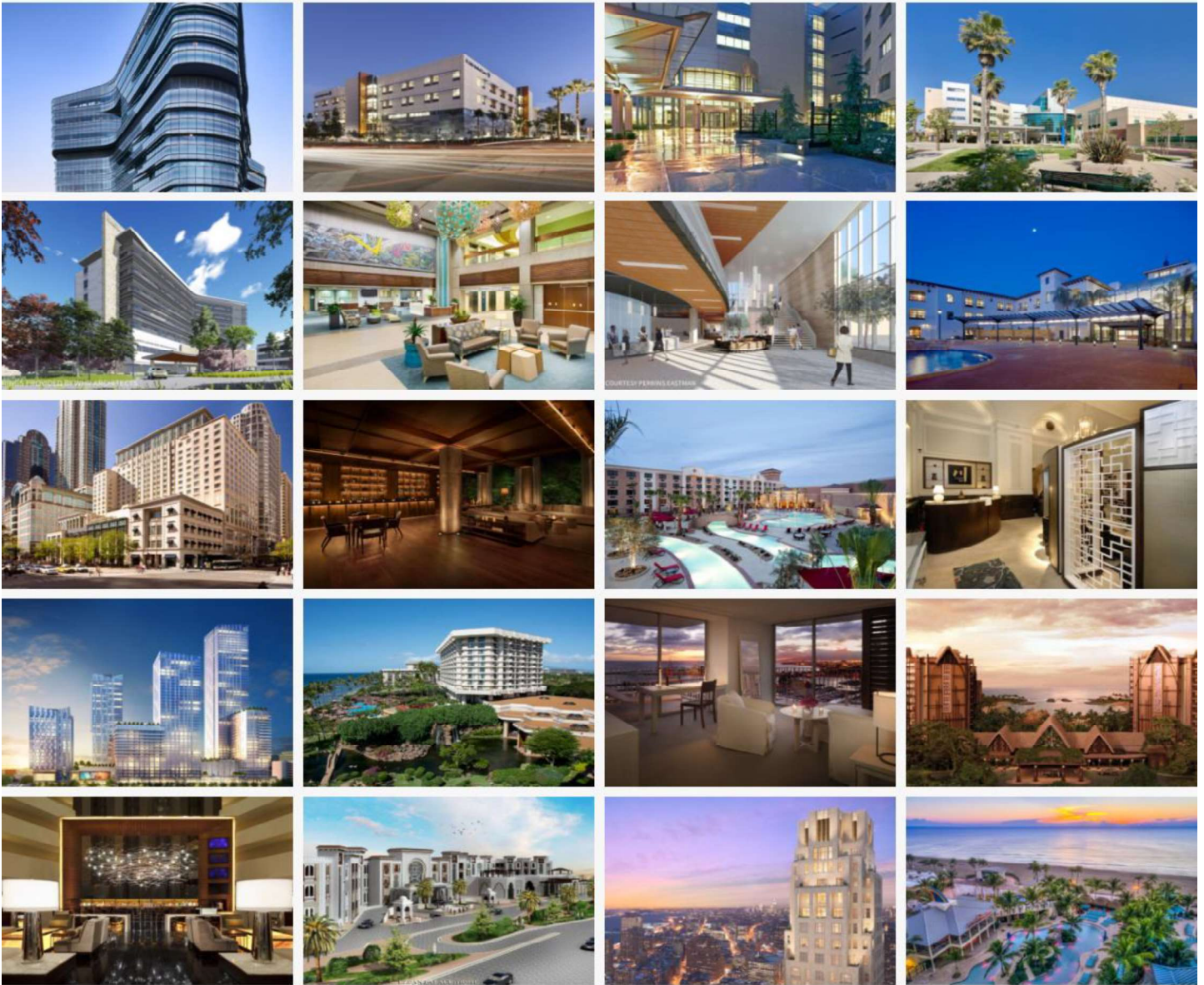


# Adventist Health Mendocino Coast Hospital - NPC 4 & 5 Upgrades

Conceptual ROM

September 13, 2023

23-01216.00



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 conceptual rom stage.

