

PRIMMER PIPER
EGGLESTON &
CRAMER PC

SHIREEN T. HART
ADMITTED IN VT AND NH
shart@primmer.com
TEL: 802-864-0880
FAX: 802-864-0328

30 Main Street, Suite 500 | P.O. Box 1489 | Burlington, VT 05402-1489

April 26, 2019

DELIVERED ELECTRONICALLY AND VIA FED EX

Donna Jerry
Senior Health Policy Analyst
Green Mountain Care Board
144 State Street
Montpelier, VT 05602

Re: Request for Emergency Certificate of Need

Dear Ms. Jerry:

This firm represents Rutland Regional Medical Center ("RRMC"). On behalf of RRMC, we are seeking leave from the Green Mountain Care Board (the "Board") to submit an application for an emergency certificate of need ("CON"). Please note that RRMC is hereby conceding CON jurisdiction by acknowledging that the proposal described herein is subject to the Board's jurisdiction in accordance with 18 V.S.A. § 9434(b).

RRMC seeks to develop a new health care project in that the hospital must undertake renovations for which the capital costs will exceed \$3,000,000.00. 18 V.S.A. § 9434(b)(1).

The renovations are needed to address urgent risks related to patients at high risk for self-harm and the associated evolving safety standards.

Emergency CON Criteria

Pursuant to 18 V.S.A. § 9440 and Green Mountain Care Board Rule 4.000: Certificate of Need ("Rule 4.000"), Section 4.303, an application may request an emergency CON where the applicant explains how the proposed project satisfies the criteria of 18 V.S.A. § 9440 and provides sufficient information showing that the circumstances require action in less time than normally required for review. Such circumstances include, but are not limited to:

"(a) the repair, replacement, rebuilding, or reequipping of any part of a health care facility due to circumstances beyond the control of the applicant; or

(b) any other emergency circumstances beyond the control of the applicant that require expenditure and fall within Certificate of Need jurisdiction."

Grounds for Emergency CON

RRMC is a Joint Commission accredited hospital. The Joint Commission (“TJC”) is a national accrediting organization that establishes and enforces standards that meet the federal Conditions of Participation (“CoP”). The Centers for Medicare & Medicaid Services (“CMS”) has granted TJC “deeming” authority, so that its certification of a facility is deemed as meeting CMS’ certification requirements.

To prepare for reaccreditation under TJC, RRMC undertook a Hospital Accreditation Program Accreditation Assessment in August 2018, which resulted in consultation reports (the “Reports”) regarding RRMC’s compliance with TJC standards. The Reports, in relevant part, show a high risk associated with the unmitigated ligature risks that would be subject to an adverse finding as to TJC standard EC.02.06.01, *The hospital establishes and maintains a safe, functional environment*, in particular as to EP1, *Interior spaces meet the needs of the patient population and are safe and suitable to the care, treatment and services provided*. A copy of this portion of each of the Reports is submitted as Exhibit A.

Both CMS and TJC are increasingly focusing on suicide prevention. RRMC is aware of enforcement actions against at least two hospitals in Vermont/New Hampshire that have been found deficient with respect to these standards. Hospitals must now assess the risks to patients at high risk for self-harm with respect to ligature risks, self-injury and suicide. Since RRMC became aware of the new application of these standards, it has been working closely with an architect and construction company to identify the risks and all possible solutions and alternatives.

The renovations included in the project are all aimed at addressing the findings and recommendations in the Reports. Working with its architects and Construction Company, RRMC has focused on the areas where patients at high risk for self-harm are cared for in both dedicated areas like the psychiatric services inpatient unit and non-dedicated areas, such as the emergency department, and medical/surgical units.

The focus of the proposed renovations is to remedy ligature risks or points; defined as a fixed point to which a ligature can be tied for purposes of hanging or strangulation (handles, coat hooks, pipes, shower rails, radiators, bedsteads, window and door frames, ceiling fittings, hinges, closures, etc.). This also includes anchor points such as gaps between a window/door and its frame, window/door handles, shower heads, shower controls, sink taps, furniture such as metal bed frame arms, chair/table legs, door hinges, ventilation grills, ceiling vents/ducts, sprinkler heads, etc. TJC focuses on rendering these spaces “ligature resistant”, rather than ligature-free, acknowledging that one cannot necessarily eliminate ligature risks.

RRMC submits that this project requires an emergency CON because until RRMC’s space is rendered ligature free, the Hospital is at risk of CMS issuing an immediate jeopardy citation for newly recognized ligature risks. Given the stakes at issue, patient safety, RRMC posits that an emergency CON is warranted – especially in light of the fact that these changes are warranted by circumstances beyond RRMC’s control – increased knowledge about suicide prevention that has led CMS and TJC to make changes to their standards.

Another element to the emergency status, but admittedly secondary to the risk of patient harm, is the serious ramifications that RRMC may face if it is not able to undertake this project in the most expeditious timeframe possible. CMS has noted, “The presence of unmitigated ligature risks in a psychiatric hospital

or psychiatric unit of a hospital is an immediate jeopardy situation. . ." Survey –and-Certification Memo 18-06-Hospitals. An immediate jeopardy situation means that the provider needs to take immediate action to correct a condition that places the health and safety of patients at risk for serious injury, serious harm, serious impairment or death. See CMS State Operations Manual, Appendix Q – Core Guidelines for Determining Immediate Jeopardy § 1 (03-06-19). For a condition that constitutes an immediate jeopardy, a provider needs to implement a plan for immediate action to prevent serious harm from occurring. *Id.* at § VII. RRMC has implemented a short-term plan to mitigate the risk of harm associated with environment hazards by increasing staffing to provide one-to-one supervision for all patients at high risk of self-harm in areas that require renovation. The proposed renovations are necessary to remove the environmental hazards that are the systemic cause of the risk to patients. Completion of the renovations will permanently make the environment safer, will allow RRMC to resume normal staffing, and provide patients with an appropriate level of personal privacy. While RRMC's short-term plan has mitigated the risk to some degree, the environmental hazards could result in an immediate jeopardy finding that could halt a hospital's ability to bill Medicare.

If RRMC is surveyed and found deficient under EC.02.06.01 (and CoP 482.13), then one of the possible outcomes is to have limits imposed on the number of patients it is permitted to take – especially where dedicated inpatient psychiatric space is required. In the State of Vermont, we cannot withstand the loss of inpatient psychiatric beds, given the current lack of statewide capacity.

RRMC submits that the proposed repairs, replacements, rebuilding, and reequipping are all aimed at remedying the interior space to meet the needs of the patient population due to circumstances beyond the control of the applicant. Unlike changes to legislation or rulemaking, RRMC had virtually no lead time to these TJC and CMS enforcement changes. RRMC had no opportunity to properly anticipate the need for the project and undertake a CON application, under the customary timeframe.

Between August 2018 and present day, RRMC has been working to identify the extent of necessary changes, so that it is only now that RRMC has enough information to seek a CON. The scope of work required for a plan to remedy ligature risks or points throughout the facility is complex and substantial.

Project details

A detailed budget estimate reflecting the full extent of the proposed project is submitted as Exhibit B. The total project cost for this project as shown in Exhibit B is \$3,463,820, but it could be as high as \$4,000,000 when the work is more fully planned out. RRMC has worked with its architect and construction company on any and all less costly alternatives. The proposed project reflects the most cost-effective approach to remedying the risks that need to be eliminated to the extent possible.

Attached as Exhibit C is an itemization/description that RRMC's architects, with previous experience with such changes, have recommended need immediate attention. Such items are indicated in red, subject to clarification in the right-hand column.

Of particular note, the project includes the addition of three patient rooms in space that is currently used as offices and conference room space. The addition of these beds serves two critical purposes. First, these additional beds will help offset, but not entirely eliminate, a reduction in capacity, during the forty-four weeks of construction required for this project. RRMC expects that, on average, during the duration of

Donna Jerry
April 26, 2019
Page 4

the project the bed capacity will be reduced by one bed per day. Second, the project requires replacing bed platforms in the inpatient psychiatric unit, so that the rooms are ligature-resistant. Such bed platforms are bigger, so that rooms currently being used as doubles will necessarily become single-bed rooms. For this reason, to maintain current capacity once construction is completed, these additional rooms/beds are necessary. And, the completion of the project will allow the Hospital to reduce staffing costs.

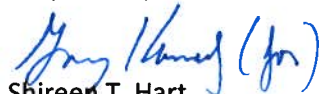
In Fiscal Year 2020, we will be adding to our budget 20.6 FTEs as a means to respond to these safety issues. Nearly half of these new FTEs will be eliminated once the renovations outlined above are complete.

The project is not included in RRMC's Fiscal Year 2019 hospital budget as either an operating or capital item. RRMC did, however, indicate as part of its Fiscal Year 2019 Budget submission an assumption that it would renovate the North and West psychiatric wings in 2020. The estimated cost for this larger renovation project was shown to be \$8,460,690 and was included in the RRMC Four Year capital plan as a CON project that would require GMCB approval. However, this project is more circumscribed and focused on removing the environmental risks identified by the new standards.

Based on the foregoing, RRMC seeks leave to submit its CON application on an emergency basis. If there are questions about whether this project warrants emergency status, RRMC would welcome the opportunity to send a team to meet in person with you and representatives for the Board.

Thank you and the board for considering this request.

Respectfully submitted,



Shireen T. Hart
Anne E. Cramer

Enclosures

- Exhibit A, Vizient TJC HAP Accreditation Assessment Reports, relevant portions.
- Exhibit B, Detailed budget estimate from HP Cummings Construction Company
- Exhibit C, Itemization/description of existing risks, Lavalley/Brensinger Architects

Rutland Regional Medical Center

Rutland, Vermont

TJC HAP Accreditation Assessment Report
August 28 and 29, 2018
Edmund Lydon, MS, CHFM, FASHE



<p>Standard EC.02.06.01 The hospital establishes and maintains a safe, functional environment.</p>			
<p>EP 1 Interior spaces meet the needs of the patient population and are safe and suitable to the care, treatment and services provided.</p>	<p>Pattern / High Unmitigated ligature risk could put the hospital in an adverse decision on survey.</p>	<p>Emergency Department: The Emergency Department Behavioral Health POD would be considered a behavioral health unit based on current practice and design. Observed during the building tour, a patient on Suicide Ideation (SI) precautions (continuous monitoring) outside the ED Behavioral Health POD (unit was full at the time of survey) in treatment room #2 with numerous self-harm opportunities (examples: plastic bags in barrel, tubing and cords not in use). Continuous monitoring is the CMS (see CMS CoP Tag 144) preferred method to reducing risk to patients and should be considered as part of the mitigation strategy for identified risk within the ED. CMS expects 1:1 monitoring with continuous observation and removal of equipment and objects not in use. The organization should remove all items that can be removed from the room and provide an appropriate level of monitoring based upon patient's suicide risk and the ligature/self-harm items that remain in the environment to ensure patient care is provided in a safe environment. The organization is expected to develop and implement a policy/procedure to direct staff, provide education to staff as to the procedure, and ensure demonstrated competence and compliance. If the organization has a designated "safe room," The Joint Commission expects this room to be ligature resistant.</p>	<p>Hospitals are expected to follow nationally recognized standards of care and guidelines to minimize risk to suicidal patients. EC News February 2018 Identifying and Mitigating Ligature Risk NPSG 15.01.01 Sentinel Event Alert # 56 The Joint Commission FAQ for Ligature Risk as it references the Behavioral Health Design Guide, February 2018, Edition 7.3 The Joint Commission Perspectives, November 2017. CMS, S&C Memo:18-06-Hospitals CMS / CoP 144 and 701 The Joint Commission July 2018 revised FAQs</p>

Behavioral Health Unit

Observed during the building tour of the Behavioral Health Unit, medical beds are being used. Safety provisions must be considered for all patients who could be at risk for suicide. Provisions may include locking the patient room door where a medical bed is being used when unoccupied, removing a medical bed from the unit if not in use, and/or any intervention that restricts access to the medical bed by other patients.

