	State of South Carolina **RECORD OF NEGOTIATIONS**	**Solicitation Number** Procurement Officer Phone E-Mail Address Address	Project J12-9830-SG BRANDALYN BREWER 803.898.8486 brandalyn.brewer@SCDMH.ORG SC Dept. of Mental Health SCDMH Procurement Office PO Box 485 Columbia SC 29202

CONTRACT DESCRIPTION: **CFSH Psychiatric Residential Treatment Facility**

USING GOVERNMENTAL UNIT: **SC Department of Mental Health**

OFFEROR'S NAME AND ADDRESS: Correct Care of South Carolina, LLC (CCSC)
Attn: Kerry Mangold and Jeremy
Email: kmangold@wellpath.us
3340 Perimeter Hill Drive
Nashville, TN 37211

IMPORTANT NOTICE:
Offeror is required to sign this document and return **one (1)** copy to the procurement officer named above by **1600 (4:00 PM)** ET on **October 13, 2023.**

DESCRIPTION OF NEGOTIATED CHANGES: (attach additional pages if necessary)

1. Unless modified by this Record of Negotiations, Offeror reaffirms its agreement to be bound by the terms of the solicitation notwithstanding anything to the contrary in its offer. Except as provided herein, all terms and conditions of the Offer and the Solicitation remain unchanged and remain in full force and effect.

2. The State and CCSC agree to the following changes:
   a. Design and Construction Pricing is modified as listed in Attachment A.
   b. Design and Construction Schedule is replaced in its entirety with Attachment B.
   c. Program Pricing and ramp up period are modified as listed in Attachment C.

3. Additional information regarding this Record of Negotiation can be found in the document titled "CCSC Revised Response to Negotiation Letter_10.11.23" which is hereby attached by reference.

Except as provided herein, all terms and conditions of the Offer and the Solicitation remain unchanged and remain in full force and effect.

OFFEROR'S CERTIFICATE OF CURRENT COST OR PRICING DATA: The Offeror certifies that, to the best of its knowledge and belief, the cost or pricing data (as defined by 48 C.F.R. 2.101) submitted, either actually or by specific identification in writing, by the Offeror to the Procurement Officer in support of the proposed contract are accurate, complete, and current as of the date this record of negotiations is signed. [*Procurement Officer must initial here* ZY *if Certificate inapplicable to this Record of Negotiations*]
(See "Pricing Data – Audit – Inspection" provision.) (Reference § 11-35-1830 & R. 19-445.2120)

SIGNATURE OF PERSON AUTHORIZED TO SUBMIT BINDING OFFER TO ENTER A CONTRACT ON BEHALF OF OFFEROR:	SIGNATURE OF PERSON AUTHORIZED TO APPROVE NEGOTIATED MODIFICATIONS ON BEHALF OF USING GOVERNMENTAL ENTITY:
By: _____ (authorized signature)	By: _____ (authorized signature)
Jeremy Barr (printed name of person signing above)	BRANDALYN BREWER (printed name of person signing above)
Its: President (title of person signing above)	Its: PROCUREMENT OFFICER (Director) (title of person signing above)
Date: 10/13/23	Date: 10/13/23

Record of Negotiations – Attachment A Design Build Pricing

The State and CCSC agree to the following with regard to Design and Construction:

1. 24 single bed facility, approximately 25,165 sq ft
2. Design Services: $1,310,000.00 (total)
    a. Programming $36,000.00
    b. Base Fee $1,211,550.00
    c. Site Permitting $20,700.00
    d. FFE Design $41,750.00
3. Construction: $17,246,484.00 (total)
    a. Building Construction $16,039,287.00
    b. Building FFE $433,000.00
    c. Contractor's Fee $774,197.00
4. Developer's Fee $1,553,000.00
5. Developer's Contingency $341,954.00
6. General Conditions $1,101,097.00/12 month construction

