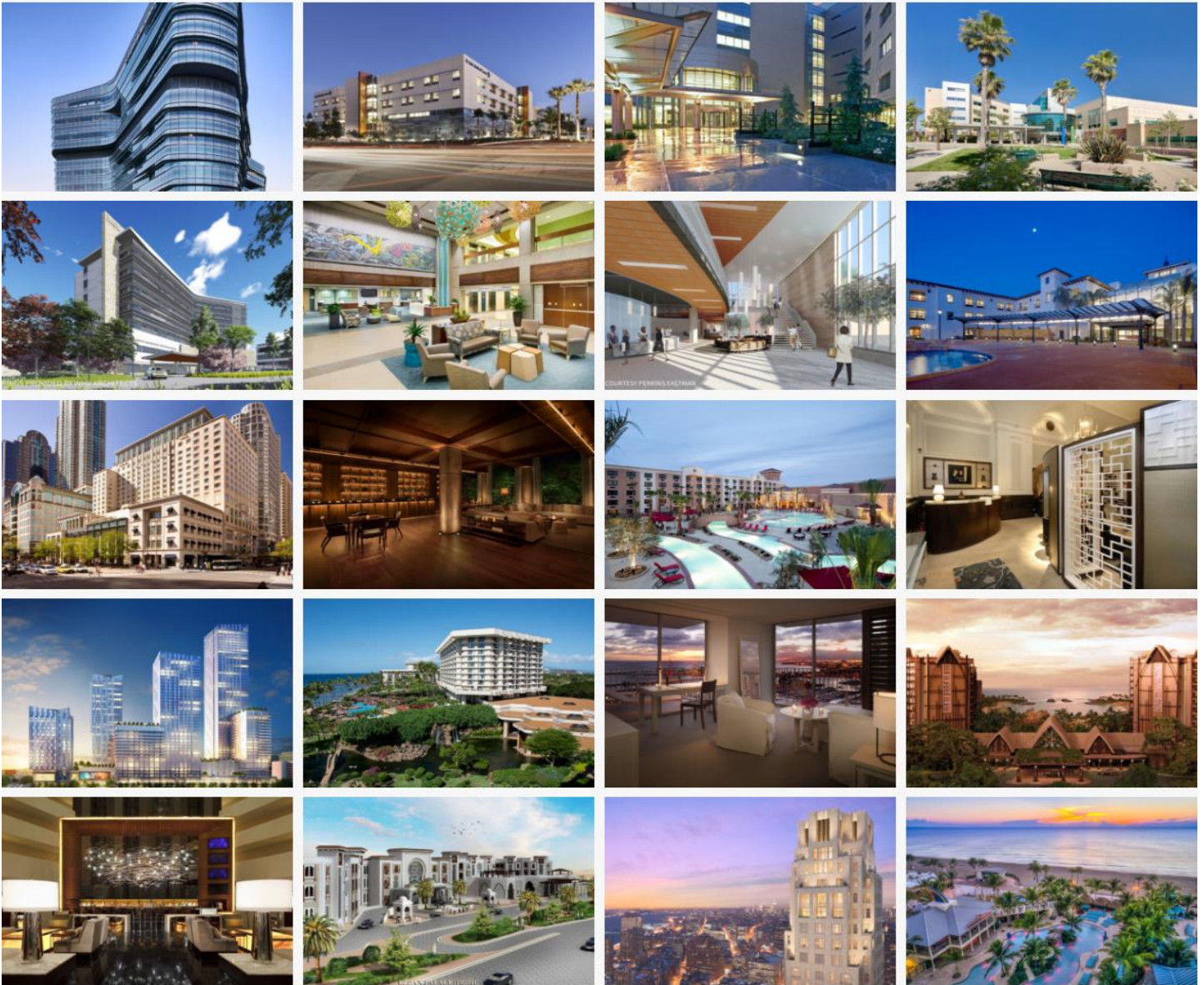


Mendocino Coast District Hospital - Replacement Hospital

Space Program ROM Ver.2 Rev.1

July 17, 2023

22-01071.00



Prepared for Devenney Group

CUMMING
Building Value Through Expertise

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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 space program rom ver.2 rev.1 stage.

The project scope encompasses a new ground-up replacement hospital and central utility plant with 4 different sizing options for each, assumed sitework, and a helipad.

1.2 Cost Estimation Breakdown

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

Description		OPTION 1	OPTION 2	OPTION 3	OPTION 4
A. Construction Costs					
Hospital, CUP & Sitework Construction		\$133,508,868	\$130,827,050	\$122,902,567	\$117,178,003
Subtotal Construction Costs		\$133,508,868	\$130,827,050	\$122,902,567	\$117,178,003
B. Soft Costs					
B1 - Equipment	23.89%	\$31,890,951	\$31,238,391	\$29,340,405	\$27,945,241
B2 - Architectural & Engineering	11.00%	\$14,685,975	\$14,390,975	\$13,519,282	\$12,889,580
B3 - Other Consultants	2.00%	\$2,670,177	\$2,616,541	\$2,458,051	\$2,343,560
B4 - Permits & Fees	2.75%	\$4,005,266	\$3,924,811	\$3,687,077	\$3,515,340
B5 - Inspection & Testing	2.50%	\$3,337,722	\$3,270,676	\$3,072,564	\$2,929,450
B6 - Project Management	5.00%	\$6,675,443	\$6,541,352	\$6,145,128	\$5,858,900
B - Owner's Contingency	10.00%	\$13,350,887	\$13,082,705	\$12,290,257	\$11,717,800
Subtotal Soft Costs		\$76,616,422	\$75,065,453	\$70,512,765	\$67,199,872
Total Project Costs		\$210,125,290	\$205,892,502	\$193,415,332	\$184,377,875

1.3 Project Schedule

	Start	Finish	Duration
Design & Engineering	Apr-23	Jun-26	39 months
Construction	Jun-26	Jun-28	25 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: **06/01/27**

This rate calculated is a compounded rate from the estimate date thru the Mid-Point of Construction.

