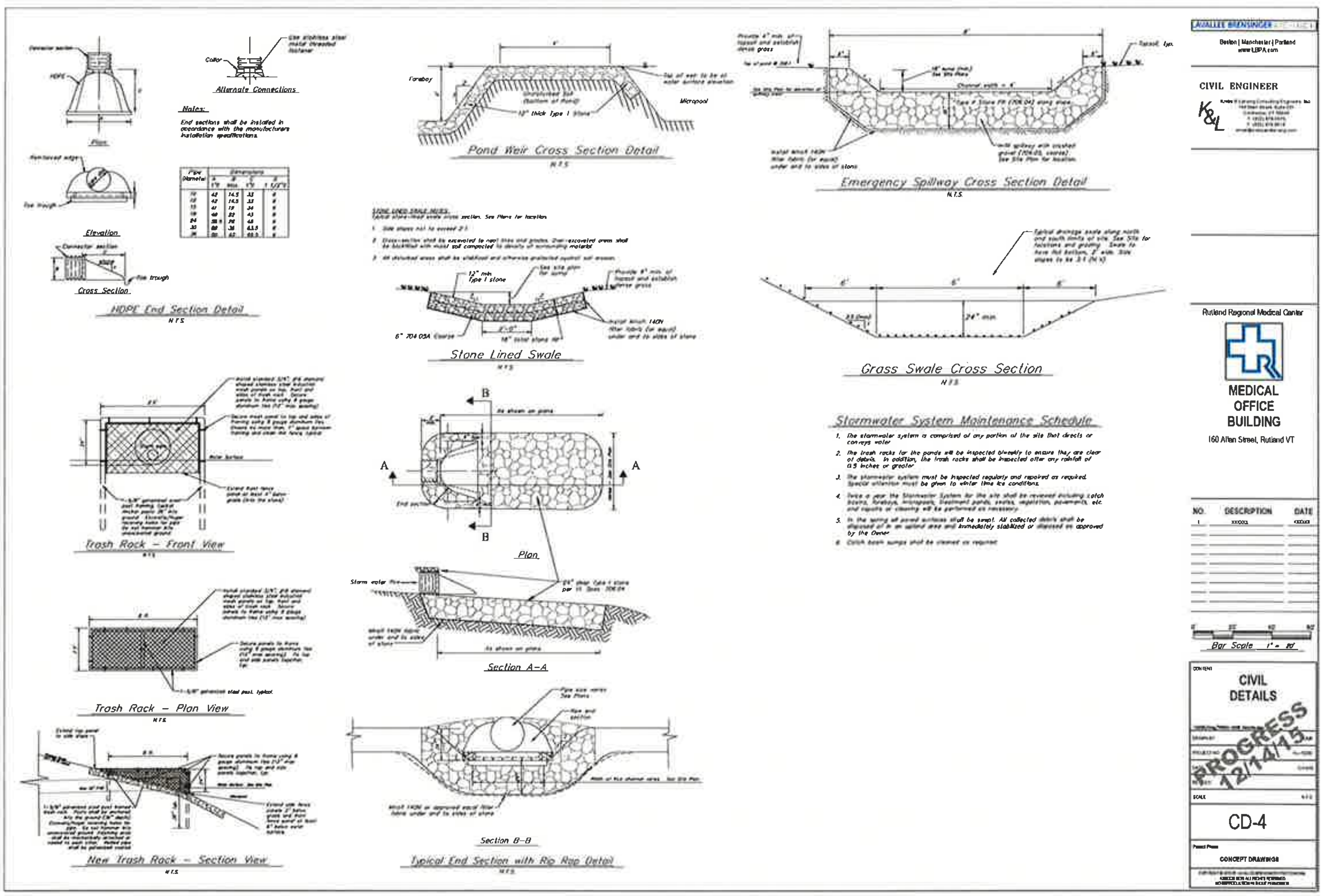
CIVIL DETAILS

PROGRESS 12/14/15

SCALE N.T.S.

CD-3

Project Phase
CONCEPT DRAWINGS


Alternate Connections
Notes:
End sections shall be installed in accordance with the manufacturers installation specifications.
Plan
Elevation
Cross Section
HDPE End Section Detail
N.T.S.
Pond Weir Cross Section Detail
N.T.S.
Stone Lined Swale
N.T.S.
Emergency Spillway Cross Section Detail
N.T.S.
Grass Swale Cross Section
N.T.S.
24" min.
Trash Rack – Front View
N.T.S.
Trash Rack – Plan View
N.T.S.
New Trash Rack – Section View
N.T.S.
Plan
Section A–A
Section B–B
Typical End Section with Rip Rap Detail
N.T.S.
Stormwater System Maintenance Schedule
1. The stormwater system is comprised of any portion of the site that directs or conveys water
2. The trash racks for the ponds will be inspected biweekly to ensure they are clear of debris. In addition, the trash racks shall be inspected after any rainfall of 0.5 inches or greater
3. The stormwater system must be inspected regularly and repaired as required. Special attention must be given to winter time ice conditions.
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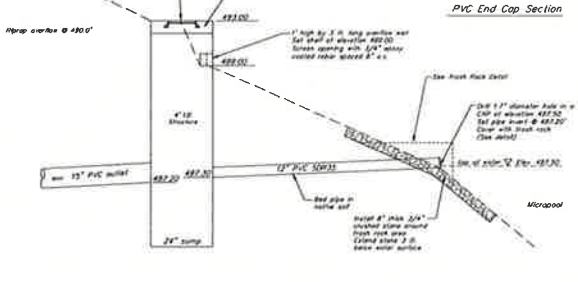
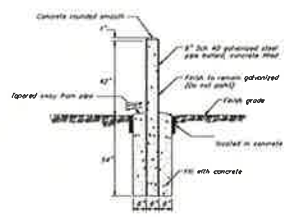
NO.
DESCRIPTION
DATE
Bar Scale
CONTENT
CIVIL
DETAILS
PROGRESS
12/14/15
SCALE
CD-4
CONCEPT DRAWINGS



Pond #1
Outlet Structure Details
N.T.S.

PVC End Cap Section



Bollard Detail
N.T.S.

