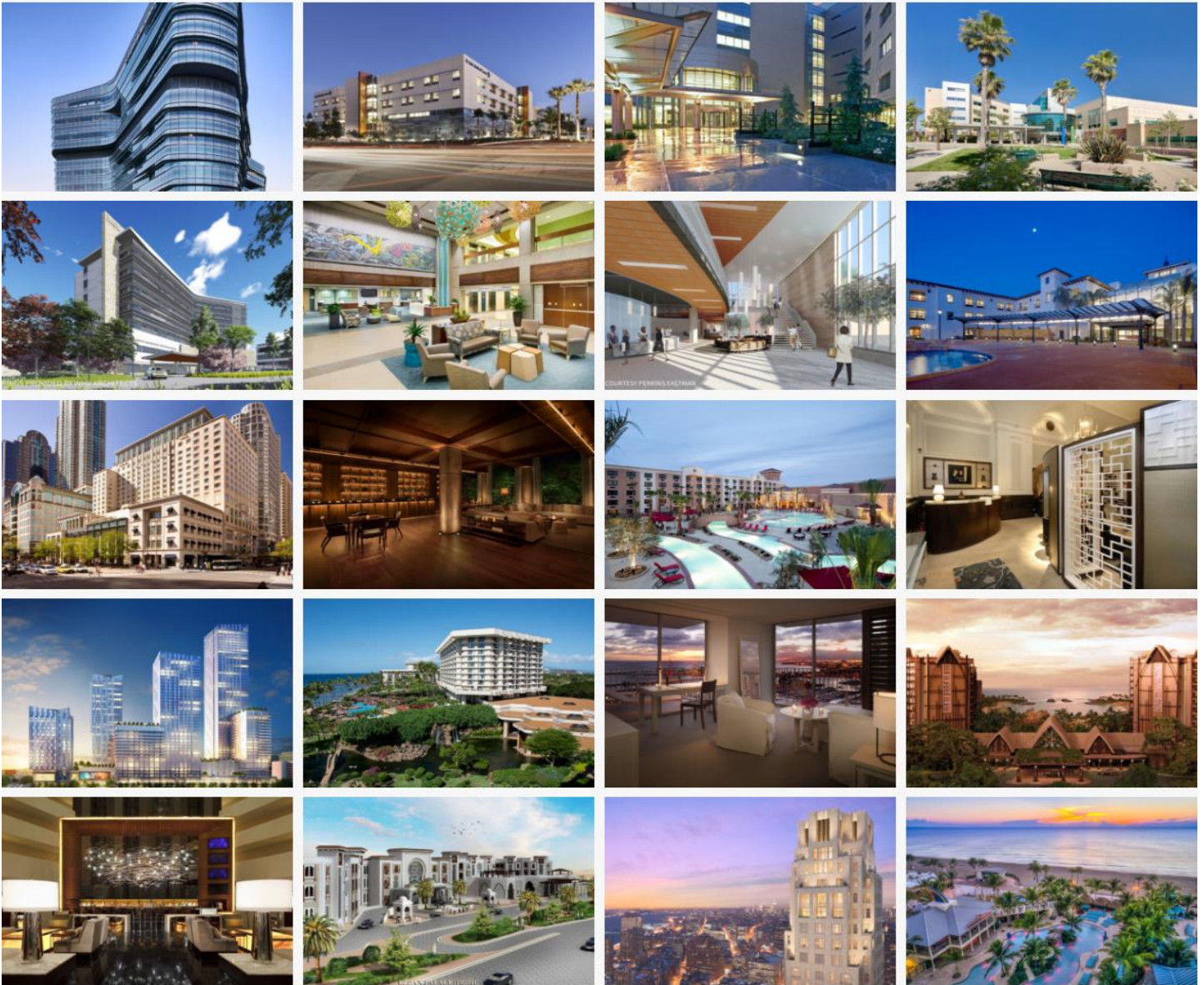


Mendocino Coast District Hospital - Replacement Hospital

Space Program ROM

April 28, 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	
HOSPITAL	9
CUP	13

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 stage.

