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STATE OF VERMONT
GREEN MOUNTAIN CARE BOARD

IN RE:	)	
	)	
RENOVATIONS TO	)	**GMCB-004-21CON**
PINE HEIGHTS AT BRATTLEBORO CENTER FOR	)	
NURSING AND REHABILITATION	)	

PROJECT NARRATIVE IN SUPPORT OF APPLICATION FOR CERTIFICATE OF NEED FOR RENOVATIONS TO PINE HEIGHTS AT BRATTLEBORO CENTER FOR NURSING AND REHABILITATION

EP Brattleboro Acquisition, LLC and Brattleboro Crossings, LLC (collectively, the Applicant) submit this Project Narrative in support of the Application for Certificate of Need to renovate three floors of Pine Heights at Brattleboro Center for Nursing and Rehabilitation, for a total project cost of three million eight hundred seventy-seven thousand four hundred and ninety-six dollars ($3,877,496).

I. INTRODUCTION

Pine Heights at Brattleboro Center for Nursing and Rehabilitation is an existing, fully occupied, 4-story skilled nursing facility located in Brattleboro, Vermont. The proposed project involves interior renovations to the first floor (3,950 S.F.), third floor (13,150 S.F.) and fourth floor (13,150 S.F.) nursing units and includes all new finishes (floors and walls), painting of existing hung acoustical ceiling grids and panels, new ceiling grid and panels in certain locations, new lighting and new millwork. Areas of minor construction will involve replacing ceramic tile wall and floors within the existing shower suites.

Other areas of construction will include the creation of a med room behind each nurse's station, relocation of the clean work rooms, refresh of the nourishment areas, refresh of existing recreation / dining rooms and the creation of a new oxygen closet. Work will also include replacement of existing lighting fixtures, existing electrical devices and plates to hospital grade devices, a new nurse call system (4th floor only), various HVAC and plumbing upgrades and repairs. New resident furniture will also be included.

In summary, the majority of the work involves finish upgrades within the existing nursing units, with some construction taking place in a few areas to better suit the needs of the residents and the staff within the nursing home.

II. BACKGROUND

A. Applicant Information.

Brattleboro Crossings, LLC d/b/a Pine Heights at Brattleboro Center for Nursing and Rehabilitation (Pine Heights) is organized as the entity that operates the skilled nursing facility. Brattleboro Crossings, LLC leases the property from EP Brattleboro Acquisition, LLC, a related organization that is organized to own the property. The Applicant is an affiliate of National Health Care Associates, Inc. (NHCA), a corporation formed in the State of Connecticut in 1984. Its principal offices are located at 20 E. Sunrise Highway, Valley Stream, NY 11581. NHCA owns and/or operates a network of Forty (40) skilled nursing and rehabilitation centers and assisted living centers throughout the Northeast. NHCA specializes in offering extensive programs for short-term rehabilitation and post-hospital care in areas including orthopedic, cardiovascular, neurological, and post-surgical recovery and rehabilitation.

B. Facility Information.

Pine Heights is located at 187 Oak Grove Avenue, Brattleboro, Vermont 05301. It is a skilled nursing and rehabilitation center for short-term and long-term residents and includes Eighty (80) beds. Pine Heights provides a comprehensive array of specialized services and programs, including clinical care, physical, occupational and speech therapies, in addition to social services and recreation therapies in a warm, healing environment.

C. CMS Measures.

Pine Heights has the following CMS ratings:

- Overall rating: 5-star (much above average)
- Health Inspection: 5-star (much above average)
- Staffing: 3-star (average)
- RN Staffing: 4-star (above average)
- Quality Measure: 4-star (above average)

D. CMS RN Staffing Measures.

Its RN Staffing numbers are above average:

	Pine Heights	**Vermont Average**
Average # of residents per day	70.4 residents	62.8 residents
Total number of licensed nurse staff hours per resident per day	1 hour and 31 minutes	1 hour and 52 minutes
RN hours per resident per day	59 minutes	53 minutes
LPN/LVN hours per resident per day	32 minutes	59 minutes
CNA hours per resident per day	2 hours and 9 minutes	2 hours and 41 minutes
Physical therapy staff hours per resident per day	4 minutes	5 minutes

E. CMS Quality Measures.

The Quality Measures are much above average. These are the measures as of March 22, 2021.

Quality of resident care rating				
	Facility	**National**	**Vermont**	**Better or Worse**
Short-stay quality of resident care				
Percentage of short-stay residents who were re-hospitalized after a nursing home admission **Lower percentages are better**	20.6%	21.7%	17.5%	Worse
Percentage of short-stay residents who have had an outpatient emergency department visit **Lower percentages are better**	14.9%	9.8%	13.8%	Worse
Percentage of short-stay residents who got antipsychotic medication for the first time **Lower percentages are better**	0%	1.8%	0.5%	Better
Percentage of residents with pressure ulcers/pressure injuries that are new or worsened **Lower percentages are better**	4.8%	2.5%		Worse
Percentage of short-stay residents who improved in their ability to move around on their own **Higher percentages are better**	86.9%	69%	76%	Better
Flu & pneumonia prevention measures - Short-stay residents				
Percentage of short-stay residents who needed and got a flu shot for the current flu season **Higher percentages are better**	86.2%	82.7%	83.8%	Better
Percentage of short-stay residents who needed and got a vaccine to prevent pneumonia **Higher percentages are better**	98.8%	83.7%	83.1%	Better
Additional quality measures - Short-stay residents				
Percentage of residents whose medications were reviewed and who received follow-up care when medication issues were identified **Higher percentages are better**	98.9%	88.4%		Better
Percentage of SNF residents who experience one or more falls with major injury during their SNF stay **Lower percentages are better**	0.5%	0.9%		Better
Percentage of SNF residents whose functional abilities were assessed and functional goals were included in their treatment plan **Higher percentages are better**	100%	99.1%		Better

Quality of resident care rating				
	Facility	**National**	**Vermont**	**Better or Worse**
Percentage of residents who are at or above an expected ability to care for themselves at discharge **Higher percentages are better**	69.9%	52.8%		Better
Percentage of residents who are at or above an expected ability to move around at discharge **Higher percentages are better**	61.7%	48.5%		Better
Change in residents' ability to care for themselves **Scores above 0 mean that the self-care score has improved and scores below 0 mean that the self-care score has worsened**	11.2			Better
Change in residents' ability to move around **Scores above 0 mean that the mobility score has improved and scores below 0 mean that the mobility score has worsened**	25.8			Better
Rate of successful return to home and community from a SNF **Higher rates are better**	57.5%	50.1%		Better
Rate of potentially preventable hospital readmissions 30 days after discharge from a SNF **Lower rates are better**	7.2%	7.7%		Better
Medicare Spending Per Beneficiary (MSPB) for residents in SNFs Displayed as a ratio	1.07	1.03		
Long-stay quality of resident care				
Number of hospitalizations per 1,000 long-stay resident days **Lower numbers are better**	1.63	1.69	1.11	Worse
Number of outpatient emergency department visits per 1,000 long-stay resident days **Lower numbers are better**	0.85	0.83	1.23	Better
Percentage of long-stay residents who got an antipsychotic medication **Lower percentages are better**	9.7%	14%	14.6%	Better
Percentage of long-stay residents experiencing one or more falls with major injury **Lower percentages are better**	3.1%	3.4%	4.8%	Better
Percentage of long-stay high-risk residents with pressure ulcers **Lower percentages are better**	3.2%	7.4%	5.8%	Better

Quality of resident care rating				
	Facility	**National**	**Vermont**	**Better or Worse**
Percentage of long-stay residents with a urinary tract infection **Lower percentages are better**	3%	2.5%	2.7%	Worse
Percentage of long-stay residents who have or had a catheter inserted and left in their bladder **Lower percentages are better**	0%	1.6%	1.2%	Better
Percentage of long-stay residents whose ability to move independently worsened **Lower percentages are better**	21%	18.5%	23.7%	Better
Percentage of long-stay residents whose need for help with daily activities has increased **Lower percentages are better**	20.1%	15%	19%	Worse
Flu & pneumonia prevention measures - Long-stay residents				
Percentage of long-stay residents who needed and got a flu shot for the current flu season **Higher percentages are better**	94.4%	96.1%	97.5%	Worse
Percentage of long-stay residents who needed and got a vaccine to prevent pneumonia **Higher percentages are better**	100%	94.1%	92.2%	Better
Additional quality measures - Long-stay residents				
Percentage of long-stay residents who were physically restrained **Lower percentages are better**	0%	0.2%	0.1%	Better
Percentage of long-stay low-risk residents who lose control of their bowels or bladder **Lower percentages are better**	45.8%	48.1%	51%	Better
Percentage of long-stay residents who lose too much weight **Lower percentages are better**	6.5%	5.9%	6.5%	Same
Percentage of long-stay residents who have symptoms of depression **Lower percentages are better**	0.5%	6.1%	8.9%	Better
Percentage of long-stay residents who got an antianxiety or hypnotic medication **Lower percentages are better**	26.4%	19.5%	15.9%	Worse

F. Industry Recognition and Awards.

Pine Heights has been designated by the State of Vermont as one of the top five skilled nursing and rehabilitation centers in the State of Vermont through the "Nursing Home Quality Award – 2017 and 2019. The award is based on Centers for Medicare Services Star rating, customer satisfaction survey results, participation in "The Advancing Excellence Campaign" and successful state survey results (preferably deficiency-free). Pine Heights is a CMS 5-star center and has been

so for many years. Pine Heights is also proud of its customer service results obtained by an independent company, Pinnacle Quality Insights. Pine Heights received the "Customer Experience Award" in 2015, 2016, 2017, and 2018, demonstrating the center's commitment to the "Four Pillars" of its mission statement: *Kindness, Compassion, Service and Excellence.* U.S. News & World Report also named Pine Heights as one of its "Best Nursing Homes" for 2015, 2016 and 2017, and 2018.

II. DETAILED PROJECT DESCRIPTION

A. Project Need.

The renovations to the first, third, and fourth floors of Pine Heights are needed to modernize the facility in order to improve resident experience and the quality of care. The second floor was renovated approximately ten years ago, so this project would render the remaining two nursing floors and support areas consistent with the other nursing floor.

B. Project Description and Details.

The Applicant will renovate approximately 30,250 square feet of Pine Heights. There is approximately 13,150 of square footage per nursing floor and 3,950 on the first floor. The proposed renovations will consist of the following renovations:

- **Refresh Patient Rooms**

  This scope of work includes:
  - New LVT with vinyl base installed over the existing floor in the bedroom.
  - New sheet vinyl with integral cove base in the bathroom.
  - Removing and replacing ceiling tiles and grid (2x2 ceiling tile).
  - Remove and reinstallation of cubicle curtain tracks.
  - Painting the existing gypsum ceiling at the bathroom.
  - Removing the existing built-in wardrobes (when applicable).
  - Remove and replace the millwork (in larger semi -privates).
  - Removing the wall finishes and prepping the walls.
  - Wallcovering / Crash protection at the headwall. We have included painting remaining walls including the bathroom.
  - New corner guards.
  - A new mirror at the restrooms.
  - A new light fixture above each bed.
  - Two new sconces in each room.
  - A new outlet / coax connection per bed for television.
  - New television brackets and blocking.
  - New nurse call system. (4th Floor).

- **Refresh Corridor**

  This scope of work includes:
  - New carpet with base installed over the existing floor.
  - Removing and replacing ceiling tiles and grid (2x2 ceiling tile).
  - Removing the wall finishes and prepping the walls.
  - Install crash protection below hand rail

- Furnishing and installing wallcovering above the handrail.
- New corner guards.
- Provide and install new crash rail and hand rail.
- New LED light fixtures.

- **Bathing Suites**
  This scope of work includes:
  - Installing new ceramic tile floor and base at the restroom.
  - Installing new ceramic tile walls and floor in all suite stalls.
  - Removing and replacing ceiling tiles and grid (2x2 clean room ceiling tile).
  - Removing the wall down to existing studs, installing new cement board and moisture resistant sheetrock
  - A new mirror at the restroom.
  - Tub room to get new ceramic tile floor and base. Paint above tile base.
  - Replace all shower stall pans and drains.

- **Nurses Stations, Med Room, and Clean Work Room**
  This scope of work includes:
  - New millwork for the nurses' station and med rooms.
  - New gypsum walls and door.
  - Removing and replacing ceiling tiles and grid (2x2 ceiling tile).
  - New wall coverings and paint.
  - New light fixtures.
  - Necessary wiring for nurse station relocation.
  - Extending the walls to the deck.

- **Dining Room and Nourishment**
  - New LVT flooring.
  - Replacement of millwork cabinets and solid surface counter tops.
  - New appliances.
  - New LED lighting.

C. Project Costs.

The Project Costs are set forth in the CON Required Financial Tables, which are submitted as **Attachment 1**.

- The Construction Costs for the proposed project are:

Renovation costs:	$2,738,166
Construction contingency and escalation:	$ 334,216
	$3,072,382

As support for these figures, please see:

"**Renovations costs**" and "**Construction contingency and escalation**:" Table 1 – project costs.

- The Related Project Costs are as follows:

Furnishings, fixtures and other equipment:	$ 471,000
Architectural/Engineering fees:	$ 91,000
Administrative Expenses and Permits	$31,000
Debt Financing Expenses:	$ 201,114
Other:	$ 11,000
	$ 805,114

As support for these figures, please see:

"**Furnishings, fixtures and other equipment**:" The proposed costs for these are detailed in **Attachment 2**.

"**Architectural/Engineering fees:**" See **Attachment 3.**

"Debt Financing Expenses:" $91,910 estimated for capitalized interest during the 12-month construction period.

"**Other**:" This includes consultant fees, builders risk insurance, controlled inspections, and legal fees.

- The Total Project Cost is estimated to be:

Construction costs:	$3,072,382
Related Project Costs:	$ 805,114
	$3,877,496

D. Architect.

The Applicant retained MBH Architecture LLC (MBH) to act as architect for the project. MBH is responsible for preparing all plans, designs and drawings related to the project and for reviewing the work of the general contractor. A copy of the MBH project plans and drawings (the MBH Plans) is submitted as **Attachment 4**. The MBH Plans include the following, which show the current plan and the new plans in full detail:

- A-001 Cover Sheet
- A-002 Drawing List/Symbols/Abbreviations/mount heights
- A-003 Partition types
- A-004 Door schedule
- AD-130 Third Floor Demolition Plan
- AD-140 Fourth Floor Demolition Plan
- A-130 Third Floor Plan
- A-140 Fourth Floor Plan
- A-200 Enlarged bedroom plan
- A-730 Third Floor Reflected Ceiling Plan
- A-740 Forth Floor Reflected Ceiling Plan
- A-800 Mill Work Plans and Elevations
- A-801 Mill Work Plans and Elevations

- A-802 Mill Work Section Details

E. General Contractor.

NHCA has retained Stewart Construction to act as a pre-construction manager, using historical information and current information to provide budget pricing. The Applicant, through NHCA, has a longstanding relationship with Stewart Construction. Recently, Stewart Construction has completed a complex phased project in Rutland, Vermont for NHCA. The Applicant has had a fantastic experience working with Stewart Construction. Moreover, in previous projects, Stewart Construction has often been the lowest bidder.

A copy of Stewart Construction's Estimate is submitted as **Attachment 5**. This Estimate shows the costs for the proposed project.

F. Temporary Displacement.

The renovation includes approximately 30,250 square feet of the facility. In order to ensure ongoing resident safety and minimize any disruption to residents during the renovation, NHCA anticipates completing the renovation in eight (8) phases, five (5) to six (6) weeks per phase, for a total of approximately forty-eight (48) weeks. Residents will be given proper, advance notice and will be relocated within the facility while their rooms undergo upgrades. Any displacement of residents will be temporary and of a short duration. The phasing of the construction is detailed in **Attachment 6**, third floor and fourth floor phasing plan.

G. Project Financing.

The total project cost for the renovation is approximately three million eight hundred seventy-seven thousand four hundred and ninety-six dollars ($3,877,496). The projections assume that the project will be funded by borrowing the cost of the project through a HUD backed loan with an amortization over 30 years at an estimated 3.5% interest rate. The funding will include $3,297,292 for renovations/improvements (which includes $91,910 estimated for capitated interest during the construction period), $470,971 for furniture/equipment and $109,204 for HUD debt financing costs.

Please refer to the Brattleboro Crossings LLC and Brattleboro Acquisition, LLC d/b/a/ Pine Heights at Brattleboro Combined Financial Statements for the Years Ending 2020 (Forecasted), 2021 through 2023 (Projected) and 2017 through 2019 (Historical), **Attachment 7**, at 6, Note 3.

It is anticipated at this time that the Applicant will finance the project through M&T Bank Corp. with whom it has a longstanding lending relationship, but that determination will not be made until the proposed project is closer to fruition.

H. Projected Impact on Census.

Overall census numbers are projected to increase after the construction is complete back up to approximately 92.5% occupancy and will move toward increased Medicare and Private utilization through 2022 and remain constant at 93.75% as indicated in the schedule below.

Projected Census - Nursing Home	2020	2021	2022	2023
Private	3,660	4,015	4,380	4,380
Medicaid	15,006	16,060	14,965	14,965
Medicare	5,490	5,840	6,935	6,935
Commercial & Other	1,098	1,095	1,095	1,095
Total	25,254	27,010	27,375	27,375
Occupancy Percentage	**86.25**	**92.50**	**93.75**	**93.75**

Attachment 7, at 6, Note 4

I. Revenue Projections.

Average private rates are initially based on rates at the beginning of 2020 of $315.18 and anticipated to increase slightly to cover normal inflationary costs.

The average Medicaid rates are projected at the anticipated 2020 average Medicaid rate of $267.84 and then increased after construction by the anticipated calculated capital rate adjustment of $12.19.

Medicare rates are initially estimated at the average Medicare rate expected at the PDPM rates of $615.41 per day for 2020 and are expected to increase 2% annually to cover normal inflation.

Commercial and "other" rates are based on the average anticipated reimbursement rates between $422.854 and $451.26. Private and Part B ancillaries are based on an average per diem estimate calculation for Part B charges as well for Private and Managed care residents.

Attachment 7, at 6-7, Note 4.

J. Expense Projections.

All expense assumptions are based on management's best judgement about circumstances and conditions at the time these projections were prepared and are not all-inclusive.

Overall Expenses: except where otherwise indicated, expenses are projected using the current facility's historical 2019 costs increased annually by an estimated 2.0% for inflation.

Year of Construction: separate from the normal inflation above, the projections for 2020 include decreases in salaries and benefits for CAN (5,856 hours) and LPN (1,464 hours) salaries & benefits as well as nursing supplies and food due to the decreased census.

After Construction: Once the construction is completed, it is anticipated that the costs for CNA and LPN salaries/benefits as well as medical supplies and food will return as the census returns. There will also be a slight increase in rehabilitative and pharmacy costs

alone in 2021 as the Medicare census increases and a larger increase in 2022 as the Medicare increase in census reached its anticipated utilization level at which point costs stabilize for 2023.

Interest Costs: New debt on the renovation project is calculated based on amortization schedules for projected debt as described in section G above.

Depreciation: This is calculated based on estimated allocation plus an annual increase for normal equipment and furnishings of $40,000 annually and improvements of $30,000. Lives on all depreciable assets are set using the American Hospital Association's estimated useful lives guide. The renovation/improvement lives ranged from 5 years to 20 years for the various renovations to be done.

Amortization: The existing amortization was continued and the amount calculated for the new renovation debt based on amortizing projected financing costs of $109,204, being amortized over the 30-year life of the loan.

Attachment 7, at 7, Note 5.

III. INSTITUTE OF HEALTH IMPROVEMENT AND TRIPLE AIMS.

A. Improving the Individual Experience of Care.

The Applicant recognizes that the physical environment influences quality of life. The improvements are designed to create an environment that is not institutional in appearance or function. The goal of the renovation is to create a warmer and more comfortable environment that looks and functions like a household and that is consistent from floor to floor. The renovations to the dining and recreation areas will facilitate more meaningful person-to-person social interchange with other residents, family, friends and staff. The renovations to the resident rooms, including the installation of partitions to the four-bed bedrooms, will promote the dignity and privacy of residents. In addition to improving the quality of the resident experience, the renovations are designed to improve the quality of resident care. The changes to the nursing stations will allow staff to more efficiently process and manage resident charts and will improve the ability of staff to monitor residents. The installation of ventilated storage closets for oxygen tanks will better protect the equipment from damage and make the equipment more accessible to staff. Moving the Med Room to behind the Nurses Station and the Nourishment Area to the Dining Area likewise facilitates safer and more efficient patient care and services.

B. Improving Health Populations.

Pine Heights is committed to providing the highest level of quality of care while maintaining a nurturing environment for both residents and families. Staff actively works with residents and their family and providers in order to minimize the use of unnecessary medications, provide proactive and preventative health care services, and help the resident achieve the desired quality of life. The renovations will improve the quality of life of residents and will create a more efficient and functional environment for staff. These improvements to the physical environment will advance Pine Heights ongoing efforts to improve the health population.

C. Reducing Per Capita Cost of Care for Populations.

Pine Heights provides efficient and effective care to meet the needs of its individual residents. The renovations will not affect the cost of the delivery of care or access to care.

IV. CONSISTENCY WITH HUMAN RESOURCE ALLOCATION PLAN (HRAP) STANDARDS.

A. HRAP 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.

Response: The Applicant is confident that the proposed renovation project is being done in the most cost-efficient manner possible. Having established a working history with the general contractor that is ongoing, the Applicant is comfortable entering into a project of this magnitude. The Applicant is comfortable with the costs associated with this project based on similar projects for NHCA and based on the pricing of Stewart Construction in similar projects.

The proposed renovations are necessary to bring the facility in keeping with the evolution of the delivery of services in a nursing home setting. Upgrades are warranted for resident dignity and service delivery, efficiency and safety.

Given that the nature of the renovations is primarily finish upgrades, energy conservation does not come into play, except that the project includes changing all lighting in renovation areas to LED fixtures.

B. HRAP STANDARD 1.10: Applicants proposing new health 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 project.

Response: Not applicable. The Applicant is not proposing a new health care project. The proposed project will renovate and refine what is already being provided to residents at Pine Heights by modifying and improving the physical environment to improve the quality of life for residents and create more efficiency with respect to the provision of high-quality health care services. However, the Applicant does wish to highlight that the project includes changing all light fixtures within renovation areas to LED fixtures for energy efficiency purposes.

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

Response: Not applicable. The Applicant is proposing to renovate Pine Heights. There will be no new construction or expansion of the existing footprint for the facility. Renovation was selected as the best approach to reduce costs, minimize the impact of the

project on the residents, and ultimately provide an improved physical environment that best supports the level of care provided at Pine Heights.

D. **HRAP STANDARD 1.12: New construction health care projects shall comply with the Guidelines for Design and Construction of Health Care Facilities issued by the Facility Guidelines Institute (FGI), 2014 Edition.**

Response: Not applicable. There will be no new construction or expansion of the existing footprint for the facility. Alterations to the existing spaces have limitations on upgrading to new standards because of structure, costs, and occupancy.

E. **HRAP STANDARD 5.2: Nursing homes or similar entities seeking to replace or increase beds shall show the beds are needed. Such showing of need shall be confirmed by the Department of Disabilities, Aging and Independent Living.**

Response: Not applicable. The Applicant does not seek to replace or increase the number of beds at Pine Heights.

F. **HRAP STANDARD 5.3: Nursing homes or similar entities seeking a certificate of need shall provide a written recommendation from the Department of Disabilities, Aging and Independent Living supporting the new health care project proposal.**

Response: The Applicant will be submitting a copy of this application and attachments to the Department of Disabilities, Aging and Independent Living to request the Commissioner's written recommendation supporting the proposed renovation project.

G. **HRAP STANDARD 5.4: Nursing homes or similar entities seeking a certificate of need shall demonstrate the applicant is sufficiently capitalized and insured to protect residents against substandard care and to provide sufficient protection in the event of legal liability of the facility or the facility's operators.**

Response: Please refer to the Please refer to the Brattleboro Crossings LLC and Brattleboro Acquisition, LLC d/b/a/ Pine Heights at Brattleboro Combined Financial Statements for the Years Ending 2020 (Forecasted), 2021 through 2023 (Projected) and 2017 through 2019 (Historical) as support for the assertion that the Applicant is sufficiently capitalized. The Pines' current favorable financial condition and projections, **Attachment 7,** along with the required tables, **Attachment 1,** demonstrate that the current and long-term financial strength is enhanced because of this project.

Evidence of the current liability insurance for The Pines is submitted as **Attachment 8**, reflecting sufficient protection in the event of legal liability of the facility or the facility's operators.

V. COMPLIANCE WITH 18 V.S.A. § 9437 (2)-(5) and (9)

A. 18 V.S.A. § 9437(2): The cost of the project is reasonable because:

1. **The applicant's financial condition will sustain any financial burden likely to result from completion of the project.**

   Please refer to the Please refer to the Brattleboro Crossings LLC and Brattleboro Acquisition, LLC d/b/a/ Pine Heights at Brattleboro Combined Financial Statements for the Years Ending 2020 (Forecasted), 2021 through 2023 (Projected) and 2017 through 2019 (Historical) as support for the assertion that the Applicant is sufficiently capitalized. The Pines current favorable financial condition and projections, **Attachment 7,** along with the required tables, **Attachment 1,** demonstrate that the current and long-term financial strength is enhanced because of this project.

2. **The project will not result in an undue increase in the costs of medical care. In making a finding under this subdivision, the commissioner shall consider and weigh relevant facts including:**

   Response: The cost of the project will not result in an increase in the cost of medical care. Please refer to **Attachment 7**, the Brattleboro Crossings LLC and Brattleboro Acquisition, LLC d/b/a/ Pine Heights at Brattleboro Combined Financial Statements for the Years Ending 2020 (Forecasted), 2021 through 2023 (Projected) and 2017 through 2019 (Historical), and **Attachment 1**, CON Required Financial Tables.

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

      Response: The project does not affect hospitals and other clinical settings. The proposed renovations will ensure that the Pine Heights residents in the future will be able to receive skilled care within the community that they live in. Staff at Pine Heights will work closely with the local hospital with respect to any resident admissions and discharges back to the community.

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

      Response: The project is expected to have beneficial impacts on services provided to residents of Pine Heights. The renovations will allow the facility to deliver health care services that meet the current and anticipated expectations of residents utilizing these services. By upgrading the nursing floors, it is anticipated that residents, staff, families, providers and referral sources will be rewarded by the dignity, safety and innovation that a modern and updated environment provides. All residents in long term care facilities

deserve to be in a setting that is clean, updated and supports the most current care delivery methods.

3. **Less expensive alternatives do not exist, would be unsatisfactory, or are not feasible or appropriate.**

   Response: Less expensive alternatives do not exist for Pine Heights. A renovation of existing space is the most cost effective method to modernize the nursing floors. Again, having worked with Stewart Construction, the Applicant is confident that it will be working with a general contractor who is competitively priced in the marketplace.

B. 18 V.S.A. § 9473(3): There is an identifiable, existing, or reasonably anticipated need for the proposed project which is appropriate for the applicant to provide.

Response: The proposed project is necessary in order to create a warmer and more comfortable home-like setting for residents, provide more meaningful opportunities for social interchange, help promote resident dignity and privacy, and create a more efficient, safe and effective environment for the delivery of high quality health care services for the community.

C. 18 V.S.A. § 9437(4): The project will improve the quality of health care in the state or provide greater access to health care for Vermont's residents, or both.

Response: Vermont residents living at Pine Heights will experience a better quality of life and improved health care delivery because of the renovations. The changes proposed by the Applicant to the existing facility follow recommended best practices for building and renovating in a skilled nursing facility. Pine Heights will continue to participate in the Vermont Health Care Association and to collaborate with other providers throughout the state.

D. 18 V.S.A. § 9437(5): The project will not have an undue adverse impact on any other existing services provided by the applicant.

Response: The proposed project will not have any adverse impact on existing services provided at the facility. The Applicant's finances are independent of NHCA's finances, such that the peaks and valleys in Pine Heights' operations do not affect upon other NHCA facilities or operations. They have separate taxpayer numbers and separate insurance.

Instead, the renovations will improve the quality of life of the residents, as well as the efficiency and effectiveness of the delivery of high-quality health care services at the facility. Likewise, the renovations will support and strengthen NHCA's reputation for quality and modernity.

E. 18 V.S.A. § 9437(9): The project will support equal access to appropriate mental health care that meets standards of quality, access, and affordability equivalent to other components of health care as part of an integrated,

Response: 18 V.S.A. § 9437(5): The proposed project does not directly involve mental health care services, but the Applicant expects that the improved environment and setting for the Pine Heights residents will indeed promote enrichment and a higher overall quality of life. This enriched and lovely setting should provide enhanced positive mental health and well-being.

Attachment No.	**Description**
Attachment 1	CON Required Financial Tables – 1, 2, 6a ,6b, 6c, 7a, 7b, 7c, 9a, 9b, 9c
Attachment 2	Furnishings, Fixtures and Other Equipment Detailed in 2020 Budget
Attachment 3	Architectural/Engineering Fees
Attachment 4	MBH Project Plans and Drawings
Attachment 5	Stewart Construction Cost Estimate
Attachment 6	Construction Phasing Plan – Resident floors (3rd and 4th)
Attachment 7	Combined Financial Statements for the Years Ending 2017 - 2023
Attachment 8	The Pines' Current Liability Insurance Binder

Attachment #1

BRATTLEBORO CROSSINGS LLC
BRATTLEBORO CON

Required Tables

When completing the tables please note that you need only fill-in the **shaded fields.** Fields with diagonal lines indicating **N/A** do not requiry an entry.The CON Application Form tables, when completed electronically, are set up to calculate totals as well as pre-populate fields in other tables for you. If you have any questions please contact Division staff. Also, please contact Division staff prior to determining if a given table may not be applicable for your project.

Applicants are encouraged to submit an electronic version of a completed application via attachment to email. Please send electronic versions as attachments to email addressed to: **jgarson@bishca.state.vt.us**

Table	Description
1	**Project Costs**
2	**Debt Financing Arrangement: Sources & Uses of Funds**
~~3A~~	~~Income Statement: Without Project~~
~~3B~~	~~Income Statement: Project Only~~
~~3C~~	~~Income Statement: With Project (no 'fill-in' required)~~
~~4A~~	~~Balance Sheet - Unrestricted Funds: Without Project~~
~~4B~~	~~Balance Sheet - Unrestricted Funds: Project Only~~
~~4C~~	~~Balance Sheet - Unrestricted Funds: With Project (no 'fill-in' required)~~
~~5A~~	~~Statement of Cash Flows: Without Project~~
~~5B~~	~~Statement of Cash Flows: Project Only~~
~~5C~~	~~Statement of Cash Flows: With Project (no 'fill-in' required)~~
6A	**Revenue Source Projections: Without Project**
6B	**Revenue Source Projections: Project Only**
6C	**Revenue Source Projections: With Project (no 'fill-in' required)**
7	**Utilization Projections: Totals**
~~8~~	~~Utilization Projections: Project Specific~~
9	**Staffing Projections: Totals**

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

BRATTLEBORO CROSSINGS LLC
BRATTLEBORO CON
TABLE 1
PROJECT COSTS

Construction Costs		
1. New Construction	$	-
2. Renovation		$2,738,166
3. Site Work		-
4. Fixed Equipment		-
5. Design/Bidding Contingency		$0
6. Construction Contingency		$334,216
7. Construction Manager Fee		-
8. Other (please specify)		-
Subtotal	$	3,072,382
Related Project Costs		
1. Major Moveable Equipment	$	-
2. Furnishings, Fixtures & Other Equip.		$471,000
3. Architectural/Engineering Fees		$91,000
4. Land Acquisition		-
5. Purchase of Buildings		-
6. Administrative Expenses & Permits		$31,000
7. Debt Financing Expenses (see below)		201,114
8. Debt Service Reserve Fund		-
9. Working Capital		-
10. Other (Insurance, legal, inspections)		11,000
Subtotal	$	805,114
Total Project Costs	**$**	**3,877,496**

Debt Financing Expenses		
1. Capital Interest	$	91,910
2. Bond Discount or Placement Fee		-
3. Misc. Financing Fees & Exp. (issuance costs)		109,204
4. Other		-
Subtotal	$	201,114
Less Interest Earnings on Funds		
1. Debt Service Reserve Funds	$	-
2. Capitalized Interest Account		-
3. Construction Fund		-
4. Other		-
Subtotal	$	-
Total Debt Financing Expenses	**$**	**201,114**
feeds to line 7 above		

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

BRATTLEBORO CROSSINGS LLC

BRATTLEBORO CON

TABLE 2

DEBT FINANCING ARRANGEMENT, SOURCES & USES OF FUNDS

Sources of Funds

1. Financing Instrument	Bond			
a. Interest Rate	0.0%			
b. Loan Period		To:		
c. Amount Financed			$	-
2. Equity Contribution				3,877,496
3. Other Sources				
a. Working Capital				-
b. Fundraising				-
c. Grants				-
d. Other				-
Total Required Funds			**$**	**3,877,496**

Uses of Funds

Project Costs (feeds from Table 1)		
1. New Construction	$	-
2. Renovation		2,738,166
3. Site Work		-
4. Fixed Equipment		-
5. Design/Bidding Contingency		-
6. Construction Contingency		334,216
7. Construction Manager Fee		-
8. Major Moveable Equipment		-
9. Furnishings, Fixtures & Other Equip.		471,000
10. Architectural/Engineering Fees		91,000
11. Land Acquisition		-
12. Purchase of Buildings		-
13. Administrative Expenses & Permits		31,000
14. Debt Financing Expenses		201,114
15. Debt Service Reserve Fund		-
16. Working Capital		-
17. Other (please specify)		11,000
Total Uses of Funds	**$**	**3,877,496**

Total sources should equal total uses of funds.