Soil and Seeding Notes

1. Topsoil shall have a minimum 6" depth unless additional depth is specified on the Civil or Landscape plans. Topsoil shall be natural, fertile, friable soil representative of local productive soil and free of clay lumps, stones, subsoil or other foreign matter larger than 1/2 inch diameter, not frozen or muddy. Acidity pH shall range from 5.5 to 7 and shall contain 4% organic material as a minimum. Samples of topsoil are to be tested. All testing costs will be paid by Contractor.
2. The Contractor shall have a soil analysis performed on the topsoil for approval. The soil analysis must state:
   a. Percentages of organic matter, inorganic matter (silt, clay, and sand), deleterious materials, and pH levels.
   b. Sieve analysis and mineral and plant nutrient content of topsoil.
   c. Test for herbicide contamination and provide report certifying that no herbicides are present.
   d. State quantities of nitrogen, phosphorous, and potash nutrients and any limestone, aluminum sulfate, or other soil amendments to be added to produce satisfactory topsoil.
   e. Topsoil shall meet the following gradation:

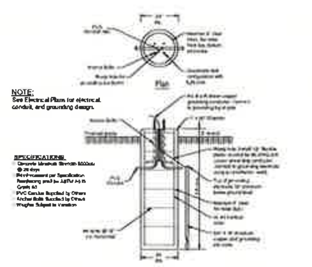
Sieve Sizes:	Percentage Passing:
1 Inch	100%
1/2 Inch	95-100%
No. 4	75-100%
No. 10	60-100%
No. 200	10-60%

3. Commercial fertilizer shall be a complete plant food containing nitrogen (50% organic) phosphoric acid and potash. Soil tests will indicate composition required.
4. Hydro seeding and tacifier is the required practice for turf establishment. Specifications are:
   Seed: Seed mix using 8 lbs per 1,000 square feet.
   71.46% Min. Future 3000 PER RYE GRASS Germ: 90%
   14.81% Min. Dynasty TALL FESCUE Germ: 90%
   9.74% Min. CREEPING RED FESCUE Germ: 90%
   2.32% Max. CROP
   1.61% Max. INERT
   0.06% Max. WEED
   Hydroseed Additives:
   Fertilizer: 19-19-19 75 lbs per 1,000 gallons of water
   Lime: 100 lbs. per 1,000 gallons of water
   Mulch: 300 lbs. per 1,000 gallons of water.
   Tacifier: 3 lbs. per 1,000 gallons of water.
5. Areas having soil compaction as a result of construction shall be roto-tilled prior to seeding.
6. If hand seeding, only straw mulch is to be used and secured by netting either organic or inorganic. If inorganic is used, it must be removed before the first mowing.
7. Starter fertilizer shall be applied at the manufacturer's suggested rate at the time of seeding. Fertilizer application will not be allowed in sensitive areas and adjacent to drainage ways as determined by the Engineer.
8. Watering is to be done by the Contractor and is to last until final stabilization and full vegetative growth. Owner will supply the water, but all apparatus necessary to apply the water must be furnished by the Contractor (i.e. hoses, sprinklers, etc.)
9. Staking of all topsoiled areas to control foot traffic will be required. Unless otherwise specified, acceptable staking materials will be grade stakes and twine or string with flagging attached for visibility.
10. A guarantee through the first mowing is required with any sparse or bare areas larger than 1 sq. ft. to be redone.
11. The Contractor is responsible for the first mowing. After the first mowing and prior to the Rutland Regional Medical Center taking responsibility for the lawn areas the Contractor and the Grounds Manager shall meet to inspect the vegetation establishment.
12. Contractor is responsible for all topsoil to complete the project as shown. If existing volume of topsoil is inadequate, the Contractor shall purchase offsite approved topsoil as necessary.

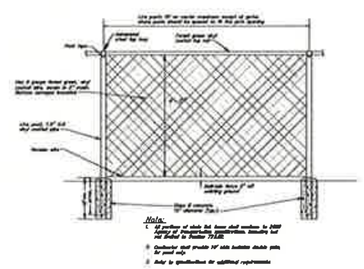
CONSTRUCTION STAKEOUT NOTES

The Contractor shall be responsible for all construction stakeout for the project. The Engineer shall provide the Contractor an AutoCAD R2000 drawing of the site design. The drawing will include horizontal and vertical survey control. Additional survey control will be the responsibility of the Contractor.

1. The Contractor shall be responsible for using proper survey equipment and having properly trained personnel to use this information. Any Contractor that does not have proper equipment or personnel shall subcontract the work to a competent consultant.
2. The horizontal control datum may be based on a coordinate system that is unique for this project. Project north may not refer to astronomic or magnetic north.
3. The Contractor shall check the integrity of survey control points by measuring a control point checking distance to back sight and checking distance and angle to another control point prior to any construction stakeout. The contractor shall not proceed with stakeout if either measured distances or angles do not match calculated values.
4. Graphical images of infrastructure in the AutoCAD drawing may not be in an accurate representation of its size. It is the Contractor's responsibility to verify size and shape of all items to be staked out.
5. After completion of radial stakeout with the survey transit, the Contractor shall check each stakeout point as necessary to verify the horizontal and vertical position of the point and that it is correct in relationship to the rest of the project.
6. The Contractor shall complete all construction stakeout to an accuracy of 0.1 feet (excluding building stakeout).



Typical Light Pole Base
N.T.S.



Typical Chain Link Fence
to be Installed around Stormwater Ponds
N.T.S.

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MEDICAL
OFFICE
BUILDING
160 Allen Street, Rutland VT

NO.	DESCRIPTION	DATE

0' 20' 40' 80'
Bar Scale 1" = 40'

CIVIL
DETAILS

PROGRESS
12/14/15

CD-5

CONCEPT DRAWINGS

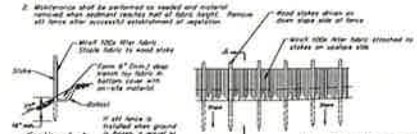
Erosion Prevention and Sediment Control Notes

Winter Construction Requirements (October 15th - April 15th)

Straw wattles may be used as a substitute for silt fence for areas approved by the Engineer

NOTE:

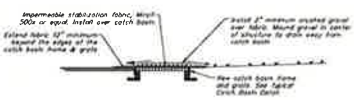
1. Contractor shall be responsible for the installation, maintenance, and removal of silt fence in all locations shown on the plans.



Typical Temporary Silt Fence

N.T.S.

NOTE: This detail to be used only when inlet protection is not practical and only with prior approval from the Engineer.



Temporary Impermeable Catch Basin Cover Detail

N.T.S.

North American Green S75BN

Material Content

Straw	100% (.50 lbs/sq yd) (.27 kg/m2)
Netting	Leno woven, 100% biodegradable jute fiber
Weight	approximately 1.64 lbs/1000 s.f.

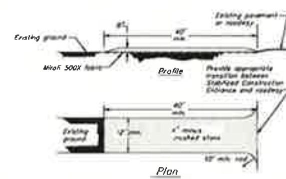
Material Specifications

... shall be a machine-produced mat of ...

The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with natural fiber netting having an approximate 1/2" X 1/2" mesh and be sewn together with biodegradable thread.

Straw ... blanket shall be S75BN as manufactured by North ..., Inc. (812-867-6632) or equivalent. Erosion control blanket shall have the following properties:

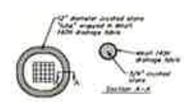
Erosion Control Matting



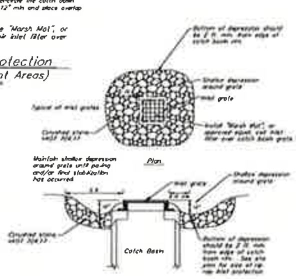
If catch basin is in paved area, wrap 12" diameter clean crushed stone "tube" in Mirafi 140N filter fabric and encircle the catch basin cover. Overlap fabric 12" min and place overlap under stone.

ALTERNATE: Secure "Marsh Mat", or approved equal, coir inlet filter over catch basin.