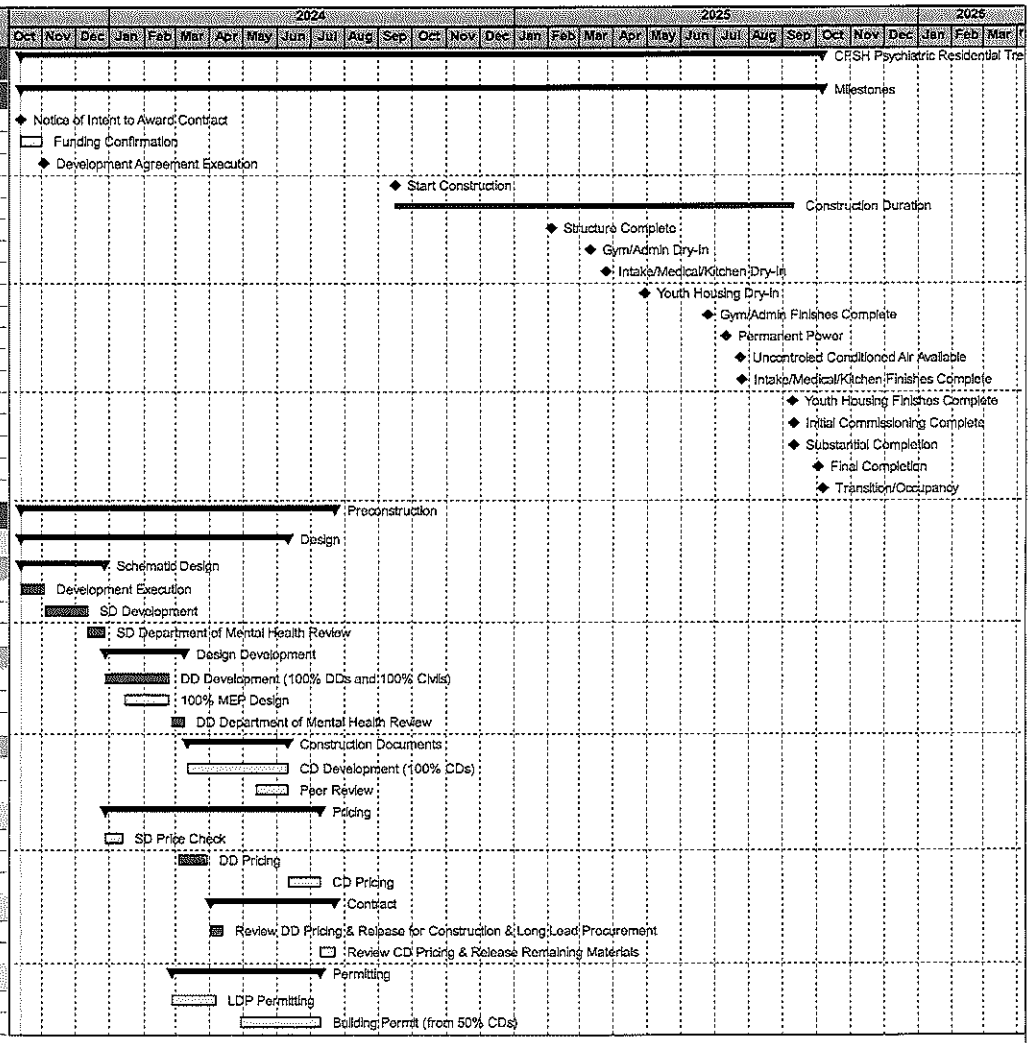
Balfour Beatty

SC PRTF
General Conditions

Item No.	DESCRIPTION	Balfour Beatty		
		BUILDING & SITEWORK		NOTES & ASSUMPTIONS
DIVISION 1 - GENERAL CONDITIONS / REQUIREMENTS: 12 Months Site Construction				
PROJECT PERSONNEL / BURDEN / PER DIEM:		Total	Weekly Rate	
1	Executive Project Oversight	$ 66,633	$ 1,183.74	
2	Project Management	$ 252,679	$ 4,488.88	Incl. Start-Up / Closeout Time
3	Project Engineer	$ 152,503	$ 2,709.24	Incl. Start-Up / Closeout Time
4	Project Superintendent	$ 227,937	$ 4,049.33	Incl. Start-Up / Closeout Time
5	Asst. Superintendent	$ 130,003	$ 2,309.52	
6	Project Accountant & Contracts Purchasing	$ 50,367	$ 969.34	
7	CPM Scheduling	$ 10,300	$ 198.23	
8	Vehicles	$ 37,551	$ 722.69	
JOB SITE / OFFICE COMPOUND:				
1	Office Trailer(s)	$ 36,810	$ 708	
2	Office Leasing / Utilities	$ 4,338	$ 83	
3	Office Supplies	$ 3,347	$ 64	
4	Postage and Courier Services	$ 947	$ 18	
5	Project Site Phones / iPads / Camera's / Comp. / IT (12 Mnth)	$ 83,529	$ 1,608	
6	Office Mobilization			Included in Office Trailers
7	Office Demobilization			Included in Office Trailers
8	Office Equipment (Copier, Fax, Other)	$ 4,003		
9	GC Trailer Temporary Electric - Hook Up & Service	$ 3,000		
10	GC Trailer Temporary Telephone - Hook Up & Service			Included in Office Trailers
11	GC Trailer Temporary Data - Hook Up & Service			Included in Office Trailers
12	GC Trailer Temporary Water - Hook Up & Service	$ 3,000		
13	Owner Trailer Office	N/A		
14	On-Site Containers / Storage Trailers			In Cost of Work
TEMPORARY FACILITIES - Building				
1	CORE & SHELL BUILDING			
2	Temporary Electric - Hook Up			In Cost of Work Trades
3	Temporary Gas - Hook Up			In Cost of Work Trades
4	Temporary Telephone - Hook Up			In Cost of Work Trades
5	Temporary Data - Hook Up			In Cost of Work Trades
6	Temporary Water (Domestic) - Hook Up			In Cost of Work Trades
7	Temporary Water (Fire) - Hook Up			In Cost of Work Trades
8	Temorary Lighting Fixtures/Installation			In Cost of Work Trades
9	Temporary Fire Protection FDC			In Cost of Work Trades
10	Temporary Utility Bill / Service During Const.(Power/Water/Gas)			By Owner
PROFESSIONAL SERVICES:				
1	Geotechnical Engineering Services			By Owner
2	Environmental Consultant			By Owner
3	Building Envelope Consultant Services			By Owner
4	Construction Testing and Inspection Services			By Owner
5	LEED / NGBS / Green Globes Consultant			N/A
6	ALTA Survey			By Owner
7	Building Information Modeling	$ 20,520		
MISCELLANEOUS:				
1	Photography (Monthly aerials, construction)	$ 1,757		
2	Blueprint Reproduction	$ 6,250		
3	As-Built Drawings & Project Close-Out Documents	$ 447		
4	Misc. Safety & Materials	$ 5,175		
TOTAL DIVISION 1		**$ 1,101,097**		

Record of Negotiations – Attachment B Design and Construction Schedule

Activity ID	Activity Name	Duration	Start	Finish
CFSH Psychiatric Residential Treatment Facility Prc		498	13-Oct-23	06-Oct-25
Milestones		498	13-Oct-23	06-Oct-25
M100	Notice of Intent to Award Contract	0	13-Oct-23	
M125	Funding Confirmation	13	13-Oct-23	31-Oct-23
M150	Development Agreement Execution	0		02-Nov-23
M200	Start Construction	0	16-Sep-24*	
M999	Construction Duration	360	16-Sep-24	10-Sep-25
M300	Structure Complete	0		03-Feb-25
M400	Gym/Admin Dry-In	0		10-Mar-25
M410	Intake/Medical/Kitchen Dry-In	0		24-Mar-25
M420	Youth Housing Dry-In	0		28-Apr-25
M700	Gym/Admin Finishes Complete	0		24-Jun-25
M500	Permanent Power	0		10-Jul-25
M550	Uncontroled Conditioned Air Available	0		24-Jul-25
M710	Intake/Medical/Kitchen Finishes Complete	0		25-Jul-25
M720	Youth Housing Finishes Complete	0		09-Sep-25
M800	Initial Commissioning Complete	0		10-Sep-25
M850	Substantial Completion	0		10-Sep-25
M900	Final Completion	0		01-Oct-25
M950	Transition/Occupancy	0	06-Oct-25	
Preconstruction		195	13-Oct-23	24-Jul-24
Design		165	13-Oct-23	10-Jun-24
Schematic Design		50	13-Oct-23	27-Dec-23
DSGN100	Development Execution	15	13-Oct-23	02-Nov-23
DSGN110	SD Development	25	03-Nov-23	11-Dec-23
DSGN120	SD Department of Mental Health Review	10	12-Dec-23	27-Dec-23
Design Development		50	28-Dec-23	08-Mar-24
DSGN200	DD Development (100% DDs and 100% Civils)	40	28-Dec-23	23-Feb-24
DSGN210	100% MEP Design	30	15-Jan-24	23-Feb-24
DSGN220	DD Department of Mental Health Review	10	26-Feb-24	08-Mar-24
Construction Documents		65	11-Mar-24	10-Jun-24
DSGN300	CD Development (100% CDs)	65	11-Mar-24	10-Jun-24
DSGN310	Peer Review	20	13-May-24	10-Jun-24
Pricing		135	28-Dec-23	09-Jul-24
PRC100	SD Price Check	10	28-Dec-23	12-Jan-24
PRC110	DD Pricing	20	04-Mar-24	29-Mar-24
PRC120	CD Pricing	20	11-Jun-24	09-Jul-24
Contract		80	01-Apr-24	23-Jul-24
CNT110	Review DD Pricing & Release for Construction & Long Lead Procurement	10	01-Apr-24	12-Apr-24
CNT120	Review CD Pricing & Release Remaining Materials	10	10-Jul-24	23-Jul-24
Permitting		95	26-Feb-24	09-Jul-24
PRMT100	LDP Permitting	30	26-Feb-24	05-Apr-24
PRMT110	Building Permit (from 50% CDs)	50	29-Apr-24	09-Jul-24



