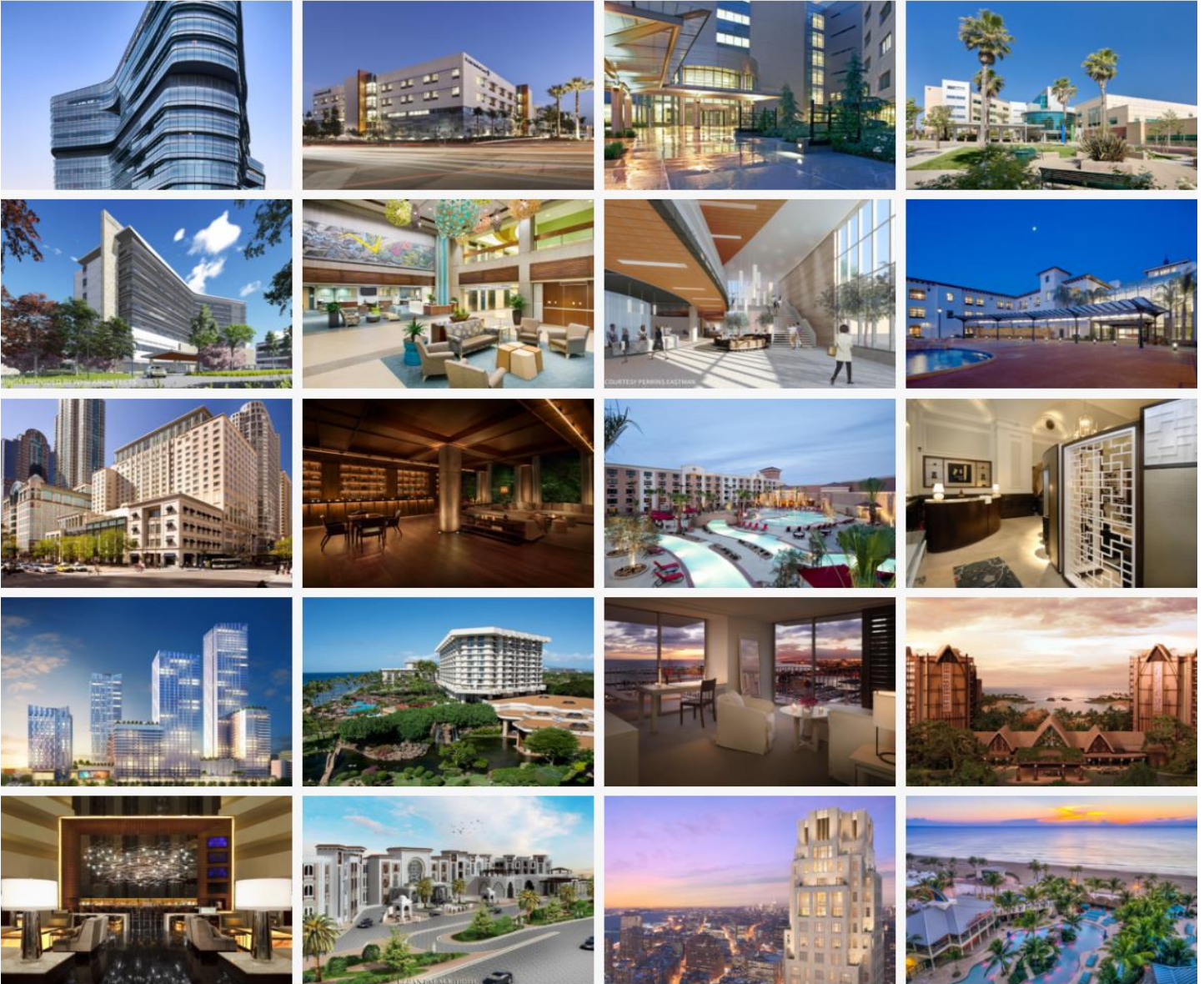


Mendocino Coast District Hospital - SPC / NPC Upgrades

Conceptual ROM R1

May 4, 2023

22-01071.00



Prepared for Devenney Group

CUMMING
Building Value Through Expertise

TABLE OF CONTENTS

| | Page |
|-------------------------------------|-------------|
| 1. Project Introduction | |
| Executive Summary | 3 |
| 2. Cost Summaries | |
| Summary | 5 |
| Summary Matrix | 6 |
| Project Costs Summary | 7 |
| 3. Control Areas | |
| Controls | 8 |
| 4. Construction Cost Back Up | |
| SPC-4D Upgrades | 9 |
| NPC-4D Upgrades | 14 |

EXECUTIVE SUMMARY

1.1 Introduction

This estimate has been prepared, pursuant to an agreement between Devenney Group and Cumming, for the purpose of establishing a probable cost of construction at the conceptual rom r1 stage.