Inlet Protection (Pavement Areas)



Catch Basin Inlet Protection



Note:

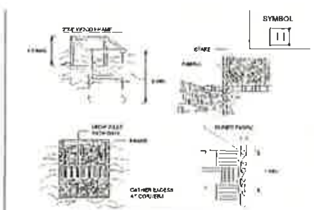
- ... minimum measure to prevent tracking of sediment off-site
- Stabilized construction entrances shall be repaired when voids are 80% filled with sediment. Repair shall include adding additional 4" minus crushed stone and/or removal of contaminated stone

THIS DETAIL TO BE USED FOR ALL TEMPORARY STONE STABILIZATION AREAS IDENTIFIED ON THE PLANS

Temporary Stabilized Construction Entrance & Staging Areas

N.T.S.

Construction Limit Barriers



CONSTRUCTION SPECIFICATIONS

FILTER FABRIC DROP INLET PROTECTION

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Rutland Regional Medical Center

MEDICAL OFFICE BUILDING

150 Allen Street, Rutland VT

NO.	DESCRIPTION	DATE
1	xxxxxx	xxxxxx

0' 20 40' 60'

Bar Scale 1" = 20'

CIVIL DETAILS

PROGRESS 12/14/15

SCALE

CD-6

Project Phase

CONCEPT DRAWINGS

LAVALLEE | BRENSINGER ARCHITECTS

Rutland Medical Office Building

OWNER:
Rutland Regional Medical Center

140 Allen Street, Rutland VT 05701

ARCHITECT:
LavalLee Brensinger Architects
155 Dow Street, Suite 400
Manchester, NH 03101
603 622 5450
www.LBPA.com

CONSTRUCTION MANAGER:
HP Cummings
14 Prospect Street
PO Box 29
Ware, MA 01082
www.hpcummings.com

CIVIL ENGINEER:
Krebs and Lansing Consulting Engineers, Inc.
184 Main Street, Suite 201
Colchester, VT 05446
802.878.0375
www.krebsandlansing.com

STRUCTURAL ENGINEER:
Artisan Engineering
823 Ferry Rd. Suite 201
PO Box 596
Charlotte, VT 05445
802.425.4350
www.artisaneng.com

MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECTION ENGINEER:
LN Consulting
69 Union St.
Winooski, VT 05404
802.655.1753
www.lnconsulting.com

Rutland Regional Medical Center

140 Allen Street, Rutland VT 05701

PROJ # 05-013-90 | SCHEMATIC DESIGN | 6/30/2017

Rutland Regional Medical Center
Rutland Medical Office Building

LEVEL 1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

04.26.2017

LAVALLEE|BRENSINGER ARCHITECTS

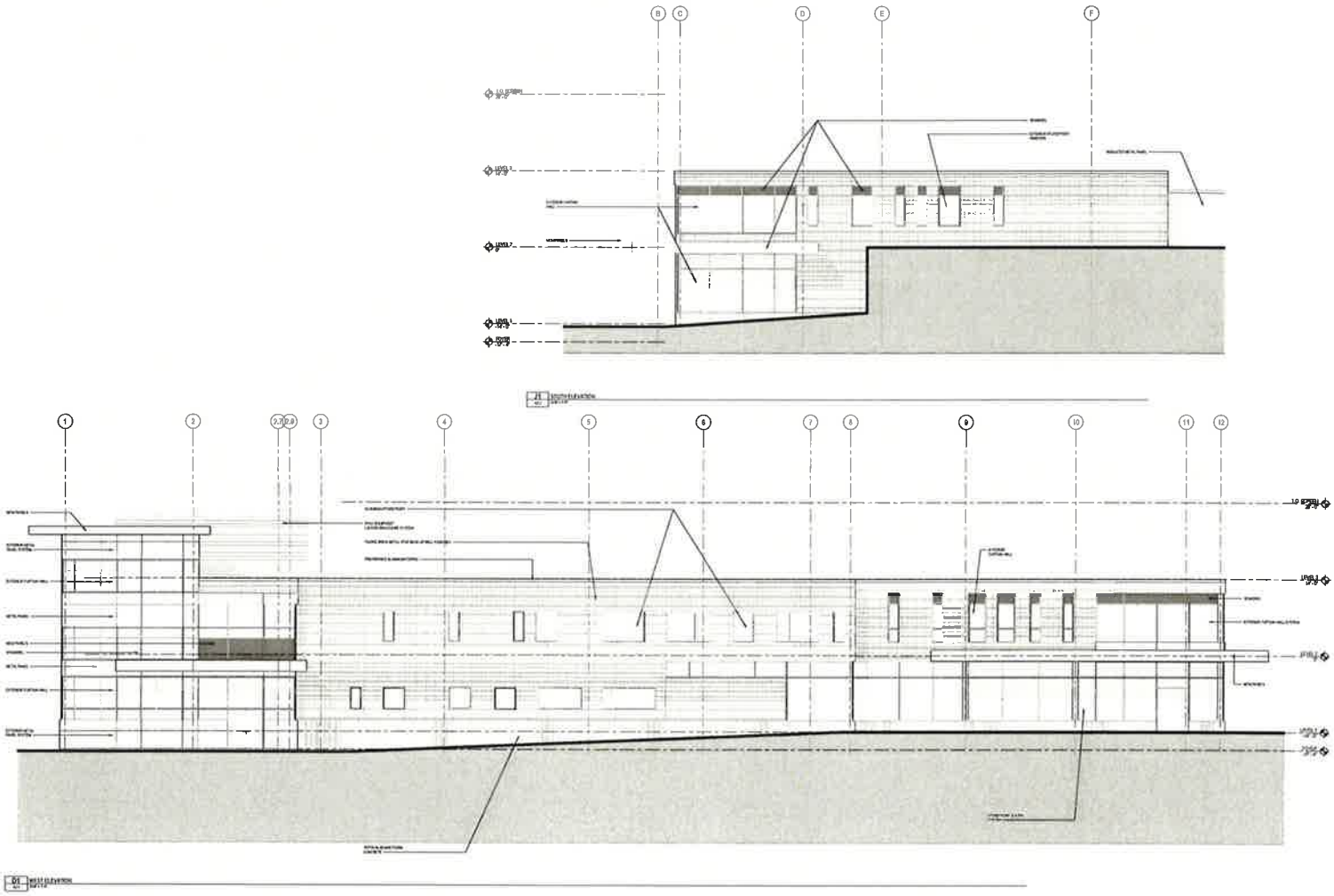
Rutland Regional Medical Center
Rutland Medical Office Building

LEVEL 2 FLOOR PLAN

SCALE: 3/16" = 1'-0"