The use of medical beds should be balanced based on the medical needs and the patients' risk for suicide. For patients who require medical beds that have ligature points, there must be appropriate mitigation plans and safety precautions in place. This information should be documented within the patient's medical record. In addition, The Joint Commission will not advise on the type of medical beds or ligature-resistant bed that should be purchased for patients. These decisions should be balanced based on patient needs.

Observed during the building tour, multiple types of furniture in the Behavioral Health Unit that have looping opportunities and can be used for stacking.

Furniture used in behavioral health facilities should be easily cleaned, sturdy, loop resistant, and as heavy as possible to minimize the likelihood of patients turning chairs on end to gain elevation and throwing chairs, tables, etc. The organization should select furniture appropriate for the patient population served.

	<p>Consider as much furniture as practical should be built-in or securely anchored in place to prevent stacking or barricading of doors.</p> <p>Observed during the building tour of the Behavioral Health Unit, fire alarm system horns and strobe boxes have ligature edges.</p> <p>Ensure fire alarm system horns and strobe boxes have mitigated edges.</p> <p>Observed during the building tour of the Behavioral Health Unit, numerous wall picture frames, informational boards, wall and ceiling surface mounted plates, access panels, speakers, etc. do not have tamper resistant screws.</p> <p>Ensure tamper resistant fasteners are used for all fasteners exposed to view on every product and assembly accessible in the inpatient environment and should be noted explicitly in the construction documents. Performance criteria for all fasteners accessible to patients shall be tamper resistant of the hexalobular (6-lobed), pin reject, internal drive system, meeting ISO Standard 10664.</p> <p>Also ensure pick resistant caulking is used where appropriate.</p> <p>Observed during building tour of the behavioral health unit, badge scanner protector casing is shelf like and not ligature resistant.</p> <p>Ensure to risk assess and mitigate per assessment.</p> <p>Observed during building tour of the behavioral health unit, a shelf mounted on the wall of the patient room which appears to be a ligature risk.</p>	
--	--	--

	<p>Consider removing the shelf or risk assess and mitigate per assessment.</p> <p>Observed during the building tour of the Behavioral Health Unit, multiple tight-fitting doors which provide a pinch point that allows a patient to tie a knot (in a sheet, the leg of a pair of jeans, or other object), place it over the top of the door, and close the door to create a hanging device.</p> <p>Ensure risk assessment is complete for all doors and that they are mitigated by constant monitoring.</p> <p>One way to reduce this risk in the future is with a pressure-sensitive or photoelectric device placed near the top of the door that can sound an alarm when activated.</p> <p>Observed during the building tour, door hardware not ligature resistant. Most concerning was a rounded door knob (style typically seen in a home) and non-breakaway lever action hardware.</p> <p>Ensure to risk assess and consider use of some type of ligature-resistant door hardware. Caution should be given, as some door hardware can be used for ligature attachment in three ways: pulling down, pulling up and over the top of the door, and tying something around the latch edge of the door using both the inside and outside handles(transverse). The latch bolt itself has even been used successfully as an attachment point as it has the opening behind the strike plate; for this reason, a box should always be provided behind the strike plate.</p> <p>Consider door hardware with a lever handle. These effectively deal with up and down pressure.</p>
--	---

but are susceptible to transverse attachment. The lever should move freely in both directions when engaged to reduce ligature attachment risks. It is possible, lever handles may present more risk than some of the other product choices.

Observed during the building tour of the Behavioral Health Unit, numerous patient room doors swing inward to patient room allowing for a barricade opportunity.

Consider mounting patient room furnishings to floor or heavy difficult furniture to move or lift. Consider in future projects a door with a door that opens in the opposite direction.

Observed during the building tour of the Behavioral Health Unit, the Rainbow Room was not secured or under direct observation. Patients had access to numerous self-harm objects. A patient was also located in patient room 464 across from the Rainbow room that would have access to the room.

Complete a risk assessment and consider locking door of room when not under constant observation.

Observed during the building tour of the Behavioral Health Unit, a sub corridor outside patient rooms 460 and 461 not under observation where there is opportunity for self-harm. Also, in this area was a linen cart with a linen bag that could be used for self-harm.

Consider removing linen bags from the patient care area. Complete a risk assessment and

consider a camera or constant observation for this area.

During tracer activity on both sides of the Behavioral Health unit, it was observed that staff at the nurse's station responsible for continuous monitoring of the patient CCTV system were performing other unit functions or not at the station. Patient constant monitoring was not occurring for location on the unit.

Consider changing practice where staff are assigned to constant monitoring without disruption. Ensure the entire unit is visible if CCTV is the methodology for observation.

The Joint Commission recommendation #13: Patients with serious suicidal ideation must be placed under demonstrably reliable monitoring (1:1 continuous monitoring, observations allowed for 360-degree viewing, continuously monitored video). The monitoring must be linked to the provision of immediate intervention by a qualified staff member when called for.

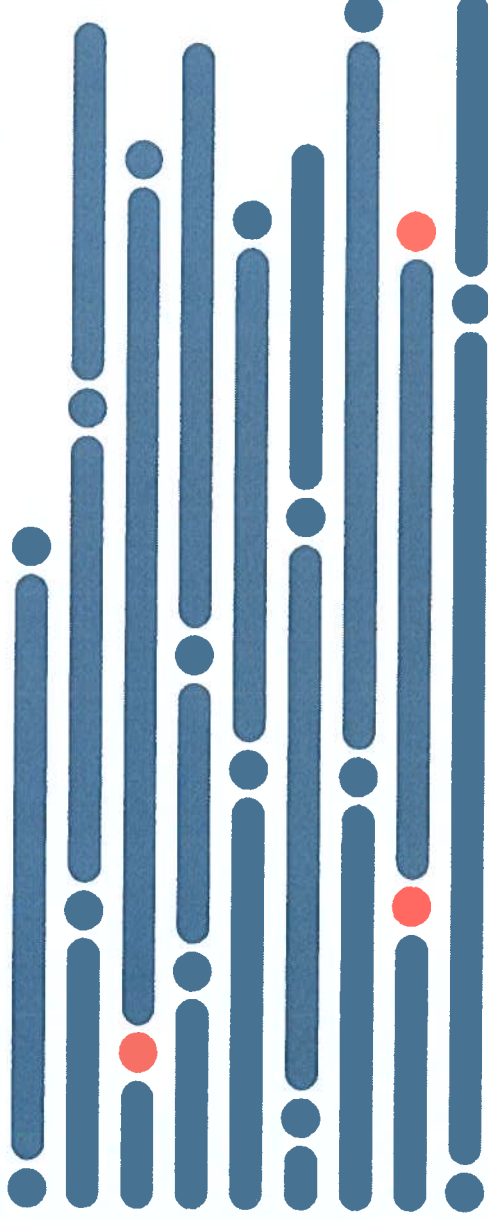
Observed during the building tour of the Behavioral Health Unit, visitor lockers are located on the unit in the patient common area. This allows opportunity for visitors to enter the unit with contents that maybe harmful to staff and patients.

Consider relocating lockers outside of the unit so no visitors can enter the unit with items that maybe harmful to staff and patients.

Rutland Regional Medical Center Rutland, VT

TJC HAP Accreditation Assessment
August 28-29, 2018

Karen Roehm, MHA, MSN, RN, CPHQ
Alexandra Dores, BSN, RN, CJCP



<p>Standard EC.02.06.01 The hospital establishes and maintains a safe, functional environment.</p>	<p>High / Pattern</p>	<p>The physical environment of both dedicated and non-dedicated spaces for Behavioral Healthcare were reviewed for ligature and other safety risks.</p> <p>The organization provided a copy of the environmental risk assessments in dedicated and non-dedicated spaces. Many of the environmental risks identified by the surveyors were not noted on the risk assessment.</p> <p>Time constraints did not allow for a thorough review of all documents provided. Please ensure that areas, including outpatient Behavioral Health services, are included in the risk assessment process.</p> <p>Ensure that all risk-assessed areas include specificity related to ongoing mitigation actions, responsible individuals and a timeline for completion.</p> <p>The expectation on survey is that the assessment lists each room individually unless rooms are configured exactly alike. The assessment must include all spaces within the locked unit, to include hallways, common areas, patient rooms, bathrooms, shower rooms, restraint/seclusion rooms, etc. Non-dedicated spaces must also be assessed.</p>	<p>Effective July 1, 2018: Change in citing ligature/self-harm deficiencies:</p> <p>(CMS), beginning July 1, 2018, Joint Commission surveyors will cite ligature/self-harm deficiencies under Patient's Rights Condition of Participation (CoP) 482.13. Previously, Joint Commission surveyors cited these deficiencies under Physical Environment CoP 482.41, as well as under The Joint Commission's Environment of Care (EC) standard EC.02.06.01, element of performance (EP) 1.</p> <p>Joint Commission surveyors will continue to use and cite EC.02.06.01, EP 1, but add the relationship between this requirement and CoP 482.13 in the crosswalk. CoP 482.13 will be cited for ligature/self-harm findings, and CoP 482.41 will now be cited for non-ligature/self-harm findings. The EC requirement covers several areas beyond those that could be considered as a self-harm risk; it states:</p> <p>EC.02.06.01 — The hospital establishes and maintains a safe, functional environment. Note: The environment is constructed, arranged, and maintained to foster patient safety, provide facilities for diagnosis and treatment, and provide for special services appropriate to the needs of the community.</p> <p>•EP 1: Interior spaces meet the needs of the patient population and are safe and suitable to the care, treatment, and services provided.</p>
<p>See Perspectives: NOV 2017, JAN & MAR 2018 TJC</p>			

Additionally, please refer to the Engineer's report for specific details on environmental risks not noted here.

BH Inpatient Unit:

- In the kitchen area where patient may be unattended, old dumbwaiters were locked with padlocks, creating a looping hazard. Ice/soda machine have a flat top.
- Phone handset cradles in hallways – need to be tested and included in risk assessment.
- The nursing station is an open concept; the counter is low and narrow, and there is potential for a patient to access the area. Please refer to the July 2018 TJC Perspectives for additional FAQ related to nursing stations.
- The laundry room contained large tubs of powdered laundry detergent which were sitting unsecured. While staff indicated patients do not have access to this room, the potential for a patient to overpower a staff member and gain unauthorized access to this room should be risk – assessed.
- PICU (high acuity side) – ice machine and refrigerator have flat tops, tables are not fastened down.
- A reclining chair with moving parts and ligature risks was in the group room; the vinyl covering was shredding and in poor condition.

Graphic representation of the guidance in Nov 2017 TJC Perspectives



TJC-CMS Expert Panel Guidance Suicid

CMS Memo Dec 2017:



Survey-and-Cert-Letter-18-06 - Ligature ris

Additional Resources:

Sentinel Event Alert # 56

Suicide Risk Booster - available to accredited organizations via their Secure Extranet Site
 EC News February, 2018 Volume 21 – Issue 2
 – *The Safe Environment: Identifying and Mitigating Ligature Risks.*

See also CMS CoP 482.13 (c) (2).