The project scope encompasses the NPC-4D and SPC-4D upgrades to the existing hospital

1.2 Cost Estimation Breakdown

The total estimated construction cost within our cost report is summarized below:

| Description | SPC-4D | NPC-4D | Total |
|-------------------------------------|--------------------|--------------------|---------------------|
| A. Direct Costs | | | |
| Direct Cost of Construction | \$2,103,252 | \$3,764,923 | \$5,868,175 |
| Subtotal Direct Costs | \$2,103,252 | \$3,764,923 | \$5,868,175 |
| B. Indirect Costs | | | |
| B1 - GCs Monthly | \$506,880 | \$506,880 | \$1,013,760 |
| B2 - Bonds & Insurance 2.50% | \$65,253 | \$106,795 | \$172,048 |
| B3 - GC Fee 5.00% | \$133,769 | \$218,930 | \$352,699 |
| B4 - Design Contingency 15.00% | \$421,373 | \$689,629 | \$1,111,002 |
| B5 - Construction Contingency 5.00% | \$161,526 | \$264,358 | \$425,884 |
| B6 - Phasing / Over time 5.00% | \$169,603 | \$277,576 | \$447,178 |
| B7 - Escalation 29.22% | \$1,040,668 | \$1,703,181 | \$2,743,849 |
| Subtotal Indirect Costs | \$2,499,073 | \$3,767,349 | \$6,266,422 |
| Total Construction Costs | \$4,602,325 | \$7,532,272 | \$12,134,597 |

1.3 Project Schedule

| | Start | Finish | Duration |
|----------------------|--------|--------|-----------|
| Design & Engineering | Jul-26 | Jun-28 | 24 months |
| Construction | Jun-28 | Jun-29 | 13 months |

EXECUTIVE SUMMARY

1.4 Escalation

Escalation / Inflation rates are very volatile in today's construction market. 2021 saw an unprecedented 13.4% escalation, and 2022 saw another 9.3% of escalation over 2021. With the information on hand, we are expecting after 2022, a slow decline in escalation from 2023-2026 until it once again reaches the ~4% range per year.

We have calculated escalation to be included thru the Mid-Point of Construction: **11/30/28**
 This rate calculated is a compounded rate from the estimate date thru the Mid-Point of Construction.

| Year | Time | Rate | Total | Compounded Rate |
|-----------|------|------|-------|-----------------|
| 2022 | 0.70 | 7.0% | 4.9% | 4.85% |
| 2023 | 1.00 | 5.2% | 5.2% | 10.34% |
| 2024 | 1.00 | 4.4% | 4.4% | 15.25% |
| 2025 | 1.00 | 4.0% | 4.0% | 19.86% |
| 2026 | 1.00 | 4.0% | 4.0% | 24.65% |
| 2027-2030 | 0.92 | 4.0% | 3.7% | 29.22% |

1.5 Key Assumptions & Exclusions

This document should be read in association with Appendices 1 - 4 which outline assumptions, project understanding, approach, and cost management methodology. Key assumptions built into the above cost breakdown include

Key Assumptions

- Design Bid Build Project
- Multi Phase Construction
- Normal time, except for some night / weekend OT work
- Occupied hospital setting

Key Exclusions

- Project Soft Costs (example summary provided)
- Department Relocation
- Hazardous Material Abatement

Mendocino Coast District Hospital - SPC / NPC Upgrades

Fort Bragg, CA
Conceptual ROM R1

Project # 22-01071.00
05/04/23

SUMMARY

| Element | Area | Cost / SF | Total |
|--|---------------|-----------------|---------------------|
| SPC-4D Upgrades | 55,000 | \$74.53 | \$4,602,325 |
| NPC-4D Upgrades | 55,000 | \$121.98 | \$7,532,272 |
| Total Estimated Construction Cost | 55,000 | \$220.63 | \$12,134,597 |

