



PROGRAM COMMITTEE

**April 26, 2010
Special Meeting
10:00 A.M.**

Jerry Stergios Building, 2nd Floor – Arthur H. “Red” Motley Boardroom
1140 N. Indian Canyon Drive, Palm Springs, California 92262

**DESERT HEALTHCARE DISTRICT
Special Meeting
Program Committee Agenda
April 26, 2010
10:00 a.m.**

District Board Room, 2nd Floor, Jerry Stergios Bldg., 1140 N. Indian Canyon Dr., Palm Springs, CA

<i>Page(s)</i>		<i>Item Type</i>
	1. CALL TO ORDER – Director Rubenstein, Chair	
1	2. APPROVAL OF AGENDA	Action
	3. PUBLIC COMMENT	
	4. GRANTS	
	a. Pending request for consideration	Action
	• # 557 Borrego Community Health Foundation – consideration to approve \$ 159,604 for build out and medical equipment costs for a temporary medical clinic in Desert Hot Springs	
	5. ADJOURNMENT	



Date: April 26, 2010

To: Program Committee

Subject: Grant #557 – Borrego Community Health Foundation - \$159,604

Staff recommendation: forward to the Board for consideration with the Committee's recommendation that an award of \$159,604 be approved for the build out of a temporary medical clinic in Desert Hot Springs (\$129,604) and purchase of medical equipment (\$30,000).

Issue/Challenge:

In the 7 census tracts comprising Desert Hot Springs, there are 31,700 individuals of which more than 18,000 are considered to live in households of income less than or equal to 200% of poverty. About 7,000 are children under the age of 18 years. There is very limited access to healthcare, requiring families to travel long distances to obtain medical and dental care. Transportation often prohibits access to care as the sole vehicle is used for transportation to work. A total of 38% are Hispanic that could be served through culturally appropriate services.

Health disparities include access to immunizations and well child exams, women's health services and management of chronic disease. The medical clinic project will provide improved access to primary care services and after hour access to healthcare in Desert Hot Springs and surrounding areas.

Capital Improvements—Request Summary

Borrego Community Health Foundation

ID#: 557

Request Date: 4/22/2010
Request Amount: \$159,604
Project/Program Title: Desert Hot Springs Clinic

Requesting Organization

P.O. Box 2369
4343 Yaqui Pass Road
Borrego Springs, CA 92004

Contact

Margaret Smith
Chief Financial Officer
psmith@borregomedical.org
(760) 767-5051

Historical (approved requests)

Grant Year	Project Title	Grant Amount	Disposition Date
2009	CMCC Clinic Expansion	\$300,000	1/27/2009

About the organization

BACKGROUND

Formed in 1991 to ensure continuation of primary medical services in Borrego Springs, CA, BCHF applied for and received federal funding as a Federally Qualified Health Center in September 2002. From that small start we have expanded from 2600 patients at one clinic as of 6/30/04 to 18,000 patients at six clinics as of 6/30/09. Our mission is to provide primary health care services to all people in our service areas without regard to their ability to pay.

Proposal Content

What is the District investing in?

Project Title:

Desert Hot Springs Clinic

Start: 4/20/2010

DHCD Req: \$159,604

End: 5/28/2010

Total Budget: \$2,693,959

We plan to renovate existing space at 14201 Palm Drive in Desert Hot Springs as an 7 exam room clinic to open on June 1, 2010. The renovation will include the installation of sinks and overhead waterlines to 7 of the existing rooms, installation of sewage drains in the same rooms, modifications to the reception area to include counter adaptations and floor repairs, creation of a nurses station in one of the existing open areas and changes to the existing windows on the 7 rooms to ensure confidentiality. The lab will require a double sided sink.