The project scope encompasses a new ground-up replacement hospital and central utility plant.

1.2 Cost Estimation Breakdown

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

Description	HOSPITAL	CUP	Total
A. Direct Costs			
Direct Cost of Construction	\$45,803,951	\$6,736,377	\$52,540,328
Subtotal Direct Costs	\$45,803,951	\$6,736,377	\$52,540,328
B. Indirect Costs			
B1 - GCs Monthly	\$3,586,560	\$268,992	\$3,855,552
B2 - Bonds & Insurance 2.50%	\$1,234,763	\$175,134	\$1,409,897
B3 - GC Fee 4.00%	\$2,025,011	\$287,220	\$2,312,231
B4 - Design Contingency 20.00%	\$10,530,057	\$1,493,545	\$12,023,602
B5 - Construction Contingency 3.00%	\$1,895,410	\$268,838	\$2,164,248
B6 - Location Factor 7.00%	\$4,555,303	\$646,107	\$5,201,410
B7 - Escalation 21.69%	\$15,102,687	\$2,142,110	\$17,244,797
Subtotal Indirect Costs	\$38,929,791	\$5,281,947	\$44,211,737
Total Construction Costs	\$84,733,741	\$12,018,324	\$96,752,065

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	0.68	7.0%	4.7%	4.72%
2024	1.00	5.2%	5.2%	10.20%
2025	1.00	4.4%	4.4%	15.10%
2026	1.00	4.0%	4.0%	19.70%
2027	0.42	4.0%	1.7%	21.69%
2028-2030	0.00	4.0%	0.0%	21.69%

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

Key Exclusions

- Project Soft Costs (example summary provided)
- Hazardous Material Abatement
- Demolition of any existing buildings

Mendocino Coast District Hospital - Replacement Hospital

Fort Bragg, CA
Space Program ROM

Project # 22-01071.00
04/28/23

SUMMARY

Element	Area	Cost / SF	Total
HOSPITAL	56,442	\$1,501.25	\$84,733,741
CUP	2,352	\$5,109.83	\$12,018,324
Total Estimated Construction Cost	2,352	\$41,136.08	\$96,752,065
<u>Add Alternates</u>			Total
Addition of 9 Med-Surg Beds & Associated program	6,548	\$1,648.04	\$10,791,394