SUMMARY MATRIX

| Element | SPC-4D Upgrades 61,750 SF | | NPC-4D Upgrades 61,750 SF | | Overall Totals | | |
|--|------------------------------|--------------------|------------------------------|--------------------|-----------------|---------------------|----------------|
| | Total | Cost/SF | Total | Cost/SF | Total | Cost/SF | |
| 1 General Requirements (see below) | \$375,296 | \$6.08 | \$475,957 | \$7.71 | \$851,252 | \$6.89 | |
| 2 Existing Conditions | \$33,000 | \$0.53 | \$39,975 | \$0.65 | \$72,975 | \$0.59 | |
| 3 Concrete | \$3,000 | \$0.05 | | | \$3,000 | \$0.02 | |
| 4 Masonry | | | | | | | |
| 5 Metals | \$141,960 | \$2.30 | | | \$141,960 | \$1.15 | |
| 6 Wood & Plastics | \$136,730 | \$2.21 | | | \$136,730 | \$1.11 | |
| 7 Thermal & Moisture | \$67,500 | \$1.09 | | | \$67,500 | \$0.55 | |
| 8 Doors & Windows | | | | | | | |
| 9 Finishes | \$117,600 | \$1.90 | \$86,100 | \$1.39 | \$203,700 | \$1.65 | |
| 10 Specialties | \$3,000 | \$0.05 | | | \$3,000 | \$0.02 | |
| 11 Equipment | | | | | | | |
| 12 Furnishings | | | | | | | |
| 13 Special Construction | \$129,167 | \$2.09 | | | \$129,167 | \$1.05 | |
| 14 Conveying | | | | | | | |
| 15 Mechanical | \$571,000 | \$9.25 | \$979,860 | \$15.87 | \$1,550,860 | \$12.56 | |
| 16 Electrical | \$525,000 | \$8.50 | \$2,183,031 | \$35.35 | \$2,708,031 | \$21.93 | |
| Subtotal Cost | \$2,103,252 | \$34.06 | \$3,764,923 | \$60.97 | \$5,868,175 | \$48 | |
| General Conditions | 7.0% | \$506,880 | \$8.21 | \$506,880 | \$8.21 | \$1,013,760 | \$8.21 |
| Bonds & Insurance | 2.5% | \$65,253 | \$1.06 | \$106,795 | \$1.73 | \$172,048 | \$1.39 |
| Contractor's Fee | 5.0% | \$133,769 | \$2.17 | \$218,930 | \$3.55 | \$352,699 | \$2.86 |
| Design Contingency | 15.0% | \$421,373 | \$6.82 | \$689,629 | \$11.17 | \$1,111,002 | \$9.00 |
| Construction Contingency | 5.0% | \$161,526 | \$2.62 | \$264,358 | \$4.28 | \$425,884 | \$3.45 |
| Phasing / Overtime / Weekends | 5.0% | \$169,603 | \$2.75 | \$277,576 | \$4.50 | \$447,178 | \$3.62 |
| Escalation to MOC, 11/30/28 | 29.2% | \$1,040,668 | \$16.85 | \$1,703,181 | \$27.58 | \$2,743,849 | \$22.22 |
| Total Estimated Construction Cost | | \$4,602,325 | \$74.53 | \$7,532,272 | \$121.98 | \$12,134,597 | \$98.26 |

