



**Executive Summary for the
MCHFoundation Board of Directors**

**Budget Request for Construction Costs
130 N Main Street, Fort Bragg, CA
Phase 1-A**

Summary

MCHFoundation purchase the Main Street Complex in October of 2021 via a bargain sale. Since then, MCHFoundation formed a committee to explore, develop and solidify plans to remodel the Farmhouse located at 130 N Main Street for office and meeting space for MCHFoundation.

The enclosed plans and budget request was finalized in conjunction with the City of Fort Bragg and County of Mendocino Planning Departments, City of Fort Bragg Community Development Department, the expertise of Debra Lennox, Architect, Gayle Greene Design, Todd Cole of Strata Landscaping, and Bob Cimmeyotti. Project Management duties were led by Gayle Greene, and supported by Mary Kate McKenna, Executive Director.

The recommendations ensure the building meets all City, County and State codes for occupancy as a commercial office space, incorporates ADA accessibility issues, and includes the requirements for safe usage, staff and volunteer function needs and board and committee meetings.

Background

The 5 parcels located at 120-136 N Main Street in Fort Bragg, CA were offered for sale through Mendo Sotheby's Real Estate and owned by Dr. Tom and Nina Carine. The site had been for sale for over 8 years at a combined listing price of \$844,000.

Dr. & Mrs. Carine approached MCHFoundation through their real estate broker, Greg Burke of Mendo Sotheby's Real Estate in Mendocino, for consideration by MCHFoundation of a partial donation of this property, otherwise known as a "Bargain Sale".

The Community & Partner Advisory Committee (Advisory Committee) recommended to the Mendocino Coast Healthcare Foundation (MCHFoundation) Board of Directors (Board) the purchase of 5 parcels located at 120-136 N Main Street in Fort Bragg, CA for the use by MCHFoundation for office space, storage, and other mission-oriented uses. The purchase was finalized in October of 2021 for \$500,000 with a value at closing estimated at \$895,000.

Design and Planning Phase

With Board approval, a Construction Committee was formed. The Committee members and their roles are:

- Mary Kate McKenna, CFRE, Executive Director, MCHFoundation
 - Project Oversight
- Gayle Greene, of Gayle Greene Designs
 - Project Manager
- Debra Lennox, of DBI Architecture
 - Architect of Record
- Bob Cimmiyotti, Volunteer and Former Board/Committee Member of MCHFoundation
 - Project Oversight and Planning/Design Confirmation

Beginning in late October 2021 the Committee has been meeting regularly to oversee inspections, work on design and incorporate the necessary elements for safe occupancy by MCHFoundation staff, board and volunteers. The proposed plan, budget request and contractor choice were the result of months of research, review, collaborations with County and City Planning departments and includes the best recommendations by the team of experts for the next steps in remodeling the aging historic farmhouse to a functional and please presentation for MCHFoundation to the community.

Construction Phase

The Committee solicited bids from four local contractors, received formal proposals from two, and chose Greenwood Construction as the contractor of choice based on the lower bid amount, which included a substantial in-kind donation to MCHFoundation for the work. The Committee feels the owner, Roscoe, will be a strong collaborative partner to our work and in this building / remodel phase. His quote is included in this packet for your information.

Construction Timing

We anticipate construction to start in October of 2022, and a formal timeline of funding needs, and focus of work will be reported to the Board as we move forward. The construction is anticipated to take between 6-7 months.

During this time, MCHFoundation staff will work out of the former Ferrell Gas Building which has been cleaned, and lightly spruced up to be an appropriate interim office space for staff.

This will also allow for on the ground oversight of the work as it's performed.

Budget

The preliminary budget estimate is \$500,000 which includes all costs for Phase 1-A with project management, contractor, and materials and labor for construction. This also includes an allowance for furnishings and fixtures, and landscaping just around the building.

This budget estimate already incorporates the in-kind donations and discounts.

Please see the attached budget pages and presentation for explanations.

Staff and consultants will continue to pursue additional discounts, in-kind donations and look for ways to decrease the cost as possible.

Funding

To fund the construction costs for Phase 1-A a few new processes would need to be instituted:

A separate checking account should be established for this work and check signing authority needs to be given to the following:

- Mary Kate McKenna, Executive Director
- Gayle Greene, Project Manager
- 2 Board Members of choice – preferably Charlene McAllister (who is most frequently in town to sign checks) and Bill Knapp, Treasurer

Recommendations:

It is recommended that immediate funds for orders and deposits would be withdrawn by October of 2022 from the Unrestricted Sustaining Fund at Edward Jones. Mary Kate is in consultation with Paul our Investment Advisor on best timing to have the funds available when the board approves that method to fund.

But MCHFoundation could borrow the funds directly from Edward Jones at a rate of 3% versus an outright withdrawal. Mary Kate is in consultation with Paul our Investment Advisor for his recommendation.

MCHFoundation is not eligible as a non-profit for the City of Fort Bragg Business Opportunity Loans.

A plan of action will be formulated by MCHFoundation Staff and the Construction Team to provide a list of opportunities for fundraising through grants and direct asks to help replenish the funds required no later than January 31, 2023.

