



16 January 2015

Michael S. McCall, AIA
Creative Architectural Solutions, Inc.
6375 Riverside Drive, Suite 220
Dublin, Ohio 43017

Ms. Donna Jerry
Health Care Administrator
Green Mountain Care Board
89 Main Street, Third Floor, City Center
Montpelier, Vermont 05620

RE: Berlin Health and Rehabilitation Center
Barre, Vermont

Dear Ms. Jerry:

I am writing to provide the Board a new revised narrative summary of the original 2014 Fiscal Year budget for completing limited refurbishing and remodeling projects proposed for the existing facility. Due to budgetary concerns the project costs were reduced in the amount of \$31,100.00 or approximately 11.5% by removing the construction of the Assisted Daily Living (ADL) Suite from the 2014 project scope. The original budget was provided in two parts as they applied to unique and separate phases of the project or more appropriately, two separate projects. One being the refurbishing and refinishing of existing elements in need of repair and the other a remodeling of existing spaces to improve the usability and versatility of that space and allow its use for additional short term Rehabilitation Care services. The first revised budget summary and support budget spreadsheet only addressed the deleting the Residence (ADL) Suite in the Phase 2 portion as originally submitted. Therefore the Phase 1 Summary has not changed and is not presented here. This revised budget summary support budget spreadsheet only addresses the reinstatement of the ADL Suite into the total project scope as originally submitted to the Board in March of 2014.

Phase 2 – Remodel

This phase involves one small area of the facility. The area of reinstatement is the construction ADL Suite (or Residence Suite) in the existing Central Supply at the intersection of corridors in the East and Northeast wings. Services provided will essentially be enhanced to allow the Center to provide additional services.



Physical Therapy/Occupational Therapy (PT/OT) – Areas 103, 104 and 105 – 1,287 square feet total (this portion was completed in calendar year 2014)

These two areas are currently used for PT/OT but one area is broken up into many small rooms for lockers, an office, staff utilization and storage closets. These areas are to be remodeled as follows:

The existing main PT/OT Gym is to be reutilized pretty much as is with a door and portion of wall removed to better access the space. The other PT/OT area is being gutted of walls and doors in order to create another PT/OT Gym to accommodate therapy equipment. These areas, along with the intermediate corridor are to receive new commercial grade, wear-resistant plank flooring with new transition strips at adjacent existing floor coverings, rubber base around entire perimeter, wall paint, new ceiling grid and painted existing grid all with new ceiling tiles and replacement or new light fixtures and new window treatments. The intermediate corridor is being separated from the main corridor in order to isolate the PT/OT Gym from the main core corridor. New equipment for the gym is to be new Clinton Stair, Hoggan Upper Body Ergometer, weight rack and weights, leg press, lower back machine, Sci-fit recumbent bike, treadmill, Korebalance, Chattanooga Table, Hot Pack, Cold Pack, floor mat and a Hi-Lo Mat.

Resident Suite – 299 square feet including 60 square foot bathroom (this portion is reinstated into the Project Scope)

The overall projected cost of the project had a budget of \$236,700.00 after this was deleted from the original scope. The reinstatement of this portion adds \$31,100.00 or approximately 11.5% and brings the total project cost back to the original \$267,800.00 estimate and is outlined in the supporting budget documents included. The project is to be paid for by Revera, Inc. with capital improvement monies with no financing utilized or debt service incurred.

The objective and need for the project is to accomplish a number of items necessary for the center to provide expanded and new services to the health care needs of the community. It is also designed to enhance and improve the health care environment within the facility for an improved emotional and psychological patient experience. Additionally, new services created by the improved PT/OT Gym will provide short term care and rehabilitation patients the necessary preparation for returning to “normal” life prior to being released. This in and of itself will reduce the incidences of re-admittance due to premature release.

Finally, in anticipation of improved therapy combined with a more healing environment, it is believed that long term overall health care costs to the state and community shall actually be reduced as patient’s stays are shorter and patients released are better prepared for everyday life.

The project has a projected 120 day build schedule and anticipates minimal disruption of quality of care for patients or additional pressure on staff.



I trust this meets your needs and expectations and please do not hesitate to contact me with any questions or for further information you may require.

Sincerely,

A handwritten signature in blue ink, reading 'Michael S. McCall', is displayed on a light-colored rectangular background.

Michael S. McCall, AIA
President