

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

May 12, 2023

Re: Docket No. GMCB-003-23con, Construction of a New Primary Care Practice Building and Demolition of the Stratton House/North Clinic Building, Project Cost: \$19,152,993

Dear Ms. Jerry:

In response to your questions received on May 1, 2023, Grace Cottage Family Health & Hospital provides the following:

**Financial**

**1. Pages 7 and 8 of the application note an increase in exam rooms that would allow for the addition of two to three new providers. Table 8B (Staffing Report), shows only 0.75 additional non-MD FTEs to be added in year 3 of the project (2026). Identify the level of the two to three providers to be added and the year in which the two to three new providers would be added. Confirm that the number of new FTEs you have included in Table 8 (Staffing Report) is correct and that associated costs are reflected in the financial tables submitted with the application.**

We plan to have one full-time non-MD, an Advanced Practice Provider (APP), ready to start when the move is made into the new building, projected to be January 1<sup>st</sup> of year 3 (2026). Since the FTE will only be here 9 months of that fiscal year, it equates to 0.75 FTE for that year. As that provider's panel becomes full, we will assess the need for an additional provider and add as necessary and as patient volumes demand. Demand for primary care in our service area continues to grow. This plan allows us to respond methodically to demand if it increases. Thus, the FTE number included in Table 8 is correct, and all associated costs for that APP are included in the financial tables submitted with the application.

**2. On page 10, it is stated that Grace Cottage has a long history of generous community support. In a table format, for each fundraising project undertaken in the past 15 years, identify: 1) the purpose of the fundraising project; 2) period covered; 3) the dollar goal; and 4) actual amount received.**

Please see Attachment A – Fundraising History.

**3. On Table 2 (Debt Financing/Uses of Funds), of the \$15,000,000 in the Fundraising line item, specify the dollar goal from fundraising and the dollar goal from grants and identify the probable sources and dollar amounts for all grants.**

Please see Table 2; see also Attachment B – Probable Funding Sources.

**4. Explain in detail the timeline for the fundraising campaign and for the grant writing efforts and your contingency plan for covering project costs if your fundraising campaign and/or grant writing efforts do not raise \$15,000,000.**

Fundraising efforts have begun, effective immediately, and we have a number of significant pledges already in hand. Our goal is to raise 75% of the budget before starting construction. We aim to begin construction early next year. We will continue our fundraising efforts in earnest until the project is paid for. In addition to pledges from donors, we plan to apply for grants as indicated on Attachment B. Our request for a federal appropriation is currently being considered by Congress. Based on the success of our fundraising/grant writing/appropriation request efforts, we will determine if and how much additional funding will be required through bank financing. We have been working with the VT/NH USDA officials from the start of this project, to assure that we are eligible to apply for a USDA loan.

**5. (Page 15 of application) Explain in detail what the original 1844 Otis House will be repurposed for, identify the timing relative to the proposed project and cost associated with repurposing of this space, and whether these costs are included or excluded in the financial tables submitted with the application.**

The non-clinical functions located in the existing clinic building to be removed (Stratton House) will be relocated to the lower level of the Otis House. This will occur after the new Medical Office Building is complete and before the removal of the Stratton House. Please refer to Attachment C – Otis House Backfill Plan.

There are no plans for interior renovation of the Otis House beyond relocating offices from the Stratton House to existing Otis House spaces. The only work that needs to be done to the Otis House is closing in the wall after the attached Stratton House is removed and installing an exterior door there. These costs are included in the new construction costs.

**6. On page 15 of the application, the construction cost is represented as \$15,483,725. However, the construction cost on financial Table 1 is \$16,374,614. The difference appears to be the \$890,890 in Line Item 8, titled “Other” shown on Table 1. If the \$16,374,614 total construction cost is correct, please revise and resubmit the breakdown of construction costs on page 15.**

As indicated in Response to Question 7 below, the \$890,890 is an overall Project Contingency, and would be used for any unforeseen items across all aspects of the project (design, permitting, FFE, etc). Therefore, the construction cost of \$15,483,725 as indicated on page 15 is correct and the \$890,890 originally listed on Table 1, line 8 under Construction Costs has been moved to line 10 under Related Project Costs on the attached revised Table 1.

**7. In Table 1 (Project Costs), identify the components and associated dollar amounts that make up the \$890,890 in line Item 8, titled “Other”. If the \$890,890 is all for “Project**

**Contingency” as noted in Table 1, Line 8 “Other”, then please explain its inclusion in addition to the standard Design/Bidding Contingency and the Construction Contingency.**

The \$890,890 is an overall Project Contingency (above and beyond the standard Design/Bidding Contingency and the Construction Contingency) to cover any unforeseen item on the project.

**8. In Tables 1 and 2, specify the cost associated with the demolition of the existing building and the line item where that cost is included. If not included, explain in detail.**

Tables 1 and 2 showed the amount of \$211,807 as renovation work – actually, it is the existing building demolition work. See revised Table 1 and 2 (attached).

### **Architectural**

**9. Table 1 (Project Costs), shows no cost associated with the “Construction Manager Fee.” However, the construction cost breakdown on page 15 of the application shows \$637,830 for “CM Insurance, Bond and Fees”. Please revise and resubmit Tables 1 and 2 and the breakdown on page 15 to reflect the correct “Construction Manager Fee.”**

See revised Table 1 and 2 (attached).

**10. Provide a site plan and floor plans for existing building(s) that will remain with any connecting elements to the new building.**

Please refer to Attachment D, which includes the follow drawings:

1. EXISTING CONDITIONS PLAN (SITE PLAN)
2. CONCEPT SITE PLAN
3. FLOOR PLANS FOR EXISTING BUILDINGS THAT WILL REMAIN WITH CONNECTING ELEMENTS.

**11. Submit the CSI estimate format prepared by a Construction Manager or a professional estimating company.**

Attachment E is the construction estimate report totaling \$15,483,724 taken from the November 2, 2022, SD estimate package. This detailed report is in CSI format as requested.

**12. FGI Check List; 2.2-2 Accommodations for care of patients of size. Explain in detail how this requirement will be met in the new facility.**

There will be one patient toilet and one exam / treatment room that are designed to meet the design criteria for individuals of size. Please refer to drawing labeled Attachment F- “Accommodation Individuals of Size.”

For both rooms, the doors will be 48” wide with room clearance for a portable patient lift.

Please refer to the updated FGI check list (attached).

**13. FGI Check list; 2.1-7.2.2.9 Grab Bars: Explain why this item is checked as “No”. Explain in detail what other accommodation will be made so staff can assist the patient during the double transfer. In addition, explain why there is a question mark noted on item (2) indicating the required 800 pounds of concentrated load for anchoring requirements.**

Please refer to drawing labeled Attachment F- “Accommodation Individuals of Size.” The floor plan has been revised to include a patient toilet room complying with the access requirements for an individual of size. The revised plan provides room for a double transfer. The revision will also comply with the 800-pound concentrated load requirement. Please refer to the updated FGI check list (attached).

**14. FGI Check List: 2.1-4.1 Laboratory Services: Explain in detail the types of tests that will be provided at the point of care.**

Point of Care Labs

Lab Tests that Rural Health Clinics are required to provide:

- Urine exam – stick
- Hemoglobin
- Glucose (Blood Sugar)
- Pregnancy test
- Primary culture to send to a lab

Additional Point of Care Lab Tests Provided at Grace Cottage Family Health

- Rapid Strep test
- Lead screening
- Rapid Respiratory Syncytial Virus test
- Urine toxicology screen
- Rapid Influenza A and B

**15. In Appendix I, many other items on the FGI Chart have been marked as “will be determined during the next phase”. Even at the schematic level plan review, these requirements are typically completed. Explain whether your architect can go back and complete these items on the FGI Chart so that our consulting architect can review for compliance with each requirement. If yes, please revise and resubmit.**

Please refer to the updated FGI Chart (attached) for edits to items marked as “will be determined during the next phase”.

Ms. Donna Jerry  
Senior Health Policy Analyst  
May 12, 2023  
Page 5

Sincerely,



Elizabeth Wohl

ERW:J2F

cc:

22059631.1

A

**Grace Cottage Fundraising Projects 2008-2023**

<b>PROJECT</b>	<b>PERIOD COVERED</b>	<b>DOLLAR GOAL</b>	<b>AMOUNT RECEIVED</b>
Dr. Shafer Medical Offices at GCH	12/2007-5/2008	\$ 60,000.00	\$ 60,535.00
Community Wellness Center	1/2009-11/2009	\$ 300,000.00	\$300,000.00 plus in-kind construction and architectural services/ServCorps & Hosford
Telemetry System	1/2009-8/2009	\$ 125,000.00	\$ 135,000.00
Digital Imaging Suite Expansion & CT Scanner	8/2010-10/2011	\$ 800,000.00	\$ 800,000.00
Messenger Valley Pharmacy Expansion	3/2012-8/2012	\$ 350,000.00	\$ 350,000.00 plus in-kind construction and architectural services/servCorps & Hosford
New Outpatient Entrance & Waiting Room	6/2015-8/2015	\$ 85,000.00	\$ 85,000.00
Emergency Department Improvements	3/2016-8/2016	\$ 200,000.00	\$ 200,000.00
HVAC System Improvements	6/2017-12/2017	\$ 500,000.00	\$ 500,000.00
Emergency Department Expansion	8/2021-12/2022	\$ 650,000.00	\$ 660,000.00

**TOTAL FUNDRAISING BY YEAR**  
(toward operating expenses and projects)

<b>Year</b>	<b>Number of gifts</b>	<b>Total raised</b>
2008	1319	\$ 695,344.00
2009	1286	\$ 886,173.00
2010	1802	\$ 803,029.00
2011	1989	\$ 1,030,283.00
2012	1945	\$ 971,208.00
2013	1721	\$ 865,644.00
2014	2038	\$ 903,379.00
2015	2061	\$ 1,318,336.00
2016	1985	\$ 1,102,666.00
2017	2539	\$ 1,559,391.00
2018	2026	\$ 1,358,516.00
2019	2014	\$ 1,368,392.00
2020	2315	\$ 1,547,097.00
2021	2366	\$ 1,960,339.00
2022	2112	\$ 1,945,771.00

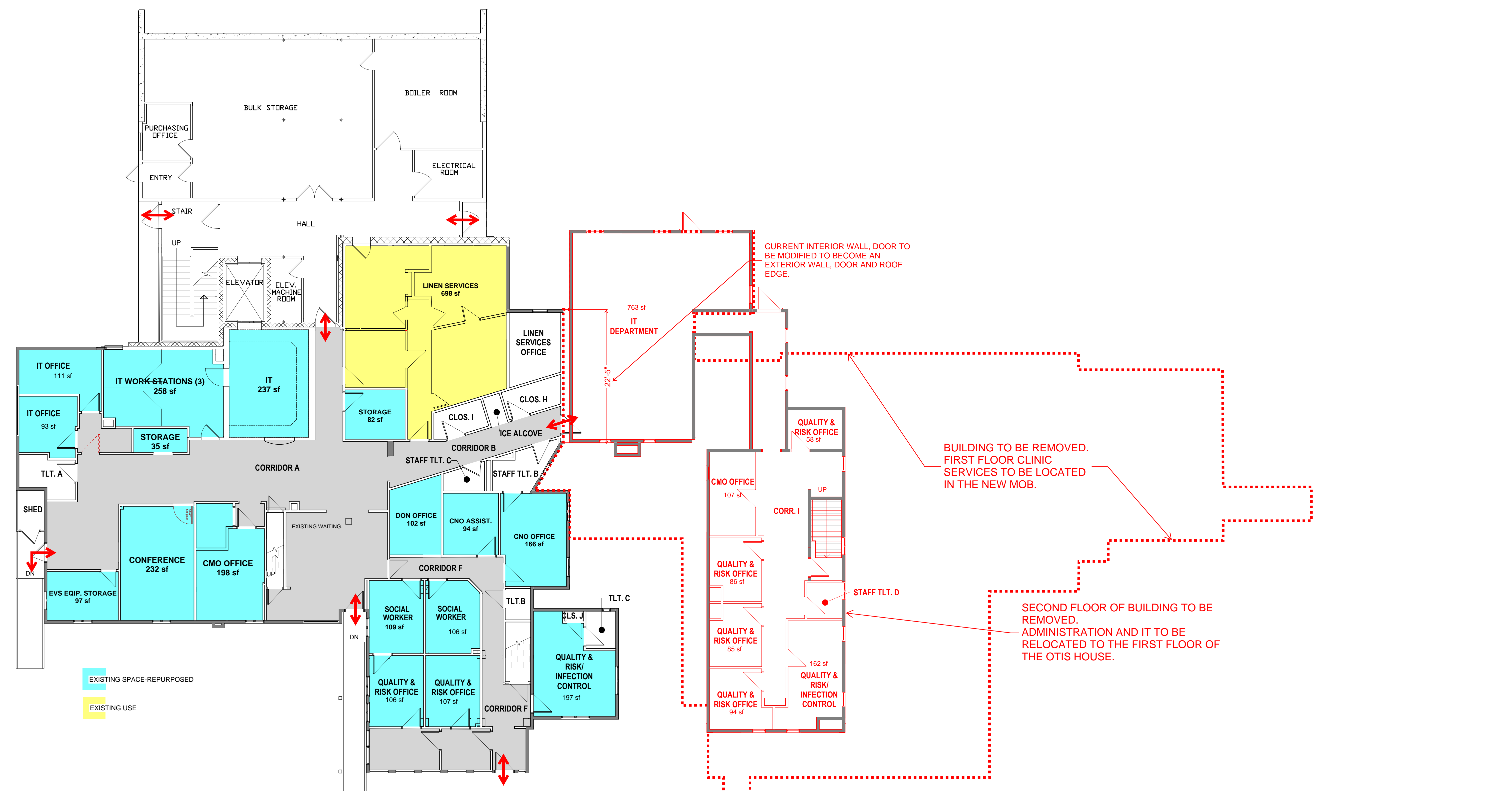
**B**



**GRACE COTTAGE - POTENTIAL FUNDING FOR NEW CLINIC 2023/2024**

<b>Individual Donations</b>	7,665,000
<b>Corporate Foundations</b>	140,000
<b>Donor Advised Funds</b>	45,000
<b>Family Foundations</b>	2,290,000
<b>Private Independent Foundations</b>	1,835,000
<b>Public Charities</b>	25,000
<b>Other Charitable Funds</b>	1,500,000
<b>Federal Appropriation</b>	1,500,000
<b>TOTAL ANTICIPATED FUNDING</b>	15,000,000

C



**LEVEL 1 - PROPOSED BACKFILL OF THE FIRST FLOOR OF THE OTIS HOUSE**

5. (Page 15 of application) Explain in detail what the original 1844 Otis House will be repurposed for, identify the timing relative to the proposed project and cost associated with repurposing of this space, and whether these costs are included or excluded in the financial tables submitted with the application.

NON CLINICAL FUNCTIONS CURRENTLY LOCATED IN THE BUILDING TO BE REMOVED WILL BE RELOCATED INTO THE OTIS HOUSE AFTER THE NEW PRIMARY CARE BUILDING IS COMPLETED.

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GRACE COTTAGE FAMILY HEALTH

185 Grafton Rd, Townshend, VT  
05353

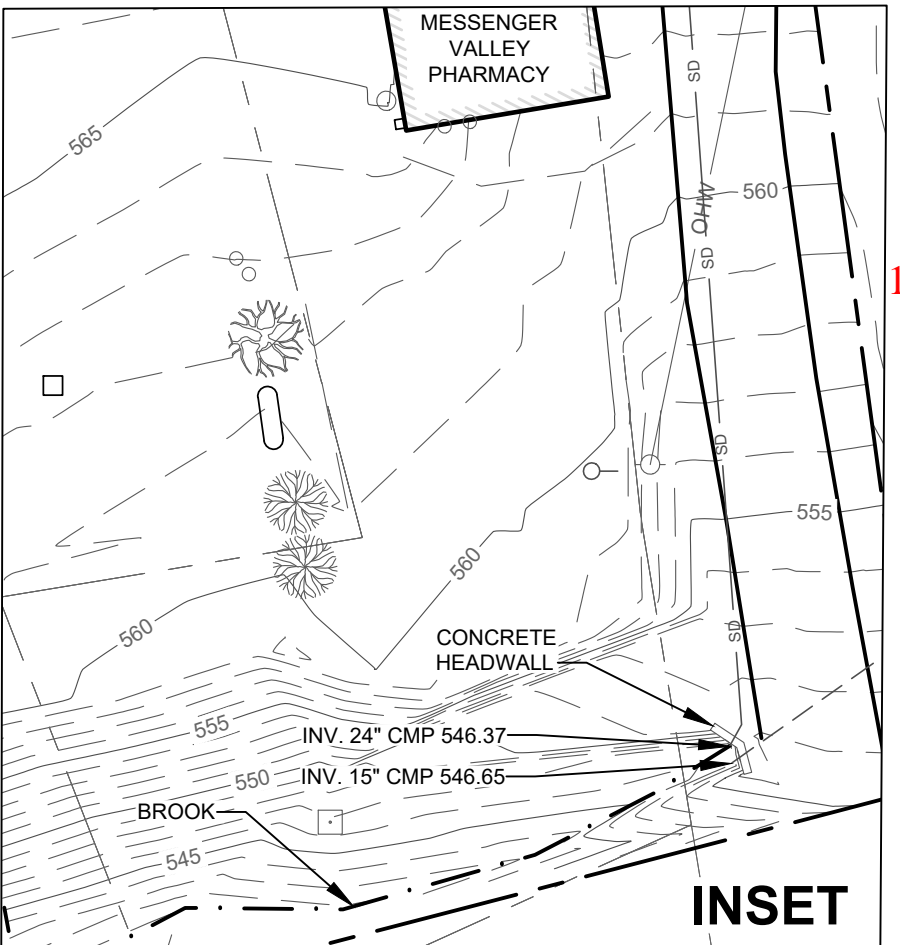
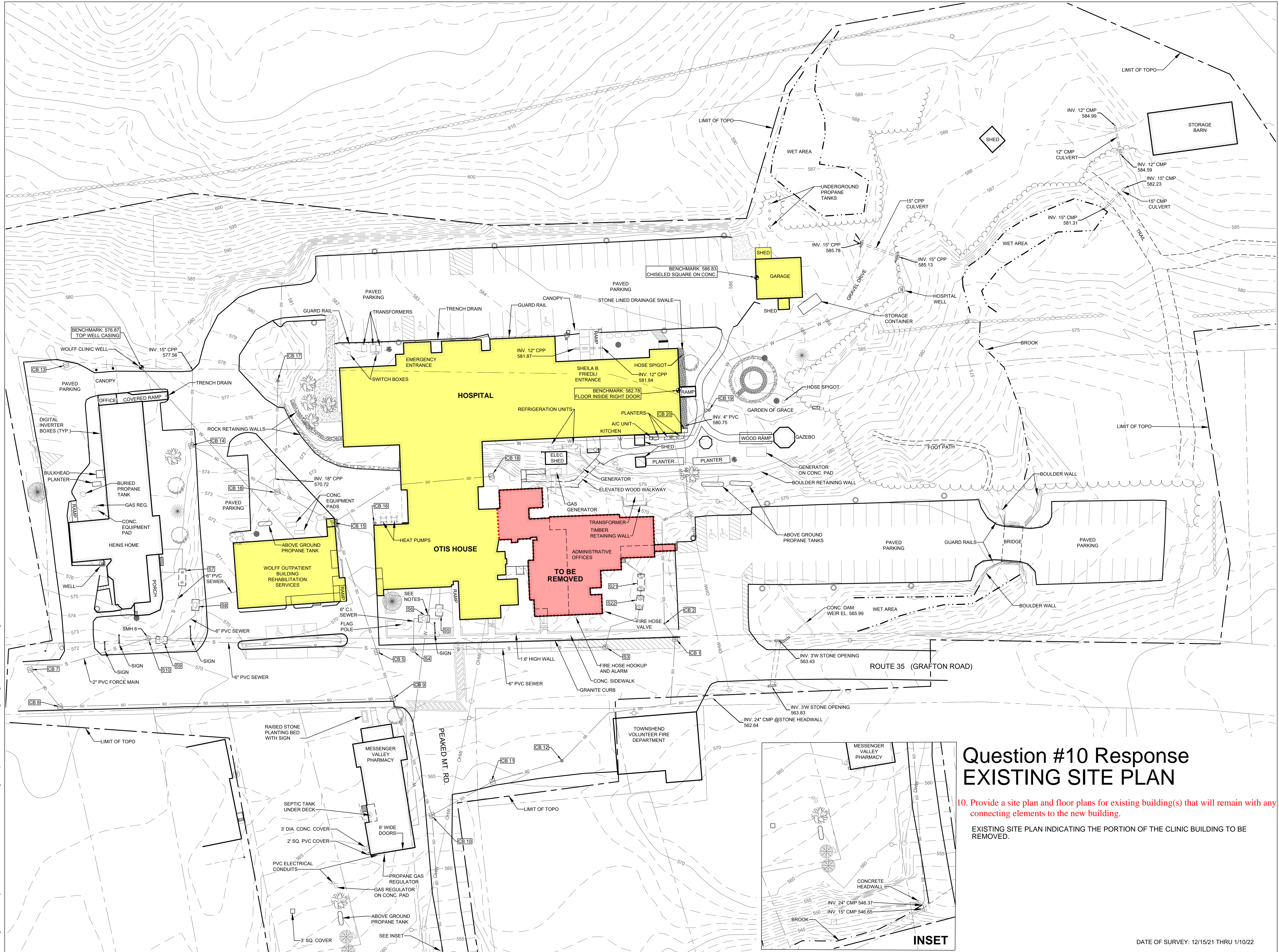
NO.	DESCRIPTION	DATE

FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL.	
CONTENT:	LEVEL 1 - OTIS HOUSE PROPOSED BACKFILL PLAN
DRAWN BY:	BAD
PROJECT NO:	21-101-00
DATE:	5/9/2023
REVISED:	
SCALE:	1/8" = 1'-0"
<b>ITEM #5 RESPONSE</b>	
Project Phase	SCHEMATIC DESIGN
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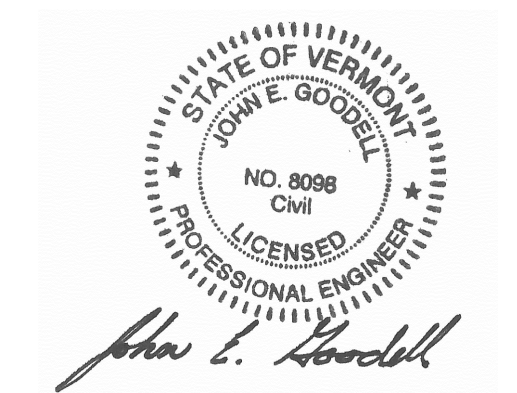


### Question #10 Response EXISTING SITE PLAN

10. Provide a site plan and floor plans for existing building(s) that will remain with any connecting elements to the new building.

EXISTING SITE PLAN INDICATING THE PORTION OF THE CLINIC BUILDING TO BE REMOVED.

DATE OF SURVEY: 12/15/21 THRU 1/10/22



JOHN E. GOODELL  
R.C.E. NUMBER: 8098

NO.	REVISION	DATE	DWN	CHK

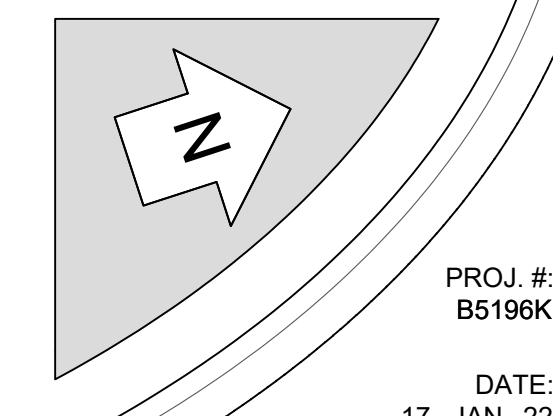
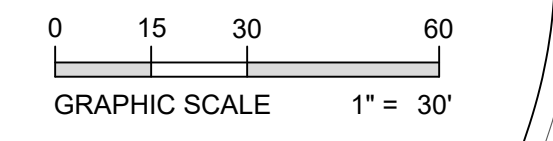
# SVE

Engineering  
Planning  
Landscape Architecture  
Surveying

SVE Associates  
P.O. Box 1818  
439 West River Road  
Brattleboro, VT 05302  
T 802.257.0561  
F 802.257.0721  
www.sveassoc.com

## EXISTING CONDITIONS PLAN

GRACE COTTAGE  
FAMILY HEALTH & HOSPITAL  
185 GRAFTON ROAD, TOWNSHEND, VERMONT



PROJ. #:  
B5196K  
DATE:  
17 - JAN - 22  
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DRAWN: TJS  
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JOHN E. GOODELL  
R.C.E. NUMBER: 8098

DATE

NOT FOR CONSTRUCTION

NO.	REVISION	DATE	DWN	CHK
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# SVE

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### CONCEPT SITE PLAN

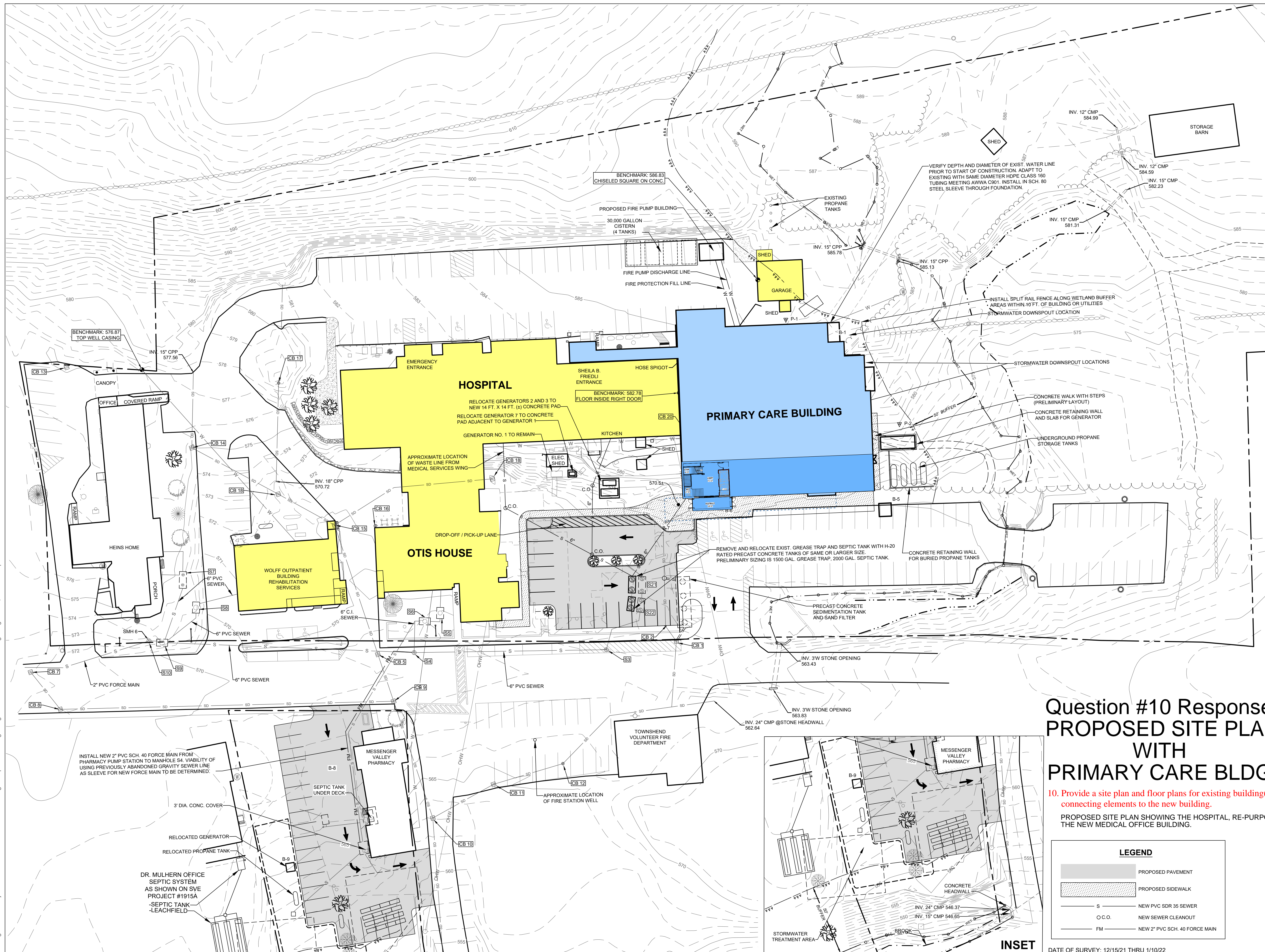
95% SCHEMATIC DESIGN SET

GRACE COTTAGE  
FAMILY HEALTH & HOSPITAL  
185 GRAFTON ROAD, TOWNSHEND, VERMONT

0 15 30 60  
1" = 30'

PROJ. #: B5196L  
DATE: 22-JUL-22  
DESIGN: JEG  
DRAWN: TJS  
CHECKED: JEG

SHEET  
**3** / 3



## Question #10 Response PROPOSED SITE PLAN WITH PRIMARY CARE BLDG.

10. Provide a site plan and floor plans for existing building(s) that will remain with any connecting elements to the new building.

PROPOSED SITE PLAN SHOWING THE HOSPITAL, RE-PURPOSED CLINIC BUILDING AND THE NEW MEDICAL OFFICE BUILDING.

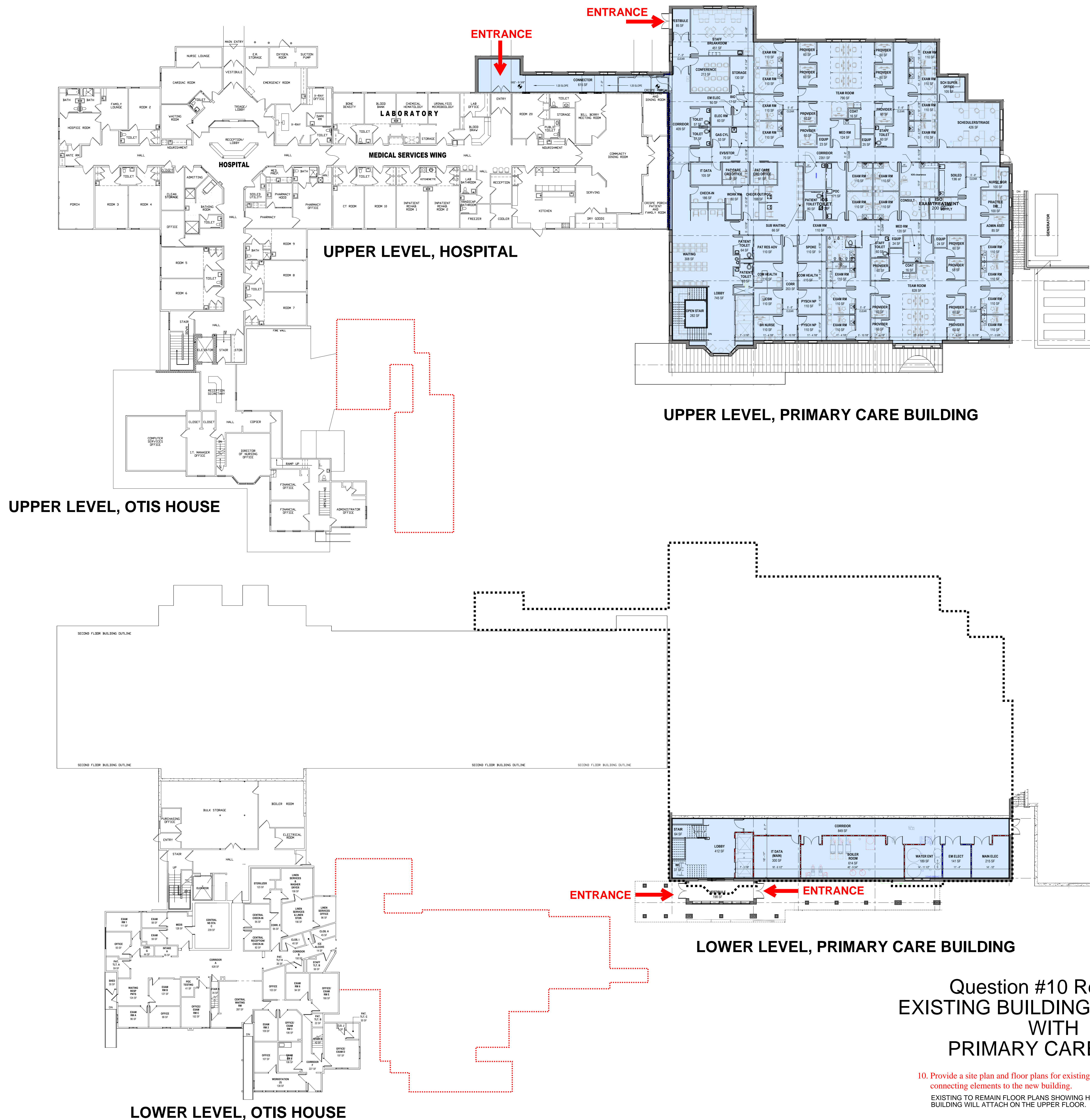
**LEGEND**

	PROPOSED PAVEMENT
	PROPOSED SIDEWALK
	NEW PVC SDR 35 SEWER
	NEW SEWER CLEANOUT
	NEW 2" PVC SCH. 40 FORCE MAIN

DATE OF SURVEY: 12/15/21 THRU 1/10/22

Drawing name: P:\Project\VT PROJECTS\B5196L Grace Cottage Hospital\B5196L-03 Schematic Design.dwg Jul 22, 2022, 2:38pm





**UPPER LEVEL, PRIMARY CARE BUILDING**

**LOWER LEVEL, PRIMARY CARE BUILDING**

**Question #10 Response  
 EXISTING BUILDING REMAINING  
 WITH  
 PRIMARY CARE BLDG.**

10. Provide a site plan and floor plans for existing building(s) that will remain with any connecting elements to the new building.  
 EXISTING TO REMAIN FLOOR PLANS SHOWING HOW THE NEW PRIMARY CARE BUILDING WILL ATTACH ON THE UPPER FLOOR.