		<ul style="list-style-type: none"> • In the comfort room, loose cushions could be used as a distraction. • Many vents contained a mix of regular flat and tamper proof screws. • A transfer board was propped against the wall in the restraint room bathroom. • In the exercise room, the equipment was not included on the risk assessment. <p>A tour of the ED behavioral health "safe" pod was conducted. This space was presented as non-designated, however, it was not evident that mitigation strategies were consistently implemented and enforced, including one-to-one constant observation.</p> <p>Risks identified:</p> <ul style="list-style-type: none"> • Regular ED stretchers in use • Chairs, over-bed tables, door hinges, door handles, air vents in rooms presented ligature risks. <p>A high risk patient was being observed by a sitter. The observation record was reviewed; it was noted that on several occasions, the patient was monitored via camera in lieu of one-to-one constant observation. This practice would not meet the TJC/CMS requirement for ONE-TO-ONE observation of patients assessed to be at high risk for suicide in the ED.</p> <p>Please see references provided in adjacent column. →</p> <p>The organization does not require CCTV monitors to be staffed 24/7, therefore, the</p>	<p>TJC SIG – 05/23/18 Use of single sinks Q: Is it acceptable to do initial decontamination of a Trophon device in the single sink within a room? The sink is cleaned / decontaminated after the Trophon is rinsed in it and before it is returned to use as a hand washing sink. Is this an acceptable practice?</p>
--	--	---	---

		<p>use of cameras as a mitigation strategy would not meet the requirements in areas where risks cannot be monitored via direct line-of sight.</p> <p>ED waiting room bathroom – nurse call pull cord was wrapped around a grab bar rendering it non-functional.</p> <p>The single sink in the Radiology Ultrasound exam room was used for both rinsing the endovaginal probe during the HLD process and for hand hygiene. Please see recent TJC SIG in adjacent column.→</p> <p><i>These items may be scored on survey as a CMS Condition Level Deficiency.</i></p>	<p>A: Rinsing of a vaginal probe in a sink that is also utilized for hand hygiene is not permissible. A sink designated for decontamination of soiled items, regardless of whether the sink is cleaned or not, should not be used for hand hygiene. Surveyors will look for this during survey and if observed, would be scored under EC.02.06.01.</p>
--	--	--	--



RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate REV 1 04.25.19

Project: RRMC PSIU West and North Wing

Architect: Lavallee Brensinger Architects

Summary Sheet

Construction Cost Budget Estimate with A01 and A03					\$2,895,878
Move PI Staff Offsite & Renovate					\$100,000
Owner /soft cost: to include Architect, Engineer fees, and other	allow	15.00%			\$434,382
FFE and Equipment	allow	13.00%			\$376,464
Owner Contingency	allow	9.00%			\$260,629
Total Project cost					\$4,067,353

EXHIBIT B

3:36 PM

4/25/2019

S:\Proposal\RRMC PSIU Mock Survey E1425\Estimates\RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate

REV 1 04.25.19



RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate REV 1 04.25.19

Project: RRMC PSIU West and North Wing
 Architect: Lavallee Brensinger Architects

Printed on 04/25/19

ITEM	DESCRIPTION	QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
1	GENERAL CONDITIONS				\$198,860		\$152,174	\$0	\$351,034
2	DEMOLITION & ALTERATIONS				\$89,151		\$40,319	\$0	\$129,470
3	CONCRETE				\$390		\$260	\$0	\$650
4	MASONRY				\$0		\$0	\$0	\$0
5	METALS				\$0		\$5,000	\$0	\$5,000
6A	ROUGH CARPENTRY				\$4,800		\$4,000	\$0	\$8,800
6B	FINISH CARPENTRY & MILLWORK				\$0		\$50,150	\$78,974	\$129,124
7	THERMAL & MOISTURE PROTECTION				\$14,400		\$16,120	\$0	\$30,520
8	DOORS, WINDOWS & GLASS				\$95,432		\$142,465	\$10,445	\$248,342
9	FINISHES				\$38,880		\$258,988	\$0	\$297,868
10	SPECIALTIES				\$3,690		\$24,040	\$23,895	\$51,625
11	EQUIPMENT				\$0		\$0	\$0	\$0
12	FURNISHINGS				\$0		\$0	\$0	\$0
13	SPECIAL CONSTRUCTION				\$0		\$0	\$0	\$0
14	CONVEYING SYSTEMS				\$0		\$0	\$0	\$0
21	FIRE SUPPRESSION				\$0		\$0	\$0	\$0
22	PLUMBING				\$0		\$6,000	\$65,750	\$91,750
23	HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)				\$0		\$0	\$0	\$0
25	INTEGRATED AUTOMATION				\$0		\$30,000	\$303,000	\$333,000
26	ELECTRICAL				\$0		\$33,550	\$386,310	\$419,860
27	COMMUNICATIONS				\$0		\$7,500	\$0	\$7,500
28	ELECTRONIC SAFETY & SECURITY				\$0		\$33,710	\$72,865	\$106,575
31	EARTHWORK				\$0		\$0	\$0	\$0
32	EXTERIOR IMPROVEMENTS				\$0		\$0	\$0	\$0
33	UTILITIES				\$0		\$0	\$0	\$0
* Pricing is based on Lavallee Brensinger 4th Floor Inpatient drawings AD1.1, AD1.2, A1.1, & A1.2 dated 2-25-2018 and the product binder dated 10-12-2018.									
Building Floor Areas:					\$445,603		\$804,276	\$961,239	\$2,211,118
Phase 1 1,260 sf									
Phase 2 8,690 sf									
Total Building 9,950 sf									
Cost /SF \$252.19									
								CM Estimating Contingency 10.00%	\$221,112
								sub tot	\$2,432,230
								G.C. BOND	\$20,066
								sub tot	\$2,452,296
								CM FEE 2.25%	\$57,030
								TOTAL	\$2,509,326

Phase 1 1,260 sf
 Phase 2 8,690 sf
Total Building 9,950 sf
 Cost /SF \$252.19

CM Estimating Contingency 10.00% \$221,112
 sub tot \$2,432,230
 G.C. BOND \$20,066
 sub tot \$2,452,296
 CM FEE 2.25% \$57,030
TOTAL \$2,509,326

ALTERNATES

A01: Phase 1, Add Third Patient Room & Bathroom	\$76,443
A02: Replace Corridor Security Ceilings with 2x2 Armstrong Metalworks	not accepted
A03: Moderate Bathroom Renovations in lieu of Minor	\$310,109
A04: Remove & Replace West Corridor Handrails	not accepted

TOTAL WITH ALTERNATES \$2,895,878

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 Deductible
- 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



RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate REV 1 04.25.19

Project: RRMC PSIU West and North Wing
 Architect: Lavallee Breninger Architects

Printed on 04/25/19

ITEM	DESCRIPTION	QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
1 GENERAL CONDITIONS									
010 General & Special Conditions									
0101004	Overtime Premium	80	hrs		\$30	\$2,400		\$0	\$2,400
012 Field Supervision									
0101201	Superintendent	47	wks		\$3,320	\$156,040		\$0	\$156,040
0101202	Field engineer			in above				\$0	
014 Expenses									
0101401	Key Person Expenses	47	wks			\$0	\$25.00	\$1,175	\$1,175
018 Field Office									
0101601	Office Trailer Rental	11	mo			\$0	\$270.00	\$2,970	\$2,970
0101602	Move Trailers						\$0	\$0	\$0
0101603	Storage trailer/shed			see divisions			\$0	\$0	\$0
0101604	Office supplies	11	mo			\$0	\$50.00	\$550	\$550
018 Safety Program									
0101801	First aid	1	ls			\$0	\$250.00	\$250	\$250
0101805	Protective Equipment	1	ls			\$0	\$250.00	\$250	\$250
0101807	Infect Control/Life Safety	47	wks			\$0	\$200.00	\$9,400	\$9,400
022 Tools									
022202 Small Tools									
0102203	Equipment to Plant	47	wks			\$0	\$25.00	\$1,175	\$1,175
0102204	Rental, Company			minor			\$0	\$0	\$0
0102205	Rental, Non-Company	11	mo			\$0	\$500.00	\$5,500	\$5,500
0102206	Pick-Up Trucks						\$0	\$0	\$0
0102207	Company Gas	11	mo			\$0	\$650.00	\$7,150	\$7,150
0102208	Tool Repair	47	wks			\$0	\$75.00	\$3,525	\$3,525
0102209	Lifts for Trades						\$0	\$0	\$0
041 Project Management									
0104101	Senior Project Manager	47	wks			\$0	\$240.00	\$11,280	\$11,280
0104102	Project Manager \$91 x 12 hrs p/wk	47	wks			\$0	\$1,092.00	\$51,324	\$51,324
0104103	Admin Travel Expense	47	wks			\$0	\$120.00	\$5,640	\$5,640
0104104	Executive Management			inc. in fee			\$0	\$0	\$0
0104106	Admin support	47	wks			\$0	\$135.00	\$6,345	\$6,345
042 Scheduling									
0104201	In House Scheduling			inc. in fee			\$0	\$0	\$0
0104202	Scheduling Consultant			ls			\$0	\$0	\$0
0104203	Maintain Schedules			inc. in fee			\$0	\$0	\$0
043 Preconstruction Services									
0104301	Fee	1	ls			\$0	\$9,300.00	\$9,300	\$9,300
0104302	Reimbursables						\$0	\$0	\$0
045 Insurances/Taxes									
0104501	State Sales Tax, EXEMPT						\$0	\$0	\$0
0104503	Builders Risk			by owner			\$0	\$0	\$0
0104504	Owner Protective Liability			by owner			\$0	\$0	\$0
0104505	Bridge B.R. Deduct			ls			\$0	\$0	\$0
0104506	Other Insurance			ls			\$0	\$0	\$0
065 Permits									
0106502	Zoning/Local Rutland City	allow	1	ls		\$0	\$7,500.00	\$7,500	\$7,500
0106503	State /Fire Safety based on \$1.5 million	allow	1	ls		\$0	\$20,000.00	\$20,000	\$20,000
330 Survey & Layout									
0133003	Engineer Layout			none	1	ls		\$0	\$0
335 Protect/Repair Grounds									
0133504	Maintain Egress				1	ls		\$0	\$0
0133505	Temp Signage				1	ls		\$0	\$0
510 Temporary Utilities									
0151002	Temp Power Consump						by owner	\$0	\$0
0151003	Temp Lights & Wire						by subs	\$0	\$0
520 Winter Conditions									
0152001	Temp heat/fuel			none			mo	\$0	\$0
0152002	Temp heat equipment			none			mo	\$0	\$0
0152003	Winter weather shelter			none			ls	\$0	\$0
0152004	Snow removal							\$0	\$0
525 Construction Aids									
0152507	Temp water							\$0	\$0
0152508	Temp Toilets & Wash				11	mo		\$0	\$0
530 Barriers and Enclosures									
0153001	Temp Laydown area				1	ls		\$0	\$0
0153002	Temp fencing						\$1,200	\$1,200	\$1,200
0153003	Temp Barricades						\$0	\$0	\$0
540 Security									
0154001	Watchman						ls	\$0	\$0
0154002	Security Systems						ls	\$0	\$0
560 Quality Control/Testing									
0156001	Test Soils/Concrete			none	1	ls		\$0	\$0
0156002	Test Steel/Fire			none	1	ls		\$0	\$0
0156003	Assist with Testing						ls	\$0	\$0
0156004	IBC Testing			none	1	ls		\$0	\$0
565 Temporary Fire Protection									
0156501	Temp fire extinguishers				6	lea		\$0	\$0
580 Project Identification									
0158001	Project Sign						ls	\$0	\$0
660 Testing Systems									
0166001	Commissioning			none				\$0	\$0
0166002	Operational Testing						ls	\$0	\$0
710 Cleaning									
0171001	Recycle Plan							\$0	\$0



RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate REV 1 04.25.19

Project: RRMC PSIU West and North Wing
 Architect: Lavallee Brensinger Architects

printed on 04/25/19

ITEM	DESCRIPTION	QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
0171002	Dumpsters				\$0		\$0		\$0
0171005	Progress Clean	47	wks	\$860.00	\$40,420		\$0		\$40,420
0171007	Final Clean Building				\$0		\$0		\$0
720	Project Documents				\$0		\$0		\$0
0172001	Document Print & Distnb				\$0		\$0		\$0
0172002	Photos				\$0		\$0		\$0
0172003	As-Built Drawings				\$0		\$0		\$0
0172004	Coordination Drawings				\$0		\$0		\$0
0172007	CAD Record Files				\$0		\$0		\$0
770	Project Closeout				\$0		\$0		\$0
0177001	Warranties				\$0		\$0		\$0
0177002	O&M Manuals	1	fs		\$0	\$1,500.00	\$1,500		\$1,500
0177003	Closeout Expenses				\$0		\$0		\$0
800	LEED Objectives				\$0		\$0		\$0
0180001	General				\$0		\$0		\$0
810	Allowances				\$0		\$0		\$0
0181001	General				\$0		\$0		\$0
820	Alternatives				\$0		\$0		\$0
0182001	General				\$0		\$0		\$0
830	Owner Furnish				\$0		\$0		\$0
0183001	General				\$0		\$0		\$0
840	Contractor Install				\$0		\$0		\$0
0184001	General				\$0		\$0		\$0
850	Project Management				\$0		\$0		\$0
0185001	Environmental Protection				\$0		\$0		\$0
0185002	Indoor Air Quality				\$0		\$0		\$0
0185003	Storm Water Control				\$0		\$0		\$0
0185004	Moisture & Mold Control				\$0		\$0		\$0
860	Supplemental GC's				\$0		\$0		\$0
0186001	Punch List				\$0		\$0		\$0
0186002	Training				\$0		\$0		\$0
ITEM TOTAL					\$198,860	\$15,872	\$152,174	\$0	\$351,034

