

CONCEPT DESIGN SUBMITTAL(Revised)  
CONSTRUCTION COST ESTIMATE

CROSS ROADS MEDICAL CENTER  
GLENNALLEN, ALASKA

*PREPARED FOR:*

Larsen Consulting Group  
3710 Woodland Drive, Suite 210  
Anchorage, AK 99517

August 4, 2009



HMS Project No.: 09112

## **NOTES REGARDING THE PREPARATION OF THIS ESTIMATE**

### **DRAWINGS AND DOCUMENTS**

*Level of Documents:* (2) concept drawings and program square foot summary  
*Date:* August 3, 2009  
*Provided By:* Larsen Consulting Group

### **RATES**

Pricing is based on current material, equipment and freight costs.

*Labor Rates:* A.S. Title 36

### **BIDDING ASSUMPTIONS**

*Contract:* Standard construction contract without restrictive bidding clauses.  
*Bidding Situation:* Competitive bids assumed.  
*Bid Date:* Spring 2010  
*Start of Construction:* Summer 2010  
*Months to Complete:* With (12) months completion.

### **EXCLUDED COSTS**

1. A/E design fees
2. Administrative and management costs
3. Furniture, furnishings and equipment (except those specifically included)
4. Remediation of contaminated soils or abatement of any hazardous materials

### **GENERAL**

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes normal escalation based on the current economic climate in Alaska. It is not possible to gauge the effect of the global economic down turn on construction costs in Alaska. HMS Inc. will continue to monitor these events and the resulting construction climate, and will adjust costs and contingencies as deemed prudent.

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**GROSS FLOOR AREA**

Main Level	12,836 SF
Upper Level	8,285 SF
<b>TOTAL GFA:</b>	<b><u>21,121</u> SF</b>

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**CONCEPT DESIGN COST SUMMARY**

01 - SITE WORK		\$ 554,000
02 - SUBSTRUCTURE		560,280
03 - SUPERSTRUCTURE		903,409
04 - EXTERIOR CLOSURE		323,375
05 - ROOF SYSTEMS		242,604
06 - INTERIOR CONSTRUCTION		701,671
07 - CONVEYING SYSTEMS		110,000
08 - MECHANICAL		1,532,330
09 - ELECTRICAL		702,275
10 - EQUIPMENT (Includes Medical)		1,250,800
11 - SPECIAL CONSTRUCTION		0
<i>SUBTOTAL:</i>		<i>\$ 6,880,744</i>
12 - GENERAL REQUIREMENTS	38.00%	2,614,683
<i>SUBTOTAL:</i>		<i>\$ 9,495,427</i>
13 - CONTINGENCIES	12.00%	1,139,451
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>		<b>\$ 10,634,878</b>
COST PER SQUARE FOOT:		\$ 503.52 /SF
GROSS FLOOR AREA:		21,121 SF

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<b>01 - SITE WORK</b>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT RATE</i> \$	<i>TOTAL</i> \$
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SITE PREPARATION

Clear and grub site	1	LOT	5000.00	5,000
Erosion and pollution control	1	LOT	3000.00	3,000
Site survey and staking	1	LOT	10000.00	10,000
Earthwork and site preparation (site is partially developed - average 24" deep)	2,850	CY	32.00	91,200
Earthwork equipment	1	MOS	20000.00	20,000
Relocate log homes	3	EA		By others

SITE IMPROVEMENTS

Concrete walks, etc.	2,000	SF	7.50	15,000
AC pavements, curbs and signage	30,000	SF	3.50	105,000
Landscape allowance	1	LOT	30000.00	30,000
<i>SUBTOTAL PREPARATION AND IMPROVEMENTS:</i>				<i>\$ 279,200</i>

SITE MECHANICAL

Water

Develop well and connect to building	1	LOT	75000.00	75,000
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Sewer

Connect to city sewer and testing	1	LOT	30000.00	30,000
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Storm drainage				None
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5,000 gallon fuel storage tank and piping	1	LOT	45000.00	45,000
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Fuel for testing	1,500	GAL	6.00	9,000
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Subtotal:				<i>\$ 159,000</i>
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<b>01 - SITE WORK</b>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT RATE</i> \$	<i>TOTAL</i> \$
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SITE MECHANICAL (Continued)