Mendocino Coast District Hospital - SPC / NPC Upgrades

Fort Bragg, CA

Conceptual ROM R1

05/04/23

PROJECT COST SUMMARY

| | | SPC-4D Upgrades 55,000 BGSF | NPC-4D Upgrades 55,000 BGSF | TOTAL 55,000 BGSF |
|--|--------|-----------------------------------|-----------------------------------|----------------------|
| CONSTRUCTION | | | | |
| Construction Costs | | \$4,602,325 | \$7,532,272 | |
| Escalation to Midpoint of Construction | 29.22% | Included | Included | |
| Total Construction Costs | | \$4,602,325 | \$7,532,272 | \$12,134,597 |
| ARCHITECTURAL AND ENGINEERING | | | | |
| A&E Full Services Construction Administration | 10.00% | \$460,233 | \$753,227 | \$1,213,460 |
| A&E Construction Contingency | 1.00% | \$46,023 | \$75,323 | \$121,346 |
| Total Architectural and Engineering Costs | | \$506,256 | \$828,550 | \$1,334,806 |
| CONSULTANTS | | | | |
| Other Consultant Fees | 2.00% | \$92,047 | \$150,645 | \$242,692 |
| Total Consultant Costs | | \$92,047 | \$150,645 | \$242,692 |
| PERMITS AND FEES | | | | |
| OSHPD Permit Fees | 2.00% | \$92,047 | \$150,645 | \$242,692 |
| Total Permits and Fees Costs | | \$92,047 | \$150,645 | \$242,692 |
| INSPECTION AND TESTING | | | | |
| QA Testing & Certified Inspections | 2.00% | \$92,047 | \$150,645 | \$242,692 |
| Commissioning | 0.50% | \$23,012 | \$37,661 | \$60,673 |
| Total Inspection and Testing Costs | | \$115,058 | \$188,307 | \$303,365 |
| PROJECT MANAGEMENT | | | | |
| Owner/Outside Project Management Fees | 5.00% | \$230,116 | \$376,614 | \$606,730 |
| Total Project Management Costs | | \$230,116 | \$376,614 | \$606,730 |
| OWNER'S CONTINGENCIES | | | | |
| Owners Contingency | 10.00% | \$460,233 | \$753,227 | \$1,213,460 |
| Total Owner's Contingency Costs | | \$460,233 | \$753,227 | \$1,213,460 |
| TOTAL PROJECT COSTS | | \$6,098,081 | \$9,980,260 | \$16,078,341 |
| COSTS PER SQUARE FOOT | | | | |
| Construction (Including Escalation) | | \$83.68 | \$136.95 | \$220.63 |
| Equipment & Furnishings | | \$0.00 | \$0.00 | \$0.00 |
| Architectural and Engineering | | \$9.20 | \$15.06 | \$24.27 |
| Consultants | | \$1.67 | \$2.74 | \$4.41 |
| Permits and Fees | | \$1.67 | \$2.74 | \$4.41 |
| Inspection and Testing | | \$2.09 | \$3.42 | \$5.52 |
| Project Management | | \$4.18 | \$6.85 | \$11.03 |
| Owner's Contingency | | \$8.37 | \$13.70 | \$22.06 |
| Total Cost per Square Foot | | \$110.87 | \$181.46 | \$292.33 |

SCHEDULE OF AREAS AND CONTROL QUANTITIES

| Schedule of Areas | SPC | NPC | SF |
|-------------------|-----|-----|----|
|-------------------|-----|-----|----|

1. Enclosed Areas (x 100%)

| | | | |
|-----------------------|--------|-------------------|-------|
| Level 1 | 55,000 | 12,300 | |
| Addict Space | 6,750 | Included in total | 6,750 |
| Total Enclosed | 61,750 | | 6,750 |

SPC-4D Upgrades

Mendocino Coast District Hospital - SPC / NPC Upgrades

Fort Bragg, CA
 Conceptual ROM R1

Project # 22-01071.00

05/04/23

SUMMARY - SPC-4D UPGRADES

| Element | | Total | Cost / SF |
|--------------------------------------|----------|--------------------|----------------|
| 1 General Requirements (Incl. Below) | | \$375,296 | \$6.08 |
| 2 Existing Conditions | | \$33,000 | \$0.53 |
| 3 Concrete | | \$3,000 | \$0.05 |
| 4 Masonry | | | |
| 5 Metals | | \$141,960 | \$2.30 |
| 6 Wood & Plastics | | \$136,730 | \$2.21 |
| 7 Thermal & Moisture | | \$67,500 | \$1.09 |
| 8 Doors & Windows | | | |
| 9 Finishes | | \$117,600 | \$1.90 |
| 10 Specialties | | \$3,000 | \$0.05 |
| 11 Equipment | | | |
| 12 Furnishings | | | |
| 13 Special Construction | | \$129,167 | \$2.09 |
| 14 Conveying | | | |
| 15 Mechanical | | \$571,000 | \$9.25 |
| 16 Electrical | | \$525,000 | \$8.50 |
| Subtotal | | <u>\$2,103,252</u> | <u>\$34.06</u> |
| General Conditions | 6 Months | \$506,880 | \$8.21 |
| Subtotal | | <u>\$2,610,132</u> | <u>\$42.27</u> |
| Bonds & Insurance | 2.50% | \$65,253 | \$1.06 |
| Subtotal | | <u>\$2,675,386</u> | <u>\$43.33</u> |
| Contractor's Fee | 5.00% | \$133,769 | \$2.17 |
| Subtotal | | <u>\$2,809,155</u> | <u>\$45.49</u> |
| Design Contingency | 15.00% | \$421,373 | \$6.82 |
| Subtotal | | <u>\$3,230,528</u> | <u>\$52.32</u> |
| Construction Contingency | 5.00% | \$161,526 | \$2.62 |
| Subtotal | | <u>\$3,392,055</u> | <u>\$54.93</u> |
| Phasing / Overtime / Weekends | 5.00% | \$169,603 | \$2.75 |
| Subtotal | | <u>\$3,561,657</u> | <u>\$57.68</u> |
| Escalation to MOC, 11/30/28 | 29.22% | \$1,040,668 | \$16.85 |

| | | | |
|--|--|--------------------|----------------|
| TOTAL ESTIMATED CONSTRUCTION COST | | \$4,602,325 | \$74.53 |
|--|--|--------------------|----------------|