The project scope encompasses the NPC-4 & NPC-5 upgrades to the existing hospital

**1.2 Cost Estimation Breakdown**

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

Description		NPC-4	NPC-5	TOTAL
A. Direct Costs				
Direct Cost of Construction		\$3,932,929	\$1,452,507	\$5,385,437
<b>Subtotal Direct Costs</b>		<b>\$3,932,929</b>	<b>\$1,452,507</b>	<b>\$5,385,437</b>
B. Indirect Costs				
B1 - GCs	Monthly	\$360,960	\$360,960	\$721,920
B2 - Bonds & Insurance	2.50 %	\$107,347	\$45,337	\$152,684
B3 - GC Fee	6.00 %	\$264,074	\$111,528	\$375,602
B4 - Design Contingency	15.00 %	\$699,797	\$295,550	\$995,346
B5 - Construction Contingency	5.00 %	\$268,255	\$113,294	\$381,549
B6 - Phasing / Over time	5.00 %	\$281,668	\$118,959	\$400,627
B7 - Escalation	23.87 %	\$1,412,087	\$596,376	\$2,008,464
<b>Subtotal Indirect Costs</b>		<b>\$3,394,189</b>	<b>\$1,642,004</b>	<b>\$5,036,193</b>
<b>Total Construction Costs</b>		<b>\$7,327,118</b>	<b>\$3,094,511</b>	<b>\$10,421,630</b>

**1.3 Project Schedule**

	Start	Finish	Duration
Design & Engineering	Jul-26	Jun-28	24 months
Construction	Jun-28	Dec-28	7 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: **09/15/28**  
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	5.5%	3.8%	<b>3.83%</b>
2023	1.00	4.5%	4.5%	<b>8.50%</b>
2024	1.00	4.0%	4.0%	<b>12.84%</b>
2025	1.00	3.5%	3.5%	<b>16.79%</b>
2026	1.00	3.5%	3.5%	<b>20.88%</b>
2027-2030	0.71	3.5%	2.5%	<b>23.87%</b>

**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

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**SUMMARY**

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Element	Area	Cost / SF	Total
NPC-4 Upgrades	61,750	\$118.66	\$7,327,118
NPC-5 Upgrades	61,750	\$50.11	\$3,094,511
<b>Total Estimated Construction Cost</b>	<b>61,750</b>	<b>\$168.77</b>	<b>\$10,421,630</b>

**SUMMARY MATRIX**

Element	NPC-4 Upgrades 61,750 SF		NPC-5 Upgrades 61,750 SF		TOTAL 61,750 SF	
	Total	Cost/SF	Total	Cost/SF	Total	Cost/SF
1 General Requirements (see below)					\$559,541	\$9.06
2 Existing Conditions	\$427,495	\$6.92	\$132,046	\$2.14	\$725,368	\$11.75
3 Concrete	\$92,625	\$1.50	\$632,743	\$10.25	\$50,000	\$0.81
4 Masonry			\$50,000	\$0.81		
5 Metals						
6 Wood & Plastics						
7 Thermal & Moisture						
8 Doors & Windows						
9 Finishes	\$200,688	\$3.25			\$200,688	\$3.25
10 Specialties						
11 Equipment						
12 Furnishings						
13 Special Construction						
14 Conveying						
15 Mechanical	\$1,105,650	\$17.91	\$600,000	\$9.72	\$1,705,650	\$27.62
16 Electrical	\$2,106,472	\$34.11	\$37,718	\$0.61	\$2,144,190	\$34.72
Subtotal Cost	\$3,932,929	\$63.69	\$1,452,507	\$23.52	\$5,385,437	\$87.21
General Conditions	\$360,960	\$5.85	\$360,960	\$5.85	\$721,920	\$11.69
Bonds & Insurance	\$107,347	\$1.74	\$45,337	\$0.73	\$152,684	\$2.47
Contractor's Fee	\$264,074	\$4.28	\$111,528	\$1.81	\$375,602	\$6.08
Design Contingency	\$699,797	\$11.33	\$295,550	\$4.79	\$995,346	\$16.12
Construction Contingency	\$268,255	\$4.34	\$113,294	\$1.83	\$381,549	\$6.18
Phasing / Overtime / Weekends	\$281,668	\$4.56	\$118,959	\$1.93	\$400,627	\$6.49
Escalation to MOC_09/15/28	\$1,412,087	\$22.87	\$596,376	\$9.66	\$2,008,464	\$32.53
<b>Total Estimated Construction Cost</b>	<b>\$7,327,118</b>	<b>\$118.66</b>	<b>\$3,094,511</b>	<b>\$50.11</b>	<b>\$10,421,630</b>	<b>\$168.77</b>

