

**EXHIBIT B**

June 14, 2021

Dawna Polmateer, Practice Manager  
C/O Coastal Neurology and Neurosurgery  
4100 Lake Otis Parkway, Suite 320  
Anchorage, Alaska 99508

Subject: Coastal Ambulatory Surgery Center

Ms. Polmateer,

We would like to thank you for the opportunity to propose on the interior tenant improvements to the Ambulatory Surgical Center located in Suite 110 of the 188 W. Northern Lights Boulevard Building. The purpose of this project is to reduce the area of the existing Suite and correct deficiencies discovered during design review. Our bid for this work is \$382,498 and is based on Sheet SK-1 dated February 12, 2021, the following itemized breakdown and basic work description:

|   |                   |
|---|-------------------|
| Design – Architectural, Mechanical and Electrical | \$ 22,000         |
| Permitting  | \$ 4,250          |
| General Conditions                                | \$ 15,900         |
| Temporary Construction                            | \$ 13,465         |
| Interior Demolition                               | \$ 12,200         |
| Concrete  | \$ 720            |
| Doors and Hardware                                | \$ 8,650          |
| Framing and Insulation                            | \$ 4,515          |
| Gypsum Board, Tape and Paint                      | \$ 26,889         |
| Acoustical Ceilings                               | \$ 200            |
| Flooring  | \$ 10,935         |
| Equipment   | \$ 3,125          |
| Specialties – Cubicle Curtains                    | \$ 6,000          |
| Mechanical  | \$ 90,360         |
| Medical Gases Inspection and Corrections          | \$ 12,000         |
| Plumbing  | \$ 50,500         |
| Sprinklers and Fire Alarm                         | \$ 8,000          |
| Electrical  | \$ 30,998         |
| Low Voltage                                       | \$ 5,500          |
| Sub Total   | \$ 332,607        |
| 15% Overhead and Profit                           | \$ 49,891         |
| <b>Total</b>                                      | <b>\$ 382,498</b> |


- Coordinate Architectural, Mechanical and Electrical design and permitting.
- Interior Modifications – Construct a new 1 hour demising wall to separate the existing Suite into two Suites. This will include protecting the existing wall and floor finishes, removing and

constructing new partition walls, and removing acoustical ceiling tile and grid. Install an Aluminum ICU door to enclose a 23 hour, 59 minute recovery room. Modify existing Break Room to provide space for a staff seating area, this modification will also allow for a larger Business Office behind the Reception Room. Modify the Clean/Sterile Supply Room to become a Boiler Room, which will include relocating the door and installing a floor drain.

- Interior Refresh – We will patch, repair, and paint the entire Suite. The Operating, sterilization, toilet, and janitor rooms will be painted with epoxy based paints. The Reception area will receive new carpet flooring and new 4" rubber wall base.
- Equipment – We will be providing a refrigerator, dishwasher, microwave, and new cubicle curtains.
- Plumbing – We will install a new 399K BTU/HR boiler to serve the existing AHU-1 boiler and VAV box heating coils. This work includes installing a floor drain in the new Mechanical Room and modifying the existing supply/return heating lines.
- Mechanical - Install new heat and chilled water coils in the AHU-1 locate on the Parking Deck P-1. We will also install new 65% final air filters in place of the existing HEPA filters in AHU-1. Install new laminar flow diffusers with HEPA filters in both Operating Rooms. Install fire/smoke dampers in the 1 hour demising wall between Suites. Install two new humidifiers to service the Operating Rooms.
- Electrical - Separate the Suite's electrical circuits so that each new Suite has its own electrical supply. The low voltage service will be moved to a secure room within the ASC Suite, this will involve
- Generator - Deliver, install and wire existing 125KVA/ 480V Emergency Generator. The generator has been serviced and is functioning as designed.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "D.L. McConnell", with a stylized flourish at the end.

David L. McConnell, Architect