04.26.2017

LAVALLEE | BRENSINGER ARCHITECTS



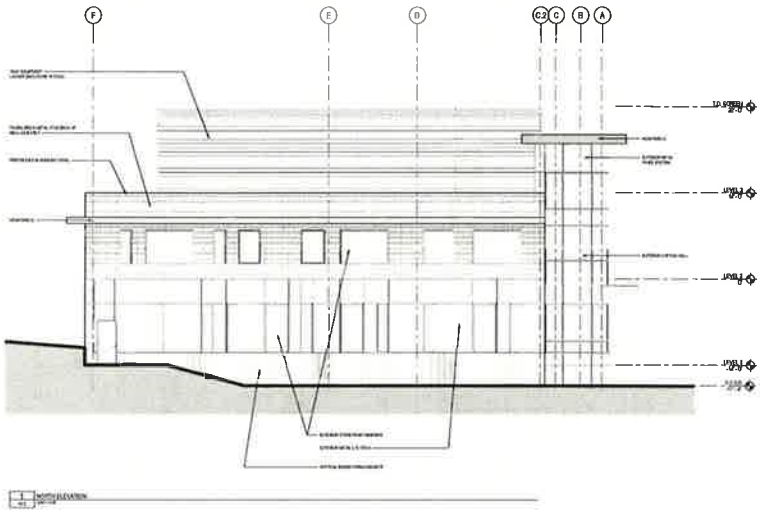
Rutland Regional Medical Center
Rutland Medical Office Building

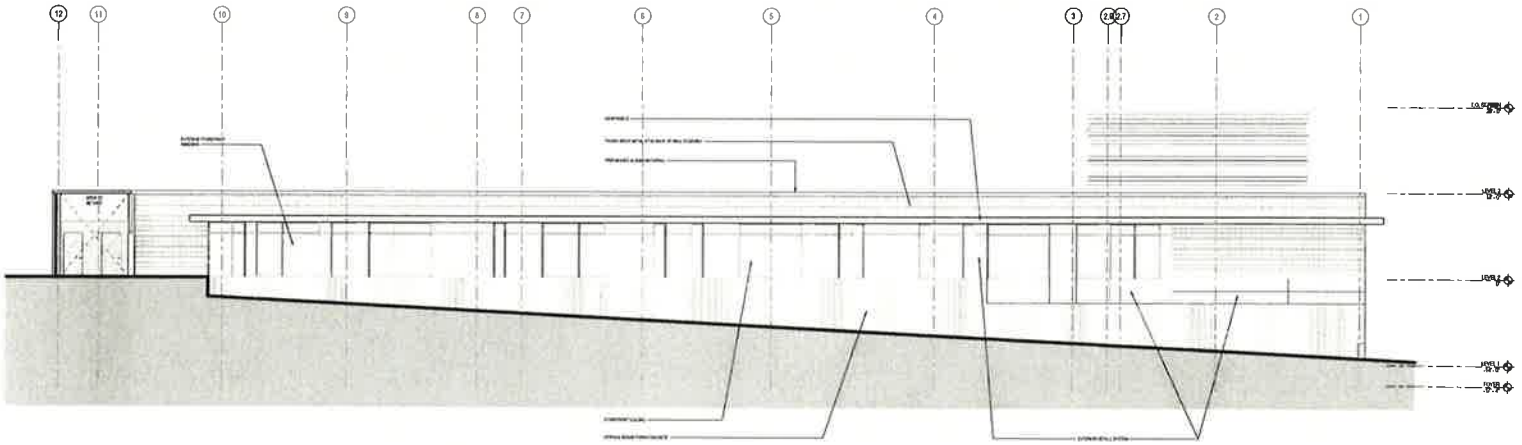
EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

04.26.2017

LAVALLEE | BRENSINGER ARCHITECTS





Rutland Regional Medical Center
Rutland Medical Office Building

EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

04.26.2017

LAVALLEE|BRENSINGER ARCHITECTS

LAVALLEE|BRENSINGER ARCHITECTS

LOADING DOCK ADDITION AND RENOVATION

OWNER:
RUTLAND REGIONAL MEDICAL CENTER

160 Allen St, Rutland, VT 05701

ARCHITECT:
Lavallee Brensinger Architects
155 Dow Street, Suite 400
Manchester, NH 03101
603.622.5450
www.lbpa.com

CONSTRUCTION MANAGER:
HP Cummings
14 Prospect Street
PO Box 29
Ware, MA 01082
413.967.6251
www.hpcummings.com

CIVIL ENGINEER:
Krebs and Lansing Consulting Engineers, Inc.
184 Main Street, Suite 201
Colchester, VT 05446
802.878.0375
www.krebsandlansing.com

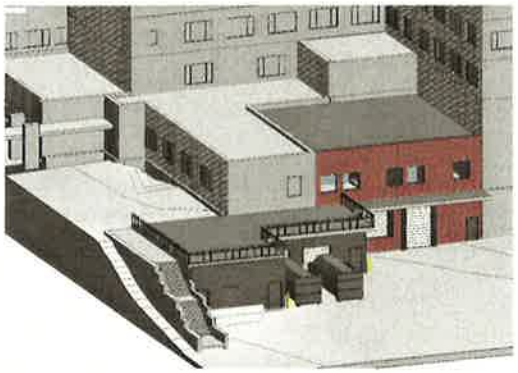
LANDSCAPE ARCHITECT:
Xxxx
Xxxx
xxxx
www.

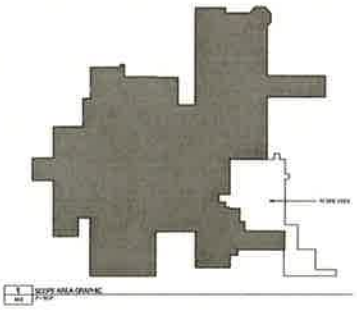
STRUCTURAL ENGINEER:
Artisan Engineering
823 Ferry Road, Suite 201
PO Box 506
Charlotte, VT 05445
802.425.4360
www.artisaneng.com

MECHANICAL / ELECTRICAL / PLUMBING & FIRE PROTECT ENGINEER:
L.N. Consulting
69 Union St
Winooski, VT 05404
802.655.1753
www.lnconsulting.com