Year	Time	Rate	Total	Compounded Rate
2023	0.46	5.0%	2.3%	2.29%
2024	1.00	4.0%	4.0%	6.38%
2025	1.00	4.0%	4.0%	10.63%
2026	1.00	3.5%	3.5%	14.51%
2027	0.42	3.5%	1.5%	16.17%
2028-2030	0.00	3.0%	0.0%	16.17%

1.5 Key Assumptions & Exclusions

Key assumptions built into the above cost breakdown include

Key Assumptions

- Design Bid Build Project
- Multi Phase Construction
- Normal time
- Demolition of a 4,300 sf building
- Sitework, hardscape & landscape
- Central Utility Plant
- Helipad

Key Exclusions

- Project Soft Costs - Example Summary Provided
- Hazardous Material Abatement
- Existing Hospital work / renovation is excluded
- Helipad refueling station

Mendocino Coast District Hospital - Replacement Hospital

Fort Bragg, CA

Space Program ROM Ver.2 Rev.1

Project # 22-01071.00

07/17/23

SUMMARY

Element	Area	Cost / SF	Total
OPTION 1			
New Hospital - 21 M/S - 4 ICU, Including CUP & Sitework	62,975 SF	\$2,120.03	\$133,508,868
OPTION 1 TOTAL	62,975 SF	\$2,120.03	\$133,508,868
OPTION 2			
New Hospital - 20 M/S - 4 ICU, Including CUP & Sitework	61,411 SF	\$2,130.35	\$130,827,050
OPTION 2 TOTAL	61,411 SF	\$2,130.35	\$130,827,050
OPTION 3			
New Hospital - 15 M/S - 4 ICU, Including CUP & Sitework	57,546 SF	\$2,135.73	\$122,902,567
OPTION 3 TOTAL	57,546 SF	\$2,135.73	\$122,902,567
OPTION 4			
New Hospital - 10 M/S - 4 ICU, Including CUP & Sitework	54,152 SF	\$2,163.87	\$117,178,003
OPTION 4 TOTAL	54,152 SF	\$2,163.87	\$117,178,003

Mendecino Coast District Hospital - Replacement Hospital
 Fort Bragg, CA
 Space Program ROM Ver.2 Rev.1

SUMMARY MATRIX

Element	New Hospital - 21 M/S - 4 ICU 62,975 SF		New Hospital - 20 M/S - 4 ICU 61,411 SF		New Hospital - 15 M/S - 4 ICU 57,546 SF		New Hospital - 10 M/S - 4 ICU 54,152 SF		
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	
1 General Requirements	\$3,711,048	\$58.93	\$3,633,073	\$59.16	\$3,416,897	\$59.38	\$3,250,453	\$60.02	
2 In-Patient Nursing	\$17,610,810	\$279.65	\$16,881,060	\$274.89	\$13,639,710	\$237.02	\$10,787,910	\$199.22	
3 Ancillary Services	\$23,214,520	\$368.63	\$23,214,520	\$378.02	\$23,214,520	\$403.41	\$23,214,520	\$428.69	
4 Administrative Services	\$950,040	\$15.09	\$950,040	\$15.47	\$950,040	\$16.51	\$950,040	\$17.54	
5 Building Services	\$4,153,310	\$65.95	\$3,731,630	\$60.76	\$3,659,530	\$63.59	\$3,605,630	\$66.58	
6 Indirect Support	\$3,673,250	\$58.33	\$3,582,250	\$58.33	\$3,357,550	\$58.35	\$3,158,750	\$58.33	
7 Central Utility Plant	\$12,800,033	\$203.26	\$12,482,959	\$203.27	\$11,697,591	\$203.27	\$11,473,201	\$211.87	
8 Sitework	\$11,819,000	\$187.68			\$11,819,000	\$205.38	\$11,819,000	\$218.26	
Subtotal Cost	\$77,932,012	\$1,237.51	\$76,294,532	\$1,242.36	\$71,754,839	\$1,246.91	\$68,259,503	\$1,260.52	
General Conditions	7.0%	\$3,586,560	\$56.95	\$3,586,560	\$58.40	\$3,287,680	\$57.13	\$3,287,680	\$60.71
Bonds & Insurance	2.5%	\$2,037,964	\$32.36	\$1,997,027	\$32.52	\$1,876,063	\$32.60	\$1,788,680	\$33.03
Contractor's Fee	4.0%	\$3,342,261	\$53.07	\$3,275,125	\$53.33	\$3,076,743	\$53.47	\$2,933,435	\$54.17
Design Contingency	20.0%	\$17,379,759	\$275.98	\$17,030,649	\$277.32	\$15,999,065	\$278.02	\$15,253,859	\$281.69
Construction Contingency	3.0%	\$3,128,357	\$49.68	\$3,065,517	\$49.92	\$2,879,832	\$50.04	\$2,745,695	\$50.70
Location Factor / Subsistence / ETC.	7.0%	\$7,518,484	\$119.39	\$7,367,459	\$119.97	\$6,921,195	\$120.27	\$6,598,820	\$121.86
Escalation to MOC, 06/01/27	16.2%	\$18,583,471	\$295.09	\$18,210,181	\$296.53	\$17,107,150	\$297.28	\$16,310,332	\$301.20
Total Estimated Construction Cost		\$133,508,868	\$2,120.03	\$130,827,050	\$2,130.35	\$122,902,567	\$2,135.73	\$117,178,003	\$2,163.87