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

BRATTLEBORO CROSSINGS LLC
BRATTLEBORO CON
TABLE 6A
REVENUE SOURCE PROJECTIONS
WITHOUT PROJECT

	Latest Actual 2019	% of Total	Budget 2020	% of Total	Proposed Year 1 2021	% of Total	Proposed Year 2 2022	% of Total	Proposed Year 3 2023	% of Total
Gross Inpatient Revenue										
Medicare	$ 2,383,245	26.7%	$ 1,729,350	22.0%		#DIV/0!		#DIV/0!		#DIV/0!
Medicaid	4,929,205	55.2%	4,726,890	60.2%		#DIV/0!		#DIV/0!		#DIV/0!
Commercial	118,060	1.3%	115,290	1.5%		#DIV/0!		#DIV/0!		#DIV/0!
Self Pay	1,292,465	14.5%	1,152,900	14.7%		#DIV/0!		#DIV/0!		#DIV/0!
Free Care / Bad Debt	(104,757)	-1.2%	(106,852)	-1.4%		#DIV/0!		#DIV/0!		#DIV/0!
Other	307,370	3.4%	230,580	2.9%		#DIV/0!		#DIV/0!		#DIV/0!
	$ 8,925,588	100.0%	$ 7,848,158	100.0%	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Gross Outpatient Revenue										
Medicare		#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Medicaid		#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Commercial		#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Self Pay		#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Free Care / Bad Debt		#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
Other		#DIV/0!	-	#DIV/0!		#DIV/0!		#DIV/0!		#DIV/0!
	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Gross Other Revenue										
Medicare	$ 112,696	55.4%	$ 135,751	78.5%	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Medicaid		0.0%		0.0%		#DIV/0!		#DIV/0!		#DIV/0!
Commercial	70,940	34.9%	33,335	19.3%		#DIV/0!		#DIV/0!		#DIV/0!
Self Pay	5,406	2.7%	3,856	2.2%		#DIV/0!		#DIV/0!		#DIV/0!
Free Care / Bad Debt		0.0%		0.0%		#DIV/0!		#DIV/0!		#DIV/0!
Other	14,393	7.1%		0.0%		#DIV/0!		#DIV/0!		#DIV/0!
	$ 203,435	100.0%	$ 172,942	100.0%	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Gross Patient Revenue										
Medicare	$ 2,495,941	27.3%	$ 1,865,101	23.3%	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Medicaid	4,929,205	54.0%	4,726,890	58.9%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Commercial	189,000	2.1%	148,625	1.9%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Self Pay	1,297,871	14.2%	1,156,756	14.4%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Free Care / Bad Debt	(104,757)	-1.1%	(106,852)	-1.3%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Other	321,763	3.5%	230,580	2.9%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
	$ 9,129,023	100.0%	$ 8,021,100	100.0%	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Deductions from Revenue										
Medicare	$ (1,071,657)	395.7%	$ (1,649,263)	152.6%	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Medicaid	785,941	-290.2%	707,683	-65.5%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Commercial	39,508	-14.6%	(39,468)	3.7%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Self Pay	(2,082)	0.8%	-	0.0%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Free Care / Bad Debt		0.0%	-	0.0%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Other	(22,505)	8.3%	(99,746)	9.2%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
	$ (270,795)	100.0%	$ (1,080,794)	100.0%	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Net Patient Revenue										
Medicare	$ 3,567,598	38.0%	$ 3,514,364	38.6%	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Medicaid	4,143,264	44.1%	4,019,207	44.2%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Commercial	149,492	1.6%	188,093	2.1%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Self Pay	1,299,953	13.8%	1,156,756	12.7%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Free Care / Bad Debt	(104,757)	-1.1%	(106,852)	-1.2%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Other	344,268	3.7%	330,326	3.6%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
DSP*	-	0.0%	-	0.0%	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
	$ 9,399,818	100.0%	$ 9,101,894	100.0%	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!

Latest actual numbers should tie to the hospital budget process.
* Disproportionate share payments

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

BRATTLEBORO CROSSINGS LLC
BRATTLEBORO CON
TABLE 6B
REVENUE SOURCE PROJECTIONS
PROJECT ONLY

	Latest Actual 2019	% of Total	Budget 2020	% of Total	Proposed Year 1 2021	% of Total	Proposed Year 2 2022	% of Total	Proposed Year 3 2023	% of Total
Gross Inpatient Revenue										
Medicare	N/A		$ -	#DIV/0!	$ 1,874,640	21.9%	$ 2,274,680	25.7%	$ 2,323,225	25.7%
Medicaid	N/A		-	#DIV/0!	5,155,260	60.2%	4,908,520	55.4%	5,013,275	55.4%
Commercial	N/A		-	#DIV/0!	117,165	1.4%	119,720	1.4%	122,275	1.4%
Self Pay	N/A		-	#DIV/0!	1,288,815	15.1%	1,436,640	16.2%	1,467,300	16.2%
Free Care / Bad Debt	N/A		-	#DIV/0!	(108,989)	-1.3%	(111,169)	-1.3%	(113,392)	-1.3%
Other	N/A		-	#DIV/0!	234,330	2.7%	239,440	2.7%	244,550	2.7%
	N/A		$ -	#DIV/0!	$ 8,561,221	100.0%	$ 8,867,831	100.0%	$ 9,057,233	100.0%
Gross Outpatient Revenue										
Medicare	N/A		$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Medicaid	N/A		-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Commercial	N/A		-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Self Pay	N/A		-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Free Care / Bad Debt	N/A		-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Other	N/A		-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
	N/A		$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Gross Other Revenue										
Medicare	N/A		$ -	#DIV/0!	$ 146,662	79.6%	$ 141,021	78.8%	$ 143,841	78.8%
Medicaid	N/A		-	#DIV/0!	-	0.0%	-	0.0%	-	0.0%
Commercial	N/A		-	#DIV/0!	-	0.0%	-	0.0%	-	0.0%
Self Pay	N/A		-	#DIV/0!	37,474	20.4%	37,859	21.2%	38,616	21.2%
Free Care / Bad Debt	N/A		-	#DIV/0!	-	0.0%	-	0.0%	-	0.0%
Other	N/A		-	#DIV/0!	-	0.0%	-	0.0%	-	0.0%
	N/A		$ -	#DIV/0!	$ 184,136	100.0%	$ 178,880	100.0%	$ 182,457	100.0%
Gross Patient Revenue										
Medicare	N/A		$ -	#DIV/0!	$ 2,021,302	23.1%	$ 2,415,701	26.7%	$ 2,467,066	26.7%
Medicaid	N/A		-	#DIV/0!	5,155,260	58.9%	4,908,520	54.3%	5,013,275	54.3%
Commercial	N/A		-	#DIV/0!	117,165	1.3%	119,720	1.3%	122,275	1.3%
Self Pay	N/A		-	#DIV/0!	1,326,289	15.2%	1,474,499	16.3%	1,505,916	16.3%
Free Care / Bad Debt	N/A		-	#DIV/0!	(108,989)	-1.2%	(111,169)	-1.2%	(113,392)	-1.2%
Other	N/A		-	#DIV/0!	234,330	2.7%	239,440	2.6%	244,550	2.6%
	N/A		$ -	#DIV/0!	$ 8,745,357	100.0%	$ 9,046,711	100.0%	$ 9,239,690	100.0%
Deductions from Revenue										
Medicare	N/A		$ -	#DIV/0!	$ (1,791,247)	141.4%	$ (2,165,626)	137.8%	$ (2,205,887)	138.7%
Medicaid	N/A		-	#DIV/0!	657,978	-51.9%	717,871	-45.7%	738,813	-46.5%
Commercial	N/A		-	#DIV/0!	(37,170)	2.9%	(34,615)	2.2%	(35,147)	2.2%
Self Pay	N/A		-	#DIV/0!	(1,205)	0.1%	1,200	-0.1%	3,151	-0.2%
Free Care / Bad Debt	N/A		-	#DIV/0!	-	0.0%	-	0.0%	-	0.0%
Other	N/A		-	#DIV/0!	(95,093)	7.5%	(89,983)	5.7%	(91,461)	5.8%
	N/A		$ -	#DIV/0!	$ (1,266,737)	100.0%	$ (1,571,153)	100.0%	$ (1,590,531)	100.0%
Net Patient Revenue										
Medicare	N/A		$ -	#DIV/0!	$ 3,812,549	38.1%	$ 4,581,327	43.1%	$ 4,672,953	43.1%
Medicaid	N/A		-	#DIV/0!	4,497,282	44.9%	4,190,649	39.5%	4,274,462	39.5%
Commercial	N/A		-	#DIV/0!	154,335	1.5%	154,335	1.5%	157,422	1.5%
Self Pay	N/A		-	#DIV/0!	1,327,494	13.3%	1,473,299	13.9%	1,502,765	13.9%
Free Care / Bad Debt	N/A		-	#DIV/0!	(108,989)	-1.1%	(111,169)	-1.0%	(113,392)	-1.0%
Other	N/A		-	#DIV/0!	329,423	3.3%	329,423	3.1%	336,011	3.1%
DSP*	N/A		N/A		N/A		N/A		N/A	
			$ -	#DIV/0!	$ 10,012,094	100.0%	$ 10,617,864	100.0%	$ 10,830,221	100.0%

Latest actual numbers should tie to the hospital budget process.

* Disproportionate share payments

NOTE: This table requires no 'fill-in' as it will automatically populate from Tables 6A & 6B.

BRATTLEBORO CROSSINGS LLC
BRATTLEBORO CON
TABLE 6C
REVENUE SOURCE PROJECTIONS
WITH PROJECT

	Latest Actual 2019	% of Total	Budget 2020	% of Total	Proposed Year 1 2021	% of Total	Proposed Year 2 2022	% of Total	Proposed Year 3 2023	% of Total
Gross Inpatient Revenue										
Medicare	$ 2,383,245	26.7%	$ 1,729,350	22.0%	$ 1,874,640	21.9%	$ 2,274,680	25.7%	$ 2,323,225	25.7%
Medicaid	4,929,205	55.2%	4,726,890	60.2%	5,155,260	60.2%	4,908,520	55.4%	5,013,275	55.4%
Commercial	118,060	1.3%	115,290	1.5%	117,165	1.4%	119,720	1.4%	122,275	1.4%
Self Pay	1,292,465	14.5%	1,152,900	14.7%	1,288,815	15.1%	1,436,640	16.2%	1,467,300	16.2%
Free Care / Bad Debt	(104,757)	-1.2%	(106,852)	-1.4%	(108,989)	-1.3%	(111,169)	-1.3%	(113,392)	-1.3%
Other	307,370	3.4%	230,580	2.9%	234,330	2.7%	239,440	2.7%	244,550	2.7%
	$ 8,925,588	100.0%	$ 7,848,158	100.0%	$ 8,561,221	100.0%	$ 8,867,831	100.0%	$ 9,057,233	100.0%
Gross Outpatient Revenue										
Medicare	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Medicaid	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Commercial	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Self Pay	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Free Care / Bad Debt	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
Other	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!	-	#DIV/0!
	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!	$ -	#DIV/0!
Gross Other Revenue										
Medicare	$ 112,696	55.4%	$ 135,751	78.5%	$ 146,662	79.6%	$ 141,021	78.8%	$ 143,841	78.8%
Medicaid	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Commercial	70,940	34.9%	33,335	19.3%	-	0.0%	-	0.0%	-	0.0%
Self Pay	5,406	2.7%	3,856	2.2%	37,474	20.4%	37,859	21.2%	38,616	21.2%
Free Care / Bad Debt	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Other	14,393	7.1%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
	$ 203,435	100.0%	$ 172,942	100.0%	$ 184,136	100.0%	$ 178,880	100.0%	$ 182,457	100.0%
Gross Patient Revenue										
Medicare	$ 2,495,941	27.3%	$ 1,865,101	23.3%	$ 2,021,302	23.1%	$ 2,415,701	26.7%	$ 2,467,066	26.7%
Medicaid	4,929,205	54.0%	4,726,890	58.9%	5,155,260	58.9%	4,908,520	54.3%	5,013,275	54.3%
Commercial	189,000	2.1%	148,625	1.9%	117,165	1.3%	119,720	1.3%	122,275	1.3%
Self Pay	1,297,871	14.2%	1,156,756	14.4%	1,326,289	15.2%	1,474,499	16.3%	1,505,916	16.3%
Free Care / Bad Debt	(104,757)	-1.1%	(106,852)	-1.3%	(108,989)	-1.2%	(111,169)	-1.2%	(113,392)	-1.2%
Other	321,763	3.5%	230,580	2.9%	234,330	2.7%	239,440	2.6%	244,550	2.6%
	$ 9,129,023	100.0%	$ 8,021,100	100.0%	$ 8,745,357	100.0%	$ 9,046,711	100.0%	$ 9,239,690	100.0%
Deductions from Revenue										
Medicare	$ (1,071,657)	395.7%	$ (1,649,263)	152.6%	$ (1,791,247)	141.4%	$ (2,165,626)	137.8%	$ (2,205,887)	138.7%
Medicaid	785,941	-290.2%	707,683	-65.5%	657,978	-51.9%	717,871	-45.7%	738,813	-46.5%
Commercial	39,508	-14.6%	(39,468)	3.7%	(37,170)	2.9%	(34,615)	2.2%	(35,147)	2.2%
Self Pay	(2,082)	0.8%	-	0.0%	(1,205)	0.1%	1,200	-0.1%	3,151	-0.2%
Free Care / Bad Debt	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Other	(22,505)	8.3%	(99,746)	9.2%	(95,093)	7.5%	(89,983)	5.7%	(91,461)	5.8%
	$ (270,795)	100.0%	$ (1,080,794)	100.0%	$ (1,266,737)	100.0%	$ (1,571,153)	100.0%	$ (1,590,531)	100.0%
Net Patient Revenue										
Medicare	$ 3,567,598	38.0%	$ 3,514,364	38.6%	$ 3,812,549	38.1%	$ 4,581,327	43.1%	$ 4,672,953	43.1%
Medicaid	4,143,264	44.1%	4,019,207	44.2%	4,497,282	44.9%	4,190,649	39.5%	4,274,462	39.5%
Commercial	149,492	1.6%	188,093	2.1%	154,335	1.5%	154,335	1.5%	157,422	1.5%
Self Pay	1,299,953	13.8%	1,156,756	12.7%	1,327,494	13.3%	1,473,299	13.9%	1,502,765	13.9%
Free Care / Bad Debt	(104,757)	-1.1%	(106,852)	-1.2%	(108,989)	-1.1%	(111,169)	-1.0%	(113,392)	-1.0%
Other	344,268	3.7%	330,326	3.6%	329,423	3.3%	329,423	3.1%	336,011	3.1%
DSP*	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
	$ 9,399,818	100.0%	$ 9,101,894	100.0%	$ 10,012,094	100.0%	$ 10,617,864	100.0%	$ 10,830,221	100.0%

Latest actual numbers should tie to the hospital budget process.

* Disproportionate share payments

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

BRATTLEBORO CROSSINGS LLC
BRATTLEBORO CON
TABLE 7
UTILIZATION PROJECTIONS
TOTALS

A: WITHOUT PROJECT	Latest Actual 2019	Budget 2020	Proposed Year 1 2021	Proposed Year 2 2022	Proposed Year 3 2023
Inpatient Utilization					
Staffed Beds	80	80			
Admissions	240	240			
Patient Days	26,983	26,983			
Average Length of Stay	111.96	111.96			
Outpatient Utilization					
All Outpatient Visits					
OR Procedures					
Observation Units					
Physician Office Visits					
Ancillary					
All OR Procedures					
Emergency Room Visits					
Adjusted Statistics					
Adjusted Admissions					
Adjusted Patient Days					

B: PROJECT ONLY	Latest Actual 2019	Budget 2020	Proposed Year 1 2021	Proposed Year 2 2022	Proposed Year 3 2023
Inpatient Utilization					
Staffed Beds	N/A	-	80	80	80
Admissions	N/A	-	221	250	255
Patient Days	N/A	-	25,185	27,010	27,375
Average Length of Stay	N/A	-	110.95	110.24	107.78
Outpatient Utilization	N/A				
All Outpatient Visits	N/A	-	-	-	-
OR Procedures	N/A	-	-	-	-
Observation Units	N/A	-	-	-	-
Physician Office Visits	N/A	-	-	-	-
Ancillary	N/A				
All OR Procedures	N/A	-	-	-	-
Emergency Room Visits	N/A	-	-	-	-
Adjusted Statistics	N/A		-	-	-
Adjusted Admissions	N/A	-	-	-	-
Adjusted Patient Days	N/A	-	-	-	-

C: WITH PROJECT	Latest Actual 2019	Budget 2020	Proposed Year 1 2021	Proposed Year 2 2022	Proposed Year 3 2023
Inpatient Utilization					
Staffed Beds	80	80	70	70	70
Admissions	240	240	221	250	255
Patient Days	26,983	26,983	25,185	27,010	27,375
Average Length of Stay	111.96	111.96	110.95	110.24	107.78
Outpatient Utilization					
All Outpatient Visits	-	-	-	-	-
OR Procedures	-	-	-	-	-
Observation Units	-	-	-	-	-
Physician Office Visits	-	-	-	-	-
Ancillary					
All OR Procedures	-	-	-	-	-
Emergency Room Visits	-	-	-	-	-
Adjusted Statistics					
Adjusted Admissions	-				
Adjusted Patient Days	-				

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

BRATTLEBORO CROSSINGS LLC
BRATTLEBORO CON
TABLE 9
STAFFING PROJECTIONS
TOTALS

A: WITHOUT PROJECT	Latest Actual 2019	Budget 2020	Proposed Year 1 2021	Proposed Year 2 2022	Proposed Year 3 2023
Non-MD FTEs					
Total General Services	9.6	9.6			
Total Inpatient Routine Services	49.9	49.9			
Total Outpatient Routine Services					
Total Ancillary Services					
Total Other Services	20.7	20.7			
Total Non-MD FTEs	**80.2**	**80.2**	**0.0**	**0.0**	**0.0**
Physician FTEs	**0.3**	**0.3**			
Direct Service Nurse FTEs	**21.0**	**21.0**			

B: PROJECT ONLY	Latest Actual 2019	Budget 2020	Proposed Year 1 2021	Proposed Year 2 2022	Proposed Year 3 2023
Non-MD FTEs					
Total General Services	N/A		9.6	9.6	9.6
Total Inpatient Routine Services	N/A		53.4	54.1	54.8
Total Outpatient Routine Services	N/A				
Total Ancillary Services	N/A				
Total Other Services	N/A		20.7	20.7	20.7
Total Non-MD FTEs	**N/A**	**0.0**	**83.7**	**84.4**	**85.1**
Physician Services	**N/A**		**0.3**	**0.3**	**0.3**
Direct Service Nurse FTEs	**N/A**		**21.1**	**21.1**	**21.1**

C: WITH PROJECT	Latest Actual 2019	Budget 2020	Proposed Year 1 2021	Proposed Year 2 2022	Proposed Year 3 2023
Non-MD FTEs					
Total General Services	#VALUE!	9.6	9.6	9.6	9.6
Total Inpatient Routine Services	#VALUE!	49.9	53.4	54.1	54.8
Total Outpatient Routine Services	#VALUE!	0.0	0.0	0.0	0.0
Total Ancillary Services	#VALUE!	0.0	0.0	0.0	0.0
Total Other Services	#VALUE!	20.7	20.7	20.7	20.7
Total Non-MD FTEs	**#VALUE!**	**80.2**	**83.7**	**84.4**	**85.1**
Physician Services	**#VALUE!**	**0.3**	**0.3**	**0.3**	**0.3**
Direct Service Nurse FTEs	**#VALUE!**	**21.0**	**21.1**	**21.1**	**21.1**

Attachment #2

Pine Heights
at Brattleboro
Center for Nursing & Rehabilitation

Type	Price Per Unit	FREIGHT/ INSTALL	Full Cost Per Unit	Qty	Total
RESIDENT ROOM CHAIR	$400.00	$60.00	$460.00	87	$40,020.00
BEDSIDE CABINET	$280.00	$42.00	$322.00	87	$28,014.00
HEAD/FOOT BOARD	$250.00	$37.50	$287.50	87	$25,012.50
WARDROBES	$590.00	$88.50	$678.50	87	$59,029.50
4-DRAWER CHEST	$400.00	$60.00	$460.00	87	$40,020.00
OVERBED TABLE	$100.00	$15.00	$115.00	87	$10,005.00
BEDS	$750.00	$112.50	$862.50	0	$0.00
RESIDENT ROOM TV'S	$350.00	$52.50	$402.50	87	$35,017.50
BEDSPREADS	$125.00	$18.75	$143.75	87	$12,506.25
CUBICLE CURTAINS	$125.00	$18.75	$143.75	87	$12,506.25
WINDOW TREATMENTS	$700.00	$105.00	$805.00	87	$70,035.00
MATTRESSES	$225.00	$33.75	$258.75	0	$0.00
SIGNAGE	$100.00	$15.00	$115.00	100	$11,500.00
DINING ROOM FURNITURE	$500.00	$75.00	$575.00	87	$50,025.00
LOUNGE	$4,000.00	$600.00	$4,600.00	4	$18,400.00
LOBBY	$13,000.00	$1,950.00	$14,950.00	1	$14,950.00
ARTWORK	$209.59	$0.00	$209.59	100	$20,959.00
OFFICE FURNITURE	$4,000.00	$600.00	$4,600.00	5	$23,000.00
TOTAL					**$471,000.00**

Attachment #3

MBH
ARCHITECTURE
MICHAEL B. HERLANDS, FOUNDING PRINCIPAL

ARCHITECTURE
INTERIOR DESIGN
GREEN DESIGN
HOLISTIC DESIGN

NICHOLAS P. MICHNEVITZ, PRINCIPAL

July 18, 2012

Mr. Marvin Ostreicher
C/O Brattleboro Crossings, LLC
187 Oak Grove Avenue
Brattleboro, VT 05301

Contract: **D/B/A PINE HEIGHTS OF BRATTLEBORO CENTER FOR NURSING & REHABILITATION**
187 OAK GROVE AVENUE
BRATTLEBORO, VERMONT 05301
PROJECT NO. 12197

Dear Marvin

It is our pleasure to submit this Contract for Architectural Services for your facility in Brattleboro, Vermont

The following is a brief description of the service we shall provide:

1.0 SCOPE OF SERVICES

1.1 For purposes of this Contract any reference to the Owner shall mean Brattleboro Crossings, LLC and any reference to the Architect shall mean MBH ARCHITECTURE, LLC.

1.2 The scope of work for this project shall be limited to the third and fourth floors of the facility.

1.3 The Architect shall provide Preliminary Documents to define the renovations to each floor and coordinate this effort with the Owner's Representative. Architectural Services shall be done on an hourly basis at the hourly rates as indicated in Article 2.4 of this Contract.

1.4 The Architect shall assist the Owner and/or their representative at Town Meetings and State Department of Health meetings if required. Architectural Services shall be on an hourly basis at the hourly rates as indicated in Article 2.4 of this Contract.

1.5 Interior Design Services are not included in this Contract. The Architect shall assist the Owner's Representative in setting up a finish schedule for the project, however, selection of materials shall be done by the Owner.

1.6 Services for mechanical engineer, structural engineer, civil engineering, landscape architecture, traffic engineering, biologist, soil scientist, interior designers, kitchen consultant, estimating services, water service flow testing, asbestos discovery and/or abatement, laundry design, surveying, borings, perspectives, renderings and similar services shall be provided by other consultants at the Owner's expense. The Owner shall pay those consultants directly with no additional architectural markup. If the Owner requests that some of those services, noted above, be included in this Owner/Architect Contract, the Architect shall be compensated at the rate of 1.1 times the consultant's billings.

1.0 SCOPE OF SERVICES,
(Continued)

1.7 The Architect shall provide Construction Documents for submittal to the Town Building Department for purposes of obtaining a building permit.

1.8 Contract Administration includes the review of submitted Shop Drawings for compliance with the Design Documents as well as field visits and site observations for review of the Construction for substantial compliance of the Construction Documents. The Architect shall provide Contract Administration during the Construction phase and shall frequent the job site, as needed. The Contract Administration Phase shall be on an hourly bases at the hourly rates as indicated in Article 2.4 of this Contract.

1.9 The design of this facility and the drawings, specifications, electronic files and other documents prepared by the Architect for this project are instruments of the Architect's service for use solely with respect to this project. The Architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's drawings, specifications or other documents shall not be used by the Owner or others on other projects, except by agreement in writing from the Architect. The Architect is not liable for any damages arising out of unauthorized re-use of the drawings, or out of the use of CADD files altered by others even if they are used for the completion of the original project.

1.10 If the Owner pursues a Department of Housing and Urban Development (HUD) financing for this project, in lieu of conventional financing, the Architect shall be compensated an additional $10,000.00 fee for their assistance during the mortgage submittal process and additional documentation during the Construction Document and Contract Administration phases.

2.0 REIMBURSABLES

2.1 Permits and application fees shall be paid for by the Owner

2.2 All blue print reproduction, computer plotting, photographic and alike expenses, done professionally and/or in-house, shall be reimbursed at 1.1 times our direct costs.

2.3 All overnight delivery service and alike expenses shall be reimbursed at a multiple of 1.1 times our direct costs.

2.4 In the event of a change in the project's Scope of Work, our hourly rates are as follows:

ARCHITECTURAL SERVICES

Principal	$185.00 per Hour
Associate/Project Architect	$125.00 per Hour
Architect Project Manager	$ 90.00 per Hour
Field Representative	$ 90.00 per Hour
Interior Designer/Renderings	$ 85.00 per Hour
LEED Manager	$ 85.00 per Hour
CAD/BIM Operator	$ 75.00 per Hour
Administrative Assistant/Clerical	$ 55.00 per Hour
Legal and/or Expert Testimony	$300.00 per Hour

Owner requested overtime shall be increased at a multiple of 1.25 times rates listed above.

These hourly rates of compensation shall be subject to adjustment by the Architect and/or his consultants on the first of each calendar year, starting January 1, 2013.

2.5 All out of State travel expenses shall be reimbursed at a multiple of 1.1 times our direct costs. Travel expenses shall include car rentals, mileage at 50 cents/mile for both rental or personal vehicles, toll charges, parking charges, train charges, plane charges and hotel accommodations, and meals. In State automobile expenses for staff members shall be mileage at 50 cents/mile times a multiple of 1.1 times our direct costs.

MBH
ARCHITECTURE

3.0 BASIS OF COMPENSATION

3.1 Our fee for Architectural Services shall be disbursed as follows:

• Preliminary Design Phase..... (See Article 1.3 & 2.4)	$ 7,500.00
• Town/State Submittal Phase..... (See Article 1.4 & 2.4)	$ Hourly
• Construction Document Phase.....	$ 67,500.00
• Contract Administration Phase..... (See Article 1.8 & 2.4)	$ Hourly
TOTAL FEE	**$ 75,000.00 + Hourly**

3.2 Billings are due and payable upon receipt of invoice. Billings shall be on a monthly basis and is based upon the percentage of completion within each Phase. Accounts in arrears beyond thirty days from the date of invoice shall accrue late charges at the rate of 1.0% per month.

3.3 The Owner shall be responsible for all reasonable Attorney and collection fees arising from and due to the cost of collection of any outstanding balance of architectural fees due and agreed to in this Contract.

3.4 Architectural Services are not subject to the State of Connecticut or State of Vermont sales tax at this time and have not been included in this Contract. If these respective States require a sales tax for Architectural Services, the Owner shall be responsible for this additional cost.

3.5 Claims, disputes or other matters in question between the parties to this agreement arising out of or relating to this agreement or breach thereof, shall be subject to and decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect, unless the parties mutually agree otherwise. The award rendered by the arbitrator or arbitrators shall be final and judgment may be entered upon it in accordance with the applicable law in the Connecticut court having jurisdiction thereof.

3.6 In the event of the project's termination or abandonment, the Architect shall be compensated for services performed prior to termination or abandonment, together with reimbursable expenses then due, by no later than 30 days from the date of termination or abandonment.

MBH
ARCHITECTURE

APPROVED AND AGREED TO:

Michael B. Herlands, Principal
MBH ARCHITECTURE, LLC

APPROVED AND AGREED TO:

Signature

Mr. Marvin Ostreicher
Printed Name

Attachment #4

PINE HEIGHTS AT BRATTLEBORO

187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

ARCHITECT

MBH ARCHITECTURE, LLC

CORPORATE CENTER WEST
433 SOUTH MAIN STREET
SUITE 301
WEST HARTFORD, CT 06110
TEL: 860-521-1400
FAX: 860-521-9400

REVISIONS

CONSULTANTS

PINE HEIGHTS AT
BRATTLEBORO
187 OAK GROVE AVENUE
BRATTLEBORRO, VT 05301

COVER SHEET

MBH ARCHITECTURE
Architecture • Green Design
Interior Design • Holistic Design

MBH ARCHITECTURE, LLC.
Corporate Center West • 433 South Main Street
Suite 301 • West Hartford, Connecticut 06110
Tel: 860-521-1400 • Fax: 860-521-9400
www.mbharchitecture.com

DATE ISSUED:	1/14/13
SCALE:	N.T.S.
PROJECT NUMBER:	12197
DRAWN BY:	PH/CF

A-001

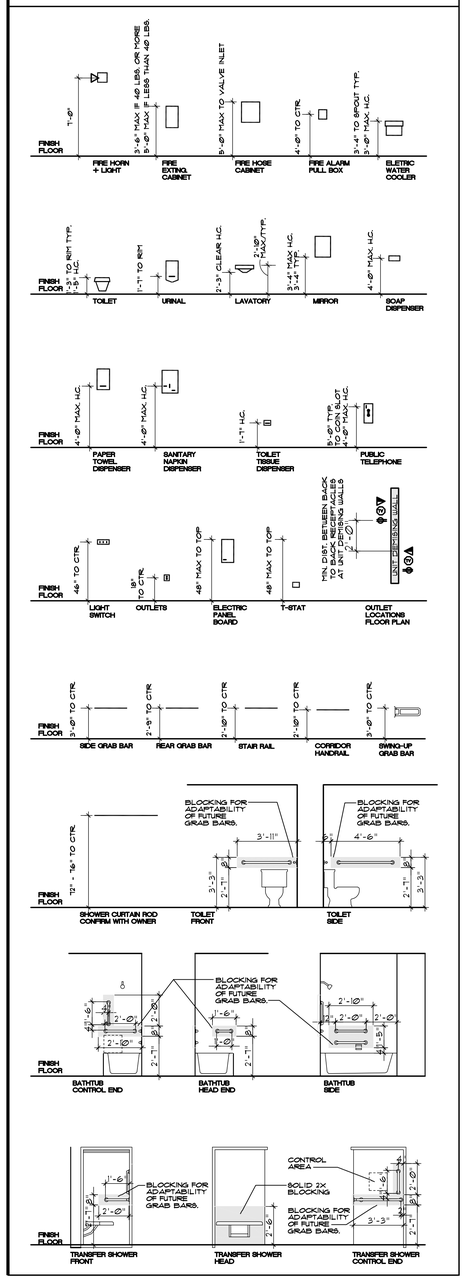
ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
ACT	ACOUSTIC TILE
ALUM	ALUMINUM
&	AND
∡	ANGLE
ANOD	ANODIZED
ARCH	ARCHITECTURAL
@	AT
AUTO	AUTOMATIC
BATH	BATHROOM
BDRM	BEDROOM
BM	BEAM
BFF	BELOW FINISH FLOOR
BLK'G	BLOCKING
BD	BOARD
BOT	BOTTOM
BRK	BRICK
BF	BROOM FINISH
BLD'G	BUILDING
B/O	BY OTHERS
CAR	CARPET
CAS'MT	CASEMENT
CLG	CEILING
CEM	CEMENT
℄	CENTER LINE
CT	CERAMIC TILE
CH	CLEAR HOISTWAY
CLOS	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CJ	CONTROL JOINT
CONST	CONSTRUCTION
CG	CORNER GUARD
DES	DESIGNATED
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DO	DOOR OPENING
DH	DOUBLE HUNG
DN	DOWN
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATOR
EMR	ELEVATOR MACHINE ROOM
EPOX	EPOXY
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EXIST'G	EXISTING
EXP	EXPANSION
EJ	EXPANSION JOINT
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
EW	EYE WASH
FO	FACE OF
FIN	FINISH
FIR	FIRST
FF	FINISH FLOOR
FC	FIRE CODE
FE	FIRE EXTINGUISHER
FLR	FLOOR
FD	FLOOR DRAIN
FT	FOOT/FEET
FT'G	FOOTING
FR	FRAME
FURR'G	FURRING
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS
GYP	GYPSUM
GWB	GYPSUM WALL BOARD
HD	HAND
HAND	HANDICAPPED
H.CONC	HARDENED CONCRETE
ID	INTERIOR DIMENSION
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JC	JANITOR CLOSET
JT	JOINT
JTS	JOINTS
KIT	KITCHEN
KP	KICK PLATE
KDF	KNOCK DOWN FRAME
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
LP	LOW POINT
MANUF	MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MET	METAL
MIN	MINIMUM
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO/#	NUMBER
O/C	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OP HD	OPPOSITE HAND
OD	OUTSIDE DIMENSION
OH	OVERHEAD
PTD	PAINTED
PR	PAIR
PART	PARTITION
PER	PERIMETER
PLAS	PLASTIC
P. LAM	PLASTIC LAMINATE
PL	PLATE
PLYWD	PLYWOOD
PLUMB	PLUMBING
QT	QUARRY TILE
RAD	RADIUS
RL	RAIN LEADER
REF	REFRIGERATOR
REQ'D	REQUIRED
RESIL	RESILIENT
REV	REVISION
RS	RISERS
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RUB	RUBBER
SEC	SECOND
SECT	SECTION
SHT	SHEET
SV	SHEET VINYL
SHR	SHOWER
SIM	SIMILAR
SC	SOLID CORE
SQ	SQUARE
ST	STAIN
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE
SUSP	SUSPENDED
SYS	SYSTEM
TEL	TELEPHONE
∴	THEREFORE
THK	THICK
THRESH	THRESHOLD
TOL	TOILET
TOC	TOP OF CURB
TOF	TOP OF FOUNDATION
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNF	UNFINISHED
VEN	VENEER
VEST	VESTIBULE
WF	WELDED FRAME
WGHT	WEIGHT
WWM	WELDED WIRE MESH
WND	WINDOW
W/	WITH
W/I	WITHIN
W/O	WITHOUT

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. USE DIMENSIONS.
2. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL BE RESPONSIBLE FOR SAME.
3. ALL INTERIOR DIMENSIONS ARE TO FINISHED FACE OF GYPSUM WALL BOARD (G.W.B.) PARTITIONS.
4. PROVIDE WOOD BLOCKING IN ALL DRYWALL PARTITIONS AS REQUIRED TO ANCHOR HANDRAILS, SHELVING, WALL CABINETS, TOILET ACCESSORIES, GRAB BARS, MISC. ACCESSORIES AND TRIM.
5. THESE DOCUMENTS ARE THE SOLE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR CONSTRUCTION ON ANY OTHER SITE WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

MOUNTING HEIGHTS



CODE DATA

MODEL CODE REVIEW BASED UPON INTERNATIONAL BUILDING CODE CROSS-REFERENCED WITH LIFE SAFETY, ADA, STATE HEALTH, ETC.

