



March 25, 2022

Tom Barnts
Marcy Shimada
Aaimee Johnson
Island Health / Island Primary Care
7 Deye Lane
Eastsound, WA 98245

RE: Storage, Office & Exam Room Improvements

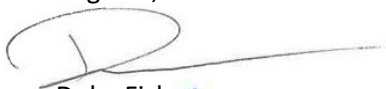

All,

We have put together a cost estimate for the scope of work anticipated to construct/improve your existing facility with (2) Exam Rooms and Office Space the attached preliminary sketches. We anticipate that the proposed improvements will not require a permit from the San Juan Building Department, as we consider these to be non-structural changes and conform to the original building layout. Our cost for the project improvements per the information provided is **\$58,452.00**, plus any applicable sales tax. Included in this proposal is a breakdown of the scope of work included, clarifications, and exclusions included in this estimate.

Once the scope is agreed on, we propose to construct this project on a Cost-plus Fixed Fee with a Guaranteed Maximum Price (GMP) basis with additions and deletions by change order. This allows you to take advantage of any cost savings achieved through the construction process, and to bring this project in at the lowest possible final project cost.

Thank you for the opportunity to work with you on this project. Should you have any questions about our proposed price or need further breakdown of the costs, please feel free to call or email either one of us.

Regards,


Duke Fisher

Doug Lisser

Chad Fisher Construction, LLC
15900 Preston Place
Burlington, WA 98233
www.cfisherconstruction.com

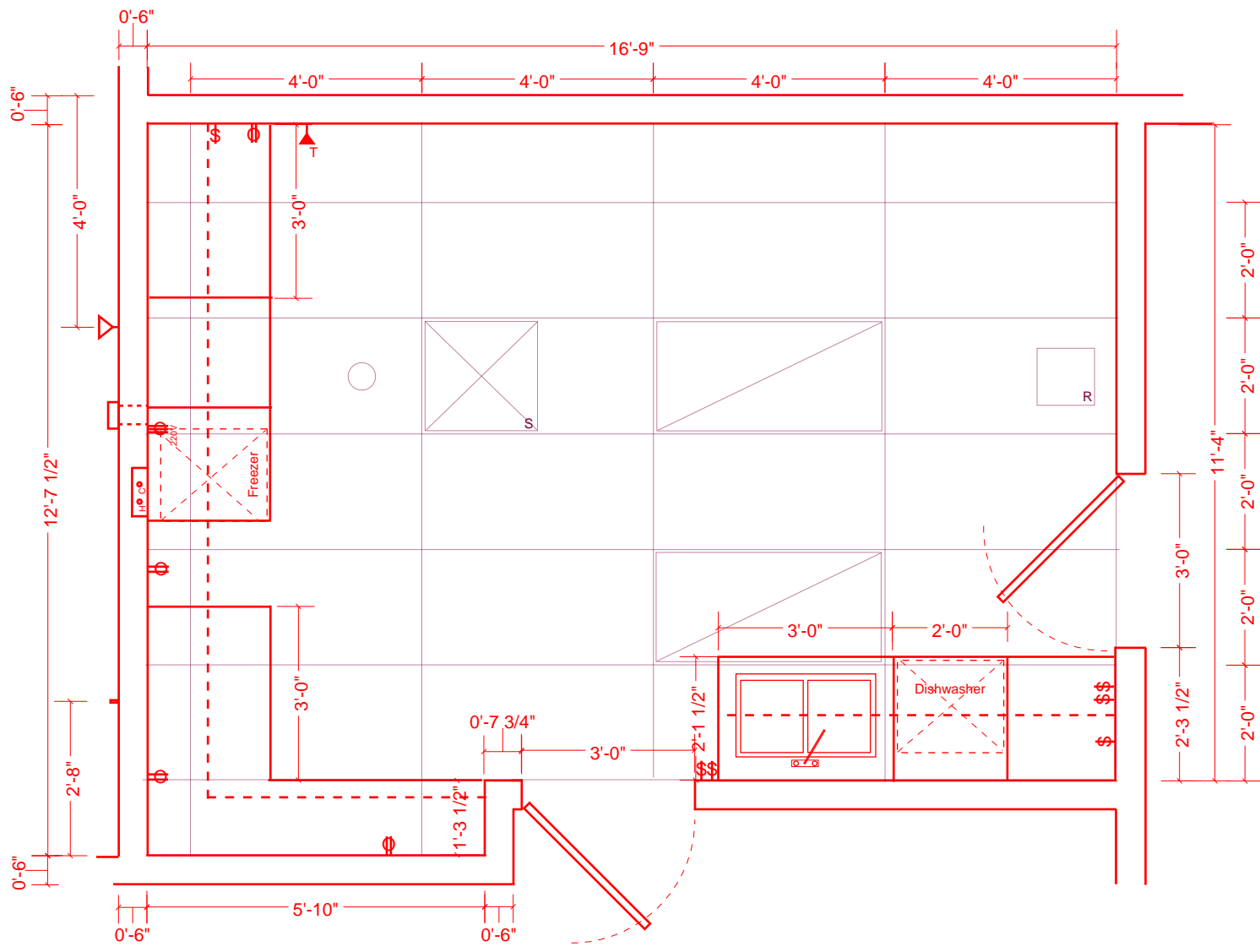
Scope of Work Included & Clarifications:

- **General Conditions, Supervision, Safety & Clean Up**
 - Prevailing Wages
 - Subsistence & Travel
- **Sitework:**
 - Remove & dispose existing vinyl flooring in Storage Room and prep for new carpet
 - Remove & dispose existing carpet in proposed Exam Rooms and prep for new vinyl
 - Demolish & dispose existing GWB as required for plumbing & electrical improvements
 - Remove & salvage existing double basin sink in Storage Room
 - Remove & salvage existing dishwasher in Storage Room
 - Remove and salvage existing wood door, door swing is not per desired layout
- **Concrete**
 - None
- **Framing**
 - Frame new walls per proposed sketch
 - Frame window openings per proposed sketch
 - Furnish & install window casings and trim
 - Furnish & install wood jamb and trim for door
- **Dampproofing**
 - Furnish & install sound batt insulation in new interior wall
 - Furnish caulking as needed for proper dampproofing
- **Doors & Windows**
 - Allowance for:
 - Furnish & install (2) new exterior aluminum framed operable windows, match existing location & finish
 - Furnish & install (1) interior wood door to match existing
 - Remove and install existing door hardware on new door
- **Finishes**
 - Furnish & install GWB on new Exam Room wall, including tape & texture
 - Repair existing GWB removed as required for plumbing & electrical improvements
 - Furnish & install interior paint, color selection by Owner
 - Furnish & install exterior paint, match existing exterior
 - Furnish & install new vinyl flooring, match existing Exam Rooms, if product available
 - Furnish & install rubber base in new Exam Rooms, match existing Exam Rooms, if product available
 - Furnish & install new carpet, match existing Offices, if product available
- **Equipment**
 - Provide (1) mini-fridge in new Office area, located at existing dishwasher opening
- **Furnishings**
 - Allowance for:
 - Furnish & install (2) casework & upper cabinets in Exam Rooms, match existing Exam Rooms, if product available
 - Furnish & install new countertop in Office area with opening for single basin sink
- **Plumbing**
 - Waste piping and vents as required for (2) Exam Room sinks per proposed sketch
 - Hot & cold-water piping as required for (2) Exam Room sinks per proposed sketch
 - (2) Handwash sinks for Exam Rooms per proposed sketch
 - (1) single basin sink in Office area, size selection per Owner
- **HVAC**
 - None indicated in design drawings

