

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Kodiak Area Native Association****Federal Tax ID: 92-0038225****Project Title:****Project Type: Remodel, Reconstruction and Upgrades**

Kodiak Area Native Association - Facility Expansion and Renovation

State Funding Requested: \$3,500,000**House District: 35 / R**

Future Funding May Be Requested

Brief Project Description:

Expansion of facility to integrate behavioral health, primary care, and ancillary services.

Funding Plan:

Total Project Cost:	\$7,845,000
Funding Already Secured:	(\$1,220,000)
FY2014 State Funding Request:	<u>(\$3,500,000)</u>
Project Deficit:	\$3,125,000

Funding Details:

In 2010, KANA contributed \$120,000 toward a project design and professional cost estimate. Since then, KANA has allocated an additional \$1,000,000 toward this project. The land upon which the project is proposed is also considered an in-kind contribution. Last year, KANA received \$100,000 through the State of Alaska CAPSIS process. KANA expects project deficit will be fully funded through other contributions.

Detailed Project Description and Justification:

Upon project completion, KANA estimates \$312,443 to be the annual savings to the state general fund. We believe this annual savings will be a direct result of the KANA facility expansion. We have estimated this level of annual savings could be achieved within the first three years of operations. In subsequent years, annual savings to the state general fund will continue and possibly yield greater savings as patient centered integrated healthcare results in lower rates of healthcare utilization and cost.

This project proposes to address space and programmatic needs affecting our Medical, Dental, and Behavioral Health departments at the KANA Health Center in Kodiak, Alaska.

The KANA Health Center was constructed in 1996. Since construction, KANA has experienced significant expansion of services. Expanded services include: behavioral health, preventative health, and community based services. As with any expansion, additional staff was added to accommodate department needs. In addition to expanded services and staffing, the KANA Health Center has experienced a 40% increase in patient encounters since 2006. Furthermore, KANA has recently entered into an agreement with the Veteran's Administration to provide local primary care services to the veterans of Kodiak (approximately 10% of Kodiak's entire population).

KANA has completed a Facility Master Plan to guide decisions about expanding or replacing existing facilities. Based upon

the recommendations of this plan, KANA has completed the following: space programming, concept design, and construction/design cost estimates for the expanded facility.

The design adds approximately 9800 square feet of new building with substantial renovation or reconfiguration of 6445 square feet of existing space. In addition to increased square footage, the site strategy also includes expansion of parking and improved access for patients.

A behavioral health wing will be housed in the new square footage. It will be connected to the existing medical and dental departments to allow for seamless integrated patient care. Additionally, creation of a radiology suite and moderate-complexity lab is also included in this project; these new in-house services will decrease outsourcing thus increasing cost savings to both KANA and the State of Alaska.

The priority for this project has been reaffirmed by KANA's Board of Directors through the organization's Strategic Plan. As an attachment, please find Letters of Support that were gathered during the early design phase for this project.

Project Timeline:

Upon approval and receipt of project design balance funding, the final architectural and engineering work will begin. Project bidding would occur in January of 2013, with construction expected to begin in the spring of 2015 and completed in 2016.

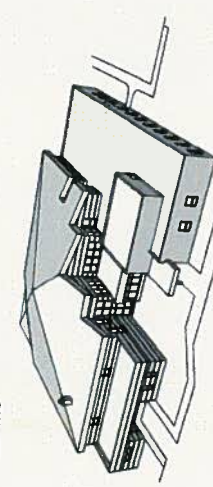
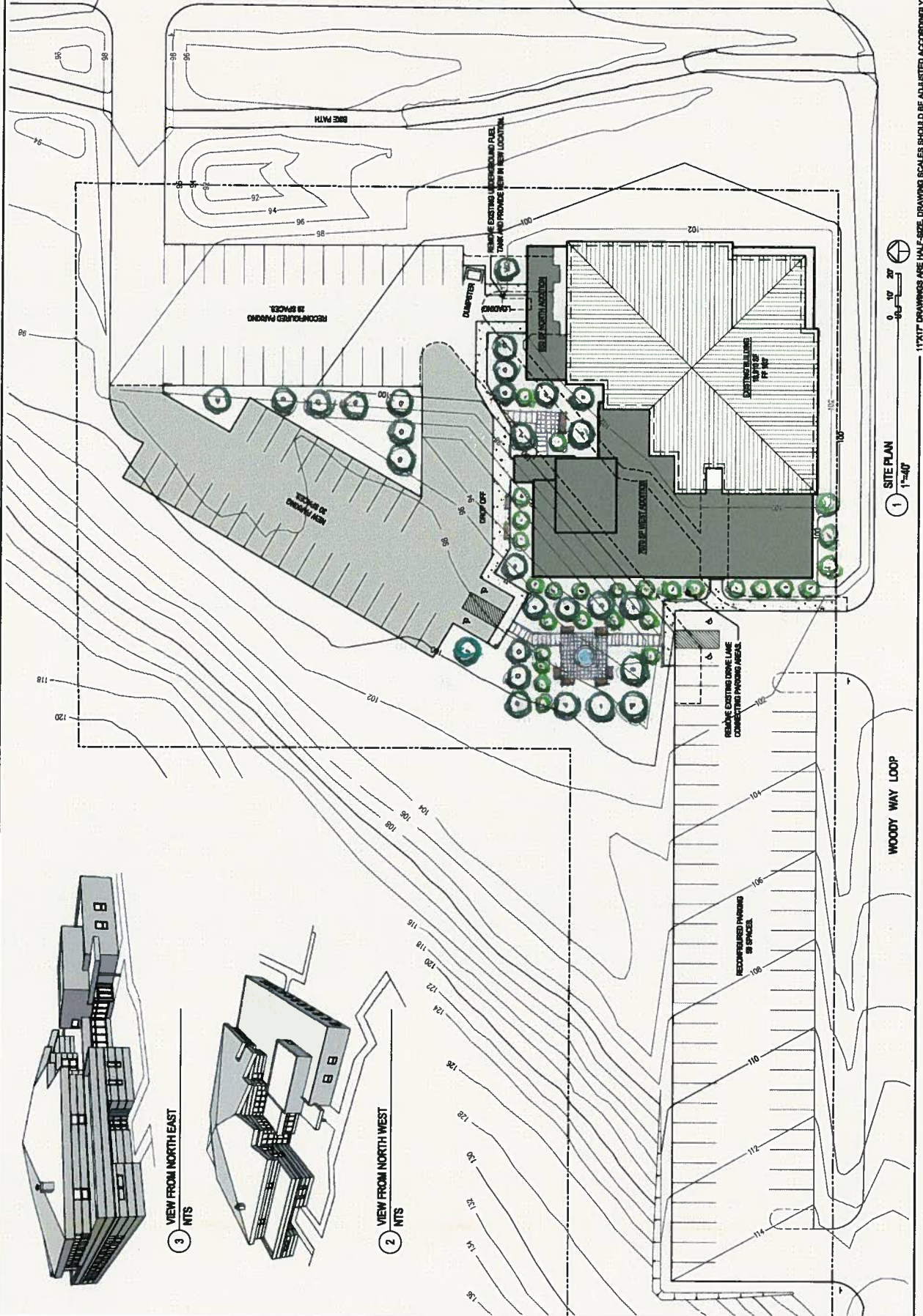
Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Kodiak Area Native Association

Grant Recipient Contact Information:

Name: Mike Pfeffer
 Title: Chief Financial Officer
 Address: 3449 Rezanof Drive East
 Kodiak, Alaska 99615
 Phone Number: (907)486-9810
 Email: mike.pfeffer@kanaweb.org

Has this project been through a public review process at the local level and is it a community priority? Yes No



1 SITE PLAN
1"=40'

1"=40' DRAWINGS ARE HALF-SIZE. DRAWING SCALES SHOULD BE ADJUSTED ACCORDINGLY.



December 2009

Kana Clinic Expansion

BA 0819

Design Narrative

The design adds approximately 7720 SF of new building and substantially renovates or reconfigures approximately 6445 SF of existing. The site strategy severs the parking into 2 lots and expands the north lot to create a total of 107 parking spaces to support the additional program and increase in building size.

The addition consist of 2 parts - one wing running north south on the west side of the building (west addition) and one in the north east corner (north addition). The west addition is approximately 7070 SF of which approximately 6420 SF is on the ground floor and 650 SF is in a roof top mechanical penthouse. The north addition is 650 SF contained in 2 parts with a covered loading area in between. Within the existing building approximately 3220 SF on the ground floor and 3225 SF on the upper floor are substantially reconfigured.

The design reorients the public face of the building from the west to the north. A new main entry on the north side of the building and a new staff entry on the west define the north lot for the public and the west lot for staff. The west wing extends north to meet the expanded parking area and a landscaped courtyard between the west and north wings preserves the visual access to the existing building and buffers the service area from the front door.

The design adds a behavioral health wing that connects to the medical and dental departments behind the line of security. It creates a single point of security and entry to the clinics and the upstairs administration area at a combined registration/ reception area. It provides a new group meeting room on the ground floor with after hour's access from the lobby, outside the line of security. Additional program elements include the following:

Ground Floor

- **Dental:** adds one operatory and one office, expands the dental storage and work area, and relocates the lab.
- **Medical:** adds a large specialty exam room and reclaims the cast room and behavioral health counseling room for exam rooms, adds an additional storage room, increases the size of the control charting area, and increases the size of several offices.
- Relocates Tammy and her assistant to be together.
- Relocates and expands the pharmacy.
- Creates a large break area and meeting room centrally located for use by dental, medical, and contract health staff.
- Relocates and expands shipping and receiving.
- Increases the size of the lobby.
- Adds one fixture each to the public toilet rooms.

Second Floor:

- Relocates the upstairs reception area to reinstate the waiting area/ crush space at the board room.
- Increases the size of the copy mail room and adds a central supply room.
- Adds a conference room.
- Increases the size of the IT room to accommodate additional staff and work area.
- Creates 3 large group office areas for billing, finance, and human resources staff.
- Increases the size of the toilet rooms adding a fixture and an accessible shower in each.

The existing building is a steel moment frame with steel framing and metal deck. The ground floor is concrete slab on grade and the second floor is concrete filled metal deck over steel joists. The roof is a combination of warm sloped metal and 'flat' exposed membrane over metal deck. The wall assembly is an exterior insulated finish system over insulated metal studs. Windows are aluminum with a mix of fixed and operators. Heat is radiant baseboard and fan units provide mechanical ventilation which is heated, but not cooled. The building is fully sprinklered.

The additions will be steel framed and concrete slab on grade. Roofs will be internally drained exposed membrane. Exterior walls will be insulated metal stud. At this point it is anticipated that the north addition will be an exterior insulated finish system similar to the existing, and the west addition will be a contrasting and complimentary material. Both additions will be fully sprinklered with heating and ventilation similar to existing. The north addition will be served from the existing building and the west addition will be served from a roof top mechanical penthouse which will contain new boilers, fan units, electrical service, telecommunications and computer server equipment.

Addendum: January 30, 2013

This narrative and attached cost estimate do not reflect the change in scope which adds 2080 square feet of new space to proposed plan, for a total of 9800 sf of new space. Additional square footage will accommodate new clinical space for medical and behavioral health services for Veteran population and other underserved residents of Kodiak Island.