Database Coding

Program Area: GOAL #2: Facilitate access & availability to healthcare services\2.1 - Healthcare workforce shortage
Support Type: Capital improvements\Building construction & repair
Geographic Area Served:

Community issue

ISSUE/CHALLENGE

In the 7 census tracts comprising Desert Hot Springs, there are 31,700 individuals of which more than 18,000 are considered to live in households of income less than or equal to 200% of poverty. About 7,000 are children under the age of 18 years. There is very limited access to healthcare, requiring families to travel long distances to obtain medical and dental care. Transportation often prohibits access to care as the sole vehicle is used for transportation to work. A total of 38% are hispanic that could be served through culturally appropriate services.

Health disparities include access to immunizations and well child exams, women's health services and management of chronic disease. The projects provides improved access to primary care services and after hour access to healthcare in the region.

Results: what will be achieved and for how many District residents?

Past Achievement

PAST ACHIEVEMENT

In the fiscal year ended 6/30/08, at our Cathedral City Clinic we had 14,165 visits. In the most recent 12-month period from 4/1/09 through 3/31/10 we had 35,267 visits, an increase of 149%.

PAST ACHIEVEMENT

We have doubled the size of our Cathedral City clinic with the financial support of Desert Healthcare District. The grand opening of the expansion was October 14, 2009 allowed the clinic to expand it services to the community serving more than double the number of individuals per month. The remodel allowed for a more efficient program to include urgent care services that impacts the use of the emergency room for non-emergency conditions. Community health centers have the ability to offer low cost care through the sliding fee program further expanding access to care for the uninsured. The newly remodeled facilities allow for efficiency and patient comfort. Three additional Health Access Specialist were

added to the team to assist families in applying and obtaining care through public programs. A Pediatrician, Family Practice and Internal Medicine Physician were also added to the provider base. Women's health services is in development to expand access to prenatal care and family planning as well as cancer detection and treatment. X-ray services were added and the laboratory was expanded to meet the growth of the users accessing services.

Results#1

WHAT IS THE FIRST SPECIFIC RESULT YOU WILL ACHIEVE?

We expect to have 1,500 visits in our first month of operation in Desert Hot Springs with a continued growth to 2,000 per month or more within six months of opening the doors to the public. The program will initially include one full time Family Practice Physician, part time Pediatrician, part time OB/GYN clinician and two mid-level practitioners. Extended hours will be implemented upon completion of staff training to include some after hour access and Saturday services.

How many will benefit? 5,000

Results #2

WHAT IS THE SECOND SPECIFIC RESULT YOU WILL ACHIEVE?

With a population of over 31,000, of whom 12,200 are Hispanic and 18,000 are 200% or below the federal poverty limit, we expect to serve at least 60% of the Desert Hot Springs community of 18,600 patients in our first year.

How many will benefit? 19,000

Results #3

WHAT IS THE THIRD SPECIFIC RESULT YOU WILL ACHIEVE?

Approximately 50% of our visits will be uninsured or Medi-CAL patients. Community Health Centers have the ability to provide discounted healthcare services to the community through the sliding fee program. The minimum fee for families of 100% of poverty is currently \$10. This rate includes the visit, medication administration during the visit, supplies, lab and x-ray. X-ray services will be provided through transportation to the Cathedral City clinic. Other specialized and trained staff help families that are eligible to apply for public funded programs including Medi-Cal, Healthy Families, FamilyPACT, presumptive eligibility for pregnancy and Cancer Detection Program.

How many will benefit? 9,500

Broader gains possible

BROADER GAINS

As the program expands we plan to add 8 to 10 additional exam rooms, specialty care and extended hours which will add access to under-served populations to both specialty care and primary care evenings and weekends. Initial access to specialties will include OB/GYN, ENT, Dermatology and Behavioral Health. The program will further expand to include Dental services in the near future.

Project activity and timeline

Key person for day-to-day responsibility

KEY PROJECT LEAD

BCHF will operate the Clinic in Desert Hot Springs. Bradley Builders will renovate

the available space to our specifications.

How will this project happen? Steps?