Mendecino Coast District Hospital - Replacement Hospital

Fort Bragg, CA

Space Program ROM Ver.2 Rev.1

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PROJECT COST SUMMARY

		Option 1 21 M/S - 4 ICU 62,975 BGSF	Option 2 20 M/S - 4 ICU 61,411 BGSF	Option 3 15 M/S - 4 ICU 57,546 BGSF	Option 4 10 M/S - 4 ICU 54,152 BGSF
CONSTRUCTION					
New Hospital, CUP, & Sitework		\$133,508,868	\$130,827,050	\$122,902,567	\$117,178,003
Total Construction Costs		\$133,508,868	\$130,827,050	\$122,902,567	\$117,178,003
EQUIPMENT & FURNISHINGS					
Furnishings	1.50%	\$2,002,633	\$1,962,406	\$1,843,539	\$1,757,670
Arts & Plants	0.50%	\$667,544	\$654,135	\$614,513	\$585,890
Subtotal Furniture		\$2,670,177	\$2,616,541	\$2,458,051	\$2,343,560
Major Medical Equipment	15.00%	\$20,026,330	\$19,624,057	\$18,435,385	\$17,576,700
Minor Medical Equipment	5.00%	\$6,675,443	\$6,541,352	\$6,145,128	\$5,858,900
IT [Low Voltage Systems Equipment]	\$40/SF	\$2,519,000	\$2,456,440	\$2,301,840	\$2,166,080
Subtotal Equipment		\$29,220,774	\$28,621,850	\$26,882,353	\$25,601,681
Total Equipment & Furnishings		\$31,890,951	\$31,238,391	\$29,340,405	\$27,945,241
ARCHITECTURAL AND ENGINEERING					
Entitlements	3.00%	\$4,005,266	\$3,924,811	\$3,687,077	\$3,515,340
A&E Full Services Construction Administration	10.00%	\$13,350,887	\$13,082,705	\$12,290,257	\$11,717,800
A&E Construction Contingency	1.00%	\$1,335,089	\$1,308,270	\$1,229,026	\$1,171,780
Total Architectural and Engineering Costs		\$14,685,975	\$14,390,975	\$13,519,282	\$12,889,580
CONSULTANTS					
Other Consultant Fees	2.00%	\$2,670,177	\$2,616,541	\$2,458,051	\$2,343,560
Total Consultant Costs		\$2,670,177	\$2,616,541	\$2,458,051	\$2,343,560
PERMITS AND FEES					
OSHPD & City Permit Fees	2.00%	\$2,670,177	\$2,616,541	\$2,458,051	\$2,343,560
City Impact Fees	1.00%	\$1,335,089	\$1,308,270	\$1,229,026	\$1,171,780
Total Permits and Fees Costs		\$4,005,266	\$3,924,811	\$3,687,077	\$3,515,340
INSPECTION AND TESTING					
QA Testing & Certified Inspections	2.00%	\$2,670,177	\$2,616,541	\$2,458,051	\$2,343,560
Commissioning	0.50%	\$667,544	\$654,135	\$614,513	\$585,890
Total Inspection and Testing Costs		\$3,337,722	\$3,270,676	\$3,072,564	\$2,929,450
PROJECT MANAGEMENT					
Owner/Outside Project Management Fees	5.00%	\$6,675,443	\$6,541,352	\$6,145,128	\$5,858,900
Total Project Management Costs		\$6,675,443	\$6,541,352	\$6,145,128	\$5,858,900
OWNER'S CONTINGENCIES					
Owners Contingency	10.00%	\$13,350,887	\$13,082,705	\$12,290,257	\$11,717,800
Total Owner's Contingency Costs		\$13,350,887	\$13,082,705	\$12,290,257	\$11,717,800
TOTAL PROJECT COSTS		\$210,125,290	\$205,892,502	\$193,415,332	\$184,377,875
COSTS PER SQUARE FOOT					
Construction (Including Escalation)		\$2,120.03	\$2,130.35	\$2,135.73	\$2,163.87
Equipment & Furnishings		\$506.41	\$508.68	\$509.86	\$516.05
Architectural and Engineering		\$233.20	\$234.34	\$234.93	\$238.03
Consultants		\$42.40	\$42.61	\$42.71	\$43.28
Permits and Fees		\$63.60	\$63.91	\$64.07	\$64.92
Inspection and Testing		\$53.00	\$53.26	\$53.39	\$54.10
Project Management		\$106.00	\$106.52	\$106.79	\$108.19
Owner's Contingency		\$212.00	\$213.04	\$213.57	\$216.39
Total Cost per Square Foot		\$3,336.65	\$3,352.70	\$3,361.06	\$3,404.82

New Hospital - 21 M/S - 4 ICU

SUMMARY - NEW HOSPITAL - 21 M/S - 4 ICU

Element		Total	Cost / SF
1 General Requirements		\$3,711,048	\$58.93
2 In-Patient Nursing		\$17,610,810	\$279.65
3 Ancillary Services		\$23,214,520	\$368.63
4 Administrative Services		\$950,040	\$15.09
5 Building Services		\$4,153,310	\$65.95
6 Indirect Support		\$3,673,250	\$58.33
7 Central Utility Plant		\$12,800,033	\$203.26
8 Sitework		\$11,819,000	\$187.68
Subtotal		<u>\$77,932,012</u>	<u>\$1,237.51</u>
General Conditions	24 Months	\$3,586,560	\$56.95
Subtotal		<u>\$81,518,572</u>	<u>\$1,294.46</u>
Bonds & Insurance	2.50%	\$2,037,964	\$32.36
Subtotal		<u>\$83,556,536</u>	<u>\$1,326.82</u>
Contractor's Fee	4.00%	\$3,342,261	\$53.07
Subtotal		<u>\$86,898,797</u>	<u>\$1,379.89</u>
Design Contingency	20.00%	\$17,379,759	\$275.98
Subtotal		<u>\$104,278,557</u>	<u>\$1,655.87</u>
Construction Contingency	3.00%	\$3,128,357	\$49.68
Subtotal		<u>\$107,406,913</u>	<u>\$1,705.55</u>
Location Factor / Subsistence / ETC.	7.00%	\$7,518,484	\$119.39
Subtotal		<u>\$114,925,397</u>	<u>\$1,824.94</u>
Escalation to MOC, 06/01/27	16.17%	\$18,583,471	\$295.09
TOTAL ESTIMATED CONSTRUCTION COST		\$133,508,868	\$2,120.03