2 DEMOLITION & ALTERATIONS									
024100 Selective Demolition									
Phase 1									
Temp provisions									
	Move owner equipment/furnishings	32	hrs	\$60.00	\$1,920		\$0		\$0
	Temp partitions	760	sf	\$8.00	\$6,080	\$2.00	\$1,520		\$7,600
	Walk-off mats	15	pads	\$60.00	\$900	\$90.00	\$1,350		\$2,250
	HEPA filters	14	wks	\$30.00	\$420	\$25.00	\$350		\$770
	Carts	14	wks	\$0.00	\$0	\$15.00	\$210		\$210
	Negative air machines	14	wks	\$150.00	\$2,100	\$75.00	\$1,050		\$3,150
	Pressure indicator	14	wks	\$30.00	\$420	\$25.00	\$350		\$770
	Dumpsters	3	ea		\$0	\$1,250.00	\$3,750		\$3,750
Demo									
	CL1, remove ceilings	605	sf	\$0.75	\$454	\$0.25	\$151		\$605
	CL2, remove drywall ceilings	94	sf	\$1.25	\$118	\$0.50	\$47		\$165
	CM1, remove casework & counter-tops	13	lf	\$24.00	\$312	\$2.00	\$26		\$338
	CM4, remove counter-tops	24	lf	\$20.00	\$480	\$2.00	\$48		\$528
	DW3, remove aluminum double door opening	1	ea	\$120.00	\$120	\$10.00	\$10		\$130
	DW8, remove door, frame & hardware	3	ea	\$120.00	\$360	\$10.00	\$30		\$390
	DW12, remove door hardware, salvage door	2	ea	\$90.00	\$180	\$10.00	\$20		\$200
	DW14, remove door hinges, salvage door & hardware	1	ea	\$60.00	\$60	\$10.00	\$10		\$70
	E1, remove & salvage lockers	3	ea	\$60.00	\$180	\$10.00	\$30		\$210
	E3, remove display boards, wall shelving, & misc equip	1	ea	\$180.00	\$180	\$10.00	\$10		\$190
	E9, remove existing sink				\$0		\$0		\$0
	F1, remove VCT flooring & base	94	sf	\$1.00	\$94	\$0.25	\$24		\$118
	F2, remove flooring & base	610	sf	\$1.00	\$610	\$0.25	\$153		\$763
	F3, remove ceramic flooring	81	sf	\$1.75	\$142	\$0.50	\$41		\$183
	P1, demo wall assembly, 12' tall	907	sf	\$3.00	\$2,721	\$0.50	\$454		\$3,175
	P3, demo wall for new opening, 8' tall	216	sf	\$3.00	\$648	\$0.50	\$108		\$756
Phase 2									
Temp provisions									
	Move owner equipment/furnishings	208	hrs	\$60.00	\$12,480		\$0		\$12,480
	Temp partitions	1900	sf	\$8.00	\$15,200	\$2.00	\$3,800		\$19,000
	Walk-off mats	20	pads	\$60.00	\$1,200	\$90.00	\$1,800		\$3,000
	HEPA filters	33	wks	\$30.00	\$990	\$25.00	\$825		\$1,815
	Carts	33	wks	\$0.00	\$0	\$15.00	\$495		\$495
	Negative air machines	33	wks	\$150.00	\$4,950	\$75.00	\$2,475		\$7,425
	Pressure indicator	33	wks	\$30.00	\$990	\$25.00	\$825		\$1,815
	Dumpsters	5	ea		\$0	\$950.00	\$4,750		\$4,750
Demo									
	CL1, remove ceilings	402	sf	\$0.75	\$302	\$0.50	\$201		\$503
	CL2, remove drywall ceilings	220	sf	\$1.25	\$275	\$0.50	\$110		\$385
	CL4, remove portions of ceilings	865	sf	\$1.25	\$1,081	\$0.50	\$433		\$1,514
	CM1, remove casework & counter-tops	20	lf	\$24.00	\$480	\$5.00	\$100		\$580
	CM4, remove counter-tops	11	lf	\$20.00	\$220	\$5.00	\$55		\$275
	CM5, remove Nurse station, complete	1	fs	\$2,880.00	\$2,880	\$500.00	\$500		\$3,380
	DW8, remove door, frame & hardware	13	ea	\$120.00	\$1,560	\$25.00	\$325		\$1,885
	DW10, remove door hardware, salvage door	1	ea	\$90.00	\$90	\$25.00	\$25		\$115
	DW12, remove door hardware, salvage door	2	ea	\$90.00	\$180	\$25.00	\$50		\$230
	DW13, remove lockset only	11	ea	\$30.00	\$330	\$25.00	\$275		\$605
	DW14, remove door hinges, salvage door & hardware	3	ea	\$60.00	\$180	\$25.00	\$75		\$255
	E3, remove display boards, wall shelving, & misc equip	2	ea	\$180.00	\$360	\$50.00	\$100		\$460



RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate REV 1 04.25.19

Project: RRMC PSIU West and North Wing

printed on 04/25/19

Architect: Lavallee Brensinger Architects

ITEM	DESCRIPTION	QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
	E4, remove shelving, curtain track & coat hooks	13	ea	\$180.00	\$2,340	\$50.00	\$650		\$2,990
	E9, remove existing sink	Refer to division 230000			\$0		\$0		\$0
	E17, remove corridor railings	226	lf	\$8.00	\$1,808	\$1.00	\$226		\$2,034
	E18, remove ceiling mounted speaker box	Refer to division 260000			\$0		\$0		\$0
	E19, remove floor bed restraint hooks	13	ea	\$30.00	\$390	\$10.00	\$130		\$520
	E20, remove non-tamper resistant outlet plates	Refer to division 260000			\$0		\$0		\$0
	E22, remove electrical wall plates	Refer to division 260000			\$0		\$0		\$0
	E23, remove tel/data & cable outlets	Refer to division 260000			\$0		\$0		\$0
	F1, remove VCT flooring & base	1400	sf	\$1.25	\$1,750	\$0.50	\$700		\$2,450
	P1, demo wall assembly, 12' tall	2360	sf	\$3.00	\$7,080	\$0.50	\$1,180		\$8,260
	Cut for other work, labor	allow	80	hrs	\$60.00	\$4,800	\$0		\$4,800
	Core penetrations for trades, labor	allow	64	hrs	\$60.00	\$3,840	\$0		\$3,840
	Core penetrations for trades, material	allow	1	ls	\$0	\$500.00	\$500		\$500
	Assist-install owner furnishing	allow	24	hrs	\$58.00	\$1,392	\$3.00	\$72	\$1,464
	Off hour work/premium	allow	24	hrs	\$30.00	\$720	\$25.00	\$600	\$1,320
	Remove & replace ceilings	allow	1	ls	\$2,784.00	\$2,784	\$1,500.00	\$1,500	\$4,284
	Forklift	3	mo		\$0	\$2,600.00	\$7,800		\$7,800
	ITEM TOTAL				\$89,151		\$40,319	\$0	\$129,470

3 CONCRETE									
033000 Cast-in-Place Concrete									
	Patch concrete floor at removed anchors (E19)	13	ea	\$30.00	\$390	\$20.00	\$260		\$650
	ITEM TOTAL				\$390		\$260	\$0	\$650

4 MASONRY									
042000 Unit Masonry									
		NONE			\$0		\$0		\$0
	ITEM TOTAL				\$0		\$0	\$0	\$0

5 METALS									
051200 Structural Steel Framing									
055000 Metal Fabrications									
	Misc metals	allow	1	ls	\$0	\$5,000.00	\$5,000		\$5,000
	ITEM TOTAL				\$0	\$5,000	\$5,000	\$0	\$5,000

6A ROUGH CARPENTRY									
061054 Wood Blocking and Curbing									
	FT wood blocking, labor	allow	80	hrs	\$60.00	\$4,800	\$0		\$4,800
	FT wood blocking, material	allow	1	ls	\$0	\$4,000.00	\$4,000		\$4,000
	ITEM TOTAL				\$4,800	\$4,000	\$4,000	\$0	\$8,800

6B FINISH CARPENTRY & MILLWORK									
062000 Finish Carpentry & Architectural Woodwork									
064100 Architectural Wood Casework									
123800 Countertops									
Millwork Sub									
	Typical patient room casework	Windham	1	budget	\$0	\$0	\$78,974		\$78,974
	Typical patient room solid surface	in above			\$0	\$0	\$0		\$0
	Temporary staff/nurse station casework	in above	6	lf	\$0	\$0	\$0		\$0
	Temporary staff/nurse station solid surface	in above			\$0	\$0	\$0		\$0
	Dumbwaiter PLAM doors	in above	11	lf	\$0	\$0	\$0		\$0
	Corridor bench	in above			\$0	\$0	\$0		\$0
	Corridor bench solid surface	in above	4	sf	\$0	\$0	\$0		\$0
	Nurse station die wall	in above			\$0	\$0	\$0		\$0
	Nurse station paneling	in above			\$0	\$0	\$0		\$0
	Nurse station solid surface	in above			\$0	\$0	\$0		\$0
	Nurse station tall cabinets		11	lf	\$0	\$650.00	\$7,150		\$7,150
	Dining				\$0	\$0	\$0		\$0
	Base cabinets		8	lf	\$0	\$450.00	\$3,600		\$3,600
	Counter-top, solid surface		11	lf	\$0	\$250.00	\$2,750		\$2,750
	Sink enclosure, solid surface		2	lf	\$0	\$225.00	\$450		\$450
	Wall cabinets		11	lf	\$0	\$325.00	\$3,575		\$3,575
	Soiled Utility				\$0	\$0	\$0		\$0
	Base cabinets		5	lf	\$0	\$450.00	\$2,250		\$2,250
	Counter-top, solid surface		5	lf	\$0	\$250.00	\$1,250		\$1,250
	Wall cabinets		5	lf	\$0	\$325.00	\$1,625		\$1,625
	Laundry				\$0	\$0	\$0		\$0
	Counter-top, solid surface		5	lf	\$0	\$250.00	\$1,250		\$1,250
	Deep counter-top, solid surface		7	lf	\$0	\$300.00	\$2,100		\$2,100
	Open Shelving, PLAM		9	lf	\$0	\$75.00	\$675		\$675
	Reception				\$0	\$0	\$0		\$0
	Counter-top, solid surface	in above	4	lf	\$0	\$0	\$0		\$0
	Med Room				\$0	\$0	\$0		\$0
	Wall cabinets		7	lf	\$0	\$325.00	\$2,275		\$2,275
	Base cabinets		6	lf	\$0	\$450.00	\$2,700		\$2,700
	Deep Counter-top, solid surface		12	lf	\$0	\$300.00	\$3,600		\$3,600
	Counter-top, solid surface		7	lf	\$0	\$250.00	\$1,750		\$1,750
	Sink enclosure, solid surface		2	lf	\$0	\$225.00	\$450		\$450
	Dictation				\$0	\$0	\$0		\$0



RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate REV 1 04.25.19

Project: RRMC PSIU West and North Wing

Printed on 04/25/19

Architect: Lavallee Brensinger Architects

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
	Counter-top, solid surface	in above	9	lf		\$0		\$0		\$0
	Corridor					\$0		\$0		\$0
	Tall cabinets		8	lf		\$0	\$650.00	\$5,200		\$5,200
	Miscellaneous Casework	allow	1	ls		\$0	\$7,500.00	\$7,500		\$7,500
						\$0		\$0		\$0
	ITEM TOTAL					\$0		\$50,150	\$78,974	\$129,124

7 THERMAL & MOISTURE PROTECTION										
072100 Thermal Insulation										
	insulate at laundry units exterior penetrations		2	ea	\$240.00	\$480	\$50.00	\$100		\$580
	072500 Weather Barriers	NONE				\$0		\$0		\$0
	075300 Elastomeric Membrane Roofing					\$0		\$0		\$0
	Roof penetrations for new work	allow	2	ea		\$0	\$2,800.00	\$5,600		\$5,600
	078100 Applied Fireproofing					\$0		\$0		\$0
	Patch fireproofing where disturbed	allow	1	ls		\$0	\$3,600.00	\$3,600		\$3,600
	078400 Firestopping					\$0		\$0		\$0
	Firestopping not by trades, labor	allow	64	hrs	\$60.00	\$3,840		\$0		\$3,840
	Firestopping not by trades, material	allow	1	ls		\$0	\$2,500.00	\$2,500		\$2,500
	079005 Joint Sealers					\$0		\$0		\$0
	Pick proof caulking, labor	allow	160	hrs	\$60.00	\$9,600		\$0		\$9,600
	Pick proof caulking, material	allow	1	ls		\$0	\$4,000.00	\$4,000		\$4,000
	NW03, Pick proof caulking at corner guards		8	ea	\$60.00	\$480	\$40.00	\$320		\$800
						\$0		\$0		\$0
	ITEM TOTAL					\$14,400		\$16,120	\$0	\$30,520

8 DOORS, WINDOWS & GLASS										
081113 Hollow Metal Doors and Frames										
081416 Flush Wood Doors										
	Replace stairwell doors for new recessed panics		2	ea	\$464.00	\$928	\$2,500.00	\$5,000		\$5,928
	New psych double door opening		2	ea	\$1,920.00	\$3,840	\$3,000.00	\$6,000		\$9,840
	New psych single door opening		5	ea	\$960.00	\$4,800	\$3,000.00	\$15,000		\$19,800
	New psych window frame		3	ea	\$240.00	\$720	\$400.00	\$1,200		\$1,920
	NW15, Psych single door opening		3	ea	\$960.00	\$2,880	\$3,000.00	\$9,000		\$11,880
	NW16, Psych patient bathroom door		4	ea	\$960.00	\$3,840	\$3,000.00	\$12,000		\$15,840
	NW16, Psych patient door		2	ea	\$960.00	\$1,920	\$3,000.00	\$6,000		\$7,920
	Unload, haul, storage	allow	1	ls	\$1,920.00	\$1,920	\$1,500.00	\$1,500		\$3,420
	083100 Access Doors & Panels					\$0		\$0		\$0
	Phase 1					\$0		\$0		\$0
	NW05, Replace ceiling access panel with security type		4	ea	\$360.00	\$1,440	\$220.00	\$880		\$2,320
	Phase 2					\$0		\$0		\$0
	NW05, Replace ceiling access panel with security type		23	ea	\$360.00	\$8,280	\$220.00	\$5,060		\$13,340
	Misc access doors for other work	allow	20	ea	\$360.00	\$7,200	\$220.00	\$4,400		\$11,600
	084313 Aluminum Storefronts	NONE				\$0		\$0		\$0
	085654 Security Windows	NONE				\$0		\$0		\$0
	087100 Door Hardware					\$0		\$0		\$0
	Phase 1					\$0		\$0		\$0
	NW10, provide new continuous hinge		1	ea	\$696.00	\$696	\$1,200.00	\$1,200		\$1,896
	NW11, provide new continuous hinge, lockset, wall stop		2	ea	\$1,392.00	\$2,784	\$1,500.00	\$3,000		\$5,784
	Remove rubber stops, fill holes		9	ea	\$240.00	\$2,160	\$75.00	\$675		\$2,835
	Phase 2					\$0		\$0		\$0
	Replace patient toilet door hardware		12	ea	\$928.00	\$11,136	\$1,500.00	\$18,000		\$29,136
	NW09, provide new continuous hinge, lockset, wall stop		20	ea	\$1,392.00	\$27,840	\$1,500.00	\$30,000		\$57,840
	NW10, provide new continuous hinge		3	ea	\$696.00	\$2,088	\$1,200.00	\$3,600		\$5,688
	NW11, provide new continuous hinge, lockset, wall stop		1	ea	\$1,392.00	\$1,392	\$1,500.00	\$1,500		\$2,892
	Remove rubber stops, fill holes		36	ea	\$240.00	\$8,640	\$75.00	\$2,700		\$11,340
	Replace stairwell door hardware with new psych panics	allow	2	ea	\$464.00	\$928	\$1,000.00	\$2,000		\$2,928
	Replace fasteners for misc items	allow	1	ls		\$0	\$4,000.00	\$4,000		\$4,000
	Miscellaneous hardware	allow	1	ls		\$0	\$4,500.00	\$4,500		\$4,500
	088000 Glazing					\$0		\$0		\$0
	Glass Sub	Royal Glass	1	budget		\$0		\$0	\$10,445	\$10,445
	Daisy sliders at temp nurse station	in above	2	ea		\$0		\$0		\$0
	Privacy glass, Vistamatic at doors	in above	3	ea		\$0		\$0		\$0
	Quik-serve sliding windows	in above	2	ea		\$0		\$0		\$0
	Tempered laminated glass at BLs	in above	2	ea		\$0		\$0		\$0
	Tempered laminated glass at doors	in above	3	ea		\$0		\$0		\$0
	Glass film		5	ea		\$0	\$250.00	\$1,250		\$1,250
	Miscellaneous glass	allow	1	ls		\$0	\$4,000.00	\$4,000		\$4,000
						\$0		\$0		\$0
	ITEM TOTAL					\$95,432		\$142,465	\$10,445	\$248,342



RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate REV 1 04.25.19

Project: RRM C PSIU West and North Wing

printed on 04/25/19

Architect: Lavallee Brensinger Architects

ITEM	DESCRIPTION	QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
------	-------------	------	-----	------------	-------	------------	-----	----------	-------

9 FINISHES											
092116 Gypsum Board Assemblies								\$0	\$0		
Phase 1											
	Patch for laundry units	allow	1	ls	\$960.00			\$960	\$0		
	Wall assembly, psych at Patient rooms, 12' tall		699	sf		\$0	\$22.00	\$15,378	\$15,378		
	Wall assembly, psych materials, 12' tall		250	sf		\$0	\$22.00	\$5,500	\$5,500		
	Patch new openings		2	ea	\$960.00	\$1,920		\$450.00	\$900		
	Gypsum ceilings at patient room		270	sf		\$0	\$24.00	\$6,480	\$6,480		
Phase 2											
	Wall assembly, psych at Patient rooms, 12' tall		690	sf		\$0	\$22.00	\$15,180	\$15,180		
	Wall assembly, psych materials, 12' tall		1600	sf		\$0	\$22.00	\$35,200	\$35,200		
	Gypsum ceilings at patient room		150	sf		\$0	\$24.00	\$3,600	\$3,600		
	Patch new openings	allow	24	ea	\$960.00	\$23,040		\$450.00	\$10,800		
	Misc patching	allow	1	ls	\$9,600.00	\$9,600		\$4,500.00	\$4,500		
095100 Acoustical Ceilings								\$0	\$0		
Subcontract Furnish & Install											
	Security 2x2 metal ceiling system		350	sf		\$0	\$85.00	\$29,750	\$29,750		
	ACT at Nurse Station		360	sf		\$0	\$7.00	\$2,520	\$2,520		
	Remove & replace ACT on other floors, labor	allow	40	hrs	\$60.00	\$2,400		\$0	\$2,400		
	Remove & replace ACT on other floors, material	allow	1	ls		\$0	\$1,500.00	\$1,500	\$1,500		
096500 Resilient Flooring								\$0	\$0		
Phase 1											
	Patient room vinyl flooring with integral base		620	sf		\$0	\$14.00	\$8,680	\$8,680		
	Patient toilet room vinyl flooring with integral base		95	sf		\$0	\$14.00	\$1,330	\$1,330		
	Utility room flooring & base		110	sf		\$0	\$10.00	\$1,100	\$1,100		
Phase 2											
	Corridor vinyl flooring with integral base		1350	sf		\$0	\$14.00	\$18,900	\$18,900		
	Dictation Forbo carpet with wall base		150	sf		\$0	\$8.00	\$1,200	\$1,200		
	Med room vinyl flooring with integral base		105	sf		\$0	\$14.00	\$1,470	\$1,470		
	Patient room vinyl flooring with integral base		150	sf		\$0	\$14.00	\$2,100	\$2,100		
	Floor prep	allow	1	ls		\$0	\$6,450.00	\$6,450	\$6,450		
	Slope floor to drain	allow	2	ea		\$0	\$500.00	\$1,000	\$1,000		
099000 Painting and Coating								\$0	\$0		
Phase 1											
	Paint walls, 9' high		7400	sf		\$0	\$2.00	\$14,800	\$14,800		
	Paint ceilings		270	sf		\$0	\$2.50	\$675	\$675		
Phase 2											
	Paint walls, 9' high		21600	sf		\$0	\$2.00	\$43,200	\$43,200		
	Paint ceilings		150	sf		\$0	\$2.50	\$375	\$375		
	Paint door frames		86	ea		\$0	\$250.00	\$21,500	\$21,500		
	Miscellaneous painting	allow	1	ls		\$0	\$4,000.00	\$4,000	\$4,000		
ITEM TOTAL								\$38,880	\$258,988	\$0	\$297,868

10 SPECIALTIES											
101101 Visual Display Boards				NONE							
101425 Code Required Building Signage				NONE							
102601 Wall & Corner Protection								\$0	\$0	\$0	
	Whiterock wall protection		486	sf		\$0	\$30	\$14,580	\$14,580	\$0	
Wall protection Sub				Lajeunesse	1	budget		\$0	\$7,025	\$7,025	
	Handrail, Inpro 800	in above	132	lf		\$0		\$0	\$0	\$0	
	Hardware & lig resis brackets	in above	1	ls		\$0		\$0	\$0	\$0	
	Misc wall protection	allow	1	ls		\$0	\$3,500	\$3,500	\$3,500	\$0	
102800 Toilet & Healthcare Accessories								\$0	\$0	\$0	
Toilet Access Sub				Lajeunesse	1	budget		\$0	\$10,725	\$10,725	
New Patient Toilet Rooms											
	Recessed toilet paper holder	in above	5	ea		\$0		\$0	\$0	\$0	
	Paper towel dispenser, surface	in above	5	ea		\$0		\$0	\$0	\$0	
	Grab bars, anti-ligature	in above	10	ea		\$0		\$0	\$0	\$0	
	Mirror, ligature	in above	5	ea		\$0		\$0	\$0	\$0	
Toilet Access Sub				Lajeunesse	1	budget		\$0	\$5,220	\$5,220	
Minor toilet room renovation											
	Paper towel dispenser, surface	in above	12	ea		\$0		\$0	\$0	\$0	
Toilet Access Sub				Lajeunesse	1	budget		\$0	\$925	\$925	
	Mirror, half dome, 12x24	in above	2	ea		\$0		\$0	\$0	\$0	
	Robe hooks, item 11A		18	ea	\$45.00	\$810	\$120	\$2,160	\$2,970	\$2,970	
	Misc toilet accessories	allow	1	ls		\$0	\$2,000	\$2,000	\$2,000	\$0	
104400 Fire Protection Specialties								\$0	\$0	\$0	
	Replace FE cabinets & extinguishers	allow	3	ea	\$480.00	\$1,440	\$550	\$1,650	\$3,090	\$3,090	
105100 Lockers								\$0	\$0	\$0	
	Re-install visitor lockers		3	ea	\$480.00	\$1,440	\$50	\$150	\$1,590	\$1,590	
ITEM TOTAL								\$3,690	\$24,040	\$23,895	\$51,625



RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate REV 1 04.25.19

Project: RRMC PSIU West and North Wing
 Architect: Lavallee Brensinger Architects

printed on 04/25/19

ITEM	DESCRIPTION	QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
11 EQUIPMENT									
110000	Equipment	NONE			\$0		\$0		\$0
ITEM TOTAL					\$0		\$0	\$0	\$0
12 FURNISHINGS									
123600	Countertops	Refer to 062000							
ITEM TOTAL					\$0		\$0	\$0	\$0
13 SPECIAL CONSTRUCTION									
130000	Special Construction	NONE							
ITEM TOTAL					\$0		\$0	\$0	\$0
14 CONVEYING SYSTEMS									
140000	Elevator	NONE			\$0		\$0		\$0
ITEM TOTAL					\$0		\$0	\$0	\$0
21 FIRE SUPPRESSION									
210000	Fire Protection								
Sprinkler Sub									
	Phase 1 trips	Firetech	1	budget	\$0		\$0	\$85,750	\$85,750
	Design and permit	in above	10	ea	\$0		\$0		\$0
	Replace sprinkler heads with new Tyco Raven	in above			\$0		\$0		\$0
	Phase 2 trips	in above	42	ea	\$0		\$0		\$0
	Unforeseen sprinkler work	allow	1	ls	\$0	\$6,000.00	\$6,000		\$6,000
ITEM TOTAL					\$0		\$6,000	\$85,750	\$91,750
22 PLUMBING									
220000	Plumbing	Refer to division 230000							
ITEM TOTAL					\$0		\$0	\$0	\$0
23 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)									
230000	HVAC								
Mechanical Sub									
	Enclosure for unit ventilators	NEAS	1	budget	\$0		\$0	\$303,000	\$303,000
	Minor toilet renovations	in above	20	ea	\$0		\$0		\$0
	Replace diffusers with security type	in above	12	ea	\$0		\$0		\$0
	HVAC for patient room & bathroom	allow	5	ea	\$0	\$3,000.00	\$15,000		\$15,000
	Unforeseen Plumbing & HVAC	allow	1	ls	\$0	\$15,000.00	\$15,000		\$15,000
ITEM TOTAL					\$0		\$30,000	\$303,000	\$333,000
25 INTEGRATED AUTOMATION									
250000	HVAC Instrumentation and Controls	Refer to division 23							
ITEM TOTAL					\$0		\$0	\$0	\$0



RRMC 4th Floor PSIU Mock Survey Renovations DD Budget Estimate REV 1 04.25.19

Project: RRMC PSIU West and North Wing

Printed on 04/25/19

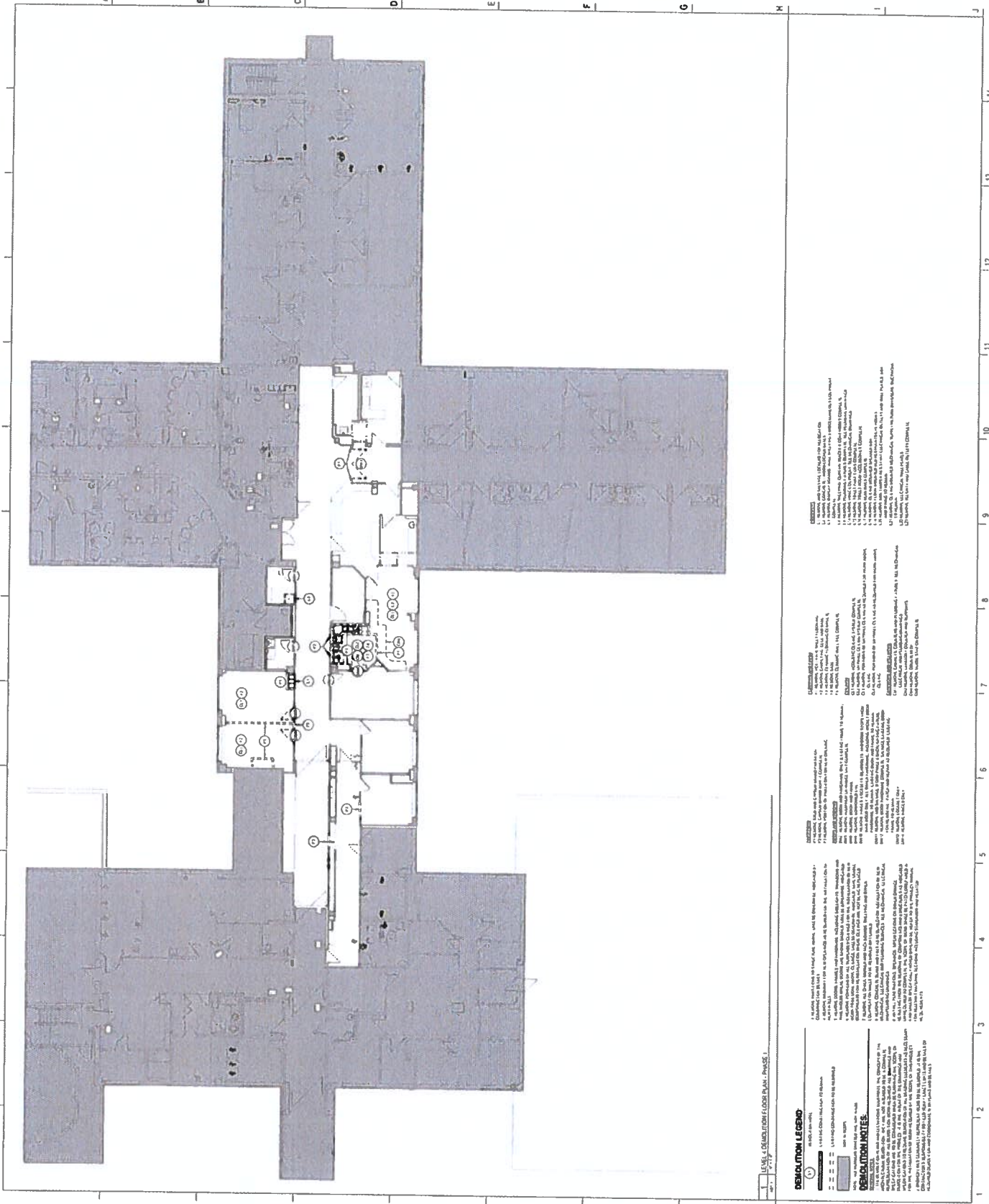
Architect: Lavalée Brensinger Architects

ITEM	DESCRIPTION		QUAN	U/M	UNIT LABOR	LABOR	UNIT MAT'L	MAT	SUB COST	TOTAL
26 ELECTRICAL										
260000 Electrical										
	Electrical Sub	Interstate	1	budget		\$0		\$0	\$386,310	\$386,310
	Light fixtures & supports	in above				\$0		\$0		\$0
	Light fixture branch circuit wiring	in above				\$0		\$0		\$0
	Lighting control & occupancy sensors	in above				\$0		\$0		\$0
	General use/special devices	in above				\$0		\$0		\$0
	Power branch circuit wiring	in above				\$0		\$0		\$0
	Mechanical connections & disconnects & branch	in above				\$0		\$0		\$0
	Rework existing distribution equipment	in above				\$0		\$0		\$0
	Modify existing fire alarm system & branch wiring	in above				\$0		\$0		\$0
	Modify existing nurse call & branch wiring	in above				\$0		\$0		\$0
	Sound system & branch wiring	in above				\$0		\$0		\$0
	Modify existing CCTV system	in above				\$0		\$0		\$0
	Telecommunications system empty conduit sleeve	in above				\$0		\$0		\$0
	Misc minor materials	in above				\$0		\$0		\$0
	Electrical make safe & selective demolition	in above				\$0		\$0		\$0
	Testing & commissioning & training	in above				\$0		\$0		\$0
	Temporary power and lighting	in above				\$0		\$0		\$0
	Storage office trailer rental	in above				\$0		\$0		\$0
	Electrical permit fee	in above				\$0		\$0		\$0
	As-built drawings	in above				\$0		\$0		\$0
	Direct job expense	in above				\$0		\$0		\$0
	Overtime allowance	in above				\$0		\$0		\$0
	Project supervision	in above				\$0		\$0		\$0
	P&P bond	excluded				\$0		\$0		\$0
	Unforeseen electrical	allow	1	ls		\$0	\$12,000.00	\$12,000		\$12,000
	Replace code GREY buttons with Psych safe	allow	12	ea		\$0	\$850.00	\$10,200		\$10,200
	Solenoid for bathroom shutoffs	allow	5	ea		\$0	\$1,500.00	\$7,500		\$7,500
	Add psych safe domes to clocks	allow	7	ea		\$0	\$550.00	\$3,850		\$3,850
						\$0		\$0		\$0
	ITEM TOTAL					\$0		\$33,550	\$386,310	\$419,860
27 COMMUNICATIONS										
270000 Communications										
	Replace pay phone with Psych safe	allow	3	ea		\$0	\$2,500.00	\$7,500		\$7,500
						\$0		\$0		\$0
	ITEM TOTAL					\$0		\$7,500	\$0	\$7,500
28 ELECTRONIC SAFETY & SECURITY										
283100 Fire Detection and Alarm										
	Access Control Sub	Royal Group	1	budget		\$0		\$0	\$52,399	\$52,399
	Access control @ doors	in above	8	ea		\$0		\$0		\$0
	Video management system	in above	1	ea		\$0		\$0		\$0
	Remove & relocate system to temp nurse station	in above	1	ls		\$0		\$0		\$0
	Reception video intercom & surveillance	in above	2	ea		\$0		\$0		\$0
	Nurse station video intercom & surveillance	in above	2	ea		\$0		\$0		\$0
	South wing nurse station video surveillance	in above	1	ea		\$0		\$0		\$0
	Electromechanical lockset, & reader at doors	in above	6	ea		\$0		\$0		\$0
	West wing video door station, electro lock	in above	1	ea		\$0		\$0		\$0
	Elevator to Recep video door station, electro lock	in above	1	ea		\$0		\$0		\$0
	Replace card reader with low profile unit	allow	20	ea		\$0	\$514.00	\$10,280		\$10,280
	Provide ceiling dome camera	allow	8	ea		\$0	\$960.00	\$7,680		\$7,680
	Video Intercom Sub	Royal Group	1	budget		\$0		\$0	\$20,466	\$20,466
	Replace existing video intercom with Aiphone DX	in above	1	ls		\$0		\$0		\$0
	Aiphone video door station	in above	14	ea		\$0		\$0		\$0
	Aiphone video master station	in above	2	ea		\$0		\$0		\$0
	Aiphone relay adapter	in above	2	ea		\$0		\$0		\$0
	D-link PoE switch	in above	1	ls		\$0		\$0		\$0
	Replace fire alarm devices with psych safe, item #4	allow	45	ea		\$0	\$350.00	\$15,750		\$15,750
						\$0		\$0		\$0
	ITEM TOTAL					\$0		\$33,710	\$72,865	\$106,575
31 EARTHWORK										
312256 Foundation Related Earthwork										
	ITEM TOTAL	NONE				\$0		\$0	\$0	\$0
32 EXTERIOR IMPROVEMENTS										
320000 Exterior Improvements										
	ITEM TOTAL	NONE				\$0		\$0	\$0	\$0
33 UTILITIES										
330000 Utilities										
	ITEM TOTAL	NONE				\$0		\$0	\$0	\$0

NO.	DESCRIPTION	DATE



Project:		RUSLAND REGIONAL MEDICAL CENTER - PHASE 1	
Client:		RUSLAND REGIONAL MEDICAL CENTER	
Phase:		CONCEPT DEVELOPMENT	
Date:		7/27/18	
Sheet:		AD1.1	
Scale:		AS SHOWN	



REVISIONS
1. REVISED TO ADD...
2. REVISED TO ADD...
3. REVISED TO ADD...
4. REVISED TO ADD...
5. REVISED TO ADD...