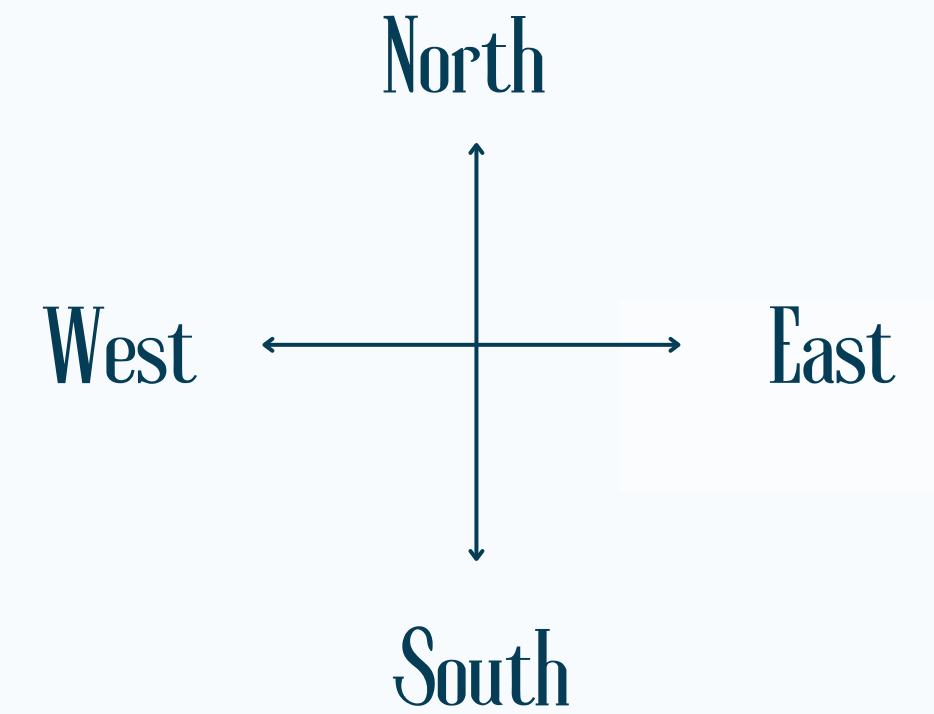
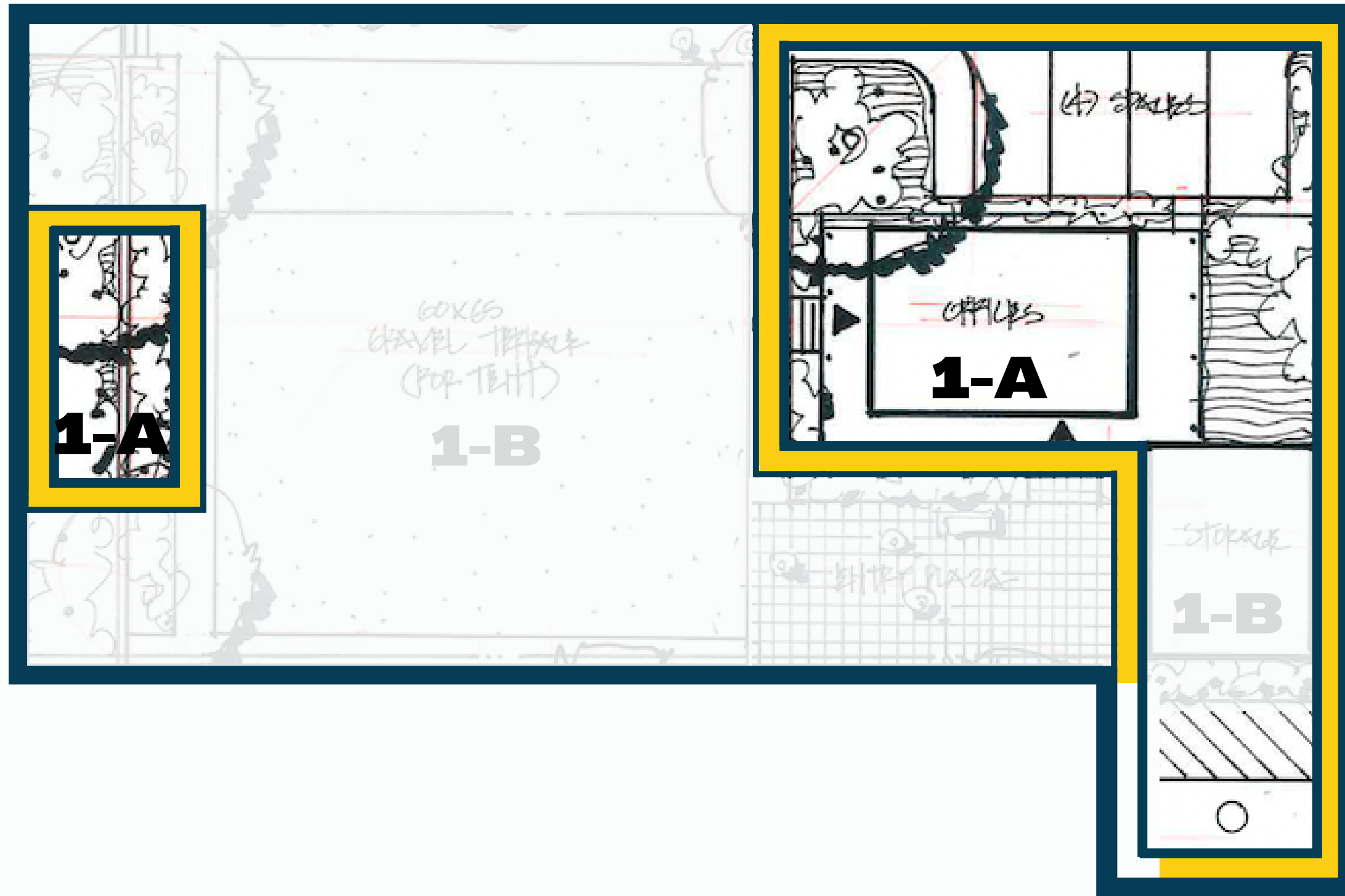
MAIN STREET PROJECT

130 North Main Street

A centralized resource hub in downtown Fort Bragg that supports and provides solutions to the primary health and wellness needs of our community and the operational excellence of MCHFoundation.



