



Client Name

Project Name

Date: April 01, 2025

Prepared by: Jeff Übl

### Cost Analysis

#### Pre-Design/Planning

	New	Renovation	Total
Building SF:	5,000	0	5,000

	Unit	Quantity	Cost	Total	Notes
<b>Remediation</b>					
Demolition - Site	Lump	0	50,000.00	\$ -	
Demolition - Building	SF	0	12.00	\$ -	
Demolition - Asbestos/Environmental	SF	0	6.00	\$ -	
Demolition - General	SF	0	10.00	\$ -	
Demolition - HVAC	SF	0	1.00	\$ -	
Demolition - Plumbing	SF	0	2.00	\$ -	
Demolition - Electrical	SF	0	1.00	\$ -	
General Requirements (2%)	Percentage			\$ -	
Subtotal Remediation Costs				\$ -	
<b>CONSTRUCTION</b>					
New Sitework - Grading	Lump	1	25,000.00	\$ 25,000.00	Allowance - Need to be Verified
New Sitework - Excavation	SF	5000	4.00	\$ 20,000.00	Allowance - Need to be Verified
New Sitework - Paving	Lump	1	25,000.00	\$ 25,000.00	Allowance - Need to be Verified
New Sitework - Pavement Markings	Lump	0	0.00	\$ -	Allowance - Need to be Verified
New Sitework - Fencing/Bollards	Lump	0	0.00	\$ -	Allowance - Need to be Verified
New Sitework - Utilities	Lump	1	15,000.00	\$ 15,000.00	Allowance - Need to be Verified
New Sitework - Landscaping	Lump	1	12,500.00	\$ 12,500.00	Allowance - Need to be Verified
General Requirements (2%)	Percentage			\$ 1,950.00	
Subtotal Site Costs				\$ 99,450.00	
New - General	SF	5000	178.00	\$ 890,000.00	
New - HVAC	SF	5000	55.00	\$ 275,000.00	
New - Plumbing	SF	5000	17.00	\$ 85,000.00	
New - Fire Protection	SF	5000	5.00	\$ 25,000.00	
New - Electrical	SF	5000	45.00	\$ 225,000.00	
Other - High Flow Oxygen System	SF	4000	6.00	\$ 24,000.00	
Other - Back-up Generator	Lump	1	15,000.00	\$ 15,000.00	
Other	Lump	0	0.00	\$ -	
Other	Lump	0	0.00	\$ -	
General Requirements (2%)	Percentage			\$ 30,780.00	
Subtotal Building Costs				\$ 1,569,780.00	
Subtotal Construction Costs				\$ 1,669,230.00	
<b>OTHER CONSTRUCTION COSTS</b>					
CM Fee (3%)	Percentage			\$ 50,076.90	
General Conditions (8.75%)	Percentage			\$ 146,057.63	
Design Contingency (12%)	Percentage			\$ 200,307.60	
CM Contingency (5%)	Percentage			\$ 83,461.50	
Subcontractor Default (SDI)	Percentage			\$ 16,692.30	
General Liability Insurance	Percentage			\$ 15,857.69	
Performance and Payment Bond	Percentage			\$ 11,684.61	
Escalation to Midpoint of Construction	Percentage			\$ 208,653.75	
<b>NET SUBTOTAL HARDCOSTS</b>				\$ 2,402,021.97	
<b>SOFT COSTS</b>					
Building Permit	Percentage			\$ 14,412.13	
Owner's Builders Risk	Percentage			\$ 4,804.04	
Geotechnical Engineering	Actual	5	2200.00	\$ 11,000.00	
Contingency - Owner (10%)	Percentage			\$ 120,101.10	
Land Acquisition	SF	21000	8.00	\$ 168,000.00	
FFE (Medical Equipment)	Lump	1	400000.00	\$ 400,000.00	
Security	Lump	0	0.00	\$ -	
IT and Telephone	Lump	0	0.00	\$ -	
Kitchen Equipment	Lump	0	0.00	\$ -	
Moving Expenses	Lump	0	0.00	\$ -	
Professional Fees	Percentage			\$ 192,161.76	
Subtotal Soft Costs				\$ 910,479.03	
<b>TOTAL PROJECT BUDGET</b>				\$3,312,501.00	

	Actual	Low Range	High Range
PROJECT BUDGET RANGE	\$3,312,501.00	\$3,146,875.95	\$3,478,126.05
COST PER SF FOR BUDGET	\$662.50	\$629.38	\$695.63
COST PER SF FOR BUILDING ONLY	\$480.40		

In providing this opinion of "Probable Cost", the client understands the Consultant has no control over the cost of availability of labor, equipment or materials, or over market conditions, or contractor's pricing methods and that the Consultant's estimates are based on professional judgement and experience. The Consultant makes no warranty, express or implied, that the bids or negotiated cost or work will not vary from the Consultant's estimate. This opinion of probable cost is considered confidential and proprietary and shall only be used for the purposes of this specific project and shall not be shared without written permission by the Consultant.