

Grant Application

The Kline-Welsh Behavioral Health Foundation Funding request to build a Main Hall

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Application Submittal Checklist

The following items are required for submittal of the grant application. Please verify and check off that the items have been included in the application packet.

- 1) Certificate of Good Standing (If the Applicant is an Organization)
- 2) Declaration Statement
- 3) Verify that grant shall be used for a public purpose
- 4) Background and Summary
- 5) Service Summary and Outcomes
- 6) Budget
 - a) Budget request by source of funds ([Link](#))
 - b) Personnel salaries and wages ([Link](#))
 - c) Equipment and motor vehicles ([Link](#))
 - d) Capital project details ([Link](#))
 - e) Government contracts, grants, and grants in aid ([Link](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing



AUTHORIZED SIGNATURE

KEVIN KONISHI / ADMINISTRATOR

PRINT NAME AND TITLE

1.19.23

DATE

Application for Grants

If any item is not applicable to the request, the applicant should enter "not applicable".

I. Certification – Please attach immediately after cover page

1. Certificate of Good Standing (If the Applicant is an Organization)

If the applicant is an organization, the applicant shall submit one (1) copy of a certificate of good standing from the Director of Commerce and Consumer Affairs that is dated no earlier than December 1, 2022.

2. Declaration Statement

The applicant shall submit a declaration statement affirming its compliance with Section 42F-103, Hawaii Revised Statutes.

3. Public Purpose

The applicant shall specify whether the grant will be used for a public purpose pursuant to Section 42F-102, Hawaii Revised Statutes.

II. Background and Summary

This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Please include the following:

1. A brief description of the applicant's background;

The Kline-Welsh Behavioral Health Foundation(KWBHF) is the first Licensed Special Treatment Facility in the State of Hawaii, with a (51+) year history of providing qualitatively-proven and effective Substance Abuse Treatment Services for some of the Local Demographic that has been the most burdensome on the taxpayers of Hawaii: Severe Substance Abuse Issues, Chronically Homeless, Repeat Criminal Offenders, severe Mental Illness, and frequent users/abusers of the Medical System etc. We long-term provide rehabilitative services for Adults in need, regardless of their ability to pay for services, and have delivered millions of dollars worth of treatment for free to the people of our State.



Department of Commerce and Consumer Affairs

CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

KLINE-WELSH BEHAVIORAL HEALTH FOUNDATION

was incorporated under the laws of Hawaii on 01/10/1961 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: January 05, 2023

Director of Commerce and Consumer Affairs



**DECLARATION STATEMENT OF
APPLICANTS FOR GRANTS PURSUANT TO
CHAPTER 42F, HAWAII REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
 - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
 - c) Agrees not to use state funds for entertainment or lobbying activities; and
 - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is incorporated under the laws of the State; and
 - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided; and
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
 - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
 - b) Has a governing board whose members have no material conflict of interest and serve without compensation.
- 4) The use of grant-in-aid funding complies with all provisions of the Constitution of the State of Hawaii (for example, pursuant to Article X, section 1, of the Constitution, the State cannot provide "... public funds ... for the support or benefit of any sectarian or nonsectarian private educational institution...").

Pursuant to Section 42F-103, Hawai'i Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

Kline-Welsh Behavioral Health Foundation

(Typed Name of Individual or Organization)



(Signature)

1.19.23

(Date)

Kevin Konishi

(Typed Name)

Administrator

(Title)

Statement on Public Purpose

§42F-102 Applications for grants. Requests for grants shall be submitted to the appropriate standing committees of the legislature at the start of each regular session of the legislature.