Total Area: 61,750 SF

Mendecino Coast District Hospital - SPC / NPC Upgrades

Fort Bragg, CA
 Conceptual ROM R1

Project # 22-01071.00
 05/04/23

DETAIL ELEMENTS - SPC-4D UPGRADES

| Element | Quantity | Unit | Unit Cost | Total |
|---|----------|------|-------------|-----------|
| 1 General Requirements | | | | |
| General Requirements | 10.0% | | \$1,727,957 | \$172,796 |
| Infection Control | | | | |
| Temporary walls, visqueen barriers, negative air - materials & maint. | 6 | mos | \$15,000.00 | \$90,000 |
| Temporary Construction | | | | |
| Existing wall and floor protection | 55,000 | sf | \$0.50 | \$27,500 |
| Cleaning and Maintenance | | | | |
| Progress Cleaning | 6 | mos | \$5,000.00 | \$30,000 |
| Final Clean | 55,000 | sf | \$1.00 | \$55,000 |

| | | | | |
|-------------------------------------|--|--|--|------------------|
| Total - General Requirements | | | | \$375,296 |
|-------------------------------------|--|--|--|------------------|

| | | | | |
|---|-------|----|------------|----------|
| 2 Existing Conditions | | | | |
| Demolition | | | | |
| General Demolition | | | | |
| Cut existing wall to creat seismic gap between wood canopy & hospital | 45 | lf | \$400.00 | \$18,000 |
| Interior ACT ceiling removal & storage for reinstall | 1 | ls | \$5,000.00 | \$5,000 |
| Interior demolition at Patient Rooms & Restrooms | 1,000 | sf | \$10.00 | \$10,000 |

| | | | | |
|-------------------------|--|--|--|-----------------|
| Total - Sitework | | | | \$33,000 |
|-------------------------|--|--|--|-----------------|

| | | | | |
|---------------------------------|----|----|---------|---------|
| 3 Concrete | | | | |
| Grouting | | | | |
| Epoxy Grouting | | | | |
| Grouting at Hilti Dowels (S4/6) | 40 | ea | \$75.00 | \$3,000 |

| | | | | |
|-------------------------|--|--|--|----------------|
| Total - Concrete | | | | \$3,000 |
|-------------------------|--|--|--|----------------|

| | | | | |
|---|-----|----|----------|-----------|
| 5 Metals | | | | |
| Miscellaneous Metals | | | | |
| Dowels | | | | |
| Hilti expansion anchor into existing slab on grade, between sill bolts-S4/1 | 273 | ea | \$520.00 | \$141,960 |

| | | | | |
|-----------------------|--|--|--|------------------|
| Total - Metals | | | | \$141,960 |
|-----------------------|--|--|--|------------------|

| | | | | |
|--|-----|----|------------|----------|
| 6 Wood & Plastics | | | | |
| Rough Carpentry | | | | |
| Plywood Sheathing | | | | |
| Shear walls, 1/2", interior, above ceiling at attic (S4/17) | 575 | sf | \$15.00 | \$8,625 |
| Miscellaneous Rough Carpentry | | | | |
| Blocking & Backing | | | | |
| Blocking at rafters (3) including simpson holddown and clips (S4/4) | 1 | ea | \$1,280.00 | \$1,280 |
| 4x4 blocking with simpson framing clips, and prestretched galvanized aircraft cable connected w/ eye bolt (S4/3 & 2) | 208 | ea | \$305.00 | \$63,440 |

Mendecino Coast District Hospital - SPC / NPC Upgrades

Fort Bragg, CA
 Conceptual ROM R1

Project # 22-01071.00
 05/04/23

DETAIL ELEMENTS - SPC-4D UPGRADES

| Element | Quantity | Unit | Unit Cost | Total |
|---|----------|------|-----------|----------|
| 4x4 blocking at new plywood, at 48" OC (S4/7) | 111 | ea | \$255.00 | \$28,305 |
| Simpson Framing Clip @ 36" OC, stagger each side of joist (S4/5) | 11 | ea | \$480.00 | \$5,280 |
| Simpson Holdown with Hilti Adhesive Dowel, into existing footing (S4/6) | 40 | ea | \$510.00 | \$20,400 |
| Simpson strap over existing top plate to glulam beam, each side | 3 | ea | \$740.00 | \$2,220 |
| Simpson framing clips to each side of rafter framing | 2 | ea | \$510.00 | \$1,020 |
| New strap & 4'-0" scab at roof joist | 11 | ea | \$560.00 | \$6,160 |

| | | | | |
|------------------------------------|--|--|--|------------------|
| Total - Wood & Plastics | | | | \$136,730 |
|------------------------------------|--|--|--|------------------|