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GRACE COTTAGE FAMILY HEALTH

185 Grafton Rd, Townshend, VT  
 05353

NO.	DESCRIPTION	DATE

FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL.	CONTENT:	LEVEL 1 & 2 EXISTING W/ NEW FLOOR PLANS
	DRAWN BY:	BAD
	PROJECT NO.:	21-101-00
	DATE:	5/9/2023
	REVISED:	
	SCALE:	NTS
	<b>ITEM #10 RESPONSE</b>	
	Project Phase	
	<b>CHEMATIC DESIGN</b>	
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E



Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>0100 General Conditions</b>				
<b>01-1010.010</b>	<b>Superintendent</b>			
n	50 Pre Planning - Superintendent Weeks	2.00 wk	5,194.20 /wk	10,388
n	50 Superintendent - 5 Days/Week	85.00 wk	5,194.20 /wk	441,507
	<b>Superintendent</b>			<b>451,895</b>
	3,480.00 Labor hours			
	3,480.00 Equipment hours			
<b>01-1070.010</b>	<b>Project Engineer</b>			
n	30 Pre Planning - Project Engineer Weeks	4.00 wk	2,955.40 /wk	11,822
n	30 Project Engineer - 2 1/2 Days/Week	85.00 wk	1,477.70 /wk	125,605
	<b>Project Engineer</b>			<b>137,426</b>
	1,860.00 Labor hours			
<b>01-1400.010</b>	<b>Project Manager</b>			
n	30 Pre Planning - Project Manager Weeks	4.00 wk	5,285.00 /wk	21,140
n	30 Project Manager - 2 1/2 Days/Week	85.00 wk	2,642.50 /wk	224,613
	<b>Project Manager</b>			<b>245,753</b>
	1,860.00 Labor hours			
	1,860.00 Equipment hours			
<b>01-1800.010</b>	<b>Project Administrator</b>			
	25 Project Administrator - 2 Days/Week	85.00 wk	840.48 /wk	71,441
	<b>Project Administrator</b>			<b>71,441</b>
	1,360.00 Labor hours			
<b>01-2050.010</b>	<b>Temporary Communications</b>			
	30 Temporary Office Phone/Fax/Computer/Copier	20.00 mnth	400.00 /mnth	8,000
	100 Field Technology	1.00 ls	2,250.00 /ls	2,250
	<b>Temporary Communications</b>			<b>10,250</b>
<b>01-2400.010</b>	<b>Temporary Water</b>			
	10 Temporary Office Drinking Water	20.00 mnth	300.00 /mnth	6,000
	<b>Temporary Water</b>			<b>6,000</b>
<b>01-3010.010</b>	<b>Temporary Job Site Office</b>			
	5 Temporary Job Site Office Trailer Setup - Labor & Materials	1.00 ls	7,250.00 /ls	7,250
	10 Temporary Job Site Office Trailer	20.00 mnth	650.00 /mnth	13,000
	<b>Temporary Job Site Office</b>			<b>20,250</b>
	3,466.60 Equipment hours			
<b>01-3150.010</b>	<b>Temporary Toilets</b>			
	10 Temporary Toilet (Rent) - 1 (Field Office)	20.00 mnth	125.00 /mnth	2,500
	<b>Temporary Toilets</b>			<b>2,500</b>
<b>01-7300.010</b>	<b>Office Supplies</b>			
	15 Field Office Supplies	20.00 mnth	500.00 /mnth	10,000

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Office Supplies</b>			<u>10,000</u>
	<b>0100 General Conditions</b>			<b>955,515</b>
	8,560.00 Labor hours			
	8,806.60 Equipment hours			
<b>0101 General Requirements</b>				
<b>01-1600.010</b>	<b>Safety</b>			
20	Safety / OSHA	28.00 wk	1,346.90 /wk	<u>37,713</u>
	<b>Safety</b>			<b>37,713</b>
	560.00 Labor hours			
	1,120.00 Equipment hours			
<b>01-1950.010</b>	<b>Material Handling - Lull</b>			
30	Lull Rental & Operator	13.00 mnth	5,943.80 /mnth	<u>77,269</u>
	<b>Material Handling - Lull</b>			<b>77,269</b>
	520.00 Labor hours			
	2,253.29 Equipment hours			
<b>01-2100.010</b>	<b>Temporary Electricity</b>			
15	Temporary Electricity - Cost During Construction - Startup	1.00 ls	2,500.00 /ls	2,500
40	Temporary Electricity - By Owner			<u>2,500</u>
	<b>Temporary Electricity</b>			<b>2,500</b>
<b>01-2200.010</b>	<b>Winter Conditions</b>			
10	Temporary Heat - Allowance	21,120.00 sf	4.00 /sf	84,480
25	Snow Removal - Hand shoveling at building	4.00 mnth	708.45 /mnth	<u>2,834</u>
	<b>Winter Conditions</b>			<b>87,314</b>
	40.00 Labor hours			
	693.32 Equipment hours			
<b>01-3150.010</b>	<b>Temporary Toilets</b>			
10	Temporary Toilet (Rent) - 5 Construction	20.00 mnth	750.00 /mnth	<u>15,000</u>
	<b>Temporary Toilets</b>			<b>15,000</b>
<b>01-3250.010</b>	<b>Fire Protection</b>			
30	Fire Extinguishers	20.00 mnth	50.00 /mnth	<u>1,000</u>
	<b>Fire Protection</b>			<b>1,000</b>
<b>01-4100.010</b>	<b>Testing Services</b>			
15	Testing - By Owner			
<b>01-7060.010</b>	<b>Dump &amp; Recycle Fees</b>			
20	Construction Debris Dump & Recycle Fees - 30 yd Pick	24.00 pick	1,000.00 /pick	24,000
	<b>Dump &amp; Recycle Fees</b>			<u>24,000</u>
<b>01-7100.010</b>	<b>Final Cleanup</b>			
20	Final Cleanup (Subcontractor)	21,120.00 sf	0.55 /sf	11,616

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Final Cleanup</b>			<b>11,616</b>
<b>01-7150.010</b>	<b>Clean Glass</b>			
	20 Clean Glass (Subcontractor)	4,178.00 sf	1.00 /sf	4,178
	<b>Clean Glass</b>			<b>4,178</b>
<b>01-7250.010</b>	<b>Punchlist, Etc</b>			
	10 Punchlist	1.00 ls	500.00 /ls	500
	<b>Punchlist, Etc</b>			<b>500</b>
	40.00 Labor hours			
<b>01-7350.010</b>	<b>Blue Prints</b>			
	10 Blue Prints & Reproduction Printing - Allowance	1.00 ls	5,000.00 /ls	5,000
	40 O&M Manuals and As-Builts	1.00 ls	1,500.00 /ls	1,500
	<b>Blue Prints</b>			<b>6,500</b>
<b>01-7500.010</b>	<b>Job Sign</b>			
	20 Job Sign (Buy New)	1.00 ea	1,889.07 /ea	1,889
	<b>Job Sign</b>			<b>1,889</b>
	6.00 Labor hours			
<b>01-8010.010</b>	<b>Insurance</b>			
	35 Builders Risk - By Owner			
<b>02-2600.110</b>	<b>Hazardous Material Assessment</b>			
	20 Hazardous Materials Assessment & Abatement - By Owner			
	<b>0101 General Requirements</b>			<b>269,479</b>
	1,166.00 Labor hours			
	4,066.61 Equipment hours			
	<b>0241 Demolition</b>			
<b>01-6010.010</b>	<b>Tools &amp; Equipment</b>			
	40 Tools & Equipment	2.00 mnth	500.00 /mnth	1,000
	<b>Tools &amp; Equipment</b>			<b>1,000</b>
<b>01-7050.010</b>	<b>Current Cleanup</b>			
	10 Current Cleanup	2.00 wk	1,326.90 /wk	2,654
	<b>Current Cleanup</b>			<b>2,654</b>
	40.00 Labor hours			
<b>02-0002.010</b>	<b>Existing Conditions - Basic Requirements</b>			
	f 10 Lift Rental	2.00 mnth	3,550.00 /mnth	7,100
	o 20 Demolition Debris Dump & Recycle Fees - 30 yd Pick	4.00 pick	1,000.00 /pick	4,000
	<b>Existing Conditions - Basic Requirements</b>			<b>11,100</b>
	346.66 Equipment hours			
<b>02-4116.100</b>	<b>Building / Structure Mass Demolition</b>			
	10 Demo Wood Building	14,408.00 sf	10.00 /sf	144,080

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>02-4116.100</b>	<b>Building / Structure Mass Demolition</b>			
40	Demo Covered Walkways / Porches	541.00 sf	3.00 /sf	1,623
40	Demo Existing Structure (assumed Gazebo) near Generator 8	180.00 sf	5.00 /sf	900
40	Demo Existing Structure (Assumed Gazebo) near CB 20	64.00 sf	5.00 /sf	320
50	Demo Wood Ramp @ Assumed Gazebo	195.00 sf	3.00 /sf	585
50	Demo Wood Ramp @ Hospital Entrance	85.00 sf	3.00 /sf	255
	<b>Building / Structure Mass Demolition</b>			<b>147,763</b>
<b>02-4119.120</b>	<b>Demo Wall Finishes &amp; Partitions</b>			
80	Demo GWB Partitions - Porch	78.00 sf	10.775 /sf	840
80	Demo Exterior Wall - Porch	944.00 sf	5.342 /sf	5,043
	<b>Demo Wall Finishes &amp; Partitions</b>			<b>5,883</b>
	84.001 Labor hours			
<b>02-4119.125</b>	<b>Demo Wood Framing</b>			
70	Demo Floor Construction - Porch	663.00 sf	5.603 /sf	3,715
80	Demo Roof Construction - Porch	843.00 sf	6.226 /sf	5,248
	<b>Demo Wood Framing</b>			<b>8,963</b>
	127.973 Labor hours			
<b>02-4119.140</b>	<b>Demo Roofing</b>			
10	Demo Roofing - Shingles & Metal Edging - Connector & Porch	146.00 sf	46.054 /sf	6,724
15	Demo Roofing - Membrane for Existing to Remain at Building Demo	162.00 sf	41.505 /sf	6,724
	<b>Demo Roofing</b>			<b>13,448</b>
	192.001 Labor hours			
<b>02-4119.150</b>	<b>Demo Doors &amp; Windows</b>			
10	Demo Doors / Frames / Hardware - Porch	2.00 ea	280.160 /ea	560
	<b>Demo Doors &amp; Windows</b>			<b>560</b>
	8.00 Labor hours			
<b>02-4119.170</b>	<b>Demo Ceilings</b>			
20	Demo GWB Ceilings for MEP Access at Building Demo - Allowance	350.00 sf	17.009 /sf	5,953
20	Demo Misc. Attic Walls & Ceilings for New Sprinkler Connection - Allowance	1.00 ls	10,000.00 /ls	10,000
	<b>Demo Ceilings</b>			<b>15,953</b>
	80.00 Labor hours			
<b>02-4119.270</b>	<b>Demo Siding, Trim, &amp; GWB Sheathing</b>			
15	Demo Vinyl Siding - Above Porch for Future Roof Tie-in	255.00 sf	8.789 /sf	2,241
15	Demo Vinyl Siding - Connector	1,096.00 sf	2.045 /sf	2,241
	<b>Demo Siding, Trim, &amp; GWB Sheathing</b>			<b>4,483</b>
	64.00 Labor hours			

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>0241 Demolition</b>				<b>211,807</b>
	595.975 Labor hours			
	346.66 Equipment hours			
<b>0331 Cast-In-Place Concrete</b>				
<b>03-0002.010</b>	<b>Concrete - Basic Requirements</b>			
b 50	General Foreman - 5 Days/Week	9.00 wk	3,527.76 /wk	31,750
z 10	Mastic Coating at Columns	53.00 ea	10.00 /ea	530
	<b>Concrete - Basic Requirements</b>			<b>32,280</b>
	360.00 Labor hours			
	360.00 Equipment hours			
<b>03-0010.150</b>	<b>Concrete- Misc</b>			
105	Pan Stairs	69.00 sf	20.00 /sf	1,380
110	Pan Landings	120.00 sf	20.00 /sf	2,400
125	Equipment Pads - Allowance	283.00 sf	15.00 /sf	4,245
	<b>Concrete- Misc</b>			<b>8,025</b>
<b>03-0030.110</b>	<b>Concrete- Footings</b>			
100	Continous Footings	50.00 cy	550.00 /cy	27,500
100	Continous Footings - At Pump House	4.00 cy	550.00 /cy	2,200
100	Continous Footings - At Generator - Precast Segemented Block	0.00 cy		
100	Continous Footings - At Propane Tanks - Precast Segemented Block			
n	110 Column Footings	122.00 cy	600.00 /cy	73,200
n	110 Column Footings at Canopy	9.00 cy	600.00 /cy	5,400
n	110 Elevator Pit Footings	6.00 cy	550.00 /cy	3,300
	<b>Concrete- Footings</b>			<b>111,600</b>
<b>03-0030.115</b>	<b>Concrete- Walls</b>			
n	110 Walls - 16'	145.00 cy	600.00 /cy	87,000
n	110 Walls - 4'	116.00 cy	600.00 /cy	69,600
n	110 Walls - Elevator Pit	9.00 cy	600.00 /cy	5,400
n	110 Walls - Continuous Wall Reinforcing Strip - Pour after Steel Column Erection	10.00 cy	1,000.00 /cy	10,000
n	110 Walls - 4' - At Pump House	10.00 cy	600.00 /cy	6,000
n	110 Retaining Walls - At Generator - Precast Segemented Block	0.00 cy		
n	110 Retaining Walls - At Propane Tanks - Precast Segemented Block			
	<b>Concrete- Walls</b>			<b>178,000</b>
<b>03-0030.120</b>	<b>Concrete- Columns/Piers</b>			
n	105 Piers at Canopy	10.00 cy	600.00 /cy	6,000
n	105 Piers - 16'	10.00 cy	600.00 /cy	6,000
n	105 Piers - 4'	11.00 cy	600.00 /cy	6,600
	<b>Concrete- Columns/Piers</b>			<b>18,600</b>
<b>03-0030.130</b>	<b>Concrete- Slab on Grade</b>			
n	110 Slab on Grade - 5"	206.00 cy	550.00 /cy	113,300
n	110 Slab on Grade - 6"	65.00 cy	550.00 /cy	35,750
n	110 Slab on Grade - 6" - At Pump House	4.00 cy	550.00 /cy	2,200
n	110 Slab on Grade - 6" - At Generator Pad	5.38 cy	550.00 /cy	2,959

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Concrete- Slab on Grade</b>			<b>154,209</b>
<b>03-0030.132</b>	<b>Concrete- Slab on Deck</b>			
n	100 Slab on Deck - 4.5"	39.00 cy	600.00 /cy	23,400
	<b>Concrete- Slab on Deck</b>			<b>23,400</b>
<b>03-0030.135</b>	<b>Concrete- Beams</b>			
n	100 Grade Beams	15.00 cy	550.00 /cy	8,250
	<b>Concrete- Beams</b>			<b>8,250</b>
<b>03-1113.630</b>	<b>Vapor Barrier</b>			
	15 Stego Wrap 15 mil Vapor Barrier	16,874.00 sf	0.642 /sf	10,837
	100 Stego Tape	12.00 ea	33.42 /ea	401
	<b>Vapor Barrier</b>			<b>11,238</b>
	96.423 Labor hours			
<b>03-1113.635</b>	<b>Rigid Insulation</b>			
	40 Rigid Foundation Insulation 2.0" - Underslab	16,874.00 sf	3.022 /sf	50,990
	40 Rigid Foundation Insulation 4.0" - 4' Vertical at Foundation Walls	5,203.00 sf	4.747 /sf	24,698
	<b>Rigid Insulation</b>			<b>75,688</b>
	441.54 Labor hours			
<b>03-1113.700</b>	<b>Set Anchor Bolts</b>			
	4 Set Anchor Bolts & Steel Plate - 4 Bolt, 4 Hole Template Set	73.00 ea	70.04 /ea	5,113
	20 Grout Base Plates - Metallic Grout 1" deep	73.00 sf	41.129 /sf	3,002
	<b>Set Anchor Bolts</b>			<b>8,115</b>
	105.444 Labor hours			
<b>03-1113.710</b>	<b>Set Steel in Concrete</b>			
	10 Drill & Set Dowels at Porch Footings to Exitsing - Allowance	40.00 ea	127.06 /ea	5,082
	10 Drill & Set Dowels at 16' Wall to Ledge - Allowance	140.00 ea	120.06 /ea	16,808
	<b>Set Steel in Concrete</b>			<b>21,891</b>
	270.00 Labor hours			
<b>03-3500.160</b>	<b>Crack Control</b>			
	2 Saw Cut S-O-G	880.00 lf	2.269 /lf	1,997
	4 Saw Cut S-O-M-D	343.00 lf	2.213 /lf	759
	<b>Crack Control</b>			<b>2,756</b>
	36.69 Labor hours			
	<b>0331 Cast-In-Place Concrete</b>			<b>654,052</b>
	1,310.097 Labor hours			
	360.00 Equipment hours			
	<b>0335 Cast-In-Place Flatwork</b>			

<b>03-0010.155</b>	<b>Concrete- Site</b>			
	150 Exterior Concrete Stairs at Generator	23.00 cy	750.00 /cy	17,250

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Concrete- Site</b>			<u>17,250</u>
	<b>0335 Cast-In-Place Flatwork</b>			<u>17,250</u>
<b>0420 Unit Masonry</b>				
<b>04-0005.110</b>	<b>CMU Block by SF</b>			
408	CMU Elevator Shaft - 8"	2,160.00 sf	25.00 /sf	<u>54,000</u>
	<b>CMU Block by SF</b>			<b>54,000</b>
<b>04-4000.530</b>	<b>Masonry at Walls</b>			
50	Stone Veneer Water Table	512.00 sf	85.00 /sf	43,520
50	Stone Veneer Water Table at Main Canopy Columns	296.00 sf	85.00 /sf	25,160
50	Precast Caps at Main Canopy Columns	43.00 sf	60.00 /sf	<u>2,580</u>
	<b>Masonry at Walls</b>			<b>71,260</b>
	410.786 Labor hours			
	<b>0420 Unit Masonry</b>			<u>125,260</u>
	410.786 Labor hours			
<b>0510 Structural Steel</b>				
<b>05-0002.010</b>	<b>Steel - Basic Requirements</b>			
b 50	General Foreman - 5 Days/Week	9.00 wk	3,527.76 /wk	31,750
k 10	Install and Remove Perimeter Cable Safety Rail	1.00 ls	3,264.00 /ls	<u>3,264</u>
	<b>Steel - Basic Requirements</b>			<b>35,014</b>
	360.10 Labor hours			
	360.00 Equipment hours			
<b>05-0505.013</b>	<b>Structural Steel per Ton</b>			
n 20	Structural Steel - Furnished & Erected	95.00 ton	4,450.00 /ton	<u>422,750</u>
	<b>Structural Steel per Ton</b>			<b>422,750</b>
<b>05-3100.110</b>	<b>Steel Roof Decking - Over Trusses</b>			
18	Metal Roof Decking - Over CF Steel Trusses	8,698.00 sf	8.50 /sf	73,933
18	Roof Decking - at Flat Roof and Underside of Metal Trusses	17,874.00 sf	8.00 /sf	142,992
	<b>Steel Roof Decking - Over Trusses</b>			<u>216,925</u>
<b>05-3100.114</b>	<b>Steel Floor Decking</b>			
116	Floor Decking at Elevated Slabs	2,660.00 sf	8.50 /sf	<u>22,610</u>
	<b>Steel Floor Decking</b>			<b>22,610</b>
	32.738 Labor hours			
	8.185 Equipment hours			
	<b>0510 Structural Steel</b>			<u>697,299</u>
	392.838 Labor hours			
	368.185 Equipment hours			

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
<b>0550 Metal Fabrications</b>					
<b>05-5113.100</b>	<b>Ladders</b>				
102	Elevator Pit Ladder	1.00 ea	850.00 /ea		850
	<b>Ladders</b>				<b>850</b>
<b>05-5213.100</b>	<b>Handrails - Guardrails - Steel</b>				
10	Steel Wall Handrail	254.00 lf	84.498 /lf		21,462
	<b>Handrails - Guardrails - Steel</b>				<b>21,462</b>
	86.375 Labor hours				
	28.792 Equipment hours				
<b>05-5213.500</b>	<b>Handrails - Guardrails Metal/Glass</b>				
30	Glass Rail Assembly with Metal Handrail - Main Stair	48.00 lf	410.00 /lf		19,680
	<b>Handrails - Guardrails Metal/Glass</b>				<b>19,680</b>
<b>05-5400.201</b>	<b>Pipe Bollards</b>				
60	Pipe Bollards @ Transformer - 6" Dia.	7.00 ea	550.00 /ea		3,850
60	Pipe Bollards @ Relocated Propane Tank @ MV Pharmacy - 6" Dia.	5.00 ea	550.00 /ea		2,750
60	Pipe Bollards @ Relocated Generator @ MV Pharmacy - 6" Dia.	4.00 ea	550.00 /ea		2,200
	<b>Pipe Bollards</b>				<b>8,800</b>
<b>05-5820.111</b>	<b>Overhead Support Steel</b>				
35	Elevator Hoist Beam	2.00 ea	1,148.360 /ea		2,297
	<b>Overhead Support Steel</b>				<b>2,297</b>
	18.00 Labor hours				
	6.00 Equipment hours				
<b>05-5820.120</b>	<b>Misc Steel Items</b>				
250	Elevator Sump Pit Frame and Cover	1.00 ea	480.16 /ea		480
	<b>Misc Steel Items</b>				<b>480</b>
	4.00 Labor hours				
	<b>0550 Metal Fabrications</b>				<b>53,569</b>
	108.375 Labor hours				
	34.792 Equipment hours				

**0610 Rough Carpentry & Framing**

<b>01-3050.010</b>	<b>Storage Trailer</b>				
10	Storage Trailer	2.00 mnth	200.00 /mnth		400
	<b>Storage Trailer</b>				<b>400</b>
<b>01-6010.010</b>	<b>Tools &amp; Equipment</b>				
40	Tools & Equipment	3.00 mnth	500.00 /mnth		1,500
	<b>Tools &amp; Equipment</b>				<b>1,500</b>

**01-7050.010 Current Cleanup**



Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>01-7050.010</b>	<b>Current Cleanup</b>			
n	10 Current Cleanup	8.00 wk	1,326.90 /wk	10,615
	<b>Current Cleanup</b>			<b>10,615</b>
	160.00 Labor hours			
<b>06-0002.010</b>	<b>Carpentry - Basic Requirements</b>			
b 50	General Foreman - 5 Days/Week	4.00 wk	3,527.76 /wk	14,111
f 10	Lift Rental	1.00 mnth	7,100.00 /mnth	7,100
	<b>Carpentry - Basic Requirements</b>			<b>21,211</b>
	160.00 Labor hours			
	333.330 Equipment hours			
<b>06-1010.010</b>	<b>Blocking to Studs</b>			
f 206	2x6 FT Blocking - Stair and Ramp Hand Rails	57.00 lf	21.421 /lf	1,221
f 206	2x6 FT Blocking - Toilet Rooms	511.55 lf	16.703 /lf	8,544
f 206	2x6 FT Blocking - Exam & Treatment Rooms	765.00 lf	23.734 /lf	18,157
f 206	2x6 FT Blocking - Casework	457.00 lf	20.152 /lf	9,210
f 206	2x6 FT Blocking - Wall Protection	2,107.00 lf	8.327 /lf	17,545
f 206	2x6 FT Blocking - Door Stops	137.00 lf	53.010 /lf	7,262
	<b>Blocking to Studs</b>			<b>61,939</b>
	782.906 Labor hours			
<b>06-1010.022</b>	<b>Door &amp; Window Blocking</b>			
f 204	2x4 FT Blocking at Interior Storefronts	169.00 lf	21.205 /lf	3,584
f 212	2x12 FT Blocking for Window Bucks	953.00 lf	16.749 /lf	15,962
f 212	2x12 FT Blocking at Exterior Storefront	89.00 lf	26.907 /lf	2,395
	<b>Door &amp; Window Blocking</b>			<b>21,940</b>
	243.232 Labor hours			
<b>06-1110.232</b>	<b>Wood Columns</b>			
t 6x6x10	PT Columns - 8 x 8 x 6 - At Entry Canopies	20.00 ea	182.76 /ea	3,655
	<b>Wood Columns</b>			<b>3,655</b>
	30.00 Labor hours			
<b>06-1110.410</b>	<b>Roof Rafters</b>			
k 2x10 RL	2x10 FT - Misc. Roof Framing Rework at Porch Demo	273.00 lf	15.542 /lf	4,243
	<b>Roof Rafters</b>			<b>4,243</b>
	48.176 Labor hours			
<b>06-1610.120</b>	<b>Roof Sheathing</b>			
	75 Plywood 3/4" - Roof Patch at Existing Roof at Porch Demo	83.00 sf	13.161 /sf	1,092
	<b>Roof Sheathing</b>			<b>1,092</b>
	12.00 Labor hours			
<b>06-1633.010</b>	<b>Power - Phone - Data Board</b>			
	10 Fire Rated Plywood & Blocking - Phone/Power/Data - Allowance	12.00 ea	232.48 /ea	2,790
	<b>Power - Phone - Data Board</b>			<b>2,790</b>
	24.00 Labor hours			
<b>06-9500.015</b>	<b>Fastners &amp; Misc</b>			

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
<b>06-9500.015</b>	<b>Fastners &amp; Misc</b>				
10	Fastners	1.00	ls	3,724.00 /ls	3,724
	<b>Fastners &amp; Misc</b>				<b>3,724</b>
<b>07-2113.400</b>	<b>Rigid Insul 25 PSI @ Walls</b>				
40	Plywood Faced Rigid Insulation @ Wall 4.0" - Less Behind Stone Veneer	12,569.00	sf	9.466 /sf	118,977
40	Rigid Insulation - Behind Masonry - 4.0"	512.00	sf	4.727 /sf	2,420
40	Rigid Insulation - At Building Demo Wall - 4.0"	1,610.00	sf	4.727 /sf	7,611
	<b>Rigid Insul 25 PSI @ Walls</b>				<b>129,008</b>
	154.642 Labor hours				
<b>07-2610.100</b>	<b>Air/Vapor Barriers</b>				
30	Tyvek Building Wrap at FC Siding - Less Behind Stone Veneer	12,569.00	sf	0.589 /sf	7,402
30	Tyvek Building Wrap at Building Demo	1,610.00	sf	0.589 /sf	948
30	Henry Blueskin VP100 at Exterior Walls	13,081.00	sf	1.802 /sf	23,575
30	Henry Blueskin VP100 at Exterior Walls at Building Demo	1,610.00	sf	1.802 /sf	2,902
35	Tyvek Tape (165' roll)	25.00	ea	15.99 /ea	400
	<b>Air/Vapor Barriers</b>				<b>35,226</b>
	209.115 Labor hours				
<b>0610 Rough Carpentry &amp; Framing</b>					<b>297,344</b>
	1,824.071 Labor hours				
	333.330 Equipment hours				
<b>0640 Architectural Woodwork</b>					
<b>01-6010.010</b>	<b>Tools &amp; Equipment</b>				
40	Tools & Equipment	2.00	mnth	500.00 /mnth	1,000
	<b>Tools &amp; Equipment</b>				<b>1,000</b>
<b>01-7050.010</b>	<b>Current Cleanup</b>				
10	Current Cleanup	4.00	wk	1,326.90 /wk	5,308
	<b>Current Cleanup</b>				<b>5,308</b>
	80.00 Labor hours				
<b>06-2023.115</b>	<b>Millwork - Interior Paneling</b>				
20	Plastic Laminate Faced Panels with Reveals in Lobby	629.00	sf	27.004 /sf	16,986
	<b>Millwork - Interior Paneling</b>				<b>16,986</b>
	62.90 Labor hours				
<b>06-2023.135</b>	<b>Millwork - Window Stools</b>				
30	Solid Surface Window Sills	204.00	lf	85.00 /lf	17,340
	<b>Millwork - Window Stools</b>				<b>17,340</b>
	54.219 Labor hours				
<b>06-2023.145</b>	<b>Millwork - Apron At Stools</b>				
10	Apron At Sills	204.00	lf	20.008 /lf	4,082

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
	<b>Millwork - Apron At Stools</b>				<b>4,082</b>
	40.80 Labor hours				
<b>06-4113.120</b>	<b>Cabinets - Custom PLam</b>				
100	Custom PLam - Base Cabinet	168.00	If	337.064 /lf	56,627
500	Custom PLam - Wall Cabinet	89.00	If	243.387 /lf	21,661
	<b>Cabinets - Custom PLam</b>				<b>78,288</b>
	387.467 Labor hours				
<b>06-4113.160</b>	<b>Cabinet - Shelf</b>				
10	Shelf with Integral Coat Rod	7.00	If	147.064 /lf	1,029
	<b>Cabinet - Shelf</b>				<b>1,029</b>
	11.20 Labor hours				
<b>06-4120.210</b>	<b>Counter Tops</b>				
a- 50	Countertops - Solid Surface	150.00	If	440.00 /lf	66,000
a- 50	Wall Cap - Solid Surface - at Waiting Half Wall	14.50	If	85.00 /lf	1,233
	<b>Counter Tops</b>				<b>67,233</b>
	511.902 Labor hours				
<b>06-4120.220</b>	<b>Counter Tops - Plastic Laminate</b>				
124	Countertops - Plastic Laminate	44.00	If	103.04 /lf	4,534
	<b>Counter Tops - Plastic Laminate</b>				<b>4,534</b>
	44.00 Labor hours				
<b>06-4200.150</b>	<b>Wainscot Panel Kit - Polyurethane</b>				
10	Inpro Palladium Wainscott at Lobby, Soiled Utility, and Exam Rooms - 4' High	1,732.00	sf	12.00 /sf	20,784
	<b>Wainscot Panel Kit - Polyurethane</b>				<b>20,784</b>
<b>0640 Architectural Woodwork</b>					<b>216,583</b>
	1,192.488 Labor hours				
<b>0710 Dampproofing &amp; Waterproofing</b>					
<b>07-1200.100</b>	<b>Dampproofing &amp; Waterproofing</b>				
120	Waterproofing Membrane and Protection Board	7,367.00	sf	4.00 /sf	29,468
	<b>Dampproofing &amp; Waterproofing</b>				<b>29,468</b>
<b>0710 Dampproofing &amp; Waterproofing</b>					<b>29,468</b>
<b>0730 Asphalt Roofing</b>					
<b>07-3100.100</b>	<b>Roofing Shingles</b>				
10	Shingle Roofing - Rework at Connector/Porch	83.00	sf	25.503 /sf	2,117
40	15# Felt Paper - Shingle Rework at Connector/Porch	83.00	sf	3.925 /sf	326

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Roofing Shingles</b>			<b>2,443</b>
	28.00 Labor hours			
	<b>0730 Asphalt Roofing</b>			<b>2,443</b>
	28.00 Labor hours			
<b>0740 Metal Roofing</b>				
<b>07-4113.150</b>	<b>Roofing - Sheet Metal</b>			
410	Standing Seam Roof, HT Ice and Water Shield Continuous, Insulation to meet R-40, Mechanically Attach 5.2" Hunter Cool Vent Insulation with a 2" Cavity Vent and 3/4" FT Plywood, 3.5" Polyiso Insulation, Vapor Barrier Applied Directly to Deck.	7,800.00 sf	44.694 /sf	348,613
410	Standing Seam Roof, HT Ice and Water Shield Continuous, and 2 layers of 3/4" FT Plywood	898.00 sf	22.386 /sf	20,103
	<b>Roofing - Sheet Metal</b>			<b>368,716</b>
	<b>0740 Metal Roofing</b>			<b>368,716</b>
<b>0746 Fiber Cement and Vinyl Siding</b>				
<b>01-3050.010</b>	<b>Storage Trailer</b>			
10	Storage Trailer	2.00 mnth	200.00 /mnth	400
	<b>Storage Trailer</b>			<b>400</b>
<b>01-6010.010</b>	<b>Tools &amp; Equipment</b>			
40	Tools & Equipment	3.00 mnth	500.00 /mnth	1,500
	<b>Tools &amp; Equipment</b>			<b>1,500</b>
<b>01-7050.010</b>	<b>Current Cleanup</b>			
n 10	Current Cleanup	8.00 wk	1,326.90 /wk	10,615
	<b>Current Cleanup</b>			<b>10,615</b>
	160.00 Labor hours			
<b>06-1010.020</b>	<b>Roof Blocking</b>			
f206	2x6 FT Blocking - Sub-Sub Fascia	1,017.00 lf	12.267 /lf	12,475
f212	2x12 FT Blocking - Sub Fascia	1,017.00 lf	15.00 /lf	15,255
	<b>Roof Blocking</b>			<b>27,730</b>
	305.100 Labor hours			
<b>06-1010.050</b>	<b>Furring Strips</b>			
12	Strapping at Underside of Canopies - 1x2	1,122.00 lf	2.893 /lf	3,246
	<b>Furring Strips</b>			<b>3,246</b>
	38.774 Labor hours			
<b>06-2013.220</b>	<b>Corner Board Trim</b>			
xx-5/4-x 60	PVC Trim - 5/4 x 6" - Trim Around MEP Penetrations of Exterior Wall	250.00 lf	14.547 /lf	3,637
xx-5/4-x 80	PVC Trim - 5/4 x 8" - Corner Trim	560.00 lf	17.653 /lf	9,886
xx-5/4-x100	PVC Trim - 5/4 x10" - Wrap Canopy Columns	452.00 lf	19.302 /lf	8,724

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Corner Board Trim</b>			<u>22,247</u>
	204.38 Labor hours			
<b>06-2013.230</b>	<b>Exterior Window Trim</b>			
xx-5/4-x 60	PVC Trim - 5/4 x 6" - Window Trim	710.00 lf	16.215 /lf	11,512
xx-5/4-x 60	PVC Trim - 5/4 x 6" - Window Sill Trim	204.00 lf	16.215 /lf	3,308
xx-5/4-x 60	PVC Trim - 5/4 x 6" - Louver Trim	46.00 lf	16.215 /lf	746
	<b>Exterior Window Trim</b>			<u>15,566</u>
	160.00 Labor hours			
<b>06-2013.240</b>	<b>Frieze Trim</b>			
xx-5/4-x 80	PVC Trim - 5/4 x 8" - Frieze Trim at Canopy Roof	140.00 lf	23.490 /lf	3,289
xx-5/4-x100	PVC Trim - 5/4 x10" - Frieze Trim	1,016.00 lf	25.138 /lf	25,540
	<b>Frieze Trim</b>			<u>28,829</u>
	289.00 Labor hours			
<b>06-2013.245</b>	<b>Fascia Trim</b>			
xx-5/4-x120	PVC Trim - 5/4 x12"	1,017.00 lf	26.787 /lf	27,242
	<b>Fascia Trim</b>			<u>27,242</u>
	254.25 Labor hours			
<b>07-0002.010</b>	<b>Division 7 - Basic Requirements</b>			
f 10	Lift Rental - 2 Lifts	3.00 mnth	7,100.00 /mnth	21,300
	<b>Division 7 - Basic Requirements</b>			<u>21,300</u>
	519.99 Equipment hours			
<b>07-4633.300</b>	<b>Siding - Vinyl</b>			
100	Vinyl Siding - Clapboard at Building Demo	1,610.00 sf	6.769 /sf	10,899
100	Vinyl Siding - Clapboard at New Porch Tie In	495.00 sf	6.769 /sf	3,351
	<b>Siding - Vinyl</b>			<u>14,249</u>
	140.333 Labor hours			
<b>07-4646.110</b>	<b>HardiePlank Lap Siding Color Plus</b>			
n	104 HardiePlank Lap Siding Color Plus - Select Cedarmill - 6" Exposure = 0.17 (12') pieces/sf	6,353.00 sf	14.381 /sf	91,359
	<b>HardiePlank Lap Siding Color Plus</b>			<u>91,359</u>
	952.95 Labor hours			
<b>07-4646.118</b>	<b>HardieShingle</b>			
n	110 HardieShingle Color Plus - Straight Edge w/ Exposure 7" - 0.43 pcs/sf	3,225.00 sf	28.000 /sf	90,301
	<b>HardieShingle</b>			<u>90,301</u>
	1,011.765 Labor hours			
<b>07-4646.152</b>	<b>Hardie Soffit Panels Primed</b>			
n	203 Hardi Soffit Panels - Non-Vented - At Eaves	788.00 sf	13.304 /sf	10,483
n	203 Hardi Soffit Panels - Non-Vented - Underside of Canopies	1,391.00 sf	13.788 /sf	19,179
	<b>Hardie Soffit Panels Primed</b>			<u>29,662</u>
	311.285 Labor hours			
<b>07-4646.180</b>	<b>Hardie Accessories</b>			

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>07-4646.180</b>	<b>Hardie Accessories</b>			
	8 Hardi Color Plus Caulking per Tube	65.00 ea	13.475 /ea	876
n	20 Caulk Butt Joints @ Lap Siding 4"exp	375.00 lf	14.351 /lf	5,381
n	60 Touch-Up Kit, Matching	12.00 ea	19.761 /ea	237
	520 Bug Screen 6"	1,305.00 lf	6.956 /lf	9,077
	615 Soffit - Aluminum L Channel	788.00 lf	7.546 /lf	5,946
	<b>Hardie Accessories</b>			<b>21,518</b>
	185.704 Labor hours			
<b>07-6200.100</b>	<b>Flashing - Aluminum</b>			
	16 Aluminum Flashing at Doors and Windows	376.00 sf	10.535 /sf	3,961
	16 Aluminum Flashing at Base and Head of Siding	1,161.00 sf	10.535 /sf	12,231
	<b>Flashing - Aluminum</b>			<b>16,192</b>
	153.700 Labor hours			
<b>07-9200.200</b>	<b>Exterior Caulking</b>			
	10 Caulking Exterior Window and Louver Trim	1,920.00 lf	3.327 /lf	6,387
	<b>Exterior Caulking</b>			<b>6,387</b>
	76.80 Labor hours			
<b>08-0002.010</b>	<b>Door &amp; Window - Basic Requirements</b>			
z 10	Plastic Over Door & Window Openings	1,341.00 sf	1.901 /sf	2,549
	<b>Door &amp; Window - Basic Requirements</b>			<b>2,549</b>
	26.82 Labor hours			
<b>0746 Fiber Cement and Vinyl Siding</b>				<b>430,894</b>
	4,270.861 Labor hours			
	519.99 Equipment hours			
<b>0750 Membrane Roofing</b>				
<b>06-1010.020</b>	<b>Roof Blocking</b>			
f208	2x8 FT Blocking - Roof Perimeter - Assume 5 High	3,410.00 lf	9.919 /lf	33,825
f210	2x10 FT Blocking - Roof Curbs - Assume 5 High	1,235.00 lf	10.686 /lf	13,197
	<b>Roof Blocking</b>			<b>47,022</b>
	497.678 Labor hours			
<b>06-1610.120</b>	<b>Roof Sheathing</b>			
	75 Plywood 3/4" - Temporary Cover of Roof Curb Openings	492.00 sf	4.785 /sf	2,354
	<b>Roof Sheathing</b>			<b>2,354</b>
	12.30 Labor hours			
<b>07-5300.100</b>	<b>Roofing - Membrane</b>			
	124 EPDM Membrane, 1/2" Coverboard, 8" Insulation, Roof Vapor Retarder, Underlayment	12,131.00 sf	28.44 /sf	345,006
	124 EPDM Membrane - Rework at Building Demo	162.00 sf	28.44 /sf	4,607
	<b>Roofing - Membrane</b>			<b>349,613</b>
<b>07-7200.100</b>	<b>Roof Accessories</b>			
	11 Snowguards, 2-Rail - at Upper Roofs	85.00 lf	62.004 /lf	5,270