SUMMARY MATRIX

Element	HOSPITAL 56,442 SF		CUP 2,352 SF		Overall Totals		
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF	
1 General Requirements (see below)	\$2,181,141	\$38.64	\$320,780	\$136.39	\$2,501,920	\$42.55	
2 Existing Conditions	\$12,119,310	\$214.72			\$12,119,310	\$206.13	
3 Concrete	\$23,214,520	\$411.30	\$542,936	\$230.84	\$23,757,456	\$404.08	
4 Masonry	\$950,040	\$16.83	\$185,526	\$78.88	\$1,135,566	\$19.31	
5 Metals	\$4,046,490	\$71.69	\$326,058	\$138.63	\$4,372,548	\$74.37	
6 Wood & Plastics	\$3,292,450	\$58.33	\$9,667	\$4.11	\$3,302,117	\$56.16	
7 Thermal & Moisture			\$160,712	\$68.33	\$160,712	\$2.73	
8 Doors & Windows			\$98,102	\$41.71	\$98,102	\$1.67	
9 Finishes			\$240,915	\$102.43	\$240,915	\$4.10	
10 Specialties			\$35,045	\$14.90	\$35,045	\$0.60	
11 Equipment			\$423	\$0.18	\$423	\$0.01	
12 Furnishings							
13 Special Construction							
14 Conveying							
15 Mechanical			\$2,429,052	\$1,032.76	\$2,429,052	\$41.31	
16 Electrical			\$2,387,162	\$1,014.95	\$2,387,162	\$40.60	
Subtotal Cost	\$45,803,951	\$811.52	\$6,736,377	\$2,864.11	\$52,540,328	\$894	
General Conditions	7.0%	\$3,586,560	\$63.54	\$268,992	\$114.37	\$3,855,552	\$65.58
Bonds & Insurance	2.5%	\$1,234,763	\$21.88	\$175,134	\$74.46	\$1,409,897	\$23.98
Contractor's Fee	4.0%	\$2,025,011	\$35.88	\$287,220	\$122.12	\$2,312,231	\$39.33
Design Contingency	20.0%	\$10,530,057	\$186.56	\$1,493,545	\$635.01	\$12,023,602	\$204.50
Construction Contingency	3.0%	\$1,895,410	\$33.58	\$268,838	\$114.30	\$2,164,248	\$36.81
Location Factor / Subsistence / ETC.	7.0%	\$4,555,303	\$80.71	\$646,107	\$274.71	\$5,201,410	\$88.47
Escalation to MOC, 06/01/27	21.7%	\$15,102,687	\$267.58	\$2,142,110	\$910.76	\$17,244,797	\$293.31
Total Estimated Construction Cost		\$84,733,741	\$1,501.25	\$12,018,324	\$5,109.83	\$96,752,065	\$1,645.61

Mendocino Coast District Hospital - Replacement Hospital

Fort Bragg, CA

Space Program ROM

04/28/23

PROJECT COST SUMMARY

		HOSPITAL 56,442 BGSF	CUP 2,352 BGSF	TOTAL 56,442 BGSF
CONSTRUCTION				
Construction Costs		\$84,733,741	\$12,018,324	
Escalation to Midpoint of Construction	21.69%	Included	Included	
Total Construction Costs		\$84,733,741	\$12,018,324	\$96,752,065
ARCHITECTURAL AND ENGINEERING				
A&E Full Services Construction Administration	10.00%	\$8,473,374	\$1,201,832	\$9,675,206
A&E Construction Contingency	1.00%	\$847,337	\$120,183	\$967,521
Total Architectural and Engineering Costs		\$9,320,712	\$1,322,016	\$10,642,727
CONSULTANTS				
Other Consultant Fees	2.00%	\$1,694,675	\$240,366	\$1,935,041
Total Consultant Costs		\$1,694,675	\$240,366	\$1,935,041
PERMITS AND FEES				
OSHPD Permit Fees	2.00%	\$1,694,675	\$240,366	\$1,935,041
Total Permits and Fees Costs		\$1,694,675	\$240,366	\$1,935,041
INSPECTION AND TESTING				
QA Testing & Certified Inspections	2.00%	\$1,694,675	\$240,366	\$1,935,041
Commissioning	0.50%	\$423,669	\$60,092	\$483,760
Total Inspection and Testing Costs		\$2,118,344	\$300,458	\$2,418,802
PROJECT MANAGEMENT				
Owner/Outside Project Management Fees	5.00%	\$4,236,687	\$600,916	\$4,837,603
Total Project Management Costs		\$4,236,687	\$600,916	\$4,837,603
OWNER'S CONTINGENCIES				
Owners Contingency	10.00%	\$8,473,374	\$1,201,832	\$9,675,206
Total Owner's Contingency Costs		\$8,473,374	\$1,201,832	\$9,675,206
TOTAL PROJECT COSTS		\$112,272,207	\$15,924,279	\$128,196,486
COSTS PER SQUARE FOOT				
Construction (Including Escalation)		\$1,501.25	\$5,109.83	\$6,611.08
Equipment & Furnishings		\$0.00	\$0.00	\$0.00
Architectural and Engineering		\$165.14	\$562.08	\$727.22
Consultants		\$30.03	\$102.20	\$132.22
Permits and Fees		\$30.03	\$102.20	\$132.22
Inspection and Testing		\$37.53	\$127.75	\$165.28
Project Management		\$75.06	\$255.49	\$330.55
Owner's Contingency		\$150.13	\$510.98	\$661.11
Total Cost per Square Foot		\$1,989.16	\$6,770.53	\$8,759.69