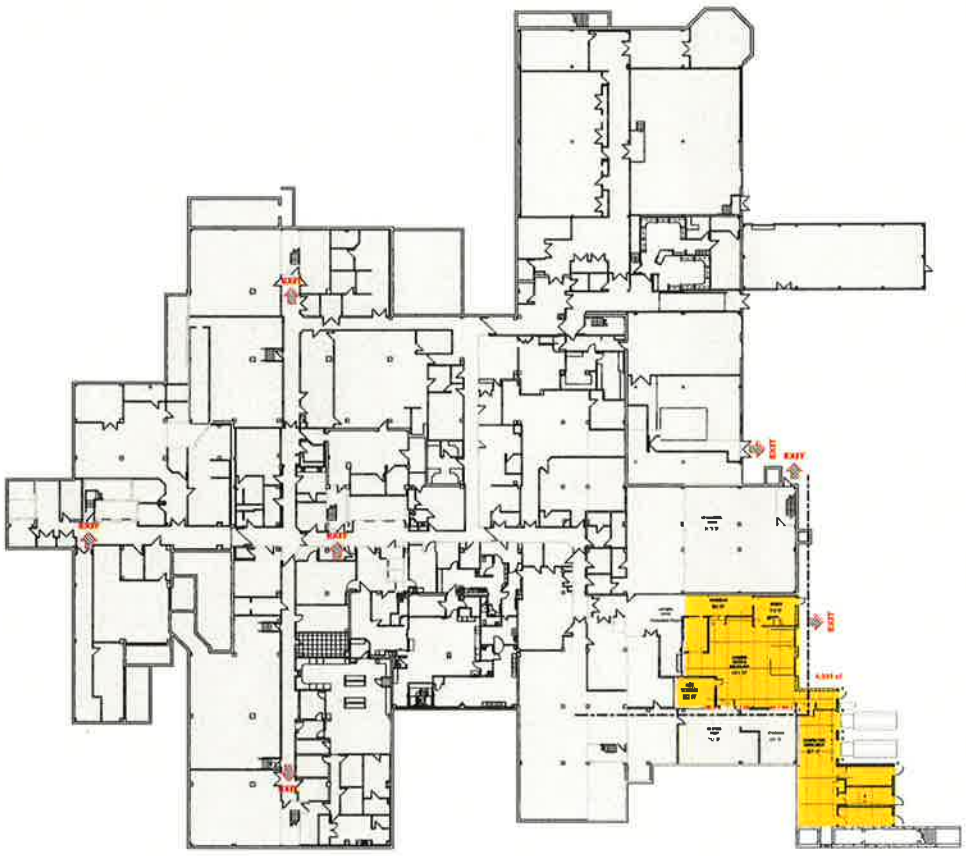
RUTLAND REGIONAL MEDICAL CENTER

160 Allen St, Rutland, VT 05701





PROJ # 05-013-89 | SCHEMATIC DESIGN | xx/xx/09



GRAPHICS LEGEND

RUTLAND REGIONAL MEDICAL CENTER

LOADING DOCK ADDITION AND RENOVATION

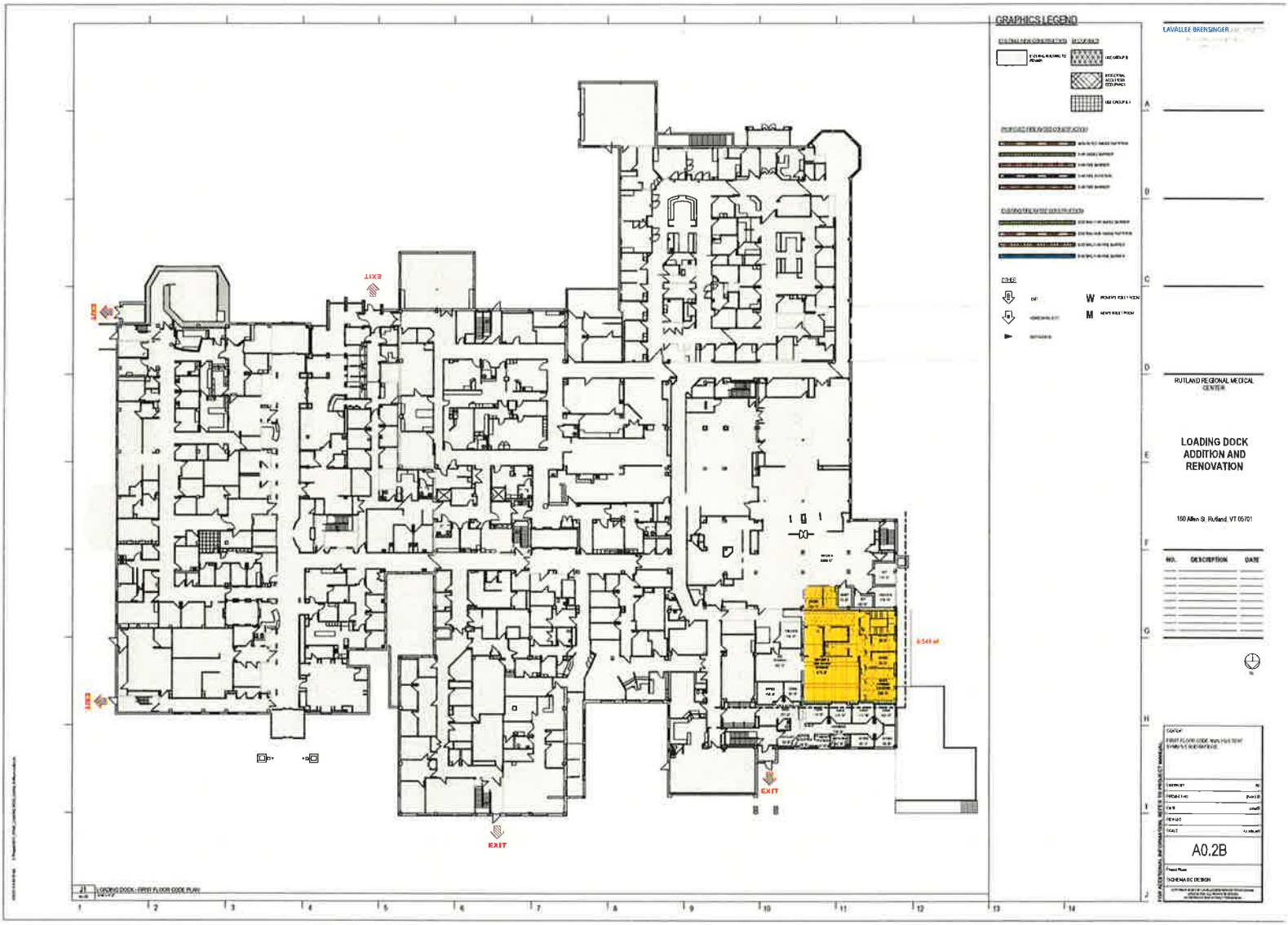
160 Allen St, Rutland, VT 05701

NO.	DESCRIPTION	DATE

A0.2A

SCHEMATIC DESIGN

JT LOADING DOCK - GROUND LEVEL CODE PLAN



LAVALLEE BRENSINGER

RUTLAND REGIONAL MEDICAL CENTER

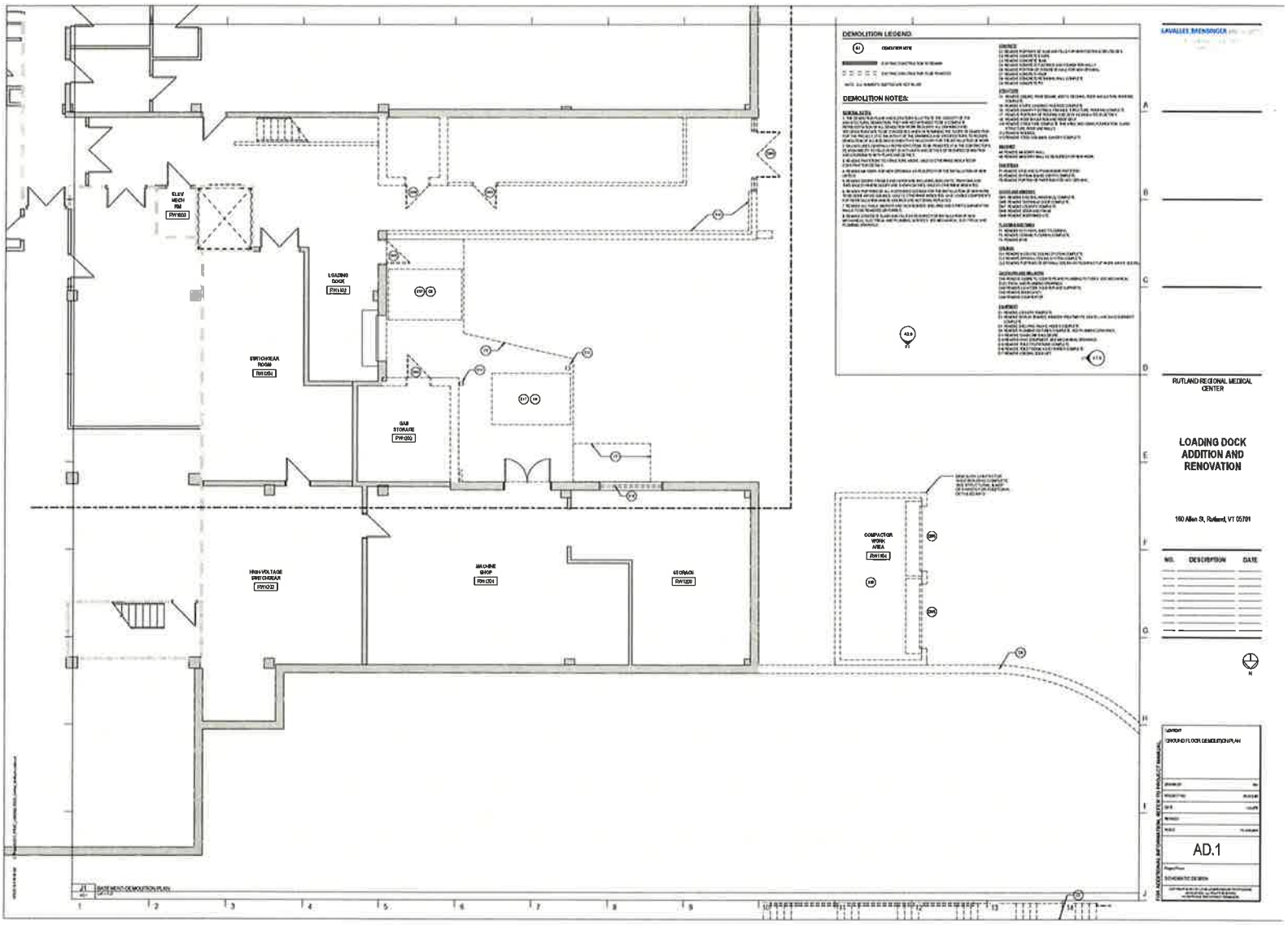
LOADING DOCK ADDITION AND RENOVATION