CONCEPTUAL DESIGN SUBMITTAL
CONSTRUCTION COST ESTIMATE

KANA CLINIC EXPANSION
KODIAK, ALASKA

PREPARED FOR:

Barnes Architecture
218 East 4th Avenue
Anchorage, Alaska 99501

January 27, 2010



HMS Project No.: 10003

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

Level of Documents: (6) conceptual design drawings
Date: December 2009
Provided By: Barnes Architecture of Anchorage, Alaska

RATES

Pricing is based on current material, equipment and freight costs.

Labor Rates: A.S. Title 36

BIDDING ASSUMPTIONS

Contract: Standard construction contract without restrictive bidding clauses
Bidding Situation: Competitive bids assumed
Bid Date: Spring 2011
Start of Construction: Summer 2011
Months to Complete: Within (14) months
Sequencing: Construct new addition, move in tenants and then remodel existing area

EXCLUDED COSTS

1. A/E design fees
2. Owner's administrative and management costs
3. Furniture, furnishings and equipment (except those specifically included)
4. Remediation of contaminated soils or abatement of any hazardous materials, if found during construction
5. Move out and move back of tenants and equipment during construction

HMS Project No.: 10003

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)

GENERAL

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes normal escalation based on the current economic climate in Alaska. It is not possible to gauge the effect of the global economic down turn on construction costs in Alaska. HMS Inc. will continue to monitor these events and the resulting construction climate, and will adjust costs and contingencies as deemed prudent.

GROSS FLOOR AREA (RENOVATIONS/ADDITION ONLY)

REMODEL AREAS

Note: Areas not affect by remodel are excluded.

First Floor	2,250 SF
Second Floor	3,275 SF
Fan Room	<u>449 SF</u>

SUBTOTAL REMODEL AREAS: 5,974 SF

NEW ADDITION

First Floor	6,938 SF
Fan Room	<u>712 SF</u>

SUBTOTAL NEW ADDITION: 7,650 SF

TOTAL REMODEL AND NEW ADDITION: 13,624 SF

HMS Project No.: 10003

CONCEPTUAL DESIGN COST SUMMARY

	<i>Material</i>	<i>Labor</i>	<i>Total</i>	
01 - SITE WORK	\$ 174,841	\$ 160,607	\$ 335,448	
02 - SUBSTRUCTURE	70,095	65,560	135,655	
03 - SUPERSTRUCTURE	204,085	167,477	371,562	
04 - EXTERIOR CLOSURE	126,471	91,107	217,578	
05 - ROOF SYSTEMS	77,868	63,073	140,941	
06 - INTERIOR CONSTRUCTION	292,131	220,992	513,123	
07 - CONVEYING SYSTEMS	0	0	0	
08 - MECHANICAL	320,150	300,123	620,273	
09 - ELECTRICAL	123,658	169,603	293,261	
10 - EQUIPMENT	17,587	2,522	20,109	
11 - SPECIAL CONSTRUCTION	0	0	0	
<i>SUBTOTAL:</i>	<i>\$ 1,406,886</i>	<i>\$ 1,241,064</i>	<i>\$ 2,647,950</i>	
12 - GENERAL REQUIREMENTS			1,347,500	
<i>SUBTOTAL:</i>			<i>\$ 3,995,450</i>	
13 - CONTINGENCIES			718,565	
TOTAL ESTIMATED CONSTRUCTION COST (BID SPRING 2011):			\$ 4,714,015	
<i>COST PER SQUARE FOOT:</i>			<i>\$ 346.01 /SF</i>	
<i>GROSS FLOOR AREA (RENOVATION/ADDITION):</i>			<i>13,624 SF</i>	
COMPARATIVE COST SUMMARY		TOTAL	\$/SF	AREA
Site Work		\$ 486,400	\$ 21.60	22,520 SF
Renovations		1,164,930	\$ 195.00	5,974 SF
Additions		3,062,685	\$ 400.35	7,650 SF
TOTAL:		\$ 4,714,015	\$ 346.01	13,624 SF

HMS Project No.: 10003

ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>	<i>Rate \$/SF Floor Area</i>
01 - SITE WORK				\$ 335,448	\$ 24.62
011 - Selective Building Demolition	\$ 2,400	\$ 30,625	\$ 33,025		2.42
012 - Site Preparation	45,924	37,160	83,084		6.10
013 - Site Improvements	72,296	48,009	120,305		8.83
014 - Site Mechanical	23,159	21,671	44,830		3.29
015 - Site Electrical	31,062	23,142	54,204		3.98
02 - SUBSTRUCTURE				\$ 135,655	\$ 9.96
021 - Standard Foundations	\$ 37,450	\$ 43,528	\$ 80,978		5.94
022 - Slab on Grade	32,645	22,032	54,677		4.01
023 - Basement	0	0	0		0.00
024 - Special Foundations	0	0	0		0.00
03 - SUPERSTRUCTURE				\$ 371,562	\$ 27.27
031 - Floor Construction	\$ 13,359	\$ 11,632	\$ 24,991		1.83
032 - Roof Construction	188,351	154,995	343,346		25.20
033 - Stair Construction	2,375	850	3,225		0.24
04 - EXTERIOR CLOSURE				\$ 217,578	\$ 15.97
041 - Exterior Walls	\$ 54,413	\$ 73,476	\$ 127,889		9.39
042 - Exterior Doors and Windows	72,058	17,631	89,689		6.58
05 - ROOF SYSTEMS				\$ 140,941	\$ 10.35
051 - Roofing	\$ 77,868	\$ 63,073	\$ 140,941		10.35
052 - Skylights	0	0	0		0.00
06 - INTERIOR CONSTRUCTION				\$ 513,123	\$ 37.66
061 - Partitions and Doors	\$ 85,589	\$ 78,381	\$ 163,970		12.04
062 - Interior Finishes	101,760	112,590	214,350		15.73
063 - Specialties	104,782	30,021	134,803		9.89

HMS Project No.: 10003

ELEMENTAL SUMMARY

<i>Element</i>	<i>Material</i>	<i>Labor</i>	<i>Total Material/Labor</i>	<i>Total Cost</i>	<i>Rate \$/SF Floor Area</i>
07 - CONVEYING SYSTEMS	\$ 0	\$ 0		\$ 0	\$ 0.00
08 - MECHANICAL				\$ 620,273	\$ 45.53
081 - Plumbing	\$ 45,530	\$ 58,297	\$ 103,827		7.62
082 - HVAC	239,777	210,464	450,241		33.05
083 - Fire Protection	30,151	28,702	58,853		4.32
084 - Special Mechanical Systems	4,692	2,660	7,352		0.54
09 - ELECTRICAL				\$ 293,261	\$ 21.53
091 - Service and Distribution	\$ 14,738	\$ 15,742	\$ 30,480		2.24
092 - Lighting and Power	65,383	85,454	150,837		11.07
093 - Special Electrical Systems	43,537	68,407	111,944		8.22
10 - EQUIPMENT				\$ 20,109	\$ 1.48
101 - Fixed and Movable Equipment	\$ 3,800	\$ 615	\$ 4,415		0.32
102 - Furnishings	13,787	1,907	15,694		1.15
11 - SPECIAL CONSTRUCTION	\$ 0	\$ 0		\$ 0	\$ 0.00
SUBTOTAL DIRECT WORK:	\$ 1,406,886	\$ 1,241,064		\$ 2,647,950	
12 - GENERAL REQUIREMENTS				\$ 1,347,500	\$ 98.91
121 - Mobilization			\$ 22,000		1.61
122 - Operation Costs			1,019,871		74.86
123 - Profit			305,629		22.43
13 - CONTINGENCIES				\$ 718,565	\$ 52.74
131 - Estimator's Contingency	10.00%		\$ 399,545		29.33
132 - Escalation Contingency	5.83%		256,228		18.81
132 - Escalation to Mid-Point	1.35%		62,792		4.61
TOTAL ESTIMATED CONSTRUCTION COST:				\$ 4,714,015	\$346.01 /SF
				GROSS FLOOR AREA:	13,624 SF

HMS Project No.: 10003

01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
011 - Selective Building Demolition								

EXTERIOR

Demolish canopy	182	SF			5.70	1,037	5.70	1,037
Demolish slab and recessed grate including foundations	182	SF			4.50	819	4.50	819
Remove double door	1	PR			90.00	90	90.00	90
Remove windows	240	SF			3.25	780	3.25	780
Cut and remove wall at new lobby opening	96	SF			5.25	504	5.25	504
Cut and remove soffit and fascia	675	SF			2.50	1,688	2.50	1,688

INTERIOR

Remove floor finishes and bases and glue	5,974	SF			1.10	6,571	1.10	6,571
Remove ceilings	5,974	SF			0.85	5,078	0.85	5,078
Remove toilet partition and accessories	4	RMS			175.00	700	175.00	700
Remove casework	98	LF			12.50	1,225	12.50	1,225
Remove single doors	29	EA			60.00	1,740	60.00	1,740
Remove double doors	3	PRS			80.00	240	80.00	240
Demolish partitions/relights	4,409	SF			1.40	6,173	1.40	6,173

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 1/27/2010

HMS Project No.: 10003

01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
011 - Selective Building Demolition								

INTERIOR (Continued)

Cut openings in walls (3)	70	SF			4.00	280	4.00	280
Temporary entrance/exit routes in remodel areas during construction	1,000	SF	1.50	1,500	2.20	2,200	3.70	3,700
Dispose debris	6	LDS	150.00	900	250.00	1,500	400.00	2,400

TOTAL ESTIMATED COST:				\$ 2,400		\$ 30,625		\$ 33,025
------------------------------	--	--	--	-----------------	--	------------------	--	------------------

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 1/27/2010

HMS Project No.: 10003

01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
012 - Site Preparation								
Demolish concrete walks	2,890	SF			1.40	4,046	1.40	4,046
Site survey and staking	0.50	AC	1000.00	500	8000.00	4,000	9000.00	4,500
Erosion and pollution control	14,750	SF	0.03	443	0.07	1,033	0.10	1,476
Temporary fencing and gates	360	LF	5.75	2,070	3.20	1,152	8.95	3,222
Dewatering allowance	1	LOT	500.00	500	1000.00	1,000	1500.00	1,500
Clear site	0.50	AC			5000.00	2,500	5000.00	2,500
Excavate 24'0" deep for building and dispose	520	CY			8.00	4,160	8.00	4,160
Excavate 12'0" deep at parking and dispose	556	CY			7.50	4,170	7.50	4,170
24" deep NFS fill at parking/walks, compacted	1,335	CY	20.00	26,700	7.00	9,345	27.00	36,045
24" deep NFS fill at building, compacted	624	CY	20.00	12,480	7.00	4,368	27.00	16,848
Soil compaction tests	6	EA	225.00	1,350			225.00	1,350
Temporary shoring of existing foundations	198	LF	9.50	1,881	7.00	1,386	16.50	3,267
TOTAL ESTIMATED COST:						\$ 45,924	\$ 37,160	\$ 83,084