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
	<b>Roof Accessories</b>				5,270
	8.50 Labor hours				
	<b>0750 Membrane Roofing</b>				<b>404,259</b>
	518.478 Labor hours				
<b>0792 Joint Sealants</b>					
<b>07-9200.100</b>	<b>Interior Caulking</b>				
	10 Caulking Countertops & Wall Cap	261.00	lf	6.438 /lf	1,680
	30 Caulking Interior HM Door Frames	3,542.00	lf	2.860 /lf	10,129
	30 Caulking Interior GWB Window Returns	827.00	lf	2.860 /lf	2,365
	30 Caulking Interior Window Sills	204.00	lf	2.860 /lf	583
-sub1	Sealant - at MEP Penetrations - Allowance	1.00	ls	4,001.60 /ls	4,002
	<b>Interior Caulking</b>				<b>18,759</b>
	212.510 Labor hours				
<b>07-9200.200</b>	<b>Exterior Caulking</b>				
	10 Caulking Exterior HM Door Frames	40.00	lf	5.17 /lf	207
	<b>Exterior Caulking</b>				<b>207</b>
	2.353 Labor hours				
<b>07-9513.120</b>	<b>Expansion Joints</b>				
	20 Caulk Interior Slab Saw Cut Joints with Epoxy Filler	1,223.00	lf	1.934 /lf	2,365
	<b>Expansion Joints</b>				<b>2,365</b>
	16.307 Labor hours				
	<b>0792 Joint Sealants</b>				<b>21,331</b>
	231.170 Labor hours				
<b>0795 Expansion Control</b>					
<b>07-9513.120</b>	<b>Expansion Joints</b>				
	40 Exterior Roof & Wall Expansion Joint at Crispe Porch to Building - Allowance	1.00	ls	20,000.00 /ls	20,000
	<b>Expansion Joints</b>				<b>20,000</b>
	0.125 Labor hours				
	<b>0795 Expansion Control</b>				<b>20,000</b>
	0.125 Labor hours				
<b>0810 Doors/Frames/Hardware</b>					
<b>01-3050.010</b>	<b>Storage Trailer</b>				
	10 Storage Trailer	1.00	mnth	200.00 /mnth	200
	<b>Storage Trailer</b>				<b>200</b>
<b>01-6010.010</b>	<b>Tools &amp; Equipment</b>				
	40 Tools & Equipment	2.00	mnth	500.00 /mnth	1,000

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Tools &amp; Equipment</b>			<b>1,000</b>
<b>01-7050.010</b>	<b>Current Cleanup</b>			
n	10 Current Cleanup	5.00 wk	1,326.90 /wk	6,635
	<b>Current Cleanup</b>			<b>6,635</b>
	100.00 Labor hours			
<b>08-0002.010</b>	<b>Door &amp; Window - Basic Requirements</b>			
	45 General Foreman - 5 Days/Week	4.00 wk	3,527.76 /wk	14,111
z 10	Unload and Shake Out Doors and Hardware	98.00 opns	140.080 /opns	13,728
z 10	Temp Doors During Construction - Exterior, Electrical & IT Rooms, Etc.	17.00 ea	1,420.661 /ea	24,151
	<b>Door &amp; Window - Basic Requirements</b>			<b>51,990</b>
	458.102 Labor hours			
	211.051 Equipment hours			
<b>08-1213.110</b>	<b>1-3/4" 18ga Doors/16ga Frames/Hardware</b>			
	30 3-0x7-0 Insulated HM Single Doors/Frames/Hardware at New Exterior Wall at Building Demo - Allowance	1.00 ea	3,065.24 /ea	3,065
	60 3-0x7-0 1Hr Rated Wood Single Doors/Frames/Hardware - F&I	5.00 ea	2,510.240 /ea	12,551
	60 3-6x7-0 Full Lite Wood Single Doors/Sidelight Frames/Hardware - F&I	7.00 ea	2,910.24 /ea	20,372
	60 3-0x7-0 Full Lite Wood Single Doors/Sidelight Frames/Hardware - F&I	15.00 ea	2,710.24 /ea	40,654
	60 3-0x7-0 Wood Single Doors/Frames/Hardware - F&I	11.00 ea	2,310.240 /ea	25,413
	60 3-6x7-0 Wood Single Doors/Frames/Hardware - F&I	28.00 ea	2,510.240 /ea	70,287
	60 3-0x7-0 Narrow Lite Wood Single Doors/Frames/Hardware - F&I	13.00 ea	2,510.240 /ea	32,633
	60 3-6x7-0 Full Lite Wood Single Doors/Frames/Hardware - F&I	1.00 ea	2,910.24 /ea	2,910
	60 3-0x7-0 Full Lite Wood Single Doors/Frames/Hardware - F&I	1.00 ea	2,710.24 /ea	2,710
	60 3-6x7-0 Narrow Lite Wood Single Doors/Frames/Hardware - F&I	2.00 ea	2,710.24 /ea	5,420
	60 3-0x7-0 Wood Single Doors/IN ALUM FRAME/Hardware - F&I	0.00 ea		
	60 3-0x7-0 Full Lite Wood Single Doors/IN ALUM FRAME/Hardware - F&I	1.00 ea	2,060.16 /ea	2,060
	60 3-0x7-0 Narrow Lite 1hr Rated Wood Single Doors/Frames/Hardware - F&I	0.00 ea		
	60 3-6x7-0 Barn Sliding Door - Allowance	2.00 ea	3,060.32 /ea	6,121
	70 6-0x70 Full Lite Wood Double Doors/Frames/Hardware - F&I	1.00 ea	4,435.45 /ea	4,435
	70 6-0x7-0 Narrow Lite, Bi-Swing, 2hr Rated Wood Double Doors/Frames/Hardware - F&I	1.00 ea	4,635.45 /ea	4,635
	70 6-0x7-0 Narrow Lite, Bi-Swing Wood Double Doors/Frames/Hardware - F&I	1.00 ea	4,235.440 /ea	4,235
	70 6-0x7-0 2hr Rated Wood Double Doors/Frames/Hardware - F&I	1.00 ea	4,435.45 /ea	4,435
	70 6-0x7-0 1hr Rated Wood Double Doors/Frames/Hardware - F&I	7.00 ea	4,235.441 /ea	29,648
	70 6-0x7-0 Insulated HM Double Doors/Frames/Hardware - F&I	1.00 ea	5,145.45 /ea	5,145



Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>1-3/4" 18ga Doors/16ga Frames/Hardware</b>			<b>276,731</b>
	656.00 Labor hours			
	<b>0810 Doors/Frames/Hardware</b>			<b>336,556</b>
	1,214.102 Labor hours			
	211.051 Equipment hours			
<b>0831 Access Doors &amp; Panels</b>				
<b>08-3100.100</b>	<b>Access Doors</b>			
fr- 1212	Access Door - Fire Rated 12"x12" - Allowance	4.00 ea	305.08 /ea	1,220
nr- 1212	Access Door - Non-Rated 12"x12" - Allowance	10.00 ea	85.021 /ea	850
	<b>Access Doors</b>			<b>2,071</b>
	13.00 Labor hours			
	<b>0831 Access Doors &amp; Panels</b>			<b>2,071</b>
	13.00 Labor hours			
<b>0850 Windows-Fiberglass</b>				
<b>01-3050.010</b>	<b>Storage Trailer</b>			
10	Storage Trailer	2.00 mnth	200.00 /mnth	400
	<b>Storage Trailer</b>			<b>400</b>
<b>01-6010.010</b>	<b>Tools &amp; Equipment</b>			
40	Tools & Equipment	2.00 mnth	500.00 /mnth	1,000
	<b>Tools &amp; Equipment</b>			<b>1,000</b>
<b>07-2610.100</b>	<b>Air/Vapor Barriers</b>			
55	Henry Butyl Flashing Tape - Around Window Nail Flange - 75' roll	76.00 opn	74.144 /opn	5,635
	<b>Air/Vapor Barriers</b>			<b>5,635</b>
	76.00 Labor hours			
<b>07-9200.200</b>	<b>Exterior Caulking</b>			
20	Caulking Exterior Window Nail Flange	953.00 lf	3.327 /lf	3,170
	<b>Exterior Caulking</b>			<b>3,170</b>
	38.12 Labor hours			
<b>07-9300.100</b>	<b>Foam Insulation Sealant</b>			
10	Low Expansion Foam Insulation Sealant at HM Frames and Windows	953.00 lf	1.984 /lf	1,891
	<b>Foam Insulation Sealant</b>			<b>1,891</b>
	21.178 Labor hours			
<b>08-0002.010</b>	<b>Door &amp; Window - Basic Requirements</b>			
z 10	Lift Rental	1.00 mnth	6,151.60 /mnth	6,152
	Unload and Shake out Windows	51.00 opns	140.080 /opns	7,144

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	<b>Door &amp; Window - Basic Requirements</b>				<b>13,296</b>
	142.00 Labor hours				
	173.33 Equipment hours				
<b>08-5313.125</b>	<b>Fiberglass Windows</b>				
110	Fiberglass Windows Fixed	1,068.00 sf	87.51 /sf		93,461
110	Fiberglass Windows at New Exterior Wall at Building Demo - Allowance	1.00 ls	3,450.00 /ls		3,450
520	Install Windows	51.00 ea	630.36 /ea		32,148
	<b>Fiberglass Windows</b>				<b>129,059</b>
	459.00 Labor hours				
	<b>0850 Windows-Fiberglass</b>				<b>154,451</b>
	736.298 Labor hours				
	173.33 Equipment hours				
	<b>0880 Aluminum, Glass &amp; Glazing</b>				
<b>08-4100.100</b>	<b>Storefronts - Aluminum</b>				
10	Aluminum Frame Storefronts - Interior	184.00 sf	75.00 /sf		13,800
10	Aluminum Frame Storefronts - Exterior	42.00 sf	55.00 /sf		2,310
20	Aluminum Entry Door 3x7 Single	1.00 ea	6,000.00 /ea		6,000
30	Aluminum Entry Door 6x7 Double	4.00 ea	12,000.00 /ea		48,000
50	Power Activated Alum. Slider Doors	2.00 ea	20,000.00 /ea		40,000
	<b>Storefronts - Aluminum</b>				<b>110,110</b>
<b>08-8010.110</b>	<b>Misc. Glazing</b>				
1010	Vision Lite - Glass	17.00 ea	25.00 /ea		425
1030	Vision Lite - Fire Rated Glass	2.00 ea	250.00 /ea		500
3010	Full Lite - Glass	25.00 ea	300.00 /ea		7,500
3030	Full Lite - Fire Rated Glass	2.00 ea	3,000.00 /ea		6,000
4010	Sidelight - Glass	231.00 sf	25.00 /sf		5,775
6040	Ornamental Glass Stair - Glass Panels	447.00 sf	25.00 /sf		11,175
	<b>Misc. Glazing</b>				<b>31,375</b>
<b>08-8400.100</b>	<b>Glazing - Plastic</b>				
113	TrueForm Acrylic Glazing at Check-in	76.00 sf	46.008 /sf		3,497
	<b>Glazing - Plastic</b>				<b>3,497</b>
	15.20 Labor hours				
	<b>0880 Aluminum, Glass &amp; Glazing</b>				<b>144,982</b>
	15.20 Labor hours				
	<b>0922 Cold Formed Metal Trusses</b>				
<b>05-0002.010</b>	<b>Steel - Basic Requirements</b>				
f 10	Crane for CFMF Truss Erection	5.00 days	3,350.00 /days		16,750
	<b>Steel - Basic Requirements</b>				<b>16,750</b>
<b>05-4100.216</b>	<b>Cold Formed Structural Metal Framing</b>				
12-036	Steel Trusses	8,698.00 sf	13.070 /sf		113,684

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Cold Formed Structural Metal Framing</b>			<b>113,684</b>
	231.947 Labor hours			
<b>06-0002.010</b>	<b>Carpentry - Basic Requirements</b>			
I 10	Temporary Bracing - Trusses, Etc.	2,450.00 lf	2.850 /lf	6,984
	<b>Carpentry - Basic Requirements</b>			<b>6,984</b>
	44.545 Labor hours			
<b>0922 Cold Formed Metal Trusses</b>				<b>137,418</b>
	276.492 Labor hours			
<b>0929 Gypsum Drywall</b>				
<b>01-7050.010</b>	<b>Current Cleanup</b>			
n	10 Current Cleanup	8.00 wk	1,326.90 /wk	10,615
	<b>Current Cleanup</b>			<b>10,615</b>
	160.00 Labor hours			
<b>06-1110.720</b>	<b>Sill Seal</b>			
	10 Sill Barrier at Exterior Walls	1,305.00 lf	1.083 /lf	1,413
	<b>Sill Seal</b>			<b>1,413</b>
	18.125 Labor hours			
<b>07-8453.100</b>	<b>Building Firestopping</b>			
	30 Firestopping - Floor Slab to Drywall Partition - Flat Joint - In Metal Framing & Drywall			
	35 Firestopping - Ceiling Deck to Drywall Partition - Fluted Joint - In Metal Framing & Drywall			
	35 Firestopping - at MEP Penetrations - Allowance	1.00 ls	4,001.60 /ls	4,002
	<b>Building Firestopping</b>			<b>4,002</b>
	40.00 Labor hours			
<b>07-8456.100</b>	<b>Fire Safing</b>			
	10 Firesafing at Top of Rated, Smoke, and Sound Partitions - In Metal Framing & Drywall			
<b>07-9200.100</b>	<b>Interior Caulking</b>			
	30 Caulking at Base of GWB at Exterior Walls - In Metal Framing & Drywall	0.00 lf		
-sub1	Sealant - at Smoke and Sound Partitions - Deck to Drywall Partitions - Fluted Joint - In Metal Framing & Drywall	0.00 lf		
-sub1	Sealant - at Smoke and Sound Partitions - Slab to Drywall Partitions - Flat Joint - In Metal Framing & Drywall	0.00 lf		
<b>09-0002.010</b>	<b>Finishes - Basic Requirements</b>			
b 50	General Foreman - 5 Days/Week	35.00 wk	3,527.76 /wk	123,472
p 10	Cut & Patch for MEP Site Enabling Work - Allowance	1.00 ls	6,000.00 /ls	6,000
	<b>Finishes - Basic Requirements</b>			<b>129,472</b>
	1,400.00 Labor hours			
	1,400.00 Equipment hours			
<b>09-2000.040</b>	<b>Metal Framing &amp; Drywall</b>			

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>09-2000.040</b>	<b>Metal Framing &amp; Drywall</b>			
20	Interior 1-5/8" Partition at Existing Connector & Porch Wall, 5/8 GWB One Side	2,135.00 sf	5.75 /sf	12,276
30	Interior 3-5/8" Partition, 5/8 GWB Both Sides, Acoustic Batt Insulation, Sealant, Tape	21,684.00 sf	14.53 /sf	315,069
30	Interior 3-5/8" Partition, 5/8 GWB Both Sides, Tape	5,825.00 sf	10.51 /sf	61,221
30	1hr Interior 3-5/8" Partition, 5/8 GWB Both Sides, Acoustic Batt Insulation, Firestopping, Tape	5,861.00 sf	15.22 /sf	89,204
30	2hr Interior 3-5/8" Partition, (2) layers of 5/8 GWB Both Sides, Acoustic Batt Insulation, Firestopping, Tape	2,875.00 sf	18.46 /sf	53,073
30	Interior Smoke Partitions- 3-5/8" Partition, 5/8 GWB Both Sides, Acoustic Batt Insulation, Sealant, Tape	923.00 sf	14.53 /sf	13,411
30	Interior Double 3-5/8" Partition, 5/8 GWB, Acoustic Batt Insulation, Sealant, Tape	420.00 sf	16.20 /sf	6,804
30	1hr Shaft Wall at Stairwells and Main MEP Chase, Firestopping, Tape	218.00 sf	17.71 /sf	3,861
30	Interior 3-5/8" Partition Below Check-In/Out Desks, 5/8 GWB Both Sides, Tape	94.00 sf	10.51 /sf	988
70	Exterior 6" Wall w/Densglass and 5/8 GWB, Sealant at Base of GWB, Tape	13,187.00 sf	16.88 /sf	222,597
70	Exterior Gable End Framing	458.00 sf	16.00 /sf	7,328
70	Exterior Eaves Sub Framing	330.00 sf	35.00 /sf	11,550
90	Z Furring 1-1/2", GWB One Side, Tape - Wrap Elevator Shaft	2,160.00 sf	6.497 /sf	14,034
110	Suspended GWB Ceilings and Tape - Stairwells, WC Storage, and Toilet Rooms	941.00 sf	8.98 /sf	8,450
110	Suspended GWB Ceilings and Tape - Patch Demo Ceilings at Existing for Mass Building Demo - Allowance	350.00 sf	10.00 /sf	3,500
120	GWB Soffits and Tape - Ceiling Transitions and Alum. Storefront Heads	165.00 lf	23.66 /lf	3,904
	<b>Metal Framing &amp; Drywall</b>			<b>827,269</b>
<b>09-2900.200</b>	<b>GWB @ Walls</b>			
304	GWB 5/8" Patching & Tape at Building Demo - Allowance	1,610.00 sf	2.821 /sf	4,542
306	Upcharge for MR Board at Wet Walls	14,030.00 sf	0.235 /sf	3,303
308	Upcharge for Cement Board at Lobby Bathrooms	102.00 sf	0.257 /sf	26
354	GWB 5/8" - Sheathing DensGlass at Building Demo	1,610.00 sf	2.627 /sf	4,230
	<b>GWB @ Walls</b>			<b>12,101</b>
	261.108 Labor hours			
<b>09-2900.510</b>	<b>GWB Taping - Sub</b>			
13	Taping Soffits - In Metal Framing & Drywall			
15	Taping Ceilings - In Metal Framing & Drywall			
21	Taping - In Metal Framing & Drywall			
<b>09-7710.110</b>	<b>FRP Panels</b>			
05	Fiberglass Reinforced Panels at Toilet Rooms & EVS (Toilet and Wet Walls Only - 4' High)	502.00 sf	10.677 /sf	5,360
	<b>FRP Panels</b>			<b>5,360</b>
	31.375 Labor hours			

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
<b>0929 Gypsum Drywall</b>				<b>990,231</b>	
	1,910.608 Labor hours				
	1,400.00 Equipment hours				
<b>0930 Tile Work</b>					
<b>09-3100.100</b>	<b>Tile - Ceramic - Porcelain</b>				
10	Ceramic Tile Floor in Elevators	85.00 sf	20.00 /sf		1,700
10	Ceramic Tile Floor - In Main Stair	339.00 sf	20.00 /sf		6,780
10	Ceramic Tile Floor - In 1st Floor Lobby	460.00 sf	20.00 /sf		9,200
10	Ceramic Tile Floor - In 2nd Floor Lobby Bathrooms	125.00 sf	20.00 /sf		2,500
30	Ceramic Tile Base	66.00 lf	12.00 /lf		792
50	Ceramic Tile Walls - In 2nd Floor Lobby Bathrooms - Toilet and Wet Walls Only - 4'	102.00 sf	20.00 /sf		2,040
	<b>Tile - Ceramic - Porcelain</b>				<b>23,012</b>
<b>0930 Tile Work</b>				<b>23,012</b>	
<b>0950 Acoustic Ceilings</b>					
<b>09-5113.300</b>	<b>Acoustical Ceilings - 2x2</b>				
10	2 x 2 Ceiling	15,933.00 sf	7.00 /sf		111,531
	<b>Acoustical Ceilings - 2x2</b>				<b>111,531</b>
<b>09-5113.500</b>	<b>Special Ceilings</b>				
150	ACT Faux Wood Beams at Lobby/Waiting	122.00 lf	65.101 /lf		7,942
	<b>Special Ceilings</b>				<b>7,942</b>
	20.00 Labor hours				
<b>0950 Acoustic Ceilings</b>				<b>119,473</b>	
	20.00 Labor hours				
<b>0965 Resilient &amp; Carpet Flooring</b>					
<b>01-7050.010</b>	<b>Current Cleanup</b>				
10	Current Cleanup	6.00 wk	1,326.90 /wk		7,961
	<b>Current Cleanup</b>				<b>7,961</b>
	120.00 Labor hours				
<b>09-6000.100</b>	<b>Floors - Floor Protect</b>				
30	Floor Prep @ New	19,051.00 sf	0.25 /sf		4,763
110	Floor Protection Hardboard	19,051.00 sf	1.00 /sf		19,051
	<b>Floors - Floor Protect</b>				<b>23,814</b>
<b>09-6500.100</b>	<b>Flooring - Resilient</b>				
200	Vinyl Sheet Flooring	12,153.00 sf	10.00 /sf		121,530
	<b>Flooring - Resilient</b>				<b>121,530</b>
<b>09-6500.110</b>	<b>Wall Base - Resilient</b>				
40	Vinyl Base 4"	6,124.00 lf	2.45 /lf		15,004
60	Integral Base 6" - at Wet Locations	1,390.00 lf	4.00 /lf		5,560

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Wall Base - Resilient</b>			<b>20,564</b>
<b>09-6800.100</b>	<b>Carpet</b>			
f 12	Carpet Tile - Heavy Use	421.11 sy	45.00 /sy	18,950
	<b>Carpet</b>			<b>18,950</b>
<b>0965 Resilient &amp; Carpet Flooring</b>				<b>192,819</b>
	120.00 Labor hours			

**0990 Painting & Finish**

<b>01-7050.010</b>	<b>Current Cleanup</b>			
n	10 Current Cleanup	6.00 wk	1,326.90 /wk	7,961
	<b>Current Cleanup</b>			<b>7,961</b>
	120.00 Labor hours			
<b>09-9113.100</b>	<b>Painting - Exterior</b>			
	10 Paint Siding - Prefinished			
	30 Paint Door & Frame - Double	1.00 ea	150.00 /ea	150
	30 Paint Door & Frame - Single	1.00 ea	75.00 /ea	75
	50 Paint Exterior Soffit Panels	2,179.00 sf	1.50 /sf	3,269
	60 Paint Exterior Handrails	48.00 lf	6.50 /lf	312
	<b>Painting - Exterior</b>			<b>3,806</b>
<b>09-9123.200</b>	<b>Painting - Interior</b>			
	10 Paint GWB Walls	92,460.00 sf	1.00 /sf	92,460
	10 Paint Plwood Backer Boards - Phone/Power/Data - Allowance	384.00 sf	1.00 /sf	384
	10 Paint GWB Wall Patch at Building Demo - Allowance	1,610.00 sf	1.00 /sf	1,610
	20 Paint GWB Ceilings & Soffits	1,931.00 sf	1.10 /sf	2,124
	20 Paint GWB Ceiling Patch at Building Demo - Allowance	550.00 sf	2.00 /sf	1,100
n	32 Paint Metal Rails	185.00 lf	4.50 /lf	833
	150 Paint HM Door Frame - Single	83.00 ea	30.00 /ea	2,490
	152 Paint HM Door Frame - Double	11.00 ea	35.00 /ea	385
	<b>Painting - Interior</b>			<b>101,386</b>
<b>0990 Painting &amp; Finish</b>				<b>113,153</b>
	120.00 Labor hours			

**0993 Concrete Stain**

<b>09-9723.110</b>	<b>Concrete &amp; Masonry Coatings</b>			
	110 Seal Concrete Slabs	2,069.00 sf	2.00 /sf	4,138
	<b>Concrete &amp; Masonry Coatings</b>			<b>4,138</b>
<b>0993 Concrete Stain</b>				<b>4,138</b>

**1014 Signage**

<b>10-1400.120</b>	<b>Signs - Interior</b>			
	110 Interior Acrylic Signage - Allowance	1.00 ls	20,000.00 /ls	20,000

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	<b>Signs - Interior</b>				<b>20,000</b>
	<b>1014 Signage</b>				<b>20,000</b>
<b>1026 Wall &amp; Door Protection</b>					
<b>10-2613.100</b>	<b>Corner Guards</b>				
420	Corner Guards Vinyl 2 x 2 x 4'	60.00	ea	37.113 /ea	2,227
	<b>Corner Guards</b>				<b>2,227</b>
	19.80 Labor hours				
<b>10-2613.200</b>	<b>Wall Guards &amp; Rail</b>				
130	Bumper Rail at Exam & Treatment Rooms	68.00	lf	17.839 /lf	1,213
	<b>Wall Guards &amp; Rail</b>				<b>1,213</b>
	9.067 Labor hours				
	<b>1026 Wall &amp; Door Protection</b>				<b>3,440</b>
	28.867 Labor hours				
<b>1028 Toilet, Bath &amp; Laundry Accessories</b>					
<b>10-2813.210</b>	<b>Bobrick - Toilet/ Bath/ Utility Accessories</b>				
10	Specimen Pass Through	2.00	ea	546.700 /ea	1,093
010-18	Straight Grab Bar - 1 1/4"D x 36"L	8.00	ea	79.53 /ea	636
010-20	Straight Grab Bar - 1 1/4"D x 42"L	8.00	ea	81.53 /ea	652
023-17	Robe Hook - Double	29.00	ea	78.04 /ea	2,263
032-16	Mirror 18" x 36"	29.00	ea	217.040 /ea	6,294
050-14	Soap Dispenser - OFCI	37.00	ea	70.040 /ea	2,591
060-10	Toilet Tissue Dispenser - Surface Mount - Single Roll - OFCI	8.00	ea	70.04 /ea	560
070-12	Sanitary Napkin/Tampon Vendor Surface Mount	8.00	ea	827.04 /ea	6,616
070-14	Sanitary Napkin Disposal Surface Mounted	8.00	ea	151.04 /ea	1,208
080-12	Paper Towel Dispenser - OFCI	37.00	ea	70.040 /ea	2,591
130-12	Baby Changing Station - Surface Mount	2.00	ea	662.08 /ea	1,324
130-16	Mop & Broom Holder	1.00	ea	169.05 /ea	169
	<b>Bobrick - Toilet/ Bath/ Utility Accessories</b>				<b>26,000</b>
	174.333 Labor hours				
	<b>1028 Toilet, Bath &amp; Laundry Accessories</b>				<b>26,000</b>
	174.333 Labor hours				
<b>1044 Fire Protection Specialties</b>					
<b>10-4416.200</b>	<b>Fire Extinguishers and Cabinets</b>				
32	Fire Extinguisher Dry 10 lbs - OFCI - Allowance	9.00	ea	17.509 /ea	158
110	Fire Extinguisher Cabinet Semi Recessed Painted Metal - Allowance	6.00	ea	387.16 /ea	2,323
	<b>Fire Extinguishers and Cabinets</b>				<b>2,481</b>
	26.25 Labor hours				

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
<b>1044 Fire Protection Specialties</b>					<b>2,481</b>
	26.25 Labor hours				
<b>1173 Patient Care Equipment</b>					
<b>11-7300.110</b>	<b>Patient Care Equipment</b>				
n	10 Glove Dispenser - OFCI	21.00 ea	70.041 /ea		1,471
n	10 Medical Rail - OFCI	21.00 ea	87.550 /ea		1,839
n	10 Hand Sanitizer - OFCI	21.00 ea	70.041 /ea		1,471
	<b>Patient Care Equipment</b>				<b>4,780</b>
	68.25 Labor hours				
<b>1173 Patient Care Equipment</b>					<b>4,780</b>
	68.25 Labor hours				
<b>1220 Window Treatments</b>					
<b>12-2113.100</b>	<b>Blinds</b>				
	50 Roller Shades at Exterior Glazing	513.00 sf	16.101 /sf		8,260
	<b>Blinds</b>				<b>8,260</b>
	15.39 Labor hours				
<b>1220 Window Treatments</b>					<b>8,260</b>
	15.39 Labor hours				
<b>1420 Elevators</b>					
<b>14-2000.110</b>	<b>Elevators Hydraulic</b>				
	20 Passenger Elevator - 2 Stop	1.00 ea	106,000.00 /ea		106,000
	20 Misc. Elevator Sub Charges - Run Car, Barricades, Etc.	1.00 ea	5,000.00 /ea		5,000
	<b>Elevators Hydraulic</b>				<b>111,000</b>
<b>1420 Elevators</b>					<b>111,000</b>
<b>2100 Fire Protection</b>					
<b>21-0002.010</b>	<b>Fire Protection - Basic Requirements</b>				
	10 Coordination and Clash Detection	1.00 ls	15,000.00 /ls		15,000
	<b>Fire Protection - Basic Requirements</b>				<b>15,000</b>
<b>21-0010.110</b>	<b>Fire Protection Subcontract</b>				
	100 Sprinkler subcontractor bond	1.00 ls	6,800.00 /ls		6,800
	<b>Fire Protection Subcontract</b>				<b>6,800</b>
<b>21-1000.000</b>	<b>Fire Protection Demo</b>				
	5 Demo sprinkler system - cut, drain, cap and make safe	1.00 ea	1,000.00 /ea		1,000
	16 Demo fire pump	1.00 ea	3,500.00 /ea		3,500



Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
	<b>Fire Protection Demo</b>				<b>4,500</b>
<b>21-1300.000</b>	<b>Sprinkler Systems</b>				
	10 Sprinkler-wet system	21,120.00	sf	4.50 /sf	95,040
	600 Sprinkler head guard (basement)	12.00	ea	16.264 /ea	195
	4" main 4" FP main - sched 40 steel within attic space to existing facility (Drawing FPS1.1)	350.00	lf	89.777 /lf	31,422
	FPentrance Fire protection service entrance	1.00	ea	13,971.97 /ea	13,972
	rigging Rigging - pump house	1.00	lsum	12,000.00 /lsum	12,000
	<b>Sprinkler Systems</b>				<b>152,629</b>
	257.933 Labor hours				
<b>21-2000.000</b>	<b>Fire Extinguishing Systems</b>				
	10 Ansul Sapphire system	1.00	ls	80,000.00 /ls	80,000
	<b>Fire Extinguishing Systems</b>				<b>80,000</b>
<b>21-3000.110</b>	<b>Fire Hoses &amp; Pumps</b>				
	Electric 24 Fire pump - packaged system with jockey pump and controllers	1.00	ea	390,800.00 /ea	390,800
	<b>Fire Hoses &amp; Pumps</b>				<b>390,800</b>
<b>2100 Fire Protection</b>					<b>649,729</b>
	257.933 Labor hours				
<b>2200 Plumbing &amp; HVAC</b>					
<b>01-3050.010</b>	<b>Storage Trailer</b>				
	10 Storage Trailer	6.00	mnth	200.00 /mnth	1,200
	<b>Storage Trailer</b>				<b>1,200</b>
<b>01-7050.010</b>	<b>Current Cleanup</b>				
	10 Current Cleanup	19.00	wk	1,326.90 /wk	25,211
	<b>Current Cleanup</b>				<b>25,211</b>
	380.00 Labor hours				
<b>22-0000.150</b>	<b>Plumbing Allowances</b>				
	15 ALLOWANCE - plumbing reconnections during enabling	1.00	ls	1,000.00 /ls	1,000
	<b>Plumbing Allowances</b>				<b>1,000</b>
<b>22-0005.010</b>	<b>Plumbing Demolition</b>				
	110 Plumbing demolition	1.00	lsum	3,474.32 /lsum	3,474
	<b>Plumbing Demolition</b>				<b>3,474</b>
	40.00 Labor hours				
<b>22-0500.000</b>	<b>Common Work for Plumbing</b>				
	50 Equipment start-up - sump pump	1.00	ea	345.57 /ea	346
	120 Firestopping/waterproofing	1.00	lsum	3,500.00 /lsum	3,500
	130 Plumbing identification of pipe	2,740.00	lf	0.20 /lf	548
	cd Core drilling - plumbing	1.00	lsum	1,500.00 /lsum	1,500

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
<b>Common Work for Plumbing</b>					<b>5,894</b>
	2.00 Labor hours				
<b>22-0700.110</b>	<b>Plumbing Insulation</b>				
10	Domestic water piping insulation	2,740.00	If	12.00 /lf	32,880
286	PVC jacketed fittings - basement	1.00	lsum	750.00 /lsum	750
300	Rain leader insulation	370.00	lnft	16.00 /lnft	5,920
400	Condensate piping insulation	200.00	lf	10.00 /lf	2,000
<b>Plumbing Insulation</b>					<b>41,550</b>
<b>22-1100.000</b>	<b>Water Distribution Piping</b>				
110	Copper sweat mains to 3"	850.00	lf	90.00 /lf	76,500
120	Copper sweat branches to 1"	1,890.00	lf	35.00 /lf	66,150
w 10	Service entrance	1.00	ea	14,453.92 /ea	14,454
w 30	Disinfection	1.00	ls	2,913.41 /ls	2,913
w 70	Ice Maker Connection	1.00	ea	177.33 /ea	177
<b>Water Distribution Piping</b>					<b>160,195</b>
	61.20 Labor hours				
<b>22-1119.000</b>	<b>Water Piping Specialties</b>				
bfdcva 07	3/4" Backflow double check valve assembly - threaded, with ball valves - Boiler CW MU	1.00	ea	413.97 /ea	414
bfdcva 10	1" Backflow double check valve assembly - threaded, with ball valves - cistern fill	1.00	ea	363.97 /ea	364
bfp 05	Backflow check valve, 1/4" to 1/2" (icemakers)	1.00	ea	100.58 /ea	101
mv 038	P-9 Mixing valve - 3/8" Leonard LF-170	20.00	ea	172.64 /ea	3,453
wh 10	Water hammer arrestor - 1" copper	21.00	ea	155.28 /ea	3,261
z120	Pressure relief valve with discharge drain to floor - Boiler CW MU	1.00	ea	242.64 /ea	243
z140	Domestic water expansion tank - ASME, 25 gallon - Amtrol ST-60VC	1.00	ea	3,541.83 /ea	3,542
z150	Mixing valve - 2" Powers LFIS100VL	1.00	ea	6,751.52 /ea	6,752
z160	Fixed air gap - 2" (split units)	4.00	ea	159.110 /ea	636
<b>Water Piping Specialties</b>					<b>18,765</b>
	40.40 Labor hours				
<b>22-1123.000</b>	<b>Water Pumps</b>				
p 50	Pressure booster pump skid; triplex, 5 hp pumps	1.00	ea	29,971.97 /ea	29,972
z130	DHWR - Taco 0034EP-SF2	1.00	ea	1,710.28 /ea	1,710
<b>Water Pumps</b>					<b>31,682</b>
	25.00 Labor hours				
<b>22-1200.000</b>	<b>Potable Water Storage Tanks</b>				
st 600	Potable water storage tank - 1500 gallon, single wall	2.00	ea	6,000.15 /ea	12,000
<b>Potable Water Storage Tanks</b>					<b>12,000</b>
	12.00 Labor hours				
<b>22-1316.110</b>	<b>Sanitary Waste &amp; Vent Piping</b>				
cd	Condensate drainage - copper	200.00	lf	18.876 /lf	3,775
fco 200	Cleanout, round or square, bronze top - 4"	3.00	ea	168.223 /ea	505
fd 011	Finish floor drains - Z-415-S	3.00	ea	411.217 /ea	1,234
pvc 00	PVC waste and vent - below ground	700.00	lf	50.00 /lf	35,000
pvc 01	PVC waste and vent - above ground	2,420.00	lf	60.00 /lf	145,200
vtr 10	VTR	1.00	ea	636.21 /ea	636