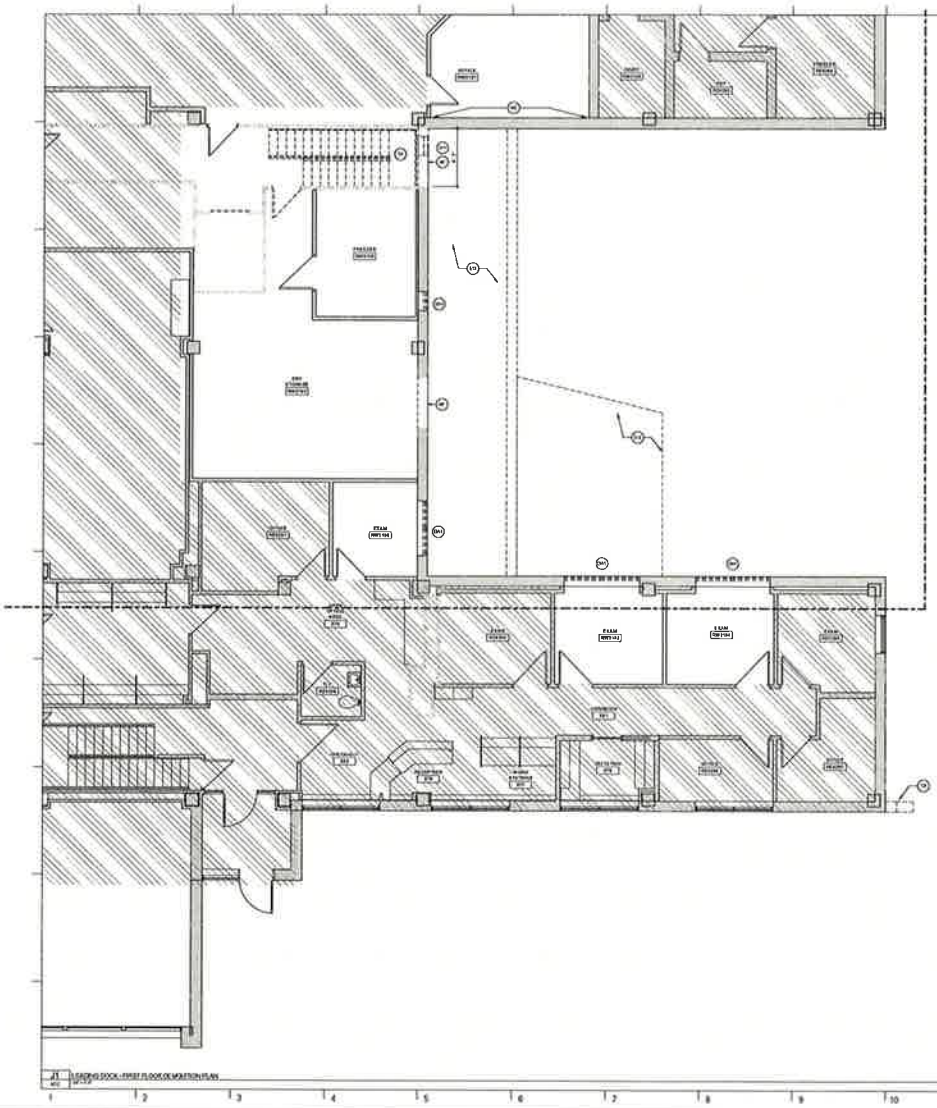
160 Allen St, Rutland, VT 05701

NO.	DESCRIPTION	DATE

A0.2B

SCHEMATIC DESIGN


ELEV MECH RM
RM 003
LOADING DOCK
RM 102
SWITCHGEAR ROOM
RM 004
GAS STORAGE
RM 005
HIGH VOLTAGE SWITCHGEAR
RM 002
MACHINE SHOP
RM 001
STORAGE
RM 100
COMPACTOR WORK AREA
RM 104
DEMOLITION LEGEND
DEMOLITION NOTES:
LAVALLEE BRENSINGER
RUTLAND REGIONAL MEDICAL CENTER
LOADING DOCK ADDITION AND RENOVATION
160 Allen St, Rutland, VT 05701
NO. DESCRIPTION DATE
GROUND FLOOR DEMOLITION PLAN
AD.1
SCHEMATIC DESIGN