HMS Project No.: 10003

01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
013 - Site Improvements								

PAVEMENTS

4" concrete sidewalks, mesh reinforced	1,858	SF	3.70	6,875	3.30	6,131	7.00	13,006
4" decorative plaza pavers	1,335	SF	5.20	6,942	2.75	3,671	7.95	10,613
4" DI leveling course	195	CY	25.00	4,875	7.50	1,463	32.50	6,338
2" AC pavement	12,724	SF	1.70	21,631	1.20	15,269	2.90	36,900
Match existing	131	LF	2.50	328	3.70	485	6.20	813
Block out existing stalls and mark new stalls	87	EA	18.00	1,566	25.00	2,175	43.00	3,741
Mark new stalls	30	EA	12.00	360	20.00	600	32.00	960
Mark handicapped accessible symbols	4	EA	15.00	60	35.00	140	50.00	200
Cross hatch markings	304	SF	0.58	176	0.65	198	1.23	374
Handicapped accessible signs, posts and bases	4	EA	130.00	520	110.00	440	240.00	960
Drop off/no parking sign, post and base	1	EA	145.00	145	120.00	120	265.00	265

MISCELLANEOUS

6'0" dumpster screen wall	18	LF	37.00	666	15.00	270	52.00	936
6" concrete filled bollards and bases	6	EA	335.00	2,010	295.00	1,770	630.00	3,780

HMS Project No.: 10003

01 - SITE WORK 013 - Site Improvements	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

LANDSCAPING

8'0" diameter x 24" high concrete raised planter	1	EA	925.00	925	450.00	450	1375.00	1,375
6'0" benches	8	EA	685.00	5,480	110.00	880	795.00	6,360
10'0" bench	1	EA	845.00	845	130.00	130	975.00	975
(6) slot bike rack	1	EA	740.00	740	120.00	120	860.00	860
8'0" to 10'0" tall trees	18	EA	240.00	4,320	180.00	3,240	420.00	7,560
6'0" tall trees	8	EA	190.00	1,520	150.00	1,200	340.00	2,720
36" shrubs	30	EA	38.00	1,140	35.00	1,050	73.00	2,190
Ground cover, 4'0" o/c	390	SF	5.20	2,028	4.50	1,755	9.70	3,783
3" bark mulch	3,495	SF	0.42	1,468	0.27	944	0.69	2,412
12" topsoil at beds	145	CY	22.00	3,190	7.00	1,015	29.00	4,205
6" topsoil at disturbed areas	135	CY	22.00	2,970	6.50	878	28.50	3,848
Grass seeding	6.66	MSF	115.00	766	265.00	1,765	380.00	2,531
1-year maintenance and warranty	1	LOT	750.00	750	1850.00	1,850	2600.00	2,600

TOTAL ESTIMATED COST:				\$ 72,296		\$ 48,009		\$ 120,305
------------------------------	--	--	--	------------------	--	------------------	--	-------------------

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

01 - SITE WORK	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
014 - Site Mechanical								

FUEL OIL

Excavate to expose fuel tank and backfill	45	CY	18.00	810	15.00	675	33.00	1,485
Disconnect piping, drain remaining fuel, remove 1,000 gallon tank and dispose per ADEC requirements	1	EA	250.00	250	1450.00	1,450	1700.00	1,700
New 2,000 gallon double wall fuel tank	1	EA	7850.00	7,850	1800.00	1,800	9650.00	9,650
1" supply, 1 1/4" return line and double containment pipe	15	LF	19.50	293	27.00	405	46.50	698
Tank valves and connections	2	EA	115.00	230	140.00	280	255.00	510
Building connection	1	EA	60.00	60	85.00	85	145.00	145
Fuel for testing	500	GALS	6.25	3,125			6.25	3,125

WATER

Existing

SEWER

Existing

STORM DRAIN

12" HDPE drain pipe with fusion weld joints	237	LF	8.20	1,943	6.50	1,541	14.70	3,484
48" diameter x 72" deep manhole with inlet grate	1	EA	2150.00	2,150	1350.00	1,350	3500.00	3,500
6" rip-rap at inlet	64	SF	1.60	102	0.75	48	2.35	150

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

01 - SITE WORK 014 - Site Mechanical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

STORM DRAIN (Continued)

Connection to existing drain	1	EA	65.00	65	110.00	110	175.00	175
6" PVC rain leaders	70	LF	5.20	364	5.80	406	11.00	770
Connections to 12" drain	2	EA	48.00	96	75.00	150	123.00	246
Trenching and backfill	546	CY	3.50	1,911	12.50	6,825	16.00	8,736
Testing	1	LOT	50.00	50	350.00	350	400.00	400
SUBTOTAL:				\$ 19,299		\$ 15,475		\$ 34,774
Labor premium time (6/10s)	16.70%					2,584		2,584
SUBTOTAL:				\$ 19,299		\$ 18,059		\$ 37,358
Subcontractor's Overhead and Profit on Materials and Labor	20.00%			3,860		3,612		7,472

TOTAL ESTIMATED COST:	\$ 23,159	\$ 21,671	\$ 44,830
------------------------------	------------------	------------------	------------------

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

01 - SITE WORK 015 - Site Electrical	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

POWER SERVICE

Use Existing

LIGHTING

6'0" bollards, fixtures and bases at outdoor seating	6	EA	1475.00	8,850	650.00	3,900	2125.00	12,750
25'0" poles and bases	5	EA	1225.00	6,125	485.00	2,425	1710.00	8,550
LED fixtures	8	EA	835.00	6,680	195.00	1,560	1030.00	8,240
1" PVC conduit	500	LF	2.40	1,200	5.10	2,550	7.50	3,750
#10 wiring	2,250	LF	0.48	1,080	0.64	1,440	1.12	2,520
Trenching and marker tape	500	LF	3.70	1,850	8.50	4,250	12.20	6,100
Test and tag	1	LOT	100.00	100	400.00	400	500.00	500

Data/com

Use Existing

SUBTOTAL:				\$ 25,885		\$ 16,525		\$ 42,410
------------------	--	--	--	------------------	--	------------------	--	------------------

Labor premium time (6/10s)	16.70%					2,760		2,760
----------------------------	--------	--	--	--	--	-------	--	-------

SUBTOTAL:				\$ 25,885		\$ 19,285		\$ 45,170
------------------	--	--	--	------------------	--	------------------	--	------------------

Subcontractor's Overhead and Profit on Materials and Labor	20.00%			5,177		3,857		9,034
--	--------	--	--	-------	--	-------	--	-------

TOTAL ESTIMATED COST:				\$ 31,062		\$ 23,142		\$ 54,204
------------------------------	--	--	--	------------------	--	------------------	--	------------------

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

02 - SUBSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
021 - Standard Foundations								
Excavate, backfill and dispose for foundations	330	CY	2.50	825	9.50	3,135	12.00	3,960
Concrete bases, direct poured	28	CY	240.00	6,720	100.00	2,800	340.00	9,520
Concrete strip footings	16	CY	240.00	3,840	85.00	1,360	325.00	5,200
Pilasters	4	CY	240.00	960	120.00	480	360.00	1,440
8" stem walls	30	CY	240.00	7,200	110.00	3,300	350.00	10,500
Concrete waste	4	CY	240.00	960	85.00	340	325.00	1,300
Bar reinforcement	7,400	LBS	0.70	5,180	0.65	4,810	1.35	9,990
Formwork to bases	200	SF	1.50	300	4.15	830	5.65	1,130
Formwork to footings	633	SF	1.40	886	3.90	2,469	5.30	3,355
Formwork to pilasters	319	SF	1.95	622	5.60	1,786	7.55	2,408
Formwork to walls	2,416	SF	1.70	4,107	5.10	12,322	6.80	16,429
Membrane waterproofing	1,715	SF	1.90	3,259	2.85	4,888	4.75	8,147
2" rigid insulation	1,208	SF	0.90	1,087	0.50	604	1.40	1,691
Drill and install 5/8"x12" dowels, epoxy grout and tie into existing foundations (6)	36	EA	5.70	205	23.50	846	29.20	1,051

HMS Project No.: 10003

02 - SUBSTRUCTURE	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
021 - Standard Foundations								

3/4"x10" embedded anchor bolts for base plates (30)	120	EA	3.90	468	13.50	1,620	17.40	2,088
5/8"x6" bolts, 32" o/c at walls	142	EA	2.10	298	8.30	1,179	10.40	1,477
1 1/2" non-shrink grout	41	SF	13.00	533	18.50	759	31.50	1,292

TOTAL ESTIMATED COST:				\$ 37,450		\$ 43,528		\$ 80,978
------------------------------	--	--	--	------------------	--	------------------	--	------------------

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

02 - SUBSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
022 - Slab on Grade								
6" subbase, compacted	154	CY	20.00	3,080	7.00	1,078	27.00	4,158
8 mil vapor barrier	6,938	SF	0.10	694	0.12	833	0.22	1,527
4" concrete slab, direct poured	85	CY	240.00	20,400	80.00	6,800	320.00	27,200
Concrete waste	5	CY	240.00	1,200	80.00	400	320.00	1,600
Cure and finish	6,938	SF	0.30	2,081	1.15	7,979	1.45	10,060
Bar reinforcement	1,000	LBS	0.65	650	0.60	600	1.25	1,250
Mesh reinforcement	6,938	SF	0.60	4,163	0.35	2,428	0.95	6,591
Install #4x12" dowels to existing foundations, 18" o/c	116	EA	3.25	377	16.50	1,914	19.75	2,291
TOTAL ESTIMATED COST:				\$ 32,645		\$ 22,032		\$ 54,677

HMS Project No.: 10003

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
031 - Floor Construction								
Steel framing	7,500	LBS	1.15	8,625	1.10	8,250	2.25	16,875
1 1/2" decking	712	SF	2.95	2,100	1.25	890	4.20	2,990
4" concrete topping, mesh reinforced, cured and finished (8 CY)	712	SF	3.70	2,634	3.50	2,492	7.20	5,126
TOTAL ESTIMATED COST:				\$ 13,359		\$ 11,632		\$ 24,991

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
032 - Roof Construction								
14"x14"x3/4" base plates	30	EA	47.00	1,410	35.00	1,050	82.00	2,460
6"x6"x1/2" T.S. columns	12,700	LBS	1.20	15,240	1.15	14,605	2.35	29,845
5"x5"x1/4" cross bracing	9,375	LBS	1.20	11,250	1.15	10,781	2.35	22,031
W-beams and joist	70,700	LBS	1.15	81,305	1.10	77,770	2.25	159,075
Canopy framing	4,500	LBS	1.15	5,175	1.10	4,950	2.25	10,125
Miscellaneous connections, plates, etc.	12,015	LBS	1.20	14,418	1.35	16,220	2.55	30,638
Monument frame connections	30	EA	170.00	5,100	215.00	6,450	385.00	11,550
1 1/2" deep steel decking at main roof	9,421	SF	2.95	27,792	1.25	11,776	4.20	39,568
1 1/2" deep steel decking at canopy	280	SF	2.95	826	1.25	350	4.20	1,176
2" seismic joint and cover	190	LF	26.50	5,035	10.75	2,043	37.25	7,078
MISCELLANEOUS								
Special inspections	1	LOT	10000.00	10,000			10000.00	10,000
20 ton crane and operator	6	WKS	1800.00	10,800	1500.00	9,000	3300.00	19,800
TOTAL ESTIMATED COST:			\$ 188,351		\$ 154,995		\$ 343,346	

HMS Project No.: 10003

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
033 - Stair Construction								
24"x12'0" ship's ladder to fan room	1	EA	2375.00	2,375	850.00	850	3225.00	3,225

TOTAL ESTIMATED COST:			\$ 2,375		\$ 850		\$ 3,225	
------------------------------	--	--	-----------------	--	---------------	--	-----------------	--