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Sanitary Waste &amp; Vent Piping</b>			<b>186,350</b>
	19.491 Labor hours			
<b>22-1329.110</b>	<b>Sanitary Sewerage Pumps</b>			
50	Elevator sump - 25 gpm, oil minder	2.00 ea	6,489.73 /ea	12,979
	<b>Sanitary Sewerage Pumps</b>			<b>12,979</b>
	32.00 Labor hours			
<b>22-1413.110</b>	<b>Storm Drainage Piping</b>			
ds 30	P-15 Downspout nozzle - 'Lamb's tongue'	2.00 ea	310.280 /ea	621
h 20	Combination roof drain/overflow drain	3.00 ea	953.04 /ea	2,859
nh 40	NH 4"	230.00 lf	105.079 /lf	24,168
nh 60	NH 6"	140.00 lf	139.317 /lf	19,504
pvc 01	PVC waste and vent - below ground	80.00 lf	50.00 /lf	4,000
	<b>Storm Drainage Piping</b>			<b>51,152</b>
	127.631 Labor hours			
<b>22-3200.000</b>	<b>Water Filtration Equipment</b>			
40	Domestic water filtration - Marlo Twin Alternating Softener System	1.00 ea	3,999.84 /ea	4,000
	<b>Water Filtration Equipment</b>			<b>4,000</b>
	3.00 Labor hours			
<b>22-3500.000</b>	<b>Water Heat Exchangers</b>			
id 119	Indirect HW storage tanks - 119 gallon	2.00 ea	4,922.43 /ea	9,845
	<b>Water Heat Exchangers</b>			<b>9,845</b>
	8.00 Labor hours			
<b>22-4045.000</b>	<b>Plumbing Equipment</b>			
60	Hose bib - water entrance, mechanical room	2.00 ea	246.215 /ea	492
62	Zurn anti-siphon hose bibb Z1320XL	2.00 ea	536.215 /ea	1,072
100	Ice maker box	1.00 ea	120.28 /ea	120
	<b>Plumbing Equipment</b>			<b>1,685</b>
	9.00 Labor hours			
<b>22-4213.000</b>	<b>Water Closets, Urinals &amp; Bidets</b>			
600	Toilet seat	6.00 ea	68.985 /ea	414
fv 300	Flush valve - manual, bedpan/clinic sink washer, 1.6gpf	2.00 ea	735.28 /ea	1,471
u230	WC - commercial floor-mounted toilet, floor discharge (less flushometer)	6.00 ea	572.432 /ea	3,435
u240	Flush valve - Toto sensor-flush valve Eco-Power 1.6 gpf	6.00 ea	951.52 /ea	5,709
	<b>Water Closets, Urinals &amp; Bidets</b>			<b>11,028</b>
	42.50 Labor hours			
<b>22-4216.000</b>	<b>Lavatories and Sinks</b>			
fm 86	P-9, P-10, P-11, P-12, P-13 Faucet, manual - Chicago 895-317GN2AE65VPAB	26.00 ea	510.28 /ea	13,267
l 200	Lavatory, wall hung - no faucet	6.00 ea	547.432 /ea	3,285
l 210	Lavatory carrier - single, concealed arm	6.00 ea	520.560 /ea	3,123
s 100	P-10, P-11, P-12, P-13 Sink - single basin stainless steel, no faucet	6.00 ea	1,166.823 /ea	7,001
s 800	Sink, clinical - pedestal service sink (no flush valve)	2.00 ea	836.22 /ea	1,672

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>22-4216.000</b>	<b>Lavatories and Sinks</b>			
s 900	Sink, mop - 24x24, w/ accessories	1.00 ea	1,534.11 /ea	1,534
z190	P-2 Faucet - battery-powered Zurn Z6950-XL-S, 0.5 gpm	6.00 ea	885.28 /ea	5,312
	<b>Lavatories and Sinks</b>			<b>35,194</b>
	90.40 Labor hours			
<b>22-4500.000</b>	<b>Emergency Plumbing Fixtures</b>			
180	Eyewash tempering valve - Guardian G3600LF	4.00 ea	835.28 /ea	3,341
190	Eyewash - sink-mounted Guardian GBF1848LH-L	4.00 ea	702.64 /ea	2,811
	<b>Emergency Plumbing Fixtures</b>			<b>6,152</b>
	6.00 Labor hours			
<b>22-4700.000</b>	<b>Drinking Fountains and Water Coolers</b>			
320	Bottle filling station/water fountain	1.00 ea	2,153.04 /ea	2,153
510	Bottle filling station	1.00 ea	1,322.43 /ea	1,322
	<b>Drinking Fountains and Water Coolers</b>			<b>3,475</b>
	9.00 Labor hours			
<b>22-6300.110</b>	<b>Gas Piping</b>			
1000	Schedule 40 threaded 1" - to relocated generators (underground piping by others)	75.00 lf	47.536 /lf	3,565
1250	Schedule 40 threaded 1-1/4"	70.00 lf	37.247 /lf	2,607
2000	Schedule 40 threaded 2"	50.00 lf	65.169 /lf	3,258
9499	Gas connections to relocated generators	3.00 ea	410.28 /ea	1,231
9499	Gas connections to relocated generator at MV Pharmacy	1.00 ea	410.28 /ea	410
9499	Gas connections to permanent new generator	1.00 ea	410.28 /ea	410
9519	Gas pressure regulator - 2" w/ vent protector	1.00 ea	585.28 /ea	585
	<b>Gas Piping</b>			<b>12,068</b>
	76.224 Labor hours			
<b>23-0002.010</b>	<b>HVAC - Basic Requirements</b>			
10	Coordination and Clash Detection	1.00 ls	20,000.00 /ls	20,000
42	Fire safing	1.00 ls	4,250.00 /ls	4,250
55	Rigging	1.00 ls	30,000.00 /ls	30,000
60	Permits VT - Plumbing, HVAC and controls	2,296.00 ea	8.50 /ea	19,516
cd	Core drilling - HVAC	1.00 lsum	2,500.00 /lsum	2,500
-sub	Plumbing, HVAC & controls subcontractor bond	1.00 ls	27,400.00 /ls	27,400
	<b>HVAC - Basic Requirements</b>			<b>103,666</b>
<b>23-0010.120</b>	<b>HVAC Allowances</b>			
-sub	ALLOWANCE - Fit-up of Crispe Porch and Meeting Room	1.00 ls	20,000.00 /ls	20,000
	<b>HVAC Allowances</b>			<b>20,000</b>
<b>23-0010.130</b>	<b>HVAC Demolition</b>			
210	Demolition - heat pump, air source to 10 ton	2.00 ea	1,289.73 /ea	2,579
380	Evacuate and reclaim refrigerant	2.00 ea	491.135 /ea	982
410	HVAC Demolition - Porch Area	1.00 lsum	1,539.73 /lsum	1,540
410	HVAC Demolition - Existing facility to be demolished, salvage of FCU's and controllers	1.00 lsum	6,448.64 /lsum	6,449

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>HVAC Demolition</b>			<b>11,550</b>
	136.00 Labor hours			
<b>23-0050.100</b>	<b>Equipment Start-up</b>			
160	Start-up unit heaters	6.00 ea	122.783 /ea	737
180	Start-up non-fan VAV boxes	27.00 ea	122.784 /ea	3,315
200	Start-up fans	3.00 ea	245.567 /ea	737
250	Start-up pumps	5.00 ea	245.568 /ea	1,228
410	Start-up boiler (< 3 gph)	3.00 ea	491.137 /ea	1,473
430	Start-up DX condenser (< 12.5T)	1.00 ea	491.14 /ea	491
445	Start-up mini-split units	3.00 ea	491.133 /ea	1,473
465	Start-up RTU (12.5T - 20T)	2.00 ea	491.14 /ea	982
	<b>Equipment Start-up</b>			<b>10,437</b>
	85.00 Labor hours			
<b>23-0593.110</b>	<b>Test, Adjust &amp; Balance</b>			
10	Pipe leakage testing	1.00 ls	2,500.00 /ls	2,500
15	Duct leakage testing	1.00 ls	5,600.00 /ls	5,600
20	TAB	21,120.00 sf	0.75 /sf	15,840
	<b>Test, Adjust &amp; Balance</b>			<b>23,940</b>
<b>23-0700.110</b>	<b>Mechanical Insulation</b>			
15	Mechanical piping	2,190.00 lf	15.00 /lf	32,850
15	Mechanical piping, refrigerant	100.00 lf	15.00 /lf	1,500
d 015	Duct - 1-1/2" blanket, foil scrim kraft facing (FSK)	14,500.00 sf	7.00 /sf	101,500
d 130	Duct - 3" board (exterior duct insulation)	0.00 sf		
d 310	Duct liner - 1"	530.00 sf	4.50 /sf	2,385
d 500	Equipment insulation	2.00 ea	500.00 /ea	1,000
id 1000	Mechanical identification per lf of pipe	2,490.00 lf	0.421 /lf	1,047
id 1000	Mechanical identification per lf of pipe, refrigerant	100.00 lf	0.421 /lf	42
j 10	Metal jacket - exterior refrigerant pipe, avg. 2" ID	100.00 lf	7.50 /lf	750
j 90	PVC jacketed pipe fittings - 10 mil - basement	1.00 lsum	1,500.00 /lsum	1,500
	<b>Mechanical Insulation</b>			<b>142,574</b>
	5.18 Labor hours			
<b>23-2100.110</b>	<b>Hydronic Piping</b>			
a 10	Hydronic branches to 1"	1,340.00 lf	45.00 /lf	60,300
a 20	Hydronic mains - 2" max.	630.00 lf	66.00 /lf	41,580
sw 4030	CS schedule 40 welded 3"	220.00 lf	146.965 /lf	32,332
	<b>Hydronic Piping</b>			<b>134,212</b>
	220.00 Labor hours			
<b>23-2120.110</b>	<b>Hydronic Hookups &amp; Trim</b>			
160	VAV coil connection	27.00 ea	522.432 /ea	14,106
200	HW unit heater connection	6.00 ea	758.648 /ea	4,552
220	Trim out hydronic pump	3.00 ea	1,864.727 /ea	5,594
as 300	Air separator, 3" dia., with strainer & air vent	1.00 ea	4,754.26 /ea	4,754
et 040	Expansion tank steel 40 gallon ASME	1.00 ea	3,583.65 /ea	3,584
x30	RCP connection - test plug, control valve install, unions, reducers, vents, isolation valves	6.00 ea	236.215 /ea	1,417
	<b>Hydronic Hookups &amp; Trim</b>			<b>34,007</b>
	217.00 Labor hours			
<b>23-2123.110</b>	<b>HVAC Pumps</b>			
bm 030	P-1, 2 - Base Mounted - end suction, 3" w/ integral VFD, BACnet interface	2.00 ea	13,873.145 /ea	27,746

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
<b>23-2123.110</b>	<b>HVAC Pumps</b>				
bm 200	Suction Diffuser, Triple Duty Valve	2.00	ea	2,344.865 /ea	4,690
x110	BP-1, 2, 3 - Ecocirc XL 65-130 w/ ECM (integral drive)	3.00	ea	5,948.143 /ea	17,844
	<b>HVAC Pumps</b>				<b>50,280</b>
	91.00 Labor hours				
<b>23-2500.000</b>	<b>HVAC Water Treatment</b>				
05	Chemical shot feeder, floor mount, 5 gallon	1.00	ea	2,007.91 /ea	2,008
190	ALLOWANCE - water treatment - 3rd party	1.00	lsum	8,500.00 /lsum	8,500
	<b>HVAC Water Treatment</b>				<b>10,508</b>
	13.00 Labor hours				
<b>23-3113.110</b>	<b>Metal Duct</b>				
250	Fabricate and install single wall rectangular ductwork	15,250.00	lbs	18.50 /lbs	282,125
168-9	Fabricate and install lined plenum at each RA, EA grille per detail	51.00	each	150.00 /each	7,650
roof support	Roof Duct Supports	0.00	ea		
	<b>Metal Duct</b>				<b>289,775</b>
<b>23-3313.000</b>	<b>Dampers</b>				
fd 2416	Fire dampers	11.00	ea	138.28 /ea	1,521
fsd 10	Fire/smoke damper	5.00	ea	435.28 /ea	2,176
vd 10	Volume dampers	205.00	ea	97.64 /ea	20,016
	<b>Dampers</b>				<b>23,714</b>
	118.50 Labor hours				
<b>23-3400.110</b>	<b>Fans</b>				
r 14	Roof exhaust w/ curb - 750 cfm (labor only)	1.00	ea	644.86 /ea	645
r 14	Roof exhaust w/ curb - 1250 cfm (labor only)	1.00	ea	644.87 /ea	645
r 20	Roof exhaust w/ curb - 1800 cfm (labor only)	1.00	ea	1,040.120 /ea	1,040
r 20	EF-1, 2 and 3 (material only)	1.00	ea	8,850.00 /ea	8,850
	<b>Fans</b>				<b>11,180</b>
	28.50 Labor hours				
<b>23-3433.110</b>	<b>Air Curtains</b>				
145	Air curtain - 7' length, HW, control panel, transformer, BMS compatible, disconnect, filter, door switch and thermostat	1.00	ea	11,850.29 /ea	11,850
	<b>Air Curtains</b>				<b>11,850</b>
	10.00 Labor hours				
<b>23-3600.110</b>	<b>Terminal Units</b>				
50	VAV w/ actuator - 0-800 cfm - w/ reheat coil	27.00	ea	2,408.024 /ea	65,017
	<b>Terminal Units</b>				<b>65,017</b>
	67.50 Labor hours				
<b>23-3713.110</b>	<b>Registers, Grilles &amp; Diff</b>				
a 20	RGD - lay-in, aluminum, double deflection	132.00	ea	310.280 /ea	40,957
a 30	RGD - wall/ceiling mount, aluminum, 12x12	43.00	ea	135.28 /ea	5,817
ld 04	Linear diffusers - 4" wide, 2 slot, insulated plenum with plaster frame	30.00	lf	86.82 /lf	2,605

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Registers, Grilles &amp; Diff</b>			<u>49,379</u>
	182.50 Labor hours			
<b>23-5100.110</b>	<b>Breaching/Chimney/Stacks</b>			
sb245	4" Sched 80 CPVC	260.00 lf	74.312 /lf	<u>19,321</u>
	<b>Breaching/Chimney/Stacks</b>			<b>19,321</b>
	94.545 Labor hours			
<b>23-5200.110</b>	<b>Boilers</b>			
x126	Lochinvar KBX0650L - Knight XL, 650MBH	3.00 ea	30,666.08 /ea	<u>91,998</u>
	<b>Boilers</b>			<b>91,998</b>
	210.00 Labor hours			
<b>23-6000.010</b>	<b>Refrigerant Piping</b>			
ls 50	Line sets for split ductless systems - 50' kit	1.00 ea	605.61 /ea	606
ls 50	Line sets for split ductless systems - 100' kit - Data Room	2.00 ea	1,191.82 /ea	2,384
ls70	Refrigerant piping roof supports	1.00 lsum	2,000.00 /lsum	<u>2,000</u>
	<b>Refrigerant Piping</b>			<b>4,989</b>
	7.00 Labor hours			
<b>23-7400.110</b>	<b>Air Handling Units</b>			
x130	RTU - 8000 cfm Trane Horizon w/ integral heat pump, motorized dampers, SF, EF, AFS, disconnect w/ outlet, roof curb w/ spring isolation, scroll compressor; controls	1.00 ea	140,762.69 /ea	140,763
x140	RTU - 8000 cfm Trane Horizon w/ integral heat pump, motorized dampers, SF, EF, AFS, disconnect w/ outlet, roof curb w/ spring isolation, scroll compressor; controls	1.00 ea	140,762.69 /ea	140,763
x150	RTU - 5000 cfm Trane Horizon w/ integral heat pump, motorized dampers, SF, EF, AFS, disconnect w/ outlet, roof curb w/ spring isolation, scroll compressor; controls	0.00 ea		
x160	Smoke detector installation in RTU/AHU - furnished and wired by others	4.00 ea	42.64 /ea	171
	<b>Air Handling Units</b>			<u>281,696</u>
	194.00 Labor hours			
<b>23-8126.110</b>	<b>Split Systems</b>			
102	Cooling only, single zone - 2 T w/ 50' installation kit, wall bracket, condensate pump, thermostat and wifi adapter	1.00 ea	7,788.66 /ea	7,789
102	Cooling only, single zone - 2 T w/ 50' installation kit, wall bracket, condensate pump, thermostat and wifi adapter - Main Data Room	2.00 ea	7,788.655 /ea	15,577
x110	Quick Sling 18" mini-split condenser stand	1.00 ea	535.28 /ea	535
x110	Quick Sling 18" mini-split condenser stand - Main Data Room	2.00 ea	535.28 /ea	1,071
	<b>Split Systems</b>			<u>24,972</u>
	75.00 Labor hours			
<b>23-8239.110</b>	<b>Unit Heaters</b>			
CUH 20	Cabinet unit heater - 20 MBH (horizontal)	4.00 ea	3,243.648 /ea	12,975
HW 11	HW unit heater	2.00 ea	2,002.43 /ea	4,005

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Unit Heaters</b>			<b>16,979</b>
	32.00 Labor hours			
<b>23-8300.110</b>	<b>Radiant Heating Units</b>			
WarmBoard12	Radiant ceiling panels - Armstrong 18" wide (straight lengths) w/ U-bends, 1" fiberglass batt insulation and lift tool	37.00 lf	148.739 /lf	5,503
	<b>Radiant Heating Units</b>			<b>5,503</b>
	24.667 Labor hours			
<b>25-1100.100</b>	<b>DDC Controls</b>			
10	DDC controls - per point	232.00 pts	1,000.00 /pts	232,000
	<b>DDC Controls</b>			<b>232,000</b>
<b>2200 Plumbing &amp; HVAC</b>				<b>2,304,447</b>
	2,795.238 Labor hours			
<b>2600 Electrical</b>				
<b>01-3050.010</b>	<b>Storage Trailer</b>			
10	Storage Trailer	7.00 mnth	200.00 /mnth	1,400
	<b>Storage Trailer</b>			<b>1,400</b>
<b>01-7050.010</b>	<b>Current Cleanup</b>			
10	Current Cleanup	19.00 wk	1,326.90 /wk	25,211
	<b>Current Cleanup</b>			<b>25,211</b>
	380.00 Labor hours			
<b>26-0000.010</b>	<b>Basic Requirements</b>			
10	Coordination & Clash Detection	1.00 ls	10,000.00 /ls	10,000
80	Electrical general conditions	1.00 ls	44,750.00 /ls	44,750
80	Electrical Bond	1.00 ls	14,100.00 /ls	14,100
	<b>Basic Requirements</b>			<b>68,850</b>
<b>26-0000.100</b>	<b>Electrical Sub</b>			
110	Lighting circuiting	21,120.00 sf	1.50 /sf	31,680
110	Lighting controls	21,120.00 sf	2.00 /sf	42,240
110	Receptacle circuiting	21,120.00 sf	2.00 /sf	42,240
	<b>Electrical Sub</b>			<b>116,160</b>
<b>26-0000.515</b>	<b>Interior Lighting</b>			
13	LED, Recessed 2x2, volumetric	230.00 ea	168.79 /ea	38,822
18	4' LED strip	33.00 ea	180.446 /ea	5,955
20	LED, 12', DIR/IND Pendant	1.00 ea	1,437.19 /ea	1,437
21	LED, 4', Wall Vandal	9.00 ea	670.064 /ea	6,031
21	Vanity	10.00 ea	270.064 /ea	2,701
21	Elevator pit	2.00 ea	242.06 /ea	484
30	LED recessed Can	35.00 ea	245.064 /ea	8,577
30	LED recessed exterior	6.00 ea	295.065 /ea	1,770
42	Wall Sconce	6.00 ea	420.063 /ea	2,520
50	Treatment room light	1.00 ea	10,280.26 /ea	10,280
60	Linear LED cove	60.00 ea	218.854 /ea	13,131



Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Interior Lighting</b>			<b>91,708</b>
	292.910 Labor hours			
<b>26-0000.520</b>	<b>Exterior Lighting</b>			
	10 Wall Pack	4.00 ea	640.128 /ea	2,561
	15 Pole Mounted, LED, sharp cut-off	4.00 ea	1,810.513 /ea	7,242
	<b>Exterior Lighting</b>			<b>9,803</b>
	40.00 Labor hours			
<b>26-0000.530</b>	<b>Exit &amp; Emergency Lighting</b>			
	15 LED, Battery, Double Face	32.00 ea	220.064 /ea	7,042
	<b>Exit &amp; Emergency Lighting</b>			<b>7,042</b>
	32.00 Labor hours			
<b>26-0000.730</b>	<b>Voice &amp; Data</b>			
	10 MDF	1.00 ea	2,121.02 /ea	2,121
	15 IDF	2.00 ea	780.255 /ea	1,561
	20 Voice/Data Outlet	86.00 ea	300.00 /ea	25,800
	20 Phone Outlet	3.00 ea	250.00 /ea	750
	20 Wireless Outlet	14.00 ea	300.00 /ea	4,200
	<b>Voice &amp; Data</b>			<b>34,432</b>
	24.00 Labor hours			
<b>26-0010.012</b>	<b>Demo Equipment</b>			
	02 Make building safe for demo	1.00 ls	2,500.00 /ls	2,500
	10 Disconnect service	2.00 ea	280.26 /ea	561
	10 Disconnect Generator	5.00 ea	784.716 /ea	3,924
	<b>Demo Equipment</b>			<b>6,984</b>
	64.00 Labor hours			
<b>26-0010.014</b>	<b>Demo Lighting</b>			
	40 Remove Site Light Fixture and 10' Pole	3.00 ea	140.127 /ea	420
	<b>Demo Lighting</b>			<b>420</b>
	6.00 Labor hours			
<b>26-0015.120</b>	<b>Steel Poles</b>			
	20 Reinstall pole light fixtures	3.00 ea	510.327 /ea	1,531
	20 Steel Poles - 10'	4.00 ea	1,010.325 /ea	4,041
	<b>Steel Poles</b>			<b>5,572</b>
	48.279 Labor hours			
<b>26-0519.110</b>	<b>MC Cable</b>			
	2- 6 Steel MC Stranded CU 2-#12 w/Grd	41.95 clf	239.36 /clf	10,041
	<b>MC Cable</b>			<b>10,041</b>
	93.222 Labor hours			
<b>26-0519.150</b>	<b>Copper Wire</b>			
	a- 2 Copper Wire #14	116.90 clf	59.856 /clf	6,997
	a- 3 Copper Wire #12	99.50 clf	71.296 /clf	7,094
	a- 6 Copper Wire #10	18.60 clf	97.452 /clf	1,813
	a- 8 Copper Wire #8	2.55 clf	133.063 /clf	339
	a- 9 Copper Wire #6	3.85 clf	176.234 /clf	679
	a-12 Copper Wire #2	10.20 clf	381.358 /clf	3,890
	a-16 Copper Wire 3/0	15.40 clf	818.205 /clf	12,600

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Copper Wire</b>			<u>33,412</u>
	233.884 Labor hours			
<b>26-0519.155</b>	<b>Aluminum Wire</b>			
a- 9	Aluminum Wire #6	2.10 clf	88.06 /clf	185
a- 9	Aluminum Wire #8	4.15 clf	83.728 /clf	347
a- 9	Aluminum Wire #6	0.30 clf	88.07 /clf	26
a-10	Aluminum Wire #4	27.80 clf	110.832 /clf	3,081
a-13	Aluminum Wire #1	4.60 clf	171.36 /clf	788
a-14	Aluminum Wire 1/0	9.60 clf	192.328 /clf	1,846
a-17	Aluminum Wire 4/0	3.10 clf	267.210 /clf	828
a-18	Aluminum Wire 250 KCMIL	75.60 clf	297.222 /clf	22,470
a-22	Aluminum Wire 500 KCMIL	4.00 clf	450.658 /clf	1,803
	<b>Aluminum Wire</b>			<u>31,376</u>
	301.945 Labor hours			
<b>26-0533.120</b>	<b>EMT Conduit</b>			
07	EMT Conduit 3/4"	6,350.00 lf	5.792 /lf	36,777
10	EMT Conduit 1"	1,100.00 lf	7.352 /lf	8,088
12	EMT Conduit 1 1/4"	415.00 lf	9.675 /lf	4,015
15	EMT Conduit 1 1/2"	255.00 lf	11.158 /lf	2,845
25	EMT Conduit 2 1/2"	385.00 lf	17.502 /lf	6,738
30	EMT Conduit 3"	1,245.00 lf	21.530 /lf	26,805
40	EMT Conduit 4"	520.00 lf	27.993 /lf	14,556
	<b>EMT Conduit</b>			<u>99,824</u>
	877.664 Labor hours			
<b>26-0533.510</b>	<b>Boxes</b>			
25-01	Steel Handy Box - 1 Gang	5.00 ea	23.648 /ea	118
	<b>Boxes</b>			<u>118</u>
	1.481 Labor hours			
<b>26-0543.115</b>	<b>Underground PVC</b>			
a 07	Underground PVC Sch 40 3/4"	480.00 lf	2.543 /lf	1,221
a 10	Underground PVC Sch 40 1"	245.00 lf	3.076 /lf	754
a 20	Underground PVC Sch 40 2"	555.00 lf	5.034 /lf	2,794
a 30	Underground PVC Sch 40 3"	595.00 lf	8.371 /lf	4,981
a 40	Underground PVC Sch 40 4"	275.00 lf	11.886 /lf	3,269
a 50	Underground PVC Sch 40 5"	250.00 lf	16.542 /lf	4,135
	<b>Underground PVC</b>			<u>17,153</u>
	145.947 Labor hours			
<b>26-2416.110</b>	<b>Incoming Switchboard</b>			
014-277-1600	Incoming section 120/208V, 1600A circuit breaker w/GFI	1.00 ea	31,328.10 /ea	31,328
	<b>Incoming Switchboard</b>			<u>31,328</u>
	25.806 Labor hours			
<b>26-2416.112</b>	<b>Distribution Switchboard</b>			
110-1600	Distribution section 1600A	1.00 ea	7,218.53 /ea	7,219
	<b>Distribution Switchboard</b>			<u>7,219</u>
	24.242 Labor hours			
<b>26-2416.113</b>	<b>Distribution Devices</b>			
480-KA-225	KA Frame Breaker 208v Bolt On - 3 Pole 200A	4.00 ea	1,855.16 /ea	7,421

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
<b>26-2416.113</b>	<b>Distribution Devices</b>				
480-MA-1000	MA Frame Breaker 208v Bolt On - 3 Pole 1000A	1.00	ea	10,010.51 /ea	10,011
	<b>Distribution Devices</b>				<b>17,431</b>
	18.00 Labor hours				
<b>26-2416.120</b>	<b>Panels</b>				
n13	Panel - 120/208V 3Ph 4W NEMA 1 MCB 60A 30	4.00	ea	5,661.28 /ea	22,645
mcb-230-100	Pole				
n13	Panel - 120/208V 3Ph 4W NEMA 1 MCB 100A 30	1.00	ea	5,661.28 /ea	5,661
mcb-230-100	Pole				
n13	Panel - 120/208V 3Ph 4W NEMA 1 MCB 225A 42	1.00	ea	7,371.82 /ea	7,372
mcb-242-225	Pole				
n13	Panel - 120/208V 3Ph 4W NEMA 1 MCB 1000A	1.00	ea	19,003.20 /ea	19,003
mcb-242-601	42 Pole				
n13	Panel - 120/208V 3Ph 4W NEMA 1 MLO 225A 42	8.00	ea	4,768.565 /ea	38,149
mlo-242-225	Pole				
n13	Panel - 120/208V 3Ph 4W NEMA 1 MLO 400A 42	1.00	ea	5,455.47 /ea	5,455
mlo-242-400	Pole				
	<b>Panels</b>				<b>98,285</b>
	400.139 Labor hours				
<b>26-2610.110</b>	<b>Magnetic Motor Starters</b>				
10-n1- 1p	Motor Toggle Switch NEMA 1 1P & Pilot Light	8.00	ea	160.18 /ea	1,281
	<b>Magnetic Motor Starters</b>				<b>1,281</b>
	10.00 Labor hours				
<b>26-2726.210</b>	<b>Receptacles</b>				
n	10 Receptacle - 20a-125v Duplex	402.00	ea	61.275 /ea	24,632
n	20 Receptacle - 20a-125v Quadrplex	18.00	ea	93.368 /ea	1,681
n	30 Receptacle - 20a-125v GFI Duplex	31.00	ea	98.415 /ea	3,051
n	50 Receptacle - 20a-125v Duplex USB	4.00	ea	50.58 /ea	202
	<b>Receptacles</b>				<b>29,566</b>
	303.196 Labor hours				
<b>26-2816.120</b>	<b>Safety Switch - Fusible</b>				
240v-n 3r-200	Fusible Safety Switch Heavy Duty 240V NEMA 3R 200A	3.00	ea	1,181.093 /ea	3,543
	<b>Safety Switch - Fusible</b>				<b>3,543</b>
	20.00 Labor hours				
<b>26-2816.121</b>	<b>Safety Switch - Non Fusible</b>				
240v-n 1- 30	Non Fusible Safety Switch Heavy Duty 240V NEMA 1 30A	6.00	ea	288.56 /ea	1,731
600v-n 3r- 30	Non Fusible Safety Switch Heavy Duty 240V NEMA 3R 30A	6.00	ea	400.45 /ea	2,403
	<b>Safety Switch - Non Fusible</b>				<b>4,134</b>
	30.385 Labor hours				
<b>26-2930.110</b>	<b>Motor Connections</b>				
120-1p- 2	Motor Connector 120v 1p 2 hp	17.00	ea	99.159 /ea	1,686
208-3p- 10	Motor Connector 208v 3p 10 hp	5.00	ea	154.516 /ea	773
	<b>Motor Connections</b>				<b>2,459</b>
	30.511 Labor hours				
<b>26-3213.110</b>	<b>Generator Assemblies</b>				

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>26-3213.110</b>	<b>Generator Assemblies</b>			
	30 Emergency Generator - 20 kw (install only)	1.00 ea	560.51 /ea	561
	50 Emergency Generator - 48 kw (install only)	2.00 ea	887.555 /ea	1,775
	125 Emergency Generator - 125 kw (install only)	1.00 ea	1,285.43 /ea	1,285
	350 Emergency Generator - 350 kw	1.00 ea	103,819.36 /ea	103,819
	<b>Generator Assemblies</b>			<b>107,440</b>
	114.272 Labor hours			
	57.136 Equipment hours			
<b>26-3623.110</b>	<b>Auto Transfer Switch</b>			
	260 Auto Transfer Switch 3P - 200a	1.00 ea	2,843.83 /ea	2,844
	600 Auto Transfer Switch 3P - 1000a	1.00 ea	22,115.02 /ea	22,115
	<b>Auto Transfer Switch</b>			<b>24,959</b>
	28.672 Labor hours			
<b>26-3623.120</b>	<b>Manual Transfer Switch</b>			
	240v-n 1-200 Dbl Throw Non Fusible Safety Switch 240V NEMA 1 200A 3P	1.00 ea	5,900.51 /ea	5,901
	<b>Manual Transfer Switch</b>			<b>5,901</b>
	8.00 Labor hours			
<b>27-0536.120</b>	<b>J Hooks</b>			
	J-2 2" J Hook and Mounting Bracket	310.00 ea	11.953 /ea	3,705
	<b>J Hooks</b>			<b>3,705</b>
	29.524 Labor hours			
<b>27-5110.110</b>	<b>Sound</b>			
	2 Waiting Room Speaker Network - ALLOWANCE	1.00 ls	1,500.00 /ls	1,500
	<b>Sound</b>			<b>1,500</b>
<b>27-5210.110</b>	<b>Nurse Call</b>			
	2 Nurse Call System - ALLOWANCE	1.00 ls	2,500.00 /ls	2,500
	<b>Nurse Call</b>			<b>2,500</b>
<b>28-2310.110</b>	<b>Security &amp; Detection</b>			
	55 Panic/Duress Button	10.00 ea	500.00 /ea	5,000
	60 Card Reader	11.00 ea	2,000.00 /ea	22,000
	80 CCTV Video Camera	5.00 ea	3,000.00 /ea	15,000
	<b>Security &amp; Detection</b>			<b>42,000</b>
<b>28-3113.110</b>	<b>Fire Alarm</b>			
	6 Break Glass Station - Addressable	9.00 ea	264.512 /ea	2,381
	16 Detector - Addressable	16.00 ea	364.619 /ea	5,834
	18 Duct Detector - Addressable	3.00 ea	403.163 /ea	1,209
	19 Remote Test Station	3.00 ea	165.153 /ea	495
	30 Strobe - Horn, Wall Mount	26.00 ea	180.757 /ea	4,700
	38 Strobe Only, Wall Mount	31.00 ea	155.757 /ea	4,828
	108 Fire Alarm Control Panel	1.00 ea	21,811.02 /ea	21,811
	<b>Fire Alarm</b>			<b>41,259</b>
	145.330 Labor hours			

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>2600 Electrical</b>				<b>984,017</b>
	3,729.410 Labor hours			
	57.136 Equipment hours			
<hr/>				
<b>3100 General Earthwork</b>				
<hr/>				
<b>02-3213.100</b>	<b>Test Pits</b>			
	10 Excavate Test Pits to locate Existing Utilities	5.00 ea	516.88 /ea	2,584
	<b>Test Pits</b>			<b>2,584</b>
	10.00 Labor hours			
	10.00 Equipment hours			
<b>02-4113.020</b>	<b>Demo Signs</b>			
	10 Remove Parking / Traffic Signs	3.00 ea	100.597 /ea	302
	<b>Demo Signs</b>			<b>302</b>
	3.00 Labor hours			
	1.00 Equipment hours			
<b>02-4113.100</b>	<b>Demo Site Surfaces</b>			
	20 Demo Asphalt Sidewalk	655.00 sf	0.984 /sf	644
	20 Demo Elevated Asphalt Sidewalk	400.00 sf	0.984 /sf	394
	25 Demo Asphalt Paving - West Parkng Area	6,265.00 sf	0.492 /sf	3,082
	25 Demo Asphalt Paving - East Parking Area	10,270.00 sf	0.492 /sf	5,052
	25 Demo Asphalt Paving @ Sewer Crossing	360.00 sf	0.492 /sf	177
	210 Demo Exterior Concrete Pads @ Generators 2 and 3	96.00 sf	6.569 /sf	631
	210 Demo Exterior Concrete Pad @ Generator 7	35.00 sf	6.569 /sf	230
	210 Demo Exterior Concrete Pad @ Generator 8	94.00 sf	5.585 /sf	525
	220 Sawcut Asphalt	200.00 lf	4.945 /lf	989
	220 Sawcut Asphalt @ MV Pharmacy	155.00 lf	4.945 /lf	767
	<b>Demo Site Surfaces</b>			<b>12,489</b>
	80.951 Labor hours			
	80.951 Equipment hours			
<b>02-4113.105</b>	<b>Demo Site Utilities</b>			
	132 Remove 1,000 gal. Propane/Fuel Tank (below grade by Fuel Supplier)			
	132 Remove 1,000 gal. Propane/Fuel Tank (above grade by Fuel Supplier)			
	310 Demo Light Pole Concrete Base	3.00 ea	159.15 /ea	477
	510 Remove Existing Septic Tank @ Messenger Valley Pharmacy	1.00 ea	2,532.780 /ea	2,533
	510 Remove Existing Distribution Boxes @ Messenger Valley Pharmacy	2.00 ea	1,532.99 /ea	3,066
	510 Remove Existing Grease Trap	1.00 ea	2,312.780 /ea	2,313
	510 Remove Existing Septic Tank	1.00 ea	2,312.79 /ea	2,313
	520 Demo Catch Basins (CB 19 and CB 20)	2.00 ea	979.795 /ea	1,960
	<b>Demo Site Utilities</b>			<b>12,661</b>
	81.50 Labor hours			
	71.313 Equipment hours			
<b>02-4113.110</b>	<b>Demo Site Sewer Lines</b>			
n b 40	Demo Sewer Piping in Leachfield @ MV Pharmacy	0.00 lf		
b 60	Demo Sewer Pipe - 6" PVC (Assumed)	50.00 lf	18.44 /lf	922

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
	<b>Demo Site Sewer Lines</b>				<b>922</b>
	6.667 Labor hours				
	5.833 Equipment hours				
<b>02-4113.115</b>	<b>Demo Site Water Lines</b>				
b 60	Demo Water Pipe - 6" C900 PVC (Assumed size and type)	165.00	lf	18.440 /lf	3,043
	<b>Demo Site Water Lines</b>				<b>3,043</b>
	22.00 Labor hours				
	19.25 Equipment hours				
<b>02-4113.120</b>	<b>Demo Site Storm Lines</b>				
b 120	Demo Storm Pipe - 12" PVC	125.00	lf	19.440 /lf	2,430
	<b>Demo Site Storm Lines</b>				<b>2,430</b>
	16.667 Labor hours				
	14.583 Equipment hours				
<b>02-4113.122</b>	<b>Demo Misc Site Lines</b>				
n 110	ALLOWANCE: Demo Propane Service Lines (lines not shown)	0.00	lf		
140	Demo Site Lighting Conduit	140.00	lf	13.830 /lf	1,936
	<b>Demo Misc Site Lines</b>				<b>1,936</b>
	14.00 Labor hours				
	12.25 Equipment hours				
<b>02-4113.130</b>	<b>Demo Site Improvements</b>				
14	Demo Planters	2.00	ea	300.00 /ea	600
110	Demo Timber Retaining Wall	112.00	sf	10.824 /sf	1,212
110	Demo Stone Retaining Wall in Courtyard (Assumed avg. 3' high)	510.00	sf	10.824 /sf	5,520
	<b>Demo Site Improvements</b>				<b>7,332</b>
	24.88 Labor hours				
	16.587 Equipment hours				
<b>02-6110.110</b>	<b>Contaminated Site Material Removal</b>				
140	Pump Out Septic Tank - Remove Sludge prior to Demo	1.00	ls	500.00 /ls	500
140	Pump Out Grease Trap - Remove Sludge prior to Demo	1.00	ls	750.00 /ls	750
n 160	Remove Soils from the Demolished Leachfield and Dispose per VT DEC	330.00	cy	50.00 /cy	16,500
	<b>Contaminated Site Material Removal</b>				<b>17,750</b>
<b>31-0002.010</b>	<b>Sitework - Basic Requirements, Fees and Permits</b>				
10	SWPP Plan	1.00	ls	1,500.00 /ls	1,500
15	SWPP Plan Monitoring	1.00	ls	1,500.00 /ls	1,500
25	Dust Control	1.00	ls	1,500.00 /ls	1,500
30	Traffic Control	1.00	ls	1,500.00 /ls	1,500
35	Traffic Signage and Barricades	1.00	ls	1,500.00 /ls	1,500
35	Bridging / Plating over sewer service road crossing during construction	1.00	ls	1,500.00 /ls	1,500
55	Utility Locator	1.00	ls	1,500.00 /ls	1,500
60	Temporary Crane Pads	2.00	ea	2,500.00 /ea	5,000
80	Daily Cleanup	1.00	ls	1,500.00 /ls	1,500
80	Street Sweeping	1.00	ls	1,500.00 /ls	1,500