7 Thermal & Moisture

Joint Protection

Expansion Control

| | | | | |
|---------------------------------|----|----|----------|----------|
| Expansion Joint, interior | 45 | lf | \$700.00 | \$31,500 |
| Expansion Joint cover, exterior | 45 | lf | \$800.00 | \$36,000 |

| | | | | |
|---------------------------------------|--|--|--|-----------------|
| Total - Thermal & Moisture | | | | \$67,500 |
|---------------------------------------|--|--|--|-----------------|

9 Finishes

Walls

Exterior partitions

| | | | | |
|--|----|----|----------|----------|
| Exterior framing, and finish patching at CUP seismic joint | 45 | lf | \$350.00 | \$15,750 |
|--|----|----|----------|----------|

Interior partitions

| | | | | |
|---|-------|----|-------------|----------|
| Patch & repair existing walls as required | 1 | ls | \$10,000.00 | \$10,000 |
| Patch & repair existing walls as required, at Patient & Restrooms | 1,000 | sf | \$3.00 | \$3,000 |

Ceilings

Acoustical Ceilings

| | | | | |
|-----------------------------------|-----|----|-------------|----------|
| ACT, reinstall existing | 1 | ls | \$10,000.00 | \$10,000 |
| ACT, replacement at Patient Rooms | 800 | sf | \$20.00 | \$16,000 |

Gypsum Board

| | | | | |
|---|-----|----|---------|---------|
| Hardlid ceiling replacement, at restrooms | 200 | sf | \$40.00 | \$8,000 |
|---|-----|----|---------|---------|

Tile

Ceramic Tile

| | | | | |
|-------------------------|-----|----|---------|---------|
| Wall tile, at restrooms | 200 | sf | \$40.00 | \$8,000 |
|-------------------------|-----|----|---------|---------|

Flooring

Resilient Flooring

| | | | | |
|--|-------|----|------------|----------|
| Patch & repair flooring as required | 1 | ls | \$5,000.00 | \$5,000 |
| Resilient flooring, at Patient Rooms & Restrooms | 1,000 | sf | \$10.00 | \$10,000 |

Base

| | | | | |
|---|-----|----|--------|---------|
| Resilient integral base, at Patient Rooms & Restrooms | 150 | lf | \$9.00 | \$1,350 |
|---|-----|----|--------|---------|

Paint

Interior painting

| | | | | |
|-------------------------------------|--------|----|--------|----------|
| Miscellaneous paint & touch-up | 55,000 | sf | \$0.50 | \$27,500 |
| Paint, at Patient Rooms & Restrooms | 1,000 | sf | \$3.00 | \$3,000 |

| | | | | |
|-------------------------|--|--|--|------------------|
| Total - Finishes | | | | \$117,600 |
|-------------------------|--|--|--|------------------|