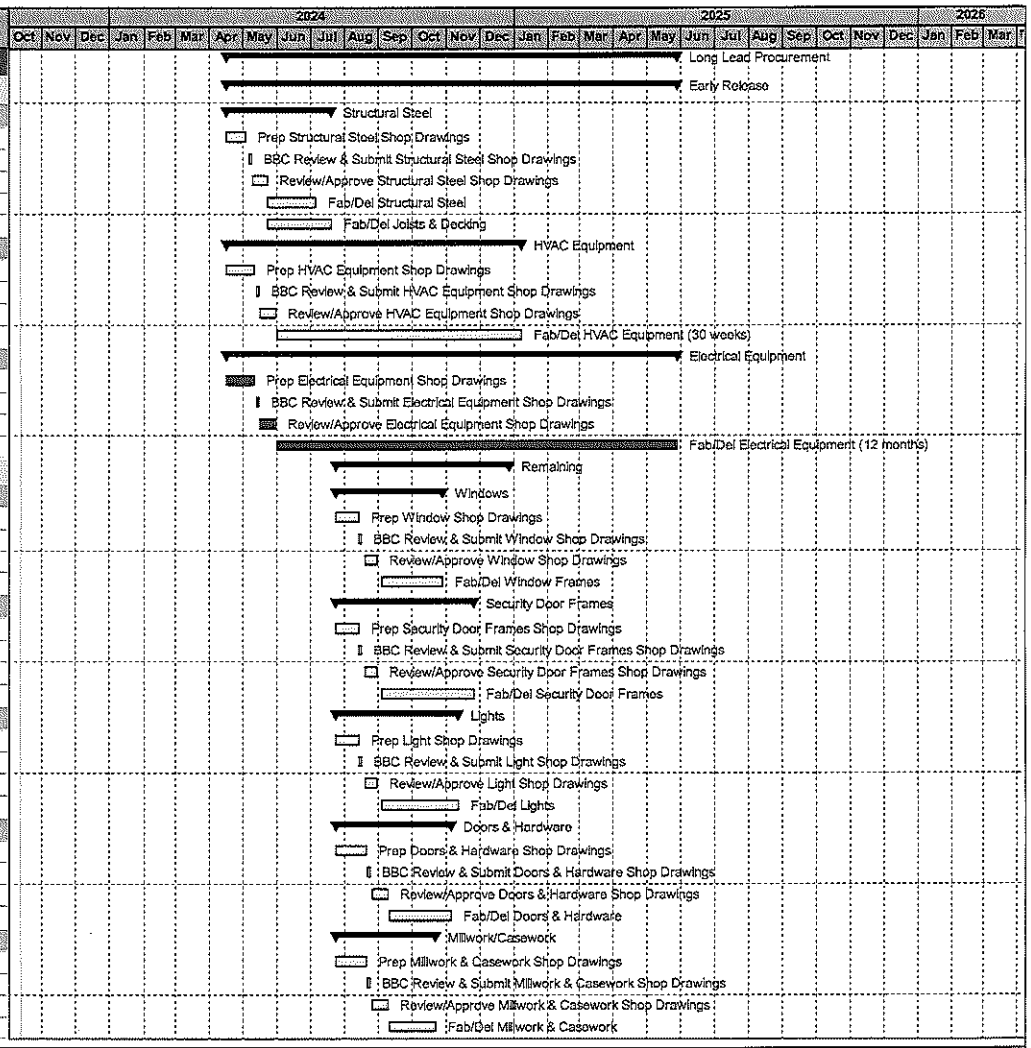
Remaining Level of Effort ◆ Milestone
Actual Level of Effort Summary
Remaining Work
Actual Work
Critical Remaining

CFSH Psychiatric Residential Treatment Facility Proposal Schedule 2023-10-11

Balfour Beatty

Data Date: 13-Oct-23
Print Date: 11-Oct-23

Activity ID	Activity Name	Duration	Start	Finish
Long Lead Procurement		283	15-Apr-24	28-May-25
Early Release		283	15-Apr-24	28-May-25
Structural Steel		68	15-Apr-24	18-Jul-24
PROC1000	Prep Structural Steel Shop Drawings	15	15-Apr-24	03-May-24
PROC1010	BBC Review & Submit Structural Steel Shop Drawings	3	06-May-24	08-May-24
PROC1020	Review/Approve Structural Steel Shop Drawings	10	09-May-24	22-May-24
PROC1030	Fab/Del Structural Steel	30	23-May-24	05-Jul-24
PROC1040	Fab/Del Joists & Decking	40	23-May-24	18-Jul-24
HVAC Equipment		183	15-Apr-24	07-Jan-25
PROC1090	Prep HVAC Equipment Shop Drawings	20	15-Apr-24	10-May-24
PROC1100	BBC Review & Submit HVAC Equipment Shop Drawings	3	13-May-24	15-May-24
PROC1110	Review/Approve HVAC Equipment Shop Drawings	10	16-May-24	30-May-24
PROC1120	Fab/Del HVAC Equipment (30 weeks)	150	31-May-24	07-Jan-25
Electrical Equipment		283	15-Apr-24	28-May-25
PROC1130	Prep Electrical Equipment Shop Drawings	20	15-Apr-24	10-May-24
PROC1140	BBC Review & Submit Electrical Equipment Shop Drawings	3	13-May-24	15-May-24
PROC1150	Review/Approve Electrical Equipment Shop Drawings	10	16-May-24	30-May-24
PROC1160	Fab/Del Electrical Equipment (12 months)	250	31-May-24	28-May-25
Remaining		108	24-Jul-24	27-Dec-24
Windows		68	24-Jul-24	28-Oct-24
PROC1170	Prep Window Shop Drawings	15	24-Jul-24	13-Aug-24
PROC1180	BBC Review & Submit Window Shop Drawings	3	14-Aug-24	16-Aug-24
PROC1190	Review/Approve Window Shop Drawings	10	19-Aug-24	30-Aug-24
PROC1200	Fab/Del Window Frames	40	03-Sep-24	28-Oct-24
Security Door Frames		88	24-Jul-24	25-Nov-24
PROC1050	Prep Security Door Frames Shop Drawings	15	24-Jul-24	13-Aug-24
PROC1060	BBC Review & Submit Security Door Frames Shop Drawings	3	14-Aug-24	16-Aug-24
PROC1070	Review/Approve Security Door Frames Shop Drawings	10	19-Aug-24	30-Aug-24
PROC1080	Fab/Del Security Door Frames	60	03-Sep-24	25-Nov-24
Lights		76	24-Jul-24	11-Nov-24
PROC1210	Prep Light Shop Drawings	15	24-Jul-24	13-Aug-24
PROC1220	BBC Review & Submit Light Shop Drawings	3	14-Aug-24	16-Aug-24
PROC1230	Review/Approve Light Shop Drawings	10	19-Aug-24	30-Aug-24
PROC1240	Fab/Del Lights	50	03-Sep-24	11-Nov-24
Doors & Hardware		73	24-Jul-24	04-Nov-24
PROC1250	Prep Doors & Hardware Shop Drawings	20	24-Jul-24	20-Aug-24
PROC1260	BBC Review & Submit Doors & Hardware Shop Drawings	3	21-Aug-24	23-Aug-24
PROC1270	Review/Approve Doors & Hardware Shop Drawings	10	26-Aug-24	09-Sep-24
PROC1280	Fab/Del Doors & Hardware	40	10-Sep-24	04-Nov-24
Millwork/Casework		63	24-Jul-24	21-Oct-24
PROC1290	Prep Millwork & Casework Shop Drawings	20	24-Jul-24	20-Aug-24
PROC1300	BBC Review & Submit Millwork & Casework Shop Drawings	3	21-Aug-24	23-Aug-24
PROC1310	Review/Approve Millwork & Casework Shop Drawings	10	26-Aug-24	09-Sep-24
PROC1320	Fab/Del Millwork & Casework	30	10-Sep-24	21-Oct-24