Each request shall state:

- (1) The name of the requesting organization or individual;
The Kline-Welsh Behavioral Health Foundation
- (2) The public purpose for the grant;
We are seeking funding to build out a large, Community Hall on-site.
- (3) The services to be supported by the grant;
The entire continuum of our Substance Abuse Treatment rehabilitative/clinical services will be supported by this Grant. We need this structure to provide our clients with an enclosed/private setting to experience Group/Community experiences and important classes for Substance Abuse Education and other vital curricula.
- (4) The target group; and
We serve some of the most challenging cases in Hawaii. Individuals with generational maladaptation, extensive criminal histories, and chronic and severe substance abuse/mental health issues.
- (5) The cost of the grant and the budget. [L 1997, c 190, pt of §3; am L 2014, c 96, §6]
\$1,355,735

II. Background and Summary

This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Please include the following:

1. A brief description of the applicant's background;

The Kline-Welsh Behavioral Health Foundation(KWBHF) is the first Licensed Special Treatment Facility in the State of Hawaii, with a (51+) year history of providing qualitatively-proven and effective Substance Abuse Treatment Services for some of the Local Demographic that has been the most burdensome on the taxpayers of Hawaii: Severe Substance Abuse Issues, Chronically Homeless, Repeat Criminal Offenders, severe Mental Illness, and frequent users/abusers of the Medical System etc. We long-term provide rehabilitative services for Adults in need, regardless of their ability to pay for services, and have delivered millions of dollars worth of treatment for free to the people of our State.

2. The goals and objectives related to the request;

The goal of this request is to obtain funding to build out a much needed Main Hall - a large, enclosed, climate-controlled space that can be utilized as a multi-purpose room to serve our 123 client population at our current location (524 Kaaahi Street). The funds are needed to cover the entirety of the Process from Planning, to Permitting, to Purchasing, and through Construction.

3. The public purpose and need to be served;

The purpose of building a large, enclosed meeting space on-site is to provide our clients with a place to receive Substance Abuse Education and other vital Clinical Services in a communal and private setting. Climate control is vital so that the continuum of services will not be interrupted or diminished by bad weather or other potential distractions. Overall, it will be important for the quality of our Service Delivery.

4. Describe the target population to be served; and

The new Main Hall would be utilized to serve all clients in our Long-Term Substance Abuse Treatment Program.

5. Describe the geographic coverage.

Oahu

III. Service Summary and Outcomes

The Service Summary shall include a detailed discussion of the applicant's approach to the request. The applicant shall clearly and concisely specify the results, outcomes, and measures of effectiveness from this request. The applicant shall:

1. Describe the scope of work, tasks and responsibilities;

The steps to be taken are as follows:

- a) Secure funding for the Kitchen Project.
- b) Plans to be drafted by Oahu Building Maintenance and submitted for approval by the Department of Land Management.
- c) Main Hall build to be completed by Oahu Building Maintenance.
- d) Begin utilizing our new space to deliver Clinical Services for our clients.

2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;

We project a period of 12-16 months from the date of securing funding to the completion of the Main Hall.

3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results; and

To gauge the Efficiency of the new Main Hall, we will see an improvement in the attention/focus that our clients will direct during meetings, higher rates of engagement during meetings, and likely, an overall improved client rating for Service Delivery and Recovery Environment.

4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.

To reiterate what was stated above, we will measure the following:

- a) Improvements in focus and engagement during Clinical Services provided in the new space.
- b) Improvements in the client ratings for Service Delivery and Recovery Environment.

These will be collected and reported Quarterly and aggregated Annually.

IV. Financial

Budget

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
 - a. Budget request by source of funds (Link)
Attached
 - b. Personnel salaries and wages (Link)
N/A
 - c. Equipment and motor vehicles (Link)
N/A
 - d. Capital project details (Link)
Attached
 - e. Government contracts, grants, and grants in aid (Link)
Attached

2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2024.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$1,355,735				

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2024.
N/A

4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.
N/A

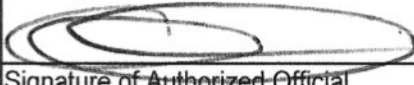
5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2024 for program funding.
*see Page 10

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2022.
\$2,929,437.76

BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2023 to June 30, 2024

App Kline-Welsh Behavioral Health Fdtn.