Mendocino Coast District Hospital - SPC / NPC Upgrades

Fort Bragg, CA
 Conceptual ROM R1

Project # 22-01071.00
 05/04/23

DETAIL ELEMENTS - SPC-4D UPGRADES

| Element | Quantity | Unit | Unit Cost | Total |
|--|----------|------|--------------|------------------|
| 10 Specialties | | | | |
| Restroom Specialties | | | | |
| Specialties, per restroom | 3 | ea | \$1,000.00 | \$3,000 |
| Total - Specialties | | | | \$3,000 |
| 13 Special Construction | | | | |
| Integrated Construction | | | | |
| Sound, Vibration and Seismic Control | | | | |
| Cable Bracing, 12'-0" OC, Cross braced, 16'-0" of cable per location (S4/ | 52 | EA | \$2,500.00 | \$129,167 |
| Total - Special Construction | | | | \$129,167 |
| 15 Mechanical | | | | |
| Seismic Bracing | | | | |
| Lobby Area - Fire Suppression - Wet / Dry automatic fire suppression system. | 1 | ls | \$35,000.00 | \$35,000 |
| Lobby Area - Mechanical / Plumbing Equipment and Piping - Seismic and Brac | 1 | ls | \$48,000.00 | \$48,000 |
| Plumbing / Piping Expansion Joints | | | | |
| Piping, Fittings, Cutting, Joints, Welding, Hangers etc. | 1 | ls | \$350,000.00 | \$350,000 |
| Mechanical misc. items | 1 | ls | \$100,000.00 | \$100,000 |
| Plumbing | | | | |
| Plumbing, miscellaneous, at Patient Rooms & Restrooms | 1,000 | sf | \$15.00 | \$15,000 |
| HVAC | | | | |
| HVAC, miscellaneous, at Patient Rooms & Restrooms | 1,000 | sf | \$15.00 | \$15,000 |
| Controls, miscellaneous, at Patient Rooms & Restrooms | 1,000 | sf | \$8.00 | \$8,000 |
| Total - Mechanical | | | | \$571,000 |
| 16 Electrical | | | | |
| Seismic Bracing | | | | |
| CUP Expansion Joints for electrical systems, allowance | 1 | ls | \$500,000.00 | \$500,000 |
| Electrical | | | | |
| Lighting and electrical adjustments, Patient Rooms & Restrooms | 1,000 | sf | \$25.00 | \$25,000 |
| Total - Electrical | | | | \$525,000 |

NPC-4D Upgrades

Mendecino Coast District Hospital - SPC / NPC Upgrades

Fort Bragg, CA
 Conceptual ROM R1

Project # 22-01071.00
 05/04/23

SUMMARY - NPC-4D UPGRADES

| Element | | Total | Cost / SF |
|--------------------------------------|----------|--------------------|----------------|
| 1 General Requirements (Incl. Below) | | \$475,957 | \$7.71 |
| 2 Sitework | | \$39,975 | \$0.65 |
| 3 Concrete | | | |
| 4 Masonry | | | |
| 5 Metals | | | |
| 6 Wood & Plastics | | | |
| 7 Thermal & Moisture | | | |
| 8 Doors & Windows | | | |
| 9 Finishes | | \$86,100 | \$1.39 |
| 10 Specialties | | | |
| 11 Equipment | | | |
| 12 Furnishings | | | |
| 13 Special Construction | | | |
| 14 Conveying | | | |
| 15 Mechanical | | \$979,860 | \$15.87 |
| 16 Electrical | | \$2,183,031 | \$35.35 |
| Subtotal | | <u>\$3,764,923</u> | <u>\$60.97</u> |
| General Conditions | 6 Months | \$506,880 | \$8.21 |
| Subtotal | | <u>\$4,271,803</u> | <u>\$69.18</u> |
| Bonds & Insurance | 2.50% | \$106,795 | \$1.73 |
| Subtotal | | <u>\$4,378,598</u> | <u>\$70.91</u> |
| Contractor's Fee | 5.00% | \$218,930 | \$3.55 |
| Subtotal | | <u>\$4,597,528</u> | <u>\$74.45</u> |
| Design Contingency | 15.00% | \$689,629 | \$11.17 |
| Subtotal | | <u>\$5,287,157</u> | <u>\$85.62</u> |
| Construction Contingency | 5.00% | \$264,358 | \$4.28 |
| Subtotal | | <u>\$5,551,515</u> | <u>\$89.90</u> |
| Phasing / Overtime / Weekends | 5.00% | \$277,576 | \$4.50 |
| Subtotal | | <u>\$5,829,090</u> | <u>\$94.40</u> |
| Escalation to MOC, 11/30/28 | 29.22% | \$1,703,181 | \$27.58 |

| | | | |
|--|--|--------------------|-----------------|
| TOTAL ESTIMATED CONSTRUCTION COST | | \$7,532,272 | \$121.98 |
|--|--|--------------------|-----------------|