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
	<b>Sitework - Basic Requirements, Fees and Permits</b>				<b>18,500</b>
<b>31-0010.110</b>	<b>Sitework Sub</b>				
-sub	Mobilization / De-Mobilization	1.00	ls	10,000.00 /ls	10,000
-sub	Mobilization / De-Mobilization	1.00	ls	5,000.00 /ls	5,000
	<b>Sitework Sub</b>				<b>15,000</b>
<b>31-0100.108</b>	<b>Site Surveys</b>				
05	Surveying / Construction Layout	1.00	ls	3,500.00 /ls	3,500
05	Surveying / Construction Layout	1.00	ls	1,500.00 /ls	1,500
20	As Builts Records & Drawings	1.00	ls	1,000.00 /ls	1,000
20	As Builts Records & Drawings	1.00	ls	500.00 /ls	500
	<b>Site Surveys</b>				<b>6,500</b>
<b>31-1100.210</b>	<b>Tree and Stump Removal</b>				
20	Tree, Shrub, Hedge and Stump Removal	5,600.00	sf	0.266 /sf	1,488
	<b>Tree and Stump Removal</b>				<b>1,488</b>
	22.40 Labor hours				
	22.40 Equipment hours				
<b>31-1400.110</b>	<b>Strip Topsoil</b>				
10	Strip Topsoil - 4"	340.00	cy	13.913 /cy	4,730
10	Strip Topsoil - 4" @ MV Pharmacy	120.00	cy	13.913 /cy	1,670
	<b>Strip Topsoil</b>				<b>6,400</b>
	19.167 Labor hours				
	57.50 Equipment hours				
<b>31-2113.130</b>	<b>Radon Mitigation</b>				
-sub	Radon Mitigation	1.00	ls	5,000.00 /ls	5,000
	<b>Radon Mitigation</b>				<b>5,000</b>
<b>31-2213.110</b>	<b>Grading</b>				
110	Rough Grade - Proposed Building Addition	16,841.00	sf	0.156 /sf	2,634
110	Rough Grade - Proposed Fire Pump Building	206.00	sf	0.626 /sf	129
110	Rough Grade - West Parking Lot Restoration	6,590.00	sf	0.156 /sf	1,031
110	Rough Grade - East Parking Lot Expansion and Restoration	17,600.00	sf	0.156 /sf	2,753
110	Rough Grade - New Asphalt Parking @ MV Pharmacy	11,210.00	sf	0.156 /sf	1,753
110	Rough Grade - Concrete Sidewalk	3,600.00	sf	0.313 /sf	1,126
110	Rough Grade - Segmented Block Retaining Wall with Slab for Generator	290.00	sf	1.251 /sf	363
110	Rough Grade - Concrete Pads for Relocated Generators 2, 3, and 7	235.00	sf	1.251 /sf	294
110	Rough Grade - Concrete Pad for Relocated Generator @ MV Pharmacy	38.00	sf	1.251 /sf	48
110	Rough Grade - StormTech SC-740 UG Storm Chambers Area @ MV Pharmacy	1,300.00	sf		
110	Rough Grade - Stormwater Detention Pond Area @ MV Pharmacy	2,130.00	sf	0.313 /sf	666
110	Rough Grade - Rip Rap Outfall Area @ MV Pharmacy	460.00	sf	0.313 /sf	144
110	Rough Grade - 30,000 Gallon Water Cistern Tanks	1,000.00	sf	0.313 /sf	313
110	Rough Grade - Lawn	10,630.00	sf	0.104 /sf	1,108

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
<b>31-2213.110</b>	<b>Grading</b>			
110	Rough Grade - Lawn @ MV Pharmacy	3,200.00 sf	0.104 /sf	334
120	Fine Grade - Proposed Building Addition	16,841.00 sf	0.313 /sf	5,268
120	Fine Grade - Proposed Fire Pump Building	206.00 sf	1.251 /sf	258
120	Fine Grade - West Parking Lot Restoration	6,590.00 sf	0.313 /sf	2,061
120	Fine Grade - East Parking Lot Expansion	17,600.00 sf	0.313 /sf	5,505
120	Fine Grade - New Asphalt Parking @ MV Pharmacy	11,210.00 sf	0.313 /sf	3,507
120	Fine Grade - Concrete Sidewalk	3,600.00 sf	0.626 /sf	2,252
120	Fine Grade - Segmented Block Retaining Wall with Slab for Generator	290.00 sf	1.251 /sf	363
120	Fine Grade - Concrete Pads for Relocated Generators 2, 3, and 7	235.00 sf	1.251 /sf	294
120	Fine Grade - Concrete Pad for Relocated Generator @ MV Pharmacy	38.00 sf	1.251 /sf	48
120	Fine Grade - StormTech SC-740 UG Storm Chambers Area @ MV Pharmacy	1,300.00 sf		
120	Fine Grade - Stormwater Detention Pond Area @ MV Pharmacy	2,130.00 sf	0.626 /sf	1,333
120	Fine Grade - Rip Rap Outfall Area @ MV Pharmacy	460.00 sf	0.626 /sf	288
120	Fine Grade - 30,000 Gallon Water Cistern Tanks (done when grading parking lot)	1,000.00 sf	0.626 /sf	626
120	Fine Grade - Lawn	10,630.00 sf	0.626 /sf	6,650
120	Fine Grade - Lawn @ MV Pharmacy	3,200.00 sf	0.209 /sf	667
	<b>Grading</b>			<b>41,815</b>
	267.350 Labor hours			
	267.350 Equipment hours			
<b>31-2316.215</b>	<b>Foundation Excavation - Ftgs, Walls, Columns</b>			
105	Excavation of Proposed Building Foundation	16,841.00 sf	5.00 /sf	84,205
105	Excavation of Proposed Fire Pump Building	206.00 sf	5.00 /sf	1,030
	<b>Foundation Excavation - Ftgs, Walls, Columns</b>			<b>85,235</b>
<b>31-2316.220</b>	<b>Mass-Site Excavation</b>			
102	Mass-Site Excavation - Place Onsite	100.00 cy	9.414 /cy	941
105	Mass-Site Excavation - Haul Offsite	650.00 cy	16.413 /cy	10,668
105	Mass-Site Excavation - Haul Offsite (Material displaced by new subbase material)	1,040.00 cy	16.413 /cy	17,069
	<b>Mass-Site Excavation</b>			<b>28,679</b>
	73.194 Labor hours			
	216.806 Equipment hours			
<b>31-2316.225</b>	<b>Hand Excavation</b>			
120	Shape & Grade of Building Footings and Elevator Pit	29.00 sq	78.202 /sq	2,268
120	Shape & Grade of Footings @ Fire Pump House	2.40 sq	78.20 /sq	188
	<b>Hand Excavation</b>			<b>2,456</b>
	15.70 Labor hours			
	15.70 Equipment hours			
<b>31-2316.510</b>	<b>Rock Excavation</b>			
206	ALLOWANCE: Rock Excavation from Open Areas - Haul Offsite	1,400.00 cy	15.869 /cy	22,217
206	ALLOWANCE: Rock Excavation from Trench - Haul Offsite	700.00 cy	15.869 /cy	11,108



Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Rock Excavation</b>			<b>33,325</b>
	131.25 Labor hours			
	262.50 Equipment hours			
<b>31-2319.120</b>	<b>Dewatering</b>			
10	Dewatering	2.00 ls	7,500.00 /ls	15,000
	<b>Dewatering</b>			<b>15,000</b>
<b>31-2323.210</b>	<b>Site Fills</b>			
205	Site Fills - Structural Fill - Import from Offsite	515.00 cy	45.283 /cy	23,321
205	Site Fills - Structural Fill - Import from Offsite (Replacement of Ledge in Utility Trenching)	700.00 cy	45.283 /cy	31,698
	<b>Site Fills</b>			<b>55,019</b>
	151.875 Labor hours			
	240.469 Equipment hours			
<b>31-2323.215</b>	<b>Structure Backfill</b>			
202	Backfill Propane Tanks - Clean Sand	125.00 cy	38.285 /cy	4,786
305	Crushed Stone under Proposed Building Footings - 12"	130.00 cy	45.285 /cy	5,887
305	Crushed Stone under Proposed Fire Pump House Footings - 12"	11.00 cy	45.285 /cy	498
	<b>Structure Backfill</b>			<b>11,171</b>
	53.20 Labor hours			
	39.90 Equipment hours			
<b>31-2323.220</b>	<b>Backfill Slabs</b>			
10	Crushed Gravel under Proposed Building Addition Slab - 12"	780.00 cy	41.160 /cy	32,105
10	Crushed Gravel under Proposed Fire Pump House Slab - 12"	10.00 cy	41.16 /cy	412
	<b>Backfill Slabs</b>			<b>32,516</b>
	158.00 Labor hours			
	79.00 Equipment hours			
<b>31-2335.100</b>	<b>Stone &amp; Grass Lined Swales</b>			
10	Grass Lined Swale	95.00 lf	13.472 /lf	1,280
	<b>Stone &amp; Grass Lined Swales</b>			<b>1,280</b>
	11.40 Labor hours			
	3.80 Equipment hours			
<b>31-2500.110</b>	<b>Temp Erosion Control</b>			
140	Silt Fence	200.00 lf	2.229 /lf	446
140	Silt Fence @ MV Pharmacy	150.00 lf	2.229 /lf	334
141	Remove Silt Fence	200.00 lf	1.037 /lf	207
141	Remove Silt Fence @ MV Pharmacy	150.00 lf	1.037 /lf	156
180	Stabilized Construction Entrance - Stone	2,600.00 sf	1.112 /sf	2,891
182	Remove Stabilized Construction Entrance - Stone	2,600.00 sf	0.483 /sf	1,255
190	Temporary Seeding & Mulch	13,830.00 sf	0.05 /sf	692
220	Inlet Protection @ Catch Basins	6.00 ea	81.952 /ea	492
222	Remove Inlet Protection @ Catch Basins	6.00 ea	56.952 /ea	342

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Temp Erosion Control</b>			<b>6,814</b>
	31.333 Labor hours			
	13.40 Equipment hours			
<b>31-3100.100</b>	<b>Topsoil Replacement &amp; Treatments</b>			
05	Replace Topsoil - Screen & Reuse Existing - 4"	155.00 cy	27.840 /cy	4,315
05	Replace Topsoil - Screen & Reuse Existing @ MV Pharmacy - 4"	50.00 cy	57.840 /cy	2,892
	<b>Topsoil Replacement &amp; Treatments</b>			<b>7,207</b>
	30.75 Labor hours			
	38.438 Equipment hours			
<b>31-3713.100</b>	<b>Rip Rap</b>			
10	Rip Rap Machine Place @ Detention Pond Outfall	20.00 cy	38.840 /cy	777
	<b>Rip Rap</b>			<b>777</b>
	3.00 Labor hours			
	1.00 Equipment hours			
<b>32-1116.005</b>	<b>Subbase Materials</b>			
n	150 Crushed Gravel @ West Parking Lot Restoration - 18"	458.00 cy	39.033 /cy	17,877
n	150 Crushed Gravel @ East Parking Lot Expansion and Restoration - 18"	1,223.00 cy	39.033 /cy	47,737
n	150 Crushed Gravel @ New Asphalt Paving @ MV Pharmacy - 18"	780.00 cy	39.033 /cy	30,446
	150 Crushed Gravel @ Concrete Sidewalk - 12"	167.00 cy	39.033 /cy	6,519
	150 Crushed Gravel @ Concrete Hold-down Pad for Propane Tanks - 12"	20.00 cy	39.033 /cy	781
	150 Crushed Gravel @ Concrete Pads for Generators - 12"	26.00 cy	39.033 /cy	1,015
	150 Crushed Gravel @ 30,000 Gallon Water Cistern Tanks - 12"	46.00 cy	39.033 /cy	1,796
	210 Lean Concrete Fill @ Foundation Wall along Column Line 6	138.00 cy	150.00 /cy	20,700
	<b>Subbase Materials</b>			<b>126,870</b>
	340.00 Labor hours			
	425.002 Equipment hours			
<b>32-1216.110</b>	<b>Asphalt Paving - Ton</b>			
10	Asphalt Paving @ West Parking Lot Restoration - 3"	122.00 ton	110.00 /ton	13,420
10	Asphalt Paving @ East Parking Lot Expansion and Restoration - 3"	326.00 ton	110.00 /ton	35,860
10	Asphalt Paving @ Parking Lot @ MV Pharmacy - 3"	208.00 ton	110.00 /ton	22,880
	<b>Asphalt Paving - Ton</b>			<b>72,160</b>
<b>32-1216.830</b>	<b>Paving Textiles</b>			
30	Filter Fabric @ Building Footprint	2,060.00 sy	1.897 /sy	3,907
30	Filter Fabric @ Fire Pump House Footprint	25.00 sy	1.897 /sy	47
30	Filter Fabric @ West Parking Lot Restoration	805.00 sy	1.897 /sy	1,527
30	Filter Fabric @ East Parking Lot Expansion and Restoration	2,153.00 sy	1.897 /sy	4,083
30	Filter Fabric @ Parking Lot @ MV Pharmacy	1,370.00 sy	1.897 /sy	2,598
30	Filter Fabric @ Concrete Sidewalks	440.00 sy	1.897 /sy	835

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Paving Textiles</b>			<b>12,998</b>
	137.060 Labor hours			
<b>32-1313.100</b>	<b>Site Concrete</b>			
110	Concrete Sidewalk	3,600.00 sf	12.00 /sf	43,200
110	Concrete Hold-Down Pad for Propane Tanks	504.00 sf	15.00 /sf	7,560
110	Concrete Pad @ Generators 2, 3, and 7	235.00 sf	15.00 /sf	3,525
110	Concrete Pad for Generator (In Div. 03)			
110	Concrete Pad @ Relocated Generator near MV Pharmacy	38.00 sf	15.00 /sf	570
110	Concrete Pad @ North Door Entry	160.00 sf	15.00 /sf	2,400
110	Concrete Hold-Down Pad for Propane Tanks (Assumed Above Ground)	50.00 sf	15.00 /sf	750
110	Concrete Pad @ Temp. Generator @ MV Pharmacy	24.00 sf	15.00 /sf	360
110	Concrete Pad @ Temp. Generator @ Grace Cottage	90.00 sf	15.00 /sf	1,350
	<b>Site Concrete</b>			<b>59,715</b>
<b>32-1640.120</b>	<b>Curbs - Granite</b>			
10	Vertical Granite Curb	415.00 lf	36.00 /lf	14,940
	<b>Curbs - Granite</b>			<b>14,940</b>
<b>32-1723.100</b>	<b>Pavement Marking</b>			
1220	Parking Spaces @ West Asphalt Parking Restoration	16.00 ea	10.00 /ea	160
1220	Parking Spaces @ East Asphalt Parking Expansion	43.00 ea	10.00 /ea	430
1220	Parking Spaces @ Asphalt Parking @ MV Pharmacy	16.00 ea	10.00 /ea	160
1226	Painted Handicap Symbol	3.00 ea	125.00 /ea	375
1228	Painted Arrows @ Asphalt Parking	2.00 ea	25.00 /ea	50
1228	Painted Arrows @ Asphalt Parking @ MV Pharmacy	4.00 ea	25.00 /ea	100
1232	Painted No Parking Area	1,050.00 sf	2.50 /sf	2,625
	<b>Pavement Marking</b>			<b>3,900</b>
<b>32-3113.060</b>	<b>Chain Link Fence Accessories</b>			
110	Temporary Chain Link Construction Fence (1st 12 Months)	900.00 lf	5.00 /lf	4,500
110	Temporary Chain Link Construction Fence (2nd 12 Months)	900.00 lf	2.50 /lf	2,250
110	Temporary Chain Link Construction Fence - Windscreen	900.00 lf	3.50 /lf	3,150
110	Temporary Chain Link Construction Fence - 24' wide Double Gates	2.00 ea	550.00 /ea	1,100
110	Temporary Chain Link Construction Fence - Maintenance and Relocation	900.00 lf	2.00 /lf	1,800
	<b>Chain Link Fence Accessories</b>			<b>12,800</b>
<b>32-3200.110</b>	<b>Site Landscaped Walls</b>			
20	Reconstruct Section of Boulder Wall (Reusing Existing Boulders)	0.00 sf		
120	Stamped Engineering Design Drawings	1.00 ls	3,000.00 /ls	3,000
120	Precast Block Retaining Wall @ Propane Tanks & Generator (Revised 11-02-2022)	856.00 sf	60.00 /sf	51,360
120	Precast Block Retaining Wall @ Courtyard (Revised 11-02-2022)	516.00 sf	50.00 /sf	25,800

Item	Description	Takeoff Qty	Total		
			Unit Cost	Amount	
	<b>Site Landscaped Walls</b>			<u>80,160</u>	
<b>33-0521.010</b>	<b>Pipe Trenching</b>				
	4 Trenching - Site Electrical - UGE	410.00	lf	13.927 /lf	5,710
	4 Trenching - Site Lighting	530.00	lf	13.927 /lf	7,381
	4 Trenching - Propane Service Lines	425.00	lf	13.927 /lf	5,919
	4 Trenching - Underslab Mechanical Piping	775.00	lf	13.927 /lf	10,793
	4 Trenching - Site Electrical - UGE	400.00	lf	13.927 /lf	5,571
	<b>Pipe Trenching</b>			<u>35,374</u>	
	169.333 Labor hours				
	296.333 Equipment hours				
<b>33-0550.020</b>	<b>Concrete for Utilities</b>				
	10 Concrete Thrust Blocks	12.00	ea	100.00 /ea	1,200
	30 Concrete Encasement of Site Electrical - NOT INCLUDED				
	100 Concrete Base - Light Pole	7.00	ea	750.00 /ea	5,250
	<b>Concrete for Utilities</b>			<u>6,450</u>	
<b>33-0550.024</b>	<b>Warning Tape</b>				
	12 Warning Tape Detectable - Water	530.00	lf	0.155 /lf	82
	12 Warning Tape Detectable - Sewer	250.00	lf	0.155 /lf	39
	12 Warning Tape Detectable - Sewer Forcemain	160.00	lf	0.155 /lf	25
	12 Warning Tape Detectable - Storm	475.00	lf	0.155 /lf	73
	12 Warning Tape Detectable - Site Electrical - UGE	485.00	lf	0.155 /lf	75
	12 Warning Tape Detectable - Site Lighting	530.00	lf	0.155 /lf	82
	12 Warning Tape Detectable - Site Electrical - UGE	325.00	lf	0.155 /lf	50
	<b>Warning Tape</b>			<u>426</u>	
	5.51 Labor hours				
	5.51 Equipment hours				
<b>33-1002.101</b>	<b>DI Push On Pipe</b>				
c 6	Water Piping - 6" DI	410.00	lf	44.578 /lf	18,277
c 6	6" Riser with Threaded Rod, Tap Cap	1.00	ea	1,500.00 /ea	1,500
	<b>DI Push On Pipe</b>			<u>19,777</u>	
	65.60 Labor hours				
	53.30 Equipment hours				
<b>33-1002.210</b>	<b>DI Pipe MJ Restraints etc</b>				
a 6	6" DI Pipe Megalugs	26.00	ea	123.944 /ea	3,223
	<b>DI Pipe MJ Restraints etc</b>			<u>3,223</u>	
	26.00 Labor hours				
<b>33-1002.255</b>	<b>DI MJ Misc Fittings</b>				
6	6" DI MJ Misc Fitting	12.00	ea	193.943 /ea	2,327
	<b>DI MJ Misc Fittings</b>			<u>2,327</u>	
	12.00 Labor hours				
<b>33-1004.601</b>	<b>PVC C-900 Pressure Pipe</b>				
4	Water Piping - 1" CTS C901 Fire Pump House Fill Line from Well	120.00	lf	17.674 /lf	2,121

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>PVC C-900 Pressure Pipe</b>			<u>2,121</u>
	12.00 Labor hours			
	9.75 Equipment hours			
<b>33-1216.110</b>	<b>Valves - Gate</b>			
6	6" Gate Valves	2.00 ea	818.945 /ea	1,638
6	6" Gate Valve Box and Cover	2.00 ea	243.945 /ea	<u>488</u>
	<b>Valves - Gate</b>			<b>2,126</b>
	4.00 Labor hours			
<b>33-1216.410</b>	<b>Water Service Wet &amp; Dry Taps</b>			
d 1007	Water Tapping Sleeve & Valve	1.00 ea	4,500.00 /ea	<u>4,500</u>
	<b>Water Service Wet &amp; Dry Taps</b>			<b>4,500</b>
<b>33-1216.420</b>	<b>Curb Stop &amp; Corporation Valve</b>			
a 10	1" Curb Stop	1.00 ea	293.94 /ea	<u>294</u>
	<b>Curb Stop &amp; Corporation Valve</b>			<b>294</b>
	1.00 Labor hours			
<b>33-1219.620</b>	<b>Fire Hydrants</b>			
10	Fire Hydrants - NONE SHOWN	0.00 ea		
<b>33-1300.010</b>	<b>Flushing &amp; Test of Water Lines</b>			
10	Water Line Testing	1.00 ea	1,253.110 /ea	<u>1,253</u>
	<b>Flushing &amp; Test of Water Lines</b>			<b>1,253</b>
	16.00 Labor hours			
<b>33-1600.010</b>	<b>Water Storage Tanks</b>			
n C-0100	30,000 Gallon Water Cistern Tanks	1.00 ls	86,376.70 /ls	<u>86,377</u>
	<b>Water Storage Tanks</b>			<b>86,377</b>
	96.00 Labor hours			
<b>33-3100.350</b>	<b>Sewer Piping</b>			
04	Sewer Piping - 2" SDR11 Forcemain	160.00 lf	23.578 /lf	3,772
n 06	Sewer Piping - 6" PVC	250.00 lf	28.578 /lf	<u>7,144</u>
	<b>Sewer Piping</b>			<b>10,917</b>
	65.60 Labor hours			
	53.30 Equipment hours			
<b>33-3613.105</b>	<b>Septic Tanks</b>			
50	Septic Tanks 2,000 gal.	1.00 ea	8,585.57 /ea	8,586
50	Septic Tanks 4,000 gal.	1.00 ea	11,185.57 /ea	<u>11,186</u>
	<b>Septic Tanks</b>			<b>19,771</b>
	64.00 Labor hours			
	40.00 Equipment hours			
<b>33-3615.110</b>	<b>Grease Trap Tanks</b>			
10	Grease Trap - 1,500 Gal	1.00 ea	7,885.56 /ea	7,886

Item	Description	Takeoff Qty	Total	
			Unit Cost	Amount
	<b>Grease Trap Tanks</b>			<u>7,886</u>
	32.00 Labor hours			
	20.00 Equipment hours			
<b>33-3913.210</b>	<b>Core Drill &amp; Boot</b>			
60	Core Drill & Boot - 2"	2.00 ea	338.28 /ea	<u>677</u>
	<b>Core Drill &amp; Boot</b>			<b>677</b>
	8.00 Labor hours			
	4.00 Equipment hours			
<b>33-3923.110</b>	<b>Sewer Cleanouts</b>			
06	6" Sewer Cleanout	1.00 ea	600.89 /ea	<u>601</u>
	<b>Sewer Cleanouts</b>			<b>601</b>
	1.50 Labor hours			
	0.50 Equipment hours			
<b>33-3930.100</b>	<b>Testing and Maintenance of Sewer</b>			
130	Sewer and Manhole Testing	2.00 ls	1,000.00 /ls	<u>2,000</u>
	<b>Testing and Maintenance of Sewer</b>			<b>2,000</b>
<b>33-4100.350</b>	<b>SDR 35 Pipe</b>			
4	Perimeter Footing Drain - 4" SDR 35	550.00 lf	21.565 /lf	<u>11,861</u>
	<b>SDR 35 Pipe</b>			<b>11,861</b>
	73.333 Labor hours			
	59.583 Equipment hours			
<b>33-4102.202</b>	<b>HDPE Corrugated Pipe - Smooth Interior</b>			
12	Storm Piping - 12" HDPE	275.00 lf	37.078 /lf	10,196
15	Storm Piping - 15" HDPE	165.00 lf	43.078 /lf	7,108
24	Storm Piping - 24" HDPE	35.00 lf	68.347 /lf	<u>2,392</u>
	<b>HDPE Corrugated Pipe - Smooth Interior</b>			<b>19,696</b>
	77.40 Labor hours			
	62.888 Equipment hours			
<b>33-4913.150</b>	<b>Yard Drain</b>			
01	Nyoplast Drains	5.00 ea	600.896 /ea	<u>3,004</u>
	<b>Yard Drain</b>			<b>3,004</b>
	7.50 Labor hours			
	2.50 Equipment hours			
<b>33-4913.210</b>	<b>Catch Basin by Quote</b>			
01	Catch Basin	2.00 ea	2,171.395 /ea	<u>4,343</u>
	<b>Catch Basin by Quote</b>			<b>4,343</b>
	16.00 Labor hours			
	10.00 Equipment hours			
<b>33-4913.310</b>	<b>Manholes by Quote</b>			
01	Storm Drain Manholes	1.00 ea	4,142.78 /ea	4,143
01	Outlet Control Structure @ Detention Pond @ MV Pharmacy	1.00 ea	4,242.78 /ea	4,243

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
	<b>Manholes by Quote</b>				<b>8,386</b>
	32.00 Labor hours				
	20.00 Equipment hours				
<b>33-4923.100</b>	<b>Storm Drainage Water Retention Structures</b>				
n	10 ALLOWANCE: UG Stormwater System Area (StormTech SC-740 Chambers)	1,300.00	sf	23.25 /sf	30,225
	10 ALLOWANCE: Stormwater Detention Pond	2,130.00	sf	5.00 /sf	10,650
	6500 Old Castle 10'x30' Precast Concrete Sedimentation Tank and Sand Filter	2.00	ea	39,371.14 /ea	78,742
	6500 Old Castle 10'x30'x5' Precast Concrete Retention Tank	1.00	ea	35,371.130 /ea	35,371
	<b>Storm Drainage Water Retention Structures</b>				<b>154,988</b>
	192.00 Labor hours				
	120.00 Equipment hours				
<b>33-7119.130</b>	<b>Electrical Vaults, Manholes, and Handholes</b>				
	30 Transformer Vault	1.00	ea	7,764.18 /ea	7,764
	<b>Electrical Vaults, Manholes, and Handholes</b>				<b>7,764</b>
	24.00 Labor hours				
	15.00 Equipment hours				
	<b>3100 General Earthwork</b>				<b>1,235,314</b>
	2,706.120 Labor hours				
	2,687.696 Equipment hours				
	<b>3123 Ledge Drilling &amp; Blasting</b>				
<b>02-3100.110</b>	<b>Geophysical Investigations and Monitoring</b>				
	110 Seismic Monitoring (included under Drilling and Blasting)	0.00	ls		
	130 Crack Monitoring	1.00	ls	1,500.00 /ls	1,500
	<b>Geophysical Investigations and Monitoring</b>				<b>1,500</b>
<b>31-2316.510</b>	<b>Rock Excavation</b>				
	206 ALLOWANCE: Rock Excavation & Removal - Haul Offsite by Site	2,100.00	cy		
<b>31-2316.520</b>	<b>Rock Drilling &amp; Blasting &amp; Breaking</b>				
	100 Pre & Post Blast Surveys	1.00	ls	10,000.00 /ls	10,000
	100 Seismic / Vibration Monitoring	1.00	ls	2,500.00 /ls	2,500
n	110 ALLOWANCE: Rock Drilling & Blasting & Breaking - Trench (Contacted MD&B - Pending)	700.00	cy	150.00 /cy	105,000
	130 ALLOWANCE: Rock Drilling & Blasting & Breaking - Open Area (Contacted MD&B - Pending)	1,400.00	cy	100.00 /cy	140,000
	<b>Rock Drilling &amp; Blasting &amp; Breaking</b>				<b>257,500</b>
	<b>3123 Ledge Drilling &amp; Blasting</b>				<b>259,000</b>
	<b>3230 Fencing &amp; Gates</b>				
<b>32-3113.004</b>	<b>Chain Link Fence - 4'</b>				
	102 Chain Link Fence - 4' High Vinyl Coated @ Propane Tank Retaining Wall	56.00	lf	65.00 /lf	3,640

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
<b>32-3113.004</b>	<b>Chain Link Fence - 4'</b>				
102	Chain Link Fence - 6' High Vinyl Coated w/ Privacy Slats @ Generator Retaining Wall	45.00	lf	85.00 /lf	3,825
	<b>Chain Link Fence - 4'</b>				<u>7,465</u>
<b>32-3113.200</b>	<b>Wooden Fence</b>				
6	Split Rail Fence along Wetland Buffer	165.00	lf	30.00 /lf	4,950
	<b>Wooden Fence</b>				<u>4,950</u>
<b>3230 Fencing &amp; Gates</b>					<b>12,415</b>
<hr/>					
<b>3290 Landscaping</b>					
<b>32-9000.110</b>	<b>Landscaping Sub</b>				
-sub	ALLOWANCE: Landscaping Plantings, Maintenance, and Warranty	1.00	ls	12,500.00 /ls	12,500
-sub	ALLOWANCE: Landscaping Plantings, Maintenance, and Warranty	1.00	ls	7,500.00 /ls	7,500
	<b>Landscaping Sub</b>				<u>20,000</u>
<b>32-9219.110</b>	<b>Lawns &amp; Grasses</b>				
15	Final Seed and Mulch	10,630.00	sf	0.15 /sf	1,595
15	Final Seed and Mulch @ MV Pharmacy	3,200.00	sf	0.15 /sf	480
	<b>Lawns &amp; Grasses</b>				<u>2,075</u>
<b>3290 Landscaping</b>					<b>22,075</b>



## Estimate Totals

Description	Amount	Totals
Labor	2,618,007	
Material	2,675,730	
Subcontract	6,781,389	
Equipment	391,307	
Other	170,096	
	<u>12,636,529</u>	<b>12,636,529</b>
Sales Tax Exempt		<b>12,636,529</b>
Building Permit by Owner		<b>12,636,529</b>
Design/Est. Contingency - 7%	884,557	
CM Construc Contingency - 3%	<u>379,096</u>	
	<b>1,263,653</b>	<b>13,900,182</b>
Builders Risk Insurance by Owner		<b>13,900,182</b>
Liability Insurance - 1.00%	<u>139,002</u>	
	<b>139,002</b>	<b>14,039,184</b>
Perform & Payment Bond <= \$10M	60,725	
Perform & Payment Bond > \$10M	<u>24,677</u>	
	<b>85,402</b>	<b>14,124,586</b>
CM Fee - 2.75%	388,426	
Preconstruction Services	<u>25,000</u>	
	<b>413,426</b>	<b>14,538,012</b>
Material & Sub Escalation to 2024 - 10%	<u>945,712</u>	
	<b>945,712</b>	<b>15,483,724</b>
<b>Total</b>		<b>15,483,724</b>

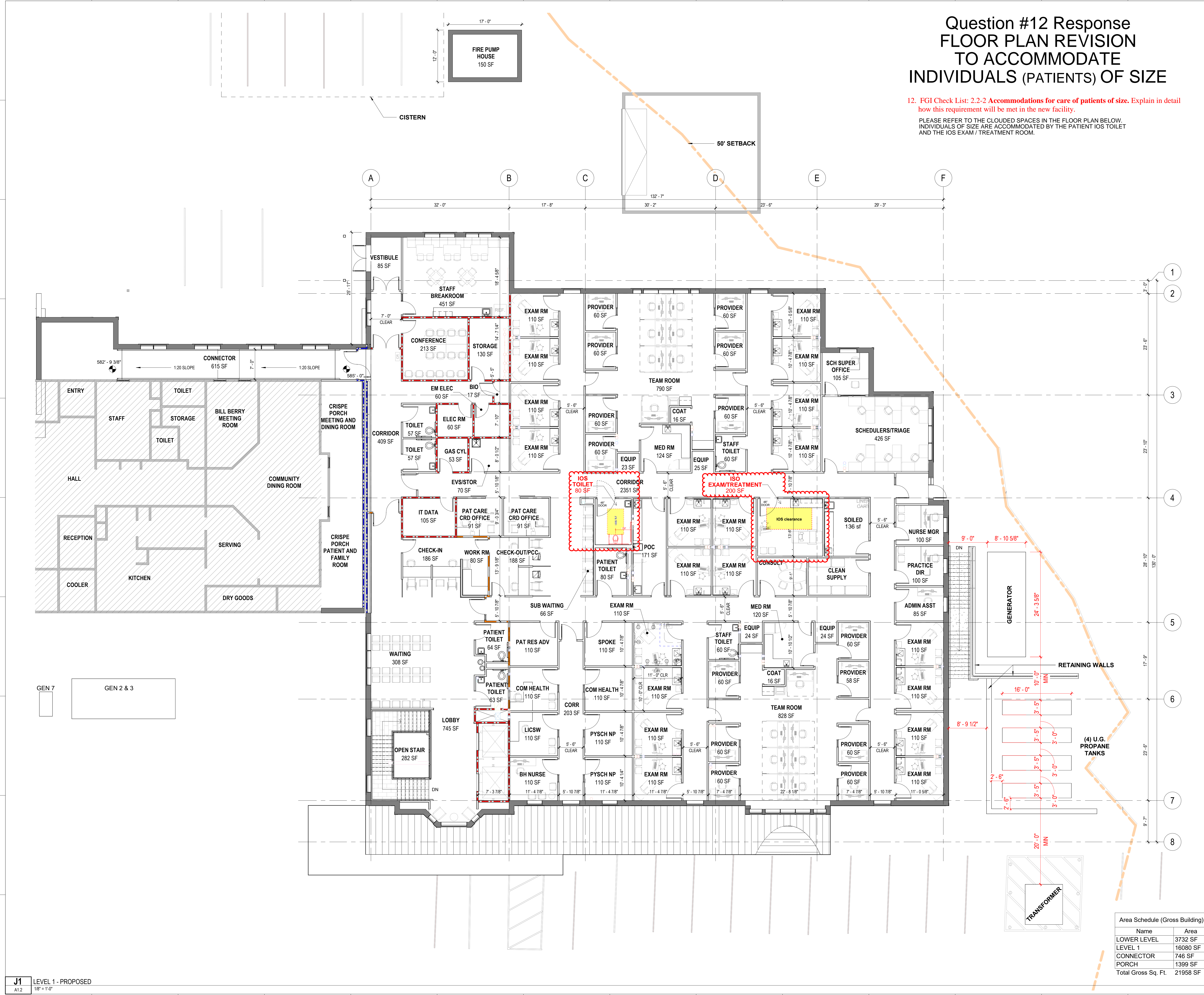


**F**

# Question #12 Response FLOOR PLAN REVISION TO ACCOMMODATE INDIVIDUALS (PATIENTS) OF SIZE

12. FGI Check List: 2.2-2 Accommodations for care of patients of size. Explain in detail how this requirement will be met in the new facility.

PLEASE REFER TO THE CLOUDED SPACES IN THE FLOOR PLAN BELOW. INDIVIDUALS OF SIZE ARE ACCOMMODATED BY THE PATIENT IOS TOILET AND THE IOS EXAM / TREATMENT ROOM.



Area Schedule (Gross Building)	
Name	Area
LOWER LEVEL	3732 SF
LEVEL 1	16080 SF
CONNECTOR	746 SF
PORCH	1399 SF
<b>Total Gross Sq. Ft.</b>	<b>21958 SF</b>

GRACE COTTAGE FAMILY HEALTH  
 185 Grafton Rd, Townshend, VT 05353

NO.	DESCRIPTION	DATE

CONTENT:  
 LEVEL - 2  
 PLAN EDITS  
 TO ACCOMMODATE  
 INDIVIDUALS OF SIZE

FOR ADDITIONAL INFORMATION, REFER TO PROJECT MANUAL.