PROJECT APPROACH

Execute the lease for the property on Palm Drive and contract with Bradley Builders to make the necessary modifications. The deadline for completion of the project is estimated to be May 28, 2010. Thirdly, an inventory of current available equipment will be made to determine the required additional purchases that will be ordered. Simultaneously, the IT requirements are being assessed and timely order of the installation of the T1 lines is under way. Staff training will be required for the implementation of Electronic Health Records as well as the purchases of the required equipment that include computer installation. A phone system will be identified and installed as well.

Milestones

MILESTONES

This project will be completed within six weeks. We will observe the progress weekly with site visits. Significant milestones include the installation of the water and sewage system within three weeks of starting the renovations. Order the T1 line effective immediately. Training of key staff on the Electronic Health Record system by mid-May. While some staffing will be transferred from existing locations who will support the program implementation, other support staff will be hired that will also require training. Training to be completed by May 28, 2010.

Tracking progress

TRACKING

Ongoing from inception through completion. The tracking will be monitored by ongoing communication, staff meetings, ordering of supplies, hiring deadlines, installations timelines and site visits.

Project Deliverables

PROJECT EVIDENCE

The initial phase outlined in this proposal will be limited to the space that is completely built out with the required rooms to convert to exam rooms. The deliverables are the completion of the remodel and installation of equipment to be able to provide quality medical care to the community. The Desert Hot Springs clinic is intended to open doors on June 1, 2010 to provide primary care to the community, serving 1,500 individuals per month.

Assumptions that may impact or limit success

PROJECT ASSUMPTIONS

There are no anticipated limitations to this project. The installation of the T1 line required for the computer network and Electronic Health Record require an average of 45 days to be installed. A rush order has been placed to ensure timeliness of installation. A potential delay of 5-7 days may occur due to unforeseen circumstances in this installation.

Key partner organizations

KEY PARTNERS

Yes. BCHF will be extending the access to Electronic Medical Records funded by grants from HRSA. BCHF will be investing a total of \$75,000 for medical equipment and computer hardware for this project.

*Key implementers:
individuals & roles*

KEY IMPLEMENTORS

Key implementors are Bradley Builders, EHS (Electronic Health Services), medical equipment from McKesson and other suppliers. Datatell consultants are responsible for the phone systems.

Cost Implications

COST IMPLICATIONS

The cost of future expansion and building out the additional space cannot be guaranteed at this time. The cost of the space is established for the next five years. Further assessment to continue the lease will be evaluated at that time and there is no guarantee on the cost of the space. Staffing costs may increase with extended hours of operation.

Cost Savings Steps

COST SAVINGS STEPS

Our history and experience in working with Bradley Builders indicates that they will perform as described for the costs and timeframe specified in their proposal. Other than the EMR, all other equipment is subject to competitive bidding.

*Organizational
Change Required*

ORGANIZATIONAL CHANGE REQUIRED

No organizational changes are contemplated. Staff will be recruited and hired from local residents to the extent possible.

*After the District's
investment, how will
project be sustained?*

SUSTAINABILITY

After the first 30 days of operations, program service revenue is expected to equal or exceed the fully burdened cost of operations for the Desert Hot Springs Clinic. BCHF will absorb the first 30 days of operating expenses.

Staff recommendation

Target BOD mtg:

Line Item Budget - Operational Costs

SECTION 1 - Operational Costs		Total Program Budget	Funds from Other Sources	Amount Requested from DHCD
<i>Add additional rows/sheets if more detail is necessary</i>				
Employee Salaries <i>Total from Section 3</i>		\$ 1,554,600.00	0	0
Employee Benefits/Taxes		\$ 284,502		
Professional Services/Consultant <i>Total from Section 4</i>		0	0	0
Equipment (list; insert additional rows if necessary)				
1	See Attached	75,000		30,000
2				
3				
4				
Supplies (list; insert additional rows if necessary)				
1	See Attached	5,000	0	0
2				
3				
4				
Printing/Duplication		\$ 13,980.00	0	0
Mailing/Postage/Delivery				
Travel		\$ 34,872.00	0	0
Education/Training		\$ 1,200.00	0	0
Facilities (Detail)				
Office/Rent/Mortgage		\$ 82,920.00	0	0
Meeting Room Rental		0		
Telephone/Fax/Internet		\$ 11,400.00		
Utilities		\$ 30,840.00	0	0
Insurance		\$ 3,600.00	0	0
Maintenance/Janitorial		\$ 16,200.00	0	0
Other Facility costs (List; insert rows if necessary)				
1	Build-out (3200 sq' @ \$40.51 per sq')	\$129,604.00	0	129,604
2				
3				
4				
Other Costs (List; insert rows if necessary)				
1	Amortization & depreciation	\$ 240,610.00	0	0
2	Interest expense	\$ 88,809.00	0	0
3	Allocation of other administrative cost	\$ 108,822.00	0	0
4	Misc bank fees, licenses and permits	\$ 12,000.00	0	0
Total Program Budget		\$ 2,693,959.02	0	159,604

Line Item Budget - Operational Costs

Budget Narrative	<p>The implementation of the program requires some minor modifications to the building that include installation of sewage and water to already built out rooms that will be used for exam rooms. Sinks and cabinets will need to be added. The front reception area will be modified to accommodate approximately 20 waiting room chairs. The partial wall in the middle of the building will be converted to a reception area that includes counter tops and some desk drawers. The large room towards the back will be converted to a nurses station that will include countertop, desk drawers and cabinets for supplies and medications. Painting and repair of the floors will be needed following the demolition to insert the sewage. Water will be installed overhead.</p>
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Line Item Budget - Program Income

SECTION 2 - Program Income		Amount
Fees		\$ 4,051,249.00
Donations		
Grants (List)		
	1	
	2	
	3	
	4	
Fundraising (describe nature of fundraiser):		
Other Income, e.g., bequests, membership dues, investment income, fees from other agencies, etc. (List)		
	1	
	2	
	3	
	4	
Total Program Income		\$ 4,051,249.00
Budget Narrative	<p>Program income from collections of third party billing. It is anticipated that 70% of the patients served will be eligible for Medi-Cal or other public funded programs. The sliding fee program will provide access to care for the uninsured who will be assisted with applications. Capitation form plan members has not been included as initially there will be no lives assigned. We anticipate growth in IEHP members over time and we are currently in conversation with the plan to provide Urgent Care services to all IEHP members in the community.</p>	