Subcontractor's Overhead and Profit	20.00%			31,800
<b>SUBTOTAL MECHANICAL:</b>				<b>\$ 190,800</b>

SITE ELECTRICAL

Transformer	1	EA	By Local Utility Company	
Power to building	50	LF	160.00	8,000
Site lighting	10	EA	6200.00	62,000
Subtotal:				\$ 70,000
Subcontractor's Overhead and Profit	20.00%			14,000
<b>SUBTOTAL ELECTRICAL:</b>				<b>\$ 84,000</b>

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<b>TOTAL ESTIMATED COST:</b>	<b>\$ 554,000</b>
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<b>02 - SUBSTRUCTURE</b>	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
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SPECIAL FOUNDATIONS

Steel Pile Foundations

Mobilization/demobilization of equipment and idle time	1	LOT	11000.00	11,000
8" diameter x 30'0" steel piles cut to elevation and capped (15'0"x15'0" grid)	94	EA	4850.00	455,900
Subtotal:				<hr/> \$ 466,900
Subcontractor's Overhead and Profit	20.00%			93,380

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**TOTAL ESTIMATED COST:** **\$ 560,280**

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<b>03 - SUPERSTRUCTURE</b>	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Building soffit	12,836	SF	12.50	160,450
Main level floor system	12,836	SF	18.00	231,048
Upper level floor system	8,285	SF	20.00	165,700
Roof system	13,478	SF	24.50	330,211
Stairs	2	SETS	8000.00	16,000

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**TOTAL ESTIMATED COST:** **\$ 903,409**

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<b>04 - EXTERIOR CLOSURE</b>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT RATE</i> \$	<i>TOTAL</i> \$
Exterior wall system	8,500	SF	25.50	216,750
Exterior single doors and hardware	4	EA	2300.00	9,200
Exterior double doors and hardware	3	PRS	4000.00	12,000
Windows	1,275	SF	67.00	85,425

**TOTAL ESTIMATED COST:**

**\$ 323,375**

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<b>05 - ROOF SYSTEMS</b>	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Metal roof system	13,478	SF	18.00	242,604

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**TOTAL ESTIMATED COST:** **\$ 242,604**

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<b>06 - INTERIOR CONSTRUCTION</b>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT RATE</i> \$	<i>TOTAL</i> \$
Interior partitions (GFA)	21,121	SF	8.00	168,968
Floor finishes	21,121	SF	5.50	116,166
Wall finishes	21,121	SF	3.50	73,924
Ceiling finishes	21,121	SF	3.00	63,363
Interior single doors and hardware	40	EA	1500.00	60,000
Interior double doors and hardware	5	PRS	2600.00	13,000
Interior relights	250	SF	45.00	11,250
Specialties	1	LOT	75000.00	75,000
Casework - exam rooms, labs, etc.	1	LOT	120000.00	120,000

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**TOTAL ESTIMATED COST:** **\$ 701,671**

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<b>07 - CONVEYING SYSTEMS</b>	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
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Two stop elevator, complete	1	EA	110000.00	110,000
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<b>TOTAL ESTIMATED COST:</b>	<b>\$ 110,000</b>
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<b>08 - MECHANICAL</b>	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Plumbing	21,121	SF	12.50	264,013
HVAC and controls	21,121	SF	45.00	950,445
Fire suppression	21,121	SF	6.55	138,343
Special mechanical systems including medical equipment rough-in	21,121	SF	8.50	179,529
Subtotal:				<u>\$ 1,532,330</u>
Subcontractor's Overhead and Profit				Included Above

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**TOTAL ESTIMATED COST:** **\$ 1,532,330**

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<b>09 - ELECTRICAL</b>	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
Service and distribution	21,121	SF	5.50	116,166
Lighting and power	21,121	SF	14.00	295,694
Communications	21,121	SF	4.50	95,045
Safety and security	21,121	SF	2.75	58,083
Other electrical systems	21,121	SF	6.50	137,287
Subtotal:				<u>\$ 702,275</u>
Subcontractor's Overhead and Profit				Included Above

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**TOTAL ESTIMATED COST:** **\$ 702,275**

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<b>10 - EQUIPMENT</b>	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
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Fixed and movable equipment including medical equipment

1 LOT 1182400.00 1,182,400

Furnishings

22,800 SF 3.00 68,400

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**TOTAL ESTIMATED COST:** **\$ 1,250,800**

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