DRAWN BY:	BY, SH
PROJECT NO:	21-101-00
DATE:	5/9/2023
REVISED:	
SCALE:	1/8" = 1'-0"

**ITEM #12 RESPONSE**

Project Phase  
**CON SUBMISSION**

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2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
<b>2.2-1.1 Application</b>		
2.2-1.1.1 The spaces needed and design requirements for each general or specialty medical services facility shall be determined by the services provided in the facility and the acuity level of the patients served.		Services to be provided are, Primary care, Out-Patient Psychiatric Counseling, Community Health Counseling, and Point of Care specimen collection and processing.
General and specialty medical services facility types. Facilities where general and specialty medical services are provided come in a wide variety of types and sizes, some extremely simple and small and others fairly complex and large. The care provider can be a single tenant in a multi-tenant building or a sole tenant, occupying the entire building. A new project for this type of facility might be simple tenant improvement work or could be the design and construction of a new building. The medical services offered might be confined to patient care or diagnosis or include both.		
Typical facility types in this category may include, but are not limited to, the following:		
a. Micro-clinics	N/A	
b. Neighborhood/storefront clinics	N/A	
c. Retail clinics	N/A	
d. Sole practitioner clinics	N/A	
e. Primary care centers	Yes	
f. Community-based clinics	Yes	
g. Physician practices	N/A	
h. Multi-specialty medical clinics/office buildings	N/A	
i. Single-specialty medical clinics/office buildings	N/A	
2.2-1.1.2 General or specialty medical services facilities shall meet the standards described in this chapter and the standards in Part 1 of these Guidelines.	Yes	
2.2-1.1.3 Requirements in Chapter 2.1, Common Elements for Outpatient Facilities, shall apply to general or specialty medical services facilities when cross-referenced in this chapter.	Yes	
<b>2.2-2 Accommodations for Care of individuals of size</b>		
Where accommodations for care of individuals of size are provided, see Section 2.1-2 (Accommodations for Care of individuals of size) for requirements.		
<b>2.1-2 Accommodations for Care of individuals of size</b>		
Patient lift system. Accommodations for patient handling, movement, and mobilization can be provided by either an overhead lift system or a floor-based full-body sling lift and standing assist lifts. Lifts chosen should be capable of accommodating the threshold weight capacity of individuals of size identified in the planning phase. See sections 1.2-4.3 (Patient Handling and Movement Assessment) and 1.2-6.4.1.1 (Projected weight capacities for individuals of size in population to be served).	Yes	Floor-based full-body sling lift and standing assist lifts will be provided.
<b>2.1-2.1.2 Location</b>		
Spaces designated for care of or use by individuals of size shall be provided in locations to accommodate the population expected to be served by the facility.	Yes	
<b>2.1-2.2 – 2.1-2.4 Reserved</b>		
<b>2.1-2.5 Hand-Washing Station</b>		
2.1-2.5.1 Hand-washing stations in toilet rooms designated for use by individuals of size shall meet the requirements in Section 2.1-3.8.7 (Hand-Washing Station) as amended in this section.	Yes	
2.1-2.5.2 The downward static force required for hand-washing stations designated for individuals of size shall be identified during the planning phase and accommodate the maximum patient weight of the patient population.		
<b>2.1-2.6 Patient Toilet Room</b>		
Toilet rooms designated for use by individuals of size shall meet the requirements in this section.		
2.1-2.6.1 Where an expanded-capacity toilet is used, it shall be mounted a minimum of 36 inches (91.44 centimeters) from the finished wall to the centerline of the toilet on both sides where a ceiling-based or floor-based lift is provided (for caregiver assistance).	Yes	A expanded-capacity toilet will be included.
2.1-2.6.2 Where a regular toilet is used, the toilet shall be mounted a minimum of 44 inches (111.76 centimeters) from the centerline of the toilet on both sides to finished walls to allow for positioning of an expanded-capacity commode over the toilet when the weight capacity of the existing toilet will not accommodate the necessary patient weight.	N/A	
2.1-2.6.3 A rectangular clear floor area that is 46 inches (116.84 centimeters) wide shall extend 72 inches (182.88 centimeters) from the front of the toilet.	Yes	
<b>2.1-2.6.4 Grab Bars</b>		
See Section 2.1-7.2.2.9 (Grab bars) for grab bar requirements.		
<b>2.1-7.2.2.9 Grab bars</b>		
a. Grab bars should have a finish that contrasts with the adjacent wall surface and provides slip resistance.	Yes	



2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
b. Grab bars in patient toilet rooms should allow patients to be as safe and independent as possible. This includes using drop-down grab bars when needed, with or without integral toilet paper holder.	Yes	
c. Grab bars in patient toilet rooms should allow staff to complete a double transfer. To make this possible, the relationship between the toilet, wall, and grab bars should be evaluated. Clearance on both sides of the toilet is needed for a double transfer. Wall-mounted bars that fold up are the preferred solution because they leave space to facilitate cleaning and patient transfer. Floor-mounted grab bars can be used but are not preferred because of increased difficulty in cleaning and patient transfer. Seat-mounted grab bars are not recommended.	yes	
(1) Grab bars shall be anchored to sustain a concentrated load of 250 pounds (113.40 kilograms).	Yes	
(2) Grab bars in toilet rooms intended for use by persons of size shall be anchored to sustain a concentrated load of 800 pounds (362.87 kilograms).	Yes	
(3) Ends of grab bars shall be constructed to prevent snagging the clothes of patients, staff, and visitors.	Yes	
<b>2.1-2.7 Single-Patient Examination/Observation Room</b>		
An exam room designated for care of individuals of size shall meet requirements in Section 2.1-3.2.1 (Examination Rooms) as amended in this section. (see below)		
<b>2.1-2.7.1 Space Requirements</b>		
2.1-2.7.1.1 Clearances. Rooms shall be sized to permit the clearances in this section:		
(1) At the foot of the expanded-capacity exam table: 5 feet (1.52 meters)	Yes	
(2) On the non-transfer side of the expanded-capacity exam table: 3 feet (91.44 centimeters)	Yes	
(3) On the transfer side of the expanded-capacity exam table:	Yes	
Floor space for using patient lifts. The transfer side clearance for an exam room with a ceiling- or wall-mounted lift is specified to accommodate a patient who is upright for transfer. In rooms where mobile lifts will be used, more floor space is required to accommodate the lift footprint and the staff needed to help a patient of size transfer from a wheelchair to an exam table.		
(a) Where a ceiling- or wall-mounted lift is provided: 5 feet (1.52 meters) from the edge of the table	N/A	
(b) In rooms without a ceiling- or wall-mounted lift: 7 feet (2.13 meters) from the edge of the table	Yes	
2.1-2.7.1.2 When not in use for a patient of size, this examination room shall be permitted to be subdivided with cubicle curtains or movable partitions to accommodate two patients if each resulting bay or cubicle:	N/A	
<b>2.2-3 Patient Care and Diagnostic Areas</b>		
<b>2.2-3.1 General</b>		
Where the patient care and diagnostic areas and their support areas in Section 2.1-3 (Patient Care and Diagnostic Areas) are provided in a general or specialty medical services facility, they shall meet the requirements in Section 2.1-3 as amended in this section.		
<b>2.1-3 Patient Care and Diagnostic Areas</b>		
<b>2.1-3.1.2 Patient Privacy</b>		
Each facility design shall ensure appropriate levels of patient speech and visual privacy and dignity throughout the care process.	Yes	
a. Visual privacy can be achieved using various means, including cubicle curtains, blinds, and electronically controlled vision panels. In single-patient rooms, the entry room door can be used to achieve visual privacy provided the door is solid or has non-transparent glass. Where doors with vision panels or transparent glass are used, provisions for visual privacy should be made. Consideration should be given to designing the room so the foot of the table does not face the door, using door orientation, privacy hinges, or a cubicle curtain to provide visual privacy.	Yes	
b. Speech privacy can be enhanced through use of full-height partitions and/or sound-masking. As well, speech privacy for patients in bays and cubicles can be achieved by using an exam or consultation room for patient communication.	Yes	
<b>2.2-3.2 Clinical Service Rooms</b>		
<b>2.2-3.2.1 Examination Room</b>		
2.2-3.2.1.1 At least one examination room shall be provided.		
2.2-3.2.1.2 Examination rooms shall be permitted to serve as both examination and treatment spaces; see Section 2.1-3.2.1 (Examination Rooms).		
<b>2.1-3.2.1 Examination Rooms</b>		
2.1-3.2.1.2 Single-patient examination/observation room		
(1) General		
(a) Where an examination room is used as an observation room, it shall be immediately accessible to the nurse or control station and a toilet room.	N/A	
(b) A room arrangement in which an examination table, recliner, or chair is placed at an angle, closer to one wall than another, or against a wall to accommodate the type of patient being served shall be permitted.	Yes	
(2) Space requirements		
(a) Single-patient exam/observation room		

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
(i) Area. Each single-patient examination/observation room shall have a minimum clear floor area of 80 square feet (7.43 square meters) as long as the clearances below can be met with the exam table or recliner that will be used.	Yes	
(ii) Clearances. Room size shall accommodate a minimum clearance of 2 feet 8 inches (81.28 centimeters) at each side and at the foot of the examination table or recliner.	Yes	
(3) Room features. The exam room shall contain the following:		
(a) Portable or fixed examination light as indicated in Section 2.1-8.3.4.3 (1) (Lighting for specific locations in outpatient facilities—Exam/treatment/trauma rooms)	Yes	
(b) Storage for supplies	Yes	
(c) Accommodations for written and/or electronic documentation	Yes	
(d) Space for a visitor's chair	Yes	
(e) Hand-washing station that complies with Section 2.1-3.8.7.2 (Hand-Washing Station—Design requirements)	Yes	
2.2-3.3 – 2.2-3.4 Reserved		
2.2-3.5 Imaging Facilities	N/A	
2.2-3.6 – 2.2-3.7 Reserved		
2.2-3.8 Support Areas for General and Specialty Medical Services Facilities	N/A	
2.2-3.8.1 – 2.2-3.8.10 Reserved		
<b>2.2-3.8.11 Clean Workroom or Work Area or Clean Supply Room or Area</b>		Providing a Clean Supply Room
A clean workroom or a clean supply room shall be provided. Provision of a clean work area or a clean supply area shall be permitted to meet this requirement.		
Clean supply area. In a small facility, a closet would be acceptable for this purpose.		
2.2-3.8.11.1 Where this space is provided for preparing patient care items, the clean workroom or clean work area shall meet the requirements in Section 2.1-3.8.11.2 (Clean workroom).	N/A	
2.2-3.8.11.2 Where this space is provided only for storage and holding as part of a system for distribution of clean supplies, the clean supply room or clean supply area shall meet the requirements in Section 2.1-3.8.11.3 (Clean supply room).	Yes	
2.1-3.8.11.3 Clean supply room. A room used only for storage and holding as part of a system for distribution of clean and sterile materials does not require a work counter or a hand-washing station.		
2.2-3.8.11.3 A clean workroom shall be permitted to be shared with other clinical services in the same building.	N/A	
<b>2.2-3.8.12 Soiled Holding Room</b>		
A soiled holding room that meets the requirements in Section 2.1-3.8.12.3 (Soiled holding room) shall be provided.	Yes	
2.1-3.8.12.3 Soiled holding room. Where a soiled holding room is provided, it shall contain the following:		
(1) Hand-washing station or hand sanitation dispenser	Yes	
(2) Space for separate covered containers for waste and soiled linen	Yes	
<b>2.2-3.8.13 Equipment and Supply Storage</b>		
Storage for equipment and supplies shall be provided.	Yes	Multipule Equipment alcoves are provided
Operational needs and work flows should be considered in sizing and locating storage rooms or areas.		
2.2-3.9 Reserved		
<b>2.2-3.10 Support Areas for Patients</b>		
2.2-3.10.1 Reserved		
<b>2.2-3.10.2 Patient Toilet Room</b>	Yes	
2.2-3.10.2.1 A patient toilet room(s) that meets the requirements in Section 2.1-3.10.2 (Patient Toilet Room) shall be readily accessible from examination rooms.	N/A	
2.1-3.10.2 Patient Toilet Room(s)		
2.1-3.10.2.1 Patient toilet room(s) shall be provided separate from public use toilet room(s) and located to permit access from patient care areas without passing through publicly accessible areas.	Yes	
2.1-3.10.2.2 Patient toilet rooms shall be equipped with a toilet(s) and a hand-washing station(s).	Yes	
2.2-3.10.2.2 This patient toilet room shall be permitted to serve waiting areas.	N/A	
<b>2.2-4 Patient Support Facilities</b>		
2.2-4.1 Laboratory Services	Yes	Lab services are limited to Point of Care specimen cathetering and processing.
2.2-4.1.1 General		

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
Facilities to support laboratory procedures performed on-site shall be provided as described in Section 2.1-4.1 (Laboratory Services) and amended in this section.		
<b>2.1-4.1 Laboratory Services</b>		
2.1-4.1.1 General		
2.1-4.1.1.1 Facilities for laboratory services provided on-site shall be located in or immediately accessible to the outpatient facility and shall meet the requirements in this section.		
Certain tests may be performed on-site or provided through a contractual arrangement with a laboratory service. When testing is performed on-site, space and facilities will be needed to accommodate these services. Testing may include hematology, clinical chemistry, urinalysis, coagulation, genetic testing, molecular diagnostics, toxicology, microbiology, anatomic pathology (including cytology and histology), and blood banking as well as tests for blood glucose, arterial blood gases, and electrolytes.		Refer to response 14 of the response Letter
2.1-4.1.1.2 All laboratory equipment requiring permanent connections to power, water, ventilation, or other utility systems shall be identified in the equipment plan included in the contract documents.		
<b>2.1-4.1.2 Laboratory Work Area(s)</b>	Yes	
2.1-4.1.2.1 Where lab tests are performed on-site, a separate, dedicated room shall be provided. However, tests that are waived by the Food and Drug Administration (FDA) under the Clinical Laboratory Improvement Amendments (CLIA) shall be permitted to be performed in areas open to other spaces.	Yes	
Lists of currently waived CLIA tests can be accessed from the Centers for Medicare & Medicaid (CMS) website: <a href="https://www.cms.gov/Regulations-and-Guidance/Legislation/CLIA/Categorization_of_Tests.html">https://www.cms.gov/Regulations-and-Guidance/Legislation/CLIA/Categorization_of_Tests.html</a> .		
<b>2.1-4.1.2.2 Laboratory workstation(s)</b>		
(1) Workstations shall be sized to accommodate the equipment used and, at minimum, shall include the following:	Yes	
(a) Work counter	Yes	
(b) Sink(s)	Yes	
(2) Access to the following shall be provided as required:		
(a) Vacuum and gases	N/A	No vacuum or med gases required.
(b) Tele/data service	Yes	
(c) Computer/printer	Yes	
<b>2.1-4.1.2.3 Hand-washing station(s)</b>		
(1) At least one hand-washing station shall be provided.	Yes	2 are provided
(2) Additional hand-washing stations shall be provided based on the safety risk assessment.		
2.1-4.1.2.4 Special design elements. All work counter(s) in areas used for specimen handling, preparation of specimens or reagents, and laboratory testing shall be constructed of non-porous materials.	Yes	
<b>2.1-4.1.2.5 Safety and security provisions</b>		
a. Additional security information can be found in Section 02.09 Biological, Chemical and Radiation Areas, in the Security Design Guidelines for Healthcare Facilities, published by the International Association for Healthcare Security & Safety (IAHSS).		
b. <b>Eyewash and emergency showers.</b> The number and location of eyewash and emergency showers needed is based on requirements from different occupational safety organizations at local, state, and federal levels. The application of these requirements depends on the types and volumes of chemicals used in a lab. Health care organizations should consult with the local authority having jurisdiction to determine these requirements.	Yes	To be provided at both sinks.
(1) Terminal sterilization provisions. Facilities and equipment (autoclave or electric oven) shall be provided for terminal sterilization of bio-hazardous waste before transport.	N/A	
(2) Radioactive material-handling provisions. If radioactive materials are employed, facilities for long-term storage and disposal of these materials shall be provided in accordance with the requirements of authorities having jurisdiction.	N/A	
2.2-4.1.2 – 2.2-4.1.7 Reserved		
<b>2.2-4.1.8 Support Areas for Laboratory Services</b>		
At minimum, laboratory facilities provided on-site shall include space for the following:		
<b>2.2-4.1.8.1 Specimen collection</b>	Yes	
<b>2.2-4.1.8.2 Specimen storage</b>	Yes	Refrigerator will be provided.
Storage for extended periods may require a specimen storage refrigerator for holding samples in advance of courier or testing service collection.		
Blood storage facilities shall meet the requirements of the Clinical Laboratory Improvements Act (CLIA) standards for blood banks.		
<b>2.2-4.2 Pharmacy Services</b>		Pharmacy is limited to Medication Safety Zones



2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
Where a pharmacy is included in the project, see Section 2.1-4.2 (Pharmacy Services); otherwise, see Section 2.1-3.8.8 (Medication Safety Zones) for requirements.		
<b>2.1-3.8.8 Medication Safety Zones</b>	Yes	
2.1-3.8.8.1 General		
(1) Application. Where medication is prepared or dispensed, medication safety zones shall be provided as defined in this section for preparing, dispensing, storing, and administering medications.		
(a) The number and location of medication safety zones shall be as determined in the medication safety risk assessment. See Section 1.2-4.5 (Medication Safety Assessment).		
(b) A medication preparation room or area, self-contained medication dispensing unit, automated medication-dispensing station, or other system approved by the authority having jurisdiction (AHJ) shall be permitted to serve as a medication safety zone.	Yes	
(2) Design requirements. Medication safety zones shall meet the following physical environment requirements that promote safe medication use:		
Medication safety zone design requirements. The physical environment requirements listed in Section 2.1-3.8.8.1 (2) are found in General Chapter <1066> "Physical Environments that Promote Safe Medication Use" of the U.S. Pharmacopeia-National Formulary (USP-NF).		
(a) Medication safety zones shall be located out of circulation paths.	Yes	
Locating medication safety zones out of circulation paths minimizes the potential for distractions and interruptions that interfere with staff concentration and attentiveness to medication therapy activities.		
(b) Work space for medication safety zones shall be designed so that staff can access information and perform required tasks. See Section 1.2-4.5 (Medication Safety Assessment).	Yes	
Work space organization		
a. Work space elements should be described in the functional program to assure medication safety zones can support effective use of medication-related information and accurate performance of tasks. Elements to consider include:	Yes	
—Number of staff working in the medication safety zone		
—Key tasks being performed		
—Amount of space needed to support tasks being performed		
—Types of products that should be clearly visible, enabled by the use of adjustable fixtures, drawer and storage design and counter height		
—Designs to minimize work surface clutter		
b. Space, power, and data requirements for medication-associated equipment and safety technology should be detailed in the functional program so the facility design will be able to accommodate the equipment and technology to be used in the medication safety zone.	Yes	
(c) Work counters shall provide space to perform the tasks described in paragraph (b).	Yes	
(d) Lighting. Task-specific lighting levels for health care settings recommended in the U.S. Pharmacopeia-National Formulary shall be used to design lighting.	Yes	
Lighting for medication safety zone work areas. Detailed lighting recommendations for medication safety zone work areas can be found in USP-NF General Chapter <1066> "Physical Environments that Promote Safe Medication Use."		
(e) Where sharps containers are provided, they shall be placed at a height that allows users to see the top of the container.	Yes	
Height of sharps containers. NIOSH provides an ergonomically ideal formula for determining the height of sharps containers by establishing the eye-level height and maximum thumb tip reach of the worker population and then adding a drop angle of 15 degrees. For a standing work station, the sharps container height should be 52 to 56 inches above the		
<b>2.1-3.8.8.2 Work areas for preparing, dispensing, and administering medications</b>		
Security controls. Medication work areas may require physical environment components such as electronic surveillance, password-controlled access, and view panels in doors for security.	Yes	
<b>(1) Medication preparation room</b>		
(a) The medication preparation room shall contain the following:		
(i) Work counter	Yes	
(ii) Hand-washing station	Yes	
(iii) Lockable refrigerator	Yes	
(iv) Locked storage for controlled drugs	Yes	
(v) Sharps containers, where sharps are used	Yes	
(b) Where a medication preparation room is used to store one or more self-contained medication dispensing units, the room shall be designed with space to prepare medication when the self-contained medication-dispensing unit(s) is present.	Yes	

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
(c) Where a medication preparation room is used to compound sterile preparations, it shall meet the requirements in USP-NF General Chapter <797> "Pharmaceutical Compounding—Sterile Preparations."	N/A	
<b>2.2-4.3 Sterile Processing</b>	N/A	
2.2-4.3.1 Reserved		
2.2-4.3.2 Facilities for On-Site Sterile Processing		
2.2-4.3.3 Support Areas for Facilities Using Off-Site Sterile Processing		
Where sterile processing is performed off-site, the support areas in Section 2.1-4.3.3 (Support Areas for Outpatient Facilities Using Off-Site Sterile Processing) shall be provided as amended in this section.		
2.1-4.3.3 Support Areas for Outpatient Facilities Using Off-Site Sterile Processing		
Where sterile processing services are provided off-site, the following on-site support spaces shall be provided:		
2.1-4.3.3.2 A room for on-site storage of clean and sterile supplies. See Section 2.1-4.3.2.4 (1) (Instrument and supply storage) for requirements.	Yes	
2.1-4.3.2.4 Equipment and supply storage		
(1) Instrument and supply storage. Storage shall be provided for sterile and clean instruments and supplies.		
(a) This storage shall be permitted to be a separate room or a portion of the clean workroom.		
(b) Space for case cart storage shall be provided where case carts are used.	N/A	
(c) Storage for clean/sterile packs shall include provisions to maintain humidity and temperature levels specified by the manufacturer(s) of the materials being stored.	Yes	
2.1-4.3.3.3 A room with a flush-type device for gross decontamination and holding of instruments. The soiled workroom described in Section 2.1-3.8.12 (Soiled Workroom or Soiled Holding Room) shall be permitted to serve this purpose.	Yes	
A2.1-3.8.12 Functions for soiled workroom and soiled holding room		
a. Soiled workroom. Soiled items may be handled in a soiled workroom to prepare them for subsequent cleaning, disposal, or reuse (e.g., emptying and rinsing bedpans or emesis basins, emptying or solidifying suction canisters, rinsing and gross cleaning of medical instruments). As well, this room provides temporary storage for soiled items prior to their removal from the unit.	Yes	
b. Soiled holding room. This location is used for temporary storage of soiled materials and/or supplies prior to their removal from the facility.	N/A	
2.2-4.3.3.1 Provision of an area instead of a room shall be permitted to meet the requirements in sections 2.1-4.3.3.1 (A room for breakdown...) and 2.1-4.3.3.2 (A room for on-site storage...).	N/A	
See above		
2.2-4.3.3.2 Where services provided require decontamination of instruments, a room with a clinical sink or flush-type device for gross decontamination and holding of instruments shall be provided.	Yes	
(1) Use of a hand-washing station shall not be permitted for this function.		
(2) The room described in Section 2.1-3.8.12 (Soiled Workroom or Soiled Holding Room) shall be permitted to serve this purpose.	Yes	Soiled workroom
<b>2.2-4.4 Linen Services</b>		Provided through the hospital
<b>2.2-5 Building Support Facilities</b>		
<b>2.2-5.1 Materials Management</b>	Yes	Space with in the MOB and also a service provided through the hospital
For facilities that receive shared or purchased materials, see Section 2.1-5.1 (Materials Management) for requirements.		
2.1-5.1 Materials Management		
<b>2.1-5.1.1 Support Areas for Shared/Purchased Services</b>		
Use of shared or purchased materials management services shall be permitted as long as on-site handling and storage areas are provided to meet the facility's needs.		
<b>2.1-5.1.2 Receiving Facilities</b>	Yes	
An unpacking or box breakdown area shall be accessible from the designated delivery door.		
<b>2.1-5.1.3 Service Entrance</b>	Yes	
Where a service entrance is provided for loading and unloading of supplies, it shall be protected from inclement weather.	Yes	
<b>2.2-5.2 Waste Management</b>		
2.2-5.2.1 See Section 2.1-5.2 (Waste Management) for requirements as amended in this section.		
2.1-5.2 Waste Management		
A2.1-5.2 Nuclear waste disposal. For information about handling and disposing of nuclear materials in health care facilities, see Code of Federal Regulations, Title 10, Part 20 (Standards for Protection Against Radiation) and Part 35 (Medical Use of Byproduct Material).	N/A	

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
2.1-5.2.1 Waste Collection and Storage Facilities		
2.1-5.2.1.1 General. Locations shall be provided for waste collection and storage as identified during project planning.	Yes	EVS Closet and Biohazard storage
(1) Locations for waste collection and storage shall meet local, state, and federal regulations.		
(2) Where the following are provided in a facility, their locations shall be indicated in the design documents:		
(a) Sharps disposal containers	Yes	Exam R., Treatment Rm., Med. Rm.
(b) Compactor units (for municipal solid waste and recycling)	Yes	Shared with the hospital
(c) Balers	No	
(d) Recycling containers	Yes	
(3) Waste collection and storage spaces for each of the following produced by the facility shall be indicated in the design documents:		
(a) Municipal solid waste	N/A	
(b) Regulated medical waste (RMW)		
(i) Pharmaceutical waste (RCRA and non-RCRA)	Yes	
(ii) Anatomical remains	Yes	Biohazard storage
(iii) Hazardous wastes	N/A	
(iv) Chemotherapy wastes (bulk and trace)	N/A	
(v) Universal wastes	Yes	
(vi) Radiologic wastes	N/A	
2.1-5.2.1.2 Space requirements. Size of spaces provided for waste collection and storage shall be based on the following:		
A2.1-5.2.1.2 The waste categories, handling and disposing methods, and length of storage should be identified during project planning.		
2.1-5.2.1.3 Regulated waste holding spaces		
(1) Secured space shall be provided for regulated medical waste and other regulated waste types.	Yes	To be held in the Bio. Room.
(a) Where provided as interior spaces, areas for temporary holding of regulated waste shall have cleanable floor and wall surfaces.	Yes	
Regulated waste includes medical waste, chemical hazardous waste (including universal wastes such as mercury-containing fluorescent light tubes), nuclear reagent waste, and other regulated waste types.		
(b) Where an exterior holding space is provided, it shall have the following:	N/A	
(i) Cleanable floor (and wall, where provided) surfaces		
(ii) Protection from weather		
(iii) Protection from animals		
(iv) Protection from vermin infestation		
(2) Such holding spaces shall provide:		
(a) Illumination to a minimum of 50 foot-candles		
(b) Protection from unauthorized entry		
(3) Refrigeration requirements for such holding facilities, if provided, shall comply with local and/or state regulations.		
2.2-5.2.2 Location of space for a covered hamper holding non-hazardous waste and used, unsoiled linen in an alcove shall be permitted provided the stored waste does not block an egress route.		
2.2-5.2.3 Location of storage for hazardous waste (red bag trash) and sharps shall be behind a closed door. Location of this storage in an exam room shall be permitted.		
<b>2.2-5.3 Environmental Services</b>		
An environmental services room shall be provided in accordance with Section 2.1-5.3.1 (Environmental Services Room).	Yes	
<b>2.1-5.3.1 Environmental Services Room</b>		
2.1-5.3.1.1 Number		
Environmental services room. Some areas may need individually assigned environmental services rooms. Examples are listed here:		
a. Clinical areas: Pre-procedure areas, <b>examination rooms</b> , blood draw areas, PACUs, dialysis treatment areas, infusion areas, endoscopy procedure rooms, or other areas likely to come into contact with blood or body fluids	Yes	
b. Sterile areas: Operating rooms, corridors in the restricted area of the surgery facility, sterile labs, and sterile storage	N/A	
c. Processing rooms: Endoscope processing room (If these areas are in a sterile area, sanitation needs can be addressed procedurally, for example, by cleaning them last.)	N/A	
d. Public and administrative areas: Waiting areas, offices, and hallways	Yes	

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
(1) A minimum of one environmental services room per floor shall be provided.	Yes	
(2) Additional environmental services room(s) shall be provided on a floor according to the needs of the areas served.		
(3) An environmental services room shall be permitted to serve more than one clinical service area on the same floor.		
<b>2.1-5.3.1.2 Environmental services room(s) for facility-based environmental services. Each environmental services room shall be provided with the following:</b>		
Environmental services room features. Environmental services rooms should be planned to accommodate carts where carts are used in the housekeeping process.		
(1) Service sink or floor-mounted mop sink	Yes	
(2) Provisions for storage of supplies and housekeeping equipment	Yes	
If further storage areas for housekeeping supplies and equipment are needed, storage locations outside the environmental services room may be used.		
(3) Hand-washing station or hand sanitation dispenser	Yes	
<b>2.2-5.4 Engineering and Maintenance Services</b>		
2.2-5.4.1 See Section 2.1-5.4 (Engineering and Maintenance Services) for requirements.		
2.1-5.4 Engineering and Maintenance Services		
2.1-5.4.1 General		
Shared engineering services and maintenance facilities shall be permitted.		
2.1-5.4.2 Equipment Rooms		
2.1-5.4.2.1 Equipment room(s) for HVAC equipment, telecommunications equipment, and electrical equipment shall be provided for the equipment included.	Yes	Located on the lower level
2.1-5.4.2.2 Security. Mechanical and electrical equipment rooms shall be secured with controlled access.	Yes	
Additional information can be found in Security Design Guidelines for Healthcare Facilities, Section 02.08: Utility, Mechanical and Infrastructure Areas, published by the International Association for Healthcare Security & Safety (IAHSS).		
2.2-5.4.2 Storage room(s) for building maintenance supplies and equipment shall be permitted to be shared.	Yes	Building Storage on the upper level
<b>2.2-6 Public and Administrative Areas</b>		
2.2-6.1 Reserved		
2.2-6.2 Public Areas		
Public areas shall be provided in accordance with Section 2.1-6.2 (Public Areas).		
2.1-6.2 Public Areas		
The following shall be provided:		
<b>2.1-6.2.1 Vehicular Drop-Off and Pedestrian Entrance</b>		
Roof overhang or canopy. Climate, patient acuity, and community standards may influence whether a covered or canopied entrance is desired. Where a roof overhang or canopy is provided, it should extend as far as practicable to the face of the driveway or curb of the passenger access door of the transport vehicle. Vehicles in the loading area should not block or restrict movement of other vehicles in the drive or parking areas immediately adjacent to the facility.	Yes	Located on the lower level
2.1-6.2.1.1 A minimum of one building entrance shall be reachable from grade level.	Yes	
2.1-6.2.1.2 Building entrances used to reach outpatient services shall be clearly marked.	Yes	
2.1-6.2.1.3 Building entrances used to reach outpatient services shall be located so patients need not go through other activity areas. (Shared lobbies shall be permitted in multi-occupancy buildings.)	Yes	
<b>2.1-6.2.2 Reception</b>		
A reception and information counter, desk, or kiosk shall be provided either at the main entry or at each clinical service.	Yes	Lower level lobby
<b>2.1-6.2.3 Waiting Area or Room</b>	Yes	Upper level
a. Consideration should be given to the special needs of specific patient groups in a shared/general waiting area. This may result in provision of separate accommodations for elderly patients or other patients such as those with PTSD, pediatric designated areas, or sick or well rooms.		
b. Special attention should be paid to the path of travel to waiting areas or rooms for expanded-capacity wheelchairs. Further accommodations for persons of size are defined in Section 2.1-2 (Accommodations for Care of individuals of size).		
c. Provision of wi-fi access for public use, including infrastructure to support it, should be considered.		
Seating capacity for waiting area or room. Waiting areas or rooms in general and specialty medical services facilities may require greater seating capacity than that recommended in appendix section 2.1-6.2.3.1 (Seating capacity for waiting areas or rooms) based on projected use, operational models, distance patients travel to the facility, and demographics.		
2.1-6.2.3.1 The number and location of waiting area(s) or room(s) and associated seating needed to support the operational model of the health care organization shall be determined and designated in the project planning documents.		

