



Adventist Health - Mendocino Coast District Hospital

Seismic Upgrade Retrofit

Conceptual Statement of Probable Cost R1

June 4, 2019

Cumming Project No. 19-00612.00



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INTRODUCTION

Estimating Methodology

This estimate is based on the expected seismic retrofits required based on information provided by Adventist Health, Ad-Built plans, and the existing SPC / NPC ratings OSHPD has recorded for these facilities.

Project Description

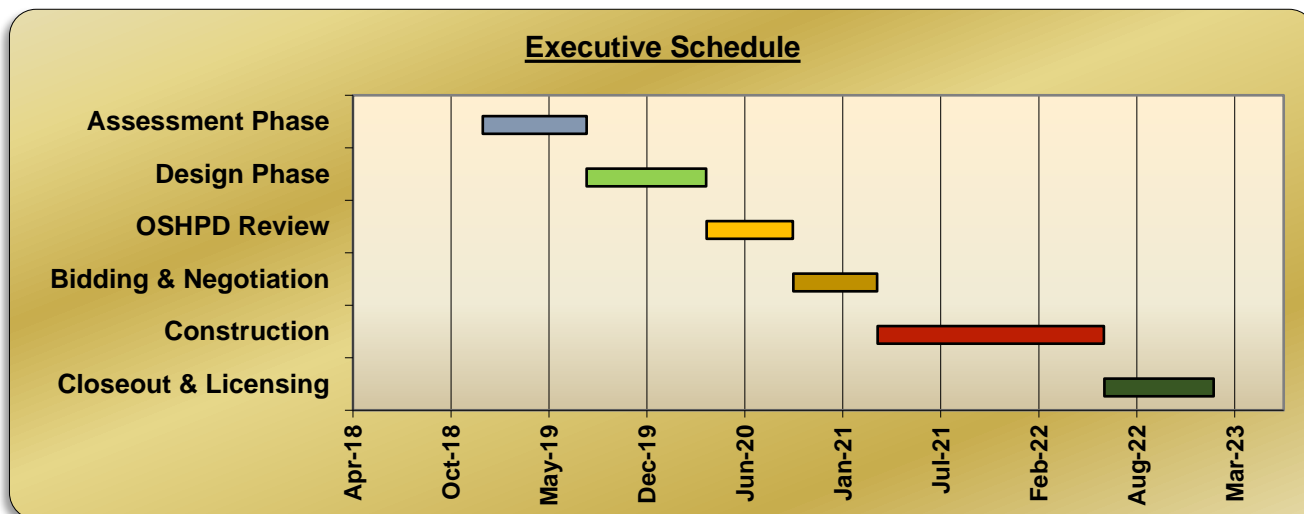
The scope of this project consists of SPC-4D and NPC 4 retrofit in the Adventist Health Ft. Bragg Hospital and Central Utility Plant buildings.

Upgrades Necessary

	Current SPC	Estimated SPC	Current NPC	Estimated NPC
Main Hospital	2	4D	2	4
Central Plant	2	4D	2	4
ED Addition West	4	N/A	2	4
Respiratory Neuro. Lab	4	N/A	2	4
Emer. Generator Shelter	4	N/A	2	4
ED Addition East	4	N/A	2	4

Schedule

	Start Date	Finish Date	Duration		
Assessment Phase	Jan-19	Aug-19	212 Days	7 Months	0.6 Years
Design Phase	Aug-19	Apr-20	244 Days	8 Months	0.7 Years
OSHPD Review	Apr-20	Sep-20	176 Days	6 Months	0.5 Years
Bidding & Negotiation	Sep-20	Mar-21	171 Days	6 Months	0.5 Years
Construction	Mar-21	Jun-22	462 Days	15 Months	1.3 Years
Closeout & Licensing	Jun-22	Feb-23	223 Days	7 Months	0.6 Years



INTRODUCTION

Items Excluded from the Base Estimate

- A Furnishings, fixtures and equipment (FF&E), IT and medical equipment
- B Refinish of existing rooms except areas impacted by seismic retrofit.
- C Costs of sitework or offsite construction
- D Operational impact costs such as loss revenue and inefficiency.
- E During job-walk, it became clear that much of the mechanical equipment is original to the facility, and in dire need of replacemnt. These costs are not covered in this estimate.
- F The roof is needing replacemnt - this is not included in this estimate.