1 LOADING DOCK - FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND

DEMOLITION NOTES

LAVALLEE BRENSINGER

RUTLAND REGIONAL MEDICAL CENTER

LOADING DOCK ADDITION AND RENOVATION

160 Allen St, Rutland, VT 05701

NO.	DESCRIPTION	DATE

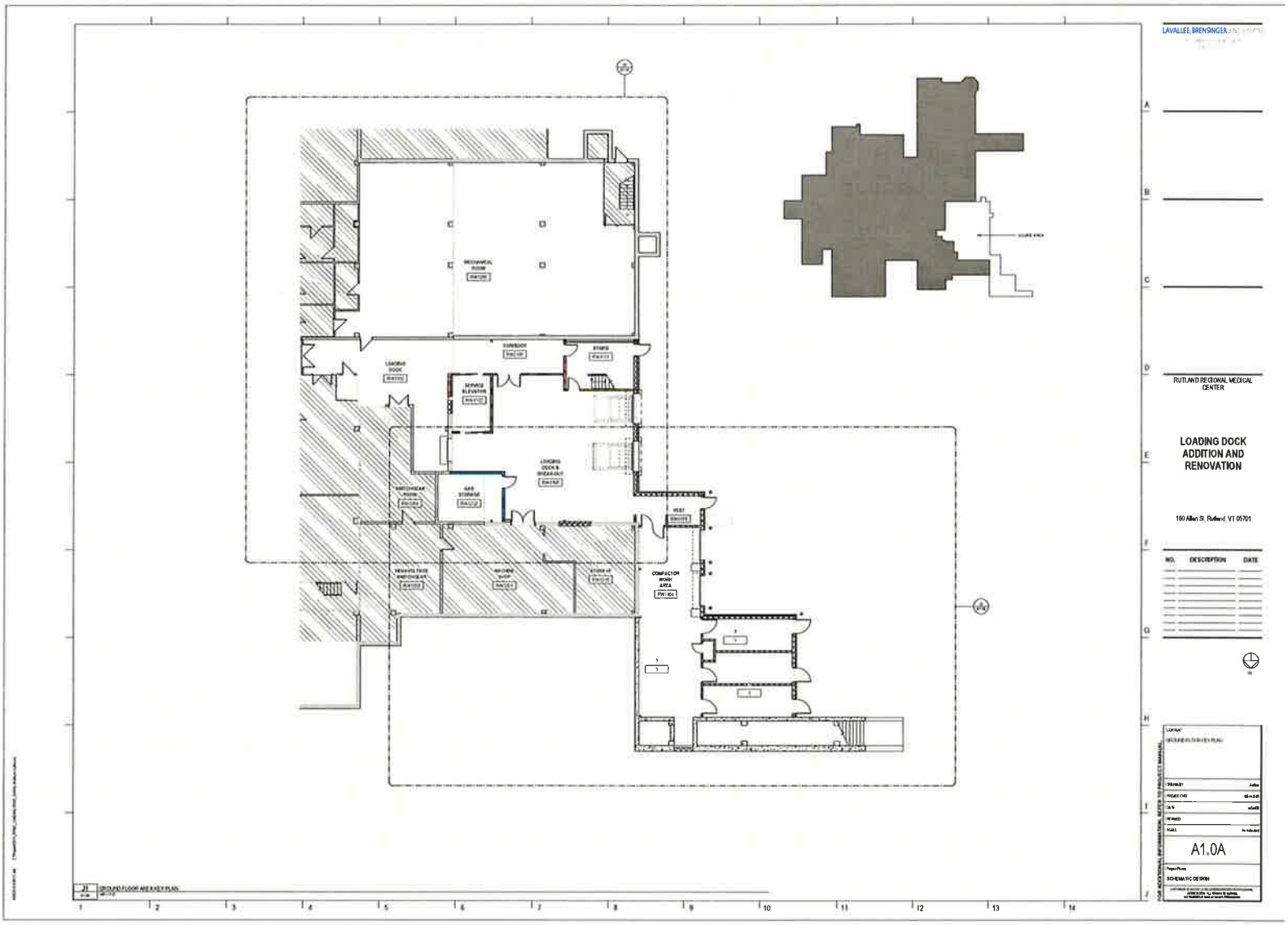
LAYOUT
FIRST FLOOR DEMOLITION PLAN

DRAWN BY
PROJECT NO.
DATE
REVISED
SCALE

AD.2

SCHEMATIC DESIGN

FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL



LAVALLEE BRENSINGER

RUTLAND REGIONAL MEDICAL CENTER

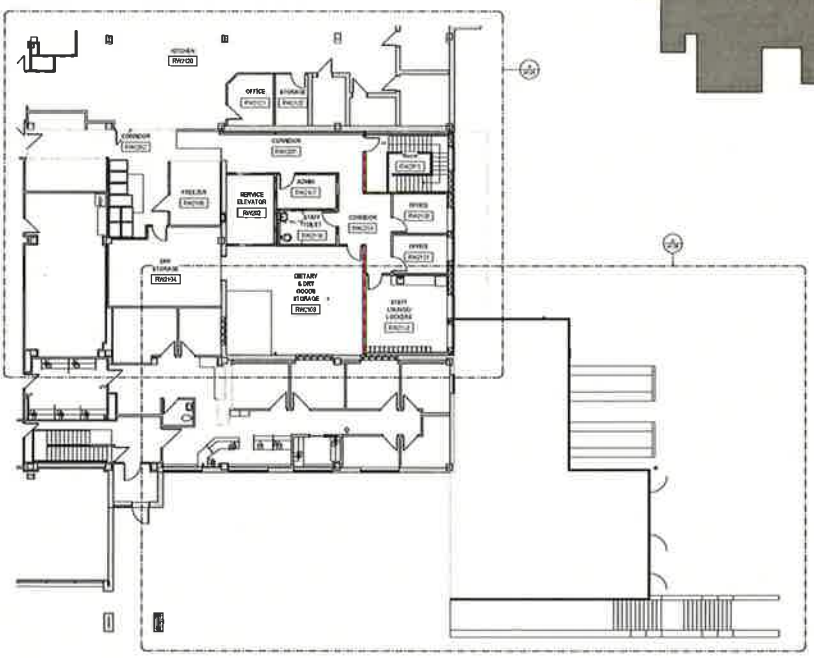
LOADING DOCK ADDITION AND RENOVATION

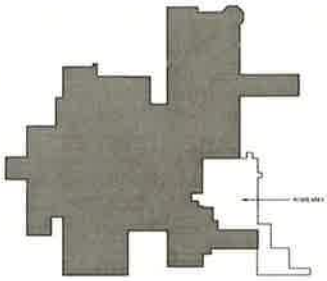
160 Allen St. Rutland, VT 05701

NO.	DESCRIPTION	DATE

A1.0A

SCHEMATIC DESIGN





LAVALLEE|BRENSINGER ARCHITECTS

RUTLAND REGIONAL MEDICAL CENTER

LOADING DOCK ADDITION AND RENOVATION

160 Allen St, Rutland, VT 05701

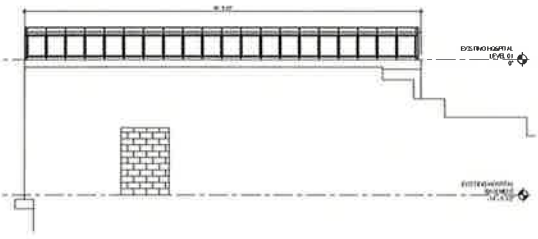
NO.	DESCRIPTION	DATE

N

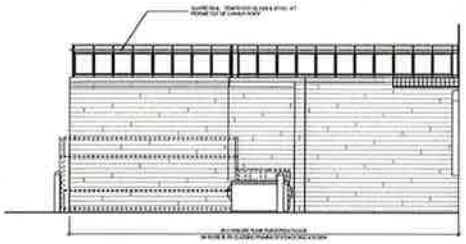
FIRST FLOOR KEY PLAN

A1.0B

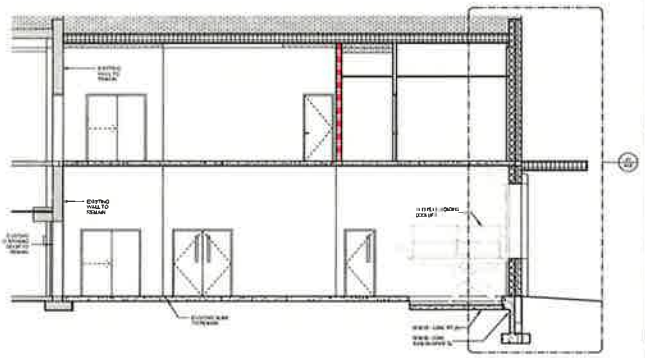
SCHEMATIC DESIGN



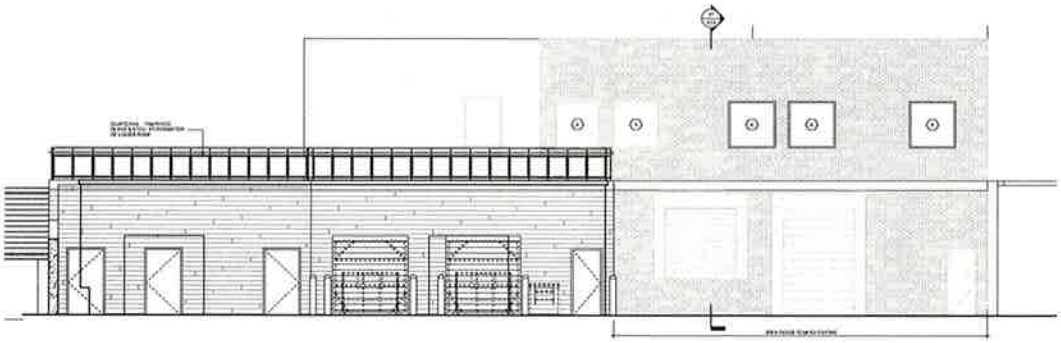
C1 EXTERIOR BUILDING ELEVATION - NORTH



F1 EXTERIOR BUILDING ELEVATION - SOUTH



E7 BUILDING SECTION - LOADING DOOR



J1 EXTERIOR BUILDING ELEVATION - WEST

LAVALLEE BRENSINGER

RUTLAND REGIONAL MEDICAL CENTER

LOADING DOCK ADDITION AND RENOVATION

160 Allen St, Rutland, VT 05701

NO.	DESCRIPTION	DATE