# Adventist Health Mendocino Coast Hospital - NPC 4 & 5 Upgrades

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PROJECT COST SUMMARY				
		NPC-4 Upgrades 55,000 BGSF	NPC-5 Upgrades 55,000 BGSF	TOTAL 55,000 BGSF
<b>CONSTRUCTION</b>				
Construction Costs		\$7,327,118	\$3,094,511	\$10,421,630
Escalation to Midpoint of Construction	23.87%	Included	Included	Included
<b>Total Construction Costs</b>		<b>\$7,327,118</b>	<b>\$3,094,511</b>	<b>\$10,421,630</b>
<b>ARCHITECTURAL AND ENGINEERING</b>				
A&E Full Services Construction Administration	15.00%	\$1,099,068	\$464,177	\$1,563,244
A&E Construction Contingency	1.00%	\$73,271	\$30,945	\$104,216
<b>Total Architectural and Engineering Costs</b>		<b>\$1,172,339</b>	<b>\$495,122</b>	<b>\$1,667,461</b>
<b>CONSULTANTS</b>				
Other Consultant Fees	2.00%	\$146,542	\$61,890	\$208,433
<b>Total Consultant Costs</b>		<b>\$146,542</b>	<b>\$61,890</b>	<b>\$208,433</b>
<b>PERMITS AND FEES</b>				
OSHPD Permit Fees	2.00%	\$146,542	\$61,890	\$208,433
<b>Total Permits and Fees Costs</b>		<b>\$146,542</b>	<b>\$61,890</b>	<b>\$208,433</b>
<b>INSPECTION AND TESTING</b>				
QA Testing & Certified Inspections	2.00%	\$146,542	\$61,890	\$208,433
Commissioning	0.50%	\$36,636	\$15,473	\$52,108
<b>Total Inspection and Testing Costs</b>		<b>\$183,178</b>	<b>\$77,363</b>	<b>\$260,541</b>
<b>PROJECT MANAGEMENT</b>				
Owner/Outside Project Management Fees	5.00%	\$366,356	\$154,726	\$521,081
<b>Total Project Management Costs</b>		<b>\$366,356</b>	<b>\$154,726</b>	<b>\$521,081</b>
<b>OWNER'S CONTINGENCIES</b>				
Owners Contingency	10.00%	\$732,712	\$309,451	\$1,042,163
<b>Total Owner's Contingency Costs</b>		<b>\$732,712</b>	<b>\$309,451</b>	<b>\$1,042,163</b>
<b>TOTAL PROJECT COSTS</b>		<b>\$10,074,788</b>	<b>\$4,254,953</b>	<b>\$14,329,741</b>
<b>COSTS PER SQUARE FOOT</b>				
Construction (Including Escalation)		\$133.22	\$56.26	\$189.48
Equipment & Furnishings		\$0.00	\$0.00	\$0.00
Architectural and Engineering		\$21.32	\$9.00	\$30.32
Consultants		\$2.66	\$1.13	\$3.79
Permits and Fees		\$2.66	\$1.13	\$3.79
Inspection and Testing		\$3.33	\$1.41	\$4.74
Project Management		\$6.66	\$2.81	\$9.47
Owner's Contingency		\$13.32	\$5.63	\$18.95
<b>Total Cost per Square Foot</b>		<b>\$183.18</b>	<b>\$77.36</b>	<b>\$260.54</b>

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**SCHEDULE OF AREAS AND CONTROL QUANTITIES**

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Schedule of Areas	SPC	NPC	SF
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**1. Enclosed Areas (x 100%)**

Level 1	55,000	12,300	
Addict Space	6,750	Included in total	6,750
<b>Total Enclosed</b>	61,750		6,750