Line Item Budget - Program Income

SECTION 3 - Staff		Annual Salary	% of Time Allocated to Program	Actual Program Salary	Amount of Salary Paid by DHCD Grant
Employee Position/Title					
1	Family Practice Physician	\$160,000	100%	\$ 160,000.00	0
2	Pediatrician	\$230,000	100%	\$ 230,000.00	0
3	OB/GYN	\$200,000	50%	\$ 100,000.00	0
4	Physician Assistant	\$130,000	100%	\$ 130,000.00	0
5	Physician Assistant	\$130,000	100%	\$ 130,000.00	0
6	Nurse Practitioner	\$130,000	100%	\$ 130,000.00	0
7	Manager	\$75,000	100%	\$ 75,000.00	0
8	Registered Nurse	\$90,000	100%	\$ 90,000.00	0
9	Medical Assistant	\$29,120	100%	\$ 29,120.00	0
10	Medical Assistant	\$29,120	100%	\$ 29,120.00	0
11	Medical Assistant	\$29,120	100%	\$ 29,120.00	0
12	Medical Assistant	\$29,120	100%	\$ 29,120.00	0
13	Medical Assistant	\$29,120	100%	\$ 29,120.00	0
14	Medical Assistant	\$29,120	100%	\$ 29,120.00	0
15	Medical Assistant	\$29,120	100%	\$ 29,120.00	0
16	Medical Assistant	\$29,120	100%	\$ 29,120.00	0
17	Receptionist	\$31,200	100%	\$ 31,200.00	0
18	Receptionist	\$31,200	100%	\$ 31,200.00	0
19	Receptionist	\$31,200	100%	\$ 31,200.00	0
20	Receptionist	\$31,200	100%	\$ 31,200.00	0
21	Receptionist	\$31,200	100%	\$ 31,200.00	0
22	Health Access Specialist	\$29,120	100%	\$ 29,120.00	0
22	Health Access Specialist	\$29,120	100%	\$ 29,120.00	0
23	CPHW	\$29,120	100%	\$ 29,120.00	0
24	Billor	\$33,280	100%	\$ 33,280.00	0
Enter this amount in Section 1, Employee Salaries				Total >	\$ 1,554,600.00
Budget Narrative	<p>This is the estimated staffing to open the facility seven days a week. Schedules would be Mon. - Fri 8:00 am - 8:00 pm to be implemented in phases. The cost for personnel will be incremental in the first year as the utilization increases. Weekend coverage would be 8 hours for Saturday and Sunday as need is identified. The Health Access Specialist assist families to apply for public healthcare coverage programs. CPHW means Comprehensive Perinatal Healthcare Worker who provides patient education for pregnant women.</p>				
SECTION 4 - Consultants/Contractors		Hourly Rate	Hours/Week	Monthly Fee	Amount of Salary Paid by DHCD Grant
Consultant/Contractor Name					
1	NA				

Line Item Budget - Program Income

2					
3					
4					
5					
6					
7					
8					
<i>Enter this amount in Section 1, Professional Services/Consultant</i>					Total >
Budget Narrative	NA				

Item	Equipment	No.	Cost
Computers		10	
Phones		12	
Copier/Fax/Scan		2	
Server		1	
Waiting Rm Chairs		20	
Exam Tables		7	
Exam Room Chairs		7	
Otoscope/Ophthalmoscope		7	
Scales - Adult		2	
Scales - Peds		1	
Freezer		1	
Immunization Refrigerator		1	
Lab Refrigerator		1	
Refrigerator - Compact		1	
Exam Stool		7	
Sharps Cabinet		7	
Sphygmomanometer		10	
Thermometer - Digital		8	
Trashcans - Biohazard		10	
Dispenser - Soap			
Dispenser - Toilet Seat Covers		2	
Desk		2	
File Cabinets		2	
Prefab Cabinets		10	
Trascans		10	
Wastebasket, Recycle		8	
Autoclave		1	
Jars, Sundry		28	
AED		1	
Audiometer		1	
Blood Coagulation Meter		1	
Blood drawing chair		1	
Diabetes Monitor A1c		1	
Dispenser, Glove box		8	
Electrocardiogram		1	
Exam light		7	
Hemoglobin Analyzer		1	
Instrument Table		7	
Nebulizer		2	
Oximeter, Pulse - Adult		1	
Oximeter Pulse Sensor - Peds		1	
Tube Rocker		1	

Centrifuge	1	
Urine Analyzer	1	
PAP Smear - Light	2	
	Total Cost	\$75,000

Supplies

Table rolls		
Gowns		
Gloves		
Capes		
Sheets		
Band-aids - Various		
Ace Bandages- Various		
Thermometer covers		
Gauze - Various		
tongue blades		
otoscope speculums - various		
Sterile Gauze		
Sterile Gloves		
Sutures		
Disposable Speculums		
	Total Start-up Cost	\$1,500

Medications

	Total Start-up Cost	\$500
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Instruments

	Total Start-up Cost	\$3,000
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PROPOSAL AND CONTRACT

Date: April 19, 2010

TO: Borrego Community Health Foundation, (Hereinafter "Owner").
Telephone number: (760) 767-5051; **BRADLEY BUILDERS, INC.**
(hereinafter "Contractor") propose(s) to furnish all materials and perform all labor necessary to complete the following at: 14201 Palm Drive, Suite 105 & 106, Desert Hot Springs, CA 92240

Price is based on time and materials estimates. This could change up to 30% depending on approved plans and permits. And also could change with the owners final decisions on all scope of work...