PHASE 1



Remodel of the existing farmhouse into MCHFoundation offices to create a **centralized** workspace for critical **community initiatives**. Phase 1 will be broken into two stages, 1-A and 1-B.



Vision

MCHFoundation Executive Offices



Community



FLOOR PLAN

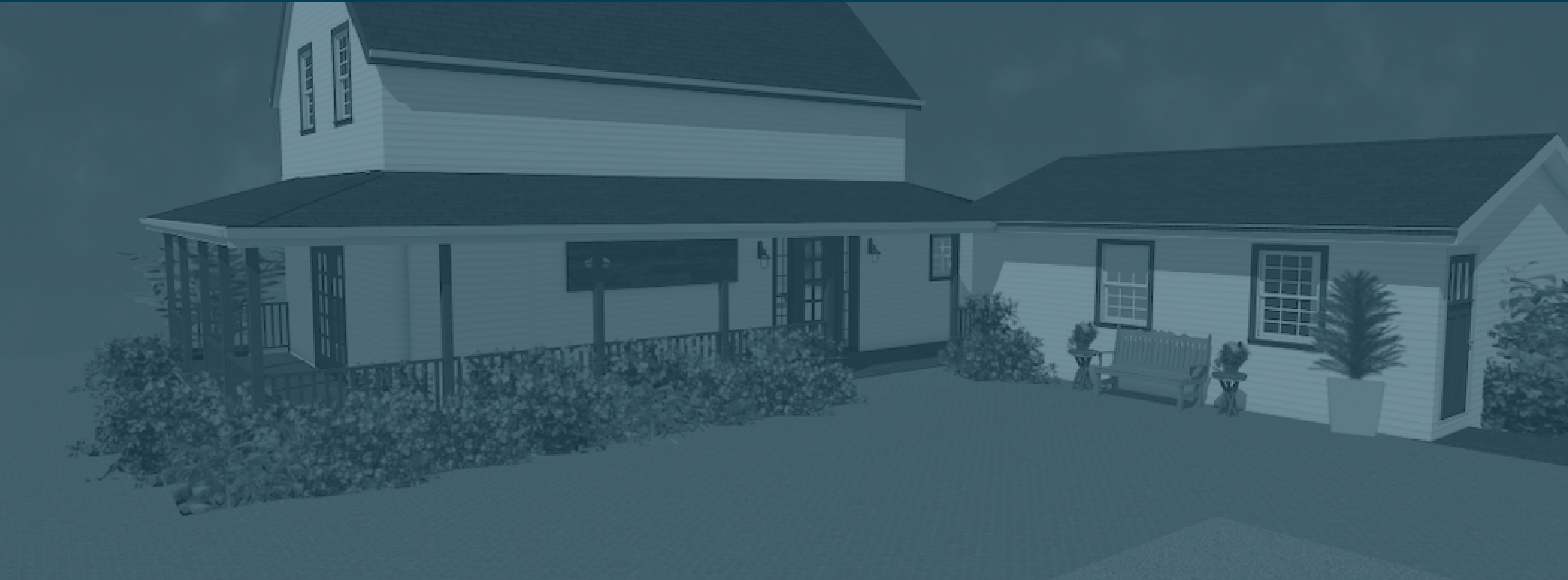


→ **First Floor.**



Second Floor ←

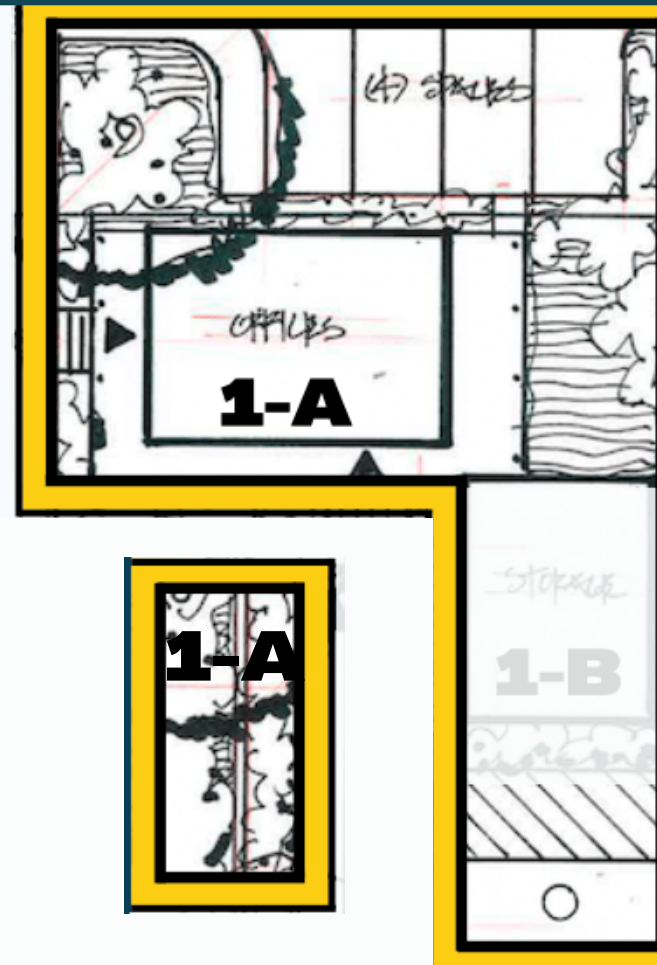
Project Visualization



The Team & Hometown Partners

We asked...and the community answered! Providing discounts, in-kind donations, and store credits, a team of local organizations stand in support of the main street mission!