Total Area: 62,975 SF

Mendecino Coast District Hospital - Replacement Hospital

Fort Bragg, CA

Space Program ROM Ver.2 Rev.1

Project # 22-01071.00

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DETAIL ELEMENTS - NEW HOSPITAL - 21 M/S - 4 ICU

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
General Requirements	5.0%		\$74,220,963	\$3,711,048
Total - General Requirements				\$3,711,048

2 In-Patient Nursing (IPN)				
Intensive Care / Critical Care Unit (ICU/CCU)	3,891	sf	\$910.00	\$3,540,810
Med/Surg Step-Down and Telemetry Acute Care Nursing Unit	13,400	sf	\$1,050.00	\$14,070,000
Total - In-Patient Nursing				\$17,610,810

3 Ancillary Services (ANC)				
Emergency Department	10,032	sf	\$910.00	\$9,129,120
Clinical Laboratory/ Blood Bank	883	sf	\$910.00	\$803,530
Imaging, Hospital	1,703	sf	\$910.00	\$1,549,730
Perioperative Services, Hospital (Operating Rooms)	5,672	sf	\$805.00	\$4,565,960
Pharmacy	1,200	sf	\$805.00	\$966,000
Recovery Service, Perioperative Services (PACU)	4,860	sf	\$910.00	\$4,422,600
Respiratory Care Services	956	sf	\$805.00	\$769,580
Sterile Processing (Hospital)	1,200	sf	\$840.00	\$1,008,000
Total - Ancillary Services				\$23,214,520

4 Administrative Services (MBR)				
Administration, Medical Center	130	sf	\$560.00	\$72,800
Admitting and Business Office Cashier	900	sf	\$490.00	\$441,000
Gift Shop	436	sf	\$560.00	\$244,160
Spiritual Care	343	sf	\$560.00	\$192,080
Total - Administrative Services				\$950,040

Mendecino Coast District Hospital - Replacement Hospital

Fort Bragg, CA

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DETAIL ELEMENTS - NEW HOSPITAL - 21 M/S - 4 ICU

Element	Quantity	Unit	Unit Cost	Total
5 Building Services				
Facility Services / Building Support	2,184	sf	\$490.00	\$1,070,160
Food and Nutritional Services	2,014	sf	\$700.00	\$1,409,800
Material Services	836	sf	\$490.00	\$409,640
Public Amenities	1,493	sf	\$700.00	\$1,045,100
Security Department	347	sf	\$630.00	\$218,610

Total - Building Services				\$4,153,310
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6 Indirect Support

Building Circulation / Gross Factor	10,495	sf	\$350.00	\$3,673,250
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Total - Indirect Support				\$3,673,250
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7 Central Utility Plant

Central Utility Plant	2,624	sf	\$4,878.06	\$12,800,033
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Total - CUP				\$12,800,033
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8 Sitework

On-Sitework, landscape, hardscape	236,000	sf	\$40.00	\$9,440,000
Demolition of small existing building	4,300	sf	\$30.00	\$129,000
Helipad	1	ls	\$2,000,000.00	\$2,000,000
Off-Sitework	10,000	sf	\$25.00	\$250,000

Total - Sitework				\$11,819,000
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New Hospital - 20 M/S - 4 ICU

SUMMARY - NEW HOSPITAL - 20 M/S - 4 ICU

Element		Total	Cost / SF
1 General Requirements		\$3,633,073	\$59.16
2 In-Patient Nursing		\$16,881,060	\$274.89
3 Ancillary Services		\$23,214,520	\$378.02
4 Administrative Services		\$950,040	\$15.47
5 Building Services		\$3,731,630	\$60.76
6 Indirect Support		\$3,582,250	\$58.33
7 Central Utility Plant		\$12,482,959	\$203.27
8 Sitework		\$11,819,000	\$192.46
Subtotal		<u>\$76,294,532</u>	<u>\$1,242.36</u>
General Conditions	24 Months	\$3,586,560	\$58.40
Subtotal		<u>\$79,881,092</u>	<u>\$1,300.76</u>
Bonds & Insurance	2.50%	\$1,997,027	\$32.52
Subtotal		<u>\$81,878,120</u>	<u>\$1,333.28</u>
Contractor's Fee	4.00%	\$3,275,125	\$53.33
Subtotal		<u>\$85,153,244</u>	<u>\$1,386.61</u>
Design Contingency	20.00%	\$17,030,649	\$277.32
Subtotal		<u>\$102,183,893</u>	<u>\$1,663.93</u>
Construction Contingency	3.00%	\$3,065,517	\$49.92
Subtotal		<u>\$105,249,410</u>	<u>\$1,713.85</u>
Location Factor / Subsistence / ETC.	7.00%	\$7,367,459	\$119.97
Subtotal		<u>\$112,616,869</u>	<u>\$1,833.82</u>
Escalation to MOC, 06/01/27	16.17%	\$18,210,181	\$296.53
TOTAL ESTIMATED CONSTRUCTION COST		\$130,827,050	\$2,130.35