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
A. PERSONNEL COST				
1. Salaries				
2. Payroll Taxes & Assessments				
3. Fringe Benefits				
TOTAL PERSONNEL COST				
B. OTHER CURRENT EXPENSES				
1. Airfare, Inter-Island				
2. Insurance				
3. Lease/Rental of Equipment				
4. Lease/Rental of Space				
5. Staff Training				
6. Supplies				
7. Telecommunication				
8. Utilities				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
TOTAL OTHER CURRENT EXPENSES				
C. EQUIPMENT PURCHASES				
D. MOTOR VEHICLE PURCHASES				
E. CAPITAL	1,355,735			
TOTAL (A+B+C+D+E)				
SOURCES OF FUNDING		Budget Prepared By:		
(a) Total State Funds Requested	1,355,735	Kevin Konishi	(808)841-3915	
(b) Total Federal Funds Requested		Name (Please type or print) Phone		
(c) Total County Funds Requested				
(d) Total Private/Other Funds Requested		Signature of Authorized Official Date		
TOTAL BUDGET	1,355,735	Kevin Konishi/ Administrator		
		Name and Title (Please type or print)		

BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2023 to June 30, 2024

Applicant: Kline-Welsh Behavioral Health Found

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
N/A			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:			\$ -	

JUSTIFICATION/COMMENTS:

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTAL:			\$ -	

JUSTIFICATION/COMMENTS:

BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2023 to June 30, 2024

Applicant: KWBHF

TOTAL PROJECT COST	FUNDING AMOUNT REQUESTED						FUNDING REQUIRED IN SUCCEEDING YEARS	
	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OTHER SOURCES OF FUNDS REQUESTED	FY: 2024-2025		FY: 2025-2026	
	FY: 2021-2022	FY: 2022-2023	FY: 2023-2024	FY: 2023-2024	FY: 2024-2025	FY: 2025-2026	FY: 2025-2026	FY: 2026-2027
PLANS	0	0	162907					
LAND ACQUISITION			0					
DESIGN								
CONSTRUCTION			1192828					
EQUIPMENT								
TOTAL:			1,355,735					
JUSTIFICATION/COMMENT Necessary to improve Clinical Services.								

GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID

Applicant: Kline-Welsh Behavioral Health Foundation

Contracts Total: 9,854,000 -

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Residential/Partial IOP for Adults Male and Female	dissolved 10/21	Alcohol Drug Abuse Div.	State	1,650,000
2		7/1/15	Judiciary Probation	State	480,000
3		7/1/15	Drug Court	State	130,000
4		7/1/15	Veterans Court	State	56,000
5		10/1/11	Federal Probation	Federal	720,000
6		3/1/95	HMSA-Med Quest	Insurance	3,700,000
7		1/1/15	Aloha Care	Insurance	580,000
8		10/16	United Health Care	Insurance	315,000
9		4/17	Ohana Health Plan	Insurance	740,500
10		1960	Dept./Human Services	Gen.Asst./SNAP	1,464,000
11		2/1/22	Mental Health Court	State	18,500
12					
13					
14					
15					
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17					
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20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					

V. Experience and Capability

1. Necessary Skills and Experience

The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.

As the first Licensed Special Treatment Facility in the State of Hawaii, License STF #1, we have a (50+) year history of compliance with the applicable Federal, State and City and County Rules and Regulations governing the provision of these services. We have contracted with The Department of Health's Alcohol and Drug Abuse Division starting in 1970 and Have worked extensively with the Judiciary, Adult Client Services, Drug Court ,Family Drug Court and Mental Health Court since their inceptions. Since 1999, we have been working closely with The Adult Mental Health Division to provide Dual Diagnosis services to individuals with severe mental impairments with co-occurring substance abuse problems. We have been CARF Certified for Residential, Partial Hospitalization and Day Treatment since 2004 and have received a perfect score on a past monitoring.

2. Facilities

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities.

KWBHF is a licensed Special Treatment Facility and a CARF...the Rehabilitation Accreditation Commission accredited agency that meets the American Disability Act requirements. We have ADA-compliant rooms with wider doorways and larger shower areas as well as access to upper floors via chair-lift and elevator. KWBHF is a protected facility with access limited to a manned front office. We are licensed to provide Clinical Services for 123 Clients onsite and have over 50 years of experience providing Services for this Population. **The two biggest needs we have currently are a Commercial Kitchen and a large, enclosed Meeting Space that can accommodate 100+ Clients.**

VI. Personnel: Project Organization and Staffing

1. Proposed Staffing, Staff Qualifications, Supervision and Training

The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative direction relative to the request.