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
Seating capacity for waiting areas or rooms. See appendix table A2.1-a (Waiting Area Seating Capacity) for recommendations. New operational models may require less seating or fewer waiting spaces in non-typical locations.		
Appendix Table A2.1-a: Waiting Area Seating Capacity		
2.2 Primary care center and small neighborhood clinic, 1.5 per patient care room, 1 Wheelchair space	Yes	20 exam rooms/30 seats
The total seating capacity should include 10 percent seating to accommodate persons of size (patients and those who accompany them). See Section 2.1-2 (Accommodations for Care of individuals of size) for more information.		
Seating capacity should be rounded up to the next whole number when calculating the total number of seats required.		
Open spaces should be included for patients in wheelchairs who are waiting for care; these spaces may be counted as part of the total number of seats provided.		
<b>2.1-6.2.3.2 The waiting area shall be visible from a staff area, either by camera or direct staff sight line.</b>	Yes	
Visual observation of waiting areas or rooms supports patient and staff safety.		
<b>2.1-6.2.4 Public Toilet Room</b>		
2.1-6.2.4.1 Toilet room(s) for public use shall be readily accessible from the waiting area without passing through patient care or staff work areas.	Yes	
2.1-6.2.4.2 Placement of public toilet room(s) off a public corridor in a multi-tenant building shall be permitted.		
<b>2.1-6.2.5 Provisions for Telephone Access</b>		
Access to make local phone calls shall be provided.	Yes	
<b>2.1-6.2.6 Provisions for Drinking Water</b>		
Access to drinking water shall be provided.	Yes	
<b>2.1-6.2.7 Wheelchair Storage and Parking Space</b>	Yes	Lower level lobby
2.1-6.2.7.1 Storage. Where a wheelchair(s) owned by the health care organization is made available for patient use, a designated area located out of the required corridor width and directly accessible to the entrance shall be provided for at least one wheelchair.		
2.1-6.2.7.2 Parking. If the facility provides services that require patients to transfer to a facility chair, wheelchair, recliner, examination table, or stretcher, a designated area shall be provided for parking at least one patient-owned wheelchair in a non-public area located out of any required egress width or other required clearance.		
Wheelchair parking. Facilities that provide a significant quantity of services to aging and disabled populations that use wheelchairs (e.g., dialysis patients) should provide more than one wheelchair parking space. Other facilities may be able to address the issue with scheduling and transportation procedures. Check with the authority having jurisdiction to determine if this is an acceptable alternative.		
<b>2.2-6.3 Administrative Areas</b>		
Each general or specialty medical services facility shall make provisions to support administrative activities, filing, and clerical work. See Section 2.1-6.3 (Administrative Areas) for requirements.		
Conference/meeting space. Provision of space or means for conducting conferences, meetings, and health education with privacy should be considered. This space might be shared with an office, staff lounge, or exam room.		
<b>2.1-6.3 Administrative Areas</b>		
Multipurpose room(s) should be provided for private interviews, conferences, meetings, and health education purposes. Where health education is accommodated, the room(s) should be equipped for audiovisual aids.	Yes	
2.1-6.3.1 Reserved		
<b>2.1-6.3.2 Interview Space</b>	Yes	Conducted in the Consult room
<b>2.1-6.3.3 General or Individual Office Space</b>		
Office space for business, administrative, and professional staffs shall be provided to support the services provided.		
The following types of employees/services are among those to be considered when determining the amount of office space needed:		
a. Owner/director	Yes	
b. Other supervisors	Yes	
c. Business office personnel	Yes	
d. Each type of health care professional employed by the facility	Yes	
e. Physicians (unique confidentiality duties may make private office space critical)	Yes	
f. Social work	Yes	
g. Maintenance	Yes	With in the hospital
2.1-6.3.4 Reserved		
<b>2.1-6.3.5 Medical Records</b>	Yes	With in the hospital

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
Provisions shall be made for securing medical records of all media types used by the facility.	Yes	
2.1-6.3.5.1 Location. To maintain confidentiality of records, the medical records area shall be restricted to staff access.	Yes	
2.1-6.3.5.2 Space requirements		
(1) Space shall be provided for medical records management.	Yes	
(2) Physical space requirements for electronic storage of forms or documents shall be coordinated with electronic medical records personnel from the facility.	Yes	
<b>2.1-6.3.6 Equipment and Supply Storage</b>	Yes	Workroom (front office area)
Storage for office equipment and supplies shall be provided.		
Storage areas for the following should be identified:		
a. Non-clinical records, documents, and reports	Yes	Workroom (front office area)
b. Office supplies	Yes	Workroom (front office area)
c. Decorations and furnishings	Yes	Workroom (front office area)
<b>2.2-6.4 Support Areas for Staff</b>		
Support areas for staff shall be provided in accordance with Section 2.1-6.4 (Support Areas for Staff).		
2.1-6.4 Support Areas for Staff		
<b>2.1-6.4.1 Staff Lounge</b>	Yes	
Where a staff lounge is provided, it shall include a hand-washing station.	Yes	
<b>2.1-6.4.2 Storage for Staff</b>		
Storage for staff personal effects (locking drawers, cabinets, or lockers) shall be readily accessible to individual work areas.	Yes	"Coats" located in each Team Room
a. Staff storage. Provisions for storing valuables may be as simple as providing a locked drawer.	Yes	At each work station
b. Staff toilet room. Provision of a staff toilet room in addition to and separate from public and patient facilities may offer some operational efficiencies that should be considered.	Yes	
<b>2.2-7 Design and Construction Requirements</b>		
See Section 2.1-7 (Design and Construction Requirements) for requirements.		
2.1-7 Design and Construction Requirements		
Building design and construction shall comply with local, state, and federal requirements.	Yes	
2.1-7.1 Outpatient occupancy classification. The outpatient facilities described in this document may be an outpatient unit in a hospital, a freestanding facility, or an outpatient facility in a multiple-use building. Occasional facility use by patients on stretchers should not be used as a basis for more restrictive institutional occupancy classifications.		
2.1-7.2 Architectural Details, Surfaces, and Furnishings		
2.1-7.2.1 Reserved		
2.1-7.2.2 Architectural Details		
2.1-7.2.2.1 Corridor width		
Corridor width. In areas where patient ambulation is encouraged or necessary for recovery, rest areas should be provided.		
(1) Corridor widths shall meet applicable life safety and building code requirements.	Yes	5'-6" clear
(2) Corridors used for stretcher and gurney transport shall have a minimum corridor or aisle width of 6 feet (1.83 meters).		Stretcher/gurney transport is not typical.
2.1-7.2.2.2 Ceiling height. The minimum ceiling height shall be 7 feet 10 inches (2.39 meters), with the following exceptions:	Yes	Min. ceiling hgt. will be 8 feet.
(1) The minimum ceiling height in corridors and in normally unoccupied spaces shall not be less than 7 feet 6 inches (2.29 meters).		
(2) The minimum height above the floor of suspended tracks, rails, and pipes located in the traffic path shall be 7 feet 6 inches (2.29 meters).		
2.1-7.2.2.3 Doors and door hardware		
Doors and door hardware. High-touch components of doors and hardware should be selected to suit the use of the space and the organization's cleaning protocols.		
(1) Door type		
(a) All doors between corridors, rooms, or spaces subject to occupancy shall be of the swing type or shall be sliding doors.	Yes	All doors are swing type
(b) Sliding doors		Building entrance is sliding
Sliding doors. Use of sliding doors rather than swing doors is highly recommended for airborne infection isolation rooms and other spaces for which an ICRA has identified infection control as an issue. Research has shown that swinging door motion induces up to six times more possible contaminate than sliding door motion and can significantly affect contaminant control.		
(i) Use of manual or automatic sliding doors shall be permitted where fire and other emergency exiting requirements are not compromised.	Yes	Complies

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
(ii) Sliding doors with emergency breakaway features in the full open position shall be permitted to temporarily restrict the minimum corridor width required by applicable building codes where approved by the authority having jurisdiction.	Yes	Complies
(iii) Sliding doors in patient care areas shall not have floor tracks. Eliminating floor tracks and using breakaway door hardware minimizes the possibility of jamming.	Yes	Complies
(2) Door openings		
a. The door opening sizes given are the minimum clear width and height.	Yes	
b. The clear width needed to accommodate access by patients and patient equipment has been taken into consideration in calculating the door opening dimensions given.	Yes	
c. Where patients are served who require patient handling and moving equipment and/or assistance, door openings should be sized for the equipment that will be used and the number of staff required to support patient safety.	Yes	All doors to be used by patients are 42" wide. Doors accessing IoS rooms are 48" wide. Doors used by staff are 36" wide.
(a) Door openings serving occupiable spaces shall have a minimum clear width of 34 inches (86.36 centimeters).		
(b) The minimum clear door opening for rooms where gurneys will be used shall have these dimensions:		
(i) 41.5 inches (1,054 millimeters) in width The door opening specified here is intended for use with a gurney that is 30 – 32-inches (762 – 813 millimeters) wide. If wider gurneys are used, the clear door opening should be 45.5 inches (116 centimeters).		
(ii) 79.5 inches (2,019 millimeters) in height	Yes	Complies
(3) Door swing		
(a) Doors shall not be permitted to swing into corridors except doors in behavioral health facilities and doors to non-occupiable spaces (e.g., environmental services rooms, electrical closets) and doors with emergency breakaway hardware. The intent of this requirement is to avoid injury caused by outward-swinging doors.	Yes	
(b) Doors shall be permitted to swing outward into an alcove that is deeper than the width of the door.		
(c) A 180-degree door swing shall not be exempt from this requirement.		
(4) Door hardware. Lever hardware or push/pull latch hardware shall be provided. Door protection should be provided where a door is subject to impact.	Yes Yes	
(5) Doors for patient toilet rooms		
(a) Door type. Rooms that contain a toilet for patient use shall have one of the following:		
(i) A door that swings outward	Yes	Pivot swing with emergency access.
(ii) A door equipped with emergency rescue hardware Emergency rescue hardware. Emergency rescue hardware for toilet room doors permits easy access from outside the room to prevent blockage of the door.	Yes	
(iii) A sliding door other than a pocket door Use of sliding doors. Sliding doors are permitted for toilet rooms if they do not conflict with other requirements, such as handicapped accessibility, and cannot be blocked from the inside. A pocket type of sliding door would not meet this requirement because weight pushed up against this type of door prevents the door from opening for access from		None used
(b) Door opening. Where a toilet room opens onto a public area or corridor, visual privacy shall be maintained.	Yes	
2.1-7.2.2.4 – 2.1-7.2.2.7 Reserved		
2.1-7.2.2.8 Hand-washing stations		
Consideration should be given to placement of electrical devices (space needed for work flow and placement away from the sink). To avoid confusion between soap and alcohol-based hand rubs, alcohol-based hand-rub dispensers should not be placed adjacent to sinks and soap dispensers.	Yes	
(a) Hand sanitation dispensers and hand-washing stations shall be provided.	Yes	
(b) The number and placement of both hand-washing stations and hand sanitation dispensers shall be determined by an ICRA.	Yes	
(c) See Section 2.1-3.8.7 (Hand-Washing Station) and the facility chapters in Part 2 for information about locations where hand-washing stations are required.		
(2) Sinks. For basin, fitting, and anchoring requirements, see Section 2.1-8.4.3.2 (Hand-washing station sinks).		
(3) Hand-washing station countertops		
(a) Hand-washing station countertops shall be made of porcelain, stainless steel, solid-surface materials, or plastic laminate assembly.	Yes	Solid surface
(b) For countertops that require a substrate, marine-grade plywood (or an equivalent material) with an impervious seal shall be required. <b>Under-mount basins are difficult to clean, and their use is discouraged.</b>	Yes	
(4) Where a hand-washing station includes casework, it shall be designed to prevent storage beneath the sink.	Yes	

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
(5) Provisions for drying hands. Single-use or disposable provisions for hand drying shall be required at all hand-washing stations except hand scrub facilities.	Yes	
(a) Hand-washing stations shall include a hand-drying device that does not require hands to contact the dispenser.	Yes	
(b) These provisions shall be enclosed to protect against dust or soil.	Yes	
(c) Hot air dryers shall be permitted.		
(d) Where provided, single-use towels shall be directly accessible to sinks.	Yes	
(6) Cleansing agents. Hand-washing stations shall include liquid or foam soap dispensers.	Yes	
(7) Mirror. Mirrors shall be permitted at hand-washing sinks in public toilet rooms and in shower rooms.		
Mirrors should not be used at clinical hand-washing stations to avoid personal grooming that can impact proper hand hygiene.	Yes	
<b>2.1-7.2.2.9 Grab bars</b>		
Grab bars should have a finish that contrasts with the adjacent wall surface and provides slip resistance.	Yes	
Grab bars in patient toilet rooms should allow patients to be as safe and independent as possible. This includes using drop-down grab bars when needed, with or without integral toilet paper holder.	Yes	
Grab bars in patient toilet rooms should allow staff to complete a double transfer. To make this possible, the relationship between the toilet, wall, and grab bars should be evaluated. Clearance on both sides of the toilet is needed for a double transfer. Wall-mounted bars that fold up are the preferred solution because they leave space to facilitate cleaning and patient	Yes	
(1) Grab bars shall be anchored to sustain a concentrated load of 250 pounds (113.40 kilograms).	Yes	
(2) Grab bars in toilet rooms intended for use by persons of size shall be anchored to sustain a concentrated load of 800 pounds (362.87 kilograms).	Yes	
(3) Ends of grab bars shall be constructed to prevent snagging the clothes of patients, staff, and visitors.	Yes	
<b>2.1-7.2.2.10 Handrails</b>		
Handrails should be provided to assist mobility-impaired persons.	No	All patients will have staff assistance and access to wheelchairs.
<b>2.1-7.2.2.11 Radiation protection.</b> Radiation protection for x-ray and gamma ray installations shall conform with the following National Council on Radiation Protection & Measurements (NCRP) reports and local, state, and federal codes and standards.	N/A	Radiology services will not be provided in this building.
<b>2.1-7.2.2.12 Reserved</b>		
<b>2.1-7.2.2.13 Protection from heat-producing equipment.</b> Rooms containing heat-producing equipment (e.g., boilers, heaters) shall be insulated to prevent the temperature in adjacent rooms from falling outside the intended design parameters for those room types.	Yes	
<b>2.1-7.2.2.14 Decorative water features</b>	No	
<b>2.1-7.2.3 Surfaces</b>		
<b>2.1-7.2.3.1 Flooring and wall bases</b>		
a. The patient handling and movement assessment and the fall prevention assessment portions of the safety risk assessment should be consulted when choosing flooring materials; see sections 1.2-4.3 (Patient Handling and Movement Assessment) and 1.2-4.4 (Fall Prevention Assessment).		
b. The evidence associated with identification of single environmental variables and their importance in preventing, attenuating, or exacerbating patient falls is still emerging. A number of studies in which multiple variables were studied have suggested an association between falls and the following flooring materials and characteristics:		
c. Floor resistance. Floor surfaces should allow easy movement of all wheeled equipment to be used in the facility. Portable lifting equipment without powered wheels may require more exertion by staff than ceiling-mounted equipment to move an elevated patient around and through a space. The exertion required by staff may increase with the use of carpet; however, different types and brands of carpet may have significantly different levels of resistance to wheeled devices. Installation of a mock-up to test flooring materials in relationship to wheeled equipment and devices used in a facility is recommended. Carpet should not be automatically discounted as inappropriate due to this challenge as it has major advantages over hard-surface flooring in terms of acoustic properties.		
(1) Flooring surfaces shall be cleanable and wear-resistant for the location.	Yes	
(2) The use of carpeting in patient care areas and clinical support areas (e.g., labs and pharmacies) shall be permitted when approved as part of the infection control risk assessment (ICRA) process.	No	Carpet is not anticipated in these areas.
(3) Smooth transitions shall be provided between different flooring materials.	Yes	
Flush thresholds should be used to reduce tripping hazards.	Yes	
(4) Flooring surfaces, including those on stairways, shall be stable, firm, and slip-resistant.	Yes	
(a) The slip-resistance ratings of flooring surfaces shall be appropriate for the area of use—for dry or wet conditions and for use on ramps and slopes.	Yes	



2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
Wet conditions are common in areas such as kitchens and bathing areas, entries from exterior to interior space, and areas where water is used for patient services. Slip resistance is also an important consideration for ramps and stairways. In dry areas, soft flooring (e.g., carpet, cushioned flooring, etc.) can be used to reduce the risk of falls and the impact of associated injuries.		
(b) Carpet with or without padding shall be installed so it provides a stable and firm surface.	Yes	If carpet is used, this criteria will be met.
(5) The floors and wall bases of all areas subject to frequent wet cleaning shall be constructed of materials that are not physically affected by germicidal or other types of cleaning solutions.	Yes	
(6) Floor and wall base assemblies		
(a) The room types listed in this section shall have floor and wall base assemblies that are monolithic and have an integral coved wall base that is carried up the wall a minimum of 6 inches (150 mm) and is tightly sealed to the wall.		
(i) Operating room	N/A	
(ii) Class 2 and Class 3 imaging rooms	N/A	
(iii) Procedure rooms where cystoscopy, urology, and endoscopy procedures are performed	N/A	
(iv) Endoscope processing room	N/A	
(v) IV and chemotherapy preparation rooms	N/A	
(vi) Airborne infection isolation (All) room	N/A	
(vii) Anteroom to All room, where provided	N/A	
(viii) Sterile processing facility	N/A	
(b) Equipment shall be permitted to penetrate these monolithic floors provided joints are sealed and do not represent a tripping hazard.	N/A	
Equipment that is fastened to the monolithic floor requires sealed joints at the fastening points to prevent fluids from penetrating the subfloor. Where infrastructure items such as floor ducts to accommodate electrical cabling are installed, the duct cover needs to be sealed to prevent fluids from entering the floor duct.		
(7) Floor openings for pipes, ducts, and conduits as well as joints at structural elements shall be tightly sealed.	Yes	
2.1-7.2.3.2 Walls and wall protection		
(1) Wall finishes		
(a) Wall finishes shall be washable.	Yes	
(b) Wall finishes in the vicinity of plumbing fixtures shall be:		
(i) Smooth	Yes	
(ii) Scrubbable	Yes	
(iii) Water-resistant	Yes	
(c) Wall finishes in the room types listed shall be free of fissures, open joints, or crevices that may retain or permit passage of dirt particles:		
(i) Operating and procedure rooms	N/A	
(ii) Class 2 and Class 3 imaging rooms	N/A	
(iii) Endoscopy procedure room	N/A	
(iv) Endoscope processing room	N/A	
(v) IV and chemotherapy preparation room	N/A	
(vi) Airborne infection isolation (All) room	N/A	
(vii) Anteroom to All room, where provided	N/A	
(viii) Sterile processing facility	N/A	
(2) Wall surfaces in areas routinely subjected to wet spray or splatter (e.g., kitchens, environmental services rooms, etc.) shall be monolithic or have sealed seams that are tight and smooth.	Yes	
(3) Wall openings for pipes, ducts, and conduits as well as joints at structural elements shall be tightly sealed.	Yes	
(4) Wall protection devices and corner guards shall be durable and scrubbable.	Yes	
2.1-7.2.3.3 Ceilings		
(1) Ceilings shall be provided in all areas except as noted in Section 2.1-7.2.3.3 (4) (Mechanical, electrical, and communications equipment rooms).	Yes	
(a) Ceilings shall be cleanable with routine housekeeping equipment.	Yes	
(b) Acoustic and lay-in ceilings, where used, shall not create ledges or crevices.	Yes	

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
(4) Mechanical, electrical, and communications equipment rooms. Omission of suspended ceilings in these rooms or spaces shall be permitted unless required for fire safety purposes.		
2.1-7.2.4 Furnishings		
Work areas. Where a work space, work area, work counter, or work surface is provided, it should have a minimum of 4 square feet (.37 square meter) of contiguous clear surface for each person programmed to work in the space at the same time.	Yes	
2.1-7.2.4.1 Reserved		
2.1-7.2.4.2 Window treatments in patient care areas	N/A	There are no windows in any of the patient care spaces.
2.1-7.2.4.3 Privacy curtains. Use of fabric privacy curtains shall be permitted if the fabric is washable.	Yes	
2.2-8 Building Systems		
2.2-8.1 Reserved		
2.2-8.2 Heating, Ventilation, and Air-Conditioning (HVAC) Systems		
See Section 2.1-8.2 (HVAC Systems) for requirements.		
2.1-8.2 Heating, Ventilation, and Air-Conditioning (HVAC) Systems		
2.1-8.2.1 General		
2.1-8.2.1.1 The following facility types shall comply with Part 3 (ANSI/ASHRAE/ASHE Standard 170: Ventilation of Health Care Facilities):	N/A	
(1) Outpatient surgery facilities	N/A	
(2) Endoscopy facilities	N/A	
2.1-8.2.1.2 For the following facility types, room types listed in Table 8.1 of ANSI/ASHRAE/ASHE Standard 170 shall meet the requirements of Standard 170:	N/A	
Individual spaces used for imaging, infusion, and dialysis services that are listed in Table 8.1 in Standard 170 are treated the same as a space in a licensed facility and have the same HVAC requirements. Spaces with space names not listed in Table 8.1 need not comply with Standard 170.	N/A	
(1) Imaging facilities with Class 2 and 3 imaging rooms	N/A	
(2) Infusion centers	N/A	
(3) Renal dialysis centers	N/A	
2.1-8.2.1.3 For other outpatient facility types, HVAC systems shall meet state and local building code requirements.	Yes	
2.1-8.2.2 Additional Requirements		
See Section 8.2 in the following chapters for additional HVAC information:		
2.1-8.2.2.1 Chapter 2.12, Specific Requirements for Outpatient Rehabilitation Facilities	N/A	
2.1-8.2.2.2 Chapter 2.13, Specific Requirements for Mobile/Transportable Medical Units	N/A	
2.2-8.3 Electrical Systems		
2.2-8.3.1.1 Electrical system requirements in NFPA 99: Health Care Facilities Code according to the NFPA risk category (1–4) that applies to the facility type.	Yes	
2.2-8.3.1.2 Requirements in NFPA 70: National Electrical Code®	Yes	
2.2-8.3.2 – 2.2-8.3.3 Reserved		
2.2-8.3.4 Emergency Egress Lighting		
Automatic emergency lighting shall be provided in every facility that has a total floor area of more than 1,000 square feet (92.9 square meters) and in every facility requiring a stairway exit.	Yes	
2.2-8.3.5 Reserved		
2.2-8.3.6 Electrical Receptacles		
2.2-8.3.6.1 Duplex receptacles shall be available for all equipment to be used in the space.	Yes	
2.2-8.3.6.2 Each examination and work table area shall be served by at least one duplex receptacle.	Yes	
2.2-8.4 Plumbing Systems		
2.2-8.4.1 General		
2.2-8.4.1.1 Plumbing and other piping systems shall meet the requirements in this section.		
2.2-8.4.1.2 Systems shall comply with applicable codes and be designed to supply water at the pressure required to operate all fixtures and equipment during maximum demand.	Yes	
2.2-8.4.2 Plumbing and Other Piping Systems		

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
2.2-8.4.2.1 Backflow preventers (vacuum breakers) shall be installed on water supply outlets to which hoses or tubing can be attached where required by local codes or medical equipment manufacturers.	Yes	
2.2-8.4.2.2 Water temperature at hand-washing stations shall meet the requirements in Section 2.1-8.4.2.5 (4) (Water temperature).		
A2.1-8.4.2.5 (4) Water temperature is measured at the point of use or inlet to the equipment.		
(a) The water-heating system shall supply water at the following range of temperatures: 105–120oF (41–49oC). Storage of water at higher temperatures shall be permitted.	Yes	
To prevent scalding, it is recommended that water temperature at hand-washing stations and showers be limited by an ASSE 1070: Performance Requirements for Water Temperature Limiting Devices or equivalent device.		
(b) For hand-washing stations, water shall be permitted to be supplied at a constant temperature between 70°F and 80°F using a single-pipe supply. For showers and other end-use devices requiring heated water, water shall be permitted to be supplied by this low-temperature circulation system and heated with point-of-use heaters.	Yes	
<b>2.2-8.5 Communications Systems</b>		
For nurse call system requirements, see Table 2.1-3 (Locations for Nurse Call Devices in Outpatient Facilities).	Yes	Patient toilets will have Patient Assist call.
FGI does not require a nurse call device in any of the program spaces for this MOB		
<b>2.2-8.6 Fire Alarm System</b>		
See Section 2.1-8.6 (Fire Alarm System) for requirements.		
<b>2.1-8.6 Fire Alarm System</b>		
All health care facilities shall be provided with a fire alarm system in accordance with NFPA 101: Life Safety Code and NFPA 72: National Fire Alarm and Signaling Code.	Yes	
<b>Part 3: Ventilation of Health Care Facilities</b>		
ANSI/ASHRAE/ASHE Standard 170-2017 Ventilation of Health Care Facilities		
<b>4. COMPLIANCE</b>		
4.1.1 New Buildings. New buildings shall comply with the provisions of this standard.	Yes	
4.1.2 Existing Buildings	N/A	
4.3.1 General. Compliance documents are those plans, specifications, engineering calculations, diagrams, reports, and other data that are approved as part of the permit by the AHJ. The compliance documents shall include all specific construction-related requirements of the owner’s infection control risk assessment.		
4.3.2 Construction Details. Compliance documents shall contain all pertinent data and features of the building, equipment, and systems in sufficient detail to allow a determination of compliance by the AHJ and to indicate compliance with the requirements of this standard.		
4.3.3 Supplemental Information. Supplemental information necessary to verify compliance with this standard, such as calculations, worksheets, compliance forms, vendor literature, or other data, shall be made available when required by the AHJ.		
4.4 Alternate Materials, Methods of Construction, or Design. The provisions of this standard are not intended to prevent the use of any material, method of construction, design, or building system not specifically prescribed herein, provided that such construction, design, or building system has been approved by the AHJ as meeting the intent of this standard.		
4.5 Informative Appendices. The informative appendices to this standard and informative notes located within this standard contain recommendations, explanations, and other non-mandatory information and are not part of this standard.		
4.6 Criteria Ranges. This standard often specifies a range of values that will comply with a specific requirement of the standard. If it is permitted by the AHJ, compliance with this requirement may be achieved by the presentation of compliance documents that demonstrate a system’s ability to perform within the specified range.		
<b>5. PLANNING</b>		
Owners/managers of health care facilities shall prepare a detailed program that shall include the clinical service expected in each space, the specific user equipment expected to be used in each space, and any special clinical needs for temperature, humidity, and pressure control. This program shall be prepared in the planning phase of design.	Yes	
<b>6. SYSTEMS AND EQUIPMENT</b>		
Air-handling and distribution systems are required to provide health care facilities not only with a comfortable environment but also with ventilation to dilute and remove contaminants, provide conditioned air, and assist in controlling the transmission of airborne infection. In order to meet these requirements, air-handling and distribution systems shall be designed according to the requirements of this standard.	Yes	
6.1.1 Ventilation Upon Loss of Electrical Power. The space ventilation and pressure relationship requirements of Tables 7.1, 8.1, and 9.1 shall be maintained for the following spaces, even in the event of loss of normal electrical power:		
a.All rooms	N/A	
b.PE rooms	N/A	

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
c. Operating rooms (ORs), including delivery rooms (Caesarean)	N/A	
Informative Note: For further information, see NFPA (2015) in Appendix B.		
<b>6.1.2 Heating and Cooling Sources</b>		
6.1.2.1 Provide heat sources and essential accessories in number and arrangement sufficient to accommodate the facility needs (reserve capacity), even when any one of the heat sources or essential accessories is not operating due to a breakdown or routine maintenance. The capacity of the remaining source or sources shall be sufficient to provide for domestic hot water, sterilization, and dietary purposes and to provide heating for operating, delivery, birthing, labor, recovery, emergency, intensive care, nursery, and inpatient rooms. Fuel sufficient to support the owner's facility operation plan upon loss of fuel service shall be provided on site.	Yes	This will pertain to the Primary Care services offered in the new MOB. Other services noted to be provided elsewhere.
Exception to 6.1.2.1: Reserve capacity is not required if the ASHRAE 99% heating dry-bulb temperature for the facility is greater than or equal to 25°F (-4°C).		
6.1.2.2 For central cooling systems greater than 400 tons (1407 kW) peak cooling load, the number and arrangement of cooling sources and essential accessories shall be sufficient to support the owner's facility operation plan upon a breakdown or routine maintenance of any one of the cooling sources.		
<b>6.2 Air-Handling Unit (AHU) Design</b>		
6.2.1 AHU Casing. The casing of the AHU shall be designed to prevent water intrusion, resist corrosion, and permit access for inspection and maintenance. All airstream surfaces of AHUs shall comply with ANSI/ASHRAE Standard 62.1, Section 5.4 1.	Yes	
<b>6.3 Outdoor Air Intakes and Exhaust Discharges</b>		
<b>6.3.1 Outdoor Air Intakes</b>		
6.3.1.1 General. Outdoor air intakes for AHUs shall be located a minimum of 25 ft (8 m) from cooling towers and all exhaust and vent discharges. Outdoor air intakes shall be located such that the bottom of the air intake is at least 6 ft (2 m) above grade. New facilities with moderate-to-high risk of natural or man-made extraordinary incidents shall locate air intakes away from public access. All intakes shall be designed to prevent the entrainment of wind-driven rain, shall contain features for draining away precipitation, and shall be equipped with a birdscreen of mesh no smaller than 0.5 in. (13 mm).	Yes	
Exception to 6.3.1.1: For gas-fired, packaged rooftop units, the separation distance of the unit's outdoor air intake from its flue may be less than 25 ft (8 m). The separation distance shall be greater than or equal to the distance prescribed in ANSI/ASHRAE Standard 62.1, Table 5-1, "Air Intake Minimum Separation Distance 1.		
6.3.1.2 Relief Air. Relief air is exempt from the 25 ft (8 m) separation requirement. Relief air is defined as the Class 1 air that could be returned to the air-handling unit from the occupied spaces but is being discharged to the outdoors to maintain building pressurization (such as during air-side economizer operation).		
Informative Note: For more information, see ASHRAE Standard 62.1 (ASHRAE 2016a) in Appendix B.		
6.3.1.3 Roof Locations. Intakes on top of buildings shall be located with the bottom of the air intake a minimum of 3 ft (1 m) above roof level.	Yes	
6.3.1.4 Areaways. In the case of an areaway, the bottom of the air intake opening shall be at least 6 ft (2 m) above grade. The bottom of the air intake opening from the areaway into the building shall be at least 3 ft (1 m) above the bottom of the areaway.	N/A	
Informative Note: See Appendix A, Figure A3.		
<b>6.3.2 Exhaust Discharges</b>		
6.3.2.1 General. Exhaust discharge outlets that discharge air from All rooms, bronchoscopy and sputum collection and pentamidine administration rooms, emergency department public waiting areas, nuclear medicine hot labs, radiology waiting rooms programmed to hold patients who are waiting for chest x-rays for diagnosis of respiratory disease, pharmacy hazardous-drug exhausted enclosures, and laboratory work area chemical fume hoods shall;	N/A	
a. be designed so that all ductwork within the building is under negative pressure;		
Exception to 6.3.2.1(a): Ductwork located within mechanical equipment rooms. Positive-pressure exhaust ductwork located within mechanical equipment rooms shall be sealed in accordance with SMACNA duct leakage Seal Class A 2.		
b. be located such that they reduce the potential for the recirculation of exhausted air back into the building.		
<b>6.3.2.2 Additional Requirements</b>		
a. Exhaust discharge outlets from All rooms, bronchoscopy and sputum collection exhaust, pharmacy hazardous-drug exhausted enclosures, and laboratory work area chemical fume hoods shall additionally be arranged to discharge to the atmosphere in a vertical direction (with no rain cap or other device to impede the vertical momentum) and at least 10 ft (3 m) above the adjoining roof level.	N/A	
b. Exhaust discharge outlets from laboratory work area chemical fume hoods shall discharge with a stack velocity of at least 2500 fpm (1180 L/s).	N/A	
c. Exhaust discharge outlets from All rooms, bronchoscopy and sputum collection exhaust, and laboratory work area chemical fume hoods shall be located not less than 25 ft (8 m) horizontally from outdoor air intakes, openable windows/doors, and areas that are normally accessible to the public.	N/A	
Exception to 6.3.2.2(c): If permitted by the AHJ, an alternate location (Informative Note: e.g., located adjacent to an air intake but with the exhaust discharge point above the top of the air intake) may be used. The submitted reentrainment analysis shall demonstrate that an exhaust discharge outlet located at a distance less than 25 ft (8 m) horizontally provides a lower		

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
<p>6.4 Filtration. Filter banks shall be provided in accordance with Table 6.4. Each filter bank with an efficiency of greater than MERV 12 shall be provided with an installed manometer or differential pressure measuring device that is readily accessible and provides a reading of differential static pressure across the filter to indicate when the filter needs to be changed. All of the air provided to a space shall be filtered in accordance with Table 6.4, except as otherwise indicated in Sections 7.1, 8.1, and 9.1 for spaces that allow recirculating HVAC room units.</p>	Yes	
<p>Informative Note: For more information, see CDC (2003) in Appendix B.</p>		
<p><b>Table 6.4 Minimum Filter Efficiencies</b></p>		
	Filter Bank No. 1 (MERV)(a)	Filter Bank No. 2 (MERV)(a)
Protective environment (PE) rooms	7	HEPA (c,d)
Laboratory work areas, procedure rooms, and associated semirestricted spaces	13 (b)	NR
Administrative; bulk storage; soiled holding spaces; food preparation spaces; and laundries	7	NR
All other outpatient spaces	7	NR
<p>NR = not required</p>		
<p>a. Informative Note: The minimum efficiency reporting value (MERV) is based on the method of testing described in ANSI/ASHRAE Standard 52.2 (ASHRAE [2017a]).</p>		
<p>b. Additional prefilters may be used to reduce maintenance for filters with efficiencies higher than MERV 7.</p>		
<p>c. As an alternative, MERV-14 rated filters may be used in Filter Bank No. 2 if a tertiary terminal HEPA filter is provided for these spaces.</p>		
<p>d. Informative Note: High-efficiency particulate air (HEPA) filters are those filters that remove at least 99.97% of 0.3 micron-sized particles at the rated flow in accordance with the testing methods of IEST RP-CC001.6 (IEST [2016]).</p>		
<p>6.4.1 First Filtration Bank. Filter Bank No. 1 shall be placed upstream of the heating and cooling coils such that all mixed air is filtered.</p>		
<p>6.4.2 Second Filtration Bank. Filter Bank No. 2 shall be installed downstream of all wet-air cooling coils and the supply fan. All second filter banks shall have sealing interface surfaces.</p>		
<p>6.4.3 Filter-Bank Blank-Off Panels. Filter-bank blank-off panels shall be permanently attached to the filter-bank frame, constructed of rigid materials, and have sealing surfaces equal to or greater than the filter media installed within the filter-bank frame.</p>		
<p>6.4.4 Filter Frames. Filter frames shall be durable and proportioned to provide an airtight fit with the enclosing ductwork. All joints between filter segments and enclosing ductwork shall have gaskets or seals to provide a positive seal against air leakage.</p>		
<p><b>6.5 Heating and Cooling Systems</b></p>		
<p>6.5.1 Cooling Coils and Drain Pans. Cooling coils and drain pans shall comply with the requirements of ANSI/ASHRAE Standard 62.1 1.</p>		
<p>6.5.2 Radiant Cooling Systems. If radiant cooling panels are used, the chilled-water temperature shall always remain above the dew-point temperature of the space.</p>		
<p>6.5.3 Radiant Heating Systems. If radiant heating is provided for an All room, a protective environment room, a wound intensive care unit (burn unit), an OR, or a procedure room, either flat and smooth radiant ceiling or wall panels with exposed cleanable surfaces or radiant floor heating shall be used. Gravity-type heating or cooling units, such as radiators or convectors, shall not be used in ORs and other special care areas.</p>		
<p>6.5.4 Cooling Towers. Cooling towers shall be located so that drift is directed away from AHU intakes. They shall meet the requirements of Section 6.3.2.</p>		
<p><b>6.6 Humidifiers. When outdoor humidity and internal moisture sources are not sufficient to meet the requirements of Tables 7.1, 8.1, or 9.1, humidification shall be provided by means of the facility air-handling systems. Steam or adiabatic high-pressure water-atomizing humidifiers shall be used.</b></p>		
<p>6.6.1 General Requirements</p>		
<p>a. Locate humidifiers within AHUs or ductwork to avoid moisture accumulation in downstream components, including filters and insulation.</p>		
<p>b. A humidity sensor shall be provided, located at a suitable distance downstream from the injection source.</p>		
<p>c. Controls shall be provided to limit duct humidity to a maximum value of 90% rh when the humidifier is operating.</p>		
<p>d. Duct takeoffs shall not be located within the humidifier's absorption distance.</p>		
<p>e. Humidifier control valves shall be designed so that they remain off whenever the AHU unit is not in operation.</p>		
<p>6.6.2 Steam Humidifier Requirements. Chemical additives used in the steam systems that serve humidifiers shall comply with FDA requirements 3.</p>		
<p>6.6.3 Adiabatic Atomizing Humidifier Requirements</p>		
<p>a. Humidifier water shall be treated with a reverse osmosis process, a UV-C sterilization light source, and a submicron filter.</p>		
<p>Informative Note: For more information, see ASTM (2011) in Appendix B.</p>		
<p>b. Treated humidifier water shall be continuously circulated from the source to the humidifier valves. All valves, headers, and piping not part of the recirculation loop shall drain completely when not in use.</p>		
<p>c. Ports suitable for testing water quality shall be provided in the treated humidifier water piping system.</p>		
<p>d. Moisture eliminators shall be provided as required to prevent moisture accumulation in ductwork.</p>		

2.2 Specific Requirements for General and Specialty Medical Services Facilities		Compliant	Notes
<b>6.7 Air Distribution Systems</b>			
6.7.1 General. Maintain the pressure relationships required in Tables 7.1, 8.1, and 9.1 in all modes of HVAC system operation, except as noted in the tables. Spaces that have required pressure relationships shall be served by fully ducted return systems or fully ducted exhaust systems. The following additional surgery and critical-care patient care areas that do not require a pressure relationship to adjacent areas shall also be served by fully ducted return or exhaust systems: recovery rooms, critical and intensive care areas, intermediate care areas, and wound intensive care units (burn units). In inpatient facilities, patient care areas shall use ducted systems for return and exhaust air. Where space pressure relationships are required, the air distribution system design shall maintain them, taking into account recommended maximum filter loading, heating-season lower airflow operation, and cooling-season higher airflow operation. Airstream surfaces of the air distribution system downstream of Filter Bank No. 2, shall comply with ANSI/ASHRAE Standard 62.1, Section 5.4 1. The air distribution system shall be provided with access doors, panels, or other means to allow convenient access for inspection and cleaning.		Yes	
6.7.2 Air Distribution Devices. All air distribution devices shall meet the following requirements:			
a. Surfaces of air distribution devices shall be suitable for cleaning. Supply air outlets in accordance with Table 6.7.2 shall be used.		Yes	
b. The supply diffusers in ORs shall be designed and installed to allow for internal cleaning.		N/A	
c. Psychiatric, seclusion, and holding patient rooms shall be designed with security diffusers, grilles, and registers.		N/A	
<b>Table 6.7.2 Supply Air Outlets</b>			
<b>Space Designation (According to Function)</b>	<b>Supply Air Outlet Classificationa</b>		
Operating rooms (ORs) b, procedure rooms	Supply diffusers within the primary supply diffuser array: Group E, nonaspirating Additional supply diffusers within the room: Group E	N/A N/A	
Protective environment (PE) rooms	Group E, nonaspirating	N/A	
Wound intensive care units (burn units)	Group E, nonaspirating	N/A	
Trauma rooms (crisis or shock)	Group E, nonaspirating	N/A	
All rooms	Group A or Group E	N/A	
Single-bed patient or resident rooms	Group A, Group D, or Group E	N/A	
All other patient care or resident care spaces	Group A or Group E	Yes	
All other spaces	No requirement		
a. Informative Note: Refer to the 2017 ASHRAE Handbook—Fundamentals, Chapter 20 (ASHRAE [2017c]), for definitions related to outlet classification and performance.			
b. Surgeons may require alternate air distribution systems for some specialized surgeries. Such systems shall be considered acceptable if they meet or exceed the requirements of this standard.			
c. Air distribution systems using Group D diffusers shall meet the following requirements:			
1. The system shall be designed according to “Design Guidelines” in System Performance Evaluation and Design Guidelines for Displacement Ventilation, Chapter 7 4.		Yes	
2. The supply diffuser shall be located where it cannot be permanently blocked (Informative Note: e.g., opposite the foot of the bed).		Yes	
3. The room return/exhaust grille shall be located in the ceiling, approximately above the head of the patient bed.		Yes	
4. The transfer grille to the toilet room shall be located above the occupied zone.			
6.7.3 Smoke Barriers. Where smoke barriers are required, heating, ventilating, and air-conditioning zones shall be coordinated with compartmentation to minimize ductwork penetrations of fire and smoke barriers.		Yes	
6.7.4 Smoke and Fire Dampers			
a. Maintenance access shall be provided at all dampers.		Yes	
b. All damper locations shall be shown on design drawings.		Yes	
c. Air-handling systems shall be arranged such that damper activation will not damage ducts.		Yes	
6.7.5 Duct Penetrations. Ducts that penetrate construction intended to protect against x-ray, magnetic, radio frequency interference (RFI), or other radiation shall not impair the effectiveness of the protection, nor shall the treatment of these penetrations impair the ventilation of the space served.		N/A	
<b>6.8 Energy Recovery Systems</b>			
6.8.1 General. Energy recovery systems shall be located upstream of Filter Bank No. 2. If energy recovery systems are used, the systems shall not allow for any amount of cross-contamination of exhaust air back to the supply airstream via purge, leakage, carryover, or transfer except as allowed in Section 6.8.3.		Yes	
6.8.2 Airborne Infectious Isolation Room Exhaust Systems. Airborne infectious isolation room exhaust systems serving All rooms or combination All/PE rooms shall not be used for energy recovery.		N/A	