HMS Project No.: 10003

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
041 - Exterior Walls								

WALL CONSTRUCTION

6" metal studs, 16" o/c including tracks	5,348	SF	1.20	6,418	1.35	7,220	2.55	13,638
1/2" plywood sheathing	5,348	SF	0.70	3,744	0.65	3,476	1.35	7,220
1/2" AWW plywood inside of parapets	759	SF	0.78	592	0.72	546	1.50	1,138
6" R-19 batt insulation	5,348	SF	0.68	3,637	0.40	2,139	1.08	5,776
8 mil vapor retarder	5,348	SF	0.10	535	0.15	802	0.25	1,337
5/8" Type X gypboard, inside	3,742	SF	0.55	2,058	1.50	5,613	2.05	7,671
Air barrier	4,536	SF	0.38	1,724	0.25	1,134	0.63	2,858
3" exterior insulation finish system (EIFS)	3,476	SF	4.90	17,032	10.55	36,672	15.45	53,704
Patch existing EIFS at joints	126	SF	5.50	693	13.75	1,733	19.25	2,426
Extra for reveals	1,428	LF	0.25	357	2.50	3,570	2.75	3,927
Joint to existing (6)	84	LF	6.00	504	15.00	1,260	21.00	1,764
Prefinished metal paint siding at fan room	1,060	SF	13.50	14,310	5.25	5,565	18.75	19,875
Metal fascia	118	SF	8.25	974	4.15	490	12.40	1,464

HMS Project No.: 10003

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
041 - Exterior Walls			\$	\$	\$	\$	\$	\$

SOFFITS

1/2" cement board soffit and framing at entry, canopy, etc., painted	592	SF	3.10	1,835	5.50	3,256	8.60	5,091
---	-----	----	------	-------	------	-------	------	-------

TOTAL ESTIMATED COST:	\$ 54,413	\$ 73,476	\$ 127,889
------------------------------	------------------	------------------	-------------------

HMS Project No.: 10003

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
042 - Exterior Doors and Windows								

DOORS

3'0"x7'0" thermo break aluminum frame	1	EA	220.00	220	95.00	95	315.00	315
6'0"x7'0" thermo break aluminum frame	1	EA	270.00	270	125.00	125	395.00	395
6'0"x7'0" insulated hollow metal frames	2	EA	195.00	390	100.00	200	295.00	590
3'0"x7'0" insulated hollow metal double doors	2	PRS	655.00	1,310	120.00	240	775.00	1,550
3'0"x7'0" insulated glazed aluminum single door	1	EA	880.00	880	95.00	95	975.00	975
3'0"x7'0" insulated glazed aluminum double door	1	PR	1650.00	1,650	180.00	180	1830.00	1,830
Single door hardware set, glazed	1	EA	585.00	585	295.00	295	880.00	880
Double door hardware set, glazed	1	EA	1050.00	1,050	550.00	550	1600.00	1,600
Double door hardware set, hollow metal	2	PRS	725.00	1,450	370.00	740	1095.00	2,190

WINDOWS

4'0"x4'0" insulated Low E glazed fiberglass operable windows with bug screen	17	EA	725.00	12,325	155.00	2,635	880.00	14,960
Insulated Low E glazed aluminum storefront system	812	SF	62.00	50,344	13.00	10,556	75.00	60,900

HMS Project No.: 10003

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
042 - Exterior Doors and Windows								

MISCELLANEOUS

Architectural louver	32	SF	32.00	1,024	7.50	240	39.50	1,264
Caulking and sealants to doors and windows	1,018	LF	0.55	560	1.65	1,680	2.20	2,240

TOTAL ESTIMATED COST:				\$ 72,058		\$ 17,631		\$ 89,689
------------------------------	--	--	--	------------------	--	------------------	--	------------------

HMS Project No.: 10003

05 - ROOF SYSTEMS	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
051 - Roofing								

MAIN ROOF

8 mil vapor retarder up walls	10,555	SF	0.10	1,056	0.15	1,583	0.25	2,639
5/8" gypboard substrate	9,421	SF	0.52	4,899	0.65	6,124	1.17	11,023
(2) layers, 3" rigid insulation	9,421	SF	2.65	24,966	1.05	9,892	3.70	34,858
2" tapered insulation	9,421	SF	0.92	8,667	0.75	7,066	1.67	15,733
1/2" recovery board	9,421	SF	0.60	5,653	0.65	6,124	1.25	11,777
60 mil EPDM roofing up walls and cap	10,551	SF	2.20	23,212	2.30	24,267	4.50	47,479
Parapet cap flashing	470	LF	4.55	2,139	3.90	1,833	8.45	3,972
Roof/wall flashings	286	LF	3.60	1,030	3.20	915	6.80	1,945
Expansion joint, bellow type	192	LF	14.50	2,784	8.70	1,670	23.20	4,454
Roof drain flashings and insulation	12	EA	67.00	804	80.00	960	147.00	1,764
Flashings to vents, mechanical equipment, etc.	1	LOT	200.00	200	300.00	300	500.00	500
Temporary protective railing	346	LF	3.95	1,367	3.50	1,211	7.45	2,578

CANOPY ROOF

1" tapered insulation	280	SF	0.60	168	0.55	154	1.15	322
-----------------------	-----	----	------	-----	------	-----	------	-----

HMS Project No.: 10003

05 - ROOF SYSTEMS	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
051 - Roofing								

CANOPY ROOF (Continued)

60 mil EPDM roofing, up walls	367	SF	2.20	807	2.30	844	4.50	1,651
Metal scuppers	2	EA	58.00	116	65.00	130	123.00	246

TOTAL ESTIMATED COST:	\$ 77,868	\$ 63,073	\$ 140,941
------------------------------	------------------	------------------	-------------------

HMS Project No.: 10003

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
061 - Partitions and Doors								

PARTITIONS

4" metal studs, 16" o/c including tracks	7,430	SF	0.95	7,059	1.15	8,545	2.10	15,604
6" metal studs, 16" o/c including tracks	5,200	SF	1.15	5,980	1.30	6,760	2.45	12,740
5/8" Type X gypboard, each side	25,260	SF	0.55	13,893	1.50	37,890	2.05	51,783
5/8" gypboard to existing walls	760	SF	0.55	418	1.50	1,140	2.05	1,558
4" sound batts	5,950	SF	0.63	3,749	0.35	2,083	0.98	5,832
6" sound batts	4,000	SF	0.73	2,920	0.40	1,600	1.13	4,520
Acoustical sealants	2,526	LF	0.35	884	0.65	1,642	1.00	2,526

DOORS AND RELIGHTS

3'0"x7'0" hollow metal frames	42	EA	123.00	5,166	65.00	2,730	188.00	7,896
6'0"x8'0" hollow metal frames	2	EA	175.00	350	105.00	210	280.00	560
3'0"x7'0" aluminum frame	1	EA	180.00	180	90.00	90	270.00	270
6'0"x7'0" aluminum frame	1	EA	250.00	250	120.00	120	370.00	370
3'0"x7'0" fully glazed aluminum single door	1	EA	755.00	755	115.00	115	870.00	870
3'0"x7'0" fully glazed aluminum double door	1	PR	1455.00	1,455	170.00	170	1625.00	1,625

HMS Project No.: 10003

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
061 - Partitions and Doors								

DOORS AND RELIGHTS (Continued)

3'0"x7'0"x1 3/4" solid core wood single doors	34	EA	345.00	11,730	60.00	2,040	405.00	13,770
3'0"x7'0"x1 3/4" solid core wood double doors	1	PR	620.00	620	120.00	120	740.00	740
3'0"x7'0"x1 3/4" solid core wood single flush doors with vision light	8	EA	382.00	3,056	65.00	520	447.00	3,576
Glazed double door hardware set	1	EA	835.00	835	480.00	480	1315.00	1,315
Glazed single door hardware set	1	EA	525.00	525	250.00	250	775.00	775
Wood single door hardware sets	42	EA	360.00	15,120	210.00	8,820	570.00	23,940
Wood double door hardware sets	2	EA	520.00	1,040	270.00	540	790.00	1,580
24"x24" ceiling access panels	4	EA	163.00	652	75.00	300	238.00	952
Glazed relites in hollow metal frame (26)	156	SF	39.50	6,162	8.50	1,326	48.00	7,488
6'0"x4'0" coiling grille at pharmacy	1	EA	1550.00	1,550	520.00	520	2070.00	2,070
6'0"x4'0" sliding window at reception	1	EA	1240.00	1,240	370.00	370	1610.00	1,610

TOTAL ESTIMATED COST:				\$ 85,589		\$ 78,381		\$ 163,970
------------------------------	--	--	--	------------------	--	------------------	--	-------------------

HMS Project No.: 10003

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
062 - Interior Finishes								

FLOOR FINISHES

Concrete sealer and hardener	1,040	SF	0.48	499	0.95	988	1.43	1,487
Walk-off carpet tiles at vestibules	152	SF	4.80	730	1.15	175	5.95	905
Ceramic tiles in toilets	1,048	SF	6.20	6,498	8.25	8,646	14.45	15,144
Sheet vinyl flooring	1,492	SF	2.45	3,655	1.70	2,536	4.15	6,191
VCT tiles in storages, etc.	684	SF	1.90	1,300	1.50	1,026	3.40	2,326
Linoleum in lobby/hallways	3,296	SF	3.95	13,019	1.80	5,933	5.75	18,952
Carpeting	684	SY	33.00	22,572	8.75	5,985	41.75	28,557
Transition strips	96	LF	1.50	144	1.70	163	3.20	307
4" rubber base	1,952	LF	1.15	2,245	1.35	2,635	2.50	4,880
5" sheet vinyl base	400	LF	1.25	500	1.40	560	2.65	1,060
Ceramic tile base	267	LF	5.20	1,388	6.75	1,802	11.95	3,190

WALL FINISHES

Paint new gypboard walls	26,781	SF	0.25	6,695	1.50	40,172	1.75	46,867
Paint existing walls	1,908	SF	0.20	382	1.40	2,671	1.60	3,053

HMS Project No.: 10003

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
062 - Interior Finishes								

WALL FINISHES (Continued)

Ceramic tile wall wainscot	1,068	SF	5.70	6,088	7.90	8,437	13.60	14,525
----------------------------	-------	----	------	-------	------	-------	-------	--------

CEILING FINISHES

5/8" gypboard ceiling and framing at soffits and bulkheads	420	SF	1.90	798	3.55	1,491	5.45	2,289
--	-----	----	------	-----	------	-------	------	-------

5/8" gypboard ceiling at fan rooms	1,040	SF	1.70	1,768	3.20	3,328	4.90	5,096
------------------------------------	-------	----	------	-------	------	-------	------	-------

2'0"x4'0" suspended acoustic tile ceiling system with seismic bracing	11,210	SF	2.90	32,509	1.80	20,178	4.70	52,687
---	--------	----	------	--------	------	--------	------	--------

Paint gypboard ceilings	1,460	SF	0.25	365	1.60	2,336	1.85	2,701
-------------------------	-------	----	------	-----	------	-------	------	-------

MISCELLANEOUS

Stain doors and paint frames	2,016	SF	0.30	605	1.75	3,528	2.05	4,133
------------------------------	-------	----	------	-----	------	-------	------	-------