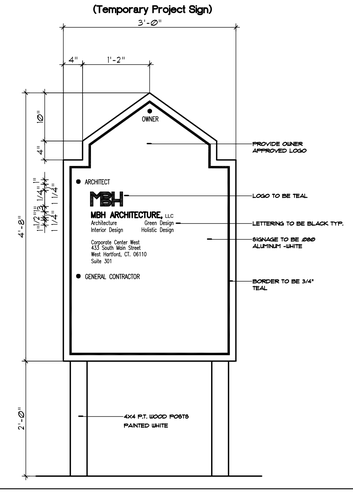
APPLICABLE CODES

A. International Building Code / 2006, Vermont Fire & Building Safety Code / 2006
B. Uniform Fire Code / 2006, NFPA 1 & NFPA 90A
C. National Electrical Code / 2005, Vermont Electrical Safety Rules / 2011, NFPA 70
D. International Plumbing Code / 2009, State of Vermont Plumbing Rules / 2009
E. ICC/ANSI A117.1 / 2003 Accessible and Usable Buildings and Facilities
F. ADA (Americans with Disabilities Act), Vermont Access Rules (ADA) / 2012
G. International Energy Conservation Code / 2009, Vermont Commercial Building Energy Standards / 2011
H. NFPA 54 Fuel Gas Code / 1996, Vermont Fire & Building Safety Code / 2007
I. Guidelines for Design and Construction of Hospitals and Health Care Facilities / Chapters 8 / 2001
J. 2005 Vermont Code – Title 18 – Health
K. Uniform Fire Code / 2006, Vermont Fire & Building Code / 2007, NFPA 1
L. NFPA 99 Health Care Facilities / 2002
M. UL Vol. 1, 2A, 2B and 3 / 2011
N. OSHA 2011
O. 2002 NFPA 13
P. NFPA 72 FIRE ALARM
Q. Town and Local Ordinances

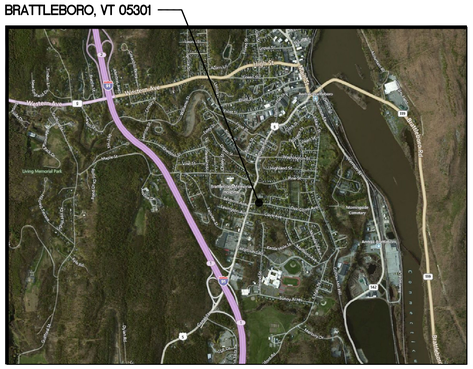
I.	USE GROUP USE GROUP – NFPA 101	I-2 INSTITUTIONAL (EXISTING TO REMAIN)
II.	CONSTRUCTION CLASSIFICATION	2 A PROTECTED NONCOMBUSTIBLE (EXISTING TO REMAIN)
III.	SPRINKLERS	FULLY SPRINKLERED
IV.	INTERIOR FINISHES	ALL FINISHES SHALL BE CLASS I IN ACCORDANCE W/ SECT. 12-7.5 & 6-6.1 OF THE LIFE SAFETY CODE.

PROJECT SIGNAGE

(Temporary Project Sign)



187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

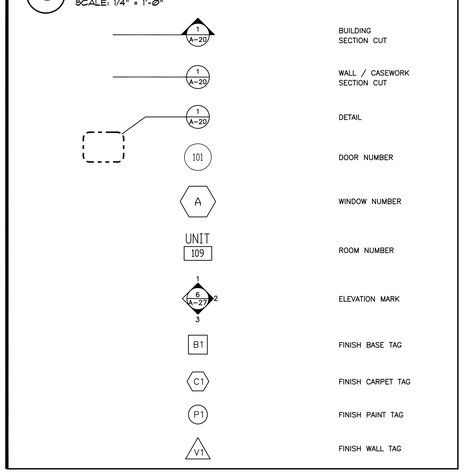


LIST OF DRAWINGS

● NEW OR REVISED ISSUE
○ NOT ISSUED

			DATE ISSUED 1/14/13	REMARKS
COVER	A-001	COVER SHEET	●	
	A-002	DRAWING LIST / SYMBOLS / ABBREVIATIONS / MOUNT HEIGHTS	●	
	A-003	PARTITION TYPES	●	
	A-004	DOOR SCHEDULE	●	
ARCHITECTURAL	AD-130	THIRD FLOOR DEMOLITION PLAN	●	
	AD-140	FOURTH FLOOR DEMOLITION PLAN	●	
	A-130	THIRD FLOOR PLAN	●	
	A-140	FOURTH FLOOR PLAN	●	
	A-200	ENLARGED BEDROOM PLAN	●	
	A-730	THIRD FLOOR REFLECTED CEILING PLAN	●	
	A-740	FOURTH FLOOR REFLECTED CEILING PLAN	●	
	A-800	MILWORK PLANS & ELEVATIONS	●	
	A-801	MILWORK DETAIL SECTIONS	●	
	A-802	MILWORK DETAIL SECTIONS	●	

SYMBOLS



REVISIONS

CONSULTANTS

PINE HEIGHTS AT BRATTLEBORO

187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

DRAWING LIST / SYMBOLS / ABBREVIATIONS / MOUNT HEIGHTS

MBH ARCHITECTURE
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DATE ISSUED:	1/14/13
SCALE:	N.T.S.
PROJECT NUMBER:	12197
DRAWN BY:	PH/CF

A-002

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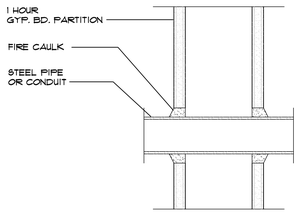
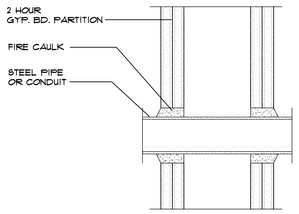


1 HR PENETRATION - UL. SYSTEM NO. W-L-1001

1



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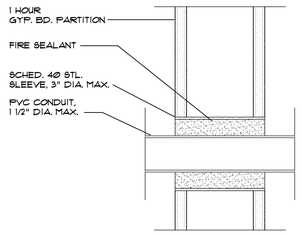

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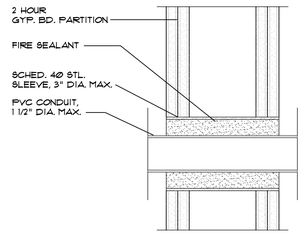

2 HR PENETRATION - UL. SYSTEM NO. W-L-2053

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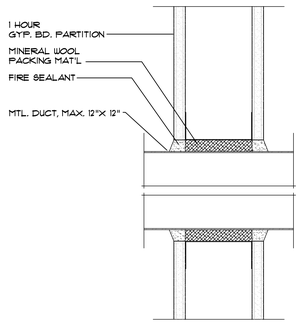
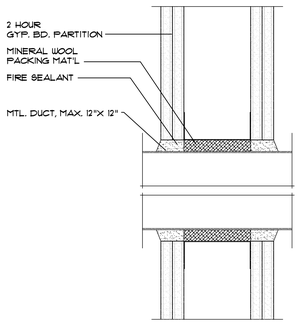


1 HR DUCT PENETRATION - UL. SYSTEM NO. W-L-7001

5



2 HR DUCT PENETRATION - UL. SYSTEM NO. W-L-7001

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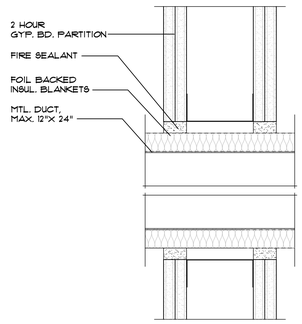
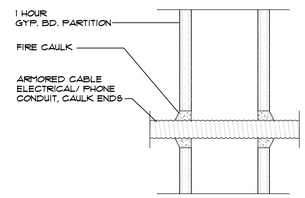


2 HR INSUL.DUCT PENETRATION - UL. SYSTEM NO. W-L-7010

7



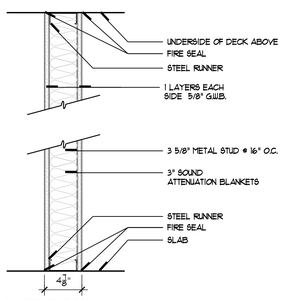
1 HR PENETRATION - UL. SYSTEM NO. W-L-3015

8

DETAILS ARE PROVIDED FOR GENERAL INFORMATION. WHEN REFERENCED IN ADDITION WITH THE INFORMATION PROVIDED IN SPECIFICATION SECTION 07840 THE PROPER FIRE RATING WILL BE ACHEIVED. FOR ALL VARIATIONS IN SIZE OR CONDITIONS REFER TO FIRE RESISTNACE DIRECTORY VOLUME 2A & 2B

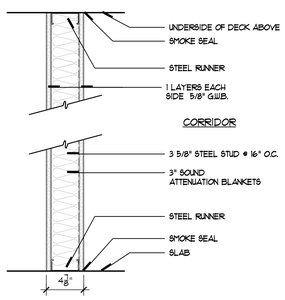
1 FIRE STOPPING DETAILS

SCALE: 1 1/2" = 1'-0"



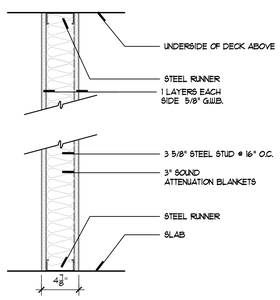
1 HOUR RATED PARTITION
UL DESIGN # U465

1



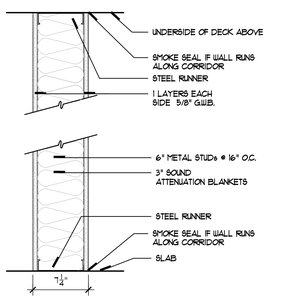
SMOKE PARTITION

2



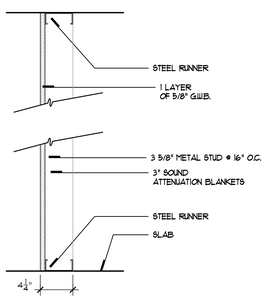
NON RATED PARTITION

3



NEW PLUMBING WALL

4



NEW NON RATED PARTITION

5

2 PARTITION TYPES

SCALE: 1 1/2" = 1'-0"

GENERAL PARTITION TYPE NOTES:

1. CONSTRUCTION OF RATED PARTITIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS TO MEET ALL REQUIREMENTS OF THE LISTING AGENCY REFERENCED IN THE DRAWINGS AND SPECIFICATIONS.
2. PROVIDE WATER RESISTANT GYPSUM WALLBOARD AT ALL "WET" ROOMS.
3. USE FIRE RATED GYPSUM WALL BOARD AS RECOMMENDED BY LISTING AGENCY AT ALL SMOKE AND FIRE RATED PATIOINS.
4. 1 LAYER OF G.W.B. IS NOT NECESSARY AT INTERIOR OF ALL CHASE WALLS THAT ARE NOT RATED.
5. HOLD ALL G.W.B. ¼" OFF OF ALL CONCRETE SLAB FLOORS TYPICAL UNLESS OTHERWISE NOTED.

REVISIONS

CONSULTANTS

PINE HEIGHTS
AT BRATTLEBORO
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PARTITION TYPES

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A-003

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DOOR SCHEDULE

DR#	FR.	TO	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	DOOR TYPE	DOOR U.C. / LOUV.	FRAME TYPE	FRAME THROAT	FRAME HEAD	FRAME L. JAMB	FRAME R. JAMB	FRAME MATERIAL	FRAME FINISH	THRESHOLD	FIRE RATING-MIN.	HARDWARE	REMARKS
THIRD FLOOR																				
300	310	311	3'-0"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	4 7/8"	H1	J1	J1	HM	PAINTED	-	NR	HW # 1	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
301	310	312	3'-0"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	4 7/8"	H1	J1	J1	HM	PAINTED	-	NR	HW # 5	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
302	310	313	3'-4"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	4 7/8"	H1	J1	J1	HM	PAINTED	T2	45	HW # 2	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
303	318	319	3'-0"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	4 7/8"	H1	J1	J1	HM	PAINTED	-	NR	HW # 5	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
304	318	320	3'-10"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	4 7/8"	H1	J1	J1	HM	PAINTED	T1	NR	HW # 4	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
305	334	336	3'-0"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	V.I.F.	H1	J1	J1	HM	PAINTED	-	NR	HW # 3	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
306	328	329	3'-0" (V.I.F.)	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	V.I.F.	H1	J1	J1	HM	PAINTED	-	45	HW # 1	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS DELETE WALL STOP
FOURTH FLOOR																				
400	410	411	3'-0"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	4 7/8"	H1	J1	J1	HM	PAINTED	-	NR	HW # 1	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
401	410	412	3'-0"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	4 7/8"	H1	J1	J1	HM	PAINTED	-	NR	HW # 5	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
402	410	413	3'-4"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	4 7/8"	H1	J1	J1	HM	PAINTED	T2	45	HW # 2	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
403	432	434	3'-0"	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	4 7/8"	H1	J1	J1	HM	PAINTED	-	NR	HW # 3	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS
404	426	429	3'-0" (V.I.F.)	7'-0" (V.I.F.)	1¾"	HM	PAINTED	A	N/A	1.	V.I.F.	H1	J1	J1	HM	PAINTED	-	45	HW # 1	DOORS & FRAMES SHALL MATCH EXISTING DOOR & FRAME HEIGHTS DELETE WALL STOP

HARDWARE SET(S)

HW #1
- BUTT HINGES
- LOCK LEVERSET
- CLOSER
- WALL STOP
- ARMOR PLATES
- DOOR SILENCERS
- DOOR EDGE GAURDS

HW #2
- BUTT HINGES
- CLOSER
- WALL STOP
- ARMOR PLATES
- EDGE GUARDS
- DOOR SILENCERS
- PUSH PULL HOSPITAL LATCH
- DOOR EDGE GAURDS

HW #3
- BUTT HINGES
- LOCK LEAVERSET
- CLOSER
- HINGE STOP
- KICK PLATE
- DOOR SILENCERS
- DOOR EDGE GAURDS

HW #4
- BUTT HINGES
- PASSAGE LATCH LEVERSET
- WALL STOP
- KICK PLATES
- DOOR SILENCERS

HW #5
- BUTT HINGES
- LOCK LEVERSET
- WALL STOP
- KICK PLATES
- DOOR SILENCERS

GENERAL NOTES

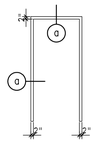
1. ALL DOOR CLOSERS TO BE MOUNTED ON INSIDE OF ALL ROOMS, NO DOOR CLOSERS SHOULD BE VISIBLE FROM CORRIDOR SIDE.
2. ALL KEYING & DOOR HARDWARE SELECTIONS ARE TO BE VERIFIED BY OWNER.
3. CONTRACTOR TO VERIFY ALL EXISTING DOOR & DOOR FRAME SIZES.
4. CONTRACTOR SHALL VERIFY ALL REQUIRED DOOR RATINGS.
   - 1 HR. WALLS SHALL HAVE 45 MIN. RATED DOORS & FRAMES
   - 2 HR. WALLS SHALL HAVE 90 MIN. RATED DOORS & FRAMES.

NOTE:

ALL EXISTING DOORS & FRAMES THAT ARE SCHEDULED TO REMAIN SHALL BE CLEANED & PAINTED. EXISTING HARDWARE SHALL BE REMOVED AND REINSTALLED OR PROTECTED PRIOR TO PAINTING DOORS & FRAMES.

A

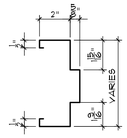
1 DOOR & WINDOW TYPES



1.

2 FRAME TYPES

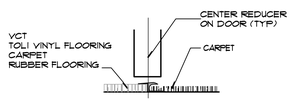
SCALE: 1/4" = 1'-0"



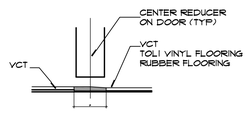
a

3 FRAME PROFILES

SCALE: 3" = 1'-0"



T1 FLOORING RUBBER REDUCER



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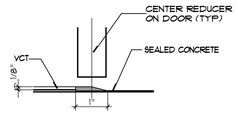


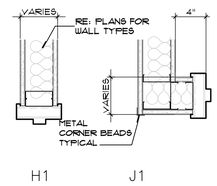
T3 FLOORING RUBBER REDUCER

4 THRESHOLD DETAILS

SCALE: 3" = 1'-0"

NOTES:

1. CHANGES IN FLOOR ELEVATION AT ALL THRESHOLDS OR FLOOR FINISHES SHALL NOT EXCEED ½" IN HEIGHT. WHERE A CHANGE IN ELEVATION IS BETWEEN ¼" AND ½", BEVELED EDGE SHALL NOT BE STEEPER THAN 1:2.
2. REDUCER & JOINER STRIPS REFERENCED TO BE "BURKE MERCER" PRODUCT NUMBERS, COLORS TO BE SELECTED BY OWNER.



5 HEAD & JAMB DETAILS

SCALE: 1 1/2" = 1'-0"

REVISIONS

CONSULTANTS

PINE HEIGHTS AT
BRATTLEBORO
187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

DOOR SCHEDULE

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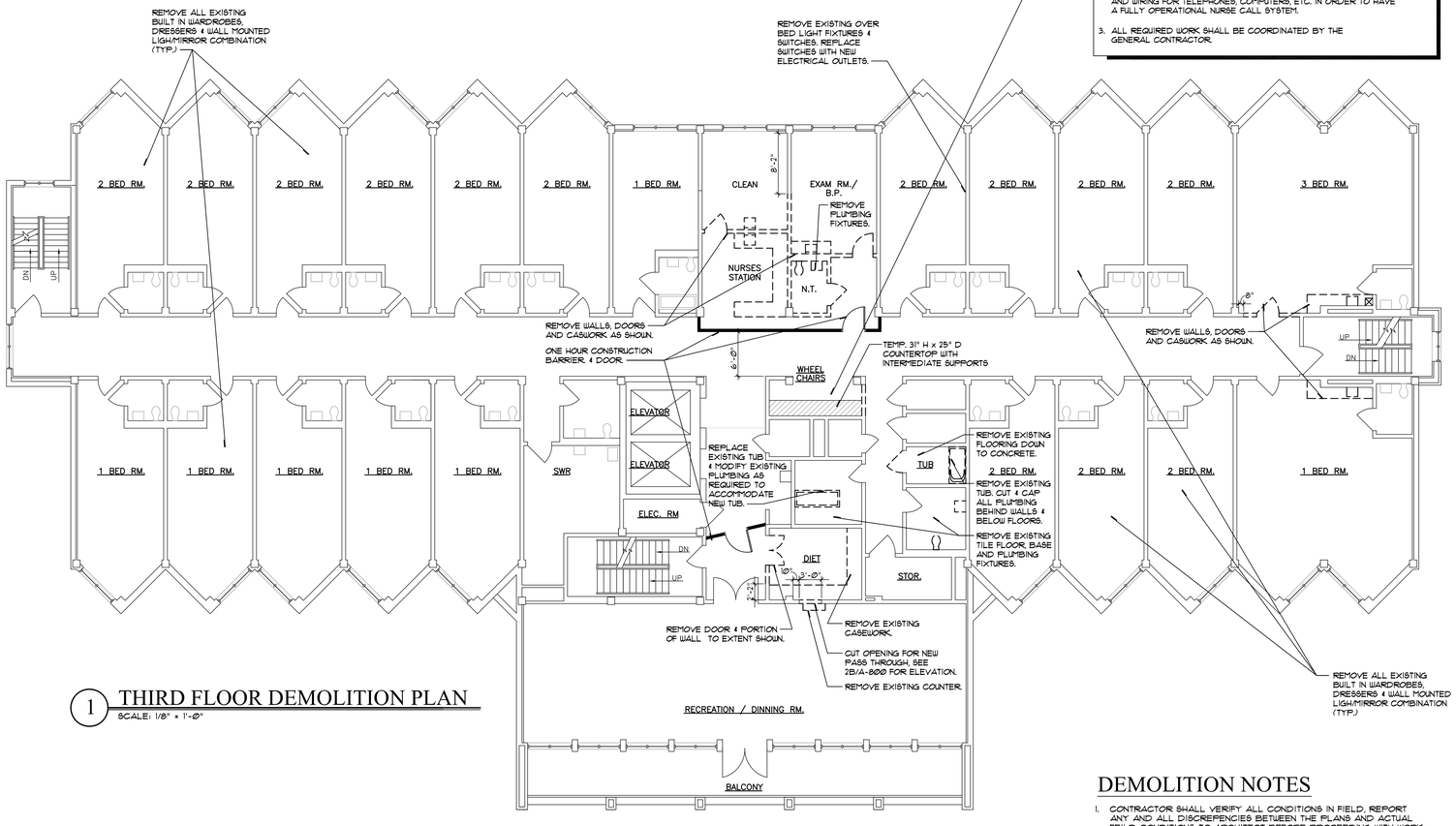
DRAWN BY:	PH/CF

A-004

NOTES:

1. THE OWNER'S VENDOR SHALL BE RESPONSIBLE FOR INSTALLING A TEMPORARY NURSE CALL SYSTEM IN EXISTING WHEEL CHAIR ALCOVE, OPPOSITE THE EXISTING NURSE STATION AND SHALL PROVIDE & INSTALL ALL REQUIRED WIRING FOR NURSE CALL SYSTEM, TELEPHONES, COMPUTERS, ETC. IN ORDER TO MAINTAIN A FULLY OPERATIONAL NURSE CALL SYSTEM. EXISTING NURSE STATION SYSTEMS MUST BE MAINTAINED UNTIL ALL SYSTEMS IN THE TEMPORARY STATION ARE COMPLETED.
2. THE OWNER'S VENDOR SHALL BE RESPONSIBLE FOR INSTALLING THE NEW NURSE CALL SYSTEM AT THE NEW NURSE STATION AND SHALL PROVIDE & INSTALL ALL REQUIRED WIRING FOR NURSE CALL SYSTEM, AND WIRING FOR TELEPHONES, COMPUTERS, ETC. IN ORDER TO HAVE A FULLY OPERATIONAL NURSE CALL SYSTEM.
3. ALL REQUIRED WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.



1 THIRD FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD, REPORT ANY AND ALL DISCREPENCIES BETWEEN THE PLANS AND ACTUAL FEILD CONDITIONS TO ARCHITECT BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR SHALL CLEAN ANY AREA OUTSIDE THE CONTRACT LIMIT THAT BECOMES DIRTY AS A RESULT OF DEMOLITION, CLEANING SHALL BE DONE ON A DAILY BASIS.
3. ALL EXISTING WALLS, DOORS, FRAMES AND CASEWORK TO BE REMOVED WILL BE REPRESENTED BY DASHED LINES. EXISTING DOORS THAT WILL REMAIN SHALL BE REMOVED & CLEANED REPAINTED AND REINSTALLED. DOOR FRAMES TO REMAIN AND SHALL BE CLEANED & REPAINTED (COORDINATE WITH NEW CONSTRUCTION FOR EXTENT AND LOCATION OF NEW CONSTRUCTION).
4. ALL EXISTING TOILET ROOM ACCESSORIES SHALL BE REMOVED AND REPLACED WITH NEW ACCESSORIES. REFER TO PLANS AND SPECS. FOR FURTHER DETAIL. REMOVE ALL GRAB BARS IN EXISTING TOILET ROOMS AND BATHROOMS, CLEAN AND REINSTALL AFTER NEW FINISHES HAVE BEEN INSTALLED.
5. WHERE WORK IS TO PERFORMED UNDER THIS CONTRACT, REMOVE ALL FLOORING, BASE, & WALL COVERING. SCRAPE AND PREPARE CONCRETE FLOOR SLAB AND G.W.B. FOR NEW FLOORING AND WALL FINISHES (SEE FINISH SCHEDULE).
6. WHERE REMOVAL OF WALLS OR PARTITIONS EXTENDS BEYOND ONE FINISHED AREA INTO ANOTHER FINISHED AREA, PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE TO PROVIDE AN EVEN SURFACE OF UNIFORM COLOR AND APPEARANCE. IF NESSASARY TO ACHIEVE UNIFORM COLOR AND APPEARANCE, REMOVE EXISTING FLOOR AND WALL COVERINGS AND REPLACE WITH NEW MATERIALS.
7. PROTECT ALL EXISTING SURFACES SCHEDULED TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR TO BE RESPONSIBLE FOR ALL PENETRATIONS OF EXISTING MATERIALS AND STRUCTURES NECESSARY FOR NEW UTILITIES, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND SHALL MAINTAIN APPROPRIATE HOURLY RATINGS.
9. PROVIDE TEMPORARY STRUCTURAL SUPPORT AND ENCLOSURE AS REQUIRED TO MAINTAIN INTEGRITY OF EXISTING BUILDING DURING DEMOLITION WORK.
10. REFER TO REFLECTED CEILING PLANS FOR EXTENT OF CEILING DEMOLITION AND NEW CONSTRUCTION WORK.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS MADE TO THE EXISTING BUILDING IN ORDER TO INSTALL THE M.E.P. SYSTEMS.
12. CONTRACTOR SHALL ENSURE THAT THE REQUIRED TEMPORARY MEANS OF EGRESS BE KEPT FREE AND CLEAR OF CONSTRUCTION EQUIPMENT AND DEBRIS THROUGHOUT THE CONSTRUCTION PROCESS AS REQUIRED.
13. CONTRACTOR SHALL REMOVE ALL DEMOLITION DEBRIS LEGALLY & OFF SITE.
14. CONTRACTOR SHALL LEAVE AREA BROOM CLEAN AT THE COMPLETION OF WORK.
15. CONTRACTOR SHALL PERFORM ALL NECESSARY DEMOLITION AND PATCHING/REPAIR WORK REQUIRED FOR REPLACEMENT OF CEILING LIGHTS, WALL SCONCES, WIRING, CONDUITS, OUTLETS, ETC. WITHIN WALLS AND ABOVE CEILINGS AS REQUIRED.
16. EXISTNG LIGHTING SHALL BE REPLACED WITH NEW LIGHTING AS SHOWN ON THE REFLECTED CEILING PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSOCIATED WIRING.

REVISIONS

CONSULTANTS

PROJECT NORTH

PINE HEIGHTS AT
BRATTLEBORO
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THIRD FLOOR DEMOLITION PLAN

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AD-130

NOTES:

1. THE OWNER'S VENDOR SHALL BE RESPONSIBLE FOR INSTALLING A TEMPORARY NURSE CALL SYSTEM IN EXISTING WHEEL CHAIR ALCOVE, OPPOSITE THE EXISTING NURSE STATION AND SHALL PROVIDE & INSTALL ALL REQUIRED WIRING FOR NURSE CALL SYSTEM, TELEPHONES, COMPUTERS, ETC. IN ORDER TO MAINTAIN A FULLY OPERATIONAL NURSE CALL SYSTEM. EXISTING NURSE STATION SYSTEMS MUST BE MAINTAINED UNTIL ALL SYSTEMS IN THE TEMPORARY STATION ARE COMPLETED.
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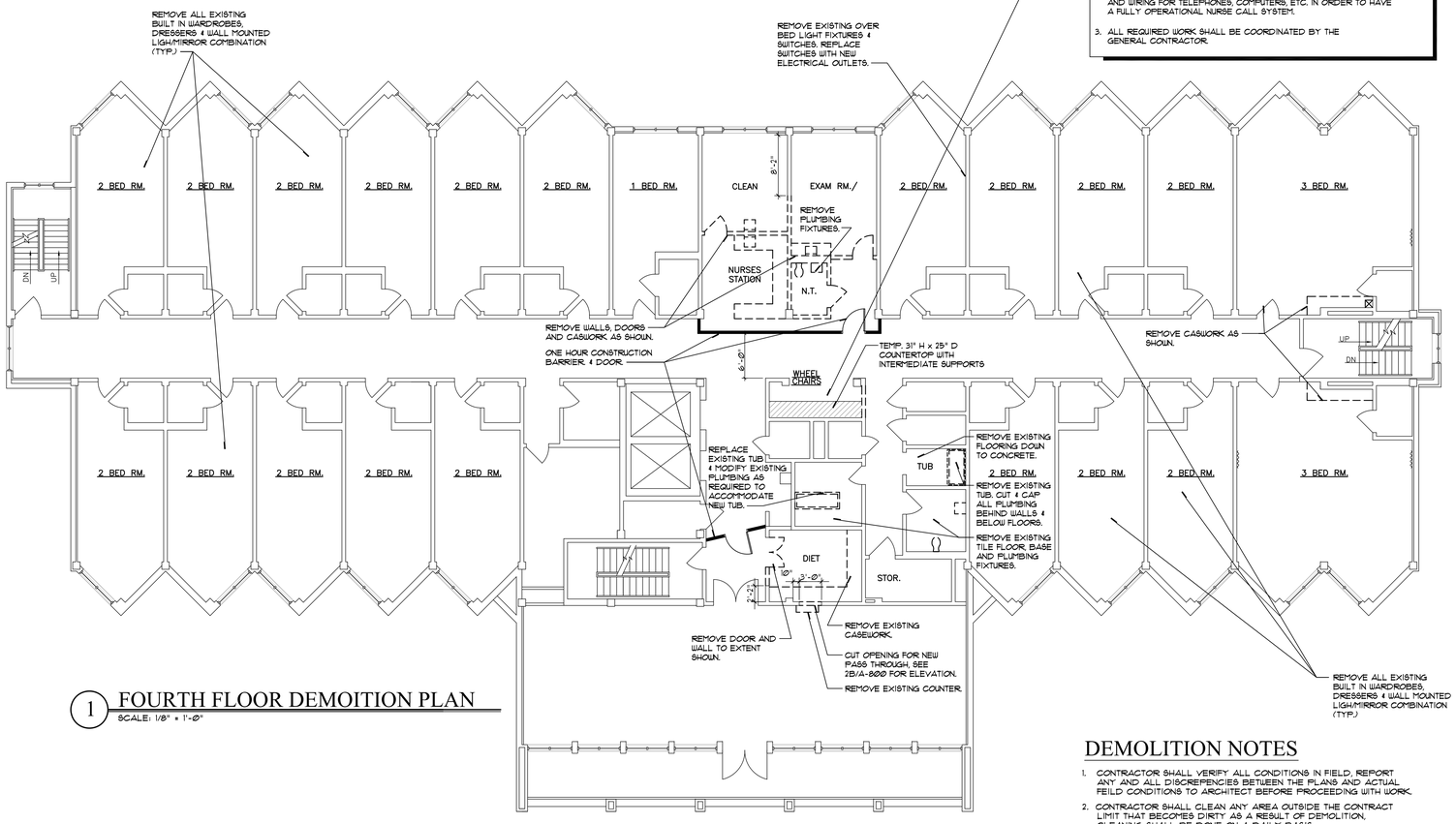
3. ALL REQUIRED WORK SHALL BE COORDINATED BY THE GENERAL CONTRACTOR.