Remaining Level of Effort
Actual Level of Effort
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Actual Work
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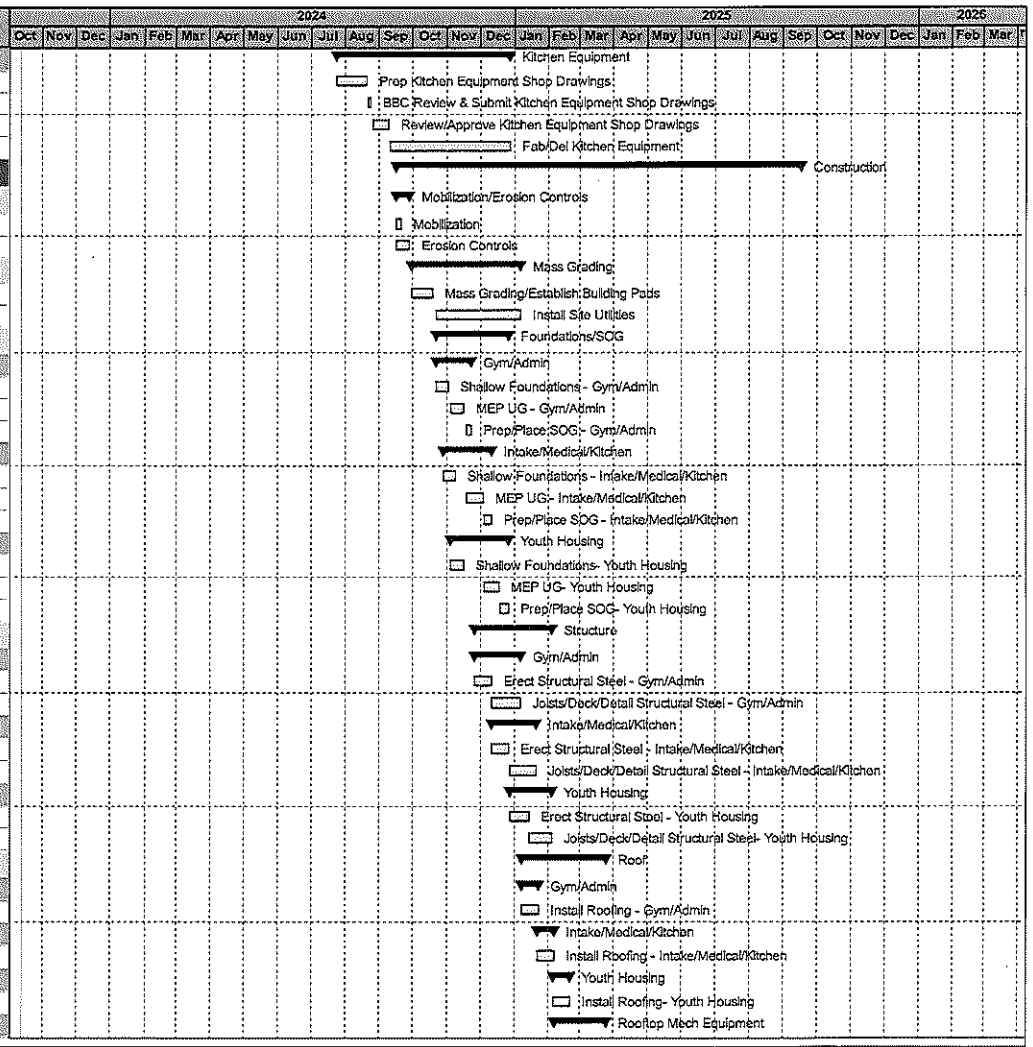
Milestone
Summary

CFSH Psychiatric Residential Treatment Facility
Proposal Schedule 2023-10-11

Balfour Beatty

Data Date: 13-Oct-23
Print Date: 11-Oct-23

Activity ID	Activity Name	Duration	Start	Finish
Kitchen Equipment		108	24-Jul-24	27-Dec-24
PROC1330	Prep Kitchen Equipment Shop Drawings	20	24-Jul-24	20-Aug-24
PROC1340	BBC Review & Submit Kitchen Equipment Shop Drawings	3	21-Aug-24	23-Aug-24
PROC1350	Review/Approve Kitchen Equipment Shop Drawings	10	26-Aug-24	09-Sep-24
PROC1360	Fab/Del Kitchen Equipment	75	10-Sep-24	27-Dec-24
Construction		253	16-Sep-24	16-Sep-25
Mobilization/Erosion Controls		10	16-Sep-24	27-Sep-24
MOB100	Mobilization	5	16-Sep-24	20-Sep-24
MOB110	Erosion Controls	10	16-Sep-24	27-Sep-24
Mass Grading		65	30-Sep-24	06-Jan-25
MG10	Mass Grading/Establish Building Pads	15	30-Sep-24	18-Oct-24
MG20	Install Site Utilities	50	21-Oct-24	06-Jan-25
Foundations/SOG		45	21-Oct-24	26-Dec-24
Gym/Admin		25	21-Oct-24	22-Nov-24
FS100	Shallow Foundations - Gym/Admin	10	21-Oct-24	01-Nov-24
FS110	MEP UG - Gym/Admin	10	04-Nov-24	15-Nov-24
FS120	Prep/Place SOG - Gym/Admin	5	18-Nov-24	22-Nov-24
Intake/Medical/Kitchen		35	28-Oct-24	10-Dec-24
FS200	Shallow Foundations - Intake/Medical/Kitchen	10	28-Oct-24	08-Nov-24
FS210	MEP UG - Intake/Medical/Kitchen	10	18-Nov-24	03-Dec-24
FS220	Prep/Place SOG - Intake/Medical/Kitchen	5	04-Dec-24	10-Dec-24
Youth Housing		35	04-Nov-24	26-Dec-24
FS300	Shallow Foundations- Youth Housing	10	04-Nov-24	15-Nov-24
FS310	MEP UG- Youth Housing	10	04-Dec-24	17-Dec-24
FS320	Prep/Place SOG- Youth Housing	5	18-Dec-24	26-Dec-24
Structure		45	25-Nov-24	03-Feb-25
Gym/Admin		25	25-Nov-24	06-Jan-25
STR100	Erect Structural Steel - Gym/Admin	10	25-Nov-24	10-Dec-24
STR110	Joists/Deck/Detail Structural Steel - Gym/Admin	15	11-Dec-24	06-Jan-25
Intake/Medical/Kitchen		25	11-Dec-24	20-Jan-25
STR200	Erect Structural Steel - Intake/Medical/Kitchen	10	11-Dec-24	26-Dec-24
STR210	Joists/Deck/Detail Structural Steel - Intake/Medical/Kitchen	15	27-Dec-24	20-Jan-25
Youth Housing		25	27-Dec-24	03-Feb-25
STR300	Erect Structural Steel - Youth Housing	10	27-Dec-24	13-Jan-25
STR310	Joists/Deck/Detail Structural Steel- Youth Housing	15	14-Jan-25	03-Feb-25
Roof		55	07-Jan-25	24-Mar-25
Gym/Admin		12	07-Jan-25	22-Jan-25
RF100	Install Roofing - Gym/Admin	12	07-Jan-25	22-Jan-25
Intake/Medical/Kitchen		12	21-Jan-25	05-Feb-25
RF200	Install Roofing - Intake/Medical/Kitchen	12	21-Jan-25	05-Feb-25
Youth Housing		12	04-Feb-25	19-Feb-25
RF300	Install Roofing- Youth Housing	12	04-Feb-25	19-Feb-25
Rooftop Mech Equipment		33	06-Feb-25	24-Mar-25