TOTAL ESTIMATED COST:				\$ 101,760		\$ 112,590		\$ 214,350
------------------------------	--	--	--	-------------------	--	-------------------	--	-------------------

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
063 - Specialties								
Toilet partitions, ADA	4	EA	1150.00	4,600	270.00	1,080	1420.00	5,680
Toilet partitions, standard	6	EA	870.00	5,220	215.00	1,290	1085.00	6,510
24"x36" mirrors	2	EA	142.00	284	45.00	90	187.00	374
48"x36" mirrors	2	EA	425.00	850	110.00	220	535.00	1,070
Toilet paper holders	10	EA	32.00	320	25.00	250	57.00	570
Grab bar sets	4	EA	130.00	520	95.00	380	225.00	900
Female napkin disposals	2	EA	48.00	96	25.00	50	73.00	146
Paper towel dispenser/disposals	4	EA	265.00	1,060	105.00	420	370.00	1,480
48" shower curtains and rods	2	EA	85.00	170	30.00	60	115.00	230
4'0"x4'0" tack boards	16	EA	136.50	2,184	45.00	720	181.50	2,904
Door signs, standard	40	EA	35.00	1,400	15.00	600	50.00	2,000
Door signs, ADA	4	EA	40.00	160	15.00	60	55.00	220
Fire extinguishers, bracket mounted	2	EA	69.00	138	35.00	70	104.00	208
Fire extinguishers, cabinet mounted	6	EA	157.00	942	70.00	420	227.00	1,362
1 1/2"x1 1/2"x48" PVC corner guards	30	EA	52.00	1,560	30.00	900	82.00	2,460

HMS Project No.: 10003

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
063 - Specialties								
(30) slot mail box	1	EA	850.00	850	175.00	175	1025.00	1,025
Miscellaneous specialties	1	LOT	2500.00	2,500	1000.00	1,000	3500.00	3,500
CASEWORK								
24" deep base cabinets, plastic laminate finish	301	LF	140.00	42,140	35.00	10,535	175.00	52,675
30" deep base cabinets, plastic laminate finish	50	LF	150.00	7,500	37.00	1,850	187.00	9,350
24" deep base cabinets with resinous top	21	LF	167.00	3,507	38.00	798	205.00	4,305
12" deep wall cabinets	53	LF	128.00	6,784	32.00	1,696	160.00	8,480
14" deep x 42" high raised counters with front and side walls	151	LF	125.00	18,875	30.00	4,530	155.00	23,405
24" deep vanity tops	8	LF	87.00	696	30.00	240	117.00	936
1"x door and window trims	1,520	LF	1.10	1,672	1.45	2,204	2.55	3,876
1"x5" solid wood window sills	116	LF	6.50	754	3.30	383	9.80	1,137
TOTAL ESTIMATED COST:			\$ 104,782		\$ 30,021		\$ 134,803	

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
081 - Plumbing								
Remove existing fixtures	8	EA			100.00	800	100.00	800
Exterior hose bibs	4	EA	115.00	460	125.00	500	240.00	960
Water closets, ADA	4	EA	650.00	2,600	220.00	880	870.00	3,480
Water closets, standard	6	EA	595.00	3,570	190.00	1,140	785.00	4,710
Wall hung sinks	2	EA	445.00	890	175.00	350	620.00	1,240
Counter mounted vanity sinks	2	EA	390.00	780	165.00	330	555.00	1,110
Counter mounted miscellaneous sinks	3	EA	425.00	1,275	170.00	510	595.00	1,785
Double bowl sink	1	EA	480.00	480	195.00	195	675.00	675
Floor drains	6	EA	117.00	702	135.00	810	252.00	1,512
50 gallon indirect fired water heater	1	EA	2850.00	2,850	770.00	770	3620.00	3,620
Circulation pump heater	1	EA	1035.00	1,035	250.00	250	1285.00	1,285
Plumbing rough-ins to fixtures	18	EA	485.00	8,730	850.00	15,300	1335.00	24,030
Plumbing rough-ins to drains	10	EA	220.00	2,200	475.00	4,750	695.00	6,950
4" VTR	2	EA	110.00	220	125.00	250	235.00	470
4" connections to existing lines	2	EA	48.00	96	105.00	210	153.00	306

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

08 - MECHANICAL 081 - Plumbing	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Connections to existing water lines	2	EA	40.00	80	85.00	170	125.00	250
Hangers and guides	1	LOT	1200.00	1,200	2300.00	2,300	3500.00	3,500
Labels and tags	1	LOT	100.00	100	300.00	300	400.00	400
Test and disinfect piping	1	LOT	100.00	100	500.00	500	600.00	600
4" roof drains	12	EA	240.00	2,880	135.00	1,620	375.00	4,500
4" cast iron rain leaders	300	LF	21.20	6,360	22.50	6,750	43.70	13,110
4" fittings	20	EA	37.00	740	92.00	1,840	129.00	2,580
2" insulation to 4" leaders	120	LF	4.95	594	9.20	1,104	14.15	1,698
SUBTOTAL:				\$ 37,942		\$ 41,629		\$ 79,571
Labor premium time (6/10s)	16.70%					6,952		6,952
SUBTOTAL:				\$ 37,942		\$ 48,581		\$ 86,523
Subcontractor's Overhead and Profit on Materials and Labor	20.00%			7,588		9,716		17,304
TOTAL ESTIMATED COST:				\$ 45,530		\$ 58,297		\$ 103,827

HMS Project No.: 10003

08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HEATING

___ MBH oil fired boilers for addition	2	EA	13500.00	27,000	5200.00	10,400	18700.00	37,400
Boiler controller	1	EA	1250.00	1,250	625.00	625	1875.00	1,875
12" stack	16	LF	43.00	688	27.00	432	70.00	1,120
Stack cap	1	EA	140.00	140	110.00	110	250.00	250
Boiler manifolds and valves	2	LOTS	1250.00	2,500	1850.00	3,700	3100.00	6,200
___ GPM, ___ head, ___ HP hydronic pumps with VFD and valves, etc.	2	EA	2150.00	4,300	335.00	670	2485.00	4,970
___ MBH, ___ CFM cabinet unit heaters	2	EA	1125.00	2,250	310.00	620	1435.00	2,870
___ MBH, ___ CFM unit heaters	2	EA	595.00	1,190	280.00	560	875.00	1,750
Fin tube and enclosure	190	LF	43.20	8,208	19.50	3,705	62.70	11,913
___ CFM reheat coils	20	EA	225.00	4,500	115.00	2,300	340.00	6,800
3/4" valves to heating equipment	80	EA	42.00	3,360	35.00	2,800	77.00	6,160
2" copper glycol piping	150	LF	20.25	3,038	14.30	2,145	34.55	5,183
1 1/2" copper glycol piping	270	LF	15.60	4,212	12.50	3,375	28.10	7,587
3/4" copper glycol piping	340	LF	7.30	2,482	8.25	2,805	15.55	5,287

HMS Project No.: 10003

08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

HEATING (Continued)

2" to 3/4" fittings	64	EA	18.00	1,152	52.00	3,328	70.00	4,480
Pipe guides and hangers	110	EA	22.00	2,420	35.00	3,850	57.00	6,270
1 1/2" insulation to 2" piping	150	LF	3.90	585	7.30	1,095	11.20	1,680
1 1/2" insulation to 1 1/2" piping	270	LF	3.50	945	7.00	1,890	10.50	2,835
1" insulation to 3/4" piping	340	LF	2.70	918	6.15	2,091	8.85	3,009
Labels and tags	1	LOT	200.00	200	500.00	500	700.00	700

VENTILATION

AHU-1: 12,500 CFM, ___ HP air handling unit with plenum box, filters and coil sections	1	EA	52500.00	52,500	14000.00	14,000	66500.00	66,500
500 CFM exhaust fans	2	EA	875.00	1,750	350.00	700	1225.00	2,450
7,000 CFM relief air fan	1	EA	6250.00	6,250	3500.00	3,500	9750.00	9,750
300 CFM exhaust fan and hood at lab	1	EA	585.00	585	215.00	215	800.00	800
VAV boxes and fans	20	EA	348.00	6,960	155.00	3,100	503.00	10,060
Diffusers and grilles in addition	46	EA	112.00	5,152	45.00	2,070	157.00	7,222
Relocate diffusers and grilles in existing	40	EA	10.00	400	75.00	3,000	85.00	3,400

HMS Project No.: 10003

08 - MECHANICAL 082 - HVAC	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

VENTILATION (Continued)

Extend ducts and connect to existing	40	LF	50.00	2,000	85.00	3,400	135.00	5,400
6" flexible ducts	220	LF	3.90	858	5.50	1,210	9.40	2,068
Sheetmetal ductwork and hangers	6,300	LBS	3.50	22,050	4.70	29,610	8.20	51,660
2" duct insulation	350	SF	2.15	753	3.90	1,365	6.05	2,118
2" lining	500	SF	1.70	850	3.10	1,550	4.80	2,400
Labels and tags	1	LOT	100.00	100	500.00	500	600.00	600
Temporary HVAC bypass during remodel work	1	LOT	1500.00	1,500	2500.00	2,500	4000.00	4,000

CONTROLS, TEST AND BALANCE

Thermostats	24	EA	87.00	2,088	50.00	1,200	137.00	3,288
DDC system for addition	7,650	SF	3.20	24,480	2.95	22,568	6.15	47,048
Tie in new controls to existing building system	1	LOT	200.00	200	800.00	800	1000.00	1,000

Note: Existing building controls being upgraded under a separate contract.

Test, balance and commission HVAC	80	HRS			150.00	12,000	150.00	12,000
-----------------------------------	----	-----	--	--	--------	--------	--------	--------

SUBTOTAL:

\$ 199,814

\$ 150,289

\$ 350,103

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 1/27/2010

HMS Project No.: 10003

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
Labor premium time (6/10s)		16.70%				25,098		25,098
SUBTOTAL:				\$ 199,814		\$ 175,387		\$ 375,201
Subcontractor's Overhead and Profit on Materials and Labor		20.00%		39,963		35,077		75,040
TOTAL ESTIMATED COST:				\$ 239,777		\$ 210,464		\$ 450,241

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
083 - Fire Protection								
Modify remodel areas per new layout (30% impact)	1,800	SF	1.25	2,250	1.50	2,700	2.75	4,950
Tie new system into existing riser	1	LOT	550.00	550	850.00	850	1400.00	1,400
New wet pipe sprinkler system in addition	7,650	SF	2.25	17,213	2.10	16,065	4.35	33,278
Dry heads and piping in vestibule/soffit	6	EA	78.00	468	135.00	810	213.00	1,278
Provide space low temperature alarm in fan room	1	EA	145.00	145	70.00	70	215.00	215
Testing	1	LOT	500.00	500			500.00	500
Design fee	1	LOT	4000.00	4,000			4000.00	4,000
SUBTOTAL:				\$ 25,126		\$ 20,495		\$ 45,621
Labor premium time (6/10s)	16.70%					3,423		3,423
SUBTOTAL:				\$ 25,126		\$ 23,918		\$ 49,044
Subcontractor's Overhead and Profit on Materials and Labor	20.00%			5,025		4,784		9,809
TOTAL ESTIMATED COST:				\$ 30,151		\$ 28,702		\$ 58,853

HMS Project No.: 10003

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
084 - Special Mechanical Systems								