1 FOURTH FLOOR DEMOITION PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD. REPORT ANY AND ALL DISCREPENCIES BETWEEN THE PLANS AND ACTUAL FEILD CONDITIONS TO ARCHITECT BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR SHALL CLEAN ANY AREA OUTSIDE THE CONTRACT LIMIT THAT BECOMES DIRTY AS A RESULT OF DEMOLITION. CLEANING SHALL BE DONE ON A DAILY BASIS.
3. ALL EXISTING WALLS, DOORS, FRAMES AND CASEWORK TO BE REMOVED WILL BE REPRESENTED BY DASHED LINES. EXISTING DOORS THAT WILL REMAIN SHALL BE REMOVED & CLEANED REPAINTED AND REINSTALLED. DOOR FRAMES TO REMAIN AND SHALL BE CLEANED & REPAINTED (COORDINATE WITH NEW CONSTRUCTION FOR EXTENT AND LOCATION OF NEW CONSTRUCTION).
4. ALL EXISTING TOILET ROOM ACCESSORIES SHALL BE REMOVED AND REPLACED WITH NEW ACCESSORIES. REFER TO PLANS AND SPECS. FOR FURTHER DETAIL. REMOVE ALL GRAB BARS IN EXISTING TOILET ROOMS AND BATHROOMS, CLEAN AND REINSTALL AFTER NEW FINISHES HAVE BEEN INSTALLED.
5. WHERE WORK IS TO PERFORMED UNDER THIS CONTRACT, REMOVE ALL FLOORING, BASE, & WALL COVERING. SCRAPE AND PREPARE CONCRETE FLOOR SLAB AND G.W.B. FOR NEW FLOORING AND WALL FINISHES (SEE FINISH SCHEDULE).
6. WHERE REMOVAL OF WALLS OR PARTITIONS EXTENDS BEYOND ONE FINISHED AREA INTO ANOTHER FINISHED AREA, PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE TO PROVIDE AN EVEN SURFACE OF UNIFORM COLOR AND APPEARANCE. IF NESSASARY TO ACHIEVE UNIFORM COLOR AND APPEARANCE, REMOVE EXISTING FLOOR AND WALL COVERINGS AND REPLACE WITH NEW MATERIALS.
7. PROTECT ALL EXISTING SURFACES SCHEDULED TO REMAIN DURING ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR TO BE RESPONSIBLE FOR ALL PENETRATIONS OF EXISTING MATERIALS AND STRUCTURES NECESSARY FOR NEW UTILITIES, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND SHALL MAINTAIN APPROPRIATE HOURLY RATINGS.
9. PROVIDE TEMPORARY STRUCTURAL SUPPORT AND ENCLOSURE AS REQUIRED TO MAINTAIN INTEGRITY OF EXISTING BUILDING DURING DEMOLITION WORK.
10. REFER TO REFLECTED CEILING PLANS FOR EXTENT OF CEILING DEMOLITION AND NEW CONSTRUCTION WORK.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS MADE TO THE EXISTING BUILDING IN ORDER TO INSTALL THE M.E.P. SYSTEMS.
12. CONTRACTOR SHALL ENSURE THAT THE REQUIRED TEMPORARY MEANS OF EGRESS BE KEPT FREE AND CLEAR OF CONSTRUCTION EQUIPMENT AND DEBRIS THROUGHOUT THE CONSTRUCTION PROCESS AS REQUIRED.
13. CONTRACTOR SHALL REMOVE ALL DEMOLITION DEBRIS LEGALLY & OFF SITE.
14. CONTRACTOR SHALL LEAVE AREA BROOM CLEAN AT THE COMPLETION OF WORK.
15. CONTRACTOR SHALL PERFORM ALL NECESSARY DEMOLITION AND PATCHING/REPAIR WORK REQUIRED FOR REPLACEMENT OF CEILING LIGHTS, WALL SCONCES, WIRING, CONDUITS, OUTLETS, ETC. WITHIN WALLS AND ABOVE CEILINGS AS REQUIRED.
16. EXISTNG LIGHTING SHALL BE REPLACED WITH NEW LIGHTING AS SHOWN ON THE REFLECTED CEILING PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSOCIATED WIRING.

REVISIONS

CONSULTANTS

PROJECT NORTH

PINE HEIGHTS AT
BRATTLEBORO
187 OAK GROVE AVENUE
BRATTLEBORRO, VT 05301

FOURTH FLOOR DEMOLITION PLAN

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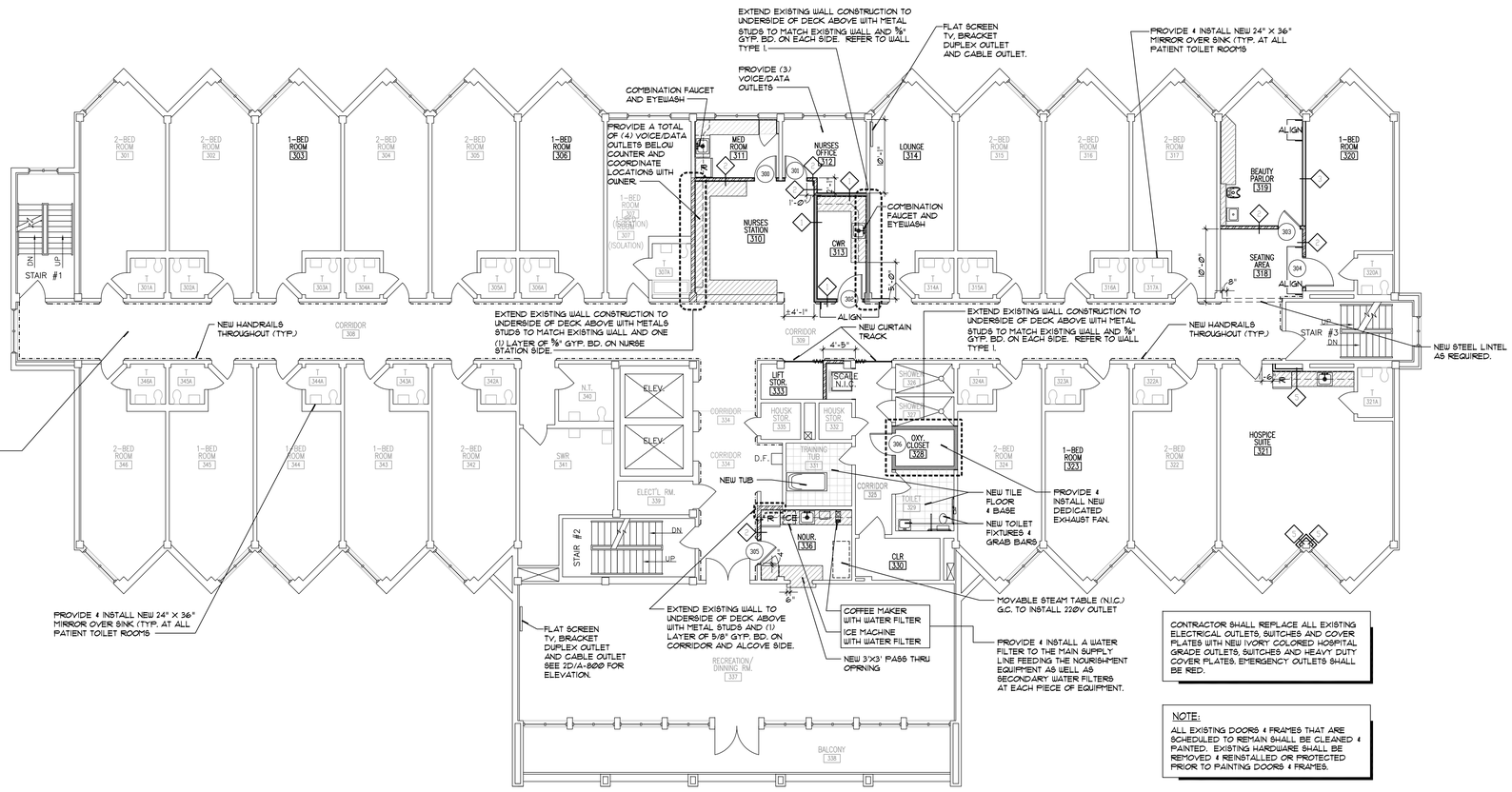

1 THIRD FLOOR PLAN

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

GENERAL SCOPE OF WORK:

CORRIDORS:
- NEW CEILING GRID & TILE.
- NEW LIGHTING.
- NEW HAND RAILS (FIBERGLASS TO MATCH EXISTING 1ST & 2ND FLOORS).
- NEW WALL COVERING (MATCH TYPE & STYLE OF EXISTING 2ND FLOOR).
- NEW CARPETING & CARPET BASE.

TYPICAL BEDROOM:
- ADD ONE SURFACE MOUNTED CEILING LIGHT FIXTURE TO AREA NEAR WINDOW AREA.
- NEW SHEET VCT FLOORING & VINYL BASE.
- PAINT CEILING GRID & INSTALL NEW CEILING TILE.
- DEMOLISH BUILT-IN WARDROBES.
- REPLACE SCONCE.
- RELOCATE TV CABLE & OUTLETS FOR FLAT SCREEN TV.
- REMOVE, CLEAN & REINSTALL EXISTING CEILING CURTAIN TRACKS.
- NEW OVER BED LIGHT.
- REPLACE NURSES CALL SYSTEM. GC TO VERIFY THAT EXISTING WIRING IS OKAY TO REUSE.
- HEAD WALL TO HAVE WALL COVERING AND BALANCE OF ROOM IS TO BE PAINTED.
- NEW SHEET VINYL FLOORING & VINYL BASE.
- NEW BED LOCATORS (INFRO CORPORATION #6000).

BEDROOM TOILETS:
- PAINT CEILING GRID & INSTALL NEW CEILING TILE.
- PAINT WALLS.
- NEW SHEET VINYL FLOORING WITH FLASH COVE BASE.
- UTILIZE SAME WATER CLOSET BUT REMOVE BED PAN WASHER CONNECTION.
- NEW MIRROR.
- NEW WALL MOUNTED LIGHT FIXTURE OVER MIRROR.

NURSES STATION, CWR, DINING ROOM, NOURISHMENT ROOM, OXYGEN CLOSET AND AREA FOR SCALE:
- NEW FLOORING & BASE (REFER TO FINISH SCHEDULE).
- NEW CEILING GRID & TILE.
- NEW LIGHTING.
- PAINTED WALLS EVERYWHERE EXCEPT WALL COVERING IN DINING ROOM.
- MILLWORK AS NOTED ON FLOOR PLANS.
- NEW OXYGEN CLOSET.
- TEMPORARILY RELOCATE CALL FOR AID, TELEPHONE CABLE DATA & VOICE DURING CONSTRUCTION AND THEN RELOCATE TO FINAL LOCATION.
- PROVIDE (4) VOICE & (4) DATA & (4) TELEPHONE LOCATIONS IN FINAL LOCATIONS.

BATHING SUITE AREA:
- TOILET ROOM: PAINT WALLS, NEW LIGHTING, PAINTED CEILING GRID & NEW CEILING TILE, REPLACE EXISTING TILE FLOOR & BASE.
- TUB ROOM: REPLACE TUB, PAINTED CEILING GRID & NEW CEILING TILE, PAINT WALLS, NEW LIGHTING, REPLACE TILE FLOOR & BASE.
- NEW CURTAIN TRACK.
- EXISTING SHOWERS TO REMAIN.

ADD/ALTERNATES:

- ALTERNATE #1:

  PROVIDE RIGID SHEET WALL PROTECTION BELOW HANDRAILS IN CORRIDORS AS MANUF. BY INFRO CORP.

- ALTERNATE #2:

  PROVIDE CLEAR CORNER GUARDS AT ALL CORNERS IN PATIENT BEDROOMS AS MANUF. BY INFRO CORP.

- ALTERNATE #3:

  PROVIDE DOOR FRAME GUARD & CLEAR KICK PLATES ON ALL CORRIDOR DOORS AS MANUF. BY INFRO CORP.

- ALTERNATE #4:

  PROVIDE WALL GUARD BUMPER RAILS IN PATIENT BEDROOMS 18" A.F.F. TO BOTTOM OF RAIL ON ALL WALLS EXCEPT FOR HEADWALL AS MANUFACTURED BY INFRO CORP.

ALTERNATE #5:

PROVIDE WALL GUARD BUMPER RAILS IN CORRIDORS 18" A.F.F. TO BOTTOM OF RAIL OVER WALLCOVERING AS MANUFACTURED BY INFRO CORP.

CONTRACTOR SHALL REPLACE ALL EXISTING ELECTRICAL OUTLETS, SWITCHES AND COVER PLATES WITH NEW IVORY COLORED HOSPITAL GRADE OUTLETS, SWITCHES AND HEAVY DUTY COVER PLATES. EMERGENCY OUTLETS SHALL BE RED.

NOTE:

ALL EXISTING DOORS & FRAMES THAT ARE SCHEDULED TO REMAIN SHALL BE CLEANED & PAINTED. EXISTING HARDWARE SHALL BE REMOVED & REINSTALLED OR PROTECTED PRIOR TO PAINTING DOORS & FRAMES.

AT ALL EXISTING PATIENT BEDROOMS:

1. IN ALL PATIENT ROOMS, PROVIDE & INSTALL NEW ELECTRICAL POWER OUTLETS & CABLE T.V. OUTLETS/JACKS ON BED "FOOT" WALL @ 6'-0" A.F.F. (VERIFY HEIGHT WITH OWNER) (2) OF EACH OUTLET TYPE SHALL BE INSTALLED IN EACH PATIENT BEDROOM AND SHALL BE CENTERED ON EXISTING BED LOCATION (TYP.). CONTRACTOR SHALL INSTALL REQUIRED WOOD BLOCKING & SHALL ALSO INSTALL OWNER PROVIDED T.V. BRACKETS & TELEVISIONS.

2. PROVIDE COORDINATION WITH OWNER & OWNER'S VENDOR FOR REPLACEMENT OF EXISTING NURSE CALL SYSTEM. VENDOR SHALL VERIFY IF EXISTING WIRING CAN BE REUSED AND SHALL REPLACE ALL EXISTING DOME LIGHTS IN CORRIDOR (TYP.)

AT ALL EXISTING PATIENT TOILET ROOMS:

REMOVE EXISTING FLUSH VALVES AND REPLACE EXISTING BED PAN WASHER TAIL PIECE WITH NEW STRAIGHT TAIL PIECE BRACKETED BACK TO WALL WITHOUT BED PAN WASHER MECHANISM. REBUILD FLUSH VALVES.

NOTE:

1. ALL 1-BED BEDROOMS SHALL BE SETUP FOR USE AS A 2-BED BEDROOM SO THAT FLEXIBILITY IS PROVIDED FOR OPERATIONS. THIS WILL ALLOW FOR SAME SEX USE OF ROOMS TO ACCOMMODATE OPERATIONS WITHOUT INCREASING BED COUNTS FOR THE ENTIRE FACILITY. PROVIDE TWO OVERHEAD LIGHTS, TWO NURSE CALLS AND CURTAIN TRACKS SET UP FOR A TWO BED ROOM.

2. BASED UPON INFORMATION PROVIDED BY THE OWNER, THERE IS NO ASBESTOS IN THIS FACILITY.

TOTAL BUILDING BED CALCULATIONS

FLOOR	PROPOSED 1 BED BEDROOMS	PROPOSED 2 BED BEDROOMS	PROPOSED 3 BED BEDROOMS	PROPOSED 4 BED BEDROOMS	PROPOSED TOTAL BED COUNT
FIRST FLOOR	N/A	N/A	N/A	N/A	N/A
SECOND FLOOR	18	1 (2 BEDS)	0	0	20 BEDS
THIRD FLOOR	8	11 (22 BEDS)	0	0	30 BEDS
FOURTH FLOOR	10	10 (20 BEDS)	0	0	30 BEDS
TOTALS	36 BEDS	22 (44 BEDS)	0 (0 BEDS)	0 (0 BEDS)	80 BEDS
THIRD FLOOR HOSPICE	1 BED	N/A	N/A	N/A	1 BED

MECHANICAL/ELECTRICAL/PLUMBING & FIRE PROTECTION:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL MEP. TRADES AS REQUIRED IN ORDER TO PROVIDE COMPLETE WORKING SYSTEMS. M.E.P. TRADES SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED DRAWINGS/DOCUMENTS FOR BUILDING PERMITS & COORDINATION DRAWINGS SHALL ALSO BE SUBMITTED TO THE ARCHITECT & OWNER FOR REVIEW.

NEW WALL CONSTRUCTION LEGEND

REFER TO WALL TYPES ON SHEET A-004 FOR DETAILED WALL CONSTRUCTION AND U.L. REQUIREMENTS.

- NON-RATED PARTITION
- 20 MIN. SMOKE PARTITION
- 1 HOUR RATED PARTITION

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD, REPORT ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO ARCHITECT BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING AND REPAIRING OF ALL FINISH SURFACES DUE TO PENETRATIONS OF EXISTING MATERIALS AND STRUCTURES NECESSARY FOR NEW UTILITIES, MECHANICAL, ELECTRICAL AND PLUMBING WORK.
3. CONTRACTOR SHALL REPLACE ALL EXISTING WALL, FLOOR AND CEILING SURFACES AS REQUIRED TO ACHIEVE THE FINISH SCHEDULE.
4. INTERIOR DIMENSIONS ARE TO THE FINISH FACE OF WALL (—||) OR FROM CENTERLINE OF COLUMN (—+).
5. REFER TO SHEET A-200 FOR ENLARGED BEDROOM PLANS & ELEVATIONS.
6. MATCH EXISTING CONSTRUCTION WHERE NEW AND EXISTING INTERIOR WALL PARTITIONS ABUT.
7. REFER TO SHEET A-800 FOR INTERIOR ELEVATIONS AND SHEETS A-801 & A-802 FOR MILLWORK SECTIONS & DETAILS.
8. ALL NEW & EXISTING CORRIDOR AND RATED WALL ASSEMBLIES SHALL BE CONSTRUCTED IN A MANNER TO PREVENT THE PASSAGE OF SMOKE. ALL PENETRATIONS TO BE SEALED WITH U.L. APPROVED SMOKE OR FIRE PREVENTIVE SEALANT AS REQUIRED.
9. PROVIDE NEW HANDRAILS ALONG ALL CORRIDOR WALLS GREATER THAN 8" IN LENGTH (—||—) AND PROVIDE CONTINUOUS WOOD BLOCKING ON BOTH SIDES OF ALL CORRIDOR WALLS. PROVIDE FASTENERS @32" O.C. MIN. FOR CONNECTION TO WALLS. COORDINATE INSTALLATION OF HANDRAILS @ LOCATIONS WHERE A RAIL IS REQUIRED. REFER TO DETAIL 1 & 2 / A-803.
10. PROVIDE WATER RESISTANT GYPSUM WALL BOARD IN NEW TOILET ROOMS. PROVIDE CEMENT BOARD ON TILE WALL OF RENOVATED TUB ROOMS.
11. PROVIDE & INSTALL 1 1/2" x 1 1/2" CLEAR LEXAN CORNER GUARDS AT ALL 90° CORNERS IN CORRIDORS.
12. PROVIDE AND INSTALL 3/4" FIRE TREATED PLYWOOD APPLIED TO GWB PARTITION BEHIND ALL ELECTRIC AND TELEPHONE PANELS THROUGHOUT THE BUILDING. (PAINT PLYWOOD TO BLEND W/ WALL PAINT.)
13. MILLWORK IS DESIGNATED WITH A HATCH PATTERN. REFER TO MILLWORK DRAWINGS. (A-800)
14. FURR OUT WALLS BEHIND NEW ELECTRICAL PANELS AS REQUIRED TO INSTALL BOX
15. PROVIDE AND INSTALL NEW 5/8" CEMENT BOARD ON ALL WALLS OF NEW TUB ROOMS.
16. G.C. SHALL INSPECT EXIST'G THRU-WALL HVAC UNITS. ADJUST UNITS AS REQ'D TO PROVIDE POSITIVE DRAINAGE AT CONDENSATE LINES, TYP'L. REPAIR DAMAGED GYP. BD. AS REQ'D DURING ROOM RENOVATION PHASE.
17. PROPERLY PREPARE ALL SURFACES TO RECEIVE NEW FINISHES, INCLUDING, BUT NOT LIMITED TO PATCHING, SANDING, SIZING AND PRIMING (TYP.)

REVISIONS

CONSULTANTS

PROJECT NORTH

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THIRD FLOOR PLAN

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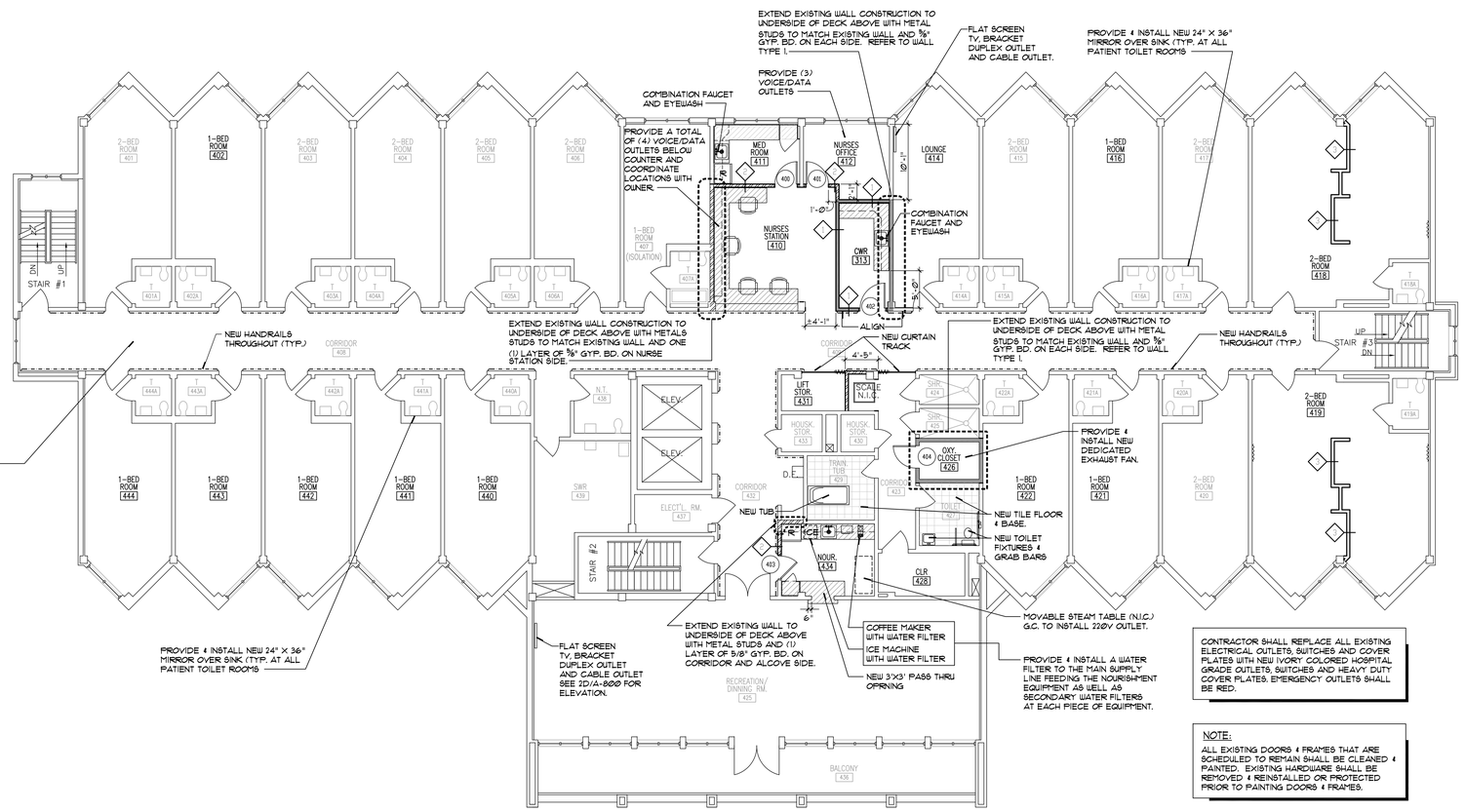
A-130

ROOF NOTE:
EXISTING ROOF SHALL BE STRIPPED DOWN TO THE THE EXISTING ROOF DECK. CONTRACTOR SHALL PROVIDE & INSTALL NEW RIGID INSULATION BOARD (MIN. 3" BASE LAYER & TAPERED SYSTEM @ 1/4" PER FT.), 60 MIL. REINFORCED EPDM, AND ALL REQUIRED FLASHING AS REQUIRED FOR A WATER TIGHT INSTALLATION. REPLACE ANY DAMAGED WOOD BLOCKING AS REQUIRED.



1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

CONTRACTOR SHALL REPLACE ALL EXISTING ELECTRICAL OUTLETS, SWITCHES AND COVER PLATES WITH NEW IVORY COLORED HOSPITAL GRADE OUTLETS, SWITCHES AND HEAVY DUTY COVER PLATES. EMERGENCY OUTLETS SHALL BE RED.

NOTE:
ALL EXISTING DOORS & FRAMES THAT ARE SCHEDULED TO REMAIN SHALL BE CLEANED & PAINTED. EXISTING HARDWARE SHALL BE REMOVED & REINSTALLED OR PROTECTED PRIOR TO PAINTING DOORS & FRAMES.

GENERAL SCOPE OF WORK:

CORRIDORS:
- NEW CEILING GRID & TILE.
- NEW LIGHTING.
- NEW HAND RAILS (FIBERGLASS TO MATCH EXISTING 1ST & 2ND FLOORS).
- NEW WALL COVERING (MATCH TYPE & STYLE OF EXISTING 2ND FLOOR).
- NEW CARPETING & CARPET BASE.

TYPICAL BEDROOM:
- ADD ONE SURFACE MOUNTED CEILING LIGHT FIXTURE TO AREA NEAR WINDOW AREA.
- NEW SHEET VCT FLOORING & VINYL BASE.
- PAINT CEILING GRID & INSTALL NEW CEILING TILE.
- DEMOLISH BUILT-IN WARDROBES.
- REPLACE SCONCE.
- RELOCATE TV CABLE & OUTLETS FOR FLAT SCREEN TV.
- REMOVE, CLEAN & REINSTALL EXISTING CEILING CURTAIN TRACKS.
- NEW OVER BED LIGHT.
- REPLACE NURSES CALL SYSTEM. GC TO VERIFY THAT EXISTING WIRING IS OKAY TO REUSE.
- HEAD WALL TO HAVE WALL COVERING AND BALANCE OF ROOM IS TO BE PAINTED.
- NEW SHEET VINYL FLOORING & VINYL BASE.
- NEW BED LOCATORS (INFRO CORPORATION #6000).

BEDROOM TOILETS:
- PAINT CEILING GRID & INSTALL NEW CEILING TILE.
- PAINT WALLS.
- NEW SHEET VINYL FLOORING WITH FLASH COVE BASE.
- UTILIZE SAME WATER CLOSET BUT REMOVE BED PAN WASHER CONNECTION.
- NEW MIRROR.
- NEW WALL MOUNTED LIGHT FIXTURE OVER MIRROR.

NURSES STATION, CWR, DINING ROOM, NOURISHMENT ROOM, OXYGEN CLOSET AND AREA FOR SCALE:
- NEW FLOORING & BASE (REFER TO FINISH SCHEDULE).
- NEW CEILING GRID & TILE.
- NEW LIGHTING.
- PAINTED WALLS EVERYWHERE EXCEPT WALL COVERING IN DINING ROOM.
- MILLWORK AS NOTED ON FLOOR PLANS.
- NEW OXYGEN CLOSET.
- TEMPORARILY RELOCATE CALL FOR AID, TELEPHONE, CABLE DATA & VOICE DURING CONSTRUCTION AND THEN RELOCATE TO FINAL LOCATION.
- PROVIDE (4) VOICE & (4) DATA & (4) TELEPHONE LOCATIONS IN FINAL LOCATIONS.

BATHING SUITE AREA:
- TOILET ROOM: PAINT WALLS, NEW LIGHTING, PAINTED CEILING GRID & NEW CEILING TILE REPLACE EXISTING TILE FLOOR & BASE.
- TUB ROOM: REPLACE TUB, PAINTED CEILING GRID & NEW CEILING TILE, PAINT WALLS, NEW LIGHTING, REPLACE TILE FLOOR & BASE.
- NEW CURTAIN TRACK.
- EXISTING SHOWERS TO REMAIN.

ADD/ALTERNATES:

- ALTERNATE #1:

PROVIDE RIGID SHEET WALL PROTECTION BELOW HANDRAILS IN CORRIDORS AS MANUF. BY INFRO CORP.

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2. PROVIDE COORDINATION WITH OWNER & OWNER'S VENDOR FOR REPLACEMENT OF EXISTING NURSE CALL SYSTEM. VENDOR SHALL VERIFY IF EXISTING WIRING CAN BE REUSED AND SHALL REPLACE ALL EXISTING DOME LIGHTS IN CORRIDOR (TYP.)

AT ALL EXISTING PATIENT TOILET ROOMS:

REMOVE EXISTING FLUSH VALVES AND REPLACE EXISTING BED PAN WASHER TAIL PIECE WITH NEW STRAIGHT TAIL PIECE BRACKETED BACK TO WALL WITHOUT BED PAN WASHER MECHANISM. REBUILD FLUSH VALVES.

NOTE:

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2. BASED UPON INFORMATION PROVIDED BY THE OWNER, THERE IS NO ASBESTOS IN THIS FACILITY.

TOTAL BUILDING BED CALCULATIONS

FLOOR	PROPOSED 1 BED BEDROOMS	PROPOSED 2 BED BEDROOMS	PROPOSED 3 BED BEDROOMS	PROPOSED 4 BED BEDROOMS	PROPOSED TOTAL BED COUNT
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FOURTH FLOOR	Ø	10 (20 BEDS)	Ø	Ø	30 BEDS
TOTALS	36 BEDS	22 (44 BEDS)	Ø (Ø BEDS)	Ø (Ø BEDS)	80 BEDS
THIRD FLOOR HOSPICE	1 BED	N/A	N/A	N/A	1 BED

MECHANICAL/ELECTRICAL/PLUMBING & FIRE PROTECTION:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL M.E.P. TRADES AS REQUIRED IN ORDER TO PROVIDE COMPLETE WORKING SYSTEMS. M.E.P. TRADES SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED DRAWINGS/DOCUMENTS FOR BUILDING PERMITS & COORDINATION DRAWINGS SHALL ALSO BE SUBMITTED TO THE ARCHITECT & OWNER FOR REVIEW.