SCHEDULE OF AREAS AND CONTROL QUANTITIES

Schedule of Areas	HOSPITAL	CUP	SF
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1. Enclosed Areas (x 100%)

Level 1	56,442	2,352	58,794
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Total Enclosed	56,442	2,352	58,794
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HOSPITAL

SUMMARY - HOSPITAL

Element		Total	Cost / SF
1 General Requirements (Incl. Below)		\$2,181,141	\$38.64
2 In-Patient Nursing		\$12,119,310	\$214.72
3 Ancillary Services		\$23,214,520	\$411.30
4 Administrative Services		\$950,040	\$16.83
5 Building Services		\$4,046,490	\$71.69
6 Indirect Support		\$3,292,450	\$58.33
Subtotal		<u>\$45,803,951</u>	<u>\$811.52</u>
General Conditions	24 Months	\$3,586,560	\$63.54
Subtotal		<u>\$49,390,511</u>	<u>\$875.07</u>
Bonds & Insurance	2.50%	\$1,234,763	\$21.88
Subtotal		<u>\$50,625,273</u>	<u>\$896.94</u>
Contractor's Fee	4.00%	\$2,025,011	\$35.88
Subtotal		<u>\$52,650,284</u>	<u>\$932.82</u>
Design Contingency	20.00%	\$10,530,057	\$186.56
Subtotal		<u>\$63,180,341</u>	<u>\$1,119.39</u>
Construction Contingency	3.00%	\$1,895,410	\$33.58
Subtotal		<u>\$65,075,751</u>	<u>\$1,152.97</u>
Location Factor / Subsistence / ETC.	7.00%	\$4,555,303	\$80.71
Subtotal		<u>\$69,631,054</u>	<u>\$1,233.67</u>
Escalation to MOC, 06/01/27	21.69%	\$15,102,687	\$267.58
TOTAL ESTIMATED CONSTRUCTION COST		\$84,733,741	\$1,501.25

Total Area: 56,442 SF

DETAIL ELEMENTS - HOSPITAL

Element	Quantity	Unit	Unit Cost	Total
1 General Requirements				
General Requirements	5.0%		\$43,622,810	\$2,181,141
Total - General Requirements				\$2,181,141

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	8,170	sf	\$1,050.00	\$8,578,500
Total - In-Patient Nursing				\$12,119,310

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
Clinical Decision Unit/Observation, Emergency Department	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

DETAIL ELEMENTS - HOSPITAL

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	2,000	sf	\$700.00	\$1,400,000
Material Services	638	sf	\$490.00	\$312,620
Public Amenities	1,493	sf	\$700.00	\$1,045,100
Security Department	347	sf	\$630.00	\$218,610
Total - Building Services				\$4,046,490
6 Indirect Support				
Building Circulation / Gross Factor	9,407	sf	\$350.00	\$3,292,450
Total - Indirect Support				\$3,292,450

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	21.69%	\$2,142,110	\$910.76

TOTAL ESTIMATED CONSTRUCTION COST		\$12,018,324	\$5,109.83
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Total Area: 2,352 SF

Mendocino Coast District Hospital - Replacement Hospital

Fort Bragg, CA
Space Program ROM

Project # 22-01071.00
04/28/23

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

Mendocino Coast District Hospital - Replacement Hospital

Fort Bragg, CA
Space Program ROM

Project # 22-01071.00

04/28/23

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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Mendocino Coast District Hospital - Replacement Hospital

Fort Bragg, CA
Space Program ROM

Project # 22-01071.00

04/28/23

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

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