

CORVUS

CONTRACTORS LLC

June 17, 2013

Harold Gear
Kenai Ambulatory Surgical Center
1917 Abbott Road, Suite 100
Anchorage, Alaska 99507

Project: Kenai Ambulatory Surgical Center - Revised

Dear Mr. Gear,

We would like to thank you for the opportunity to propose on the tenant improvement for your new Ambulatory Surgical Center in Kenai, Alaska. This proposal is based on Floor Plan dated May 03, 2013 as provided by WEL Designs. Our bid for this tenant improvement is \$916,708 and is based on the following breakdown and basic understanding:

Design & Permitting (Arch, Structural & Mech.)	\$ 22,500
General Conditions	\$ 76,600
Temporary Construction	\$ 25,247
Interior Demolition	\$ 18,389
Place Concrete Slab and Pads	\$ 8,380
Surgical Light Structure	\$ 1,000
Casework Complete	\$ 44,200
Doors and Hardware	\$ 36,055
Frame & Acoustic Insulation	\$ 28,560
Gypsum Board	\$ 12,104
Tape	\$ 11,889
Paint	\$ 14,089
Acoustical Ceilings	\$ 16,493
Flooring Complete	\$ 21,737
Specialties	\$ 9,375
Mechanical Systems	\$ 143,485
Plumbing	\$ 110,000
Fire Alarm	\$ 13,768
Electrical	\$ 168,500
45 KW/ 120/208V Generator Complete	\$ 40,500
Data & Communications	\$ 10,500
Sub Total	\$ 833,371
Overhead & Profit @ 10%	\$ 83,337
Total	\$ 916,708

- Coordinate Architectural, Structural, Mechanical, Plumbing, and Electrical design and permitting.
- Remove acoustical ceiling tile, lighting and grid, gypsum board partition walls.
- Layout, saw cut and remove concrete slab as required for Structural Components and Mechanical, Plumbing and Electrical rough-in.

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- Layout and construct new acoustically insulated wall partition, soffits and ceilings.
- Rough-in Mechanical, Plumbing and Electrical in walls and ceiling plenum.
- Install hollow metal door frames with solid core doors and hardware within the new Suite. Remove existing aluminum storefront and infill with glazing to match existing.
- Hang gypsum board, tape and paint new partition walls.
- Install acoustical ceiling grid, lighting and mechanical grills and tile.
- Install data cabling and telephone system throughout Suite. Install Nurse Call System.
- Install carpeting in Waiting, Business and Hallway. Install welded sheet vinyl with 4" rubber wall base throughout remainder of Suite. The O.R. will have welded and integral coved wall base. The existing Mechanical Room will retain the concrete finish.
- Install new roller shade window coverings in exterior window of Suite.
- Fabricate and install new custom casework, please note that all countertops have a plastic laminate finish.
- Trim-out all Mechanical, Plumbing and Electrical as required.
- Modify existing 400Amp - 120/208V building service to accommodate the new ASC.
- Install new 45KVA - 120/208V Emergency Generator with auto transfer switch.

We need to state the importance of retaining the existing Mechanical Room for use by the ASC.

We appreciate your consideration of this proposal; please contact us with any questions or requests regarding this proposal.

Sincerely,

David L. McConnell, Architect
Corvus Contractors LLC