NEW WALL CONSTRUCTION LEGEND

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12. PROVIDE AND INSTALL 3/4" FIRE TREATED PLYWOOD APPLIED TO GWB PARTITION BEHIND ALL ELECTRIC AND TELEPHONE PANELS THROUGHOUT THE BUILDING. (PAINT PLYWOOD TO BLEND W/ WALL PAINT)
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15. PROVIDE AND INSTALL NEW 5/8" CEMENT BOARD ON ALL WALLS OF NEW TUB ROOMS.
16. G.C. SHALL INSPECT EXIST'G THRU-WALL HVAC UNITS. ADJUST UNITS AS REQ'D TO PROVIDE POSITIVE DRAINAGE AT CONDENSATE LINES, TYP'L. REPAIR DAMAGED GYP. BD. AS REQ'D DURING ROOM RENOVATION PHASE.
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PROJECT NUMBER:	12197
DRAWN BY:	PH/CF

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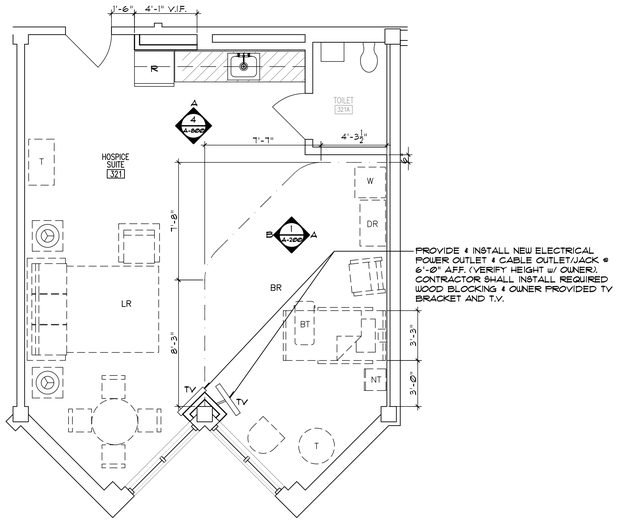
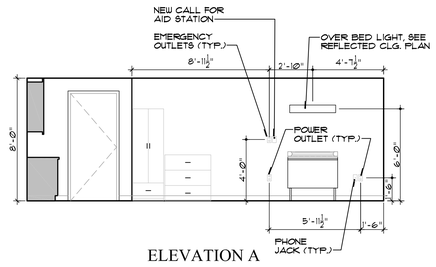
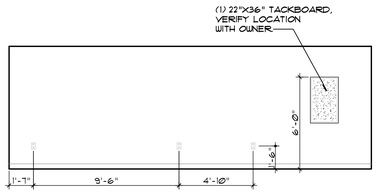




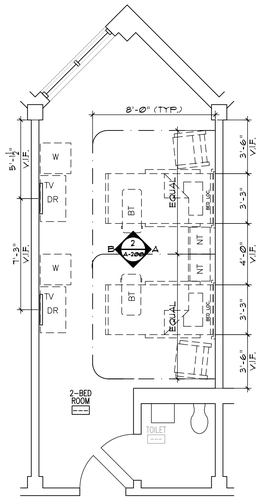
ELEVATION A

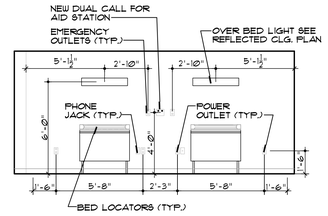


ELEVATION B

1 HOSPICE SUITE (RM. # 321)

SCALE: 1/4" = 1'-0"





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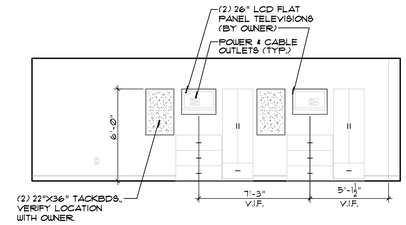


ELEVATION B

2 TYP. EXISITNG TWO BED BEDROOM (3RD & 4TH FLOOR)

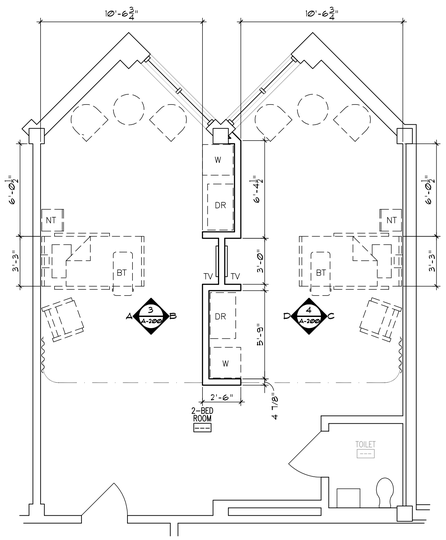
SCALE: 1/4" = 1'-0"

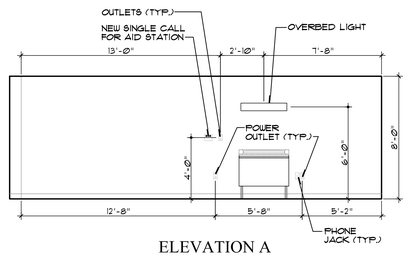
GENERAL NOTES:

1. ALL TOILET ROOMS TO RECEIVE SHEET VINYL FLOORING WITH FLASH COVER BASE UNLESS OTHERWISE NOTED.
2. ALL WET WALLS OF TOILET ROOMS SHALL RECEIVE CERAMIC TILE. SEE INTERIOR DESIGN DRAWINGS FOR HEIGHTS.
3. ALL EXPOSED DRAIN PIPING AND VALVES AT SINKS TO BE ENCASED WITH PVC PIPE WRAP AS REQUIRED.
4. ALL TOILET ROOM ACCESSORIES THAT ARE PROVIDED BY OWNER SHALL BE INSTALLED BY CONTRACTOR.

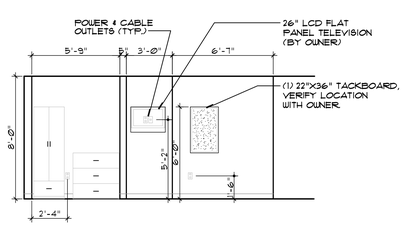
TELEVISION NOTES:

1. NEW TELEVISIONS SHALL BE CENTERED ON EACH EXISITNG BED LOCATION. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLING ELECTRICAL & CABLE OUTLETS.
2. TELEVISIONS & BRACKETS SHALL BE PROVIDED BY OWNER, BUT SHALL BE INSTALLED BY CONTRACTOR.
3. INSTALL SOLID WOOD BLOCKING AT ALL BRACKET LOCATIONS.

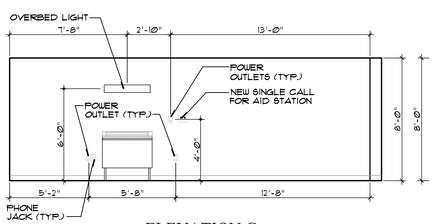




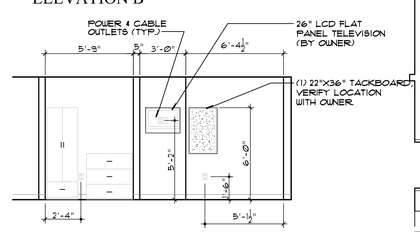
ELEVATION A



ELEVATION B



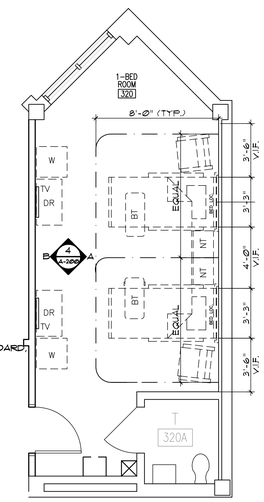
ELEVATION C

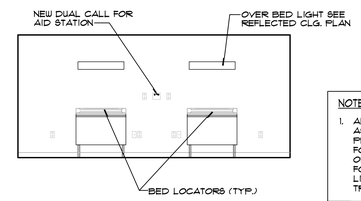


ELEVATION D

3 NEW TWO BED BEDROOM #418 (BEDROOM #419 IS MIRRORED)

SCALE: 1/4" = 1'-0"

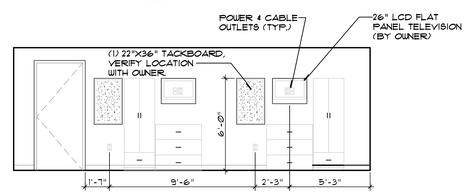




ELEVATION A

NOTE:

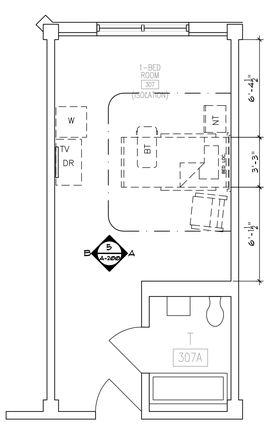
1. ALL 1-BED BEDROOMS SHALL BE SETUP FOR USE AS A 2-BED BEDROOMS SO THAT FLEXIBILITY IS PROVIDED FOR OPERATIONS. THIS WILL ALLOW FOR SAME SEX USE OF ROOMS TO ACCOMMODATE OPERATIONS WITHOUT INCREASING BED COUNTS FOR THE ENTIRE FACILITY. PROVIDE TWO OVERHEAD LIGHTS, TWO NURSE CALLS, BED LOCATORS AND CURTAIN TRACKS SET UP FOR A TWO BED ROOM.

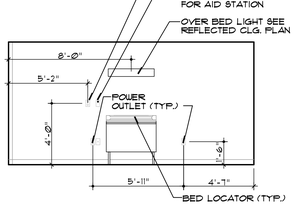


ELEVATION B

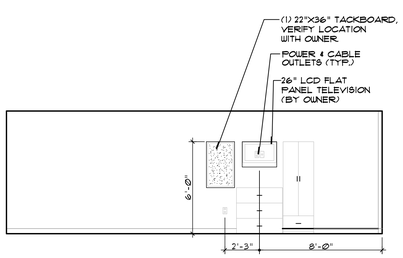
4 TYPICAL EXISTING ONE BED BEDROOM

SCALE: 1/4" = 1'-0"





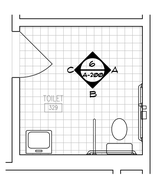
ELEVATION A

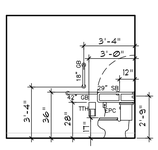


ELEVATION B

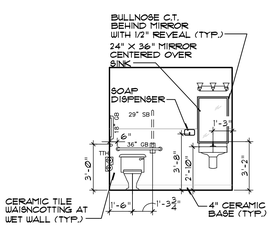
5 EXISTING ONE BED BEDROOM - ISOLATION (RM. # 307 & 407)

SCALE: 1/4" = 1'-0"

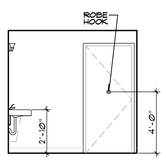




ELEVATION A



ELEVATION B



ELEVATION C

6 TOILET ROOM (RM.# 329 & 427)

SCALE: 1/4" = 1'-0"

REVISIONS

CONSULTANTS

PINE HEIGHTS AT BRATTLEBORO
187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

ENLARGED BEDROOM PLANS

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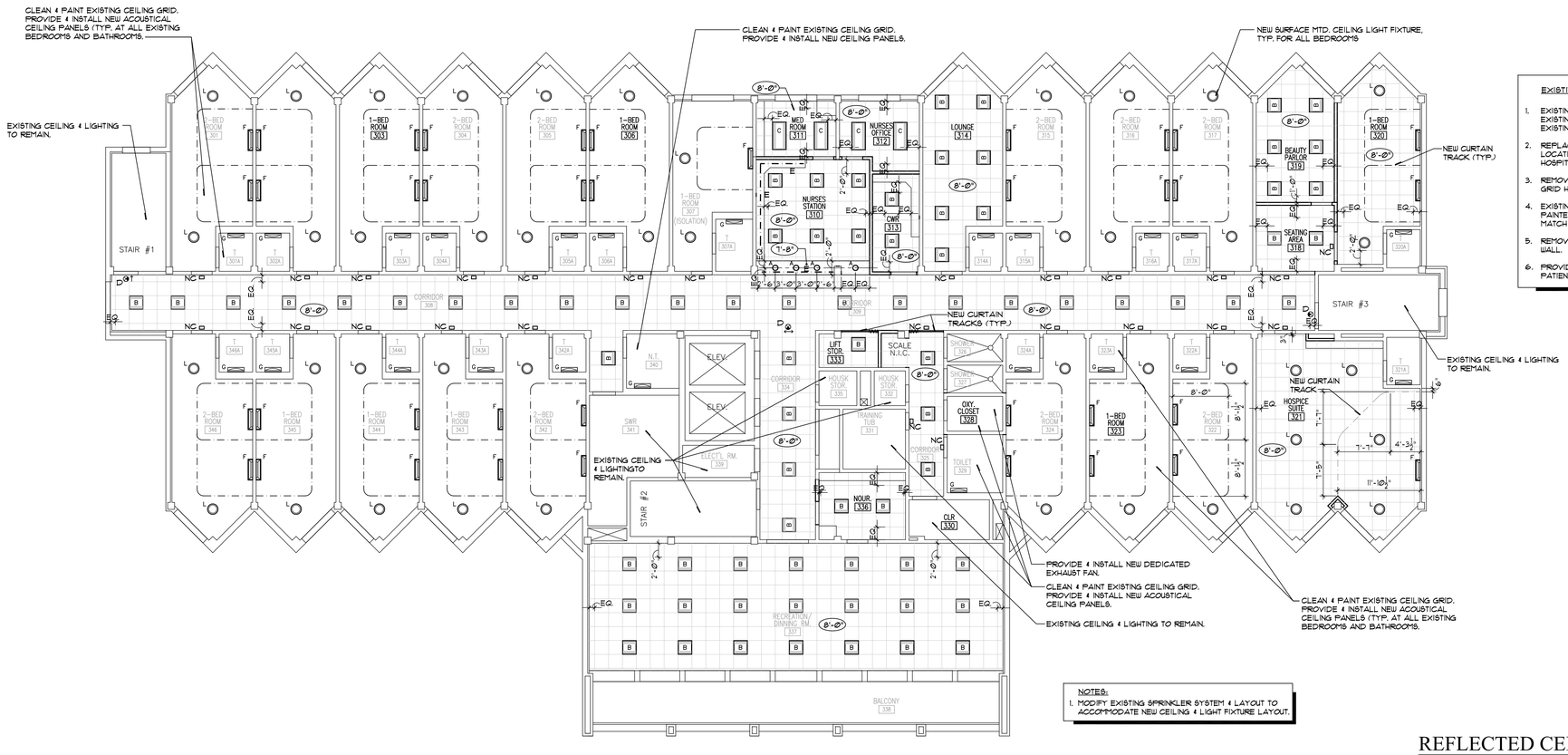


EXISTING PATIENT BEDROOMS:

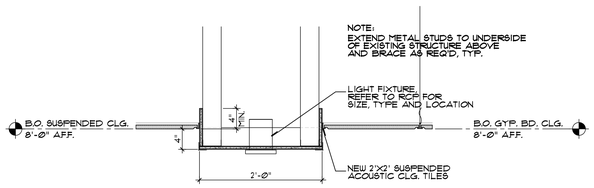
1. EXISTING ACUSTICAL CEILING GRID SHALL BE CLEANED & PAINTED. EXISTING PANELS SHALL BE REPLACED WITH NEW PANELS TO MATCH EXISTING SECOND FLOOR PATIENT BEDROOMS.
2. REPLACE EXISTING OVERBED LIGHT FIXTURES WITH NEW FIXTURES IN SAME LOCATIONS (TYP.) REMOVE EXISTING LIGHT SWITCHES & REPLACE WITH NEW HOSPITAL GRADE ELECTRICAL POWER OUTLETS (TYP.).
3. REMOVE EXISTING CURTAIN TRACKS, CLEAN & REINSTALL AFTER CEILING GRID HAS BEEN PAINTED.
4. EXISTING TOILET ROOM ACOUSTICAL CEILING GRID SHALL BE CLEANED & PAINTED. EXISTING PANELS SHALL BE REPLACED WITH NEW PANELS TO MATCH BEDROOM. REPLACE EXISTING EXHAUST DIFFUSER GRILLE (TYP.).
5. REMOVE EXISTING WALL SCONCE LIGHT FIXTURES & WIRING, AND PATCH WALL.
6. PROVIDE & INSTALL NEW LIGHT FIXTURE ABOVE MIRROR IN EXISTING PATIENT BEDROOM TOILET ROOMS.

NOTES:

1. MODIFY EXISTING SPRINKLER SYSTEM & LAYOUT TO ACCOMMODATE NEW CEILING & LIGHT FIXTURE LAYOUT.

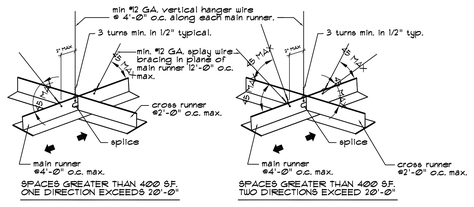
1 THIRD FLOOR REFLECTED CEILING PLAN

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



2 DROP SOFFIT DETAIL AT NURSES STATION (310)

SCALE: 1" = 1'-0"



3 SEISMIC SPLAY BRACING (ASTM E 580)

N.T.S.

NOTE: CEILINGS OF 400 S.F. OR LESS SURROUNDED BY WALLS THAT CONNECT DIRECTLY TO STRUCTURE ABOVE ARE EXCLUDED FROM THESE DETAILS.

REFLECTED CEILING NOTES

1. ALL NEW 2'X2' SUSPENDED ACOUSTICAL CEILING TILE TO BE TEGULAR ACOUSTICAL TILES W/ WHITE GRID.
2. FIELD COORDINATE THE REINSTALLATION OF EXISTING DUCTWORK, SPEAKERS, SMOKE DETECTORS, ETC., WITH THE PROPOSED LOCATION OF NEW LIGHTING IN THE COORIDORS.
3. ALL 2'X2' ACOUSTICAL CEILINGS IN CLEAN WORK ROOM SHALL BE DROP-IN WASHABLE ACOUSTICAL CEILING TILES W/ WHITE GRID.
4. ALL NEW SUSPENDED ACOUSTICAL CEILINGS TO MATCH EXISTIG CEILING HEIGHTS. HOWEVER, RAISE CEILING HEIGHTS TO 8'-0" AFF, WHEREVER POSSIBLE, DEPENDING ON DUCT WORK OR PLUMBING EXISTG CONDITIONS, UNLESS NOTED OTHERWISE.

LIGHT FIXTURES AND LEGEND

A	A	6"ø RECESSED FLUORESCENT DOWN LIGHT (WHITE TRIM) LIGHT FIXTURE. MANUFACTURER: ELATE, MODEL#: C6H-22Q-C652-C-L-WH-HBTL
B	B	RECESSED 2'X2' INDIRECT FLUORESCENT INDIRECT SIDE BASKET. MANUFACTURER: LSI, MODEL#: LI2LLS-G-240BX-RPW-SSB-UE
C	C	RECESSED 2'X4' INDIRECT FLUORESCENT INDIRECT SIDE BASKET. MANUFACTURER: LSI, MODEL#: LI2LLS-G-4-RPW-SSO-UE
D	⊗	EXIT SIGN. MANUFACTURER: NAVILITE, MODEL#: NXPB-3-R-WH
E	- — -	UNDER CABINET/ SHELF LIGHTING (REFER TO MILLWORK PLANS) MANUFACTURER: KENALL, MODEL#: AUCSLIMW36-EB-120
F		OVER BED LIGHT, INDIRECT/DIRECT, AS MANUFACTURED BY ALS, "CLASSICLINE" WITH ½" SQUARE ACRYLIC EGGCRATE WHITE LOUVER (2 INDIRECT, 1 DIRECT), 3'-0" LONG, WHITE FINISH. MODEL#: D1W3-S-D3-1-1-E-O-2-S (4 POSITION SWITCH)
G	G	WALL MOUNTED OVER MIRROR LIGHT FIXTURE IN BATHROOM. INSTALL INVERTED MANUFACTURER: PROGRESS LIGHTING, MODEL#: P3152-09 EBWB.
L		18"ø SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE. MANUFACTURER: PROGRESS LIGHTING, MODEL#: P3564-13EB
NC		CALL FOR AID DOME LIGHT WALL OR CEILING (VARIES) MOUNTED OVER DOOR
	8'-0"	CEILING HEIGHT
		GYPSUM CEILING

REVISIONS

CONSULTANTS

PROJECT NORTH

PINE HEIGHTS AT BRATTLEBORO

187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

THIRD FLOOR REFLECTED CEILING PLAN

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Interior Design • Holistic Design
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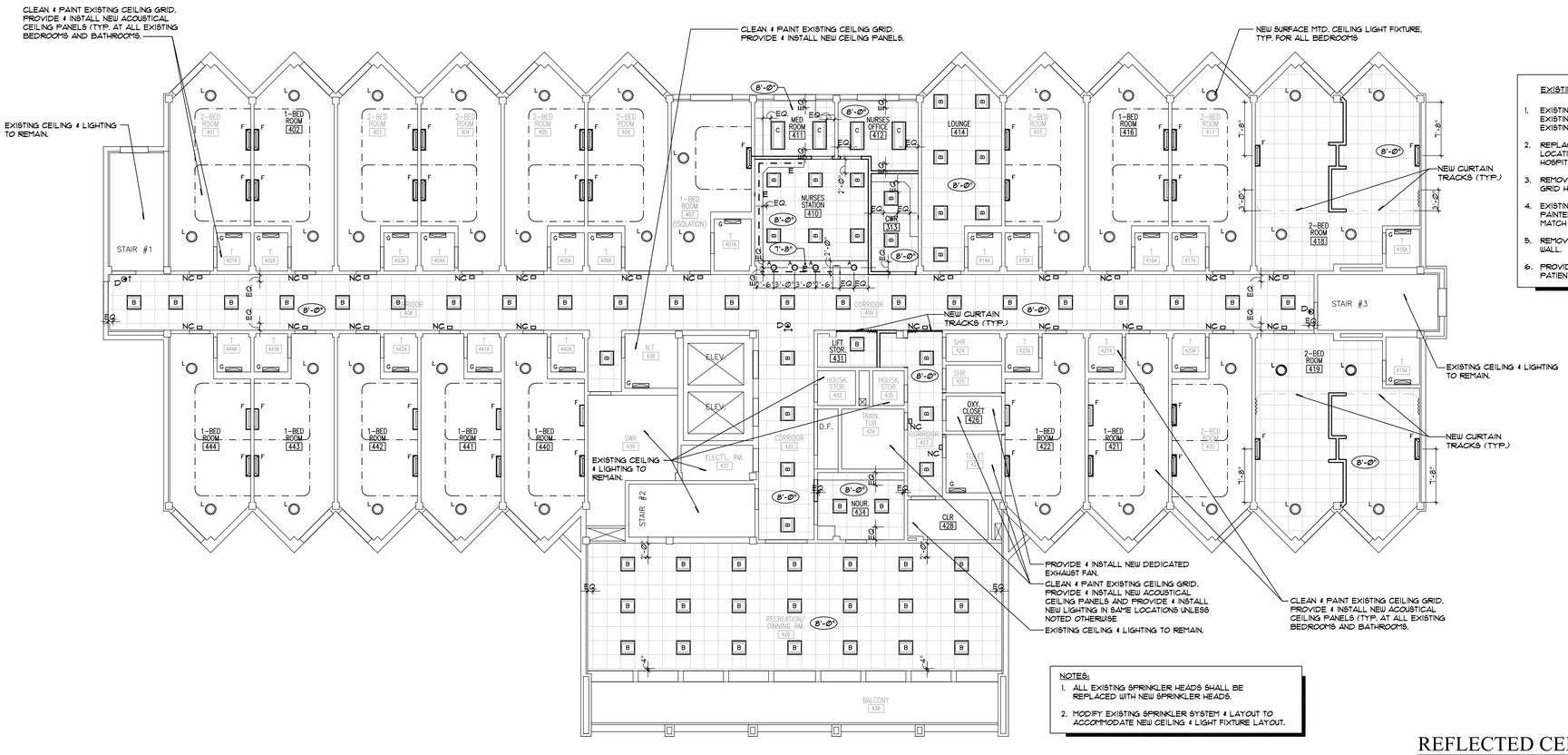


1 FOURTH FLOOR REFLECTED CEILING PLAN

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

EXISTING PATIENT BEDROOMS:

1. EXISTING ACUSTICAL CEILING GRID SHALL BE CLEANED & PAINTED. EXISTING PANELS SHALL BE REPLACED WITH NEW PANELS TO MATCH EXISTING SECOND FLOOR PATIENT BEDROOMS.
2. REPLACE EXISTING OVERBED LIGHT FIXTURES WITH NEW FIXTURES IN SAME LOCATIONS (TYP.). REMOVE EXISTING LIGHT SWITCHES & REPLACE WITH NEW HOSPITAL GRADE ELECTRICAL POWER OUTLETS (TYP.).
3. REMOVE EXISTING CURTAIN TRACKS, CLEAN & REINSTALL AFTER CEILING GRID HAS BEEN PAINTED.
4. EXISTING TOILET ROOM ACOUSTICAL CEILING GRID SHALL BE CLEANED & PAINTED. EXISTING PANELS SHALL BE REPLACED WITH NEW PANELS TO MATCH BEDROOM. REPLACE EXISTING EXHAUST DIFFUSER GRILLE (TYP.).
5. REMOVE EXISTING WALL SCONCE LIGHT FIXTURES & WIRING, AND PATCH WALL.
6. PROVIDE & INSTALL NEW LIGHT FIXTURE ABOVE MIRROR IN EXISTING PATIENT BEDROOM TOILET ROOMS.

NOTES:

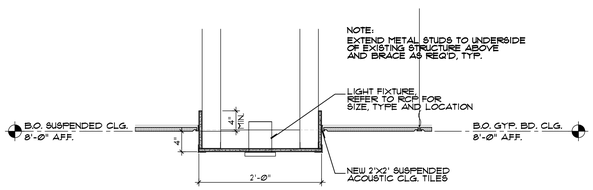
1. ALL EXISTING SPRINKLER HEADS SHALL BE REPLACED WITH NEW SPRINKLER HEADS.
2. MODIFY EXISTING SPRINKLER SYSTEM & LAYOUT TO ACCOMMODATE NEW CEILING & LIGHT FIXTURE LAYOUT.

REFLECTED CEILING NOTES

1. ALL NEW 2'X2' SUSPENDED ACOUSTICAL CEILING TILE TO BE TEGULAR ACOUSTICAL TILES W/ WHITE GRID.
2. FIELD COORDINATE THE REINSTALLATION OF EXISTING DUCTWORK, SPEAKERS, SMOKE DETECTORS, ETC., WITH THE PROPOSED LOCATION OF NEW LIGHTING IN THE COORIDORS.
3. ALL 2'X2' ACOUSTICAL CEILINGS IN CLEAN WORK ROOM SHALL BE DROP-IN WASHABLE ACOUSTICAL CEILING TILES W/ WHITE GRID.
4. ALL NEW SUSPENDED ACOUSTICAL CEILINGS TO MATCH EXIST'G CEILING HEIGHTS. HOWEVER, RAISE CEILING HEIGHTS TO 8'-0" A.F.F. WHEREVER POSSIBLE, DEPENDING ON DUCT WORK OR PLUMBING EXIST'G CONDITIONS, UNLESS NOTED OTHERWISE.

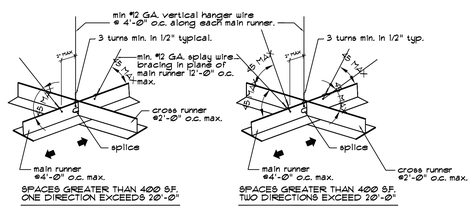
LIGHT FIXTURES AND LEGEND

A		6"ø RECESSED FLUORESCENT DOWN LIGHT (WHITE TRIM) LIGHT FIXTURE. MANUFACTURER: ELATE, MODEL#. C6H-22Q-C652-C-L-WH-HBTL
B	B	RECESSED 2'X2' INDIRECT FLUORESCENT INDIRECT SIDE BASKET. MANUFACTURER: LSI, MODEL#. L12LLS-G-240BX-RPW-SSB-UE
C	C	RECESSED 2'X4' INDIRECT FLUORESCENT INDIRECT SIDE BASKET. MANUFACTURER: LSI, MODEL#. L12LLS-G-4-RPW-SSO-UE
D		EXIT SIGN. MANUFACTURER: NAVILITE, MODEL#. NXPB-3-R-WH
E		UNDER CABINET/ SHELF LIGHTING (REFER TO MILLWORK PLANS) MANUFACTURER: KENALL, MODEL#. AUC3LMW36-EB-120
F		OVER BED LIGHT, INDIRECT/DIRECT, AS MANUFACTURED BY ALS, "CLASSICLINE" WITH ½" SQUARE ACRYLIC EGGCRATE WHITE LOUVER (2 INDIRECT, 1 DIRECT), 3'-0" LONG, WHITE FINISH. MODEL#. D1W13-B-Ø3-1-1-E-0-2-B (4 POSITION SWITCH)
G	G	WALL MOUNTED OVER MIRROR LIGHT FIXTURE IN BATHROOM. INSTALL INVERTED MANUFACTURER: PROGRESS LIGHTING, MODEL#. P3192-Ø9 EBWB.
L		18"ø SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE. MANUFACTURER: PROGRESS LIGHTING, MODEL#. P3564-13EB
NC		CALL FOR AID DOME LIGHT WALL OR CEILING (VARIES) MOUNTED OVER DOOR
	8'-0"	CEILING HEIGHT
		GYPSUM CEILING



2 DROP SOFFIT DETAIL AT NURSES STATION (410)

SCALE: 1" = 1'-0"



3 SEISMIC SPLAY BRACING (ASTM E 580)

N.T.S.

NOTE: CEILINGS OF 400 S.F. OR LESS SURROUNDED BY WALLS THAT CONNECT DIRECTLY TO STRUCTURE ABOVE ARE EXCLUDED FROM THESE DETAILS.

REVISIONS

CONSULTANTS

PROJECT NORTH

PINE HEIGHTS AT BRATTLEBORO
187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

FOURTH FLOOR REFLECTED CEILING PLAN

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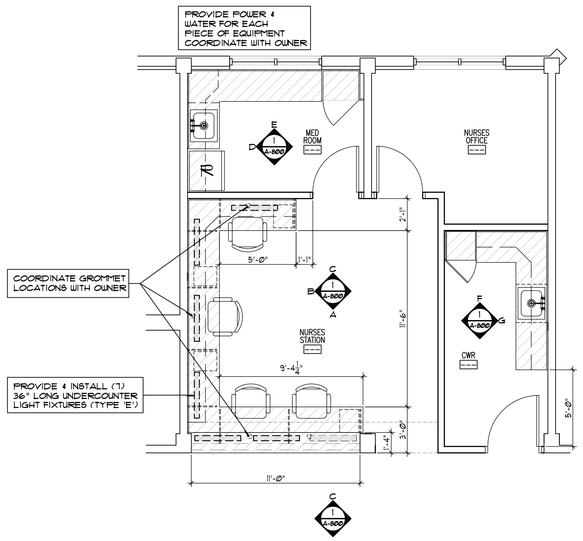
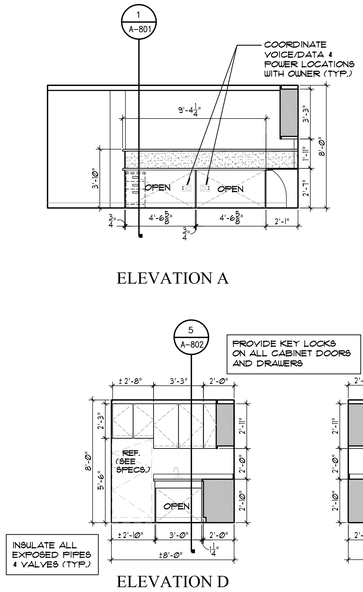
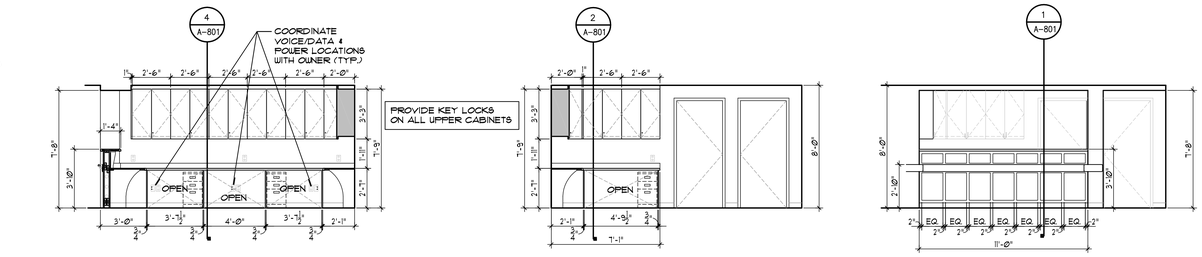


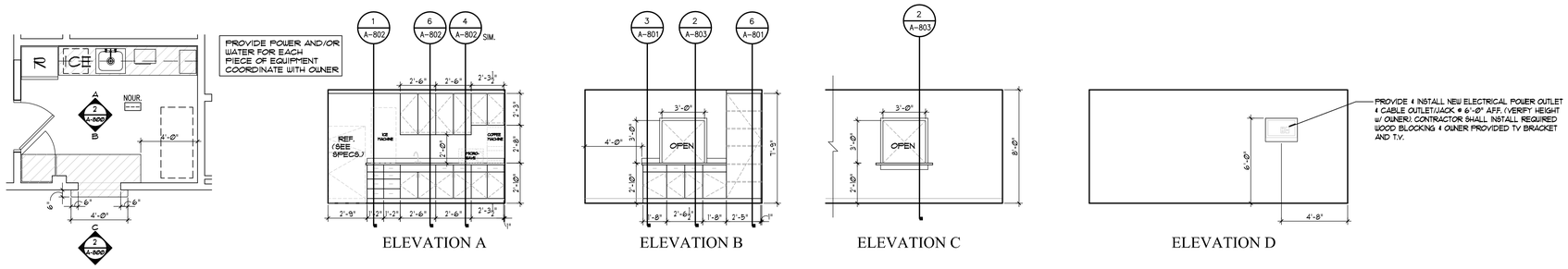




GENERAL NOTES:
1. CONTRACTOR SHALL VERIFY ALL ROOM DIMENSIONS PRIOR TO FABRICATION OF MILLWORK.
2. CONTRACTOR SHALL INSTALL INTERMEDIATE SUPPORTS AT ALL OPEN COUNTER TOPS REQUIRED.