Total Area: 61,411 SF

Mendecino Coast District Hospital - Replacement Hospital

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DETAIL ELEMENTS - NEW HOSPITAL - 20 M/S - 4 ICU

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
General Requirements	5.0%		\$72,661,459	\$3,633,073
Total - General Requirements				\$3,633,073

2 In-Patient Nursing (IPN)				
Intensive Care / Critical Care Unit (ICU/CCU)	3,891	sf	\$910.00	\$3,540,810
Med/Surg Step-Down and Telemetry Acute Care Nursing Unit	12,705	sf	\$1,050.00	\$13,340,250
Total - In-Patient Nursing				\$16,881,060

3 Ancillary Services (ANC)				
Emergency Department	10,032	sf	\$910.00	\$9,129,120
Clinical Laboratory/ Blood Bank	883	sf	\$910.00	\$803,530
Imaging, Hospital	1,703	sf	\$910.00	\$1,549,730
Perioperative Services, Hospital (Operating Rooms)	5,672	sf	\$805.00	\$4,565,960
Pharmacy	1,200	sf	\$805.00	\$966,000
Recovery Service, Perioperative Services (PACU)	4,860	sf	\$910.00	\$4,422,600
Respiratory Care Services	956	sf	\$805.00	\$769,580
Sterile Processing (Hospital)	1,200	sf	\$840.00	\$1,008,000
Total - Ancillary Services				\$23,214,520

4 Administrative Services (MBR)				
Administration, Medical Center	130	sf	\$560.00	\$72,800
Admitting and Business Office Cashier	900	sf	\$490.00	\$441,000
Gift Shop	436	sf	\$560.00	\$244,160
Spiritual Care	343	sf	\$560.00	\$192,080
Total - Administrative Services				\$950,040

Mendecino Coast District Hospital - Replacement Hospital

Fort Bragg, CA

Space Program ROM Ver.2 Rev.1

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07/17/23

DETAIL ELEMENTS - NEW HOSPITAL - 20 M/S - 4 ICU

Element	Quantity	Unit	Unit Cost	Total
5 Building Services				
Facility Services / Building Support	2,184	sf	\$490.00	\$1,070,160
Food and Nutritional Services	1,427	sf	\$700.00	\$998,900
Material Services	814	sf	\$490.00	\$398,860
Public Amenities	1,493	sf	\$700.00	\$1,045,100
Security Department	347	sf	\$630.00	\$218,610

Total - Building Services				\$3,731,630
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6 Indirect Support

Building Circulation / Gross Factor	10,235	sf	\$350.00	\$3,582,250
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Total - Indirect Support				\$3,582,250
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7 Central Utility Plant

Central Utility Plant (CUP)	2,559	sf	\$4,878.06	\$12,482,959
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Total - CUP				\$12,482,959
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8 Sitework

On-Sitework, landscape, hardscape	236,000	sf	\$40.00	\$9,440,000
Demolition of small existing building	4,300	sf	\$30.00	\$129,000
Helipad	1	ls	\$2,000,000.00	\$2,000,000
Off-Sitework	10,000	sf	\$25.00	\$250,000

Total - Sitework				\$11,819,000
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New Hospital - 15 M/S - 4 ICU

SUMMARY - NEW HOSPITAL - 15 M/S - 4 ICU

Element		Total	Cost / SF
1 General Requirements		\$3,416,897	\$59.38
2 In-Patient Nursing		\$13,639,710	\$237.02
3 Ancillary Services		\$23,214,520	\$403.41
4 Administrative Services		\$950,040	\$16.51
5 Building Services		\$3,659,530	\$63.59
6 Indirect Support		\$3,357,550	\$58.35
7 Central Utility Plant		\$11,697,591	\$203.27
8 Sitework		\$11,819,000	\$205.38
Subtotal		<u>\$71,754,839</u>	<u>\$1,246.91</u>
General Conditions	22 Months	\$3,287,680	\$57.13
Subtotal		<u>\$75,042,519</u>	<u>\$1,304.04</u>
Bonds & Insurance	2.50%	\$1,876,063	\$32.60
Subtotal		<u>\$76,918,581</u>	<u>\$1,336.65</u>
Contractor's Fee	4.00%	\$3,076,743	\$53.47
Subtotal		<u>\$79,995,325</u>	<u>\$1,390.11</u>
Design Contingency	20.00%	\$15,999,065	\$278.02
Subtotal		<u>\$95,994,390</u>	<u>\$1,668.13</u>
Construction Contingency	3.00%	\$2,879,832	\$50.04
Subtotal		<u>\$98,874,221</u>	<u>\$1,718.18</u>
Location Factor / Subsistence / ETC.	7.00%	\$6,921,195	\$120.27
Subtotal		<u>\$105,795,417</u>	<u>\$1,838.45</u>
Escalation to MOC, 06/01/27	16.17%	\$17,107,150	\$297.28
TOTAL ESTIMATED CONSTRUCTION COST		\$122,902,567	\$2,135.73

Total Area: 57,546 SF

Mendecino Coast District Hospital - Replacement Hospital

Fort Bragg, CA

Space Program ROM Ver.2 Rev.1

Project # 22-01071.00

07/17/23

DETAIL ELEMENTS - NEW HOSPITAL - 15 M/S - 4 ICU

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
General Requirements	5.0%		\$68,337,941	\$3,416,897
Total - General Requirements				\$3,416,897

2 In-Patient Nursing (IPN)				
Intensive Care / Critical Care Unit (ICU/CCU)	3,891	sf	\$910.00	\$3,540,810
Med/Surg Step-Down and Telemetry Acute Care Nursing Unit	9,618	sf	\$1,050.00	\$10,098,900
Total - In-Patient Nursing				\$13,639,710