GENERAL NOTES

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

2. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

3. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

14 13 12 11 10 9 8 7 6 5 4 3 2 1

H G F E D C B A

AD1.1
RUSLAND REGIONAL MEDICAL CENTER - PHASE 1
CONCEPT DEVELOPMENT
7/27/18

4th Floor Inpatient

160 Allen Street Rutland, VT 05701

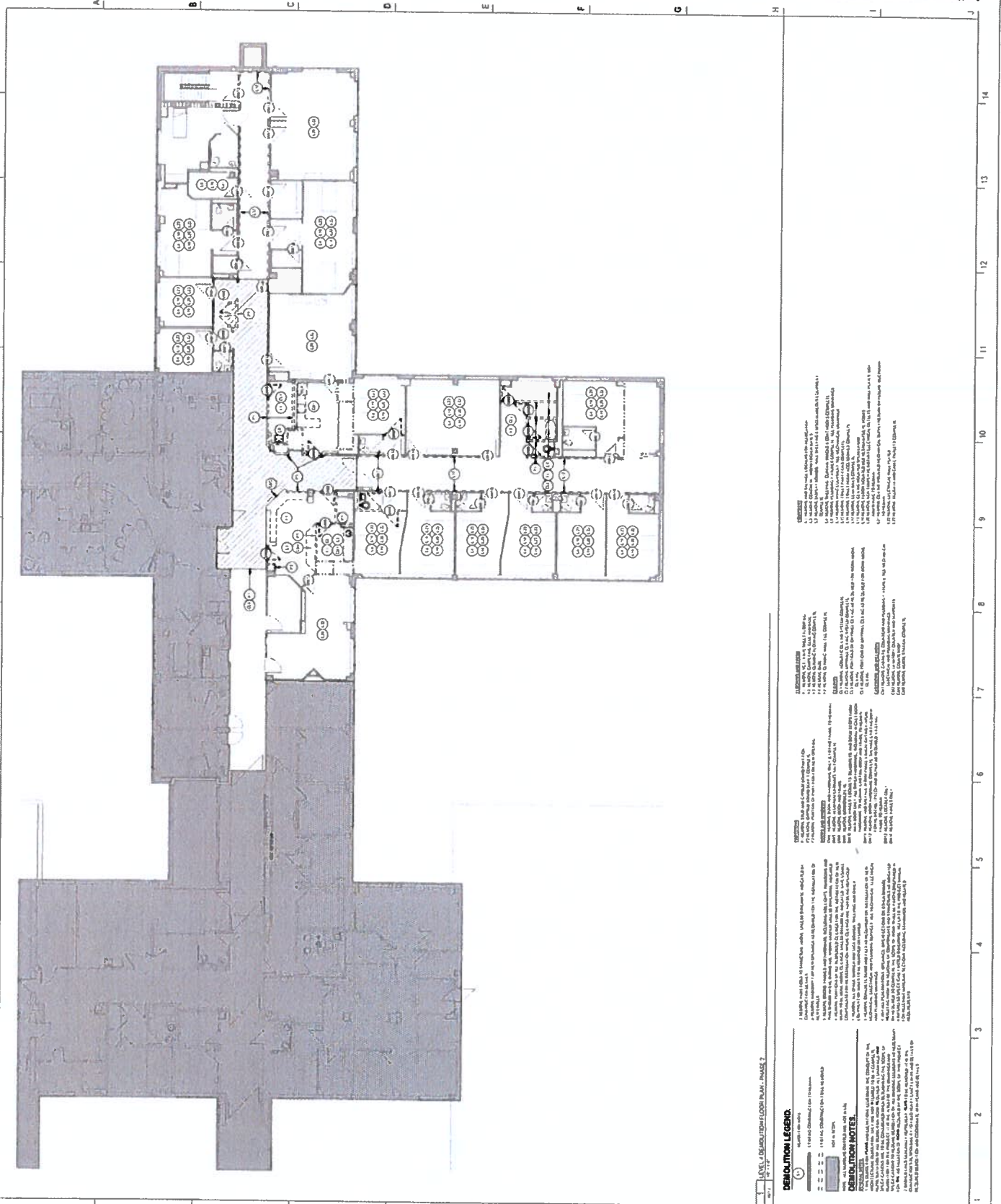
NO.	DESCRIPTION	DATE



PROJECT INFORMATION

Project Name	LEVEL 4 RENOVATION PHASE 2
Client	Rutland Regional Medical Center
Architect	Lavalle Brensinger Architects
Scale	1/8" = 1'-0"
Date	JULY 27, 2010
Sheet	AD1.2

Construction Documents Set
SHEET NO. 11 OF 18
TOTAL SHEETS 18



REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED CORRIDOR WIDTHS AND DOOR SIZES	7/27/10

REVISION LOGS

1. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

2. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

3. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

4. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

5. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

6. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

7. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

8. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

9. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

10. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

11. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

12. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

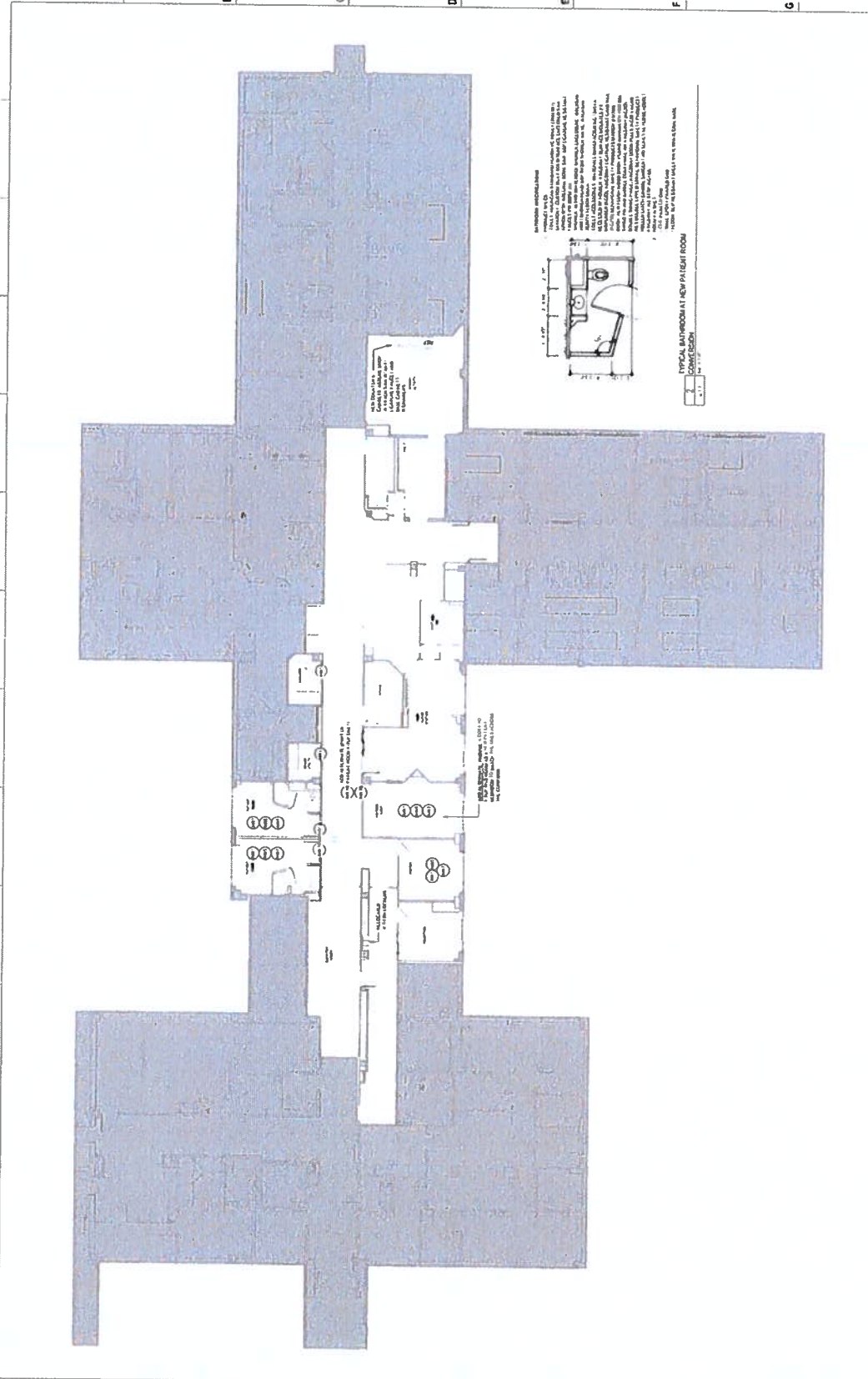
13. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

14. CORRIDOR WIDTHS: REVISED TO 7'-0" MINIMUM CLEARANCE. DOOR SIZES REVISED TO 4'-0" MINIMUM CLEARANCE. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES. REVISED CORRIDOR WIDTHS AND DOOR SIZES TO MEET CURRENT CODES.

4th Floor Inpatient

160 Main Street, Rutland, VT 05701

NO.	DESCRIPTION	DATE



GENERAL PARTITION NOTES

1. ALL PARTITIONS SHALL BE 5/8" TYPE-X Gypsum Board on metal studs with 1/2" gypsum board on both sides.
2. ALL PARTITIONS SHALL BE 1/2" TYPE-X Gypsum Board on metal studs with 1/2" gypsum board on both sides.
3. ALL PARTITIONS SHALL BE 1/2" TYPE-X Gypsum Board on metal studs with 1/2" gypsum board on both sides.
4. ALL PARTITIONS SHALL BE 1/2" TYPE-X Gypsum Board on metal studs with 1/2" gypsum board on both sides.

