

# CUMMING GROUP

**Mendocino Coast District Hospital**  
Fort Bragg, CA

Programmatic Summary of Cost  
June 11, 2024  
Cumming Project No. 22-01071.00

Prepared for Devenney

# Mendocino Coast District Hospital

Fort Bragg, CA  
Conceptual ROM

06/10/24

## PROJECT COST SUMMARY

		SPC-4D Upgrades 13,600 BGSF	NPC-4D Upgrades 13,600 BGSF	NPC-5 Upgrades 55,000 BGSF	Surgery Dept. Renovation 9,267 BGSF	TOTAL
<b>CONSTRUCTION</b>						
Construction Costs		\$4,314,197	\$5,305,673	\$3,094,511	\$9,653,731	
Escalation to Midpoint of Construction	10.00%	Included	Included	Included	\$965,373	
<b>Total Construction Costs</b>		<b>\$4,314,197</b>	<b>\$5,305,673</b>	<b>\$3,094,511</b>	<b>\$10,619,104</b>	<b>\$23,333,485</b>
<b>EQUIPMENT &amp; FURNISHINGS</b>						
Furnishings	0.50%	N/A	N/A	N/A	\$53,096	\$53,096
Arts & Plants	0.15%	N/A	N/A	N/A	\$15,929	\$15,929
<b>Subtotal Furniture</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$69,024</b>	<b>\$69,024</b>
Major Medical Equipment (over \$100,000) - A	10.00%	N/A	N/A	N/A	\$1,061,910	\$1,061,910
Major Medical Equipment (over \$100,000) - B	5.00%	N/A	N/A	N/A	\$530,955	\$530,955
Minor Medical Equipment (under \$100,000)	2.00%	N/A	N/A	N/A	\$212,382	\$212,382
IT [Low Voltage Systems Equipment]	\$40/SF	N/A	N/A	N/A	\$370,680	\$370,680
<b>Subtotal Equipment</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,175,928</b>	<b>\$2,175,928</b>
<b>Total Equipment &amp; Furnishings</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,244,952</b>	<b>\$2,244,952</b>
<b>ARCHITECTURAL AND ENGINEERING</b>						
A&E Full Services Construction Administration	12.00%	\$517,704	\$636,681	\$371,341	\$1,274,292	\$2,800,018
A&E Construction Contingency	1.00%	\$43,142	\$53,057	\$30,945	\$106,191	\$233,335
<b>Total Architectural and Engineering Costs</b>		<b>\$560,846</b>	<b>\$689,737</b>	<b>\$402,286</b>	<b>\$1,380,484</b>	<b>\$3,033,353</b>
<b>CONSULTANTS</b>						
Other Consultant Fees	2.00%	\$86,284	\$106,113	\$61,890	\$212,382	\$466,670
<b>Total Consultant Costs</b>		<b>\$86,284</b>	<b>\$106,113</b>	<b>\$61,890</b>	<b>\$212,382</b>	<b>\$466,670</b>
<b>PERMITS AND FEES</b>						
OSHPD Permit Fees	1.70%	\$73,341	\$90,196	\$52,607	\$180,525	\$396,669
<b>Total Permits and Fees Costs</b>		<b>\$73,341</b>	<b>\$90,196</b>	<b>\$52,607</b>	<b>\$180,525</b>	<b>\$396,669</b>
<b>INSPECTION AND TESTING</b>						
QA Testing & Certified Inspections	2.00%	\$86,284	\$106,113	\$61,890	\$212,382	\$466,670
Commissioning	0.50%	\$21,571	\$26,528	\$15,473	\$53,096	\$116,667
<b>Total Inspection and Testing Costs</b>		<b>\$107,855</b>	<b>\$132,642</b>	<b>\$77,363</b>	<b>\$265,478</b>	<b>\$583,337</b>
<b>PROJECT MANAGEMENT</b>						
Owner/Outside Project Management Fees	5.00%	\$215,710	\$265,284	\$154,726	\$530,955	\$1,166,674
<b>Total Project Management Costs</b>		<b>\$215,710</b>	<b>\$265,284</b>	<b>\$154,726</b>	<b>\$530,955</b>	<b>\$1,166,674</b>

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<b>OWNER'S CONTINGENCIES</b>					
Owners Contingency (Construction, Equipment & Design) 10.00%	\$487,504	\$599,541	\$349,680	\$1,424,454	\$2,861,179
<b>Total Owner's Contingency Costs</b>	<b>\$487,504</b>	<b>\$599,541</b>	<b>\$349,680</b>	<b>\$1,424,454</b>	<b>\$2,861,179</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$5,845,737</b>	<b>\$7,189,187</b>	<b>\$4,193,062</b>	<b>\$16,858,333</b>	<b>\$34,086,320</b>

# CUMMING GROUP

<b>Mendocino Coast District Hospital                  Tenant Improvement                  Programmatic Summary of Cost                  June 11, 2024</b>
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	INTENSITY	DGSF	COST/SF	CONSTRUCTION (\$000)
<b>I. TENANT IMPROVEMENT</b>				
<b><u>1.00 General Requirements</u></b>				
1.01 General Requirements				\$241,660
<b>Subtotal - General Requirements</b>				<b>\$241,660</b>
<b><u>2.00 Out-Patient Services (OPS)</u></b>				
2.01 Surgery	Heavy Renovation	1,730	\$1,102.50	\$1,907,325
2.02 Surgery	Medium Renovation	105	\$787.50	\$82,688
2.03 Surgery	Light Renovation	1,665	\$630.00	\$1,048,950
<b>Subtotal - Out-Patient Services (OPS)</b>		<b>3,500</b>	<b>\$868.28</b>	<b>\$3,038,963</b>
<b><u>3.00 Ancillary Services (ANC)</u></b>				
3.01 Imaging, Hospital	Heavy Renovation	745	\$955.50	\$711,848
3.02 Recovery Service, Perioperative Services (PACU)	Heavy Renovation	2,185	\$955.50	\$2,087,768
3.03 Sterile Processing (Hospital)	Heavy Renovation	1,840	\$882.00	\$1,622,880
<b>Subtotal - Ancillary Services (ANC)</b>		<b>4,770</b>	<b>\$927.15</b>	<b>\$4,422,495</b>
<b><u>4.00 Administrative Services (MBR)</u></b>				
4.01 Administration, Medical Center	Heavy Renovation	1,010	\$588.00	\$593,880
<b>Subtotal - Administrative Services (MBR)</b>		<b>1,010</b>	<b>\$588.00</b>	<b>\$593,880</b>
<b>SUBTOTAL - TENANT IMPROVEMENT</b>		<b>9,280</b>	<b>\$894.07</b>	<b>\$8,296,998</b>
<b>SUBTOTAL ANTICIPATED CONSTRUCTION COST (Current)</b>		<b>9,280</b>	<b>\$894.07</b>	<b>\$8,296,998</b>
5 Construction Contingency				<b>\$248,910</b>
6 Contractor's General Conditions				<b>\$598,214</b>
7 Contractor's Fee				<b>\$331,880</b>
8 Insurance				<b>\$94,760</b>
9 Subguard Bond				<b>\$82,970</b>
<b>TOTAL ANTICIPATED CONSTRUCTION COST (Current \$)</b>		<b>9,280</b>	<b>\$1,040.27</b>	<b>\$9,653,731</b>