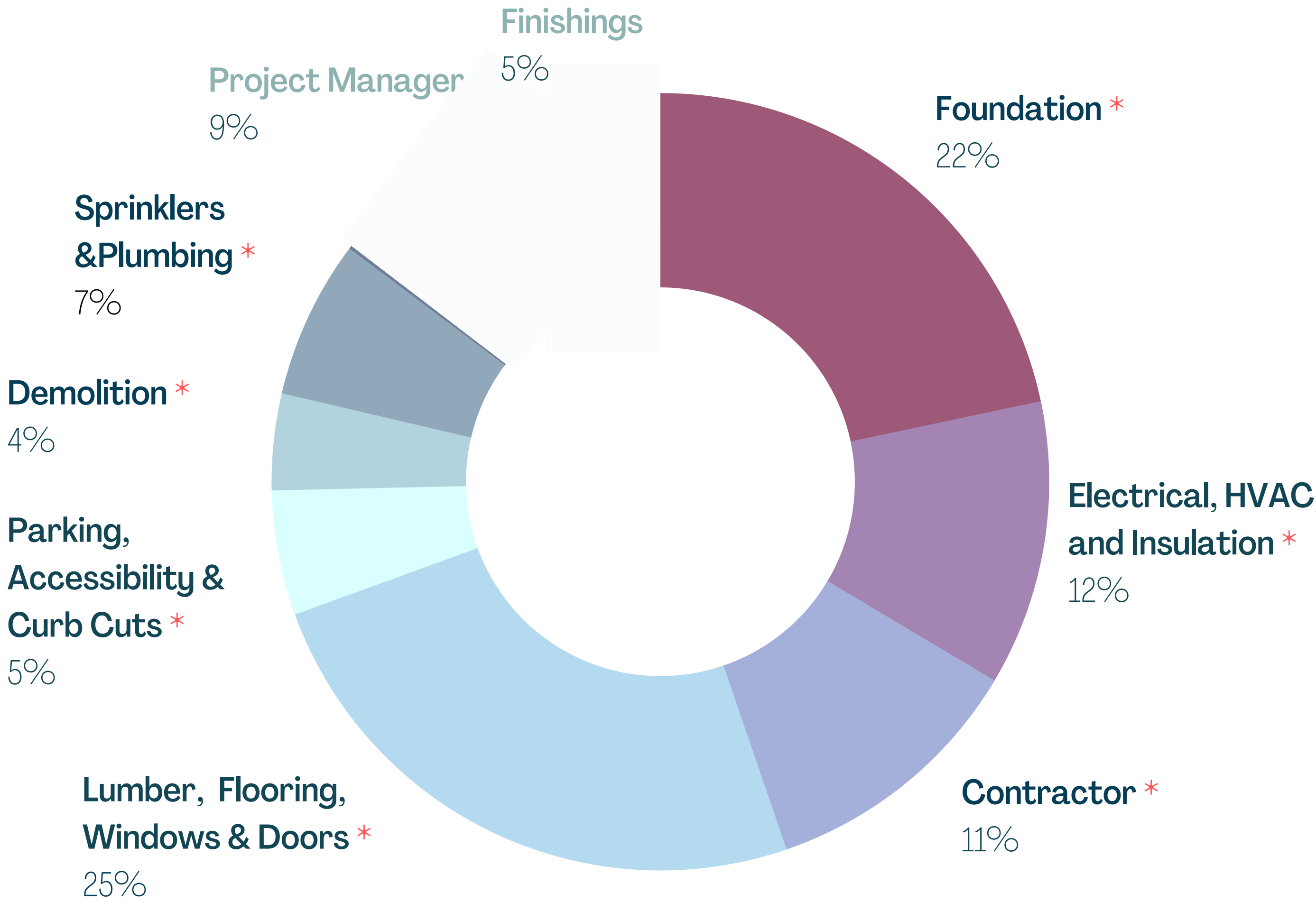
Phase 1-A Construction Costs

\$500,000

BUDGET SNAPSHOT

*Indicates costs related to code compliance and safety required for occupancy

Our community partners have offset 20% of the costs shown through in-kind donations, store credits, and discounts.



Funding Opportunities



Grants for the arts

Grants are available through local foundations and beyond to support artwork as a critical element of 130 N. Main.



Grants for facility work

Grants are available at the county and federal levels to underwrite maintenance and facility costs.



Grants for program

Grants are available to support specific facility use at 130 Main (nursing resource center, healthcare housing, childcare center, etc.).

Next steps

January-August

August 26

August 30

September

October

◆ —●— ◆

Getting started

Architect plans, permits submitted for review, solicitation of donations, and contractor secured and standing ready

Presentation

Presentation with the Board of Directors

Walkthrough

In-person walkthrough of 130 Main Street at 10 am

Final Decision

Review of budget and Board of Director e-mail vote

The work begins: Phase I-A



Mendocino Coast Healthcare Foundation

MAIN STREET PROJECT

130 N. Main St
Fort Bragg, CA

VISION

MCHFoundation Executive Offices

COMMUNITY



WHO WE ARE & WHAT WE DO

GRANTS FOR NON PROFITS

- Medical care for the **unhoused**
- **Food pantry** for teens
- Personal **Protective Equipment** for coastal nonprofits
- Coordination and support for the **vaccination clinics**
- **Respite** meals for healthcare professionals
- Enhancing **telemedicine** capacity
- **Mental health** case **management** services
- Resource and referral materials
- **Translation** services