TYPICAL BATHROOM AT NEW PATIENT ROOM

1. TYPICAL BATHROOM AT NEW PATIENT ROOM

2. TYPICAL BATHROOM AT NEW PATIENT ROOM

3. TYPICAL BATHROOM AT NEW PATIENT ROOM

4. TYPICAL BATHROOM AT NEW PATIENT ROOM

NEW WORK LEGEND

1. NEW WORK LEGEND

2. NEW WORK LEGEND

3. NEW WORK LEGEND

4. NEW WORK LEGEND

5. NEW WORK LEGEND

6. NEW WORK LEGEND

7. NEW WORK LEGEND

8. NEW WORK LEGEND

9. NEW WORK LEGEND

10. NEW WORK LEGEND

11. NEW WORK LEGEND

12. NEW WORK LEGEND

13. NEW WORK LEGEND

14. NEW WORK LEGEND

Revised Regional Medical Center

4th Floor Inpatient

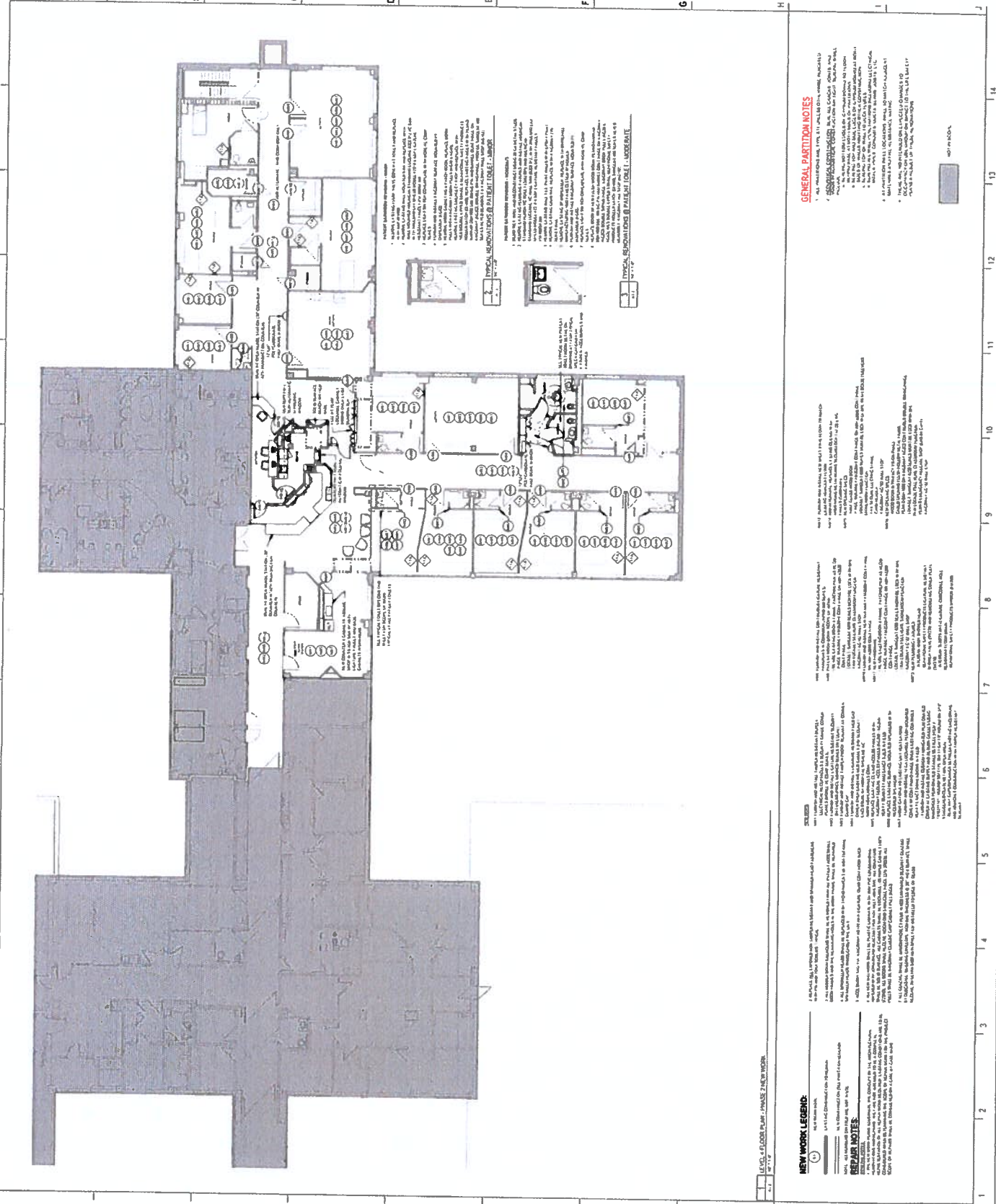
100 Main Street | Rutland, VT 05701

NO	DESCRIPTION	DATE



REVISIONS	
NO	DESCRIPTION

A1.2



GENERAL PARTITION NOTES

1. ALL PARTITIONS ARE 1 1/2" TYPE GYPSUM BOARD FINISHED
2. PARTITIONS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
3. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
4. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
5. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
6. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
7. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
8. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
9. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
10. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
11. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
12. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
13. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED
14. ALL PARTITION JOINTS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED

TYPICAL RENOVATIONS @ DATE: (DATE) - (DATE)

1. (DESCRIPTION OF RENOVATION)
2. (DESCRIPTION OF RENOVATION)
3. (DESCRIPTION OF RENOVATION)

REPAIR NOTES

1. (DESCRIPTION OF REPAIR)
2. (DESCRIPTION OF REPAIR)
3. (DESCRIPTION OF REPAIR)
4. (DESCRIPTION OF REPAIR)
5. (DESCRIPTION OF REPAIR)
6. (DESCRIPTION OF REPAIR)
7. (DESCRIPTION OF REPAIR)
8. (DESCRIPTION OF REPAIR)
9. (DESCRIPTION OF REPAIR)
10. (DESCRIPTION OF REPAIR)
11. (DESCRIPTION OF REPAIR)
12. (DESCRIPTION OF REPAIR)
13. (DESCRIPTION OF REPAIR)
14. (DESCRIPTION OF REPAIR)

NEW WORK LEGEND

- (Symbol) NEW WORK
- (Symbol) EXISTING
- (Symbol) TO BE REMOVED

LEVELS, CEILING, FLOOR PLAN - PHASE 2 - NEW WORK

1. ALL LEVELS SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED

2. ALL CEILING SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED

3. ALL FLOOR SHALL BE FINISHED WITH 1/2" TYPE GYPSUM BOARD FINISHED

RRMC - 4th Floor Psychiatric Unit Assessment

EXHIBIT C

ITEM	LOCATION	DESCRIPTION	TIMEFRAME	REMARKS	IN PROJECT (Y/N)
1	General	Remove rubber silencers from door frames		Ingestion risk	Y
2	General	Replace spanner screws with pin-and-torx screws		Patients can remove spanner type	Y
3	General	Replace door locksets with BH grade version		Ligature risk; Review on case-by-case basis	Y
4	General	Replace deadbolts with BH grade version		Ligature risk	Y
5	General	Replace hinges with BH grade version		Ligature risk	Y
6	General	Remove existing exterior windows and replace with BH grade units		Ligature / Patient safety risk	N
7	General	Remove & replace / modify existing unit ventilators to make BH safe		Ligature / Ingestion / Weaponization risk	Y
8	General	Replace door stops with BH grade stops		Risk of weaponization	Y
9	General	Replace sprinkler heads with Tycho Raven heads		Ligature & tampering risk	Y
10	Corridor	Add convex security mirror at blind spots in corridors to improve visibility (by showers)		Staff Safety Risk	Y
11	Intake	Relocate bottled gases to staff only area		Risk of Weaponization	Y
12	Nurse Station	Remove thumbtracks from tack panels		Ingestion / Weaponization risk	Y
13	Nurse Station	Conceal computer screens from patients' view			Y
14	Nurse Station	Modify/Relocate nurse station layout to improve visibility of the unit		HIPAA concern; weaponization concern; can be resolved as part of nurse station relocation	RESOLVED BY NURSE STATION RENOVATIONS
15	Nutrition	Conceal sink piping		Staff / Patient safety risk	Y
16	Nutrition	Replace cabinet pulls with ligature resistant ones		Ligature Risk; Resolved as part of nurse station relocation	RESOLVED BY NURSE STATION RENOVATIONS
17	Patient Rooms	Remove floor eyebolts		Ligature Risk; Resolved as part of nurse station relocation	RESOLVED BY NURSE STATION RENOVATIONS
18	Patient Rooms	Replace hospital style beds and replace with fixed platform beds		Ligature risk (crocodile roll)	Y
19	Patient Rooms	Replace electrical outlets with tamper-resistant outlets		Ligature risk (crocodile roll)	Y
20	Patient Shower	Replace mechanical supply/exhaust grille with BH version		Patient safety risk	Y
21	Patient Toilets	Replace plumbing fixtures with BH grade fixtures		Ligature risk	Y
22	Corridor	Eliminate hidden alcove in West wing		Ligature risk	Y
23	General	Add pick proof sealant to cove cap (integral base)		Staff/Patient safety risk	Y
24	General	Replace wall plate covers with BH grade		Risk of weaponization	Y
25	Intake	Replace adjustable wall shelving with fixed BH appropriate shelving		Ligature & tampering risk	RESOLVED BY NURSE STATION RENOVATIONS
26	Kitchen	Replace cabinet locks with ligature resistant ones		Ligature Risk; Resolved as part of nurse station relocation	RESOLVED BY NURSE STATION RENOVATIONS
27	Kitchen	Make soda/ice machine BH safe		Ligature & tampering risk	RESOLVED BY NURSE STATION RENOVATIONS
28	Nurse Station	Replace gate closer with spring hinge		Ligature & staff safety risk; Resolved as part of nurse station relocation	RESOLVED BY NURSE STATION RENOVATIONS
29	Nutrition	Install valance over wall cabinets		Ligature risk and contraband concealment space; Resolved as part of nurse station relocation	RESOLVED BY NURSE STATION RENOVATIONS
30	Nutrition	Replace cabinet locks with ligature resistant ones		Ligature risk; Resolved as part of nurse station relocation	RESOLVED BY NURSE STATION RENOVATIONS
31	Patient Rooms	Remove / Protect medical gas connections		Ligature & tampering risk	Y
32	Patient Rooms	Remove tel/data/cable outlets		Ligature & tampering risk	Y
33	General	Replace hazardous furniture with BH appropriate furniture (Review on case-by-case basis)		Ligature & weaponization risk	N
34	Corridor	Replace Corridor Ceilings		Tampering and weaponization risk	Y/N
35	General	Replace ceiling access panels with security grade panels		Tampering risk	Y
36	General	Remove tension style robe hooks and replace with Kingsway Coat hook (KG180)		Ligature risk	Y

RRMC - 4th Floor Psychiatric Unit Assessment

ITEM	LOCATION	DESCRIPTION	TIMEFRAME	REMARKS	IN PROJECT (Y/N)
37	General	Seal wall corner guards to lock the parts into place		Ligature / ingestion / Weaponization risk	Y
38	Kitchen	Make dumbwaiter hardware BH safe		Ligature risk	Y
39	Nutrition	Replace exhaust hood with code compliant one		Potential State Fire Marshal citation risk	RESOLVED BY NURSE STATION RENOVATIONS
40	Patient Rooms	Replace privacy curtains with BH grade curtains		Asphyxiation risk	N
41	Patient Shower	Replace shower heads with recommended head (Intersan 40691)		Ligature risk	Y
42	Patient Shower	Remove ceramic wall tile; replace with paint or impact resistant sheet product		Risk of weaponization	Y/N
43	Patient Shower	Remove ceramic floor tile; replace with sheet vinyl		Risk of weaponization	Y/N
44	Patient Shower	Replace mirrors with BH grade version		Ligature and weaponization risk	Y
45	Patient Toilets	Remove ceramic wall tile from bathrooms; replace with paint or impact resistant sheet product		Risk of weaponization	Y/N
46	Patient Toilets	Remove ceramic floor tile from bathrooms; replace with sheet vinyl		Risk of weaponization	Y/N
47	Corridor	Replace Corridor Bumper Rails		Ligature risk	Y
48	Corridor	Replace wall mounted fire alarm devices with BH appropriate ceiling mounted ones		Ligature risk	Y
49	General	Replace lockable switch covers with a keyed switch		Ligature risk	N
50	Patient Rooms	Replace wicket doors with standard doors with double swing hinges and removable stops		Ligature & patient/staff safety risk	
51	Patient Rooms	Remove privacy curtains tracks completely (if converting to private rooms)		Ligature risk	
52	Patient Rooms	Replace existing shelf/coat hook unit and replace with more appropriate unit		Ligature risk	Y
53	Patient Rooms	Replace surface mounted speakers with recessed unit		Ligature & tampering risk	Y
54	Patient Shower	Replace grab bars with recommended Kingsway grab bars (KG270)		Ligature & infection control risk	Y
55	Patient Toilets	Replace grab bars with recommended Kingsway grab bars (KG270)		Ligature & infection control risk	Y
56	Patient Toilets	Replace TP dispensers with recommended Intersan surface mounted holder (TRH02)		Ligature & infection control risk	Y

TIMEFRAME LEGEND
Highly recommended that these items should be addressed immediately. Item poses an immediate safety risk to patients / staff / visitors. CMS citation risk is very high
Recommended that these items should be addressed as soon as financially possible. Item poses a substantial safety risk to patients / staff / visitors. CMS citation risk is medium-to-high
Considered BH 'Best Practice', but can be deferred as time/budget allows. Includes BH products that have been found to pose a potential safety risk to patients. CMS citation risk is low-to-medium
Recommended that Owner review these items as part of their Risk Assessment to determine need. CMS citation risk is low.