3 Ancillary Services (ANC)				
Emergency Department	10,032	sf	\$910.00	\$9,129,120
Clinical Laboratory/ Blood Bank	883	sf	\$910.00	\$803,530
Imaging, Hospital	1,703	sf	\$910.00	\$1,549,730
Perioperative Services, Hospital (Operating Rooms)	5,672	sf	\$805.00	\$4,565,960
Pharmacy	1,200	sf	\$805.00	\$966,000
Recovery Service, Perioperative Services (PACU)	4,860	sf	\$910.00	\$4,422,600
Respiratory Care Services	956	sf	\$805.00	\$769,580
Sterile Processing (Hospital)	1,200	sf	\$840.00	\$1,008,000
Total - Ancillary Services				\$23,214,520

4 Administrative Services (MBR)				
Administration, Medical Center	130	sf	\$560.00	\$72,800
Admitting and Business Office Cashier	900	sf	\$490.00	\$441,000
Gift Shop	436	sf	\$560.00	\$244,160
Spiritual Care	343	sf	\$560.00	\$192,080
Total - Administrative Services				\$950,040

Mendecino Coast District Hospital - Replacement Hospital

Fort Bragg, CA

Space Program ROM Ver.2 Rev.1

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DETAIL ELEMENTS - NEW HOSPITAL - 15 M/S - 4 ICU

Element	Quantity	Unit	Unit Cost	Total
5 Building Services				
Facility Services / Building Support	2,184	sf	\$490.00	\$1,070,160
Food and Nutritional Services	1,401	sf	\$700.00	\$980,700
Material Services	704	sf	\$490.00	\$344,960
Public Amenities	1,493	sf	\$700.00	\$1,045,100
Security Department	347	sf	\$630.00	\$218,610

Total - Building Services				\$3,659,530
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6 Indirect Support

Building Circulation / Gross Factor	9,593	sf	\$350.00	\$3,357,550
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Total - Indirect Support				\$3,357,550
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7 Central Utility Plant

Central Utility Plant (CUP)	2,398	sf	\$4,878.06	\$11,697,591
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Total - CUP				\$11,697,591
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8 Sitework

On-Sitework, landscape, hardscape	236,000	sf	\$40.00	\$9,440,000
Demolition of small existing building	4,300	sf	\$30.00	\$129,000
Helipad	1	ls	\$2,000,000.00	\$2,000,000
Off-Sitework	10,000	sf	\$25.00	\$250,000

Total - Sitework				\$11,819,000
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New Hospital - 10 M/S - 4 ICU

SUMMARY - NEW HOSPITAL - 10 M/S - 4 ICU

Element		Total	Cost / SF
1 General Requirements		\$3,250,453	\$60.02
2 In-Patient Nursing		\$10,787,910	\$199.22
3 Ancillary Services		\$23,214,520	\$428.69
4 Administrative Services		\$950,040	\$17.54
5 Building Services		\$3,605,630	\$66.58
6 Indirect Support		\$3,158,750	\$58.33
7 Central Utility Plant		\$11,473,201	\$211.87
8 Sitework		\$11,819,000	\$218.26
Subtotal		\$68,259,503	\$1,260.52
General Conditions	22 Months	\$3,287,680	\$60.71
Subtotal		\$71,547,183	\$1,321.23
Bonds & Insurance	2.50%	\$1,788,680	\$33.03
Subtotal		\$73,335,863	\$1,354.26
Contractor's Fee	4.00%	\$2,933,435	\$54.17
Subtotal		\$76,269,297	\$1,408.43
Design Contingency	20.00%	\$15,253,859	\$281.69
Subtotal		\$91,523,157	\$1,690.12
Construction Contingency	3.00%	\$2,745,695	\$50.70
Subtotal		\$94,268,851	\$1,740.82
Location Factor / Subsistence / ETC.	7.00%	\$6,598,820	\$121.86
Subtotal		\$100,867,671	\$1,862.68
Escalation to MOC, 06/01/27	16.17%	\$16,310,332	\$301.20
TOTAL ESTIMATED CONSTRUCTION COST		\$117,178,003	\$2,163.87

Total Area: 54,152 SF

Mendocino Coast District Hospital - Replacement Hospital

Fort Bragg, CA

Space Program ROM Ver.2 Rev.1

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07/17/23

DETAIL ELEMENTS - NEW HOSPITAL - 10 M/S - 4 ICU

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
General Requirements	5.0%		\$65,009,051	\$3,250,453
Total - General Requirements				\$3,250,453

2 In-Patient Nursing (IPN)				
Intensive Care / Critical Care Unit (ICU/CCU)	3,891	sf	\$910.00	\$3,540,810
Med/Surg Step-Down and Telemetry Acute Care Nursing Unit	6,902	sf	\$1,050.00	\$7,247,100
Total - In-Patient Nursing				\$10,787,910

3 Ancillary Services (ANC)				
Emergency Department	10,032	sf	\$910.00	\$9,129,120
Clinical Laboratory/ Blood Bank	883	sf	\$910.00	\$803,530
Imaging, Hospital	1,703	sf	\$910.00	\$1,549,730
Perioperative Services, Hospital (Operating Rooms)	5,672	sf	\$805.00	\$4,565,960
Pharmacy	1,200	sf	\$805.00	\$966,000
Recovery Service, Perioperative Services (PACU)	4,860	sf	\$910.00	\$4,422,600
Respiratory Care Services	956	sf	\$805.00	\$769,580
Sterile Processing (Hospital)	1,200	sf	\$840.00	\$1,008,000
Total - Ancillary Services				\$23,214,520