**SUMMARY - NPC-4 UPGRADES**

Element		Total	Cost / SF
1 General Requirements (Incl. Below)		\$427,495	\$6.92
2 Sitework		\$92,625	\$1.50
3 Concrete			
4 Masonry			
5 Metals			
6 Wood & Plastics			
7 Thermal & Moisture			
8 Doors & Windows			
9 Finishes		\$200,688	\$3.25
10 Specialties			
11 Equipment			
12 Furnishings			
13 Special Construction			
14 Conveying			
15 Mechanical		\$1,105,650	\$17.91
16 Electrical		\$2,106,472	\$34.11
Subtotal		<u>\$3,932,929</u>	<u>\$63.69</u>
General Conditions	6 Months	\$360,960	\$5.85
Subtotal		<u>\$4,293,889</u>	<u>\$69.54</u>
Bonds & Insurance	2.50%	\$107,347	\$1.74
Subtotal		<u>\$4,401,236</u>	<u>\$71.28</u>
Contractor's Fee	6.00%	\$264,074	\$4.28
Subtotal		<u>\$4,665,311</u>	<u>\$75.55</u>
Design Contingency	15.00%	\$699,797	\$11.33
Subtotal		<u>\$5,365,107</u>	<u>\$86.88</u>
Construction Contingency	5.00%	\$268,255	\$4.34
Subtotal		<u>\$5,633,363</u>	<u>\$91.23</u>
Phasing / Overtime / Weekends	5.00%	\$281,668	\$4.56
Subtotal		<u>\$5,915,031</u>	<u>\$95.79</u>
Escalation to MOC, 09/15/28	23.87%	\$1,412,087	\$22.87

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$7,327,118</b>	<b>\$118.66</b>
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Total Area: 61,750 SF

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**DETAIL ELEMENTS - NPC-4 UPGRADES**

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General Requirements	8.0%		\$3,505,435	\$280,435
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

<b>Total - General Requirements</b>				<b>\$427,495</b>
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**2 Sitework / Existing Conditions**

General Demolition				
Remove ceilings as necessary for access	61,750	sf	\$1.25	\$77,188
Remove walls as necessary for access	61,750	sf	\$0.25	\$15,438

<b>Total - Sitework</b>				<b>\$92,625</b>
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**9 Finishes**

Walls				
Patch & Repair walls as necessary	61,750	sf	\$0.50	\$30,875
Ceilings				
Patch & Repair ceilings as necessary	61,750	sf	\$2.00	\$123,500
Paint				
Paint, touch-up etc., at ceilings and walls	61,750	sf	\$0.75	\$46,313

<b>Total - Finishes</b>				<b>\$200,688</b>
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**15 Mechanical**

Fire Suppression - Wet / Dry automatic fire suppression system - Seismic Controls

Main Hospital				
Medical-Surgical Unit (Pre-1973)	14,000	sf	\$4.00	\$56,000
CCU/ICU (Pre-1973)	1,200	sf	\$4.00	\$4,800
Old Patient Wing (Pre-1973)	4,600	sf	\$3.00	\$13,800
Bio-Medical Department (Pre-1973)	5,900	sf	\$3.00	\$17,700
Pharmacy (Compliant-No Scope)				No Scope
Information Technology (Pre-1973)	700	sf	\$3.00	\$2,100
Imaging Department (Pre-1973)	3,300	sf	\$3.00	\$9,900
Surgery Department (Pre-1973)	4,400	sf	\$3.00	\$13,200
Central Supply & Processing Department (Pre-1973)	1,500	sf	\$3.00	\$4,500
Administration (Pre-1973)	7,000	sf	\$3.00	\$21,000
Food and Meal Preparation (Pre-1973)	2,000	sf	\$3.00	\$6,000

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**DETAIL ELEMENTS - NPC-4 UPGRADES**