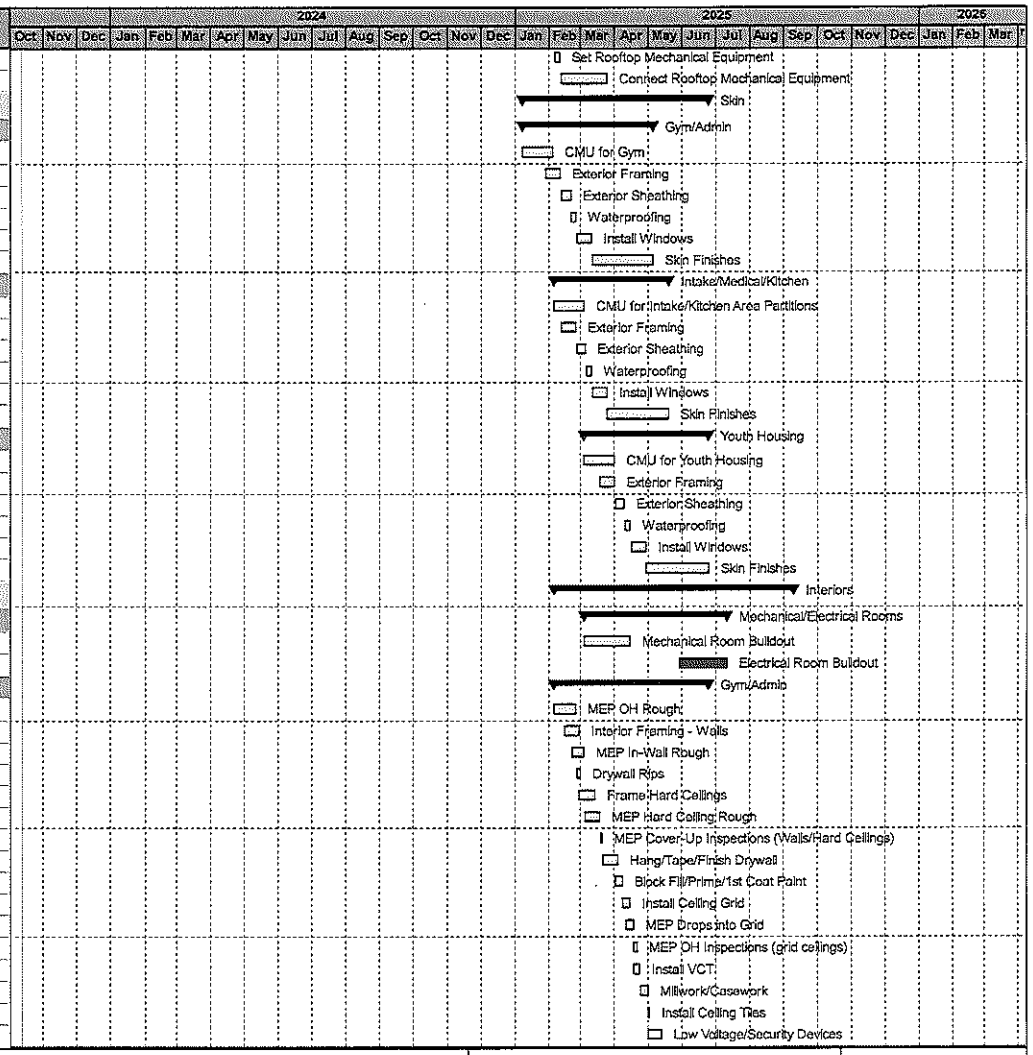
Remaining Level of Effort
Actual Level of Effort
Remaining Work
Actual Work
Critical Remaining
Milestone
Summary

CFSH Psychiatric Residential Treatment Facility Proposal Schedule 2023-10-11

Balfour Beatty

Data Date: 13-Oct-23
Print Date: 11-Oct-23

Activity ID	Activity Name	Duration	Start	Finish
RME100	Set Rooftop Mechanical Equipment	3	06-Feb-25	10-Feb-25
RME110	Connect Rooftop Mechanical Equipment	30	11-Feb-25	24-Mar-25
Skin		120	07-Jan-25	24-Jun-25
Gym/Admin		85	07-Jan-25	05-May-25
SKN100	CMU for Gym	20	07-Jan-25	03-Feb-25
SKN110	Exterior Framing	10	28-Jan-25	10-Feb-25
SKN120	Exterior Sheathing	7	11-Feb-25	19-Feb-25
SKN130	Waterproofing	3	20-Feb-25	24-Feb-25
SKN140	Install Windows	10	25-Feb-25	10-Mar-25
SKN150	Skin Finishes	40	11-Mar-25	05-May-25
Intake/Medical/Kitchen		75	04-Feb-25	19-May-25
SKN200	CMU for Intake/Kitchen Area Partitions	20	04-Feb-25	03-Mar-25
SKN210	Exterior Framing	10	11-Feb-25	24-Feb-25
SKN220	Exterior Sheathing	7	25-Feb-25	05-Mar-25
SKN230	Waterproofing	3	06-Mar-25	10-Mar-25
SKN240	Install Windows	10	11-Mar-25	24-Mar-25
SKN250	Skin Finishes	40	25-Mar-25	19-May-25
Youth Housing		80	04-Mar-25	24-Jun-25
SKN299	CMU for Youth Housing	20	04-Mar-25	31-Mar-25
SKN300	Exterior Framing	10	18-Mar-25	31-Mar-25
SKN310	Exterior Sheathing	7	01-Apr-25	09-Apr-25
SKN320	Waterproofing	3	10-Apr-25	14-Apr-25
SKN330	Install Windows	10	15-Apr-25	28-Apr-25
SKN340	Skin Finishes	40	29-Apr-25	24-Jun-25
Interiors		153	04-Feb-25	09-Sep-25
Mechanical/Electrical Rooms		91	04-Mar-25	10-Jul-25
MER100	Mechanical Room Buildout	30	04-Mar-25	14-Apr-25
MER110	Electrical Room Buildout	30	29-May-25	10-Jul-25
Gym/Admin		100	04-Feb-25	24-Jun-25
INT1000	MEP OH Rough	15	04-Feb-25	24-Feb-25
INT1010	Interior Framing - Walls	10	14-Feb-25	27-Feb-25
INT1020	MEP In-Wall Rough	8	21-Feb-25	04-Mar-25
INT1030	Drywall Rips	4	25-Feb-25	28-Feb-25
INT1040	Frame Hard Ceilings	10	28-Feb-25	13-Mar-25
INT1050	MEP Hard Ceiling Rough	10	05-Mar-25	18-Mar-25
INT1060	MEP Cover-Up Inspections (Walls/Hard Ceilings)	2	19-Mar-25	20-Mar-25
INT1070	Hang/Tape/Finish Drywall	10	21-Mar-25	03-Apr-25
INT1080	Block Fill/Prime/1st Coat Paint	5	01-Apr-25	07-Apr-25
INT1090	Install Ceiling Grid	5	08-Apr-25	14-Apr-25
INT1100	MEP Drops into Grid	5	11-Apr-25	17-Apr-25
INT1110	MEP OH Inspections (grid ceilings)	2	18-Apr-25	21-Apr-25
INT1120	Install VCT	4	18-Apr-25	23-Apr-25
INT1130	Millwork/Casework	5	24-Apr-25	30-Apr-25
INT1140	Install Ceiling Tiles	2	01-May-25	02-May-25
INT1150	Low Voltage/Security Devices	8	01-May-25	12-May-25