2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
Exception to 6.8.2: Airborne infectious isolation room exhaust systems serving All rooms or combination All/PE rooms may be served by an energy recovery system where the supply airstream components and the exhaust airstream components are fully separated by an air gap of adequate distance to prevent cross-contamination that is open to the atmosphere (e.g., run-around pumped coils).	N/A	
6.8.3 Energy Recovery Systems with Leakage Potential. If energy recovery systems with leakage potential are used, they shall be arranged to minimize the potential to transfer exhaust air directly back into the supply airstream. Energy recovery systems with leakage potential shall be designed to have no more than 5% of the total supply airstream consisting of exhaust air. Energy recovery systems with leakage potential shall not be used from these exhaust airstream sources: emergency department waiting rooms, triage, emergency department decontamination, radiology waiting rooms, darkroom, bronchoscopy sputum collection and pentamidine administration, laboratory fume hood and other directly ducted laboratory equipment exhaust, waste anesthesia gas disposal, autopsy, nonrefrigerated body holding, endoscope cleaning, central medical and surgical supply soiled or decontamination room, laundry general, hazardous material storage, dialyzer reprocessing room, nuclear medicine hot lab, nuclear medicine treatment room, and any other space identified by the AHJ or the infection control risk assessment (ICRA) team.	N/A	
<b>6.9 Insulation and Duct Lining</b>		
a.An exterior vapor barrier shall be provided for insulation on cold surfaces. A vapor barrier is not required for insulation materials that do not absorb or transmit moisture.	Yes	
b.Existing insulation and duct lining accessible during a renovation project shall be inspected, repaired, and/or replaced as appropriate.	N/A	
c.Duct lining shall not be used in ductwork located downstream of Filter Bank No. 2. Duct lining with an impervious cover may be allowed in terminal units, sound attenuators, and air distribution devices downstream of Filter Bank No. 2. This lining and cover shall be factory installed.	Yes	
d.Duct lining shall not be installed within 15 ft (4.57 m) downstream of humidifiers.	Yes	
<b>7. SPACE VENTILATION—HOSPITAL SPACES</b>		
<b>8. SPACE VENTILATION—OUTPATIENT SPACES</b>		
The ventilation requirements of this standard are minimums that provide control of environmental comfort, asepsis, and odor in outpatient health care facilities. However, because they are minimum requirements and because of the diversity of the population and variations in susceptibility and sensitivity, these requirements do not provide assured protection from discomfort, airborne transmission of contagions, and odors.		
<b>8.1 General Requirements. The following general requirements shall apply for space ventilation:</b>		
a.Spaces shall be ventilated according to Table 8.1.		
1.Design of the ventilation system shall provide air movement that is generally from clean to less-clean areas. If any form of variable-air-volume or load-shedding system is used for energy conservation, it shall not compromise the pressure balancing relationships or the minimum air changes required by the table.	Yes	
2.The ventilation rates in this table are intended to provide for comfort as well as for asepsis and odor control in spaces of a health care facility that directly affect patient care. Ventilation rates for spaces not specified here shall be obtained from ANSI/ASHRAE Standard 62.1 1. Where spaces with prescribed rates in both Standard 62.1 and Table 8.1 of this standard exist, the higher of the two air change rates shall be used.	Yes	
3.For design purposes, the minimum number of total air changes indicated shall be either supplied for positive pressure rooms or exhausted for negative pressure rooms. Spaces that are required in Table 8.1 to be at a negative pressure relationship and that are not required to be exhausted shall use the supply airflow rate to compute the minimum total air changes per hour required. For spaces that require a positive or negative pressure relationship, the number of air changes can be reduced when the space is unoccupied, provided that the required pressure relationship to adjoining spaces is maintained while the space is unoccupied and that the minimum number of air changes indicated is reestablished anytime the space becomes occupied. Controls intended to switch the required pressure relationships between spaces from positive to negative, and vice versa, shall not be permitted. Air change rates in excess of the minimum values are expected in some cases in order to maintain room temperature and humidity conditions based on the space cooling or heating load.		
4.The entire minimum outdoor air changes per hour required by Table 8.1 for the space shall meet the filtration requirements of Section 6.4.	Yes	
5.For spaces where Table 8.1 permits air to be recirculated by room units, the portion of the minimum total air changes per hour required for a space that is greater than the minimum outdoor air changes per hour required component may be provided by recirculating room HVAC units. Such recirculating room HVAC units shall		
i.not receive nonfiltered, nonconditioned outdoor air;	Yes	
ii.serve only a single space; and	Yes	
iii.provide a minimum MERV 6 filter for airflow passing over any surface that is designed to condense water. This filter shall be located upstream of any such cold surface, so that all of the air passing over the cold surface is filtered.	Yes	
6.For air-handling systems serving multiple spaces, system minimum outdoor air quantity shall be calculated using one of the following methods:		
i.System minimum outdoor air quantity for an air-handling system shall be calculated as the sum of the individual space requirements as defined by this standard.		
ii.System minimum outdoor air quantity shall be calculated by the Ventilation Rate Procedure (multiple zone formula) of ASHRAE Standard 62.1 1. The minimum outdoor air change rate listed in this standard shall be interpreted as the Voz (zone outdoor airflow) for purposes of this calculation.		
b.Air filtration for spaces shall comply with Table 6.4.		
c.Supply air outlets for spaces shall comply with Table 6.7.2.		

2.2 Specific Requirements for General and Specialty Medical Services Facilities								Compliant	Notes
d. In All rooms, protective environment rooms, wound intensive care units (burn units), and operating and procedure rooms, heating with supply air or radiant panels that meet the requirements of Section 6.5.3 shall be provided.									
<b>Table 8.1 Design Parameters—Outpatient Spaces</b>									
Function of Space	Pressure Relations	Minimum Outdoor ach	Minimum Total ach	All Room Air	Air Recirculated by Means of Room Units (a)	Design Relative Humidity (k), %	Design Temperature (l), °F/°C		
Medical/ anesthesia	Negative	NR	8	Yes	NR	NR	NR	N/A	
Treatment room	NR	2	6	NR	NR	Max 60	70–75/21–24	Yes	
Toilet room	Negative	NR	10	Yes	No	NR	NR	Yes	
General examination room	NR	2	4	NR	NR	Max 60	70–75/21–24	Yes	
Laboratory work area,	Negative	2	6	NR	NR	NR	70–75/21–24	Yes	
Medication room	NR	2	4	NR	NR	Max 60	70–75/21–24	Yes	
Janitor’s closet	Negative	NR	10	Yes	No	NR	NR	Yes	
Clean workroom or	Positive	2	4	NR	NR	NR	NR	Yes	
Hazardous material storage	Negative	2	10	Yes	No	NR	NR	Yes	
Soiled workroom or	Negative	2	10	Yes	No	NR	NR	Yes	
<b>Note: NR = no requirement</b>									
Normative Notes for Table 8.1:									
a. Except where indicated by a “No” in this column, recirculating room HVAC units (with heating or cooling coils) are acceptable for providing that portion of the minimum total air changes per hour that is permitted by Section 8.1 (subparagraph [a][5]). Because of the cleaning difficulty and potential for buildup of contamination, recirculating room units shall not be used in areas marked “No.” Recirculating devices with high-efficiency particulate air (HEPA) filters shall be permitted in existing facilities as interim, supplemental environmental controls to meet requirements for the control of airborne infectious agents. The design of either portable or fixed systems should prevent stagnation and short circuiting of airflow. The design of such systems shall also allow for easy access for scheduled preventative maintenance and cleaning.									
f. Higher ventilation rates above the total ach listed shall be used when dictated by the laboratory program requirements and the hazard level of the potential contaminants in each laboratory work area. Lower total ach ventilation rates shall be permitted when a Hazard Assessment performed as part of an effective Laboratory Ventilation Management Plan per ANSI/AIHA/ASSE Z9.5, American National Standard for Laboratory Ventilation13 determines that either (a) acceptable exposure concentrations in the laboratory work area can be achieved with a lower minimum total ach ventilation rate than is listed in Table 8.1 or (b) a demand control approach with active sensing of contaminants or appropriate surrogates is used as described in ASHRAE Handbook—HVAC Applications, Chapter 16, “Laboratories” (Informative Note: See ASHRAE [2015] in Informative Appendix B).									
p. Treatment rooms used for bronchoscopy shall be treated as bronchoscopy rooms. Treatment rooms used for procedures with nitrous oxide shall contain provisions for exhausting anesthetic waste gases.									
r. See NFPA 99 10 for further requirements.									
v. Room temperature ranges that exceed the minimum indicated range shall be permitted if required by the laboratory program or laboratory equipment.									
aa. Examination rooms programmed for use by patients with undiagnosed gastrointestinal symptoms, undiagnosed respiratory symptoms, or undiagnosed skin symptoms.									
<b>8.2 Additional Room-Specific Requirements</b>									
8.2.1 Airborne Infection Isolation (AII) Rooms. Ventilation for AII rooms shall meet the following requirements whenever an infectious patient occupies the room:								N/A	
8.2.2 Protective Environment (PE) Rooms. Ventilation for PE rooms shall meet the following requirements:								N/A	
8.2.3 Combination Airborne Infectious Isolation/Protective Environment (AII/PE) Rooms. Ventilation for AII/PE rooms shall meet the following requirements:								N/A	
<b>8.3 Critical Care Units</b>								N/A	
<b>8.4 Surgery Rooms</b>								N/A	
<b>8.5 Support Spaces</b>								N/A	
8.6 Psychiatric Patient Areas. All exposed equipment located with these spaces shall have enclosures with rounded corners and tamper-resistant fasteners. With the exception of HVAC room recirculating units, equipment shall be arranged such that maintenance personnel are not required to enter patient care spaces for service.								N/A	



2.2 Specific Requirements for General and Specialty Medical Services Facilities	Compliant	Notes
END OF FGI COMPLIANCE REPORT		

**PLEASE PROVIDE ASSUMPTIONS**  
**Grace Cottage Hospital**  
*New Primary Care Practice Building*

Proposed Yr 1 2024	Proposed Yr 2 2025	Proposed Yr 3 2026
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**Table 1**

Project costs based on schematic design documents.

**Table 2**

Financing \$4.2m over 25 years to cover balance needed after fundraising.

**INCOME STATEMENT**

Revenue Rate Increase	3.5%	3.5%	3.5%
<b>Expenses:</b>			
Salary Increases	3.0%	3.0%	3.0%
Fringe Benefits Increases	4.0%	4.0%	4.0%
Provider Tax (Based on Revenue)	3.5%	3.5%	3.5%
Interest	2.5%	2.5%	2.5%
Other Operating Inflation	3.0%	3.0%	3.0%

No changes expected in current operations during project period.

**BALANCE SHEET**

Reflects recognition of project costs throughout Year 1 and Year 2, with completion in Year 3.

**REVENUE SOURCE-PAYER**

No changes expected in current operations during project period.  
 Additional revenue projected as result of project completion expected to be same distribution as current revenue by payer.

**UTILIZATION**

No changes expected in current operations during project period.  
 Increase in Physician Office Visits in Year 3 as a result of increased efficiencies in new building and addition of 1.0 FTE MLP.

## **STAFFING**

**No changes expected in current operations during project period.  
Additional 1.0 FTE MLP after project completion.**

Notes to Support Assumptions:

**Grace Cottage Hospital**  
**New Primary Care Practice Building**

TABLE 1  
PROJECT COSTS

<b>Construction Costs</b>	
1. New Construction	\$ 11,524,418
2. Demolition	211,807
3. Site Work	1,528,804
4. Fixed Equipment	-
5. Design/Bidding Contingency	884,557
6. Construction Contingency	945,712
7. Construction Manager Fee	388,426
8. Other (please specify)	-
Subtotal	\$ 15,483,724
<b>Related Project Costs</b>	
1. Major Moveable Equipment	\$ -
2. Furnishings, Fixtures & Other Equip.	893,228
3. Architectural/Engineering Fees	1,198,588
4. Land Acquisition	-
5. Purchase of Buildings	-
6. Administrative Expenses & Permits	242,269
7. Debt Financing Expenses (see below)	444,294
8. Debt Service Reserve Fund	-
9. Working Capital	-
10. Other (please specify)-Project Contingency	890,890
Subtotal	\$ 3,669,269
<b>Total Project Costs</b>	<b>\$ 19,152,993</b>

<b>Debt Financing Expenses</b>	
1. Capital Interest	\$ 244,294
2. Bond Discount or Placement Fee	-
3. Misc. Financing Fees & Exp. (issuance costs)	200,000
4. Other	-
Subtotal	\$ 444,294
<b>Less Interest Earnings on Funds</b>	
1. Debt Service Reserve Funds	\$ -
2. Capitalized Interest Account	-
3. Construction Fund	-
4. Other	-



Subtotal

\$ -

**Total Debt Financing Expenses**

**\$ 444,294**

feeds to line 7 above

**Grace Cottage Hospital**  
**New Primary Care Practice Building**

TABLE 2

DEBT FINANCING ARRANGEMENT, SOURCES & USES OF FUNDS

<b>Sources of Funds</b>		
1. Financing Instrument	USDA	
a. Interest Rate	3.75%	
b. Loan Period	Jan 2026 To: Dec 2051	
c. Amount Financed		\$ 4,152,993
2. Equity Contribution		-
3. Other Sources		
a. Working Capital		-
b. Fundraising		7,665,000
c. Grants-Foundation/Corporate/DAF		5,835,000
d. Other-Federal Appropriation		1,500,000
<b>Total Required Funds</b>		<b>\$ 19,152,993</b>

<b>Uses of Funds</b>		
<u>Project Costs (feeds from Table 1)</u>		
1. New Construction		\$ 11,524,418
2. Demolition		211,807
3. Site Work		1,528,804
4. Fixed Equipment		-
5. Design/Bidding Contingency		884,557
6. Construction Contingency		945,712
7. Construction Manager Fee		388,426
8. Major Moveable Equipment		-
9. Furnishings, Fixtures & Other Equip.		893,228
10. Architectural/Engineering Fees		1,198,588
11. Land Acquisition		-
12. Purchase of Buildings		-
13. Administrative Expenses & Permits		242,269
14. Debt Financing Expenses		444,294
15. Debt Service Reserve Fund		-
16. Working Capital		-
17. Other (please specify) - Project Contingency		890,890
<b>Total Uses of Funds</b>		<b>\$ 19,152,993</b>

Total sources should equal total uses of funds.

**GRACE COTTAGE HOSPITAL**

*New Primary Care Practice Building*

**INCOME STATEMENT**

**Table 3A**

**WITHOUT PROJECT**

	2021	2022	2022		2023	Proposed Years Must change from Current Budget							
			Actual	Budget		% change	Actual/Projection	% change	Budget 2023 App % change	Proposed Yr 1	Proposed Yr 2	Proposed Yr 3	
<b>REVENUES</b>													
INPATIENT CARE REVENUE	1,380,155	1,571,257	15.5%	1,660,452	6.2%	1,803,437	8.0%	1,886,557	3.5%	1,931,887	3.5%	1,999,503	3.5%
OUTPATIENT CARE REVENUE	20,182,247	19,429,509	-3.6%	23,490,457	20.0%	23,533,254	0.2%	24,356,015	3.5%	25,209,410	3.5%	26,001,730	3.5%
OUTPATIENT CARE REVENUE - PHYSICIAN	5,557,616	5,462,035	-1.7%	5,003,828	8.1%	7,016,933	18.9%	7,282,526	3.6%	7,516,714	3.5%	7,779,799	3.5%
CHRONIC/SNF PT CARE REVENUE	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
SWING BEDS PT CARE REVENUE	7,318,052	7,929,760	8.3%	7,716,191	-2.7%	7,667,214	-0.6%	7,935,569	3.5%	8,213,311	3.5%	8,500,777	3.5%
<b>GROSS PATIENT CARE REVENUE</b>	<b>34,388,070</b>	<b>34,389,561</b>	<b>0.0%</b>	<b>38,779,928</b>	<b>12.8%</b>	<b>40,020,838</b>	<b>3.2%</b>	<b>41,421,507</b>	<b>3.5%</b>	<b>42,671,322</b>	<b>3.5%</b>	<b>44,371,818</b>	<b>3.5%</b>
DISPROPORTIONATE SHARE PAYMENTS	-	-	0.0%	-	0.0%	-	0.0%	0	0.0%	0	0.0%	0	0.0%
BAD DEBT FREE CARE	(1,019,072)	(969,357)	-4.9%	(1,136,036)	17.3%	(854,615)	-24.8%	(884,527)	3.5%	(915,495)	3.5%	(947,527)	3.5%
DEDUCTIONS FROM REVENUE	(12,792,603)	(11,348,174)	-11.3%	(14,523,043)	28.0%	(13,790,928)	-5.0%	(14,273,852)	3.5%	(14,773,230)	3.5%	(15,290,293)	3.5%
<b>NET PATIENT CARE REVENUE</b>	<b>20,586,195</b>	<b>22,072,030</b>	<b>7.2%</b>	<b>23,119,049</b>	<b>4.7%</b>	<b>25,375,255</b>	<b>9.8%</b>	<b>26,263,366</b>	<b>3.5%</b>	<b>27,182,607</b>	<b>3.5%</b>	<b>28,133,966</b>	<b>3.5%</b>
FIXED PROSPECTIVE PAYMENTS AND RESERVES	-	-	0.0%	-	0.0%	-	0.0%	0	0.0%	0	0.0%	0	0.0%
<b>NET PATIENT CARE REV &amp; FIXED PAYMENTS &amp; RESERVES</b>	<b>20,586,195</b>	<b>22,072,030</b>	<b>7.2%</b>	<b>23,119,049</b>	<b>4.7%</b>	<b>25,375,255</b>	<b>9.8%</b>	<b>26,263,366</b>	<b>3.5%</b>	<b>27,182,607</b>	<b>3.5%</b>	<b>28,133,966</b>	<b>3.5%</b>
OTHER OPERATING REVENUE	4,632,980	1,275,331	-72.5%	1,065,230	-16.5%	1,082,666	1.6%	1,120,559	3.5%	1,159,770	3.5%	1,200,371	3.5%
<b>TOTAL OPERATING REVENUE</b>	<b>25,219,175</b>	<b>23,347,361</b>	<b>-7.4%</b>	<b>24,184,279</b>	<b>3.6%</b>	<b>26,457,921</b>	<b>9.4%</b>	<b>27,383,947</b>	<b>3.5%</b>	<b>28,342,386</b>	<b>3.5%</b>	<b>29,334,366</b>	<b>3.5%</b>
<b>OPERATING EXPENSE</b>													
SALARIES NON MD	11,703,230	12,223,891	4.4%	12,687,446	3.6%	13,707,423	8.0%	14,118,646	3.0%	14,542,205	3.0%	14,978,471	3.0%
FRINGE BENEFITS NON MD	3,245,548	4,380,305	35.0%	3,889,317	-11.2%	4,529,967	16.5%	4,711,185	4.0%	4,890,612	4.0%	5,069,597	4.0%
PHYSICIAN FEES & SALARIES	1,739,785	1,468,048	-15.7%	1,693,912	15.5%	1,866,201	10.2%	1,922,187	3.0%	1,979,853	3.0%	2,039,248	3.0%
FRINGE BENEFITS MD	324,936	305,892	-5.9%	316,667	3.5%	382,109	20.7%	387,393	4.0%	413,289	4.0%	429,821	4.0%
HEALTH CARE PROVIDER TAX	607,635	733,061	20.6%	851,820	16.2%	951,124	11.7%	984,413	3.5%	1,018,858	3.5%	1,054,528	3.5%
DEPRECIATION AMORTIZATION	798,519	895,131	11.5%	874,843	-2.3%	1,010,356	15.5%	958,951	-5.2%	998,825	4.2%	1,023,159	4.4%
INTEREST - LONG/SHORT TERM	86,528	113,559	31.2%	67,327	-40.7%	68,741	2.1%	70,490	2.5%	72,221	2.5%	74,027	2.5%
OTHER OPERATING EXPENSE	4,719,183	4,400,968	-6.7%	6,032,012	37.1%	4,928,326	-18.3%	5,076,176	3.0%	5,228,481	3.0%	5,385,314	3.0%
<b>TOTAL OPERATING EXPENSE</b>	<b>23,195,664</b>	<b>24,518,885</b>	<b>5.7%</b>	<b>26,413,344</b>	<b>7.7%</b>	<b>27,444,247</b>	<b>3.9%</b>	<b>28,238,490</b>	<b>2.9%</b>	<b>29,053,334</b>	<b>2.9%</b>	<b>29,880,165</b>	<b>2.8%</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>2,023,511</b>	<b>(1,171,524)</b>	<b>-157.0%</b>	<b>(2,229,065)</b>	<b>90.3%</b>	<b>(986,326)</b>	<b>-55.6%</b>	<b>(854,543)</b>	<b>-13.4%</b>	<b>(710,948)</b>	<b>-16.8%</b>	<b>(545,796)</b>	<b>-23.2%</b>
NON-OPERATING REVENUE	2,736,107	937,423	-65.7%	(237,677)	-125.4%	1,192,676	-801.8%	1,192,676	0.0%	1,192,676	0.0%	1,192,676	0.0%
<b>EXCESS (DEFICIT) OF REVENUE OVER EXPENSE</b>	<b>4,759,618</b>	<b>(234,101)</b>	<b>-104.6%</b>	<b>(2,466,742)</b>	<b>953.7%</b>	<b>206,350</b>	<b>-108.4%</b>	<b>338,133</b>	<b>63.0%</b>	<b>481,728</b>	<b>42.5%</b>	<b>646,880</b>	<b>34.5%</b>
Operating Margin %	8.0%	-5.0%		-9.2%		-3.7%		-3.1%		-2.5%		-1.9%	
Bad Debt & Free Care%	3.0%	2.8%		2.9%		2.1%		2.1%		2.1%		2.1%	
Compensation Ratio	73.3%	74.9%		70.4%		74.6%		74.9%		75.2%		75.4%	
Capital Cost % of Total Expenses	3.7%	4.1%		3.6%		3.9%		3.6%		3.3%		3.0%	

GRACE COTTAGE HOSPITAL

New Primary Care Practice Building													
INCOME STATEMENT													
Table 3B													
PROJECT ONLY													
	2021	2022	2022		2023		Proposed Yr 2		Proposed Yr 2		Proposed Yr 3		
	Actual	Budget	% change	Actual/Projection	% change	Budget 2023 App	% change	2024	% change	2025	% change	2026	% change
<b>REVENUES</b>													
INPATIENT CARE REVENUE	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
OUTPATIENT CARE REVENUE	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
OUTPATIENT CARE REVENUE - PHYSICIAN	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	1,432,648	0.0%
CHRONIC SNF PT CARE REVENUE	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
SWING BEDS PT CARE REVENUE	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
<b>GROSS PATIENT CARE REVENUE</b>	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	1,432,648	0.0%
DISPROPORTIONATE SHARE PAYMENTS	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
BAD DEBT FREE CARE	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	(23,700)	0.0%
DEDUCTIONS FROM REVENUE	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	(289,282)	0.0%
<b>NET PATIENT CARE REVENUE</b>	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	1,122,666	0.0%
FIXED PROSPECTIVE PAYMENTS AND RESERVES	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
<b>NET PATIENT CARE REV &amp; FIXED PAYMENTS &amp; RESERVES</b>	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	1,122,666	0.0%
OTHER OPERATING REVENUE	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
<b>TOTAL OPERATING REVENUE</b>	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	1,122,666	0.0%
<b>OPERATING EXPENSE</b>													
SALARIES NON MD	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	121,788	0.0%
FRINGE BENEFITS NON MD	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	41,721	0.0%
FRINGE BENEFITS MD	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
PHYSICIAN FEES & SALARIES	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
HEALTH CARE PROVIDER TAX	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
DEPRECIATION AMORTIZATION	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	574,590	0.0%
INTEREST - LONG/SHORT TERM	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	115,854	0.0%
OTHER OPERATING EXPENSE	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%
<b>TOTAL OPERATING EXPENSE</b>	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	853,953	0.0%
NET OPERATING INCOME (LOSS)	-	-	0.0%	-	-	-	0.0%	-	0.0%	-	0.0%	268,713	0.0%
NON-OPERATING REVENUE								4,265,714	0.0%	8,571,429	100.0%	2,142,857	-75.0%
<b>EXCESS (DEFICIT) OF REVENUE OVER EXPENSE</b>								4,265,714	0.0%	8,571,429	100.0%	2,411,570	-71.9%



**GRACE COTTAGE HOSPITAL**

**Now Primary Care Practice Building**

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

**INCOME STATEMENT**

**Table 3C**

	WITH PROJECT						Proposed Years Must change from Current Budget						
	2021	2022	2022		2023	Proposed Yr 1	Proposed Yr 2	2025		Proposed Yr 3			
	Actual	Budget	% change	Actual/Projection	% change	Budget 2023 App	% change	2024	% change	2025	% change	2026	% change
<b>REVENUES</b>													
INPATIENT CARE REVENUE	1,380,155	1,571,257	15.5%	1,866,452	6.2%	1,803,437	8.0%	1,866,557	3.5%	1,931,887	3.5%	1,996,503	3.5%
OUTPATIENT CARE REVENUE	20,162,247	19,429,509	-3.6%	23,490,457	20.9%	23,533,254	0.2%	24,358,918	3.5%	25,209,410	3.5%	26,061,730	3.5%
OUTPATIENT CARE REVENUE - PHYSICIAN	5,557,816	5,462,035	-1.7%	5,903,828	8.1%	7,018,933	18.0%	7,262,526	3.5%	7,516,714	3.5%	7,770,907	3.5%
CHRONIC/SNF PT CARE REVENUE	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
SWING BEDS PT CARE REVENUE	7,318,052	7,926,760	8.3%	7,716,191	-2.7%	7,667,214	-0.6%	7,935,505	3.5%	8,213,311	3.6%	8,500,777	3.5%
<b>GROSS PATIENT CARE REVENUE</b>	<b>34,398,070</b>	<b>34,389,561</b>	<b>0.0%</b>	<b>38,779,928</b>	<b>12.8%</b>	<b>40,020,838</b>	<b>3.2%</b>	<b>41,421,567</b>	<b>3.5%</b>	<b>42,871,322</b>	<b>3.5%</b>	<b>45,804,466</b>	<b>6.8%</b>
DISPROPORTIONATE SHARE PAYMENTS	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
BAD DEBT FREE CARE	(1,010,072)	(969,357)	-4.0%	(1,136,036)	17.3%	(854,615)	-24.8%	(884,527)	3.5%	(915,485)	3.5%	(971,227)	6.1%
DEDUCTIONS FROM REVENUE	(12,792,803)	(11,348,174)	-11.3%	(14,623,943)	28.0%	(13,790,968)	-5.0%	(14,273,652)	3.5%	(14,773,230)	3.5%	(15,578,575)	5.4%
<b>NET PATIENT CARE REVENUE</b>	<b>20,586,195</b>	<b>22,072,030</b>	<b>7.2%</b>	<b>23,119,049</b>	<b>4.7%</b>	<b>25,375,255</b>	<b>9.8%</b>	<b>26,263,388</b>	<b>3.5%</b>	<b>27,182,607</b>	<b>3.5%</b>	<b>28,256,664</b>	<b>7.6%</b>
FIXED PROSPECTIVE PAYMENTS AND RESERVES	-	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
<b>NET PATIENT CARE REV &amp; FIXED PAYMENTS &amp; RESERVES</b>	<b>20,586,195</b>	<b>22,072,030</b>	<b>7.2%</b>	<b>23,119,049</b>	<b>4.7%</b>	<b>25,375,255</b>	<b>9.8%</b>	<b>26,263,388</b>	<b>3.5%</b>	<b>27,182,607</b>	<b>3.5%</b>	<b>28,256,664</b>	<b>7.6%</b>
<b>OTHER OPERATING REVENUE</b>	<b>4,632,980</b>	<b>1,275,331</b>	<b>-72.5%</b>	<b>1,065,230</b>	<b>-16.5%</b>	<b>1,082,665</b>	<b>1.6%</b>	<b>1,120,559</b>	<b>3.5%</b>	<b>1,159,779</b>	<b>3.5%</b>	<b>1,200,371</b>	<b>3.5%</b>
<b>TOTAL OPERATING REVENUE</b>	<b>25,219,175</b>	<b>23,347,361</b>	<b>-7.4%</b>	<b>24,184,279</b>	<b>3.6%</b>	<b>26,457,921</b>	<b>9.4%</b>	<b>27,383,947</b>	<b>3.5%</b>	<b>28,342,386</b>	<b>3.5%</b>	<b>30,457,035</b>	<b>7.5%</b>
<b>OPERATING EXPENSE</b>													
SALARIES NON MD	11,703,230	12,223,891	4.4%	12,687,446	3.8%	13,707,423	8.0%	14,118,846	3.0%	14,542,205	3.0%	15,100,259	3.8%
FRINGE BENEFITS NON MD	3,245,548	4,380,305	35.0%	3,889,317	-11.2%	4,529,987	16.5%	4,711,165	4.0%	4,899,612	4.0%	5,137,318	4.9%
FRINGE BENEFITS MD	1,739,785	1,466,048	-15.7%	1,693,912	15.5%	1,866,201	10.2%	1,922,187	3.0%	1,979,853	3.0%	2,039,248	3.0%
PHYSICIAN FEES & SALARIES	324,930	305,582	-5.9%	316,667	3.5%	382,109	20.7%	397,393	4.0%	413,289	4.0%	429,821	4.0%
HEALTH CARE PROVIDER TAX	607,935	733,091	20.6%	851,820	16.2%	951,124	11.7%	984,413	3.5%	1,018,888	3.5%	1,054,528	3.5%
DEPRECIATION AMORTIZATION	768,519	895,131	16.5%	874,843	-2.3%	1,016,356	15.5%	958,051	-5.2%	898,825	-6.2%	1,387,749	55.5%
INTEREST - LONG/SHORT TERM	85,528	113,559	31.2%	67,327	-40.7%	68,741	2.1%	70,460	2.5%	72,221	2.5%	169,861	162.9%
OTHER OPERATING EXPENSE	4,719,183	4,400,968	-6.7%	6,032,012	37.1%	4,928,325	-18.3%	5,076,175	3.0%	5,226,461	3.0%	5,385,314	3.0%
<b>TOTAL OPERATING EXPENSE</b>	<b>23,195,064</b>	<b>24,518,885</b>	<b>5.7%</b>	<b>26,413,344</b>	<b>7.7%</b>	<b>27,444,247</b>	<b>3.9%</b>	<b>28,238,460</b>	<b>2.9%</b>	<b>29,053,334</b>	<b>2.9%</b>	<b>30,734,118</b>	<b>5.8%</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>2,023,511</b>	<b>(1,171,524)</b>	<b>-157.0%</b>	<b>(2,229,065)</b>	<b>90.3%</b>	<b>(988,325)</b>	<b>-55.8%</b>	<b>(854,543)</b>	<b>-13.4%</b>	<b>(710,948)</b>	<b>-16.8%</b>	<b>(277,083)</b>	<b>-61.0%</b>
<b>NON-OPERATING REVENUE</b>	<b>2,736,107</b>	<b>937,423</b>	<b>-65.7%</b>	<b>(237,677)</b>	<b>-125.4%</b>	<b>1,192,675</b>	<b>-601.8%</b>	<b>5,478,390</b>	<b>359.3%</b>	<b>6,764,105</b>	<b>78.2%</b>	<b>3,335,533</b>	<b>-65.8%</b>
<b>EXCESS (DEFICIT) OF REVENUE OVER EXPENSE</b>	<b>4,759,618</b>	<b>(234,101)</b>	<b>-104.0%</b>	<b>(2,266,742)</b>	<b>853.7%</b>	<b>206,550</b>	<b>-108.4%</b>	<b>4,623,847</b>	<b>2140.8%</b>	<b>6,053,157</b>	<b>65.8%</b>	<b>3,058,450</b>	<b>-66.2%</b>
Operating Margin %	8.0%	-5.0%		-9.2%		-3.7%		-3.1%		-2.5%		-0.9%	
Bad Debt & Free Care%	3.0%	2.8%		2.9%		2.1%		2.1%		2.1%		2.1%	
Compensation Ratio	73.3%	74.6%		70.4%		74.6%		74.0%		75.2%		73.9%	
Capital Cost % of Total Expenses	3.7%	4.1%		3.6%		3.9%		3.6%		3.3%		5.2%	

Accounts	2021 Actuals	2022 Budget 2022 Mid Year Approved	Actuals	2023 Budget 2023 Approved
<b>Gross Revenue</b>				
Hospital				
Inpatient Care Revenue	1,360,155	1,571,257	1,869,452	1,803,437
Outpatient Care Revenue	20,162,247	19,429,509	23,490,457	23,533,254
Chronic/SNF PT Care Revenue	0	0	0	0
Swing Beds PT Care Revenue	7,318,052	7,926,760	7,716,191	7,667,214
Total Hospital	28,840,454	28,927,526	32,876,100	33,003,905
Physician				
Outpatient Care Revenue - Physician	5,557,616	5,462,035	5,903,828	7,016,933
Total Physician	5,557,616	5,462,035	5,903,828	7,016,933
<b>Net Revenue Deductions</b>				
Disproportionate Share Payments	0	0	0	0
Bad Debt Free Care	-1,019,072	-969,357	-1,136,936	-854,615
Deductions from Revenue	-12,792,803	-11,348,174	-14,523,943	-13,790,968
Graduate Medical Education	0	0	0	0
Total Net Revenue Deductions	-13,811,875	-12,317,531	-15,660,879	-14,645,583
Net Patient Care Revenue	20,586,195	22,072,030	23,119,049	25,375,255
Fixed Prospective Payments and Reserves	0	0	0	0
Net Patient Care Rev & Fixed Payments & Reserv	20,586,195	22,072,030	23,119,049	25,375,255
<b>Other Operating Revenue</b>				
Community Foundation Revenue	0	0	0	0
Grant Income	5,250	0	23,093	11,855
Cafeteria & Parking	78,013	77,182	86,427	87,454
Employee Sales Pharmacy	0	0	0	0
Employee Sales Med Surg Supplies	0	0	0	0
Sale of Services to Other Organizations	0	0	0	0
Physician Office and Other Rentals	0	0	2,800	0
Meaningful Use	0	0	0	0
340B Retail Pharmacy Programs	922,416	1,121,422	751,461	790,773
COVID-19 Stimulus and Other Grant Funding	3,659,311	0	130,740	0
Miscellaneous/Contract Income	0	0	0	0
Premium Revenue and Payer Incentives	0	0	0	0
Specialty Pharmacy	0	0	0	0
Outpatient Pharmacy Revenue	-297,949	-178,084	-250,718	-128,466
Reference Lab Revenue	0	0	0	0
Institutional Services Revenue	0	0	0	0
Reimbursed Expenses	0	0	0	0
Other	265,939	254,811	321,427	321,050
Total Other Operating Revenue	4,632,980	1,275,331	1,065,230	1,082,666
Total Operating Revenue	25,219,175	23,347,361	24,184,279	26,457,921
<b>Operating Expense</b>				
Salaries Non MD	11,703,230	12,223,891	12,687,446	13,707,423
Fringe Benefits Non MD	3,245,548	4,380,305	3,889,317	4,529,967
Physician Fees & Salaries	1,739,785	1,466,048	1,693,912	1,866,201
Fringe Benefits MD	324,936	305,892	316,667	382,109
Health Care Provider Tax	607,935	733,091	851,820	951,124
Depreciation Amortization	768,519	895,131	874,843	1,010,356
Interest - Short Term	0	0	0	0
Interest - Long Term	86,528	113,559	67,327	68,741
Other Operating Expense	4,719,183	4,400,968	6,032,012	4,928,326
Bad Debt (pre 2012)	0	0	0	0
Total Operating Expense	23,195,664	24,518,885	26,413,344	27,444,247
Net Operating Income (Loss)	2,023,511	-1,171,524	-2,229,065	-986,326
Non-Operating Revenue	2,736,107	937,423	-237,677	1,192,676
Excess (Deficit) of Revenue Over Expense	4,759,618	-234,101	-2,466,742	206,350

**Income Statement**  
**Descriptor Tables 3A, 3B and 3C**

**Levels: Grace Cottage Hospital**  
**Currency: United States of America, Dollars**