FUEL OIL

25 gallon day tank and pump	1	EA	3250.00	3,250	1350.00	1,350	4600.00	4,600
Piping and valves connected to boilers	2	LOTS	180.00	360	275.00	550	455.00	910
Testing	1	LOT	300.00	300			300.00	300
SUBTOTAL:				\$ 3,910		\$ 1,900		\$ 5,810
Labor premium time (6/10s)	16.70%					317		317
SUBTOTAL:				\$ 3,910		\$ 2,217		\$ 6,127
Subcontractor's Overhead and Profit on Materials and Labor	20.00%			782		443		1,225

TOTAL ESTIMATED COST:				\$ 4,692		\$ 2,660		\$ 7,352
------------------------------	--	--	--	-----------------	--	-----------------	--	-----------------

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
091 - Service and Distribution								
225 amp, 208Y/120 volt, 3 phase, 4 wire, 42 circuit panels	2	EA	2450.00	4,900	1330.00	2,660	3780.00	7,560
125 amp, 208Y/120 volt, 3 phase, 4 wire, 42 circuit panels	2	EA	1875.00	3,750	1050.00	2,100	2925.00	5,850
Update existing panels for new circuits and provide directories	4	EA	225.00	900	350.00	1,400	575.00	2,300
2" to 1" diameter EMT conduits	150	LF	3.20	480	5.70	855	8.90	1,335
#2 wiring (4)	200	LF	2.20	440	1.45	290	3.65	730
#10 wiring (4)	400	LF	0.38	152	0.64	256	1.02	408
#6 ground (1)	150	LF	0.90	135	1.20	180	2.10	315
Tie in new panels to existing power	1	LOT	250.00	250	750.00	750	1000.00	1,000
Test and tag	1	LOT	75.00	75	350.00	350	425.00	425
Equipment grounding	1	LOT	200.00	200	400.00	400	600.00	600
Temporary bypass	1	LOT	1000.00	1,000	2000.00	2,000	3000.00	3,000
SUBTOTAL:				\$ 12,282		\$ 11,241		\$ 23,523
Labor premium time (6/10s)	16.70%					1,877		1,877
SUBTOTAL:				\$ 12,282		\$ 13,118		\$ 25,400

HMS Project No.: 10003

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
091 - Service and Distribution								

Subcontractor's Overhead and Profit on Materials
 and Labor

20.00%

2,456

2,624

5,080

TOTAL ESTIMATED COST:	\$ 14,738	\$ 15,742	\$ 30,480
------------------------------	------------------	------------------	------------------

HMS Project No.: 10003

09 - ELECTRICAL 092 - Lighting and Power	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

DEMOLITION

Remove exit signs	2	EA			35.00	70	35.00	70
Remove wall packs	4	EA			50.00	200	50.00	200
Remove 2'0"x2'0" fixtures	6	EA			45.00	270	45.00	270
Remove 2'0"x4'0" fixtures	70	EA			40.00	2,800	40.00	2,800
Remove 6" diameter fixtures	10	EA			32.00	320	32.00	320
Pull out wiring (3)	3,850	LF			0.28	1,078	0.28	1,078
Dispose debris	1	LOAD	150.00	150	250.00	250	400.00	400

NEW WORK

2'0"x4'0" indirect troffers, (1) ballast, 2-lamp	20	EA	140.00	2,800	80.00	1,600	220.00	4,400
2'0"x4'0" indirect troffers, (2) ballast, 4-lamp	70	EA	195.00	13,650	90.00	6,300	285.00	19,950
2'0" long wall mounted fixtures, 2-lamp	4	EA	105.00	420	75.00	300	180.00	720
6"x48" fixtures, 1-lamp	10	EA	117.00	1,170	80.00	800	197.00	1,970
6" downlights	16	EA	98.00	1,568	70.00	1,120	168.00	2,688
Strip fixtures, 2-lamp	16	EA	122.00	1,952	80.00	1,280	202.00	3,232

HMS Project No.: 10003

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
092 - Lighting and Power								

NEW WORK (Continued)

Lobby fixtures	16	EA	185.00	2,960	115.00	1,840	300.00	4,800
Hallway fixtures	40	EA	140.00	5,600	80.00	3,200	220.00	8,800
LED exit signs	8	EA	167.00	1,336	115.00	920	282.00	2,256
120 volt LED vandal resistant wall packs	4	EA	395.00	1,580	130.00	520	525.00	2,100
Twin head halogen lamp emergency light fixtures	16	EA	267.00	4,272	135.00	2,160	402.00	6,432
125 watt HPS fixtures to exterior soffits, 1-lamp	12	EA	285.00	3,420	130.00	1,560	415.00	4,980
Single pole switches	12	EA	12.00	144	40.00	480	52.00	624
Two pole switches	20	EA	16.00	320	48.00	960	64.00	1,280
Three-way switch	8	EA	22.00	176	55.00	440	77.00	616
Junction boxes	16	EA	7.00	112	20.00	320	27.00	432
Duplex receptacles	120	EA	13.00	1,560	43.00	5,160	56.00	6,720
Duplex receptacles, GFCI	12	EA	17.00	204	52.00	624	69.00	828
Duplex receptacles, GFCI, weatherproof	2	EA	21.00	42	65.00	130	86.00	172
Double duplex receptacles	14	EA	18.00	252	55.00	770	73.00	1,022

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
092 - Lighting and Power								

NEW WORK (Continued)

Thermal switch and motor connections	4	EA	48.00	192	75.00	300	123.00	492
3 HP motor disconnect and connections	2	EA	240.00	480	170.00	340	410.00	820
7 HP motor disconnect and connection	1	EA	325.00	325	195.00	195	520.00	520
1" diameter EMT conduit	875	LF	2.05	1,794	5.60	4,900	7.65	6,694
3/4" diameter EMT conduit	1,550	LF	1.15	1,783	4.90	7,595	6.05	9,378
#12 wiring in new and existing conduits (3)	18,825	LF	0.32	6,024	0.58	10,919	0.90	16,943
Test and tag lighting and power	1	LOT	200.00	200	1300.00	1,300	1500.00	1,500
SUBTOTAL:				\$ 54,486		\$ 61,021		\$ 115,507
Labor premium time (6/10s)	16.70%					10,191		10,191
SUBTOTAL:				\$ 54,486		\$ 71,212		\$ 125,698
Subcontractor's Overhead and Profit on Materials and Labor	20.00%			10,897		14,242		25,139
TOTAL ESTIMATED COST:				\$ 65,383		\$ 85,454		\$ 150,837

HMS Project No.: 10003

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$
093 - Special Electrical Systems								

DEMOLITION

Remove special system devices and dispose	16	EA			42.00	672	42.00	672
---	----	----	--	--	-------	-----	-------	-----

FIRE ALARM SYSTEM

Upgrade existing panel for new devices	1	LOT	500.00	500	750.00	750	1250.00	1,250
Fire pulls	6	EA	72.00	432	85.00	510	157.00	942
Horn/strobes	16	EA	138.00	2,208	115.00	1,840	253.00	4,048
Strobes only	4	EA	87.00	348	95.00	380	182.00	728
Occupancy sensors	8	EA	112.00	896	80.00	640	192.00	1,536
Duct detector	1	EA	248.00	248	150.00	150	398.00	398
Smoke detectors	40	EA	155.00	6,200	90.00	3,600	245.00	9,800
Heat detectors	2	EA	65.00	130	60.00	120	125.00	250
Tie into sprinkler system	1	LOT	150.00	150	275.00	275	425.00	425
Tie into existing system	1	LOT	200.00	200	300.00	300	500.00	500
3/4" diameter EMT conduit	550	LF	1.15	633	4.90	2,695	6.05	3,328
12" wide cable tray (for all systems)	350	LF	16.50	5,775	12.25	4,288	28.75	10,063

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

09 - ELECTRICAL 093 - Special Electrical Systems	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

FIRE ALARM SYSTEM (Continued)

(12) pair alarm cable	1,850	LF	0.50	925	2.15	3,978	2.65	4,903
-----------------------	-------	----	------	-----	------	-------	------	-------

TELECOM SYSTEM

Headend equipment	1	LOT	1500.00	1,500	1000.00	1,000	2500.00	2,500
Data/com outlets	40	EA	18.00	720	45.00	1,800	63.00	2,520
3/4" diameter EMT conduit at outlets	400	LF	1.15	460	4.90	1,960	6.05	2,420
(12) pair telephone wiring	2,200	LF	0.48	1,056	2.20	4,840	2.68	5,896
Data/com cables	4,500	LF	0.60	2,700	2.50	11,250	3.10	13,950

MISCELLANEOUS SYSTEMS

Allowance for access and security systems	1	LOT	3500.00	3,500	1500.00	1,500	5000.00	5,000
Allowance for PA and intercom system	1	LOT	5500.00	5,500	3500.00	3,500	9000.00	9,000
Allowance for TV system	1	LOT	2000.00	2,000	1500.00	1,500	3500.00	3,500

MISCELLANEOUS

Test and tag special systems	1	LOT	200.00	200	1300.00	1,300	1500.00	1,500
------------------------------	---	-----	--------	-----	---------	-------	---------	-------

SUBTOTAL:

\$ 36,281	\$ 48,848	\$ 85,129
------------------	------------------	------------------

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

DATE: 1/27/2010

HMS Project No.: 10003

10 - EQUIPMENT	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
101 - Fixed and Movable Equipment								
8'0"x6'0" projection screens	2	EA	850.00	1,700	220.00	440	1070.00	2,140
Lockable drug cabinet	1	EA						FFE
Relocate pharmacy refrigerator	1	EA			75.00	75	75.00	75
Break room refrigerators	2	EA	1050.00	2,100	50.00	100	1100.00	2,200

Note: All dental operation equipment is existing.