Remaining Level of Effort
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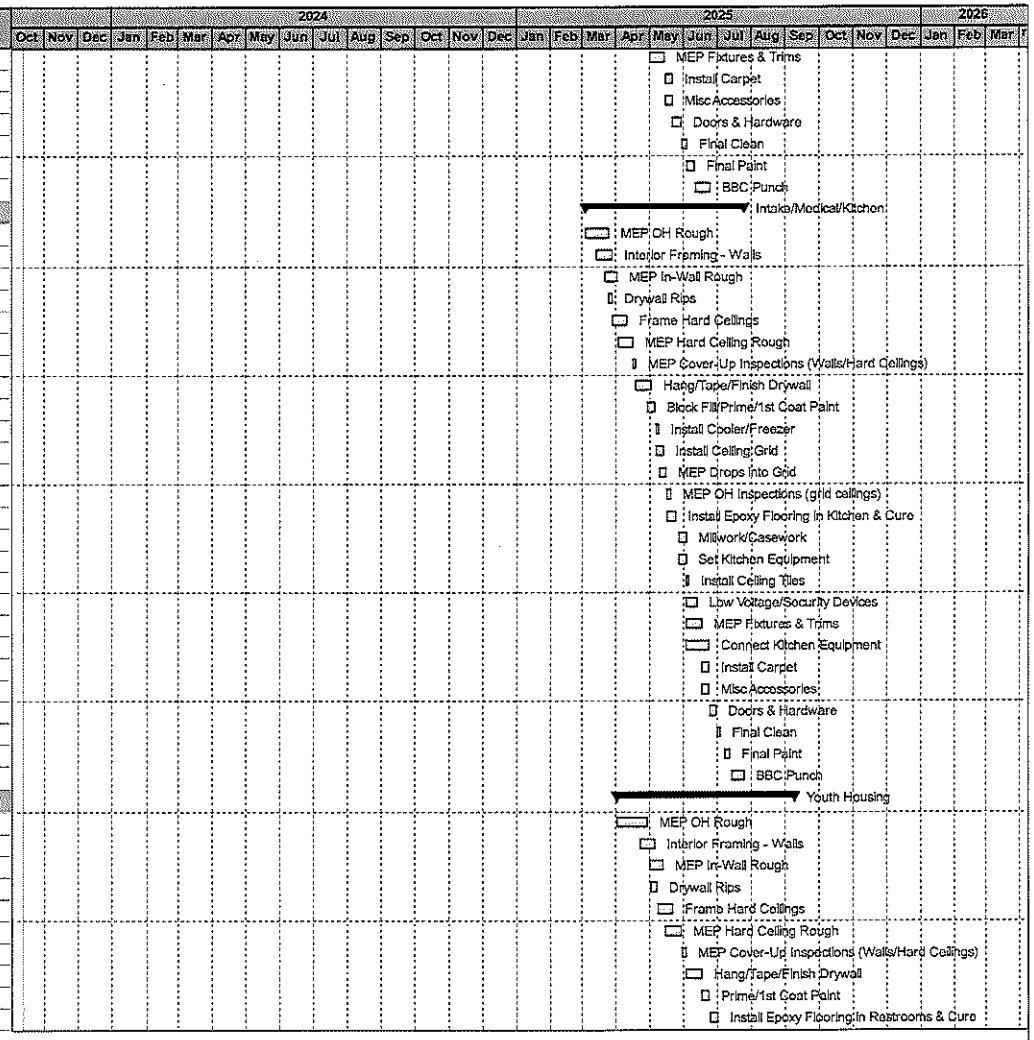
CFSH Psychiatric Residential Treatment Facility Proposal Schedule 2023-10-11

Balfour Beatty

Data Date: 13-Oct-23
Print Date: 11-Oct-23

Activity ID	Activity Name	Duration	Start	Finish
INT1150	MEP Fixtures & Trims	10	01-May-25	14-May-25
INT1170	Install Carpet	5	15-May-25	21-May-25
INT1190	Misc Accessories	5	15-May-25	21-May-25
INT1180	Doors & Hardware	5	22-May-25	29-May-25
INT1200	Final Clean	3	30-May-25	03-Jun-25
INT1210	Final Paint	5	04-Jun-25	10-Jun-25
INT1220	BBC Punch	10	11-Jun-25	24-Jun-25
Intake/Medical/Kitchen		102	04-Mar-25	25-Jul-25
INT2000	MEP OH Rough	15	04-Mar-25	24-Mar-25
INT2010	Interior Framing - Walls	10	14-Mar-25	27-Mar-25
INT2020	MEP In-Wall Rough	8	21-Mar-25	01-Apr-25
INT2030	Drywall Rips	4	25-Mar-25	28-Mar-25
INT2040	Frame Hard Ceilings	10	28-Mar-25	10-Apr-25
INT2050	MEP Hard Ceiling Rough	10	02-Apr-25	15-Apr-25
INT2060	MEP Cover-Up Inspections (Walls/Hard Ceilings)	2	16-Apr-25	17-Apr-25
INT2070	Hang/Tape/Finish Drywall	10	18-Apr-25	01-May-25
INT2080	Block Fill/Prime/1st Coat Paint	5	29-Apr-25	05-May-25
INT2090	Install Cooler/Freezer	3	06-May-25	08-May-25
INT2100	Install Ceiling Grid	5	06-May-25	12-May-25
INT2110	MEP Drops into Grid	5	09-May-25	15-May-25
INT2120	MEP OH Inspections (grid ceilings)	2	16-May-25	19-May-25
INT2130	Install Epoxy Flooring in Kitchen & Cure	6	16-May-25	23-May-25
INT2140	Millwork/Casework	5	27-May-25	02-Jun-25
INT2150	Set Kitchen Equipment	5	27-May-25	02-Jun-25
INT2160	Install Ceiling Tiles	2	03-Jun-25	04-Jun-25
INT2180	Low Voltage/Security Devices	8	03-Jun-25	12-Jun-25
INT2170	MEP Fixtures & Trims	10	03-Jun-25	16-Jun-25
INT2190	Connect Kitchen Equipment	15	03-Jun-25	23-Jun-25
INT2200	Install Carpet	5	17-Jun-25	23-Jun-25
INT2220	Misc Accessories	5	17-Jun-25	23-Jun-25
INT2210	Doors & Hardware	5	24-Jun-25	30-Jun-25
INT2230	Final Clean	3	01-Jul-25	03-Jul-25
INT2240	Final Paint	5	07-Jul-25	11-Jul-25
INT2250	BBC Punch	10	14-Jul-25	25-Jul-25
Youth Housing		113	01-Apr-25	09-Sep-25
INT3000	MEP OH Rough	20	01-Apr-25	28-Apr-25
INT3010	Interior Framing - Walls	10	22-Apr-25	05-May-25
INT3020	MEP In-Wall Rough	8	01-May-25	12-May-25
INT3030	Drywall Rips	4	02-May-25	07-May-25
INT3040	Frame Hard Ceilings	10	08-May-25	21-May-25
INT3050	MEP Hard Ceiling Rough	10	15-May-25	29-May-25
INT3060	MEP Cover-Up Inspections (Walls/Hard Ceilings)	2	30-May-25	02-Jun-25
INT3070	Hang/Tape/Finish Drywall	10	03-Jun-25	16-Jun-25
INT3080	Prime/1st Coat Paint	5	17-Jun-25	23-Jun-25
INT3090	Install Epoxy Flooring in Restrooms & Cure	6	24-Jun-25	01-Jul-25



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Critical Remaining
Milestone
Summary