The Treatment Center is staffed 24 hours per day, 7 days per week, by clinical and medical support staff as well as security and maintenance personnel, to ensure the safety and availability of counseling services for our clients at all times. Our staffing patterns (staff to client ratios), staff qualifications, supervision, and training all follow the guidelines for State and National accreditation.

2. Organization Chart

The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organization chart that illustrates the placement of this request.

As to the project that is specific to this GIA request, in addition to coordinating the design, planning and permitting process, OBM will also be responsible for construction management services. OBM's Proposal is enclosed as an attachment to this application.

3. Compensation

The applicant shall provide an annual salary range paid by the applicant to the three highest paid officers, directors, or employees of the organization by position title, not employee name.

1. CEO/Clinical Director: \$226,800
2. Sr. Counselor/Lead Tech: \$122,583
3. Clinical Supervisor: \$89,111

VII. Other

1. Litigation

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.

The United States Department of Labor is investigating the Organization's wage and hour employment practices for compliance with the Federal Labor Standards Act. The investigation covers but is not limited to: practices such as tracking of work hours, payroll compensation, and recordkeeping. We do not have knowledge of the incident that prompted the investigation, though we suspect that it was prompted by a complaint from a former employee. It should be noted that this investigation has not affected SDTC's ability to continue its mission of providing substance abuse treatment services for our State's most challenged populations as while we have advised all of our partner/funding agencies of this DOL investigation, all have continued to fund and/or refer their clientele to our programs.

2. Licensure or Accreditation

The applicant shall specify any special qualifications, including but not limited to licensure or accreditation that the applicant possesses relevant to this request.

*see attached CARF Accreditation Letter

3. Private Educational Institutions

The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see Article X, Section 1, of the State Constitution for the relevance of this question.

The grant will NOT be used to support or benefit any private educational institution.

4. Future Sustainability Plan

The applicant shall provide a plan for sustaining after fiscal year 2023-24 the activity funded by the grant if the grant of this application is:

(a) Received by the applicant for fiscal year 2023-24, but

(b) Not received by the applicant thereafter.

The Grant is needed for the construction of a new Main Hall and once established, the cost to maintain it is well within our means. No special planning necessary.

January 8, 2020

Kevin Konishi, CSAC
Kline-Welsh Behavioral Health Foundation
12-40 Sand Island Parkway
Honolulu, HI 96819

Dear Mr. Konishi:

It is my pleasure to inform you that Kline-Welsh Behavioral Health Foundation has been issued CARF accreditation based on its recent survey. The Three-Year Accreditation applies to the following program(s)/service(s):

Day Treatment: Integrated: AOD/MH (Adults)
Partial Hospitalization: Integrated: AOD/MH (Adults)
Residential Treatment: Integrated: AOD/MH (Adults)

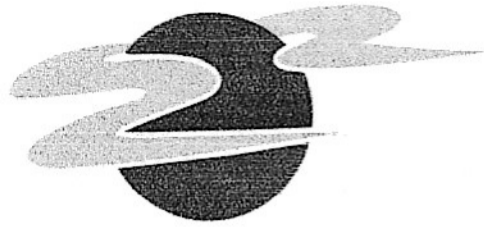
This accreditation will extend through December 31, 2022. This achievement is an indication of your organization's dedication and commitment to improving the quality of the lives of the persons served. Services, personnel, and documentation clearly indicate an established pattern of conformance to standards.

The accreditation report is intended to support a continuation of the quality improvement of your organization's program(s)/service(s). It contains comments on your organization's strengths as well as any consultation and recommendations. A Quality Improvement Plan (QIP) demonstrating your organization's efforts to implement the survey recommendation(s) must be submitted within the next 90 days to retain accreditation. The QIP form is posted on Customer Connect (customerconnect.carf.org), CARF's secure, dedicated website for accredited organizations and organizations seeking accreditation. Please log on to Customer Connect and follow the guidelines contained in the QIP form.