Element	Quantity	Unit	Unit Cost	Total
Central Plant				
Central Utility Plant (Pre-1973)	2,900	sf	\$3.00	\$8,700
Respiratory Neurophysiology Lab				
Cardiology (1973-1983 permit)	1,800	sf	\$4.00	\$7,200
X-Ray File Storage				
Information Technology (Compliant-No Scope)				No Scope
Emergency addition (East and West)				
Emergency Department (1984-1994)	8,300	sf	\$2.50	\$20,750
Surgery Department (1984-1994)	1,300	sf	\$2.50	\$3,250
Clinical Lab (1984-1994)	3,700	sf	\$2.50	\$9,250
Mechanical Support Spaces				
Emergency Gen. Shelter (1984-1994)	800	sf	\$2.50	\$2,000
Bulk Med Gas Yard (1984-1994)	600	sf	\$2.50	\$1,500
Medical Air System Shed (Compliant-No Scope)				No Scope
Plumbing Systems (equipment, water, waste, vent, med. Gas, natural gas) - Seismic Controls				
Main Hospital				
Medical-Surgical Unit (Pre-1973)	14,000	sf	\$8.00	\$112,000
CCU/ICU (Pre-1973)	1,200	sf	\$5.00	\$6,000
Old Patient Wing (Pre-1973)	4,600	sf	\$5.00	\$23,000
Bio-Medical Department (Pre-1973)	5,900	sf	\$5.00	\$29,500
Pharmacy (Compliant-No Scope)				No Scope
Information Technology (Pre-1973)	700	sf	\$5.00	\$3,500
Imaging Department (Pre-1973)	3,300	sf	\$5.00	\$16,500
Surgery Department (Pre-1973)	4,400	sf	\$8.00	\$35,200
Central Supply & Processing Department (Pre-1973)	1,500	sf	\$5.00	\$7,500
Administration (Pre-1973)	7,000	sf	\$5.00	\$35,000
Food and Meal Preparation (Pre-1973)	2,000	sf	\$5.00	\$10,000
Central Plant				
Central Utility Plant (Pre-1973)	2,900	sf	\$6.00	\$17,400
Respiratory Neurophysiology Lab				
Cardiology (1973-1983 permit)	1,800	sf	\$8.00	\$14,400
X-Ray File Storage				
Information Technology (Compliant-No Scope)				No Scope
Emergency addition (East and West)				
Emergency Department (1984-1994) (Compliant-No Scope)				No Scope
Surgery Department (1984-1994) (Compliant-No Scope)				No Scope
Clinical Lab (1984-1994) (Compliant-No Scope)				No Scope
Mechanical Support Spaces				
Emergency Gen. Shelter (1984-1994) (Compliant-No Scope)				No Scope
Bulk Med Gas Yard (1984-1994) (Compliant-No Scope)				No Scope
Medical Air System Shed (Compliant-No Scope)				No Scope

**DETAIL ELEMENTS - NPC-4 UPGRADES**

Element	Quantity	Unit	Unit Cost	Total
Mechanical Systems (Equipment, Hydronic piping (chilled/heating), ductwork, etc.) - Seismic Controls				
Main Hospital				
Medical-Surgical Unit (Pre-1973)	14,000	sf	\$10.00	\$140,000
CCU/ICU (Pre-1973)	1,200	sf	\$9.00	\$10,800
Old Patient Wing (Pre-1973)	4,600	sf	\$9.00	\$41,400
Bio-Medical Department (Pre-1973)	5,900	sf	\$9.00	\$53,100
Pharmacy (Compliant-No Scope)				No Scope
Information Technology (Pre-1973)	700	sf	\$9.00	\$6,300
Imaging Department (Pre-1973)	3,300	sf	\$9.00	\$29,700
Surgery Department (Pre-1973)	4,400	sf	\$10.00	\$44,000
Central Supply & Processing Department (Pre-1973)	1,500	sf	\$9.00	\$13,500
Administration (Pre-1973)	7,000	sf	\$9.00	\$63,000
Food and Meal Preparation (Pre-1973)	2,000	sf	\$9.00	\$18,000
Central Plant				
Central Utility Plant (Pre-1973)	2,900	sf	\$20.00	\$58,000
Respiratory Neurophysiology Lab				
Cardiology (1973-1983 permit)	1,800	sf	\$9.00	\$16,200
X-Ray File Storage				
Information Technology (Compliant-No Scope)				No Scope
Emergency addition (East and West)				
Emergency Department (1984-1994) (Compliant-No Scope)				No Scope
Surgery Department (1984-1994) (Compliant-No Scope)				No Scope
Clinical Lab (1984-1994) (Compliant-No Scope)				No Scope
Mechanical Support Spaces				
Emergency Gen. Shelter (1984-1994) (Compliant-No Scope)				No Scope
Bulk Med Gas Yard (1984-1994) (Compliant-No Scope)				No Scope
Medical Air System Shed (Compliant-No Scope)				No Scope
Misc.				
Supervision, allowance	1	ls	\$100,000.00	\$100,000