CFSH Psychiatric Residential Treatment Facility Proposal Schedule 2023-10-11

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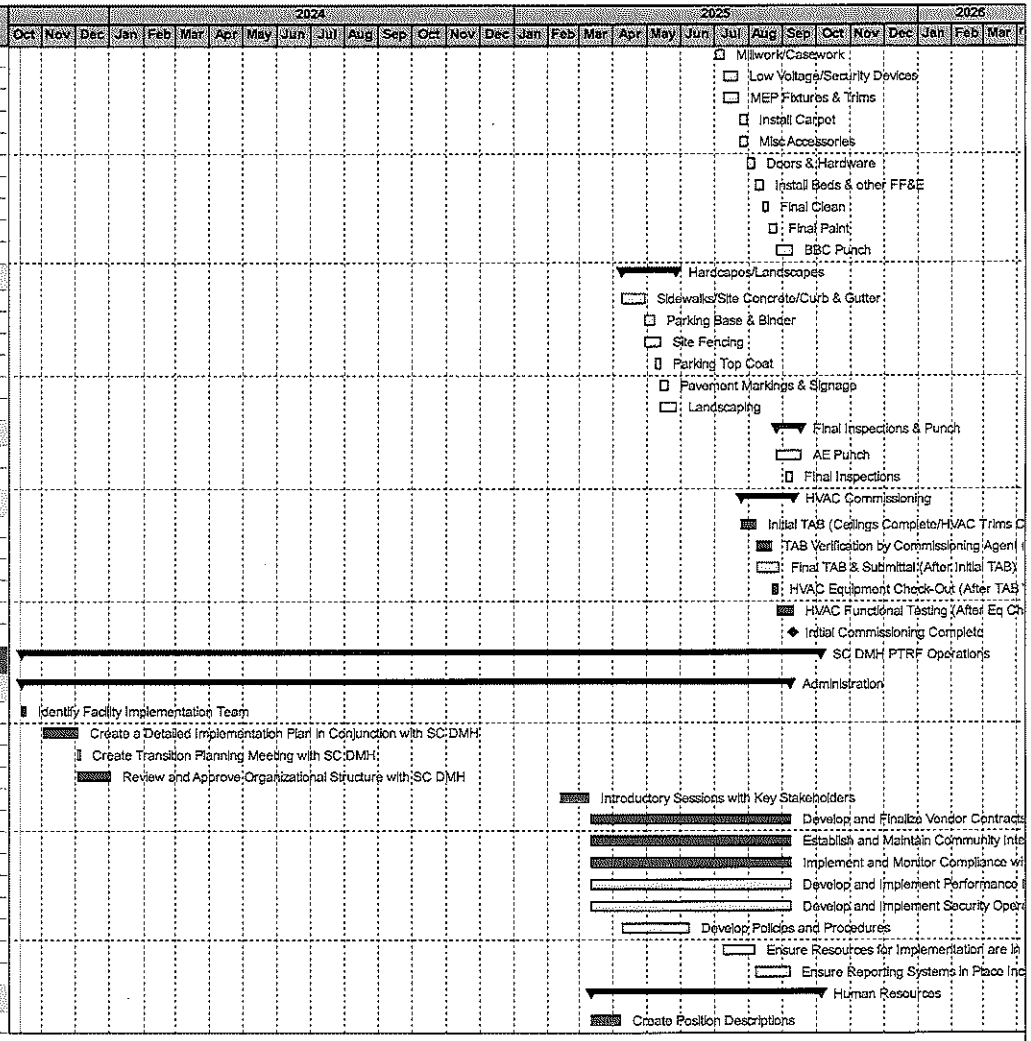
Data Date: 13-Oct-23
Print Date: 11-Oct-23

Activity ID	Activity Name	Duration	Start	Finish
INT3100	Millwork/Casework	5	02-Jul-25	09-Jul-25
INT3120	Low Voltage/Security Devices	8	10-Jul-25	21-Jul-25
INT3110	MEP Fixtures & Trims	10	10-Jul-25	23-Jul-25
INT3130	Install Carpet	5	24-Jul-25	30-Jul-25
INT3150	Misc Accessories	5	24-Jul-25	30-Jul-25
INT3140	Doors & Hardware	5	31-Jul-25	06-Aug-25
INT3160	Install Beds & other FF&E	5	07-Aug-25	13-Aug-25
INT3170	Final Clean	3	14-Aug-25	18-Aug-25
INT3180	Final Paint	5	19-Aug-25	25-Aug-25
INT3190	BBC Punch	10	26-Aug-25	09-Sep-25
Hardcapes/Landscapes		35	08-Apr-25	27-May-25
HL100	Sidewalks/Site Concrete/Curb & Gutter	15	08-Apr-25	28-Apr-25
HL110	Parking Base & Binder	7	29-Apr-25	07-May-25
HL130	Site Fencing	10	29-Apr-25	12-May-25
HL120	Parking Top Coat	3	08-May-25	12-May-25
HL140	Pavement Markings & Signage	5	13-May-25	19-May-25
HL150	Landscaping	10	13-May-25	27-May-25
Final Inspections & Punch		15	26-Aug-25	16-Sep-25
FIP110	AE Punch	15	26-Aug-25	16-Sep-25
FIP100	Final Inspections	5	03-Sep-25	09-Sep-25
HVAC Commissioning		33	25-Jul-25	10-Sep-25
HCOM150	Initial TAB (Ceilings Complete/HVAC Trims Complete/Controls Complete)	10	25-Jul-25	07-Aug-25
HCOM160	TAB Verification by Commissioning Agent (After Initial TAB)	10	08-Aug-25	21-Aug-25
HCOM170	Final TAB & Submittal (After Initial TAB)	15	08-Aug-25	28-Aug-25
HCOM180	HVAC Equipment Check-Out (After TAB Verification)	3	22-Aug-25	26-Aug-25
HCOM190	HVAC Functional Testing (After Eq Check-Out)	10	27-Aug-25	10-Sep-25
HCOM200	Initial Commissioning Complete	0		10-Sep-25
SC DMH PTRF Operations		723	14-Oct-23	05-Oct-25
Administration		695	14-Oct-23	07-Sep-25
OPS1000	Identify Facility Implementation Team	4	14-Oct-23	17-Oct-23
OPS1010	Create a Detailed Implementation Plan in Conjunction with SC DMH	32	02-Nov-23	03-Dec-23
OPS1020	Create Transition Planning Meeting with SC DMH	3	03-Dec-23	05-Dec-23
OPS1030	Review and Approve Organizational Structure with SC DMH	30	03-Dec-23	01-Jan-24
OPS1040	Introductory Sessions with Key Stakeholders	26	12-Feb-25	09-Mar-25
OPS1050	Develop and Finalize Vendor Contracts	180	12-Mar-25	07-Sep-25
OPS1060	Establish and Maintain Community Integration and Support Plans	180	12-Mar-25	07-Sep-25
OPS1070	Implement and Monitor Compliance with Operational Plan	180	12-Mar-25	07-Sep-25
OPS1080	Develop and Implement Performance Improvement, Compliance and Risk Ma	180	12-Mar-25	07-Sep-25
OPS1090	Develop and Implement Security Operations Program	180	12-Mar-25	07-Sep-25
OPS1100	Develop Policies and Procedures	61	09-Apr-25	08-Jun-25
OPS1110	Ensure Resources for Implementation are in Place	29	09-Jul-25	06-Aug-25
OPS1120	Ensure Reporting Systems in Place Including Incident/Event Reporting	31	07-Aug-25	06-Sep-25
Human Resources		208	12-Mar-25	05-Oct-25
OPS2000	Create Position Descriptions	26	12-Mar-25	06-Apr-25