SUPPORTING NURSES

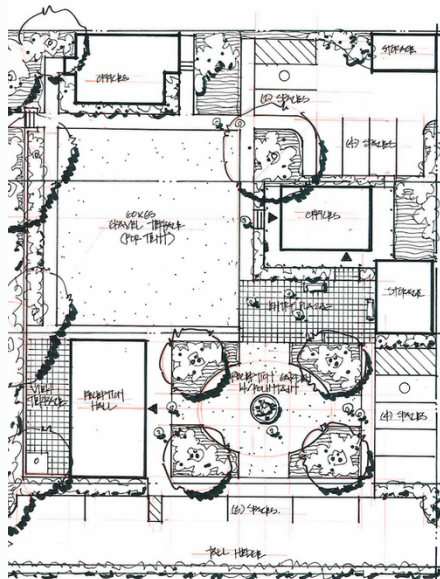
- Professional development **scholarships**
- **Housing** support
- **Investment** in the educational pipeline
- Stipend for coastal **nursing school** students
- Recognition of **excellence**
- Resources for **respite** and self care
- Nursing school and healthcare workforce **scholarships**

ENHANCING CARE

- **Emergency** Medical Services **equipment**
- Elevating coastal **imaging** technology
- COVID-19 **Rapid Testing** Machine
- **Cancer care** on the coast
- **Hospice** care



MENDOCINO COAST HEALTHCARE FOUNDATION



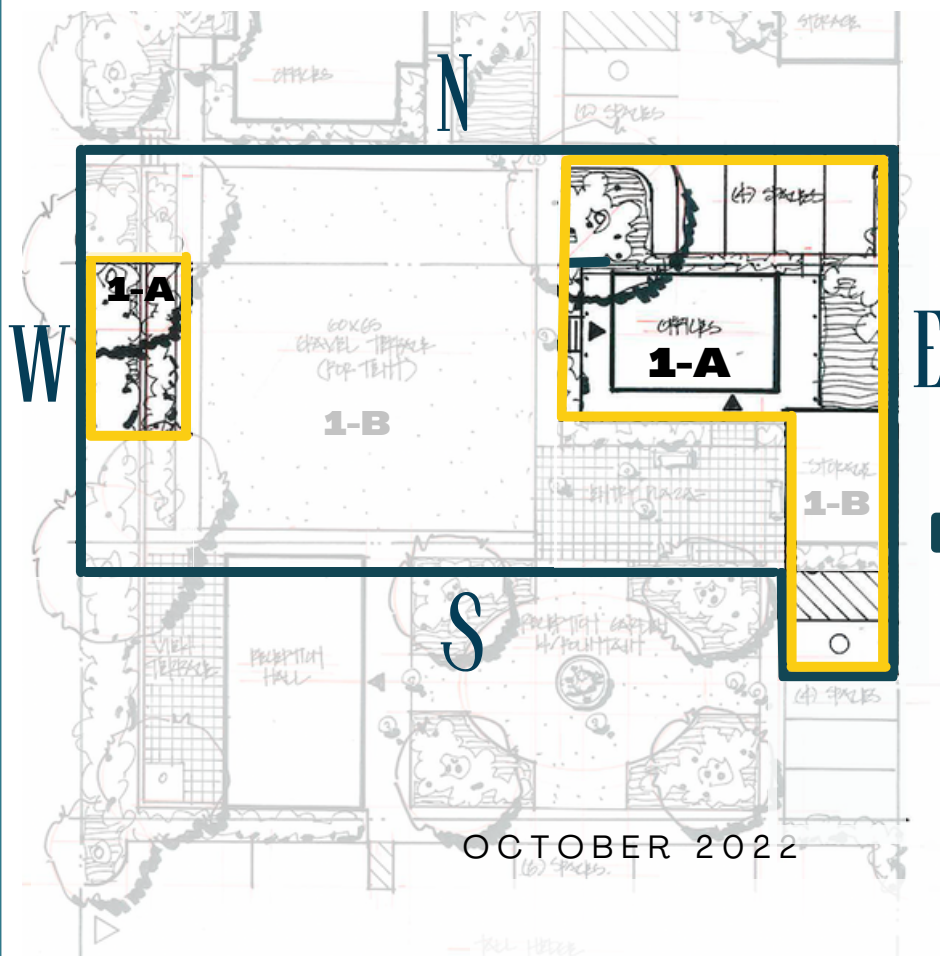
Preliminary site plan

MENDOCINO COUNTY HEALTHCARE FOUNDATION
CONCEPT SITE PLAN - 1/4" = 10'0" STRATA 0.10.22

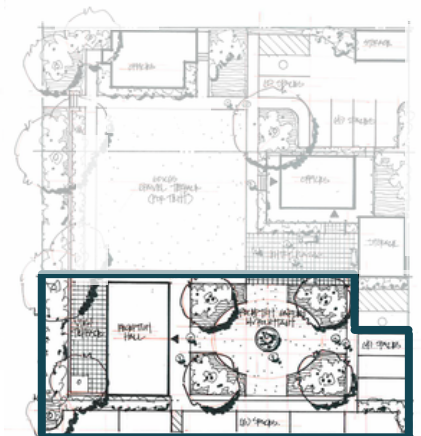
Our Vision

We envision a **centralized resource hub** in downtown Fort Bragg that supports and provides solutions to the primary health and wellness needs of our community; The property will include **respite housing** for our healthcare workforce, **educational resources** and housing for nursing students, an **event space** available to healthcare nonprofits, and the MCHFoundation head office.

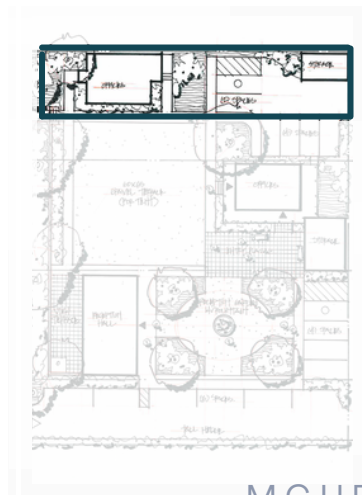
PHASE 1



Remodel of the existing farmhouse into MCH Foundation offices to create a **centralized** workspace for critical **community initiatives**.