Your organization should take pride in achieving this high level of accreditation. CARF will recognize this accomplishment in its listing of organizations with accreditation and encourages your organization to make its accreditation known throughout the community. Communication of the accreditation to your referral and funding sources, the media, and local and federal government officials can promote and distinguish your organization. Enclosed are some materials that will help you publicize this achievement.

Your organization's complimentary accreditation certificate will be sent separately. You may use the enclosed form to order additional certificates.

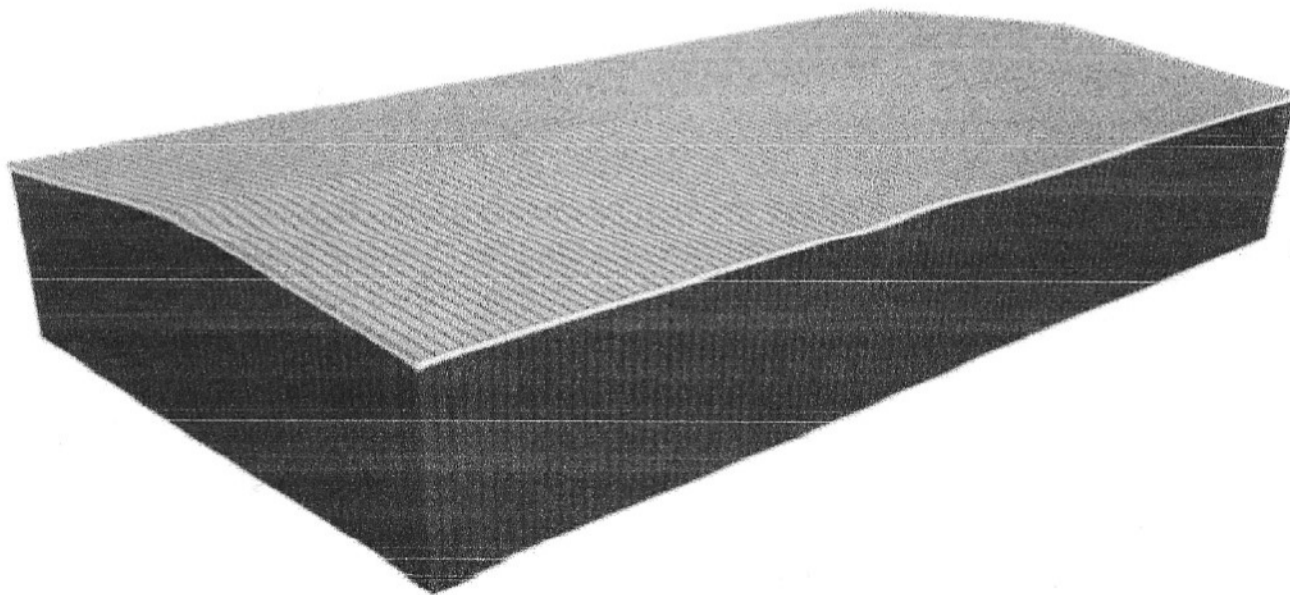
If you have any questions regarding your organization's accreditation or the QIP, you are encouraged to seek support from Vidal Ramirez by email at vramirez@carf.org or telephone at (888) 281-6531, extension 7131.