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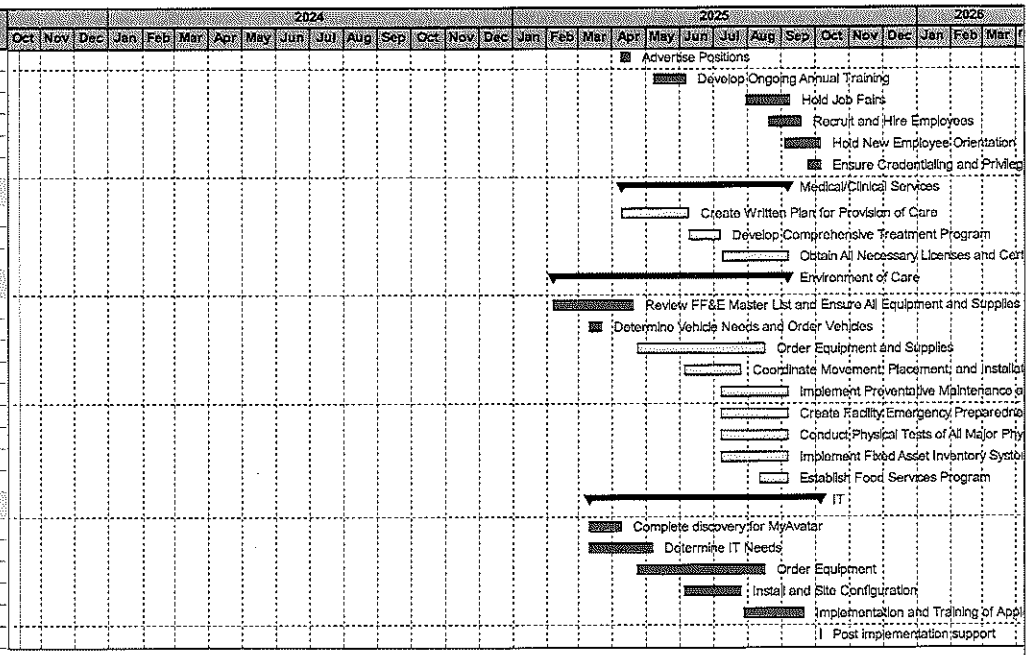
OPS2010	Advertise Positions	8	09-Apr-25	16-Apr-25
OPS2020	Develop Ongoing Annual Training	30	08-May-25	06-Jun-25
OPS2030	Hold Job Fairs	40	30-Jul-25	07-Sep-25
OPS2040	Recruit and Hire Employees	29	20-Aug-25	17-Sep-25
OPS2050	Hold New Employee Orientation	33	03-Sep-25	05-Oct-25
OPS2060	Ensure Credentialing and Privileging of LIPs	12	24-Sep-25	05-Oct-25
Medical/Clinical Services		150	09-Apr-25	05-Sep-25
OPS3000	Create Written Plan for Provision of Care	61	09-Apr-25	08-Jun-25
OPS3010	Develop Comprehensive Treatment Program	28	09-Jun-25	06-Jul-25
OPS3020	Obtain All Necessary Licenses and Certifications	59	09-Jul-25	05-Sep-25
Environment of Care		212	06-Feb-25	05-Sep-25
OPS4000	Review FF&E Master List and Ensure All Equipment and Supplies Identified	72	06-Feb-25	18-Apr-25
OPS4010	Determine Vehicle Needs and Order Vehicles	12	10-Mar-25	21-Mar-25
OPS4020	Order Equipment and Supplies	115	23-Apr-25	15-Aug-25
OPS4030	Coordinate Movement, Placement, and Installation of FF&E	51	05-Jun-25	25-Jul-25
OPS4040	Implement Preventative Maintenance and Capital Investment Program (i.e., D	60	08-Jul-25	05-Sep-25
OPS4050	Create Facility Emergency Preparedness Plans	60	08-Jul-25	05-Sep-25
OPS4060	Conduct Physical Tests of All Major Physical Plant Systems	60	08-Jul-25	05-Sep-25
OPS4070	Implement Fixed Asset Inventory System	60	08-Jul-25	05-Sep-25
OPS4080	Establish Food Services Program	26	11-Aug-25	05-Sep-25
IT		210	10-Mar-25	05-Oct-25
OPS5010	Complete discovery for MyAvatar	28	10-Mar-25	07-Apr-25
OPS5000	Determine IT Needs	58	10-Mar-25	06-May-25
OPS5020	Order Equipment	115	23-Apr-25	15-Aug-25
OPS5030	Install and Site Configuration	51	05-Jun-25	25-Jul-25
OPS5040	Implementation and Training of Applications	54	28-Jul-25	19-Sep-25
OPS5050	Post Implementation support	1	05-Oct-25	05-Oct-25



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Per Resident Per Day Rate

The following table provides our revised per resident per day rate based on the proposed ramp-up period.

Anticipated Costs by Phase				
Category	*Phase 1*	*Phase 2*	*Phase 3*	*Phase 4*
Number of Beds	6	12	18	24
Number of FTEs	41.75	60.50	86.00	91.50
Total Costs	$6,695,560	$8,614,891	$11,563,923	$12,233,778
PRPD	$3,057.79	$1,966.87	$1,760.11	$1,396.55
One-Time Startup Costs*	$1,118,961	$109,887	$149,447	$32,234
**One-time startup costs are incurred at the start of each phase*				

If an additional bed is opened above the number of beds in each phase, the new per resident per day rate would be charged for that phase at the total number of beds for the phase. For example, once phase 2 is opened and bed seven is filled, the State would be billed for 12 beds at the new phase 2 per resident per day rate.

The following table provides our revised staffing plan to support each of the four ramp-up phases.

Proposed Staffing Plan				
Title	*6-bed*	*12-bed*	*18-bed*	*24-bed*
Facility Administrator*	1.00	1.00	1.00	1.00
PI/Risk Manager*	1.00	1.00	1.00	1.00
Compliance Specialist	-	1.00	1.00	1.00
Executive Assistant	1.00	1.00	1.00	1.00
Medical Records Clerk	-	1.00	1.00	1.00
Business Manager	1.00	1.00	1.00	1.00
Purchasing Coordinator	-	1.00	1.00	1.00
Billing and Payroll Coordinator	-	-	1.00	1.00
HR Manager	1.00	1.00	1.00	1.00
Recruiter	1.00	1.00	1.00	1.00
Facility Manager*	1.00	1.00	1.00	1.00
Maintenance Technician	-	1.00	1.00	1.00
Medical Director*	0.50	0.50	1.00	1.00
Psychiatrist (Contracted)	-	-	-	-
Psych ARNP (Contracted)	-	-	-	-
Physician (Contracted)	-	-	-	-
Admissions Coordinator	-	1.00	1.00	1.00
Consulting Pharmacist (Contracted)	-	-	-	-
Pharmacy Tech	0.25	0.50	1.00	1.00
Chief Nursing Officer*	1.00	1.00	1.00	1.00
Nurse Supervisor	5.00	5.00	5.00	5.00
Registered Nurse (RN)	5.00	5.00	10.00	10.00
Infection Control/Nurse Educator	-	1.00	1.00	1.00
Staff Scheduler	-	-	1.00	1.00
Director of Clinical Services (Ph.D)*	1.00	1.00	1.00	1.00
Residential Services Coordinator	9.00	18.00	27.00	31.50
Director of Social Services*	1.00	1.00	1.00	1.00
Social Worker/MHP	1.00	2.00	2.00	3.00
Behavior Analyst	0.50	0.50	1.00	1.00
Education Coordinator	1.00	1.00	1.00	1.00
Teacher's Aide	1.00	1.00	2.00	2.00

Activity Director*	1.00	1.00	1.00	1.00
Activity Therapist	1.00	2.00	3.00	3.00
Family Advocate	0.50	1.00	1.00	1.00
Safety Ambassador	1.00	1.00	1.00	1.00
Safety Ambassador Coordinator	5.00	5.00	10.00	10.00
Safety Ambassador Coordinator - Transports	-	1.00	2.00	2.00
Total FTEs	**41.75**	**60.50**	**86.00**	**91.50**
**RFP required positions*				

Ramp-Up Period

We understand the State plans to have a ramp-up period for the PRTF. Our proposed ramp-up costs support four phases each consisting of the addition of six beds. The Department would provide 60 days written notice in advance of the anticipated opening of the next phase to initiate the process with CCSC to start expansion into the next phase.