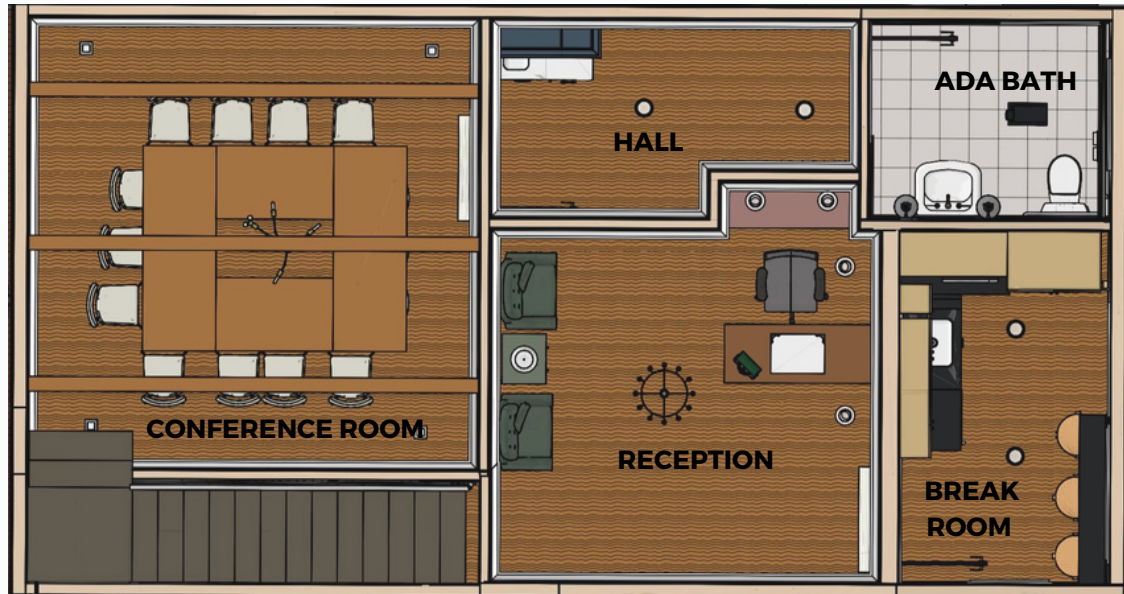
PHASE 2



PHASE 3

FLOOR PLAN

First Floor

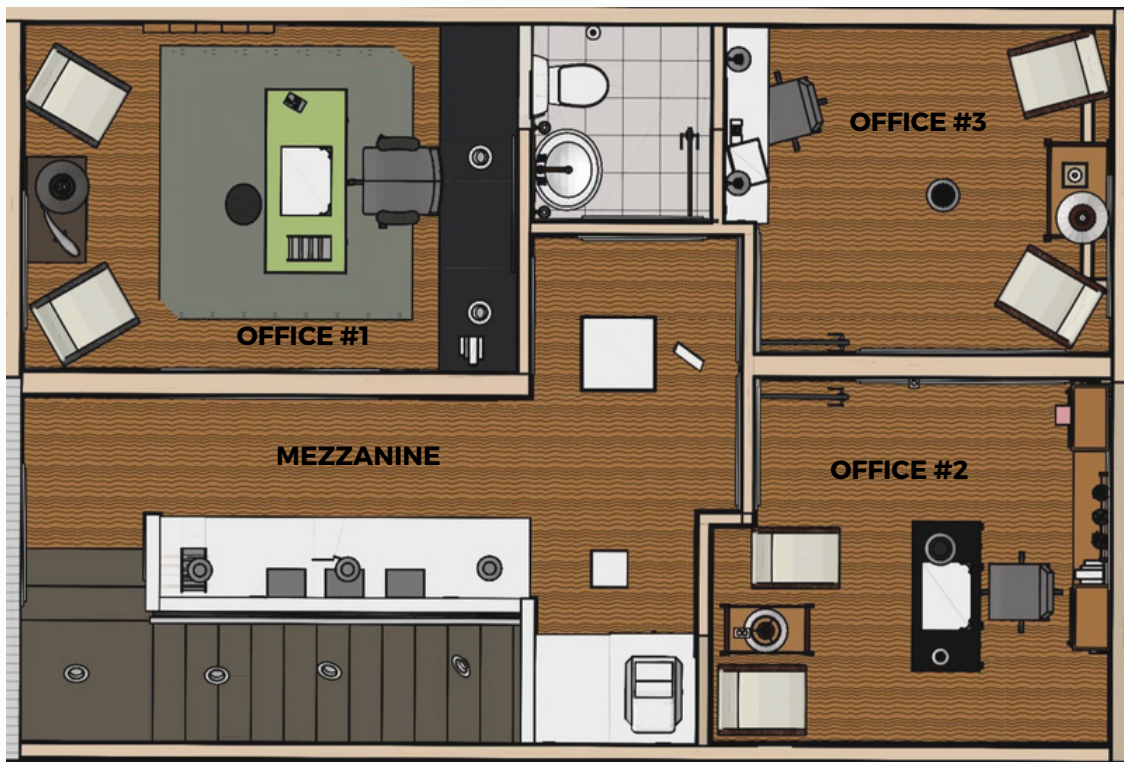


North

Second Floor

West ← → East

South





MENDOCINO COAST
HEALTHCARE FOUNDATION

DESIGN BOARD

1st Floor



Reception



Conference room



Paint colors

2nd Floor



Mezzanine



Office #1



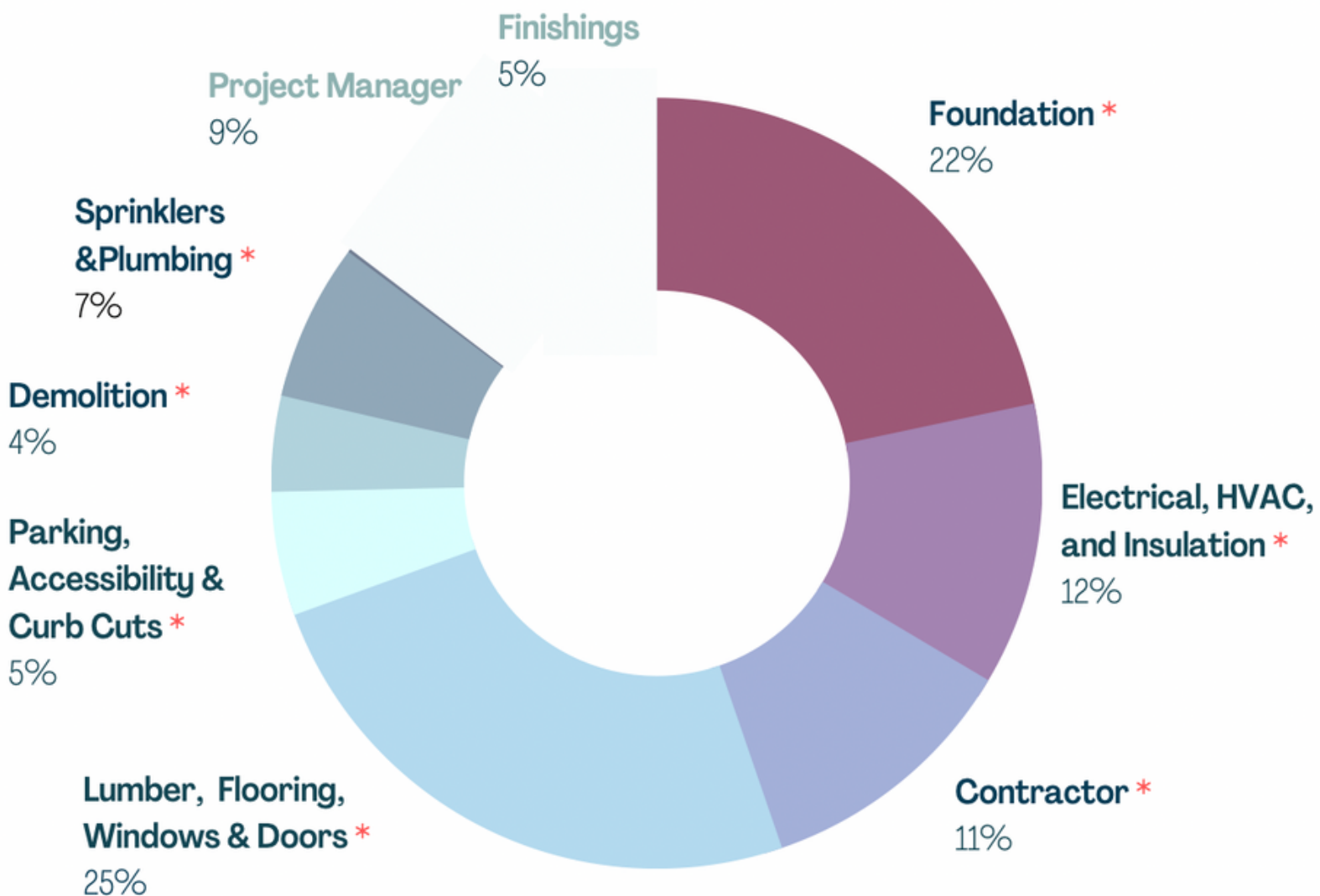
Office #2

Office #3

Gayle Greene Interior Design

BUDGET SNAPSHOT

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* Indicates costs related to code compliance and safety required for occupancy

JOB NAME:	MCHFoundation	
START DATE:	1-Oct	
COST BD/INVOICE DATE:		
REVISION # & DATE		
JOB TIME EST:		
Cost Breakdown Items	Bid Est.	
DIVISION 1: GENERAL CONDITION		
01010 PLANS		
01015 ENGINEERING		
01040 SUPERVISION	Included	
01050 SURVEYING & LAYOUT		
01060 PERMITS		
01450 INSPECTION SERVICES	\$2,200.00	
01500 MOBILIZATION	\$700.00	
01510 TEMP UTILITIE(PHONE,POWER,WATER)		
01520 TOILET, SHED, OFFICE	\$2,400.00	
01540 TOOL RENTAL	\$500.00	