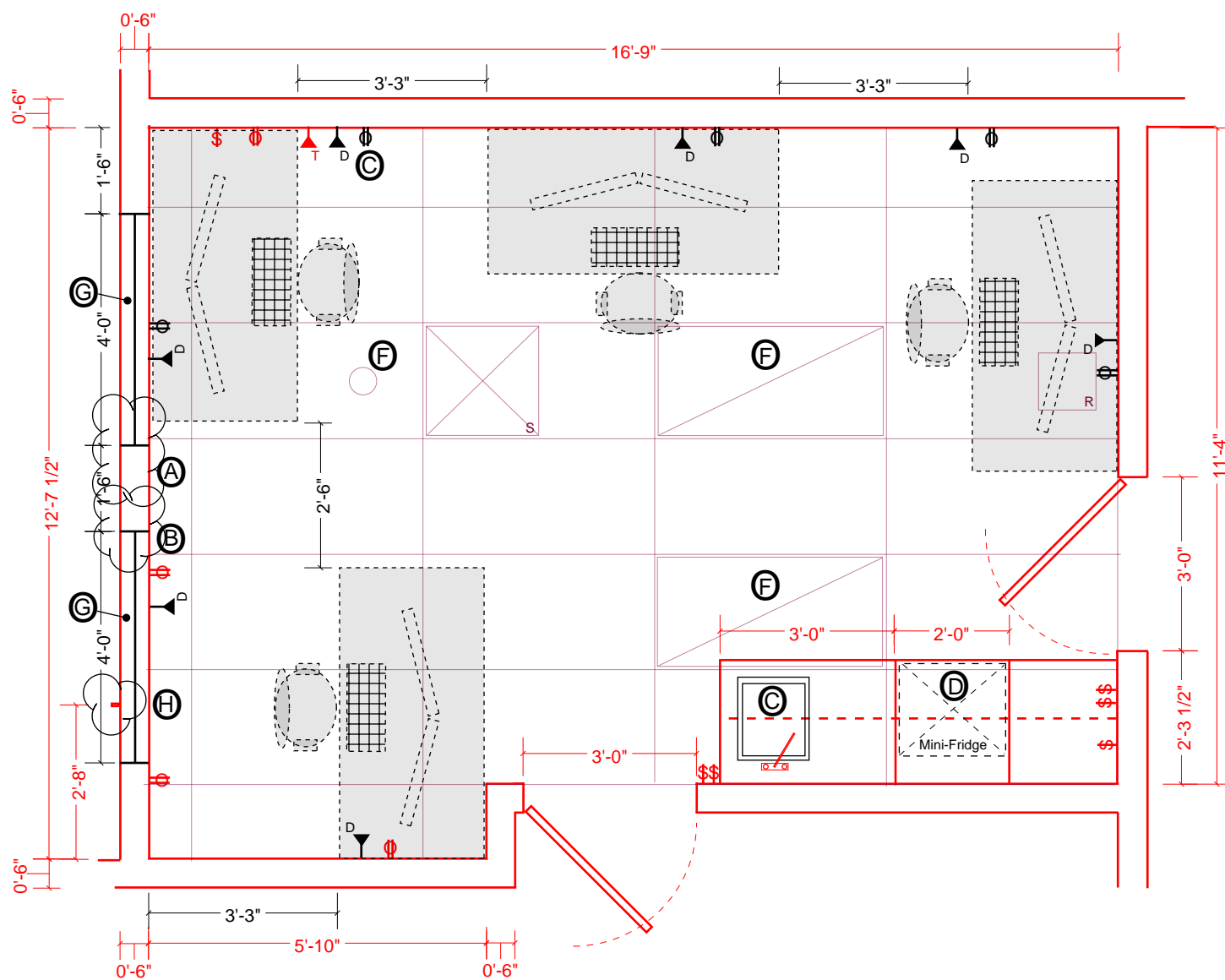
- **Electrical**
 - Relocate (1) light fixture per proposed sketch
 - Conductor, conduit, and boxes as required for power & data outlets per proposed sketch or as required by Owner

Exclusions:

- **Washington State Sales Tax**
- **Washington State L&I plan review (electrical)**
- **Performance / Payment Bonds**
- **Builders Risk Insurance**
- **Containments and disposal of any hazardous materials**
- **Permits and Fees**
- **Special Testing and Inspections**
- **Infiltration Air Barrier Testing**
- **Finishes other than identified above**
- **Fire detection or alarm systems**
- **Security System and Camera install or relocation of existing system**
- **Telecommunication, Cabling, Switches, and patch cords are by others**



