

Min Scope of Work

This is a USDA Rural Town Impact Grant request budgeted at \$2,452,427 over a twelve-month (12) month period beginning January 1, 2025, through December 31, 2025 construction project to remodel a single-story brick building. The scope of work (SOW) involves remodeling a building on the southwest side of the hospital campus. It was built in the 1950's and although structurally sound, needs repairs and updates. The purpose of remodeling this masonry buildings is for vital healthcare services through a collaborative space to expand prevention and treatment services for north-central Florida.



The mission of the project is to bring organizations, businesses, and people together to ensure healthy vibrant communities. This project aims to ensure sustainable rural healthcare in the north-central Florida region to serve an at-risk population of 25,000 in Madison and a subpopulation of nearly 100,000 people in the surrounding five-county region. The building is slated as the future home for the Madison Health & Wellness Center (MHWC). The MHWC is a hybrid model leveraging strategies from a wellness center concept and a healthcare incubator designed to share operational, marketing, outreach, health education, logistics, scheduling, patient reminder, and follow-up. Lastly using an evidence-based Integrated Care Team concept it ensures continuity of care and regional healthcare sustainability. Once the MHWC is ready for occupancy, the plan is to house rotating specialists, wellness services, additional physical therapy services, fitness and mental wellness services, infusion treatments, behavioral health, orthopedic, cardio-pulmonary, primary care, and wound care. As a Medically Underserved Area (MUA), remodeling this building increases access to healthcare for residents who drive up to two-hours currently.

Originally, the renovated buildings were set for a face-lift and upgrades however, in August of 2023 and again in 2024 the area was hit by storms that caused damage that resulted in a need for infrastructure repair and/or replacement. Originally and to date the plan was to use a phased approach to mitigate rising construction cost and the scope of work included the following: 1) renovate the roof, 2) renovate windows, 3) renovate/replace doors, 4) provide a face-lift to improve its curb appeal, 5) remodel the bathrooms, 6) add non-load-bearing walls with new electrical capacity, and 7) remodel the interior by relocating and refitting existing cabinetry, painting walls, replacing ceiling tiles, removing carpet and laying commercial flooring, and 8) upgrading existing HVAC units. Several rooms were designated "Future Use" with the anticipation that unforeseen requirements and increases in construction materials may exceed the budget and contingency set aside for the project. Therefore the plan is to establish a design and schematic that secure the building's infrastructure, complete as many of the spaces as possible, and leave "flexible spaces" in rooms that would be slated for future use. Following highlights the renovation requirements:

- Design and build a new pitched roof over the existing flat roof to cover the north and south wind and include the center open Atrium to be able to close it in at a later date.
- Design and build tongue and groove PVC ceiling in the Atrium with ceiling fans, lights, and power.
- Rework sidewalks, drainage, and walkways in the Atrium and remove wooden decking.
- New electrical, mechanical, and HVAC.
- New windows and doors throughout and potentially close existing doors and open new doors.
- New non-load-bearing walls and interior doors to convert large space into smaller offices, storage and exam rooms.
- New flooring, insulation, paint, and ceiling tiles.
- Remodel existing bathrooms and add additional bathrooms.
- Demolition and potential asbestos abatement.
- Commercial kitchen.