Escalation

All construction prices herein are reflective of current prices. Escalation has been included on the project costs summary level to take through to a mid point of construction. The Construction Schedule for each component is shown on the Escalation tab.

The escalation is calculated based on the following estimated escalation percentages per year:

<u>Year</u>	<u>Rate</u>
2019	4.0%
2020	4.0%
2018-2030	3.5%

Statement of Probable Cost

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. Cumming, however, cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

Cumming has no control over the quality, completeness, intricacy, constructability, or coordination of design documents. Cumming also has no control over the amount of funds available for the project. We, therefore, cannot be responsible for any design revision costs incurred in the event that this estimate is in excess of the

Cumming's staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

Recommendations for Cost Control

Cumming recommends that the Owner and the Architect carefully review this entire document to insure that it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document must be made to Cumming within ten days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted. If the project is over budget, or there are unresolved budgeting issues, alternate systems/schemes should be evaluated before proceeding into further design phases.

Seismic Upgrade Retrofit

Ft. Bragg, CA

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06/04/19

PROJECT COST SUMMARY - SEISMIC RETROFIT

		Main Hospital 53,500 BGSF	Central Plant 3,600 BGSF	ED Addition West 4,500 BGSF	Resp. Neuro Lab 2,240 BGSF	Emergency Gen. Shelter 500 BGSF	ED Addition East 5,750 BGSF	TOTAL 70,090 BGSF
CONSTRUCTION								
Construction Costs		\$12,758,314	\$611,717	\$433,555	\$215,814	\$33,910	\$313,123	\$14,366,433
Escalation to Midpoint of Construction	9.51%	\$1,212,881	\$58,153	\$41,216	\$20,517	\$3,224	\$29,767	\$1,365,759
Total Construction Costs		\$13,971,195	\$669,870	\$474,771	\$236,331	\$37,134	\$342,890	\$15,732,192
ARCHITECTURAL AND ENGINEERING								
A&E Full Services Construction Administration	8.50%	\$1,187,552	\$56,939	\$40,356	\$20,088	\$3,156	\$29,146	\$1,337,236
A&E Construction Contingency	1.50%	\$209,568	\$10,048	\$7,122	\$3,545	\$557	\$5,143	\$235,983
Total Architectural and Engineering Costs		\$1,397,119	\$66,987	\$47,477	\$23,633	\$3,713	\$34,289	\$1,573,219
CONSULTANTS								
Other Consultant Fees	2.00%	\$279,424	\$13,397	\$9,495	\$4,727	\$743	\$6,858	\$314,644
Move Management	20.00%	\$2,794,239	\$0	\$0	\$0	\$0	\$0	\$2,794,239
Total Consultant Costs		\$3,073,663	\$13,397	\$9,495	\$4,727	\$743	\$6,858	\$3,108,883
PERMITS AND FEES								
OSHPD Permit Fees	1.64%	\$229,128	\$10,986	\$7,786	\$3,876	\$609	\$5,623	\$258,008
Total Permits and Fees Costs		\$229,128	\$10,986	\$7,786	\$3,876	\$609	\$5,623	\$258,008
INSPECTION AND TESTING								
QA Testing & Certified Inspections	2.00%	\$279,424	\$13,397	\$9,495	\$4,727	\$743	\$6,858	\$314,644
Commissioning	0.50%	\$69,856	\$3,349	\$2,374	\$1,182	\$186	\$1,714	\$78,661
Total Inspection and Testing Costs		\$349,280	\$16,747	\$11,869	\$5,908	\$928	\$8,572	\$393,305
PROJECT MANAGEMENT								
Owner/Outside Project Management Fees	2.50%	\$349,280	\$16,747	\$11,869	\$5,908	\$928	\$8,572	\$393,305
Total Project Management Costs		\$349,280	\$16,747	\$11,869	\$5,908	\$928	\$8,572	\$393,305
OWNER'S CONTINGENCIES								
Owners Contingency	10.00%	\$1,397,119	\$66,987	\$47,477	\$23,633	\$3,713	\$34,289	\$1,573,219
Total Owner's Contingency Costs		\$1,397,119	\$66,987	\$47,477	\$23,633	\$3,713	\$34,289	\$1,573,219
SITE ACQUISITION								
Entitlements		Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Total Site Acquisition		\$0	\$0	\$0	\$0	\$0	\$0	\$0
FINANCING								
Interim Financing (Capitalized Interest)	4.00%	\$830,671	\$34,469	\$24,430	\$12,161	\$1,911	\$17,644	\$921,285
Total Financing		\$830,671	\$34,469	\$24,430	\$12,161	\$1,911	\$17,644	\$921,285
TOTAL PROJECT COSTS		\$21,597,456	\$896,190	\$635,175	\$316,176	\$49,680	\$458,738	\$23,953,416
COSTS PER SQUARE FOOT								
Construction (Including Escalation)		\$261.14	\$186.08	\$105.50	\$105.50	\$74.27	\$59.63	\$792
Equipment & Furnishings		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
Architectural and Engineering		\$26.11	\$18.61	\$10.55	\$10.55	\$7.43	\$5.96	\$79
Consultants		\$57.45	\$3.72	\$2.11	\$2.11	\$1.49	\$1.19	\$68
Permits and Fees		\$4.28	\$3.05	\$1.73	\$1.73	\$1.22	\$0.98	\$13
Inspection and Testing		\$6.53	\$4.65	\$2.64	\$2.64	\$1.86	\$1.49	\$20
Project Management		\$6.53	\$4.65	\$2.64	\$2.64	\$1.86	\$1.49	\$20
Owner's Contingency		\$26.11	\$18.61	\$10.55	\$10.55	\$7.43	\$5.96	\$79
Site Acquisition		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
Relocation Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
Financing		\$15.53	\$9.57	\$5.43	\$5.43	\$3.82	\$3.07	\$43
Total Cost per Square Foot		\$403.69	\$248.94	\$141.15	\$141.15	\$99.36	\$79.78	\$1,114.07