4 Administrative Services (MBR)				
Administration, Medical Center	130	sf	\$560.00	\$72,800
Admitting and Business Office Cashier	900	sf	\$490.00	\$441,000
Gift Shop	436	sf	\$560.00	\$244,160
Spiritual Care	343	sf	\$560.00	\$192,080
Total - Administrative Services				\$950,040

Mendecino Coast District Hospital - Replacement Hospital

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07/17/23

DETAIL ELEMENTS - NEW HOSPITAL - 10 M/S - 4 ICU

Element	Quantity	Unit	Unit Cost	Total
5 Building Services				
Facility Services / Building Support	2,184	sf	\$490.00	\$1,070,160
Food and Nutritional Services	1,401	sf	\$700.00	\$980,700
Material Services	594	sf	\$490.00	\$291,060
Public Amenities	1,493	sf	\$700.00	\$1,045,100
Security Department	347	sf	\$630.00	\$218,610

Total - Building Services				\$3,605,630
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6 Indirect Support

Building Circulation / Gross Factor	9,025	sf	\$350.00	\$3,158,750
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Total - Indirect Support				\$3,158,750
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7 Central Utility Plant

Central Utility Plant (CUP)	2,352	sf	\$4,878.06	\$11,473,201
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Total - CUP				\$11,473,201
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8 Sitework

On-Sitework, landscape, hardscape	236,000	sf	\$40.00	\$9,440,000
Demolition of small existing building	4,300	sf	\$30.00	\$129,000
Helipad	1	ls	\$2,000,000.00	\$2,000,000
Off-Sitework	10,000	sf	\$25.00	\$250,000

Total - Sitework				\$11,819,000
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CUP

SUMMARY - CUP

Element		Total	Cost / SF
1 General Requirements		\$320,780	\$136.39
2 Sitework			
3 Concrete		\$542,936	\$230.84
4 Masonry		\$185,526	\$78.88
5 Metals		\$326,058	\$138.63
6 Wood & Plastics		\$9,667	\$4.11
7 Thermal & Moisture		\$160,712	\$68.33
8 Doors & Windows		\$98,102	\$41.71
9 Finishes		\$240,915	\$102.43
10 Specialties		\$35,045	\$14.90
11 Equipment		\$423	\$0.18
12 Furnishings			
13 Special Construction			
14 Conveying			
15 Mechanical		\$2,429,052	\$1,032.76
16 Electrical		\$2,387,162	\$1,014.95
Subtotal		<u>\$6,736,377</u>	<u>\$2,864.11</u>
General Conditions	6 Months	\$268,992	\$114.37
Subtotal		<u>\$7,005,369</u>	<u>\$2,978.47</u>
Bonds & Insurance	2.50%	\$175,134	\$74.46
Subtotal		<u>\$7,180,504</u>	<u>\$3,052.94</u>
Contractor's Fee	4.00%	\$287,220	\$122.12
Subtotal		<u>\$7,467,724</u>	<u>\$3,175.05</u>
Design Contingency	20.00%	\$1,493,545	\$635.01
Subtotal		<u>\$8,961,268</u>	<u>\$3,810.06</u>
Construction Contingency	3.00%	\$268,838	\$114.30
Subtotal		<u>\$9,230,106</u>	<u>\$3,924.36</u>
Location Factor / Subsistence / ETC.	7.00%	\$646,107	\$274.71
Subtotal		<u>\$9,876,214</u>	<u>\$4,199.07</u>
Escalation to MOC, 06/01/27	16.17%	\$1,596,987	\$678.99

TOTAL ESTIMATED CONSTRUCTION COST		\$11,473,201	\$4,878.06
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Total Area: 2,352 SF

Mendecino Coast District Hospital - Replacement Hospital

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DETAIL ELEMENTS - CUP

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
General Requirements	5.0%		\$6,415,597	\$320,780
Total - General Requirements				\$320,780

2 Existing Conditions				
General Demolition				
Remove ceilings as necessary for access				
Remove walls as necessary for access				
Total - Sitework				

3 Concrete				
Concrete				
Concrete Forming and Accessories	2,352	sf	\$102.02	\$239,951
Concrete Reinforcing	2,352	sf	\$41.57	\$97,773
Cast-in-Place Concrete	2,352	sf	\$86.38	\$203,166
Grouting	2,352	sf	\$0.87	\$2,046
Total - Concrete				\$542,936

4 Masonry				
Masonry				
Unit Masonry	2,352	sf	\$78.88	\$185,526
Total - Masonry				\$185,526

5 Metals				
Metals				
Structural Metal Framing	2,352	sf	\$74.19	\$174,495
Metal Decking	2,352	sf	\$9.97	\$23,449
Metal Fabrications	2,352	sf	\$54.47	\$128,113
Total - Metals				\$326,058

6 Wood & Plastics				
Woods				
Rough Carpentry	2,352	sf	\$1.82	\$4,281
Architectural Woodwork	2,352	sf	\$2.29	\$5,386
Total - Wood & Plastics				\$9,667

DETAIL ELEMENTS - CUP

Element	Quantity	Unit	Unit Cost	Total
7 Thermal & Moisture				
Thermal & Moisture Protection				
Dampproofing and Waterproofing	2,352	sf	\$8.72	\$20,509
Thermal Protection	2,352	sf	\$5.19	\$12,207
Membrane Roofing	2,352	sf	\$13.43	\$31,587
Flashing and Sheet Metal	2,352	sf	\$15.14	\$35,609
Roof and Wall Specialties and Accessories	2,352	sf	\$4.87	\$11,454
Fire and Smoke Protection	2,352	sf	\$19.49	\$45,840
Joint Protection	2,352	sf	\$1.49	\$3,504