OAHU BUILDING
MAINTENANCE

1350 S King St #321, Honolulu, HI 96814 | 808-744-5121 | PM@obm-hawaii.com

DESIGN BUILD PREFABRICATED STRUCTURES



Oahu Building Maintenance Corp. 1350 S King St. #321 Honolulu, HI 96814		Date: 1/9/2023 Estimate #: 30727 Prepared By: Candi Palacio
Project: Sand Island Relocation - Rec Hall and Kitchen		
DESCRIPTION	QTY	TOTALS
DIV 1 - GENERAL CONDITIONS		
Permit Fees		
Architect & Third Party Fees		
BMP		
Field Superintendent		
Mobilization		
De-Mobilization/Clean-Up/Punch List		
Engineering/Project Management		
TOTAL	1	\$ 155,576.40
DIV 2 - SITE WORK		
Excavate (Includes Disposal)		
Soil Testing		
TOTAL	1	\$ 14,541.98
DIV 3 - CONCRETE		
Building Foundation		
Concrete Slab 4" Including Disposal and Aggregate		
TOTAL	1	\$ 149,346.75
DIV 4 - MASONRY		
TOTAL		
DIV 5 - METALS		
Pre-Fab Building		
Install 40' x 60' Building		
TOTAL	1	\$ 277,060.60
DIV 6 - WOOD & PLASTIC		
TOTAL		\$ -
DIV 7 - THERMAL & MOISTURE PROTECTION		
Under Slab		
Roof Insulation		
Wall Insulation		
TOTAL	1	\$ 96,093.90
DIV 8 - DOORS & WINDOWS		
Doors - Exterior Double Doors		
Doors - Exterior Single Doors		
Windows		
Interior Door - Double		
TOTAL	1	\$ 50,759.10
DIV 9 - FINISHES		
Finish framing prep for drywall		
Drywall & Mud		
Paint Interior Walls Only		
TOTAL	1	\$ 58,999.50
DIV 10 - SPECIALTIES		
TOTAL		\$ -
DIV 11 - EQUIPMENT		
TOTAL	1	\$ -
DIV 12 - FURNISHING		
By Owner		\$ -
TOTAL		\$ -
DIV 13 - SPECIAL CONSTRUCTION		
TOTAL		\$ -
DIV 14 - CONVEYING EQUIPMENT		
TOTAL		\$ -
DIV 15 - MECHANICAL		
Plumbing - Tie In & Drain		
Fire Sprinkler		
Fire Alarm		
HVAC & Mechanical		
TOTAL	1	\$ 287,600.00
DIV 16 - ELECTRICAL		
New Service and Lighting		
TOTAL	1	\$ 204,750.00

SUBTOTAL	\$	1,294,728.23
4.712% TAX	\$	61,007.59
FINAL TOTAL	\$	1,355,735.82



Sand Island Treatment Center Rec Hall & Kitchen Build Out

1/9/2023

Implications of Metal vs Wood Structures

Pre-Fabricated Metal Structure

- Metal Sheeting Shell.
- Acts as hybrid with double walls (drywall and insulation).
- Roof insulated per building code.
- Reduced planning required for prefabricated structures.
- 40% cheaper than wood-built structures.
- Long Warranty approx. 25 – 50 years.

Wood Structure

- Wood built structure with metal roof and composite sidings.
- Minimal difference with insulation vs. the metal structure.
- May require additional design & architectural work to fit into a metal roof structure.
- Long lead time on materials not conducive to meeting current project timeline.
- Materials are more expensive.
- Limited Warranty.

The attached proposal price is a mid-high range estimate on projected cost. This is a place holder for actual cost and can be worked on.

Items that can be revised per scope to reduce pricing:

- **Div 5 - Metal – Quality of Building and Availability**
- **Div 7 - Wall Insulation Requirements**
- **Div 8 – Doors and Windows – Can be reduced based on type of doors/windows used.**
- **Div 11 – Equipment – Allowance that can be worked out for accurate pricing based on needs.**
- **Div 15 – Mechanical – Plumbing, Fire Sprinklers, and Hood Vents pricing is unknown as of now. This price is based on high mid-range.**
- **Div 16 – Electrical – Based on lighting requirements**

Regarding the question about contaminated soil – we have worked with contaminated soil in the past. There are ways to dispose of it. As an alternative to minimize dealing with contaminated soil, we may have to build a wood structure with center supports on slab above ground. However, we would still need to go in-ground for some basic foundation for the drain, water, plumbing, grease trap, etc. Therefore, we will still need to deal with contaminated soil to continue with slab in ground and metal structure.

To proceed, start exploratory work, and to hire the architect, we will need \$50,000 in start-up costs and a signed tentative agreement which will be a baseline document we can start working from. In the meantime, we can prepare the specifications and timeline.