<b>Total - Mechanical</b>				<b>\$1,105,650</b>
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**16 Electrical**

Main Hospital

Electrical Seismic Upgrades

NPC-4 upgrade, average seismic brace, medium density hard lid or t-bar ceiling, 5' on center spacing through corridors	44,600	sf	\$8.11	\$361,706
Remove, reinstall lighting in ceilings for upgrade access	44,600	sf	\$4.00	\$178,400
Re work lighting branch for seismic upgrades	44,600	sf	\$2.50	\$111,500
Misc. telecom and elect room upgrades	700	sf	\$65.00	\$45,500
Re work Low voltage systems in ceiling for up grades and access	44,600	sf	\$3.50	\$156,100
Misc. electrical removal and replacement	44,600	sf	\$2.50	\$111,500
Overtime allowance	44,600	sf	\$11.00	\$490,600

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**DETAIL ELEMENTS - NPC-4 UPGRADES**

Element	Quantity	Unit	Unit Cost	Total
Central Plant				
Electrical Seismic Upgrades				
NPC-4 upgrade, average seismic brace, medium density hard lid or t-bar ceiling, 5' on center spacing through corridors	2,900	sf	\$8.11	\$23,519
Remove, reinstall lighting in ceilings for upgrade access	2,900	sf	\$4.00	\$11,600
Re work lighting branch for seismic upgrades	2,900	sf	\$2.50	\$7,250
Re work Low voltage systems in ceiling for up grades and access	2,900	sf	\$3.50	\$10,150
Misc. electrical removal and replacement	2,900	sf	\$2.50	\$7,250
Overtime allowance	2,900	sf	\$11.00	\$31,900
Emergency Addition - West				
Electrical Seismic Upgrades				
NPC-4 upgrade, average seismic brace, medium density hard lid or t-bar ceiling, 5' on center spacing through corridors	5,000	sf	\$8.11	\$40,550
Remove, reinstall lighting in ceilings for upgrade access	5,000	sf	\$4.00	\$20,000
Re work lighting branch for seismic upgrades	5,000	sf	\$2.50	\$12,500
Re work Low voltage systems in ceiling for up grades and access	5,000	sf	\$3.50	\$17,500
Misc. electrical removal and replacement	5,000	sf	\$2.50	\$12,500
Overtime allowance	5,000	sf	\$11.00	\$55,000
Emergency Addition - East				
Electrical Seismic Upgrades				
NPC-4 upgrade, average seismic brace, medium density hard lid or t-bar ceiling, 5' on center spacing through corridors	8,300	sf	\$8.11	\$67,313
Remove, reinstall lighting in ceilings for upgrade access	8,300	sf	\$4.00	\$33,200
Re work lighting branch for seismic upgrades	8,300	sf	\$2.50	\$20,750
Re work Low voltage systems in ceiling for up grades and access	8,300	sf	\$3.50	\$29,050
Misc. electrical removal and replacement	8,300	sf	\$2.50	\$20,750
Overtime allowance	8,300	sf	\$11.00	\$91,300
Respiratory Neurophysiology lab				
Electrical Seismic Upgrades				
NPC-4 upgrade, average seismic brace, medium density hard lid or t-bar ceiling, 5' on center spacing through corridors	1,800	sf	\$8.11	\$14,598
Remove, reinstall lighting in ceilings for upgrade access	1,800	sf	\$4.00	\$7,200
Re work lighting branch for seismic upgrades	1,800	sf	\$2.50	\$4,500
Re work Low voltage systems in ceiling for up grades and access	1,800	sf	\$3.50	\$6,300
Misc. electrical removal and replacement	1,800	sf	\$2.50	\$4,500
Overtime allowance	1,800	sf	\$11.00	\$19,800
X-Ray File Storage				
Electrical Seismic Upgrades				
NPC-4 upgrade, average seismic brace, medium density hard lid or t-bar ceiling, 5' on center spacing through corridors	1,000	sf	\$8.11	\$8,110
Remove, reinstall lighting in ceilings for upgrade access	1,000	sf	\$4.00	\$4,000
Re work lighting branch for seismic upgrades	1,000	sf	\$2.50	\$2,500
Re work Low voltage systems in ceiling for up grades and access	1,000	sf	\$3.50	\$3,500
Misc. electrical removal and replacement	1,000	sf	\$2.50	\$2,500
Overtime allowance	1,000	sf	\$11.00	\$11,000