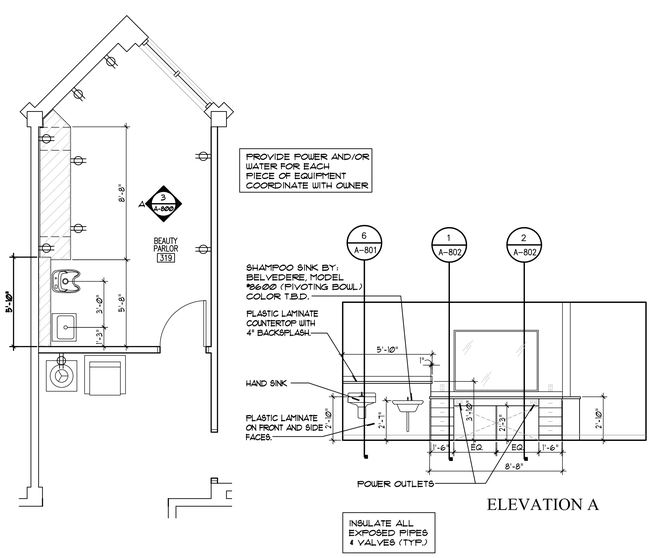
1 NURSES STATION, MED ROOM & CWR (THIRD & FOURTH FLOOR)

SCALE: 1/4" = 1'-0"



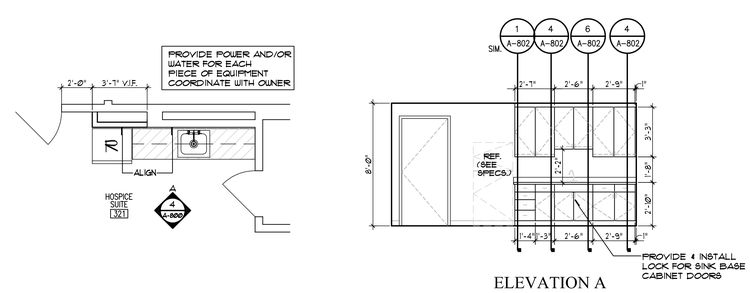
2 NOURISHMENT (THIRD & FOURTH FLOOR)

SCALE: 1/4" = 1'-0"



3 BEAUTY PARLOR

SCALE: 1/4" = 1'-0"



4 HOSPICE SUITE

SCALE: 1/4" = 1'-0"

REVISIONS

CONSULTANTS

PINE HEIGHTS AT BRATTLEBORO
187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

MILWORK ELEVATIONS

MBH ARCHITECTURE
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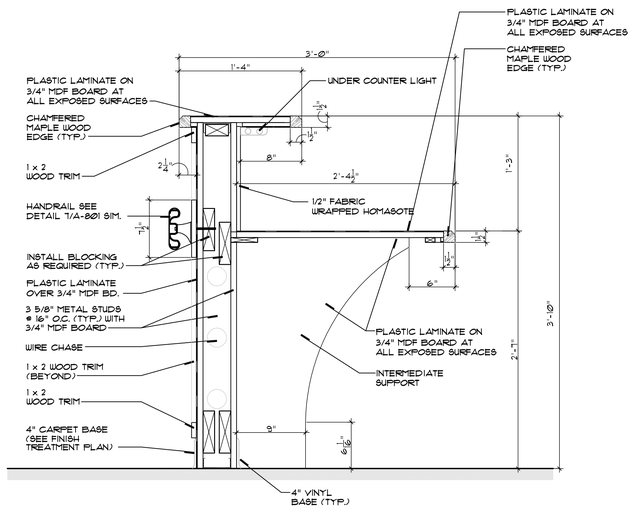
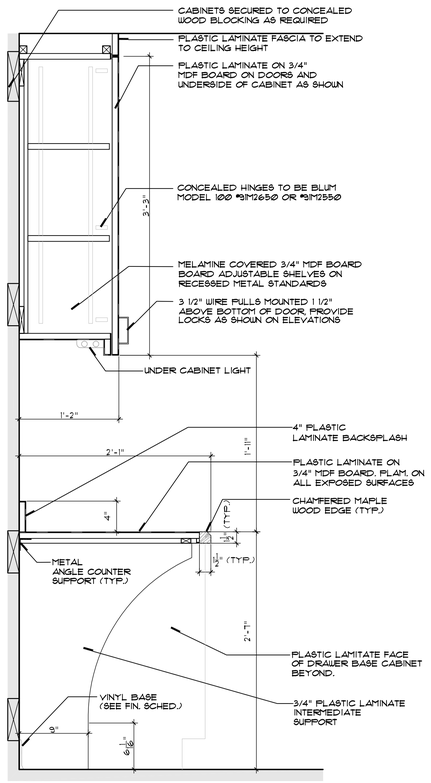
Tel: 860-521-1400 • Fax: 860-521-9400
www.mbharchitecture.com

DATE ISSUED:	1/14/13
SCALE:	1/4" = 1'-0"
PROJECT NUMBER:	12197
DRAWN BY:	PH/CF

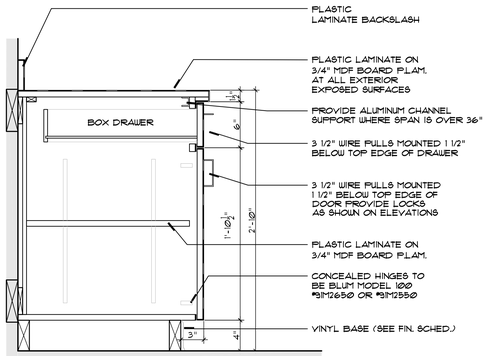
A-800



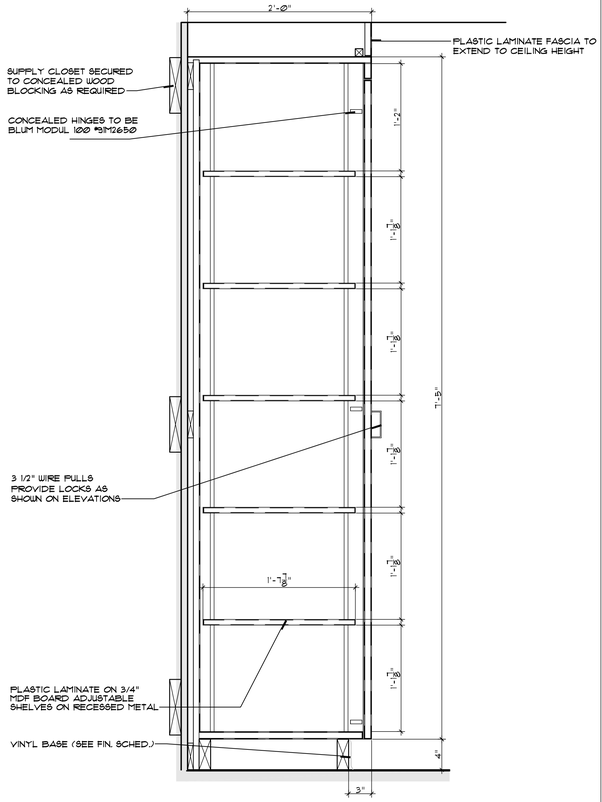
1 SECTION @ NURSES STATION
SCALE: 1 1/2" = 1'-0"



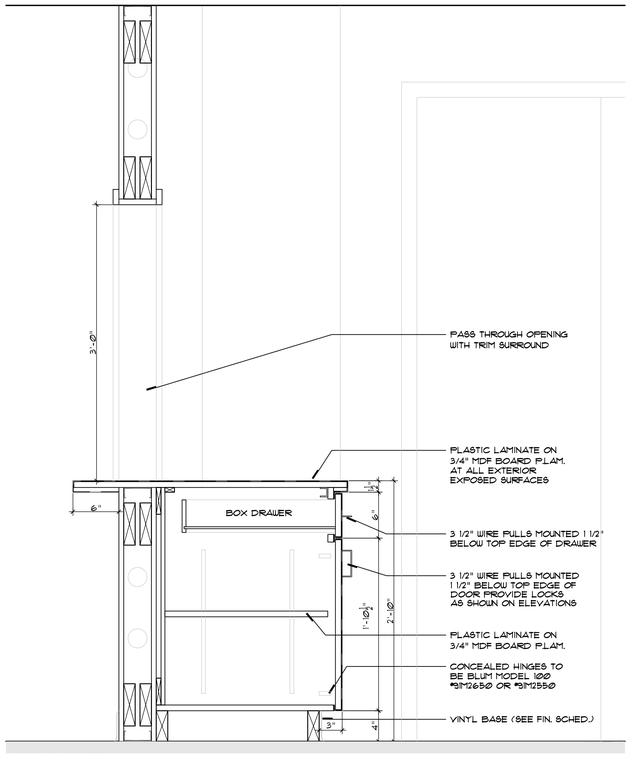
2 LOWER AND UPPER OPEN COUNTER DETAIL
SCALE: 1 1/2" = 1'-0"



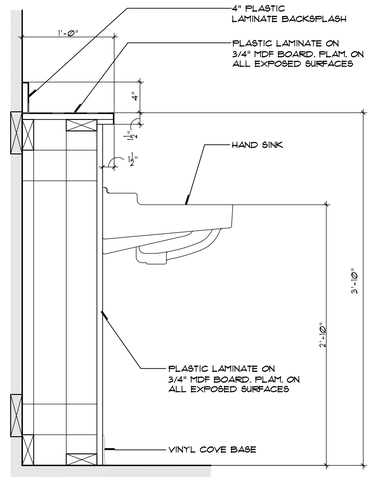
3 SECTION @ BASE CABINET COUNTER
SCALE: 1 1/2" = 1'-0"



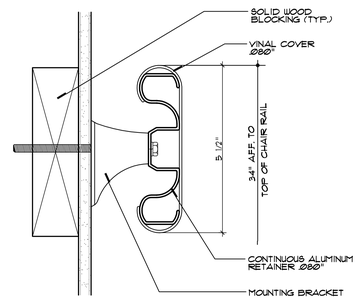
4 FULL HEIGHT CABINET & SHELVING DETAIL
SCALE: 1 1/2" = 1'-0"



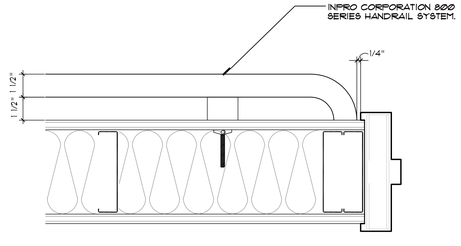
5 UPPER & LOWER CABINET DETAIL
SCALE: 1 1/2" = 1'-0"



6 HIGH COUNTER @ SHAMPOO AREA
SCALE: 1 1/2" = 1'-0"



7 VINYL HANDRAIL DETAIL
SCALE: 6" = 1'-0"



8 VINYL HANDRAIL PLAN DETAIL
SCALE: 3" = 1'-0"

REVISIONS

CONSULTANTS

PINE HEIGHTS
AT BRATTLEBORO
187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

MILWORK DETAILS

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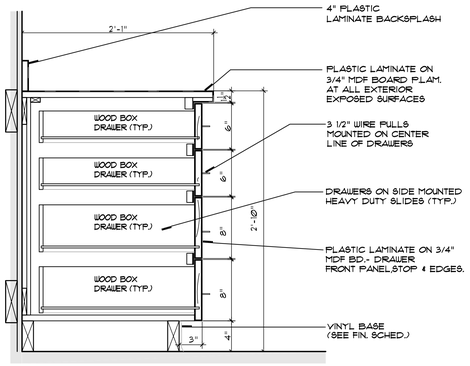
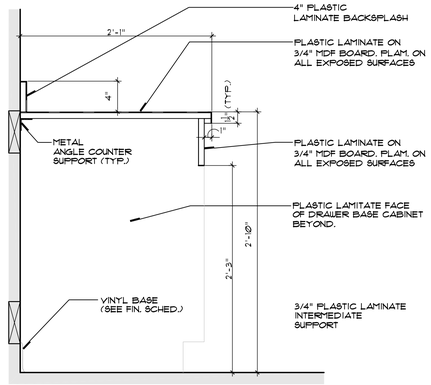
DATE ISSUED:	1/14/13
SCALE:	1 1/2" = 1'-0"
PROJECT NUMBER:	12197
DRAWN BY:	PH/CF

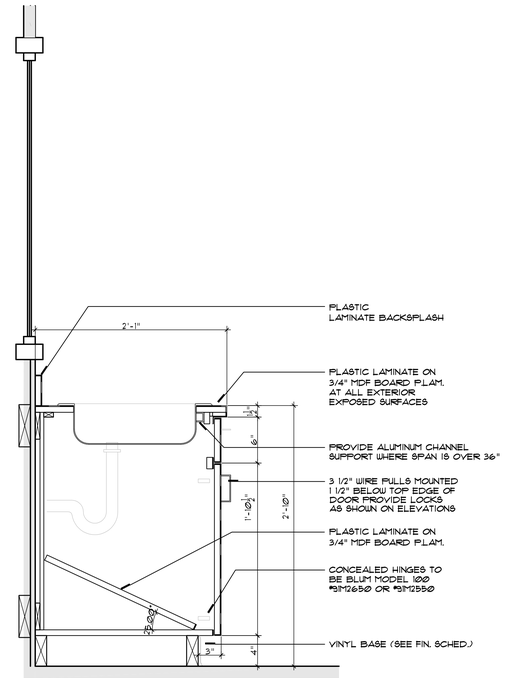
A-801



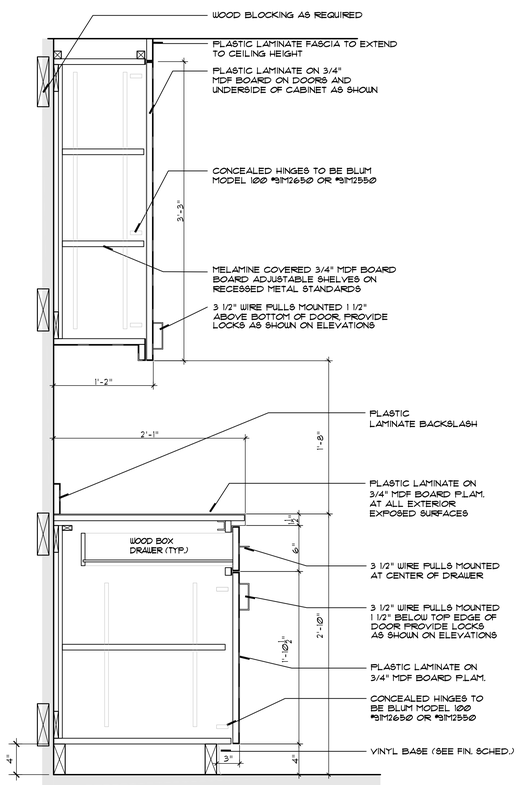
1 SECTION @ 4 DRAWER BASE COUNTER
SCALE: 1 1/2" = 1'-0"



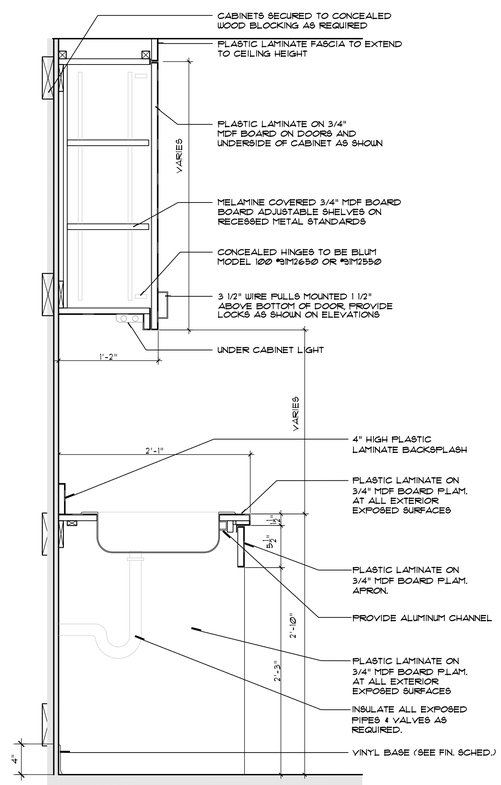
2 LOWER OPEN COUNTER DETAIL
SCALE: 1 1/2" = 1'-0"



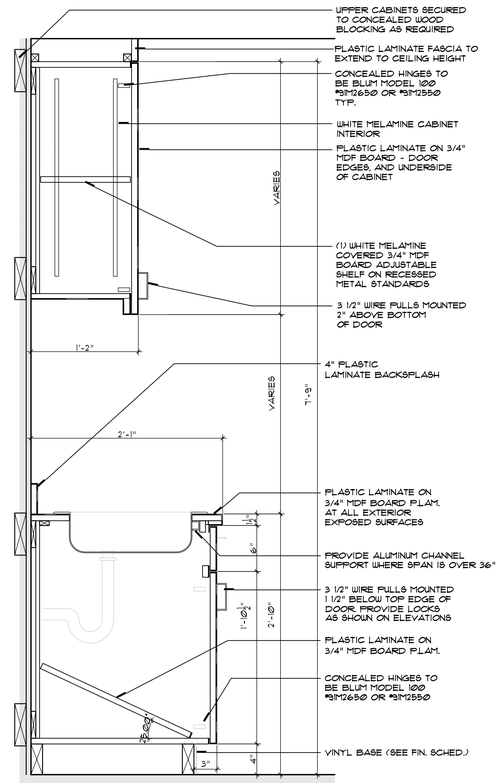
3 LOWER & UPPER CABINET DETAIL / SINK
SCALE: 1 1/2" = 1'-0"



4 UPPER & LOWER CABINET DETAIL
SCALE: 1 1/2" = 1'-0"



5 OPEN LOWER CABINET DETAIL @ SINK
SCALE: 1 1/2" = 1'-0"



6 LOWER & UPPER CABINET DETAIL / SINK
SCALE: 1 1/2" = 1'-0"

REVISIONS

CONSULTANTS

PINE HEIGHTS AT BRATTLEBORO

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BRATTLEBORO, VT 05301

MILWORK DETAILS

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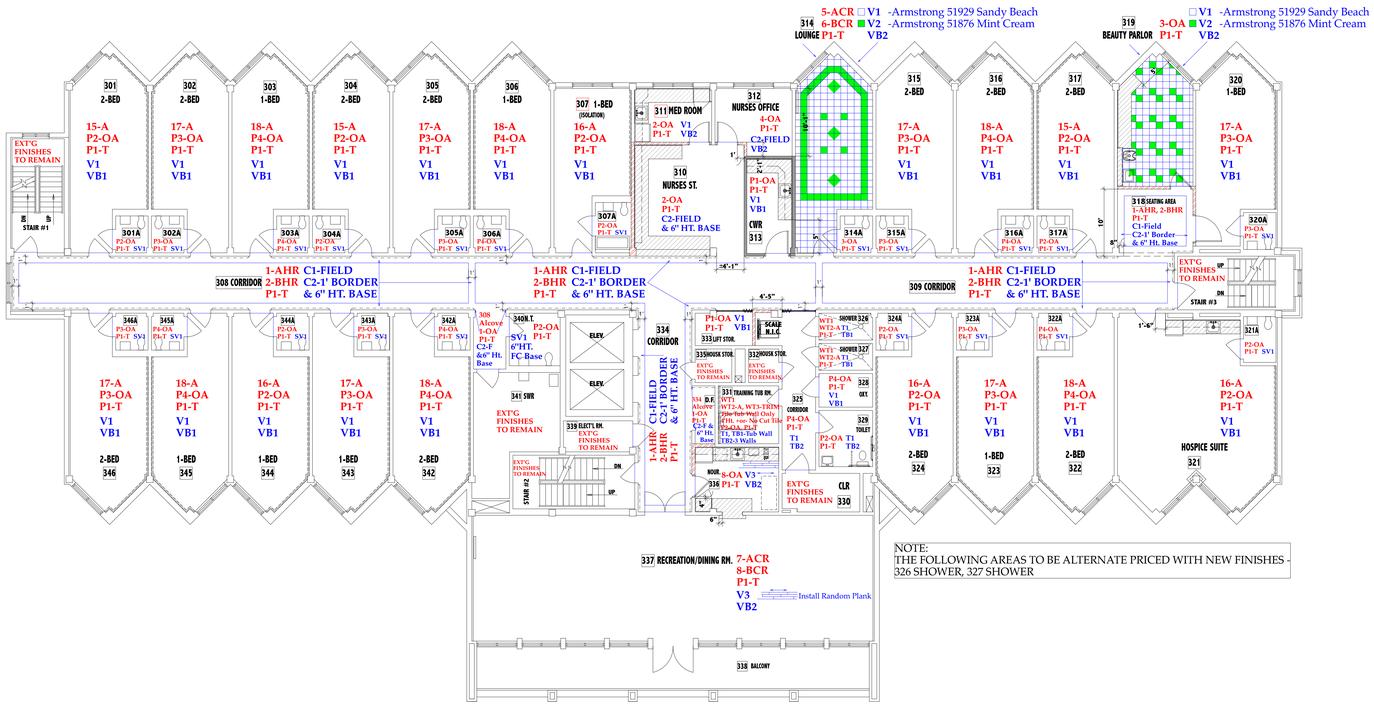
DATE ISSUED:	1/14/13
SCALE:	1 1/2" = 1'-0"
PROJECT NUMBER:	12197
DRAWN BY:	PH/CF

A-802



NOTE:
THE FOLLOWING AREAS TO BE ALTERNATE PRICED WITH NEW FINISHES - 326 SHOWER, 327 SHOWER

KEY - WALL FINISHES

A	- ACCENT
B	- BORDER
OA	- OVERALL
T	- TRIM
ACR	- ABOVE CHAIR RAIL
BCR	- BELOW CHAIR RAIL
AHR	- ABOVE HAND RAIL
BHR	- BELOW HAND RAIL

FLOOR FINISH KEY

Item #	Distributor	Item	Stock #	Color	Size
C1	Tandus C+A	Carpet	Poise 03670	42603 Day Lily	6 W
C2	Tandus C+A	Carpet	Monologue 03671	42603 Day Lily	6 W
C3	Tandus C+A	Carpet	Poise 03670	Butterfly Bush 42611	6 W x 18.13 x 16 pattern match
C4	Tandus C+A	Carpet	Monologue 03671	Butterfly Bush 42611	Butterfly Bush 42611
V1	Armstrong	VCT	51929 Standard Excelon	Sandy Beach	12 x 12 x 1/8
V2	Armstrong	VCT	51876 Standard Excelon	Mint Cream	12 x 12 x 1/8
V3	Armstrong	Plank Vinyl Floor	Arbor Art TP010	Wild Cherry Medium	4 x 36
SV1	Johnsonite	Sheet Vinyl - Floor + Base	Granit 770	Soft Fleece CB	Roll length approx. 82 x6 6 nom. width
T1	Dal-Tile	Mosaic Tile	3005	87% D325 Marble Keystones 13% D452 Cypress Keystones	2" x 2" Pattern see spec.

GENERAL NOTES:

1. ARCHITECTURAL DRAWINGS
-Drawings are scaled from architecturals as provided by the client. Client assumes all responsibilities for the accuracy of pertinent data supplied to CCI.

-All dimensions to be confirmed in the field.

-These drawings are not complete without the accompanying specification package

-Specifications package supersedes drawings.

2. SAMPLE SUBMISSION
Finish sample submission is requested, but is optional. Samples are to be submitted to CCI in duplicate prior to purchase and installation. Each sample is not to be less than 4" x 4" in size, shall be marked with item numbers as specified by CCI and full manufactures number. Unmarked samples will not be accepted.

Should the contractor opt not to submit samples for verification, he/she assumes all liability and responsibility for accurate sample match as specified by CCI. Any replacements due to improper product installation, errors or omission will be the contractors' responsibility. No financial claim for any payment what so ever shall be brought against the owner.

3. ORDERING
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Note: **Any discrepancies regarding code must be clarified prior to installation. Any product that does not comply with code is not to be installed.**

5. FLAME CERTIFICATION
All items specified by CCI and approved by the client meet or exceed all state and local fire and health safety codes. It is the responsibility of the installer and supplier to verify fire code information prior to purchase or installation. Flame certificates must be submitted in duplicate, provided by manufacturer and must identify finish by stock number. No generalizations will be accepted.

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No interpretation of the meaning of the plans, specifications, or other contract documents will be made orally. Any request for a change and/or revision must be submitted in writing to CCI. CCI will follow up with a written addenda and it will be submitted to the architect and client. Approved changes will be released by the architect. It is the contractors' responsibility to distribute any change order or revision to the appropriate sub-contractors. It is to be noted that changes or revisions may not result in re-drawing of plans.

This finish specification package and the related finish plans set forth an understanding of all selections and their respective installation areas. CCI will proceed in reliance upon the documents as submitted. If there are any discrepancies or changes, the client is to bring them to our attention in writing within five (5) days. If not enter this document as an accurate record.

CCI
Carangelo Commercial Interiors, LLC
102 Main Streeet
Old Saybrook, CT 06475
860-388-6623

REVISIONS

CONSULTANTS

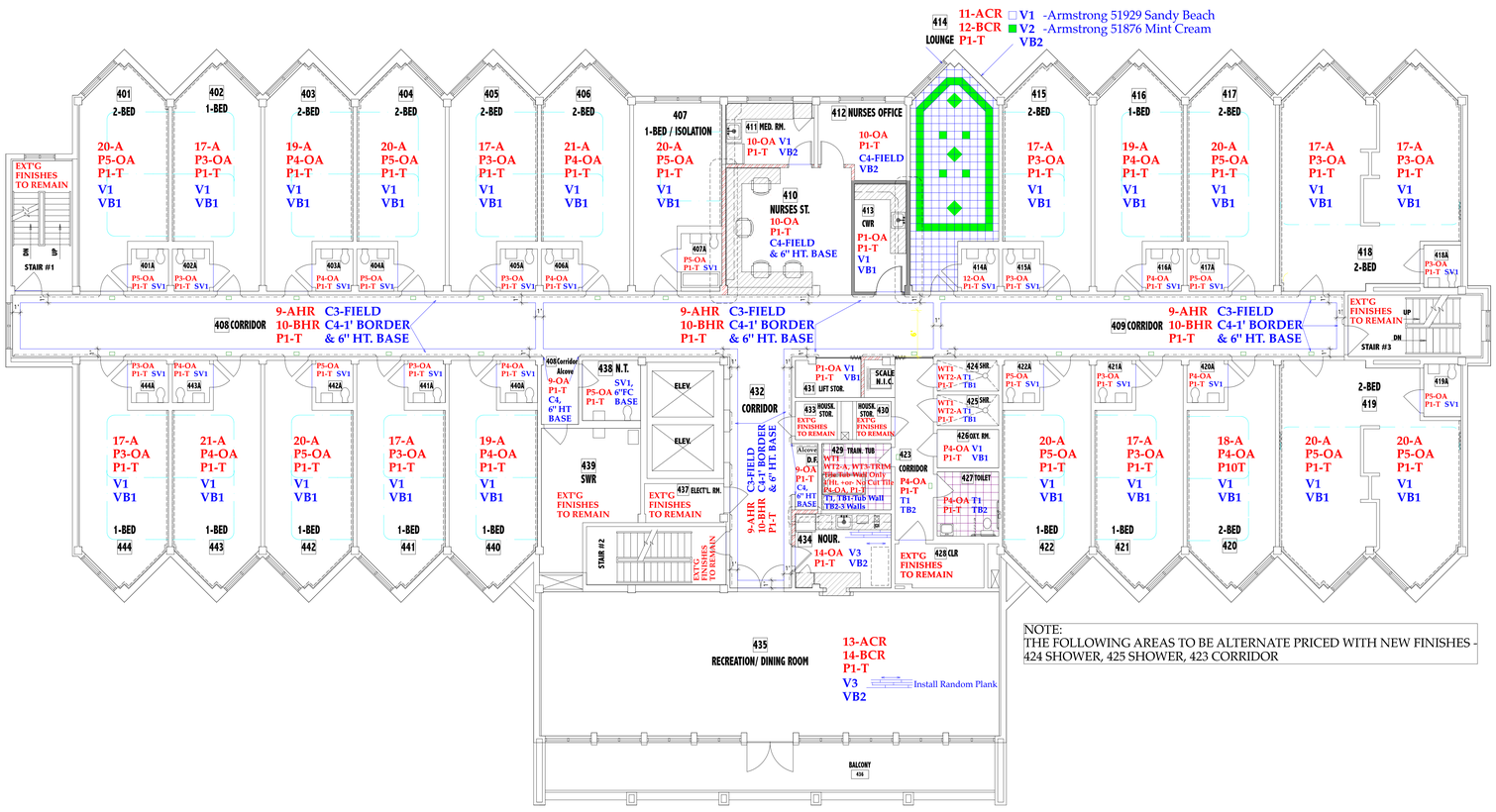
PROJECT NORTH

PINE HEIGHTS AT BRATTLEBORO
187 OAK GROVE AVENUE, BRATTLEBORO, VT 05301

FINISH PLANS - THIRD FLOOR

DATE ISSUED:	12-12-12
SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	CCI #284-122 (MBH#12197)
DRAWN BY:	CAM

DRAWING # F1



NOTE:
THE FOLLOWING AREAS TO BE ALTERNATE PRICED WITH NEW FINISHES - 424 SHOWER, 425 SHOWER, 423 CORRIDOR

KEY - WALL FINISHES

A	- ACCENT
B	- BORDER
OA	- OVERALL
T	- TRIM
ACR	- ABOVE CHAIR RAIL
BCR	- BELOW CHAIR RAIL
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102 Main Streeet
Old Saybrook, CT 06475
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REVISIONS

CONSULTANTS

PROJECT NORTH

PINE HEIGHTS AT BRATTLEBORO
187 OAK GROVE AVENUE, BRATTLEBORO, VT 05301

FINISH PLANS - FOURTH FLOOR

DATE ISSUED:	12-12-12
SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	CCI #284-122 (MBR#112197)
DRAWN BY:	CAM

DRAWING # F2

Attachment #5

STEWART
CONSTRUCTION
A WELL BUILT WORLD

October 9, 2019

Tyler Gillespie
Director of Construction
National HealthCare Associates
20 East Sunrise Highway
Valley Stream, NY 11581

Re: The Pines in Brattleboro - Budget

Tyler:

Nearly two years since I sent my first proposal to you for the Rutland project...

We have enjoyed working with you and look forward to keeping it going in Brattleboro. Per our onsite meeting on September 26, along with bid documents dating back to 2013, I have composed a budget for your reference as you apply for the Certificate of Need.

Attached is a more detailed breakdown of the numbers.... But the punchline is a total of $2,567,000.

Following are comments, thoughts, scope clarifications, etc.:

- I have considered the additional work on the 1st Floor as we discussed on site.
- 1st Floor work includes moving the window and building a wall around the water entrance, and installing new mechanical in the Nurse's Suite.
- Numbers are predominantly derived from actual costs in Rutland. In other words, I have not reached out to any subcontractors for pricing.
- General Conditions include Bonding and required Permits.
- I did not include any exterior work – painting building, parking lot lights. Though it does include refurbishing the porches on 3 and 4.
- I included a contingency of $100k
- Assumes no abatement.
- I ignored the Alternates, and included the items in the scope.
- Does not include new fans for Oxygen Closets.

Rutland:

Contract	$2,589,935
Generator	(235,000)
Abatement	(220,000)
Exterior Painting	(135,000)
Total	$1,999,935

@ 23,400 sf = $85.47/sf

24 Pearl Street ● Essex Junction, VT 05452 ● Tel: (802)879-0500 ● Fax: (802)879-0400

Brattleboro:
30,300 sf x $85.47 = $2,589,741

My suggestion is you assume $2.6 million for construction costs.

Please feel free to contact me if you have any questions, or would like to discuss the numbers and/or scope further. Thank you.