Per Proposal dated April 15, 2010.

All of the above work is to be completed in a substantial and workmanlike manner according to standard practices for the sum of One Hundred Twenty Nine Thousand Six Hundred four Dollars (\$ 129,604.00). Progress payments to be made as follows and in accordance with the terms and conditions of paragraph 1 of Terms and Conditions:

Work Completed	Amount of Payment
Plans	\$ 5,000.00
Start Demo	\$ 85,000.00
Start Doors	\$ 26,644.00
Balance Upon Completion	\$ 12,960.00

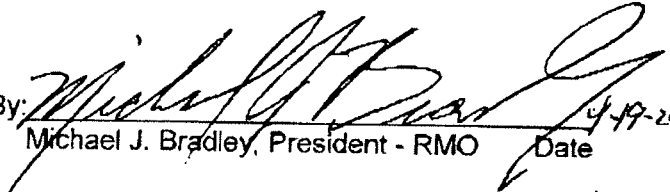
The entire amount of the contract is to be paid within 15 days after completion.

This entire proposal is valid until 30 Days and if accepted by that time, work will commence 10 days after acceptance and will be substantially completed approximately 30 working days thereafter subject to delays caused by acts of God, stormy weather, uncontrollable labor trouble, or unforeseen contingencies.

Any alteration or deviation from the above specifications, including but not limited to any such alteration or deviation involving additional material and/or labor costs, will be executed only upon a written change order, signed by Owner and Contractor, and if there is any charge for such alteration or deviation, the additional charge will be added to the contract price of this contract.

If any payment is not made when due, Contractor may suspend work on the job until such time as all payments due have been made. A failure to make payment for a period in excess of 15 days from the due date shall be deemed a material breach of this contract.

Respectfully submitted:

By: 
Michael J. Bradley, President - RMO
Date: 4-19-2010

BRADLEY BUILDERS, INC.
PO Box 1762
Escondido, CA 92033
(760) 749-0990
License #510442

ACCEPTANCE

Bradley Builders, Inc. is hereby authorized to furnish all materials and labor required to complete the work mentioned in the proposal, for which I/we agree to pay the contract price mentioned in this Proposal, and according to the terms thereof, I/we have read and agree to the provisions contained herein, and in any attachments hereto.

ACCEPTED: _____ 4-19-10
(Owner's Signature) Date
Owner's Name Boyce Community House 707
Street Address 4343 YAGUAKI AVE.
City, State, Zip Boyce CA 95204

Contractors are required by law to be licensed and regulated by the Contractors' State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is: Contractors' State License Board, PO Box 26000, Sacramento, CA 95826.

TERMS AND CONDITIONS

1. The following terms and conditions apply to the payment schedule:
 - a. If the payment schedule contained in the contract provides for a down payment to be paid To the Contractor by Owner before the commencement of work, such down payment shall Not exceed One Thousand Dollars (1,000) or 10% of the contract price, excluding finance Charges, whichever is the lesser.
 - b. In no event shall the payment schedule provide for Contractor to receive, not shall Contractor actually receive, payment in excess of 100% of the value of the work Performed on the project at any time, excluding finance charges, except that the Contractor may receive an initial down payment authorized by condition (a), above.
 - c. A failure by contractor without lawful excuse to substantially commence work within twenty (20) days of the approximate date specified in this Proposal and Contract when work will Begin shall postpone the next succeeding payment to Contractor for that period of time equivalent to the time between when substantial commencement was to have occurred and when it did occur.
 - d. Conditions(a), (b), and (c) pertaining to the payment schedule shall not apply when the contract provides for Contractor to furnish performance and payment bond, lien and completion bond, a bond equivalent, or a fund control approved by the Registrar of Contractors covering full performance and completion of the contract and such bonds are furnished by Contractor, or when the parties agree for full payment to be made upon satisfactory completion of the project.
2. in the event for the bringing of any action at law or in equity for the breach of a specific performance of this contract, the prevailing party shall be entitled to all attorney fees, all Court fees and interest of one and one half percent (1-1/2%) per month on the unpaid balance.
3. Neither party is bound by arbitration. Any and all disputes will be settled in a court of law.