**Adventist Health Mendocino Coast Hospital - NPC 4 & 5 Upgrades**

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**DETAIL ELEMENTS - NPC-4 UPGRADES**

Element	Quantity	Unit	Unit Cost	Total
Emergency Generator Shelter				
Electrical Seismic Upgrades				
NPC-4 upgrade, average seismic brace, medium density hard lid or t-bar ceiling, 5' on center spacing through corridors	800	sf	\$8.11	\$6,488
Remove, reinstall lighting in ceilings for upgrade access	800	sf	\$4.00	\$3,200
Re work lighting branch for seismic upgrades	800	sf	\$2.50	\$2,000
Re work Low voltage systems in ceiling for up grades and access	800	sf	\$3.50	\$2,800
Misc. electrical removal and replacement	800	sf	\$2.50	\$2,000
Overtime allowance	800	sf	\$11.00	\$8,800
Bulk Medical Gas Yard				
Electrical Seismic Upgrades				
NPC-4 upgrade, average seismic brace, medium density hard lid or t-bar ceiling, 5' on center spacing through corridors	600	sf	\$8.11	\$4,866
Remove, reinstall lighting in ceilings for upgrade access	600	sf	\$4.00	\$2,400
Re work lighting branch for seismic upgrades	600	sf	\$2.50	\$1,500
Re work Low voltage systems in ceiling for up grades and access	600	sf	\$3.50	\$2,100
Misc. electrical removal and replacement	600	sf	\$2.50	\$1,500
Overtime allowance	600	sf	\$11.00	\$6,600
Medical Air System Shed				
Electrical Seismic Upgrades				
NPC-4 upgrade, average seismic brace, medium density hard lid or t-bar ceiling, 5' on center spacing through corridors	200	sf	\$8.11	\$1,622
Remove, reinstall lighting in ceilings for upgrade access	200	sf	\$4.00	\$800
Re work lighting branch for seismic upgrades	200	sf	\$2.50	\$500
Re work Low voltage systems in ceiling for up grades and access	200	sf	\$3.50	\$700
Misc. electrical removal and replacement	200	sf	\$2.50	\$500
Overtime allowance	200	sf	\$11.00	\$2,200

<b>Total - Electrical</b>				<b>\$2,106,472</b>
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**SUMMARY - NPC-5 UPGRADES**

Element		Total	Cost / SF
1 General Requirements (Incl. Below)		\$132,046	\$2.14
2 Sitework		\$632,743	\$10.25
3 Concrete		\$50,000	\$0.81
4 Masonry			
5 Metals			
6 Wood & Plastics			
7 Thermal & Moisture			
8 Doors & Windows			
9 Finishes			
10 Specialties			
11 Equipment			
12 Furnishings			
13 Special Construction			
14 Conveying			
15 Mechanical		\$600,000	\$9.72
16 Electrical		\$37,718	\$0.61
Subtotal		<u>\$1,452,507</u>	<u>\$23.52</u>
General Conditions	6 Months	\$360,960	\$5.85
Subtotal		<u>\$1,813,467</u>	<u>\$29.37</u>
Bonds & Insurance	2.50%	\$45,337	\$0.73
Subtotal		<u>\$1,858,804</u>	<u>\$30.10</u>
Contractor's Fee	6.00%	\$111,528	\$1.81
Subtotal		<u>\$1,970,332</u>	<u>\$31.91</u>
Design Contingency	15.00%	\$295,550	\$4.79
Subtotal		<u>\$2,265,882</u>	<u>\$36.69</u>
Construction Contingency	5.00%	\$113,294	\$1.83
Subtotal		<u>\$2,379,176</u>	<u>\$38.53</u>
Phasing / Overtime / Weekends	5.00%	\$118,959	\$1.93
Subtotal		<u>\$2,498,135</u>	<u>\$40.46</u>
Escalation to MOC, 09/15/28	23.87%	\$596,376	\$9.66