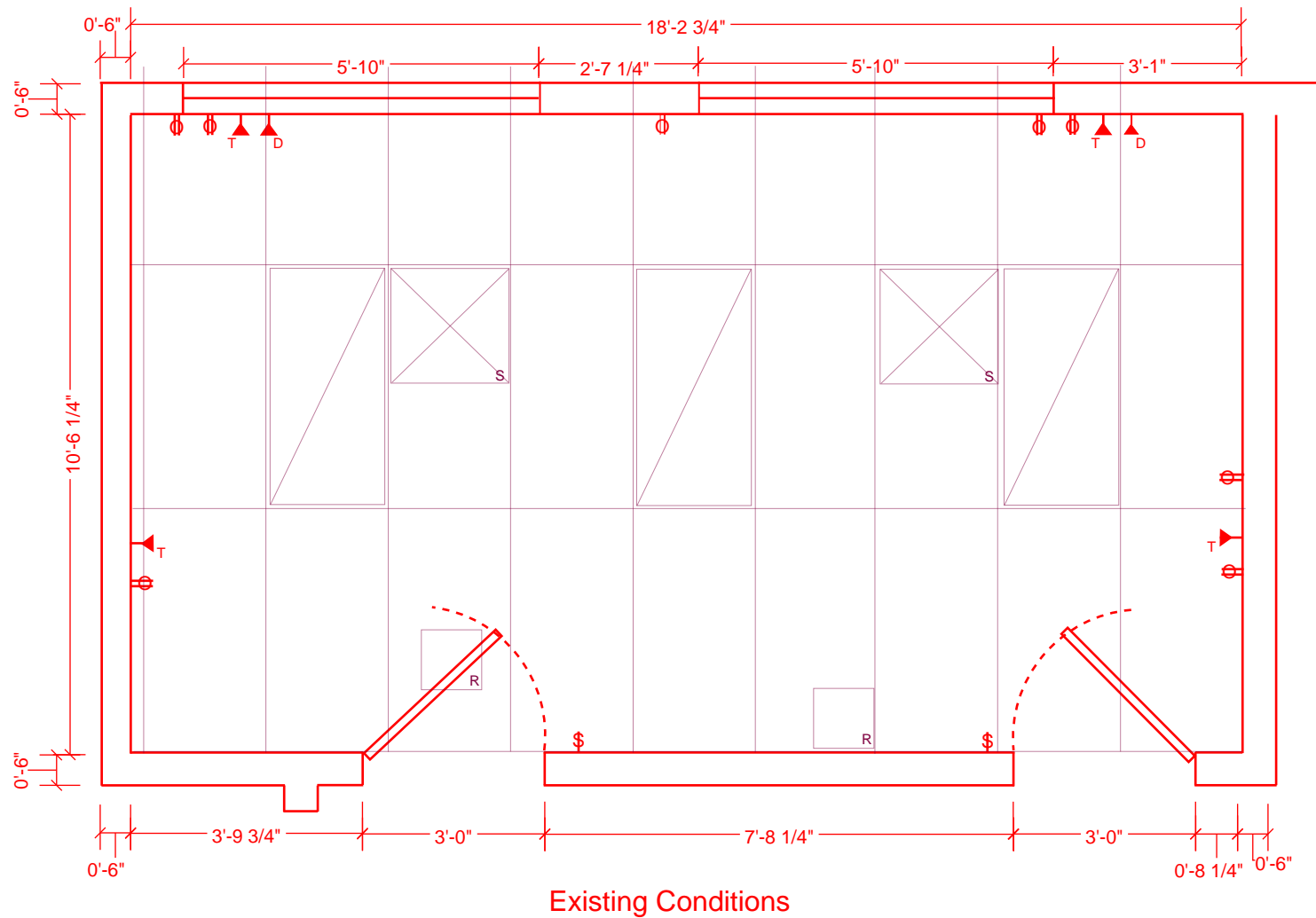
Existing Conditions



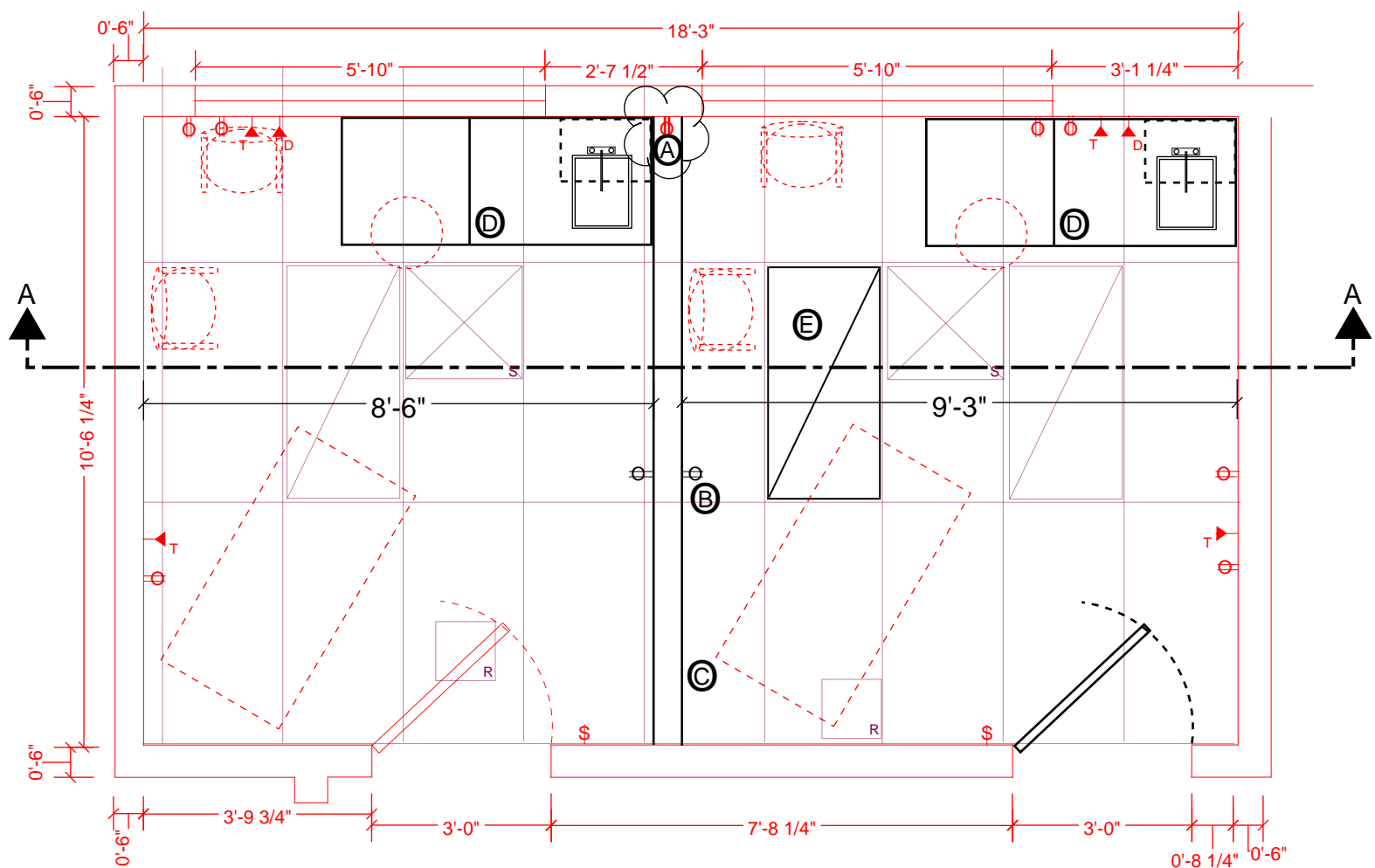
Proposed Floor Plan

Scope of Work

- | | |
|---|--|
| (A) = Remove existing 220V outlet & dryer vent | (E) = Replace dishwasher with mini-fridge |
| (B) = Remove H/C water piping & valves | (F) = Upgrade lighting per furniture layout/preference |
| (C) = New 110V duplex &/or data outlets, typ. | (G) = New 18" x 48" window, sill @ 60 1/2" AFF |
| (D) = Replace double basin sink with single basin | (H) = Relocate condensate drain for new window |