Total Area: 61,750 SF

Mendecino Coast District Hospital - SPC / NPC Upgrades

Fort Bragg, CA
 Conceptual ROM R1

Project # 22-01071.00
 05/04/23

DETAIL ELEMENTS - NPC-4D UPGRADES

| Element | Quantity | Unit | Unit Cost | Total |
|--|----------|------|-------------|------------------|
| 1 General Requirements | | | | |
| General Requirements | 10.0% | | \$3,288,966 | \$328,897 |
| Infection Control | | | | |
| Temporary walls, visqueen barriers, negative air - materials & maintenance | 6 | mos | \$15,000.00 | \$90,000 |
| Temporary Construction | | | | |
| Existing wall and floor protection | 12,300 | sf | \$0.20 | \$2,460 |
| Cleaning and Maintenance | | | | |
| Progress Cleaning | 6 | mos | \$5,000.00 | \$30,000 |
| Final Clean | 12,300 | sf | \$2.00 | \$24,600 |
| Total - General Requirements | | | | \$475,957 |
| 2 Existing Conditions | | | | |
| General Demolition | | | | |
| Remove ceilings as necessary for access | 12,300 | sf | \$3.00 | \$36,900 |
| Remove walls as necessary for access | 12,300 | sf | \$0.25 | \$3,075 |
| Total - Sitework | | | | \$39,975 |
| 9 Finishes | | | | |
| Walls | | | | |
| Patch & Repair walls as necessary | 12,300 | sf | \$1.00 | \$12,300 |
| Ceilings | | | | |
| Patch & Repair ceilings as necessary | 12,300 | sf | \$4.00 | \$49,200 |
| Paint | | | | |
| Paint, touch-up etc., at ceilings and walls | 12,300 | sf | \$2.00 | \$24,600 |
| Total - Finishes | | | | \$86,100 |
| 15 Mechanical | | | | |
| Fire Suppression - Wet / Dry automatic fire suppression system. | 12,300 | sf | \$8.20 | \$100,860 |
| Mechanical / Plumbing Equipment and Piping - Seismic and Bracing | 12,300 | sf | \$6.50 | \$79,950 |
| Plumbing pipings, fixtures, Rough-ins and Mechanical Ducting, GRDs, Ventilations | | | | |
| Medical Storage Spaces | 200 | sf | \$35.00 | \$7,000 |
| Linen (Clean Supply) | 1,500 | sf | \$55.60 | \$83,400 |
| CCU/ICU | 1,100 | sf | \$52.00 | \$57,200 |
| Electrical/ Telecom Spaces | 100 | sf | \$28.00 | \$2,800 |
| Pharmacy | 1,300 | sf | \$56.40 | \$73,320 |
| Mechanical Support Spaces | 200 | sf | \$28.60 | \$5,720 |
| Imaging Department | 1,200 | sf | \$39.20 | \$47,040 |
| Surgery Department | 1,600 | sf | \$32.70 | \$52,320 |
| Mechanical Support Spaces | 2,000 | sf | \$48.00 | \$96,000 |

Mendecino Coast District Hospital - SPC / NPC Upgrades

Fort Bragg, CA
 Conceptual ROM R1

Project # 22-01071.00
 05/04/23

DETAIL ELEMENTS - NPC-4D UPGRADES

| Element | Quantity | Unit | Unit Cost | Total |
|---------------------------|----------|------|-----------|------------------|
| Electrical/ Telcom Spaces | 200 | sf | \$33.00 | \$6,600 |
| Electrical/ Telcom Spaces | 200 | sf | \$33.00 | \$6,600 |
| Linen (Clean Supply) | 200 | sf | \$33.00 | \$6,600 |
| Emergency Department | 2,300 | sf | \$54.00 | \$124,200 |
| Clinic Lab | 1,500 | sf | \$51.00 | \$76,500 |
| Mechanical misc. items | 12,300 | sf | \$12.50 | \$153,750 |
| Total - Mechanical | | | | \$979,860 |

16 Electrical

| | | | | |
|---|--------|----|--------------|-----------|
| Electrical Seismic Upgrades | | | | |
| OSHPD upgrades misc.with code up grade allowance | 12,300 | sf | \$25.00 | \$307,500 |
| Remove lighting in ceilings for upgrade access | 12,300 | sf | \$12.00 | \$147,600 |
| Re work lighting for seismic upgrades | 12,300 | sf | \$9.00 | \$110,700 |
| Rework conduit for supports and seismic upgrades | 12,300 | sf | \$16.00 | \$196,800 |
| Central plant up grades seismic only | 2,000 | sf | \$25.00 | \$50,000 |
| Misc. telecom and elect room upgrades | 500 | sf | \$65.00 | \$32,500 |
| Re work Low voltage systems in ceiling for up grades and access | 12,300 | sf | \$40.00 | \$492,000 |
| Misc. electrical removal and replacement | 12,300 | sf | \$20.00 | \$246,000 |
| Overtime allowance | 12,300 | sf | \$29.00 | \$356,700 |
| Misc. | | | | |
| Electrical General conditions | 1 | ls | \$232,776.00 | \$232,776 |
| Fire stopping allowance | 12,300 | sf | \$0.85 | \$10,455 |

| | | | | |
|---------------------------|--|--|--|--------------------|
| Total - Electrical | | | | \$2,183,031 |
|---------------------------|--|--|--|--------------------|