TOTAL ESTIMATED COST:			\$ 3,800		\$ 615		\$ 4,415
------------------------------	--	--	-----------------	--	---------------	--	-----------------

KANA CLINIC EXPANSION
 KODIAK, ALASKA
 CONCEPTUAL DESIGN SUBMITTAL CONSTRUCTION COST ESTIMATE

HMS Project No.: 10003

10 - EQUIPMENT	<i>QUANTITY</i>	<i>UNIT</i>	<i>MATERIAL</i>		<i>LABOR</i>		<i>TOTAL</i>	<i>TOTAL</i>
			<i>RATE</i>	<i>TOTAL</i>	<i>RATE</i>	<i>TOTAL</i>	<i>UNIT RATE</i>	<i>MATERIAL/LABOR</i>
			\$	\$	\$	\$	\$	\$
102 - Furnishings								
Rubber mat	92	SF	9.50	874	1.00	92	10.50	966
Exterior window blinds	1,240	SF	9.25	11,470	1.30	1,612	10.55	13,082
Interior window blinds	156	SF	9.25	1,443	1.30	203	10.55	1,646
Modular furniture	1	LOT						FFE
TOTAL ESTIMATED COST:				\$ 13,787		\$ 1,907		\$ 15,694

HMS Project No.: 10003

12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

MOBILIZATION/DEMOBILIZATION

Mobilize and demobilize	1	LOT	2000.00	2,000	5000.00	5,000	7000.00	7,000
Barge freight (incidental, rest with unit rates)	30	TONS	350.00	10,500	50.00	1,500	400.00	12,000
Miscellaneous air freight	2,000	LBS	1.25	2,500	0.25	500	1.50	3,000

SITE MANAGEMENT

Project manager	140	HRS			115.00	16,100	115.00	16,100
Supervisor	14	MOS	150.00	2,100	11500.00	161,000	11650.00	163,100
Quality control (part-time)	12	MOS	125.00	1,500	3700.00	44,400	3825.00	45,900
Expediting (part-time)	12	MOS	100.00	1,200	3200.00	38,400	3300.00	39,600
Field engineering	40	HRS			110.00	4,400	110.00	4,400
Site offices and staff (minimal)	13	MOS	700.00	9,100	2250.00	29,250	2950.00	38,350

TEMPORARY FACILITIES

Maintenance and cleaning of temporary facilities	13	MOS	50.00	650	250.00	3,250	300.00	3,900
Consumable supplies	13	MOS	500.00	6,500			500.00	6,500
Temporary utilities and communications	13	MOS	1200.00	15,600			1200.00	15,600

HMS Project No.: 10003

12 - GENERAL REQUIREMENTS	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

TEMPORARY FACILITIES (Continued)

Temporary heat	5	MOS	1000.00	5,000	150.00	750	1150.00	5,750
Temporary lighting	13	MOS	850.00	11,050	100.00	1,300	950.00	12,350
Fuel for equipment	13	MOS	1800.00	23,400			1800.00	23,400
Porta-cans (4)	13	MOS	450.00	5,850			450.00	5,850
Dumpster	13	MOS	500.00	6,500			500.00	6,500
Construction debris disposal	13	MOS	150.00	1,950	850.00	11,050	1000.00	13,000

EQUIPMENT AND TOOLS

Construction equipment, trucks, hoists, etc.	13	MOS	2700.00	35,100	150.00	1,950	2850.00	37,050
Compressors, saws, air tools, hand tools, safety hats and other expendables	13	MOS	1500.00	19,500	100.00	1,300	1600.00	20,800

MISCELLANEOUS

Daily loading and unloading	13	MOS	150.00	1,950	950.00	12,350	1100.00	14,300
Temporary protection and barriers	13	MOS	350.00	4,550	650.00	8,450	1000.00	13,000
Printing, photographs, videos and manuals	1	LOT	300.00	300	1700.00	1,700	2000.00	2,000

HMS Project No.: 10003

13 - CONTINGENCIES	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			\$	\$	\$	\$	\$	\$

131 - ESTIMATOR'S CONTINGENCY

The estimator's allowance for architectural and engineering requirements that are not apparent at an early level of design documentation

10.00%

\$ 399,545

132 - ESCALATION CONTINGENCY

The allowance for escalation from the date of estimate to the proposed bid date of spring 2011 at the rate of 5.00% per annum (14 months)

5.83%

\$ 256,228

Escalation to mid-point of construction at 2.50% per annum (6.5 months)

1.35%

\$ 62,792

TOTAL ESTIMATED COST:

\$ 718,565

Kodiak Area Native Association Health Center Facility Expansion

Potential Impact (Savings) on Alaska General Fund Medicaid Cost

Medicaid Payment to KANA for 2011 totaled about 1.3 million dollars (*Tribal Medicaid Activity Report for Federal Fiscal Year 2011*, DHSS, 2011) representing only about 20% of the total spend on Alaskan Natives living in the KANA service area in 2011. This compares to statewide totals for Alaska Tribal Health Organizations (THO's) that average about 38% of the total spent by Medicaid on AN/AIs enrolled in their regions. It is in the State's and the THO's joint best interest to maximize the provision of care of AN/AIs in Tribal Health Organizations as the cost of this care is reimbursed at 100% by the federal government (100% Federal Medical Assistance Percentage or FMAP) due to the provisions of the Indian Health Care Improvement Act. This is in contrast to care provided to AN/AIs outside the THO system which is subject to 50% FMAP and 50% paid by the State General Fund.

Along with improving patient service and implementing the patient centered home model, KANA has designed the new and expanded services in the proposed facility to lower barriers to access and provide expanded services to the entire KANA service population. This includes the 710 or approximately 27% of KANA patients enrolled in the Alaska Medicaid Program. The development of the new facility will expand primary care and dental services, and pharmacy, and add integrated behavioral health services and radiology services. After this is complete, significant amounts of care that have previously been provided to the Medicaid AN/AI living on Kodiak Island by non-tribal providers will be able to be provided in the expanded KANA facility. Table 1 below is from the *Tribal Medicaid Activity Report for Federal Fiscal Year 2011* (DHSS, 2011). In total this table indicates that significant (almost 60%) of the Medicaid payments for services which are currently provided or planned in the new KANA facility are being made to non tribal providers due to the capacity constraints and lack of equipment and space imposed on KANA by the current facility.

Table 1
Medicaid Payments for Ambulatory Care Services for Kodiak AN/AI Residents

	<i>KANA</i>	<i>Non- tribal</i>
Physician	\$810,606	\$723,256
Dental	\$162,649	\$38,898
Pharmacy	\$127,421	\$284,661
Outpatient (est. rad.)	\$-	\$261,321
MH Services		\$139,569
FQHC (and misc. OP.)	\$28,385	\$42,986
TOTAL	\$1,129,061	\$1,490,691

KANA estimates that the new facility will provide expanded access to primary care and dental care allowing an estimated 25% of the care currently offered by non-tribal providers to AN/AI living on Kodiak Island to be transferred to KANA. In other areas such as Mental Health and Radiology where previously unavailable services are added we expect two thirds of the care currently provided by non-tribal care to be moved into the KANA facility (or to the greater tribal health system due to increased referrals from KANA to ANMC).

In the FY13 Departmental Budget Overview the Department of Health and Social Services (DHSS) reported that one of the Department’s refinancing objectives is to *“increase the proportion of Medicaid Health Services eligible for Indian Health Service (IHS) 100% federal reimbursement. For every dollar shifted to the tribal system from regular FMAP , the State saves on average, 40 (now 50) cents in state matching funds. The department continues to work with tribal health providers to maximize the benefits of this refinancing strategy”* (DHSS FY2013 Budget Overview, p. 39). We believe the KANA planned expansion will support and further this objective.

Table 2 below estimates \$312,443 to be the annual savings to the state general fund that we believe will be achieved with the expansion of the KANA facility. We believe these levels of annual savings could be achieved in the first three years of operations. In subsequent years we believe KANA’s patient centered integrated approach which emphasizes preventive and primary care will yield even greater savings as KANA Medicaid enrollees experience lower rates of health care utilization and costs.

Table 2
ALASKA GENERAL FUND SAVINGS

	<i>Non- tribal</i>	<i>%</i>	<i>Transferred to KANA</i>
Physician	\$723,256	25%	\$180,814
Dental	\$38,898	25%	\$9,725
Pharmacy	\$284,661	25%	\$71,165
Outpatient Radiology	\$261,321	66%	\$172,472
Outpatient Laboratory	\$133,130	66%	\$87,847
MH Services	\$139,569	66%	\$92,116
FQHC (and misc outpatient)	\$42,986	25%	\$10,747
TOTAL MEDICAID PAYMENT	\$1,623,821		\$624,886
ALASKA GENERAL FUND SAVINGS @ 100% FMAP		50%	\$312,443



Office of the Mayor and Council

710 Mill Bay Road, Room 216, Kodiak, Alaska 99615

January 28, 2013

The Honorable Gary Stevens
Alaska State Legislature
State Capitol Room 429
Juneau AK, 99801

Dear Senator Stevens,

This letter is submitted in support of the Kodiak Area Native Association's (KANA) request for appropriation of capital funding to support the integration of its behavioral health services into the primary care setting and the expansion of services to the underserved Veteran population of Kodiak Island.

KANA's health center was designed in 1995 to meet the then existing health program needs of our Alaska Native community. After eighteen years, however the clinical needs have exceeded the capacity of its existing health center; particularly with the expansion of services to the entire Veteran population of Kodiak.

Many of the residents of Kodiak are eligible to receive health and social services from KANA and they rely upon KANA to provide these necessary services. The integration of behavioral health services into the primary care setting will provide increased access to these services and remove the stigma that is sometimes associated with seeking mental health and substance abuse services. Additionally, many Veterans who have otherwise not had access to services authorized by the VA locally, will now be able to receive high quality medical and behavioral health services at KANA, rather than traveling to Anchorage for health care.

Thank you for your consideration of this community request.

Sincerely,

A handwritten signature in blue ink that reads "Pat Branson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Pat Branson, Mayor
City of Kodiak



January 28, 2013

The Honorable Alan Austerman
Alaska State Legislature
State Capitol Room 505
Juneau AK, 99801

Dear Representative Austerman,

This letter is submitted in support of the Kodiak Area Native Association's (KANA) request for appropriation of capital funding to support the integration of its behavioral health services into the primary care setting and the expansion of services to the underserved Veteran population of Kodiak Island.

KANA's health center was designed in 1995 to meet the then existing health program needs of our Alaska Native community. After eighteen years, however the clinical needs have exceeded the capacity of its existing health center; particularly with the expansion of services to the entire Veteran population of Kodiak.

Many of the residents of Kodiak are eligible to receive health and social services from KANA and they rely upon KANA to provide these necessary services. The integration of behavioral health services into the primary care setting will provide increased access to these services and remove the stigma that is sometimes associated with seeking mental health and substance abuse services. Additionally, many Veterans who have otherwise not had access to services authorized by the VA locally, will now be able to receive high quality medical and behavioral health services at KANA, rather than traveling to Anchorage for health care.

Thank you for your consideration of this community request.

Sincerely,

A handwritten signature in blue ink that reads "Pat Branson".

Pat Branson, Mayor
City of Kodiak



Kodiak Island Borough

Office of the Borough Mayor

710 Mill Bay Road

Kodiak, Alaska 99615

Phone (907) 486-9310 Fax (907) 486-9391

January 31, 2013

The Honorable Alan Austerman
Alaska State Legislature
State Capitol Room 505
Juneau AK, 99801

Dear Representative Austerman,

This letter is submitted in support of the Kodiak Area Native Association's (KANA) request for appropriation of capital funding to support the integration of its behavioral health services into the primary care setting and the expansion of services to the underserved Veteran population of Kodiak Island.

KANA's health center was designed in 1995 to meet the then existing health program needs of our Alaska Native community. After eighteen years, however the clinical needs have exceeded the capacity of its existing health center; particularly with the expansion of services to the entire Veteran population of Kodiak.

Many of the residents of Kodiak are eligible to receive health and social services from KANA and they rely upon KANA to provide these necessary services. The integration of behavioral health services into the primary care setting will provide increased access to these services and remove the stigma that is sometimes associated with seeking mental health and substance abuse services. Additionally, many Veterans who have otherwise not had access to services authorized by the VA locally, will now be able to receive high quality medical and behavioral health services at KANA, rather than traveling to Anchorage for health care.

Thank you for your consideration of this community request.

Sincerely,

KODIAK ISLAND BOROUGH

A handwritten signature in blue ink that reads "Jerome M. Selby". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jerome M. Selby



Kodiak Island Borough

Office of the Borough Mayor

710 Mill Bay Road

Kodiak, Alaska 99615

Phone (907) 486-9310 Fax (907) 486-9391

January 31, 2013

The Honorable Gary Stevens
Alaska State Legislature
State Capitol Room 429
Juneau AK, 99801

Dear Senator Stevens,

This letter is submitted in support of the Kodiak Area Native Association's (KANA) request for appropriation of capital funding to support the integration of its behavioral health services into the primary care setting and the expansion of services to the underserved Veteran population of Kodiak Island.