01560 TEMP BARRIERS & ENCLOSURES		
01600 MATER. SHIPPING/STORAGE/HANDLING		
01740 CLEANING, PROGRESS & FINAL	\$4,700.00	
01760 PROTECTION INSTALLATION		
01830 MAINTENANCE & OPERATION		
01900 MISC LABOR	\$3,500.00	
DIVISION 2: SITEWORK		
02120 DISPOSAL, TRASH FEES	\$4,700.00	
02220 DEMOLITION	\$17,000.00	
02230 SITE CLEARING		
02310 ROUGH/FINISH GRADING		
02315 EXCAVATING,BACKFILLING,COMPACTING	\$32,000.00	
02370 EROSION CONTROL	\$1,500.00	
02465 DRILLED PIERS		
02500 UTILITY SERVICES, POWER, PHONE, CAT		
02510 WATER DISTRABUTION		
02520 WATER WELLS		
02540 SEPTIC		
02600 DRAINAGE		
02660 POND CONSTRUCTION		
02700 PAVING & SURFACING		
02760 PAVING SPECIALITIES		
2770 CURBS & GUTTER		
02775 SIDEWALKS		
02800 SITE IMPROVEMENTS(FENCES,ETC)		
02900 LANDSCAPING		
DIVISION 3: CONCRETE		
03100 CONCRETE FORMWORK	\$5,950.00	
03200 CONCRETE REINFC/FORMWORK ACCES	\$1,750.00	
03300 CAST-IN-PLACE CONCRETE	\$800.00	
03350 CONCRETE FINISHING	\$1,000.00	
03400 PRE-CAST CONCRETE	\$26,000.00	
03520 LIGHTWEIGHT CONCRETE		
03370 CONCRETE PUMP	\$750.00	