Seismic Upgrade Retrofit
Ft. Bragg, CA
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Conceptual Cost Details - Main Hospital

	Quantity	Unit	Unit Cost	Total
<u>Main Hospital</u>			GFA	<u>53,500 SF</u>
<u>SPC-4D Structural Retrofit</u>				
Seismic Upgrade				
Foundations - interior (assume 8' wide x 3' deep)				
Sawcut, demo and remove existing flooring/paving	8,025	SF	\$3.54	\$28,422
Grade beams	1,338	LF	\$250.00	\$334,375
Reinforced concrete footing, including excavation, backfill and haul away	297	CY	\$500.00	\$148,611
Reinstate floor slab	8,025	SF	\$15.00	\$120,375
Shear walls				
Scaffolding	10,700	SF	\$3.25	\$34,775
Remove existing interior partitions - allow 15' high	535	LF	\$60.00	\$32,100
Remove existing exterior cladding - allow 15' high	1,070	LF	\$125.00	\$133,750
Weather protection	8,025	SF	\$5.00	\$40,125
Plywood shear wall	10,700	SF	\$25.00	\$267,500
Dowel bars to existing floor beams/slabs	2,675	EA	\$50.00	\$133,750
Fiber wrap				
Fiber wrap	5,350	SF	\$50.00	\$267,500
Finishes				
Reinstate interior finishes after construction	17,655	SF	\$30.00	\$529,650
MEP				
Rework MEP intercepting structural retrofit	26,750	SF	\$50.00	\$1,337,500
Hazmat Abatement				
Allow hazmat abatement at work area	26,750	SF	\$20.00	\$535,000
Noise and vibration mitigation				
Allow work on weekends and off-hours	5,402	HR	\$40.00	\$216,097
Miscellaneous				
Temporary rated tunnels / egress	6,688	SF	\$50.00	\$334,375
Existing floor protection	17,655	SF	\$2.50	\$44,138
Temporary barrier / ICRA	5.00%	%	\$4,538,042.76	\$226,902
Markups				
General Requirements	5.00%	%	\$4,764,944.90	\$238,247
Design Contingency	15.00%	%	\$5,003,192.14	\$750,479
General Conditions	12.00%	%	\$5,753,670.96	\$690,441
Contractor's Fee	5.00%	%	\$6,444,111.48	\$322,206
Insurance	1.00%	%	\$6,766,317.05	\$67,663
Bonds	1.15%	%	\$6,833,980.23	\$78,591
Phasing allowance	10.00%	%	\$6,912,571.00	\$691,257
				<u>\$7,603,828</u>
				<u>\$142.13/SF</u>

