



Facilities Repairs & Alterations



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+ Alterations



Alterations require prior District written approval and include:

- Installations
- Improvements
- Additions
- Other physical changes



+ Conditions for Approval



- Provider must submit proposed alteration in written form with detailed plans
- District may require Provider to use contractor chosen and/or approved by District
- All permits must be obtained and furnished to District
- Work must be completed in workmanlike manner
- District may require Provider to provide a lien and completion bond if costs exceed 12 months' of Facilities Fees



+ Completion of Alteration

- Upon completion, Provider must submit as-built plans and specifications



+ Non-Structural Alterations



May be made by Provider, as long as the alteration meets all of the following requirements:

- Must not be visible from the outside
- Must not puncture/relocate/remove:
 - The roof
 - Ceilings
 - Floors or Existing walls
- Will not affect mechanical, electrical, plumbing, HVAC and/or life safety systems
- Cumulative cost does not exceed \$10,000



+ District Maintenance Responsibilities



- District is responsible for:
 - Maintenance & repair of exterior grounds
 - Exterior walls of building
 - Maintenance/repair of utilities, improvements, equipment and fixtures currently located or as installed by District

- Plant Manager must be informed of repair issues
 - Trouble Call placed by Plant Manager
 - Health & Safety repairs prioritized



+ Provider Maintenance Responsibilities



- Provider is responsible for:
 - Maintenance of interior of Premises
 - Maintenance, repair and replacement of improvements, equipment and fixtures installed or constructed by Provider in the interior
 - Not responsible for repairs/replacements if caused by negligence or misconduct of District





Provider Repairs/Replacements



Provider may repair/replace if the following conditions are met:

- The repair/replacement is critical to Provider's ability to perform the primary health services per the Agreement
- District is unable to perform such repair within a reasonable amount of time after written notice from Provider for the need
- Provider must provide subsequent written notice to District stating intention to perform the same
 - Repair is performed at Providers' sole cost
 - Provider may not seek reimbursement from District





Provider Repairs/Replacements Cont'd



- If aggregate cost of repairs/replacements made by Provider exceed \$10,000 in any 12 month period, District may provide reimbursement of any portion of costs exceeding \$10,000 at District's sole discretion





Q&A