Sincerely,

Lance E. Triebel

Takeoff Worksheet

10/09/19

Takeoff Worksheet

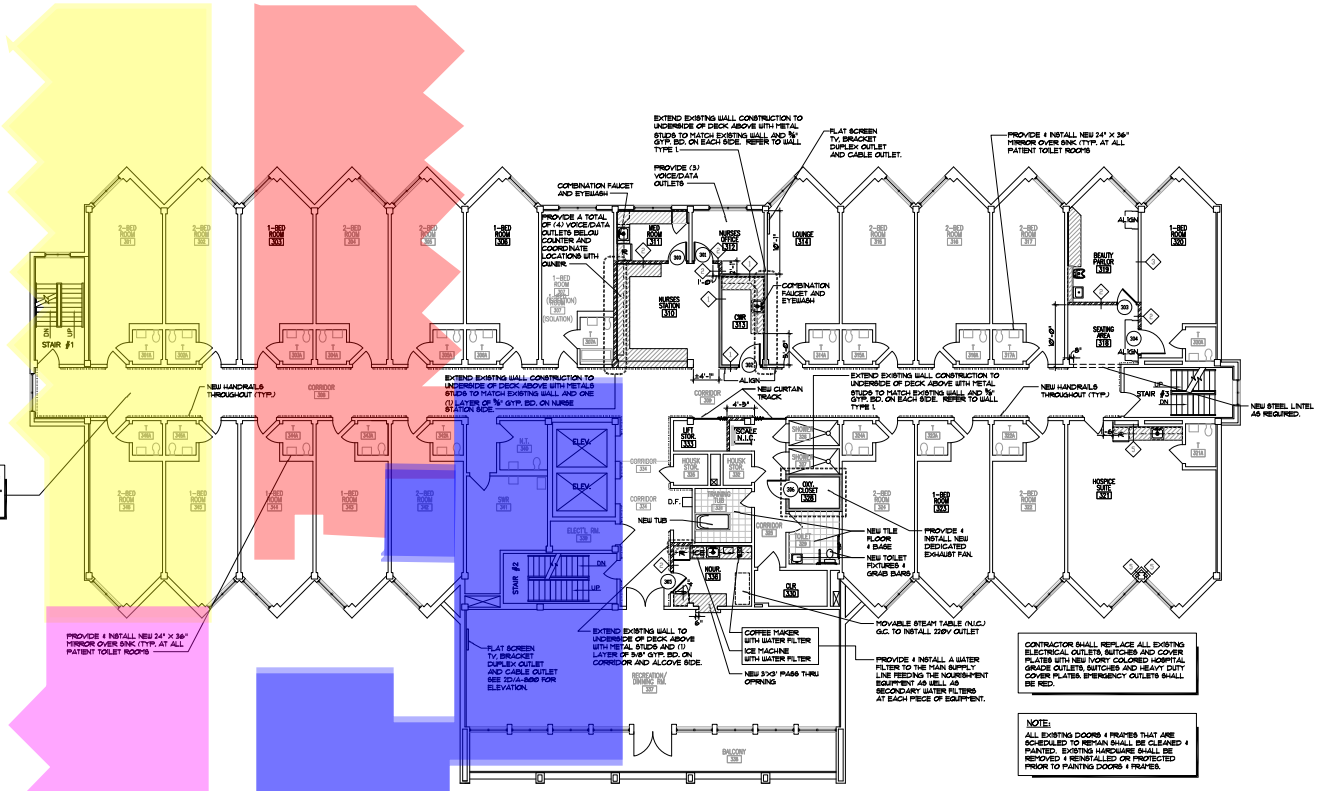
Part#	Description	Cost Code	Unit	Extended Quantity	Cost	Ext. Cost	Ext. Price
Job: 2019076							
Phase: 1 CON Budget							
Bid Item: 0 - None							
	------1 - General Conditions------						
	GENERAL CONDITIONS		wk	66.00	5,000.000000	330,000.00	363,825.00
	CONTINGENCY		ea	1.00	100,000.000000	100,000.00	110,250.00
	------4 - Masonry------						
	Repairs at 1st Floor Window		ea	1.00	7,500.000000	7,500.00	8,268.75
	------6 - Carpentry------						
	Carpentry Labor		hr	8,000.00	55.000000	440,000.00	485,100.00
	--Demo						
	--Framing/Drywall/ACT						
	--Specialties						
	--Temp Walls/Safety						
	Carpentry Materials		ea	1.00	45,000.000000	45,000.00	49,612.50
	Casework		ea	1.00	99,500.000000	99,500.00	109,698.75
	------8 - Windows & Doors------						
	DFH		ea	12.00	1,500.000000	18,000.00	19,845.00
	------9 - Finishes------						
	Metal Framing & Drywall		sf	4,100.00	3.250000	13,325.00	14,690.81

Part#	Description	Cost Code	Unit	Extended Quantity	Cost	Ext. Cost	Ext. Price
	ACT		sf	28,000.00	2.000000	56,000.00	61,740.00
	Flooring - Carpet, SV		sf	28,000.00	7.000000	196,000.00	216,090.00
	Wall Tile		sf	3,900.00	9.000000	35,100.00	38,697.75
	Shower Stalls		ea	4.00	9,000.000000	36,000.00	39,690.00
	Skim Coating		sf	71,560.00	0.900000	64,404.00	71,005.41
	Taping		sf	6,840.00	0.600000	4,104.00	4,524.66
	Painting		ea	1.00	81,500.000000	81,500.00	89,853.75
	VWC		sf	30,000.00	5.000000	150,000.00	165,375.00
	------10 - Specialties------						
	SPECIALTIES						
	-Mirrors		ea	1.00	4,800.000000	4,800.00	5,292.00
	-Beadboard on Headwalls		sf	3,200.00	6.500000	20,800.00	22,932.00
	-Corner Guards		ea	1.00	6,500.000000	6,500.00	7,166.25
	-Bumper Rail in Patient Bedrooms		lf	3,600.00	10.000000	36,000.00	39,690.00
	-Bumper Rail in Corridors		lf	940.00	10.000000	9,400.00	10,363.50
	-Handrail in Corridors		lf	940.00	12.000000	11,280.00	12,436.20
	-Curtain Track		ea	1.00	5,000.000000	5,000.00	5,512.50
	------11 - Equipment------						
	Ice Machine - Follett		ea	2.00	6,750.000000	13,500.00	14,883.75
	Fridge & Microwave		ea	2.00	1,500.000000	3,000.00	3,307.50
	------15 - Mechanical------						
	Plumbing		sf	26,300.00	8.750000	230,125.00	253,712.81
	Mechanical on 1st Floor		ea	1.00	12,500.000000	12,500.00	13,781.25
	Sprinkler		ea	1.00	20,000.000000	20,000.00	22,050.00
	------16 - Electrical------						
	Electrical		sf	30,300.00	6.750000	204,525.00	225,488.81
	Nurse Call		ea	1.00	75,000.000000	75,000.00	82,687.50

Continued...

Part#	Description	Cost Code	Unit	Extended Quantity	Cost	Ext. Cost	Ext. Price
	----------END----------						
				Bid Item Totals:		**2,328,863.00**	**2,567,571.45**
				Phase Totals:		**2,328,863.00**	**2,567,571.45**
				Job Totals:		**2,328,863.00**	**2,567,571.45**
				Grand Totals:		**2,328,863.00**	**2,567,571.45**

Attachment #6



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

AT ALL EXISTING PATIENT BEDROOMS:

1. IN ALL PATIENT ROOMS, PROVIDE 4 INSTALL NEW ELECTRICAL POWER OUTLETS 4 CABLE T.V. OUTLETS/JACKS ON BED "FOOT" WALL @ 6'-0" AFF. VERIFY HEIGHT WITH OWNER/ (2) OF EACH OUTLET TYPE SHALL BE INSTALLED IN EACH PATIENT BEDROOM AND SHALL BE CENTERED ON EXISTING BED LOCATION (TYP.) CONTRACTOR SHALL INSTALL REQUIRED WOOD BLOCKING 4 SHALL ALSO INSTALL OWNER PROVIDED T.V. BRACKETS 4 TELEVISIONS.
2. PROVIDE COORDINATION WITH OWNER 4 OWNER'S VENDOR FOR REPLACEMENT OF EXISTING NURSE CALL SYSTEM. VENDOR SHALL VERIFY IF EXISTING WIRING CAN BE REUSED AND SHALL REPLACE ALL EXISTING DOME LIGHTS IN CORRIDOR (TYP.)

AT ALL EXISTING PATIENT TOILET ROOMS:

REMOVE EXISTING FLUSH VALVES AND REPLACE EXISTING BED PAN WASHER TAIL PIECE WITH NEW STRAIGHT TAIL PIECE BRACKETED BACK TO WALL WITHOUT BED PAN WASHER MECHANISM. REBUILD FLUSH VALVES.

NOTE:

1. ALL 1-BED BEDROOMS SHALL BE SETUP FOR USE AS A 2-BED BEDROOM SO THAT FLEXIBILITY IS PROVIDED FOR OPERATIONS. THIS WILL ALLOW FOR SAME SEX USE OF ROOMS TO ACCOMMODATE OPERATIONS WITHOUT INCREASING BED COUNTS FOR THE ENTIRE FACILITY. PROVIDE TWO OVERHEAD LIGHTS, TWO NURSE CALLS AND CURTAIN TRACKS SET UP FOR A TWO BED ROOM.
2. BASED UPON INFORMATION PROVIDED BY THE OWNER, THERE IS NO ASBESTOS IN THIS FACILITY.

TOTAL BUILDING BED CALCULATIONS

FLOOR	PROPOSED 1 BED BEDROOMS	PROPOSED 2 BED BEDROOMS	PROPOSED 3 BED BEDROOMS	PROPOSED 4 BED BEDROOMS	PROPOSED TOTAL BED COUNT
FIRST FLOOR	N/A	N/A	N/A	N/A	N/A
SECOND FLOOR	18	1 (2 BEDS)	0	0	20 BEDS
THIRD FLOOR	8	11 (22 BEDS)	0	0	30 BEDS
FOURTH FLOOR	10	10 (20 BEDS)	0	0	30 BEDS
TOTALS	36 BEDS	22 (44 BEDS)	0 (0 BEDS)	0 (0 BEDS)	80 BEDS
THIRD FLOOR HOSPICE	1 BED	N/A	N/A	N/A	1 BED

MECHANICAL/ELECTRICAL/PLUMBING 4 FIRE PROTECTION:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL M.E.P. TRADES AS REQUIRED IN ORDER TO PROVIDE COMPLETE WORKING SYSTEMS. M.E.P. TRADES SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED DRAWINGS/DOCUMENTS FOR BUILDING PERMITS 4 COORDINATION. DRAWINGS SHALL ALSO BE SUBMITTED TO THE ARCHITECT 4 OWNER FOR REVIEW.

NEW WALL CONSTRUCTION LEGEND

REFER TO WALL TYPES ON SHEET A-004 FOR DETAILED WALL CONSTRUCTION AND U.L. REQUIREMENTS.

- NON-RATED PARTITION
- 20 MIN. SMOKE PARTITION
- 1 HOUR RATED PARTITION

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO ARCHITECT BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING AND REPAIRING OF ALL FINISH SURFACES DUE TO PENETRATIONS OF EXISTING MATERIALS AND STRUCTURES NECESSARY FOR NEW UTILITIES, MECHANICAL, ELECTRICAL AND PLUMBING WORK.
3. CONTRACTOR SHALL REPLACE ALL EXISTING WALL, FLOOR AND CEILING SURFACES AS REQUIRED TO ACHIEVE THE FINISH SCHEDULE.
4. INTERIOR DIMENSIONS ARE TO THE FINISH FACE OF WALL (---H) OR FROM CENTERLINE OF COLUMN (---+).
5. REFER TO SHEET A-200 FOR ENLARGED BEDROOM PLANS 4 ELEVATIONS.
6. MATCH EXISTING CONSTRUCTION WHERE NEW AND EXISTING INTERIOR WALL PARTITIONS ABUT.
7. REFER TO SHEET A-500 FOR INTERIOR ELEVATIONS AND SHEETS A-501 4 A-502 FOR MILLWORK SECTIONS 4 DETAILS.
8. ALL NEW 4 EXISTING CORRIDOR AND RATED WALL ASSEMBLIES SHALL BE CONSTRUCTED IN A MANNER TO PREVENT THE PASSAGE OF SMOKE. ALL PENETRATIONS TO BE SEALED WITH U.L. APPROVED SMOKE OR FIRE PREVENTIVE SEALANT AS REQUIRED.
9. PROVIDE NEW HANDRAILS ALONG ALL CORRIDOR WALLS GREATER THAN 8' IN LENGTH (------) AND PROVIDE CONTINUOUS WOOD BLOCKING ON BOTH SIDES OF ALL CORRIDOR WALLS. PROVIDE FASTENERS @32" O.C. MIN. FOR CONNECTION TO WALLS. COORDINATE INSTALLATION OF HANDRAILS @ LOCATIONS WHERE A RAIL IS REQUIRED. REFER TO DETAIL 1 4 2 / A-503.
10. PROVIDE WATER RESISTANT GYPSUM WALL BOARD IN NEW TOILET ROOMS. PROVIDE CEMENT BOARD ON TILE WALL OF RENOVATED. TUB ROOMS.
11. PROVIDE 4 INSTALL 1 1/2" x 1 1/2" CLEAR LEXAN CORNER GUARDS AT ALL 90° CORNERS IN CORRIDORS.
12. PROVIDE AND INSTALL 3/4" FIRE TREATED PLYWOOD APPLIED TO SUB PARTITION BEHIND ALL ELECTRIC AND TELEPHONE PANELS THROUGHOUT THE BUILDING. (PAINT PLYWOOD TO BLEND W/ WALL PAINT)
13. MILLWORK IS DESIGNATED WITH A HATCH PATTERN. REFER TO MILLWORK DRAWINGS. (A-500)
14. FURR OUT WALLS BEHIND NEW ELECTRICAL PANELS AS REQUIRED TO INSTALL BOX
15. PROVIDE AND INSTALL NEW 5/8" CEMENT BOARD ON ALL WALLS OF NEW TUB ROOMS.
16. G.C. SHALL INSPECT EXIST'G THRU-WALL HVAC UNITS. ADJUST UNITS AS REQ'D TO PROVIDE POSITIVE DRAINAGE AT CONDENSATE LINES. TYP.L. REPAIR DAMAGED GYP. BD. AS REQ'D DURING ROOM RENOVATION PHASE.
17. PROPERLY PREPARE ALL SURFACES TO RECEIVE NEW FINISHES, INCLUDING, BUT NOT LIMITED TO PATCHING, SANDING, SIZING AND PRIMING (TYP.)

GENERAL SCOPE OF WORK:

CORRIDORS:
- NEW CEILING GRID 4 TILE.
- NEW LIGHTING.
- NEW HAND RAILS (FIBERGLASS TO MATCH EXISTING 1ST 4 2ND FLOORS).
- NEW WALL COVERING (MATCH TYPE 4 STYLE OF EXISTING 2ND FLOOR)
- NEW CARPETING 4 CARPET BASE.

TYPICAL BEDROOM:
- ADD ONE SURFACE MOUNTED CEILING LIGHT FIXTURE TO AREA NEAR WINDOW AREA.
- NEW BASE VCT FLOORING 4 VINYL BASE.
- PAINT CEILING GRID 4 INSTALL NEW CEILING TILE.
- DEMOLISH BUILT IN WARDROBES.
- REPLACE SCONCE.
- RELOCATE TV CABLE 4 OUTLETS FOR FLAT SCREEN TV.
- REMOVE, CLEAN 4 REINSTALL EXISTING CEILING CURTAIN TRACKS.
- NEW OVER BED LIGHT.
- REPLACE NURSES CALL SYSTEM. GC TO VERIFY THAT EXISTING WIRING 4 CKT TO REUSE.
- HEAD WALL TO HAVE WALL COVERING AND BALANCE OF ROOM 2 TO BE PAINTED.
- NEW BASE VINYL FLOORING 4 VINYL BASE.
- NEW BED LOCATORS (NRFO CORPORATION #6000).

BEDROOM TOILETS:
- PAINT CEILING GRID 4 INSTALL NEW CEILING TILE.
- PAINT WALLS
- NEW SHEET VINYL FLOORING W/ FLASH COVE BASE.
- UTILITIES SAVY WATER CLOSET BUT REMOVE BED PAN WASHER CONNECTION.
- NEW MIRROR.
- NEW WALL MOUNTED LIGHT FIXTURE OVER MIRROR.

NURSES STATION, CLEAN DINING ROOM, NOURISHMENT ROOM, OXYGEN CLOSET AND LINEN ROOM (SCALE):
- NEW FLOORING 4 BASE (REFER TO FINISH SCHEDULE).
- NEW CEILING GRID 4 TILE.
- NEW LIGHTING.
- PAINTED WALLS EVERYWHERE EXCEPT WALL COVERING IN DINING ROOM.
- MILLWORK AS NOTED ON FLOOR PLANS.
- NEW OXYGEN CLOSET.
- TEMPORARILY RELOCATE CALL FOR AID TELEPHONE CABLE 4 4 VOICE DURING CONSTRUCTION, AND THEN RELOCATE TO FINAL LOCATION.
- PROVIDE (4) VOICE 4 (4) DATA 4 (4) TELEPHONE LOCATIONS IN FINAL LOCATIONS.

BATHING SUITE AREA:
- TO LET ROOM: PAINT JAMBS. NEW LIGHTING
- PAINTED CEILING GRID 4 NEW CEILING TILE
- REPLACE EXISTING TILE FLOOR 4 BASE
- TUB ROOM: REPLACE 3/8" PAINTED CEILING GRID 4 NEW CEILING TILE. PAINT WALLS 4 NEW LIGHTING. REPLACE TILE FLOOR 4 BASE.
- NEW CURTAIN TRACK.
- EXISTING SHOWERS TO REMAIN.

ADD/ALTERNATES:

ALTERNATE #1:

PROVIDE RIGID SHEET WALL PROTECTION BEHIND HANDRAILS IN CORRIDORS AS MANUF. BY INPRO CORP.

ALTERNATE #2:

PROVIDE CLEAR CORNER GUARDS AT ALL CORNERS IN PATIENT BEDROOMS AS MANUF. BY INPRO CORP.

ALTERNATE #3:

PROVIDE DOOR FRAME GUARD 4 CLEAR KICK PLATES ON ALL CORRIDOR DOORS AS MANUF. BY INPRO CORP.

ALTERNATE #4:

PROVIDE WALL GUARD BUMPER RAILS IN PATIENT BEDROOMS @ 4.8' TO BOTTOM OF RAIL ON ALL WALLS EXCEPT FOR headwall AS MANUFACTURED BY INPRO CORP.

ALTERNATE #5:

PROVIDE WALL GUARD BUMPER RAILS IN CORRIDORS @ 4.8' TO BOTTOM OF RAIL OVER WALL COVERING AS MANUFACTURED BY INPRO CORP.

CONTRACTOR SHALL REPLACE ALL EXISTING ELECTRICAL OUTLETS, SWITCHES AND COVER PLATES WITH NEW IVORY COLORED HOSPITAL GRADE OUTLETS, SWITCHES AND HEAVY DUTY COVER PLATES. EMERGENCY OUTLETS SHALL BE RED.

NOTE:

ALL EXISTING DOORS 4 FRAMES THAT ARE SCHEDULED TO REMAIN SHALL BE CLEANED 4 PAINTED. EXISTING HARDWARE SHALL BE REMOVED 4 REINSTALLED OR PROTECTED PRIOR TO PAINTING DOORS 4 FRAMES.

Phase 1
Phase 2
Phase 3
Phase 4
** Corridors to be completed in conjunction with adjacent phases

REVISIONS

CONSULTANTS

PROJECT NORTH

PINE HEIGHTS AT BRATTLEBORO
187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

THIRD FLOOR PLAN

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Architecture • Green Design
Interior Design • Holistic Design

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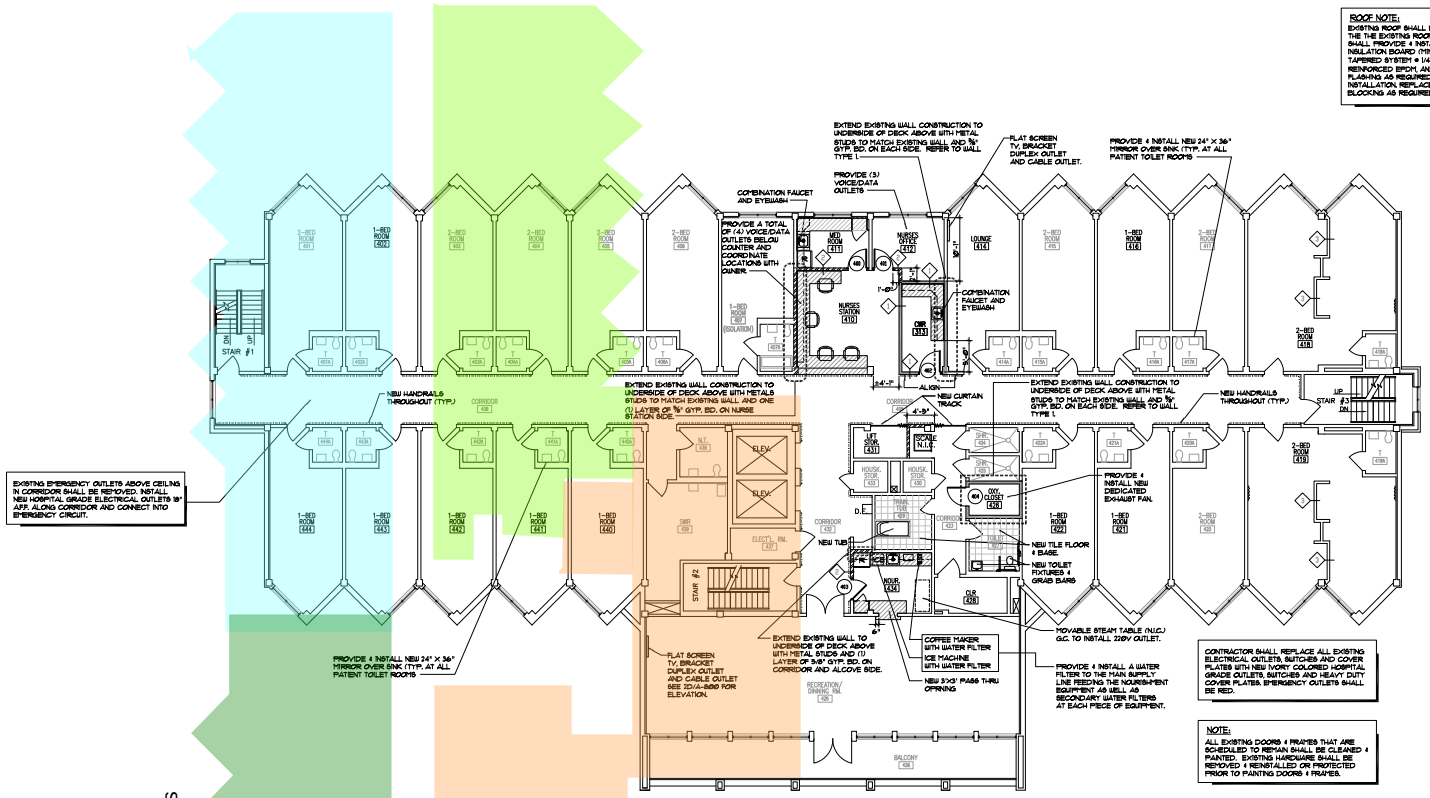
DATE ISSUED:	1/14/13
SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	12197
DRAWN BY:	PH/CF

A-130



1 FOURTH FLOOR PLAN

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

ROOF NOTE:
EXISTING ROOF SHALL BE STRIPPED DOWN TO THE THE EXISTING ROOF DECK. CONTRACTOR SHALL PROVIDE 4 INSTALL NEW RIGID INSULATION BOARD (MIN. 3" BASE LAYER 4 TAPERED SYSTEM) 4 1/4" PER FT.) 60 MIL REINFORCED EPDM, AND ALL REQUIRED FLASHING AS REQUIRED FOR A WATER TIGHT INSTALLATION. REPLACE ANY DAMAGED WOOD BLOCKING AS REQUIRED.

GENERAL SCOPE OF WORK:

CORRIDORS:
- NEW CEILING GRID 4 TILE.
- NEW LIGHTING.
- NEW WALL PANELS (FIBERGLASS TO MATCH EXISTING 1ST 4 2ND FLOORS).
- NEW WALL COVERING (MATCH TYPE 4 STYLE OF EXISTING 2ND FLOOR).
- NEW CARPETING 4 CARPET BASE.

TYPICAL BEDROOM:
- ADD ONE SURFACE MOUNTED CEILING LIGHT FIXTURE TO AREA NEAR WINDOW AREA.
- NEW SHEET VCT FLOORING 4 VINYL BASE.
- PAINT CEILING GRID 4 INSTALL NEW CEILING TILE.
- DEMOLISH BUILT IN WARDROBES.
- REPLACE SCONCE.
- RELOCATE TV CABLE 4 OUTLETS FOR FLAT SCREEN TV.
- REMOVE CLEAN 4 REINSTALL EXISTING CEILING CURTAIN TRACKS.
- NEW OVER BED LIGHT.
- REPLACE NURSES CALL SYSTEM. GC TO VERIFY THAT EXISTING WIRING IS OKAY TO REUSE.
- NEED WALL TO HAVE WALL COVERING AND BALANCE OF ROOM TO BE PAINTED.
- NEW SHEET VINYL FLOORING 4 VINYL BASE.
- NEW BED LOCATORS (INFRO CORPORATION #6230).

BEDROOM TOILETS:
- PAINT CEILING GRID 4 INSTALL NEW CEILING TILE.
- PAINT WALLS.
- NEW 6-FEET VINYL FLOORING LIT- FLASH COVE BASE.
- UTILIZE SAME LATER CLOSET BUT REMOVE BED PAN WASHER CONNECTION.
- NEW MIRROR.
- NEW WALL MOUNTED LIGHT FIXTURE OVER MIRROR.

NURSES STATION, SUP. DINING ROOM, NOURISHMENT ROOM, OXYGEN CLOSET AND AREA FOR SCALE:
- NEW FLOORING 4 BASE (REFER TO FINISH SCHEDULE).
- NEW CEILING GRID 4 TILE.
- NEW LIGHTING.
- PAINTED WALLS EVERYWHERE EXCEPT WALL COVERING IN DINING ROOM.
- MILLWORK AS NOTED ON FLOOR PLANS.
- NEW OXYGEN CLOSET.
- TEMPORARILY RELOCATE CALL FOR AID, TELEPHONE CABLE 4 OUTLETS DURING CONSTRUCTION, AND THEN RELOCATE TO FINAL LOCATION.
- PROVIDE (4) VOICE 4 (4) DATA 4 (4) TELEPHONE LOCATIONS IN FINAL LOCATIONS.

BATHING SUITE AREA:
- TO LET ROOM: PAINT WALLS. NEW LIGHTING. PAINTED CEILING GRID 4 NEW CEILING TILE.
- REPLACE EXISTING TILE FLOOR 4 BASE.
- TUB ROOM: REPLACE TILE PAINTED CEILING GRID 4 NEW CEILING TILE. PAINT WALLS. NEW LIGHTING. REPLACE TILE FLOOR 4 BASE.
- NEW CURTAIN TRACK.
- EXISTING ENCLOSURES TO REMAIN.

ADD/ALTERNATES:

ALTERNATE #1:
PROVIDE RIGID SHEET WALL PROTECTION BELOW HANDRAILS IN CORRIDORS AS MANUF. BY INFRO CORP.

ALTERNATE #2:
PROVIDE CLEAR CORNER GUARDS AT ALL CORNERS IN PATIENT BEDROOMS AS MANUF. BY INFRO CORP.

ALTERNATE #3:
PROVIDE DOOR PRIMT GUARD 4 CLEAR KICK PLATES ON ALL CORRIDOR DOORS AS MANUF. BY INFRO CORP.

ALTERNATE #4:
PROVIDE WALL GUARD BUMPER RAILS IN PATIENT BEDROOMS 18" A.F.F. TO BOTTOM OF RAIL ON ALL WALLS EXCEPT FOR headwall AS MANUFACTURED BY INFRO CORP.

ALTERNATE #5:
PROVIDE WALL GUARD BUMPER RAILS IN CORRIDORS 18" A.F.F. TO BOTTOM OF RAIL OVER WALL COVERING AS MANUFACTURED BY INFRO CORP.

NOTE:
ALL EXISTING DOORS 4 FRAMES THAT ARE SCHEDULED TO REMAIN SHALL BE CLEANED 4 PAINTED. EXISTING HARDWARE SHALL BE REMOVED 4 REINSTALLED OR PROTECTED PRIOR TO PAINTING DOORS 4 FRAMES.

AT ALL EXISTING PATIENT BEDROOMS:

1. IN ALL PATIENT ROOMS, PROVIDE 4 INSTALL NEW ELECTRICAL POWER OUTLETS 4 CABLE T.V. OUTLETS/JACKS ON BED "FOOT" WALL @ 6'-0" AFF. (VERIFY HEIGHT WITH OWNER) (2) OF EACH OUTLET TYPE SHALL BE INSTALLED IN EACH PATIENT BEDROOM AND SHALL BE CENTERED ON EXISTING BED LOCATION (TYP.) CONTRACTOR SHALL INSTALL REQUIRED WOOD BLOCKING 4 SHALL ALSO INSTALL OWNER PROVIDED T.V. BRACKETS 4 TELEVISIONS.
2. PROVIDE COORDINATION WITH OWNER 4 OWNER'S VENDOR FOR REPLACEMENT OF EXISTING NURSE CALL SYSTEM. VENDOR SHALL VERIFY IF EXISTING WIRING CAN BE REUSED AND SHALL REPLACE ALL EXISTING DOME LIGHTS IN CORRIDOR (TYP.)

AT ALL EXISTING PATIENT TOILET ROOMS:

REMOVE EXISTING FLUSH VALVES AND REPLACE EXISTING BED PAN WASHER TAIL PIECE WITH NEW STRAIGHT TAIL PIECE BRACKETED BACK TO WALL WITHOUT BED PAN WASHER MECHANISM. REBUILD FLUSH VALVES.

NOTE:
1. ALL 1-BED BEDROOMS SHALL BE SETUP FOR USE AS A 2-BED BEDROOM SO THAT FLEXIBILITY IS PROVIDED FOR OPERATIONS. THIS WILL ALLOW FOR SAME SEX USE OF ROOMS TO ACCOMMODATE OPERATIONS WITHOUT INCREASING BED COUNTS FOR THE ENTIRE FACILITY. PROVIDE TWO OVERHEAD LIGHTS, TWO NURSE CALLS AND CURTAIN TRACKS SET UP FOR A TWO BED ROOM.
2. BASED UPON INFORMATION PROVIDED BY THE OWNER, THERE IS NO ASBESTOS IN THIS FACILITY.

TOTAL BUILDING BED CALCULATIONS

FLOOR	PROPOSED 1 BED BEDROOMS	PROPOSED 2 BED BEDROOMS	PROPOSED 3 BED BEDROOMS	PROPOSED 4 BED BEDROOMS	PROPOSED TOTAL BED COUNT
FIRST FLOOR	N/A	N/A	N/A	N/A	N/A
SECOND FLOOR	18	1 (2 BEDS)	0	0	20 BEDS
THIRD FLOOR	8	11 (22 BEDS)	0	0	30 BEDS
FOURTH FLOOR	10	10 (20 BEDS)	0	0	30 BEDS
TOTALS	36 BEDS	22 (44 BEDS)	0 (0 BEDS)	0 (0 BEDS)	80 BEDS
THIRD FLOOR HOSPICE	1 BED	N/A	N/A	N/A	1 BED

MECHANICAL/ELECTRICAL/PLUMBING 4 FIRE PROTECTION:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL M.E.P. TRADES AS REQUIRED IN ORDER TO PROVIDE COMPLETE WORKING SYSTEMS. M.E.P. TRADES SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED DRAWINGS/DOCUMENTS FOR BUILDING PERMITS 4 COORDINATION. DRAWINGS SHALL ALSO BE SUBMITTED TO THE ARCHITECT 4 OWNER FOR REVIEW.

NEW WALL CONSTRUCTION LEGEND

REFER TO WALL TYPES ON SHEET A-604 FOR DETAILED WALL CONSTRUCTION AND U.L. REQUIREMENTS.