Total - Thermal & Moisture				\$160,712
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8 Doors & Windows				
Openings				
Doors and Frames	2,352	sf	\$30.18	\$70,983
Specialty Doors and Frames	2,352	sf	\$3.16	\$7,432
Windows	2,352	sf	\$0.17	\$400
Glazing	2,352	sf	\$0.06	\$141
Louvers and Vents	2,352	sf	\$8.14	\$19,145

Total - Doors & Windows				\$98,102
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9 Finishes				
Finishes				
Plaster & Gypsum Board	2,352	sf	\$71.85	\$168,991
Tiling	2,352	sf	\$2.50	\$5,880
Ceilings	2,352	sf	\$2.33	\$5,480
Flooring	2,352	sf	\$1.66	\$3,904
Acoustic Treatment	2,352	sf	\$0.57	\$1,341
Painting and Coating	2,352	sf	\$23.52	\$55,319

Total - Finishes				\$240,915
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10 Specialties				
Specialties				
Information Specialties	2,352	sf	\$5.23	\$12,301
Interior Specialties	2,352	sf	\$0.97	\$2,281
Safety Specialties	2,352	sf	\$0.56	\$1,317
Storage Specialties	2,352	sf	\$0.50	\$1,176
Exterior Specialties	2,352	sf	\$7.64	\$17,969

Total - Specialties				\$35,045
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DETAIL ELEMENTS - CUP

Element	Quantity	Unit	Unit Cost	Total
11 Equipment				
Equipment				
Healthcare Equipment	2,352	sf	\$0.18	\$423

Total - Equipment				\$423
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15 Mechanical

Fire Suppression				
Water-Based Fire-Suppression	2,352	sf	\$15.54	\$36,550
Plumbing				
Plumbing	2,352	sf	\$10.31	\$24,249
Plumbing Piping	2,352	sf	\$45.09	\$106,052
Plumbing Equipment	2,352	sf	\$1.07	\$2,517
Plumbing Fixtures	2,352	sf	\$5.21	\$12,254
Gas & Vacuum Systems	2,352	sf	\$49.34	\$116,048
Heating, Ventilating and Air Conditioning (HVAC)				
HVAC	2,352	sf	\$85.55	\$201,214
Facility Fuel Systems	2,352	sf	\$180.91	\$425,500
HVAC Piping and Pumps	2,352	sf	\$160.57	\$377,661
HVAC Air Distribution	2,352	sf	\$31.60	\$74,323
Central Heating Equipment	2,352	sf	\$134.18	\$315,591
Central Cooling Equipment	2,352	sf	\$199.33	\$468,824
Central HVAC Equipment	2,352	sf	\$32.80	\$77,146
Decentralized HVAC Equipment	2,352	sf	\$17.40	\$40,925
Integrated Automation				
Facility Controls	2,352	sf	\$63.86	\$150,199

Total - Mechanical				\$2,429,052
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16 Electrical

Electrical				
Electrical	2,352	sf	\$266.47	\$626,737
Medium-Voltage Electrical	2,352	sf	\$84.19	\$198,015
Low-Voltage Electrical	2,352	sf	\$200.61	\$471,835
Facility Electrical Power Generating and Storing Equipment	2,352	sf	\$251.45	\$591,410
Electrical and Cathodic Protection	2,352	sf	\$4.24	\$9,972
Lighting	2,352	sf	\$35.31	\$83,049
Electrical Connections	2,352	sf	\$21.95	\$51,626

Mendecino Coast District Hospital - Replacement Hospital

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DETAIL ELEMENTS - CUP

Element	Quantity	Unit	Unit Cost	Total
Communications				
Communications	2,352	sf	\$36.32	\$85,425
Distributed Communicans and Monitoring Systems	2,352	sf	\$8.61	\$20,251
Electrical Safety and Security				
Electronic Safety and Security	2,352	sf	\$9.06	\$21,309
Electronic Access Control and Intrusion Detection	2,352	sf	\$17.33	\$40,760
Electronic Surveillance	2,352	sf	\$10.02	\$23,567
Electronic Detection and Alarm	2,352	sf	\$47.45	\$111,602
Electronic Monitoring and Control	2,352	sf	\$21.94	\$51,603

Total - Electrical				\$2,387,162
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Mendecino Coast District Hospital - Replacement Hospital

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07/17/23

SUMMARY COMPARISON

Element	Area	Construction Sub-Total	Soft Costs	Project TOTAL
EXISTING HOSPITAL SEISMIC UPGRADES				
SPC-4D / NPC-4D Upgrade to Code Compliant	55,000 SF	\$11,891,471	\$3,864,728	\$15,756,199
SEISMIC UPGRADE TOTAL	55,000 SF	\$11,891,471	\$3,864,728	\$15,756,199
OPTION 1: New Hospital				
New Hospital - 21 M/S - 4 ICU, Including CUP & Sitework	62,975 SF	\$133,508,868	\$76,616,422	\$210,125,290
OPTION 1 TOTAL	62,975 SF	\$133,508,868	\$76,616,422	\$210,125,290
OPTION 2: New Hospital				
New Hospital - 20 M/S - 4 ICU, Including CUP & Sitework	61,411 SF	\$130,827,050	\$75,065,453	\$205,892,502
OPTION 2 TOTAL	61,411 SF	\$130,827,050	\$75,065,453	\$205,892,502
OPTION 3: New Hospital				
New Hospital - 15 M/S - 4 ICU, Including CUP & Sitework	57,546 SF	\$122,902,567	\$70,512,765	\$193,415,332
OPTION 3 TOTAL	57,546 SF	\$122,902,567	\$70,512,765	\$193,415,332
OPTION 4: New Hospital				
New Hospital - 10 M/S - 4 ICU, Including CUP & Sitework	54,152 SF	\$117,178,003	\$67,199,872	\$184,377,875
OPTION 4 TOTAL	54,152 SF	\$117,178,003	\$67,199,872	\$184,377,875