<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$3,094,511</b>	<b>\$50.11</b>
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Total Area: 61,750 SF

**DETAIL ELEMENTS - NPC-5 UPGRADES**

Element	Quantity	Unit	Unit Cost	Total
<b>1 General Requirements</b>				
General Requirements	10.0%		\$1,320,461	\$132,046
<b>Total - General Requirements</b>				<b>\$132,046</b>

**2 Sitework / Existing Conditions**

Site Demolition				
Paving, AC & Concrete	15,000	sf	\$5.00	\$75,000
Landscape	5,000	sf	\$2.00	\$10,000
Landscape				
Planting				
Patch & Repair landscaping as required	10,000	sf	\$5.00	\$50,000
Hardscape				
Paving, allow				
A/C Paving Patch & Repair	5,000	sf	\$8.00	\$40,000
Concrete Paving	1,000	sf	\$25.00	\$25,000
Concrete Curbs	100	lf	\$50.00	\$5,000
Site Utilities				
Sanitary Sewer System				
Sanitary Waste Storage Tank, in-ground	7,400	gal	\$32.25	\$238,650
Excavation, Backfill, Haul Away	87	cy	\$125.00	\$10,833
Shoring	216	sf	\$120.00	\$25,920
8" SS Pipe, including trenching, backfill etc.	20	lf	\$300.00	\$6,000
SS Point of Connection to City	1	ea	\$3,500.00	\$3,500
Domestic Water				
Domestic Water Storage Tank, in-ground				In Division 15
Excavation, Backfill, Haul Away	260	cy	\$125.00	\$32,500
Shoring	432	sf	\$120.00	\$51,840
Water Pipe, including trenching, backfill etc.	200	lf	\$275.00	\$55,000
Water Point of Connection to Main Hospital system	1	ea	\$3,500.00	\$3,500

<b>Total - Sitework</b>				<b>\$632,743</b>
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**3 Concrete**

Normal Weight Concrete				
Concrete Pad for tanks	2	ea	\$25,000.00	\$50,000

<b>Total - Concrete</b>				<b>\$50,000</b>
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**Adventist Health Mendocino Coast Hospital - NPC 4 & 5 Upgrades**

Fort Bragg, CA  
 Conceptual ROM

Project # 23-01216.00  
 09/13/23

**DETAIL ELEMENTS - NPC-5 UPGRADES**

Element	Quantity	Unit	Unit Cost	Total
<b>15 Mechanical</b>				
NPC - 5 - Emergency Water Storage System				
Storage Tank (Steel Const., Siesmic restraints, local Piping, valves)	15,000	gal	\$30.00	\$450,000
Booster Pump, Duplex, located outdoors, heat trace	1	ea	\$80,000.00	\$80,000
Chlorination, particulate filtration, carbon filtration	1	ea	\$50,000.00	\$50,000
System Integrated Automation, Connection to existing IA system	1	ls	\$20,000.00	\$20,000
Legionella Control, Ozone or other Water Treatment (Not Specified - Scope TBD)				TBD

<b>Total - Mechanical</b>				<b>\$600,000</b>
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**16 Electrical**

Main Hospital

Electrical NPC-5 Upgrades				
Overtime allowance	1	ls	\$2,500.00	\$2,500
Distribution equipment				
20A 1P breaker, bolt-on	2	ea	\$422.03	\$844
30A 1P breaker, bolt-on	1	ea	\$422.03	\$422
HVAC and equipment connections				
Connection to duplex pump	2	ea	\$397.02	\$794
Connection to chlorinator	1	ea	\$397.02	\$397
Connection to heat trace	1	ea	\$397.02	\$397
VFD connection, 20 amp	2	ea	\$849.19	\$1,698
Disconnect switch, 30/3 fused N3R	4	ea	\$1,361.34	\$5,445
Equipment feeder, 20 amp	200	lf	\$31.22	\$6,244
Equipment feeder, 30 amp	400	lf	\$32.75	\$13,100
Convenience power				
Duplex receptacle, 20 amp	1	ea	\$193.21	\$193
Branch power, 20 amp	45	lf	\$29.88	\$1,345
General conditions				
General conditions, fire stopping, misc.	1	ls	\$4,338.13	\$4,338

<b>Total - Electrical</b>				<b>\$37,718</b>
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