Conceptual Cost Details - Main Hospital

	Quantity	Unit	Unit Cost	Total
<u>NPC-4 Upgrade</u>				
NPC-4				
NPC-4 bracing and anchorage requirements for all architectural, mechanical, electrical and hospital equipment	53,500	SF	\$57.50	\$3,076,250
Infectious control	5.00%	%	\$3,076,250.00	\$153,813
Markups				
General Requirements	5.00%	%	\$3,230,062.50	\$161,503
Design Contingency	15.00%	%	\$3,391,565.63	\$508,735
General Conditions	12.00%	%	\$3,900,300.47	\$468,036
Contractor's Fee	5.00%	%	\$4,368,336.53	\$218,417
Insurance	1.00%	%	\$4,586,753.35	\$45,868
Subguard	1.15%	%	\$4,632,620.88	\$53,275
Phasing allowance	10.00%	%	\$4,685,896.02	\$468,590
				<u>\$5,154,486</u>
				<u>\$96.35/SF</u>
		TOTAL		<u>\$12,758,314</u>
				<u>\$238.47</u>

Seismic Upgrade Retrofit
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Conceptual Cost Details - Central Plant

	Quantity	Unit	Unit Cost	Total
<u>Central Plant</u>			GFA	<u>3,600 SF</u>
<u>SPC-4D Structural Retrofit</u>				
Seismic Upgrade				
Foundations - interior (assume 8' wide x 3' deep)				
Sawcut, demo and remove existing flooring/paving	540	SF	\$3.54	\$1,913
Grade beams	90	LF	\$250.00	\$22,500
Reinforced concrete footing, including excavation, backfill and haul away	20	CY	\$500.00	\$10,000
Reinstate floor slab	540	SF	\$15.00	\$8,100
Shear walls				
Scaffolding	720	SF	\$3.25	\$2,340
Remove existing interior partitions - allow 15' high	36	LF	\$60.00	\$2,160
Remove existing exterior cladding - allow 15' high	72	LF	\$125.00	\$9,000
Weather protection	540	SF	\$5.00	\$2,700
Plywood shear wall	720	SF	\$25.00	\$18,000
Dowel bars to existing floor beams/slabs	180	EA	\$50.00	\$9,000
Fiber wrap				
Fiber wrap	360	SF	\$50.00	\$18,000
Finishes				
Reinstate interior finishes after construction	1,188	SF	\$15.00	\$17,820
MEP				
Rework MEP intercepting structural retrofit	1,800	SF	\$200.00	\$360,000
Hazmat Abatement				
Allow hazmat abatement at work area	1,800	SF	\$20.00	\$36,000
Noise and vibration mitigation				
Allow work on weekends and off-hours	679	HR	\$40.00	\$27,150
Miscellaneous				
Temporary rated tunnels / egress	450	SF	\$50.00	\$22,500
Existing floor protection	1,188	SF	\$2.50	\$2,970
Markups				
General Requirements	5.00%	%	\$570,152.63	\$28,508
Design Contingency	15.00%	%	\$598,660.26	\$89,799
General Conditions	12.00%	%	\$688,459.29	\$82,615
Contractor's Fee	5.00%	%	\$771,074.41	\$38,554
Insurance	1.00%	%	\$809,628.13	\$8,096
Bonds	1.15%	%	\$817,724.41	\$9,404
Phasing allowance	10.00%	%	\$827,128.24	\$82,713
				<u>\$909,841</u>
				<u>\$252.73/SF</u>

Conceptual Cost Details - Central Plant

	Quantity	Unit	Unit Cost	Total
<u>NPC-4 Upgrade</u>				
NPC-4				
NPC-4 bracing and anchorage requirements for all architectural, mechanical, electrical and hospital equipment	3,600	SF	\$86.25	\$310,500
Markups				
General Requirements	5.00%	%	\$310,500.00	\$15,525
Design Contingency	15.00%	%	\$326,025.00	\$48,904
General Conditions	12.00%	%	\$374,928.75	\$44,991
Contractor's Fee	5.00%	%	\$419,920.20	\$20,996
Insurance	1.00%	%	\$440,916.21	\$4,409
Subguard	1.15%	%	\$445,325.37	\$5,121
Phasing allowance	10.00%	%	\$450,446.61	\$45,045
				<u>\$495,491</u>
				<u>\$137.64/SF</u>
			TOTAL	<u>\$1,405,332</u>
				<u>\$390.37</u>