A2.0

SCHEMATIC DESIGN

No work

Remove all millwork, plumbing and flooring, wall base
New carpet, wall base
Paint all walls

Paint all walls

Remove all millwork, flooring, and wall base
New carpet, wall base
Paint all walls
Area to receive systems furniture

Remove high density storage system, flooring and wall base
New carpet, wall base
Paint all walls
Area to receive systems furniture

Remove flooring and wall base
New carpet, wall base
Paint all walls
Area to receive systems furniture

Remove walls as indicated, millwork, flooring, wall base, ceiling system and lighting
New carpet, wall base
Paint all walls
New ceiling system, lighting, light controls and redistribution of mechanical ducts and diffusers
Area to receive systems furniture

Remove all millwork, flooring, and wall base
New carpet, wall base
Paint all walls

Scope of new
work to be defined

RUTLAND REGIONAL MEDICAL CENTER

VERMONT ORTHOPAEDIC CLINIC

Level 1 - CON Scope of Work

SCALE: 1/8" = 1'-0"

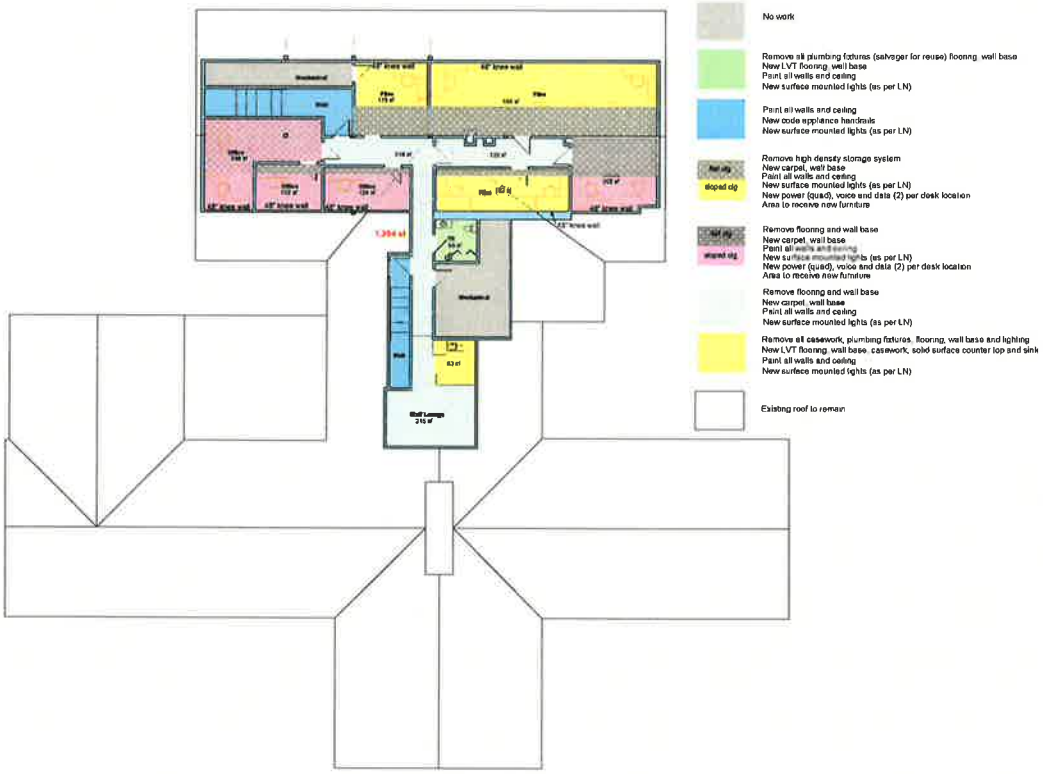
04.09.2017

LAVALLEE | BRENSINGER ARCHITECTS

RUTLAND REGIONAL MEDICAL CENTER
VERMONT ORTHOPAEDIC CLINIC

Level 1 - CON Scope of Work

04.09.2017
LAVALLEE | BRENSINGER ARCHITECTS



RUTLAND REGIONAL MEDICAL CENTER

VERMONT ORTHOPAEDIC CLINIC

Level 2 - CON Scope of Work

SCALE: 1/8" = 1'-0"

04.09.2017

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