- NON-RATED PARTITION
- 20 MIN. SMOKE PARTITION
- 1 HOUR RATED PARTITION

FLOOR PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD, REPORT ANY AND ALL DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO ARCHITECT BEFORE PROCEEDING WITH WORK.
2. CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING AND REPAIRING OF ALL FINISH SURFACES DUE TO PENETRATIONS OF EXISTING MATERIALS AND STRUCTURES NECESSARY FOR NEW UTILITIES, MECHANICAL, ELECTRICAL AND PLUMBING WORK.
3. CONTRACTOR SHALL REPLACE ALL EXISTING WALL, FLOOR AND CEILING SURFACES AS REQUIRED TO ACHIEVE THE FINISH SCHEDULE.
4. INTERIOR DIMENSIONS ARE TO THE FINISH FACE OF WALL (—||—) OR FROM CENTERLINE OF COLUMN (—+—).
5. REFER TO SHEET A-2.00 FOR ENLARGED BEDROOM PLANS 4 ELEVATIONS.
6. MATCH EXISTING CONSTRUCTION WHERE NEW AND EXISTING INTERIOR WALL PARTITIONS ABUT.
7. REFER TO SHEET A-6.00 FOR INTERIOR ELEVATIONS AND SHEETS A-8.01 4 A-8.02 FOR MILLWORK SECTIONS 4 DETAILS.
8. ALL NEW 4 EXISTING CORRIDOR AND RATED WALL ASSEMBLIES SHALL BE CONSTRUCTED IN A MANNER TO PREVENT THE PASSAGE OF SMOKE. ALL PENETRATIONS TO BE SEALED WITH UL APPROVED SMOKE OR FIRE PREVENTIVE SEALANT AS REQUIRED.
9. PROVIDE NEW HANDRAILS ALONG ALL CORRIDOR WALLS GREATER THAN 8" IN LENGTH (-----) AND PROVIDE CONTINUOUS WOOD BLOCKING ON BOTH SIDES OF ALL CORRIDOR WALLS. PROVIDE FASTENERS @32" O.C. MIN. FOR CONNECTION TO WALLS. COORDINATE INSTALLATION OF HANDRAILS @ LOCATIONS WHERE A RAIL IS REQUIRED. REFER TO DETAIL 1 4 2 / A-8.03.
10. PROVIDE WATER RESISTANT GYPSUM WALL BOARD IN NEW TOILET ROOMS. PROVIDE CEMENT BOARD ON TILE WALL OF RENOVATED. TUB ROOMS.
11. PROVIDE 4 INSTALL 1 1/2" 4 1 1/2" CLEAR LEXAN CORNER GUARDS AT ALL 90° CORNERS IN CORRIDORS.
12. PROVIDE AND INSTALL 3/4" FIRE TREATED PLYWOOD APPLIED TO GWB PARTITION BEHIND ALL ELECTRIC AND TELEPHONE PANELS THROUGHOUT THE BUILDING. (PAINT PLYWOOD TO BLEND W/ WALL PAINT)
13. MILLWORK IS DESIGNATED WITH A HATCH PATTERN. REFER TO MILLWORK DRAWINGS. (A-8.00)
14. FURR OUT WALLS BEHIND NEW ELECTRICAL PANELS AS REQUIRED TO INSTALL BOX
15. PROVIDE AND INSTALL NEW 5/8" CEMENT BOARD ON ALL WALLS OF NEW TUB ROOMS.
16. G.C. SHALL INSPECT EXISTG THRU-WALL HVAC UNITS. ADJUST UNITS AS REQ'D TO PROVIDE POSITIVE DRAINAGE AT CONDENSATE LINES, TYP.L. REPAIR DAMAGED GYP. BD. AS REQ'D DURING ROOM RENOVATION PHASE.
17. PROPERLY PREPARE ALL SURFACES TO RECEIVE NEW FINISHES, INCLUDING, BUT NOT LIMITED TO PATCHING, SANDING, SIZING AND PRIMING (TYP.)

Phase 5
Phase 6
Phase 7
Phase 8

** Corridors to be completed in conjunction with adjacent phases

REVISIONS

CONSULTANTS

PROJECT NORTH

PINE HEIGHTS AT BRATTLEBORO
187 OAK GROVE AVENUE
BRATTLEBORO, VT 05301

FOURTH FLOOR PLAN

MBH ARCHITECTURE
Architecture • Green Design
Interior Design • Holistic Design

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DATE ISSUED:	1/14/13
SCALE:	1/8" = 1'-0"
PROJECT NUMBER:	12197
DRAWN BY:	PH/CF

A-140

Attachment #7

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC
d/b/a Pine Heights at Brattleboro

COMBINED FINANCIAL STATEMENTS

Years Ending 2020 (Forecasted) and
December 31, 2021 through 2023 (Projected) and
Years Ended December 31, 2017 through 2019 (Historical)

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC
d/b/a Pine Heights at Brattleboro
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KBS
Kittell Branagan & Sargent
Certified Public Accountants
Vermont License # 167

ACCOUNTANT'S COMPILATION REPORT

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC
d/b/a Pine Heights at Brattleboro
187 Oak Grove Avenue
Brattleboro, Vermont 05301

We have compiled the accompanying Combined forecasted balance sheets, statements of income, changes in member's equity, and cash flows and the Combined projected balance sheets, statements of income, changes in member's equity, and cash flows of Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC d/b/a Pine Heights at Brattleboro as of December 31, 2020 and 2021 through 2023, respectively and for the years then ending and the accompanying supplementary information contained on pages 9 & 10, which are presented only for supplementary analysis purposes, in accordance with attestation standards established by the American Institute of Certified Public Accountants. The accompanying projections were prepared for seeking approval from the Green Mountain Care Board (GMCB) for a certificate of need (CON) to complete a renovation project and obtaining financing for the renovation.

A compilation is limited to presenting in the form of prospective financial statements information that is the representation of management and does not include evaluation of the support for the assumptions underlying the projection. We have not examined the projections and supplementary information and, accordingly, do not express an opinion or any other form of assurance on the accompanying statements or assumptions. Furthermore, because events and circumstances frequently do not occur as expected, there will usually be differences between forecasted and actual results, and even if the CON approval from GMCB and obtaining financing for the renovation were to occur there will usually be differences between the projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

We have also compiled the accompanying historical balance sheets as of December 31, 2017 through 2019 and the related statements of income and member's equity and cash flows for the years then ended. We have not audited or reviewed the accompanying historical financial statements, and accordingly, do not express an opinion or provide any assurance about whether the historical financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the historical financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the historical financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of historical financial statements without undertaking to obtain or provide any assurance that there no material modifications that should be made to the historical financial statements.

The accompanying presentation and this report are intended solely for the information and use of GMCB and potential lending institutions and are not intended to be and should not be used by anyone other than these specified parties.

Kittell Branagan & Sargent

St. Albans, Vermont
July 5, 2020

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC
d/b/a Pine Heights at Brattleboro
COMBINED BALANCE SHEETS
UNDER THE HYPOTHETICAL ASSUMPTIONS IN NOTE 1
December 31, 2017 through 2019 (Historical), 2020 (Forecasted) and 2021 through 2023 (Projected)

ASSETS

	Historical 2017	Historical 2018	Historical 2019	Forecasted 2020	Projected 2021	Projected 2022	Projected 2023
CURRENT ASSETS							
Cash	$ 657,062	$ 877,385	$ 1,117,330	$ 1,335,837	$ 1,841,659	$ 2,509,432	$ 3,198,802
Tax Escrow	55,759	103,840	96,092	98,014	99,974	101,974	104,013
Patient Trust	15,152	14,998	27,171	27,714	28,269	28,834	29,411
Accounts Receivable, Net	843,730	973,817	857,812	874,968	892,468	910,317	928,523
Due from Related Party	-	129,878	394,135	202,018	206,058	210,179	214,383
Inventory	26,938	31,690	29,816	30,412	31,021	31,641	32,274
Prepaid expenses	88,124	46,608	43,283	44,149	45,032	45,932	46,851
TOTAL CURRENT ASSETS	1,686,765	2,178,216	2,565,639	2,613,112	3,144,479	3,838,309	4,554,257
PROPERTY AND EQUIPMENT							
Land	170,000	170,000	170,000	170,000	170,000	170,000	170,000
Buildings & Improvements & CIP	5,461,814	5,830,569	5,833,804	9,161,096	9,191,096	9,221,096	9,251,096
Equipment & Furnishings	1,256,249	1,290,437	1,311,740	1,822,711	1,862,711	1,902,711	1,942,711
	6,888,063	7,291,006	7,315,544	11,153,807	11,223,807	11,293,807	11,363,807
Less: Accumulated depreciation	(2,295,708)	(2,606,374)	(2,932,173)	(3,260,724)	(3,785,920)	(4,316,615)	(4,852,811)
TOTAL PROPERTY, PLANT & EQUIPMENT	4,592,355	4,684,632	4,383,371	7,893,083	7,437,887	6,977,192	6,510,996
OTHER ASSETS							
Replacement Reserve	892,435	539,551	575,830	587,347	599,094	611,075	623,297
TOTAL ASSETS	$7,171,555	$7,402,399	$7,524,840	$11,093,542	$11,181,460	$11,426,576	$ 11,688,550

LIABILITIES AND MEMBERS' EQUITY

CURRENT LIABILITIES							
Accounts payable	$ 180,230	$ 531,696	$ 425,920	$ 234,438	$ 239,127	$ 243,910	$ 248,788
Patient Trust	14,852	14,698	26,871	27,408	27,957	28,516	29,086
Current Portion of long-term Debt	182,837	175,218	178,654	177,722	179,626	181,439	187,619
Line of credit	180,000	104,000	14,000	-	-	-	-
Due to Related party	9,708	11,819	13,636	13,909	14,187	14,471	14,760
Accrued expenses	324,967	367,089	445,255	454,160	463,243	472,508	481,958
TOTAL CURRENT LIABILITIES	892,594	1,204,520	1,104,336	907,638	924,140	940,843	962,211
LONG TERM DEBT, less current portion	4,877,205	4,780,588	4,680,538	8,380,283	8,200,657	8,019,218	7,831,599
less : unamortized debt issuance costs	(140,406)	(136,086)	(131,766)	(236,650)	(228,690)	(220,730)	(212,770)
TOTAL LONG TERM DEBT	4,736,799	4,644,502	4,548,772	8,143,633	7,971,967	7,798,488	7,618,829
Due to Related party	92,527	80,708	65,969	67,288	68,634	70,007	71,407
TOTAL LIABILITIES	5,721,920	5,929,730	5,719,077	9,118,559	8,964,741	8,809,338	8,652,448
MEMBERS' EQUITY							
Members' Equity	1,449,635	1,472,669	1,805,763	1,974,983	2,216,719	2,617,238	3,036,102
TOTAL LIABILITIES AND MEMBERS' EQUITY	$7,171,555	$7,402,399	$7,524,840	$11,093,542	$11,181,460	$11,426,576	$ 11,688,550

See Summary of Significant Projection Assumptions and Accounting Policies and Accountant's Report

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC
d/b/a Pine Heights at Brattleboro
COMBINED STATEMENTS OF INCOME
UNDER THE HYPOTHETICAL ASSUMPTIONS IN NOTE 1
For the Years Ended December 31, 2017 through 2019 (Historical) and Years Ending 2020 (Forecasted) and 2021 through 2023 (Projected)

	Historical 2017	Historical 2018	Historical 2019	Forecasted 2020	Projected 2021	Projected 2022	Projected 2023
REVENUE							
Private patients	$ 1,011,105	$ 1,337,670	$ 1,294,552	$ 1,152,900	$ 1,290,020	$ 1,435,440	$ 1,464,149
Medicaid patients	4,123,619	4,107,851	3,874,619	4,019,207	4,497,282	4,190,649	4,274,462
Medicare patients	2,878,031	3,053,350	3,472,417	3,378,613	3,665,887	4,440,306	4,529,112
Other patients	375,740	297,974	700,985	485,084	483,758	483,758	493,433
Private and Part B Ancillaries	226,366	225,967	162,002	172,942	184,136	178,880	182,458
	8,614,861	9,022,812	9,504,575	9,208,746	10,121,083	10,729,033	10,943,614
Less: Provision for Bad Debts	(175,475)	(99,467)	(104,757)	(106,852)	(108,989)	(111,169)	(113,392)
INCOME FROM PATIENT CARE	8,439,386	8,923,345	9,399,818	9,101,894	10,012,094	10,617,864	10,830,221
EXPENSES							
Administrative & general	2,463,711	2,633,420	2,598,638	2,611,626	2,703,295	2,764,310	2,819,596
Property and related expenses	727,401	757,199	739,448	743,765	1,099,627	1,104,632	1,109,654
Plant operation and maintenance	371,640	391,156	416,594	424,926	433,424	442,093	450,935
Dietary	490,490	547,405	590,878	590,696	615,509	630,820	643,436
Laundry and Linen	82,519	100,220	109,805	112,001	114,241	116,526	118,856
Housekeeping	222,467	196,802	198,195	202,159	206,202	210,326	214,533
Nursing	2,783,279	2,859,758	3,002,756	2,883,977	3,121,321	3,216,881	3,281,219
Other services	1,156,451	1,156,010	1,238,101	1,262,863	1,328,120	1,477,683	1,507,236
TOTAL EXPENSES	8,297,958	8,641,970	8,894,415	8,832,013	9,621,741	9,963,271	10,145,465
OPERATING INCOME	141,428	281,375	505,403	269,881	390,353	654,593	684,756
OTHER REVENUE/(EXPENDITURES)							
Miscellaneous	36,852	3,447	12,088	3,516	3,626	3,739	3,856
Prior year settlements	4,615	7,917	5,000	8,075	8,328	8,588	8,856
Interest Income	642	795	2,581	811	836	862	889
TOTAL OTHER REVENUE/ (EXPENDITURES)	42,109	12,159	19,669	12,402	12,790	13,189	13,601
NET INCOME BEFORE INCOME TAXES	183,537	293,534	525,072	282,283	403,143	667,782	698,357
INCOME TAXES	250	500	500	250	250	250	250
NET INCOME	$ 183,287	$ 293,034	$ 524,572	$ 282,033	$ 402,893	$ 667,532	$ 698,107

See Summary of Significant Projection Assumptions and Accounting Policies and Accountant's Report

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC
d/b/a Pine Heights at Brattleboro
COMBINED STATEMENTS OF CHANGES IN MEMBERS' EQUITY
UNDER THE HYPOTHETICAL ASSUMPTIONS IN NOTE 1
For the Years Ended December 31, 2017 and 2019 (Historical) and Years Ending 2020 (Forecasted) and 2021 through 2023 (Projected)

	Historical 2017	Historical 2018	Historical 2019	Forecasted 2020	Projected 2021	Projected 2022	Projected 2023
MEMBERS' EQUITY							
Beginning Balance	$ 1,386,348	$ 1,449,635	$ 1,472,669	$ 1,805,763	$ 1,974,983	$ 2,216,719	$ 2,617,238
Distributions	(120,000)	(270,000)	(191,478)	(112,813)	(161,157)	(267,013)	(279,243)
Net Income	183,287	293,034	524,572	282,033	402,893	667,532	698,107
Ending Balance	$ 1,449,635	$ 1,472,669	$ 1,805,763	$ 1,974,983	$ 2,216,719	$ 2,617,238	$ 3,036,102

See Summary of Significant Projection Assumptions and Accounting Policies and Accountant's Report

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC
d/b/a Pine Heights at Brattleboro
COMBINED STATEMENTS OF CASH FLOWS
UNDER THE HYPOTHETICAL ASSUMPTIONS IN NOTE 1
For the Years Ended December 31, 2017 and 2019 (Historical) and Years Ending 2020 (Forecasted) and 2021 through 2023 (Projected)

	Historical 2017	Historical 2018	Historical 2019	Forecasted 2020	Projected 2021	Projected 2022	Projected 2023
CASH FLOWS FROM OPERATING ACTIVITIES							
Net Income	$ 183,287	$ 293,034	$ 524,572	$ 282,033	$ 402,893	$ 667,532	$ 698,107
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities							
Depreciation & Amortization	299,889	314,986	330,121	332,871	533,156	538,656	544,156
(Increase) decrease in:							
Accounts Receivable	18,580	(130,087)	116,005	(17,156)	(17,499)	(17,849)	(18,206)
Inventory	(6,995)	(4,752)	1,874	(596)	(608)	(620)	(633)
Due to/from Related Party	36,283	(129,878)	(264,257)	193,709	(2,416)	(2,465)	(2,514)
Prepaid Expenses	715	41,516	3,325	(866)	(883)	(901)	(919)
Increase (decrease) in:							
Accounts Payable	(139,562)	351,466	(105,776)	(191,482)	4,689	4,783	4,878
Accrued expenses	63,353	42,122	78,166	8,899	9,077	9,259	9,444
NET CASH PROVIDED BY OPERATING ACTIVITIES	455,550	778,407	684,030	607,413	928,408	1,198,394	1,234,313
CASH FLOWS FROM INVESTING ACTIVITIES							
Net Deposits to Replacement Reserve	215,920	352,883	(36,279)	(11,517)	(11,747)	(11,982)	(12,222)
Net Deposits to Escrow	12,352	(48,081)	7,749	(1,922)	(1,960)	(1,999)	(2,039)
Purchases of Property, Plant & Equipment	(265,419)	(402,943)	(24,538)	(3,838,263)	(70,000)	(70,000)	(70,000)
NET CASH (USED) BY INVESTING ACTIVITIE	(37,147)	(98,141)	(53,068)	(3,851,701)	(83,707)	(83,981)	(84,261)
CASH FLOWS FROM FINANCING ACTIVITIES							
Proceeds from new debt	37,532	-	-	3,877,467	-	-	-
Financing Costs Incurred	-	-	-	(109,204)	-	-	-
Line of credit	(20,000)	(76,000)	(90,000)	(14,000)	-	-	-
Principal Payments of Long-Term Debt	(117,189)	(113,943)	(109,539)	(178,654)	(177,722)	(179,626)	(181,439)
Distributions to owners	(120,000)	(270,000)	(191,478)	(112,813)	(161,157)	(267,013)	(279,243)
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	(219,657)	(459,943)	(391,017)	3,462,796	(338,879)	(446,639)	(460,682)
NET INCREASE IN CASH	198,746	220,323	239,945	218,507	505,821	667,774	689,370
CASH AT BEGINNING OF YEAR	458,316	657,062	877,385	1,117,330	1,335,837	1,841,659	2,509,432
CASH AT END OF YEAR	$ 657,062	$ 877,385	$ 1,117,330	$ 1,335,837	$ 1,841,659	$ 2,509,432	$ 3,198,802
SUPPLEMENTARY DISCLOSURES							
Interest paid	$ 176,943	$ 176,920	$ 170,977	$ 162,170	$ 293,386	$ 287,429	$ 281,380
Income taxes paid	$ 250	$ 500	$ 500	$ 250	$ 250	$ 250	$ 250

See Summary of Significant Projection Assumptions and Accounting Policies and Accountant's Report

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC.
d/b/a Pine Heights at Brattleboro
SUMMARY OF SIGNIFICANT PROJECTION ASSUMPTIONS
AND ACCOUNTING POLICIES

NOTE 1 NATURE AND LIMITATIONS OF PROJECTIONS

The accompanying projections assume that the Company obtains approval from GMCB for a certificate of need (CON) to complete a renovation to their 80 bed nursing home in Brattleboro, Vermont and can obtain financing for the renovation. These financial projections present, to the best of management's knowledge and belief, the Company's expected financial position, results of operations, and cash flows for the years ending December 31, 2021 through 2023 if it obtains CON approval and financing. Accordingly, the projections reflect its judgment as of July 5, 2020 the date of these projections, of the expected conditions, and its expected course of action given those hypothetical assumptions.

The presentation is designed to assist GMCB in its decision regarding CON approval and to assist potential lending institutions and management in negotiating financing arrangements and should not be considered to be a presentation of expected future results. Accordingly, these projections may not be useful for other purposes. The assumptions disclosed herein are those that management believes are significant to the projections. Even if the projected assumptions are attained, there will usually be differences between projected and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Combination:
Brattleboro Crossings, LLC is organized as the entity that operates the 125 bed nursing home facility. They lease the property from EP Brattleboro Acquisition, LLC (a related organization) which is organized to own the property. These attached projected financial statements are presented as one Combined entity with all eliminating entries being reflected.

Nature of Operations:
The Company will continue to provide nursing home care and short term rehabilitation for up to 80 Nursing Home residents in the Brattleboro, Vermont area.

Inventories:
Inventories are stated at the lower of cost or market. Cost is determined on the first-in, first-out (FIFO) basis.

Property, Plant and Equipment:
Property, plant and equipment is recorded at cost and depreciation thereon is computed by the straight-line method over the assets estimated useful life.

Revenues:
A significant amount of revenues are from Medicaid and Medicare reimbursements.

Estimates
The preparation of financial statements in conformity with generally accepted accounting principles require management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Intangible Assets
Financing costs are amortized by charges to operations on a straight-line basis over the lives of the loans.

NOTE 3 PROJECT FUNDING AND CAPITALIZATION

The projections assume that the purchase will be funded by borrowing the cost of the project which is approximately $3,877,467 through a HUD backed loan with an amortization over 30 years at an estimated 3.5% interest rate. The funding will include $3,297,292 for renovations/improvements (which includes $91,910 estimated for capitalized interest during the 2020 construction period), $470,971 for furniture/equipment and $109,204 for HUD debt financing costs.

NOTE 4 REVENUE ASSUMPTIONS

All revenue assumptions are based on management's best judgment about circumstances and conditions at the time these projections were prepared and are not all inclusive.

The 2020 forecasted (budget) year represents the year of construction. Only a small decrease in census is expected while construction occurs as residents will be relocated within the facility while their room undergoes upgrades.

Census - Overall census numbers are projected to increase after construction back up to approximately 92.5% occupancy and will move toward increased Medicare and Private utilization through 2022 and then remain constant at 93.75% as indicated in the schedule below

	2020	2021	2022	2023
Projected Census - Nursing Home				
Private	3,660	4,015	4,380	4,380
Medicaid Including Hospice	15,006	16,060	14,965	14,965
Medicare	5,490	5,840	6,935	6,935
Commercial & Other	1,098	1,095	1,095	1,095
Total NH	25,254	27,010	27,375	27,375
Occupancy Percent	86.25	92.50	93.75	93.75

NOTE 4 REVENUE ASSUMPTIONS (continued)

Rates – Average Private rates are initially based on Rates at the beginning of 2020 of $315.18 and anticipated to increase slightly to cover normal inflationary costs. The average Medicaid rates are projected at the anticipated 2020 average Medicaid rate of $267.84 and then increased after construction by the anticipated calculated capital rate adjustment of $12.19. Medicare rates are initially estimated at the average Medicare rate expected at the PDPM rates of $615.41 per day for 2020 and are expected to increase 2% annually to cover normal inflation. Commercial and "other" rates are based on the average anticipated reimbursement rates of between $422.854 and $451.26. Private and Part B ancillaries are based on an average per diem estimate calculation for Part B charges as well for Private and Managed care residents.

NOTE 5 EXPENSE ASSUMPTIONS

All expense assumptions are based on management's best judgment about circumstances and conditions at the time these projections were prepared and are not all inclusive.

Overall expenses - except where otherwise indicated below, expenses are projected using the current facility's historical 2019 costs increased annually by an estimated 2.0% for inflation.

Year of construction – separate from the normal inflation above, the projections for 2020 include decreases in salaries and benefits for CNA (5,856 hours) and LPN (1,464 hours) salaries & Benefits as well as Nursing supplies and food due to the decreased census.

After Construction – Once construction is completed, it is anticipated that the costs for CNA and LPN salaries/benefits as well as food and medical supplies will return as the census returns in 2021. There will also be a slight increase in Rehabilitative and Pharmacy costs along in 2021 as the Medicare census increase and a larger increase in 2022 as the Medicare increase in census reaches its anticipated utilization level at which point costs stabilize for 2023.

Interest costs – New debt on the renovation project is calculated based on amortization schedules for projected debt as described in Note 3 above.

Depreciation - calculated based on estimated allocation above in Note 3 plus an annual increase for normal equipment and furnishings of $40,000 annually and improvements of $30,000. Lives on all depreciable assets are set using the American Hospital Association's estimated useful lives guide. The renovation/improvement lives ranged from 5 years to 20 years for the various renovations to be done.

Amortization – The existing amortization was continued plus the amount calculated for the new renovation debt based on amortizing projected financing costs of $109,204 being amortized over the 30-year life of the loan.

NOTE 6 PROPERTY LEASE

EP Brattleboro Acquisition, LLC leases the property to Brattleboro Crossings, LLC through a triple net lease. The Lease payments are based on ta triple net lease. For purposes of these combined financial statements, the lease transactions on both sides have been eliminated.

NOTE 7 DISTRIBUTIONS TO OWNERS

Distributions to owners including amounts necessary to cover income taxes on profits passed through to them are estimated at 40% of net income. For purposes of this projection, book income is estimated to approximate taxable income.

SUPPLEMENTARY INFORMATION

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC
d/b/a Pine Heights at Brattleboro
COMBINED DEPARTMENTAL EXPENSE SCHEDULES
UNDER THE HYPOTHETICAL ASSUMPTIONS IN NOTE 1
For the Years Ended December 31, 2017 and 2019 (Historical) and Years Ending 2020 (Forecasted) and 2021 through 2023 (Projected)

	Historical 2017	Historical 2018	Historical 2019	Forecasted 2020	Projected 2021	Projected 2022	Projected 2023
ADMINISTRATIVE & GENERAL							
Salary - Administrator	$ 170,635	$ 176,345	$ 205,345	$ 209,452	$ 213,641	$ 217,914	$ 222,272
Salary - Other Admin	247,794	310,866	318,294	324,660	331,153	337,776	344,532
Office Supplies & Postage	20,180	22,241	26,108	26,630	27,163	27,706	28,260
Communications	20,474	20,449	21,081	21,503	21,933	22,371	22,819
Travel & motor vehicle	29,667	34,299	34,345	35,032	35,733	36,447	37,176
Advertising	31,054	28,116	18,105	18,467	18,836	19,213	19,597
Licenses & Dues	9,605	12,540	15,299	15,605	15,917	16,235	16,560
Professional Services	159,595	137,079	150,601	153,613	156,685	159,819	163,015
Payroll Taxes	321,758	342,285	334,846	329,469	348,272	357,390	364,538
Insurances	203,260	239,459	219,441	223,830	228,306	232,873	237,530
Employee Benefits	486,489	533,631	482,021	464,751	501,268	516,091	526,412
Seminars & Training	1,080	4,128	5,835	5,952	6,071	6,192	6,316
Other Interest Expense/Service Fees	3,579	4,509	5,257	5,362	5,469	5,579	5,690
Shared Services	315,738	326,475	315,274	321,579	328,011	334,571	341,263
Provider tax	393,562	393,562	393,562	401,433	409,462	417,651	426,004
Miscellaneous	49,241	47,436	53,224	54,288	55,374	56,482	57,611
TOTAL ADMIN & GENERAL	$ 2,463,711	$ 2,633,420	$ 2,598,638	$ 2,611,626	$ 2,703,295	$ 2,764,310	$ 2,819,596
PROPERTY & RELATED EXPENSES							
Interest Expense	$ 173,138	$ 172,177	$ 165,480	$ 162,170	$ 293,386	$ 287,429	$ 281,380
Property Insurances (including MIP)	47,420	52,392	40,914	41,732	61,954	63,193	64,457
Depreciation - Building and Improvements	205,593	206,368	231,334	232,084	398,449	399,949	401,449
Depreciation - Equipment	89,976	104,298	94,467	96,467	126,747	130,747	134,747
Amortization - Loan Fees	4,320	4,320	4,320	4,320	7,960	7,960	7,960
Lease costs/Minor Equipment	74,273	80,248	59,848	61,045	62,266	63,511	64,781
Real Estate Taxes	132,681	137,396	143,085	145,947	148,866	151,843	154,880
TOTAL PROPERTY EXPENSES	$ 727,401	$ 757,199	$ 739,448	$ 743,765	$ 1,099,627	$ 1,104,632	$ 1,109,654
PLANT OPERATION & MAINTENANCE							
Salary - Maintenance	$ 95,241	$ 97,203	$ 114,932	$ 117,231	$ 119,575	$ 121,967	$ 124,406
Heating Fuel & Gas	36,148	29,176	23,771	24,246	24,731	25,226	25,730
Electricity	137,646	155,967	156,858	159,995	163,195	166,459	169,788
Water & Sewer	23,450	25,930	29,759	30,354	30,961	31,580	32,212
Maintenance repairs & operating services	79,155	82,880	91,274	93,099	94,961	96,861	98,798
TOTAL PLANT OPER & MAINT	$ 371,640	$ 391,156	$ 416,594	$ 424,926	$ 433,424	$ 442,093	$ 450,935

See Summary of Significant Projection Assumtions and Accounting Policies and Accountant's Report

Brattleboro Crossings LLC and EP Brattleboro Acquisition, LLC
d/b/a Pine Heights at Brattleboro
COMBINED DEPARTMENTAL EXPENSE SCHEDULES
UNDER THE HYPOTHETICAL ASSUMPTIONS IN NOTE 1
For the Years Ended December 31, 2017 and 2019 (Historical) and Years Ending 2020 (Forecasted) and 2021 through 2023 (Projected)

	Historical 2017	Historical 2018	Historical 2019	Forecasted 2020	Projected 2021	Projected 2022	Projected 2023
DIETARY							
Dietary Salaries	$ 239,404	$ 262,205	$ 291,439	$ 297,268	$ 303,213	$ 309,277	$ 315,463
Food, Supplies & Other Expenses	251,086	285,200	299,439	293,428	312,296	321,542	327,973
TOTAL DIETARY	$ 490,490	$ 547,405	$ 590,878	$ 590,696	$ 615,509	$ 630,820	$ 643,436
LAUNDRY & LINEN							
Laundry Salaries	$ 39,238	$ 45,991	$ 56,532	$ 57,663	$ 58,816	$ 59,992	$ 61,192
Supplies & Other Expenses	43,281	54,229	53,273	54,338	55,425	56,534	57,664
TOTAL LAUNDRY & LINEN	$ 82,519	$ 100,220	$ 109,805	$ 112,001	$ 114,241	$ 116,526	$ 118,856
HOUSEKEEPING							
Housekeeping Salaries	$ 196,660	$ 168,314	$ 167,326	$ 170,673	$ 174,086	$ 177,568	$ 181,119
Supplies & Other Expenses	25,807	28,488	30,869	31,486	32,116	32,758	33,414
TOTAL HOUSEKEEPING	$ 222,467	$ 196,802	$ 198,195	$ 202,159	$ 206,202	$ 210,326	$ 214,533
NURSING							
Salaries - Administrative	$ 208,676	$ 169,155	$ 194,268	$ 198,153	$ 202,116	$ 206,159	$ 210,282
Salaries - Nurses (RN)	815,016	932,471	976,791	996,327	1,016,253	1,036,578	1,057,310
Salaries - Nurses (LPN)	369,080	400,967	398,196	358,243	413,691	421,965	430,404
Salaries - Other Nursing	1,126,610	1,128,430	1,079,198	990,865	1,122,063	1,172,639	1,196,091
Contract Nursing	91,323	22,019	134,878	137,576	140,327	143,134	145,996
Medical Director	28,800	58,226	74,852	76,349	77,876	79,434	81,022
Nursing Supplies & Other Costs	143,774	148,490	144,573	126,464	148,994	156,974	160,113
TOTAL NURSING	$ 2,783,279	$ 2,859,758	$ 3,002,756	$ 2,883,977	$ 3,121,321	$ 3,216,881	$ 3,281,219
OTHER SERVICES							
Activities Salaries & expense	$ 112,058	$ 109,030	$ 115,298	$ 117,604	$ 119,956	$ 122,355	$ 124,802
Social Services Salaries & expense	58,612	51,839	62,531	63,782	65,057	66,358	67,686
Rehabilitative Services	694,991	720,803	711,654	725,887	767,405	865,753	883,068
Pharmacy & Other Diagnostic services	290,790	274,338	348,618	355,590	375,702	423,216	431,681
TOTAL OTHER SERVICES	$ 1,156,451	$ 1,156,010	$ 1,238,101	$ 1,262,863	$ 1,328,120	$ 1,477,683	$ 1,507,236

See Summary of Significant Projection Assumtions and Accounting Policies and Accountant's Report

Attachment #8

Client#: 1421981 NATIOHEA2

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 02/04/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
USI Insurance Services LLC
530 Preston Avenue
Meriden, CT 06450
855 874-0123

CONTACT NAME:
PHONE (A/C, No, Ext): 855 874-0123 FAX (A/C, No): 203 634-5701
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : MedPro RRG Risk Retention Group	13589
INSURER B : Philadelphia Insurance Company	32204
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Brattleboro Crossings, LLC dba Pine Heights of Brattleboro Center for Nursing and and Rehabilitation; 187 Oak Grove Avenue, Brattleboro, VT 05301

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			NSC100644	02/01/2021	02/01/2022	EACH OCCURRENCE	$1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$200,000
	X Professional Liab						MED EXP (Any one person)	$5,000
				NSC100644			PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:			$1M/$3M	02/01/2021	02/01/2022	GENERAL AGGREGATE	$3,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$3,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			PHPK2220977	01/01/2021	01/01/2022	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Evidence of Insurance

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

John J Wark

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