4. Any additional work not specified in Contract, will only be performed when accompanied by A signed Change Order and will be paid for when additional work is completed.

5. A reasonable allowance for all dimensions shall be allowed. All sizes are outside Approximate sizes. In the event of any conflict between approved plans and this contract, then this Contract shall be controlling. Contractor is not responsible for any existing illegal Conditions. Contractor is not responsible for any unusual or abnormal concrete footings, foundations, retaining walls, or piers required, or any unusual depth required for same, such as, but not limited to, that condition caused by poor soil, lack of compaction, hillside, or other slope conditions, any may, but is not obligated to, correct same, and any and all work as required by public bodies shall constitute a Change Order and shall be paid for the same as any other Change Order.

6. Failure by Contractor without lawful excuse to substantially commence work within twenty (20) days from the approximate date specified in this proposal and contract when work will begin is a violation of the Contractors License Law.

Read and Acknowledged.

Signature  _____ Date 4-11-10

Owners' Name Borrego Community Health Foundation

Owners' Name _____



April 15, 2010

Borrego Community Health Foundation
PO Box 2369
Borrego Springs, CA 92004-2369

PROPOSAL

All labor and materials necessary to renovate existing suites 105 & 106 at 14201 Palm Dr, Desert Hot Springs, CA

1. Draw plans complete.
2. Demolition-
 - Remove all glass doors.
 - Remove all glass windows.
 - Widen hallway to meet ADA requirements.
 - Remove everything in existing bathrooms to upgrade to ADA requirements.
 - Remove front desk & walls.
 - Remove partition wall in the other front desk.
 - Remove drywall in all rooms to ready for backing for exam room cabinetry.
 - All necessary demolition for electrician.
 - All necessary demolition for plumber.
 - All necessary demolition for flooring.
3. Saw cut concrete.
4. Hand jackhammer and remove concrete for plumbing.
5. Dig out for underground plumbing drain lines.
6. Installation of underground plumbing drain lines.
7. Re-compaction of soil for underground plumbing drain lines.
8. Install new vapor barrier in underground plumbing ditch.
9. Install of rebar doweling.
10. Re-Concrete floor.
11. All necessary materials for framing & backing.
12. Frame for new exam-room.
13. Frame for new storage room.
14. Install backing for cabinets and plumbing and Equipment.
15. Install necessary electrical.
16. Install necessary plumbing & water heater.

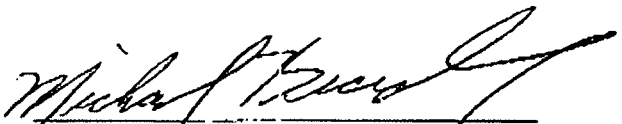
4.

17. Patch and repair 98 areas for plumbing and electrical.
18. Install new drywall for new exam-rooms and storage room.
19. Repaint.
20. FRP in bath rooms to meet (ada) requirements.
21. Rework all necessary h.v.a.c.
22. Rework ceiling.
23. Cabinet install in exam-rooms and reception area.
24. Install new doors and hardware.
25. Install all new sinks and faucets.
26. Install handicap hardware.
27. Install flooring and base. (VCT tiles throughout.)
28. Install electrical.
29. Install signs and exit lighting.
30. Removal of all construction debris.

TOTAL BID \$129,604.00

Not included.

1. All Permit fees. Cost can only be finalized at time of completion of plan submittal.
2. Any changes to parking lot



Michael Bradley President