Conceptual Cost Details - Emergency Department Addition West

	Quantity	Unit	Unit Cost	Total
<u>Emergency Department Addition West</u>			GFA	<u>4,500 SF</u>
<u>NPC-4 Upgrade</u>				
NPC-4				
NPC-4 bracing and anchorage requirements for all architectural, mechanical, electrical and hospital equipment	4,500	SF	\$57.50	\$258,750
Infectious control	5.00%	%	\$258,750.00	\$12,938
Markups				
General Requirements	5.00%	%	\$271,687.50	\$13,584
Design Contingency	15.00%	%	\$285,271.88	\$42,791
General Conditions	12.00%	%	\$328,062.66	\$39,368
Contractor's Fee	5.00%	%	\$367,430.18	\$18,372
Insurance	1.00%	%	\$385,801.68	\$3,858
Subguard	1.15%	%	\$389,659.70	\$4,481
Phasing allowance	10.00%	%	\$394,140.79	\$39,414
				<u>\$433,555</u>
				<u>\$96.35/SF</u>

Conceptual Cost Details - Respiratory Neurophysiology Lab

	Quantity	Unit	Unit Cost	Total
<u>Respiratory Neurophysiology Lab</u>			GFA	<u>2,240 SF</u>
<u>NPC-4 Upgrade</u>				
NPC-4				
NPC-4 bracing and anchorage requirements for all architectural, mechanical, electrical and hospital equipment	2,240	SF	\$57.50	\$128,800
Infectious control	5.00%	%	\$128,800.00	\$6,440
Markups				
General Requirements	5.00%	%	\$135,240.00	\$6,762
Design Contingency	15.00%	%	\$142,002.00	\$21,300
General Conditions	12.00%	%	\$163,302.30	\$19,596
Contractor's Fee	5.00%	%	\$182,898.58	\$9,145
Insurance	1.00%	%	\$192,043.50	\$1,920
Subguard	1.15%	%	\$193,963.94	\$2,231
Phasing allowance	10.00%	%	\$196,194.53	\$19,619
				<u>\$215,814</u>
				<u>\$96.35/SF</u>

Conceptual Cost Details - Emergency Generator Shelter

	Quantity	Unit	Unit Cost	Total
<u>Emergency Generator Shelter</u>			GFA	<u>500 SF</u>
<u>NPC-4 Upgrade</u>				
NPC-4				
NPC-4 bracing and anchorage requirements for all architectural, mechanical, electrical and hospital equipment	500	SF	\$42.50	\$21,250
Markups				
General Requirements	5.00%	%	\$21,250.00	\$1,063
Design Contingency	15.00%	%	\$22,312.50	\$3,347
General Conditions	12.00%	%	\$25,659.38	\$3,079
Contractor's Fee	5.00%	%	\$28,738.50	\$1,437
Insurance	1.00%	%	\$30,175.43	\$302
Subguard	1.15%	%	\$30,477.18	\$350
Phasing allowance	10.00%	%	\$30,827.67	\$3,083
				<u>\$33,910</u>
				<u>\$67.82/SF</u>

Conceptual Cost Details - Emergency Department Addition East

	Quantity	Unit	Unit Cost	Total
<u>Emergency Department Addition East</u>			GFA	<u>5,750 SF</u>
<u>NPC-3 Upgrade</u>				
NPC-3				
NPC-3 bracing and anchorage requirements for all architectural, mechanical, electrical and hospital equipment	5,750	SF	\$32.50	\$186,875
Infectious control	5.00%	%	\$186,875.00	\$9,344
Markups				
General Requirements	5.00%	%	\$196,218.75	\$9,811
Design Contingency	15.00%	%	\$206,029.69	\$30,904
General Conditions	12.00%	%	\$236,934.14	\$28,432
Contractor's Fee	5.00%	%	\$265,366.24	\$13,268
Insurance	1.00%	%	\$278,634.55	\$2,786
Subguard	1.15%	%	\$281,420.89	\$3,236
Phasing allowance	10.00%	%	\$284,657.24	\$28,466
				<u>\$313,123</u>
				<u>\$54.46/SF</u>