DIVISION 4: MASONARY		
04200 CONCRETE BLOCK		
04210 BRICK		
04270 GLASS BLOCK		
04290 STABILIZED EARTH CONST.		
04400 ROCK		
04450 MASONRY FIREPLACES		
04465 STONE		
DIVISION 5: METALS		
05120 STRUCTURAL		
05400 LIGHT METAL FRAMING		
05700 ORNAMENTAL METAL		
05900 METAL RESTORATION & CLEANING		
DIVISION 6: WOOD & PLASTIC		
06050 FASTENERS(SIMPSON,BOLTS,ETC)	\$500.00	
06100 ROUGH CARPENTRY	\$30,800.00	
06110 LUMBER	\$13,090.00	
06125 DECKS/LABOR	\$13,440.00	
06126 DECKS/MATERIAL	\$4,896.00	
06150 WOOD SIDING & EXT TRIM/LABOR	\$5,250.00	
06151 WOOD SIDING & EXT TRIM/MATERIAL	\$2,381.00	
06200 FINISH CARPENTRY	\$14,700.00	
06220 INTERIOR TRIM	\$6,807.00	
06240 LAMINATE COUNTERTOPS		
06300 SPECIALTY NAILS	\$1,400.00	
06400 ARCHITECTURAL WOODWORK		
06410 CASEWORK	\$2,100.00	install only
06600 CORIAN		
06910 EPOXY WOOD REPAIR		
DIVISION 7: THERMAL & MOISTURE		
07150 DAMPROOFING		
07190 VAPOR/AIR BARRIER		
07200 INSULATION	\$4,500.00	Foam Only
07300 SHINGLES & ROOFING TILES		
07400 MANUF. METAL ROOFING		
07460 METAL/CEMENT SIDING/TRIM/LABOR		
07461 METAL/CEMENT SIDING/TRIM/MATERIAL		
07500 MEMBRANE ROOFING		
07550 GREENHOUSE PLASTIC		
07600 FLASHING & SHEETMETAL	\$1,000.00	
DIVISION 8: DOORS AND WINDOWS		
08100 INTERIOR DOORS	\$1,550.00	install only
08120 EXTERIOR DOORS	\$850.00	install only
08300 GARAGE DOOR		
08500 WINDOWS AND SKYLIGHTS	\$4,550.00	install only
08700 FINISH HARDWARE	\$700.00	install only
08800 GLAZING & MIRROR		

DIVISION 9: FINISHES		
09100 SUSPENDED CEILINGS		
09220 PORTLAND CEMENT PLASTER/STUCCO		
09250 SHEETROCK/SUBCONTRACT	\$21,168.00	
09251 SHEETROCK/MATERIAL		
09252 SHEETROCK/LABOR		
09300 TILE/LABOR ALLOWANCE		
09301 TILE/MATERIAL ALLOWANCE		
09550 WOOD FLOORS		
09650 VINYL FLOORING	\$7,000.00	install only
09680 CARPET		
09720 WALLPAPER		
09900 PAINTING	\$17,000.00	labor only
09910 PAINT MATERIAL/SUPPLIES		
09915 PAINT LABOR		
09972 PLASTIC WALL PANELS		
DIVISION 10: SPECIALTIES		
10290 PEST CONTROL		
10305 MANUF. FIREPLACE W/MANTEL		
10320 WOOD STOVES		
10520 FIRE PROTECTION		
10800 TOILET & BATH ACCESS.		
10900 MISC SPECIALTIES		
DIVISION 11: EQUIPMENT		
11020 SAFES		
11200 WATER SUPPLY & TREATMENT EQUIP		
11400 METAL FOOD EQUIPMENT		
11452 APPLIANCES		
11458 DISAPPEARING STAIRS		
11480 SPORT EQUIPMENT		
DIVISION 13: SPECIAL CONSTRUCTION		
13120 GREENHOUSE		
13170 HOT TUBS		
13200 GAS STORAGE TANKS		
13280 HAZARDOUS MATERIAL REMEDIATION		
13600 SOLAR ENERGY SYSTEMS		
13700 SECURITY SYSTEM		
DIVISION 14: CONVEYING SYSTEMS		
14100 DUMBWAITERS		
DIVISION 15: MECHANICAL		
15320 FIRE SPRINKLER SYSTEMS		
15400 PLUMBING	\$14,500.00	
15410 PLUMBING FIXTURES		
15440 PLUMBING PUMPS		
15450 WATER STORAGE TANK		
15470 WATER FILTRATION DEVICES		
15500 HVAC		
DIVISION 16 ELECTRICAL		
16000 ELECTRICAL	\$23,500.00	
16220 GENERATOR		
16250 ELECTRICAL FIXTURES		
16740 COMPUTING EQUIP		
16790 SATELLITE DISH SYSTEM		

16800 SOUND & VIDEO		
SUB-TOTAL	\$297,132.00	
2% CONTINGENCY	\$5,942.64	
OVERHEAD AND PROFIT 12%	\$35,655.84	
TOTAL	\$338,730.48	
Price Per Square Ft.	\$245.10	
130 N Main is 1,382 Sq Feet		