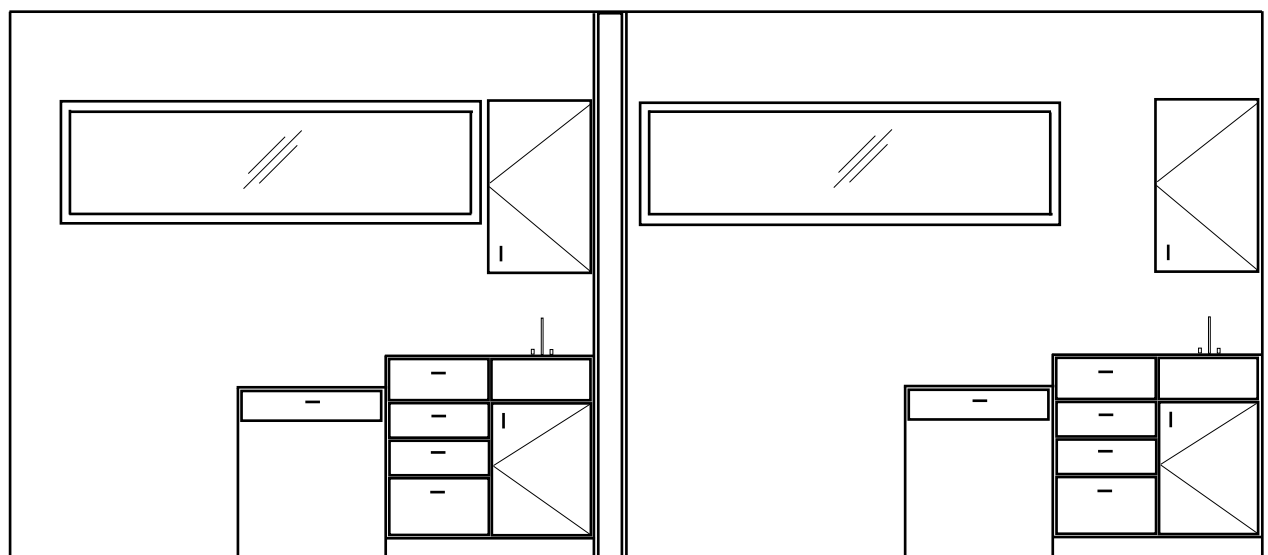
Existing Conditions



Proposed Floor Plan

Scope of Work

- (A) = Remove existing outlet
- (B) = New 110V duplex outlets
- (C) = New 2x4 full height wall
5/8" GWB w/ sound insulation
- (D) = New Casework with sinks & faucets
- (E) = Relocate light fixture



Section A - A



Chad Fisher Construction

Project: Island Health - Orcas Clinic

Date: 3/25/2022

Project Description: Office Improvements

CODE	DESCRIPTION	QTY	UOM	Cost
Design, Engineering, Permits & Estimating				
006200	Prevailing Wage Filing Fees	2	ea	
DIV 0 TOTALS		2		\$ 200.00
Administrative Requirements				
		QTY	UOM	Cost
010030	Subsistence	10	DY	
010040	Transportation & Travel Fees	10	DY	
013110	Project Manager, inc Initial Site Evaluation	2	WKS	
DIV 1 TOTALS		22		\$ 11,552.80
Sitework & Existing Conditions				
		QTY	UOM	Cost
DEMOLITION				
020054	Wood Framing Demolition	160	SF	
020076	Carpet & Vinyl Flooring Demolition	402	SF	
020099	Demo. Disposal & Dump Fees	1	LS	
DIV 2 TOTALS				\$ 2,910.85
Wood				
		QTY	UOM	Cost
060600	Framing Connectors & Misc. Material	1	LS	
061120	On Grade Studs & Plates	308	SF	
061130	Wall Blocking	22	LF	
061140	Wall Headers	12	LF	
062120	Int. Window Casing & Trim	26	LF	
062710	Ext. Panel Siding	30	SF	
062730	Ext. Window Trim	26	LF	
DIV 6 TOTALS		425		\$ 5,906.87
Dampproofing				
		QTY	UOM	Cost
072140	Wall Insulation	154	SF	
079200	Siding, Window & Door Caulk	100	LF	
DIV 7 TOTALS		254		\$ 844.01
Doors & Windows				
		QTY	UOM	Cost
082100	Int. Man Doors & Frames	1	EA	
085000	Windows	2	ALLOW	
087000	Finish Door Hardware	1	EA	
DIV 8 TOTALS		4		\$ 4,240.00
Finishes				
		QTY	UOM	Cost
092500	Gypsum Drywall (non-Rated)	1200	SF	
095000	Suspended Ceiling	48	SF	
096010	Floor Covering Prep	462	SF	
096200	Resilient Floor	210	SF	
096300	Carpet	252	SF	
096500	Base	142	LF	
099100	Interior Painting	1290	SF	
099200	Exterior Painting	100	SF	
DIV 9 TOTALS		3704		\$ 13,389.24

	Furnishing	QTY	UOM	Cost
123000	Cabinets & Casework	2	ALLOW	
123100	Countertops	1	ALLOW	
124000	Furnishings - Mini-Fridge	1	EA	
	DIV 12 TOTALS	4		\$ 7,395.00
	Plumbing	QTY	UOM	Cost
220000	Plumbing	1	LS	
	DIV 22 TOTALS	1		\$ 4,200.00
	Electrical	QTY	UOM	Cost
260000	Electrical	1	LS	
	DIV 26 TOTALS	1		\$ 2,500.00
COSTS:				\$ 53,138.76
10.0%	O.H. & PROFIT:			\$ 5,313.88
CONTRACT :				\$ 58,452.63
8.30%	Sales Tax:			\$ 4,851.57
Total Project Cost:				\$ 63,304.20