KANA's health center was designed in 1995 to meet the then existing health program needs of our Alaska Native community. After eighteen years, however the clinical needs have exceeded the capacity of its existing health center; particularly with the expansion of services to the entire Veteran population of Kodiak.

Many of the residents of Kodiak are eligible to receive health and social services from KANA and they rely upon KANA to provide these necessary services. The integration of behavioral health services into the primary care setting will provide increased access to these services and remove the stigma that is sometimes associated with seeking mental health and substance abuse services. Additionally, many Veterans who have otherwise not had access to services authorized by the VA locally, will now be able to receive high quality medical and behavioral health services at KANA, rather than traveling to Anchorage for health care.

Thank you for your consideration of this community request.

Sincerely,

KODIAK ISLAND BOROUGH

A handwritten signature in blue ink that reads "Jerome M. Selby". The signature is stylized and includes a long horizontal flourish at the end.

Jerome M. Selby

Providence Kodiak Island Medical Center
Hospital Administration
1915 East Rezanof Drive
Kodiak, AK 99615
t: 907.486.9595
f: 907.486.2336
www.providence.org



January 30, 2013

The Honorable Gary Stevens
Alaska State Legislature
State Capitol Room 429
Juneau AK, 99801

Dear Senator Stevens,

This letter is submitted in support of the Kodiak Area Native Association's (KANA) request for appropriation of capital funding to support the integration of its behavioral health services into the primary care setting and the expansion of services to the underserved Veteran population of Kodiak Island.

KANA's health center was designed in 1995 to meet the then existing health program needs of our Alaska Native community. After eighteen years, however the clinical needs have exceeded the capacity of its existing health center; particularly with the expansion of services to the entire Veteran population of Kodiak.

Many of the residents of Kodiak are eligible to receive health and social services from KANA and they rely upon KANA to provide these necessary services. The integration of behavioral health services into the primary care setting will provide increased access to these services and remove the stigma that is sometimes associated with seeking mental health and substance abuse services. Additionally, many Veterans who have otherwise not had access to services authorized by the VA locally, will now be able to receive high quality medical and behavioral health services at KANA, rather than traveling to Anchorage for health care.

Thank you for your consideration of this community request.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald J. Rush".

Donald J. Rush, CEO

Providence Kodiak Island Medical Center
Hospital Administration
1915 East Rezanof Drive
Kodiak, AK 99615
t: 907.486.9595
f: 907.486.2336
www.providence.org



January 30, 2013

The Honorable Alan Austerman
Alaska State Legislature
State Capitol Room 505
Juneau AK, 99801

Dear Representative Austerman,

This letter is submitted in support of the Kodiak Area Native Association's (KANA) request for appropriation of capital funding to support the integration of its behavioral health services into the primary care setting and the expansion of services to the underserved Veteran population of Kodiak Island.

KANA's health center was designed in 1995 to meet the then existing health program needs of our Alaska Native community. After eighteen years, however the clinical needs have exceeded the capacity of its existing health center; particularly with the expansion of services to the entire Veteran population of Kodiak.

Many of the residents of Kodiak are eligible to receive health and social services from KANA and they rely upon KANA to provide these necessary services. The integration of behavioral health services into the primary care setting will provide increased access to these services and remove the stigma that is sometimes associated with seeking mental health and substance abuse services. Additionally, many Veterans who have otherwise not had access to services authorized by the VA locally, will now be able to receive high quality medical and behavioral health services at KANA, rather than traveling to Anchorage for health care.

Thank you for your consideration of this community request.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald J. Rush".

Donald J. Rush, CEO

Kodiak Island Health Care Foundation

P.O. Box 4385 • Kodiak, Alaska 99615
(907) 486-9557

18 February 2010

The Honorable Lisa Murkowski
United States Senate
709 Hart Senate Office Building
Washington, DC 20510-0202

Subject: Support for KANA Request for Federal Funding

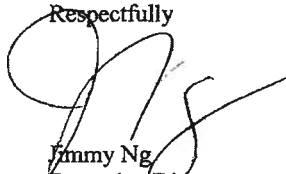
Dear Senator Murkowski:

The Kodiak Island Health Care Foundation (KIHCF) strongly supports the Kodiak Area Native Association (KANA) request for federal funding to support the integration and expansion of its Behavioral Health department into an expanded health facility. The KIHCF operates the Kodiak Community Health Clinic. We can attest from direct knowledge that the case load of both primary care and behavioral health services is significantly increasing in Kodiak. We partner with KANA on several community care delivery initiatives and attest to their need for an updated and expanded health care facility. The KANA's Health Center was designed in 1995 to meet the then existing health program needs of our community. After fifteen years, however, the population and caseload for behavioral health, medical and dental services have exceeded the capacity of KANA's Health Center.

A significant percentage of the residents of Kodiak are eligible to receive health and social services from KANA. Many of them rely solely upon KANA for these necessary services. The integration of KANA's behavioral health services with the medical and dental services provided at its health facility, as well as the expansion of the behavioral health services that this project make possible, would therefore be of great benefit to our communities.

Thank you for your consideration of this important community request.

Respectfully



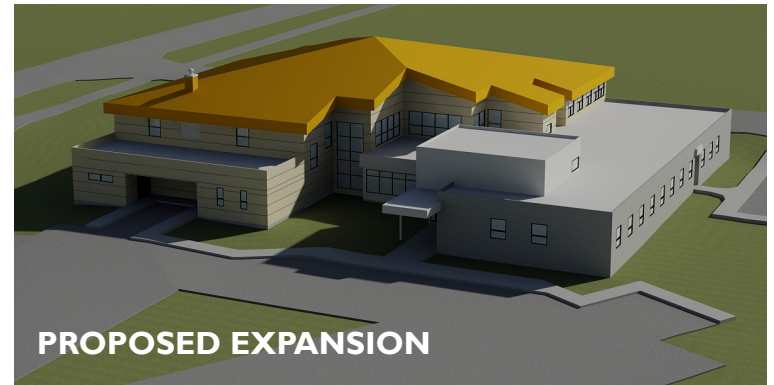
Jimmy Ng
Executive Director
Kodiak Island Health Care Foundation

Cc: KANA

Serving the Healthcare Needs of Kodiak

KANA

Health Center Facility Expansion



An expanded facility for integrated care, a cost-saving investment for the State of Alaska

Key features of the expansion include:

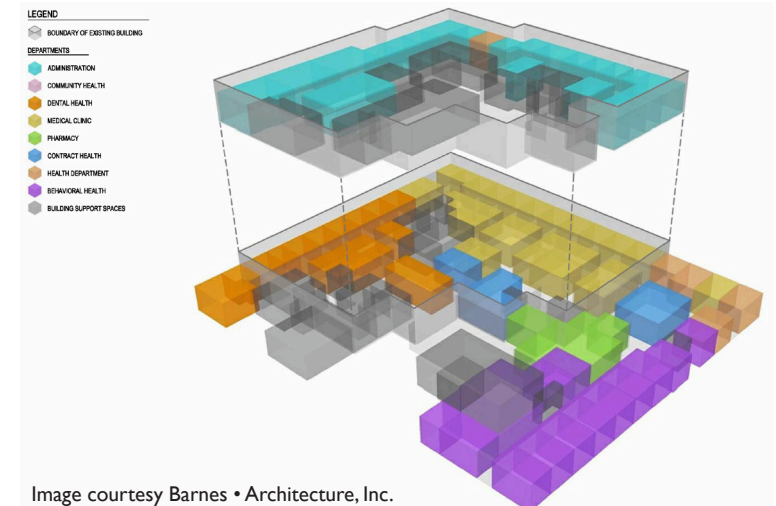
- Adds a behavioral health wing that connects to the medical and dental departments behind a single entry and registration point. The space provides a single point of access and care for the spectrum of health services offered by KANA to our beneficiaries.
- A radiology suite and a moderate-complexity lab. Providing these services in-house will result in cost savings to both KANA and the State of Alaska.
- Medical: adds specialty exam room, reclaims space for additional exam rooms, adds storage, expands offices and control charting area.
- Dental: adds one operatory and office, expands storage and work area, relocates lab.
- Expands parking and improves access for patients.
- Relocates and expands the pharmacy.
- Increases reception and public facilities.
- Creates additional or relocated administrative and conference spaces that foster staff collaboration and increase administrative efficiency.

Not only will this facility expansion help KANA meet increasing demand for its wide array of health care services, the design will further KANA's high-performance integrated

service delivery model. KANA has met or exceeded the goals set by the Indian Health Service for all key preventative health measures: access to dental care, rate of influenza vaccination, blood pressure control and screenings for common cancers, depression and tobacco use. These improvements in health services improve quality of life for beneficiaries, save lives, and reduce expenditures on healthcare interventions and treatment.

The priority for this project has been reaffirmed by KANA's Board of Directors through the organization's Strategic Plan.

FACILITY PROGRAMMING



Alaska General Fund Savings

	Non-tribal	%	Transferred to KANA
Physician	\$723,256	25%	\$180,814
Dental	\$38,898	25%	\$9,725
Pharmacy	\$284,661	25%	\$71,165
Outpatient Radiology	\$261,321	66%	\$172,472
Outpatient Laboratory	\$133,130	66%	\$87,847
MH Services	\$139,569	66%	\$92,116
FQHC (and misc outpatient)	\$42,986	25%	\$10,747
Total Medicaid Payment	\$1,623,821		\$624,886
Alaska General Fund Savings @ 100% FMAP		50%	\$312,443

The Kodiak Area Native Association (KANA) formed in 1966 as a 501(c)(3) non-profit corporation to provide health and social services for the Alaska Natives of the Kodiak region. KANA currently serves 2,600 people (about 20 percent of its service region) with integrated health services that identify and treat the root causes of poor health and prevent health problems by promoting healthy lifestyles and behaviors.

KANA is currently planning to expand the KANA Health Center in Kodiak, Alaska to address space and programmatic needs affecting our Medical, Dental, and Behavioral Health. KANA estimates that the facility expansion will generate \$312,443 in annual savings to the state general fund. We believe this level of annual savings could be achieved in the first three years of operations. In subsequent years we believe KANA's patient centered integrated approach, with its emphasis on preventive and primary care, will yield even greater savings as KANA Medicaid enrollees experience lower rates of health care utilization and costs.

KANA estimates that the facility expansion will generate \$312,443 in annual savings to the state general fund.

Veteran's Administration to expand its services to veterans. There are 1,300 veterans on Kodiak Island, representing 10 percent of the entire population.

KANA has completed a Facility Master Plan to guide decisions about expanding or replacing the existing facilities. Based on that plan's recommendations, KANA has completed space programming, concept design, and a cost estimate for the construction and design of the expanded facility. The design adds approximately 9,800 square feet of new building and substantially renovates or reconfigures approximately 6,445 square feet of existing space.

For more information, contact:

Mike Pfeffer
 Chief Financial Officer
 3449 Rezanof Drive East
 Kodiak, AK 99615
 907-486-9810
Mike.Pfeffer@kanaweb.org



Kodiak Area Native Association

Our mission is to elevate the quality of life of the people we serve.



Image courtesy Barnes • Architecture Inc.

wellness • health • safety • quality • customer service • stewardship