



Wasilla, Alaska | Palmer, Alaska | Email: Matsu@MapleSpringsLiving.com | Letter of Intent

Maple Springs - Letter of Intent for Construction of Skilled Nursing Facility Located in the Matanuska-Susitna Borough

Overview

Pursuant to and in accordance with the state of Alaska regulation 7 AAC 07.042, Maple Springs Management Company officially submits a Letter of Intent to construct, own and operate a Skilled Nursing & Rehabilitation community in the Matanuska-Susitna Borough. In combination with this Skilled Nursing & Rehabilitation project, we will be developing an Assisted Living, Memory Care & Hospice community that will be operated as one comprehensive building. Outlined in this Letter of Intent, we are submitting the following required information:

Description of Proposed Activity

Provide a clear, complete and current description of the proposed activity, including a description of each component of the activity proposed to be undertaken.

Maple Springs Senior Living is a healthcare company that brings over 30 years of combined experience in the Senior Healthcare sector. Maple provides an all-inclusive scope of senior living options in a homelike environment. These services include Independent Living, Assisted Living, Memory Care, Skilled Nursing care, and Inpatient Hospice. We look forward to developing our Continuing Care Retirement Community (CCRC) model in the Mat-Su area consisting of two buildings located in Wasilla and Palmer.

Maple Springs Senior Living is proposing to construct two new Continuous Care Retirement Communities (CCRCs) in the Matanuska-Susitna Borough. One building will be located in Wasilla and the other in Palmer. Each of these communities will consist of the following mix of units:

Skilled Nursing	(60 Beds)
Assisted Living	(50 Beds)
Memory Care	(28 Beds)

Studies have shown that Seniors do better both mentally and physically when they are at home as opposed to in a facility. That is why these communities will be designed to look and feel like a residential neighborhood. The Residents will be able to live in a home-like community, but still have all of the care services available to them as their condition either improves or continues to decline.

Two primary services will be offered in the Maple Springs Skilled Nursing Facilities. The first is Transitional/Post-Acute Care, which is focused on the rehabilitation of the Residents and the eventual discharge to home or a lower level of care such as Assisted Living/Memory Care. The

second is Long-Term Care, which is focused on Residents with chronic health conditions and limited mobility. These residents are unable to live safely at home and are too much care for the licensure of an Assisted Living Facility. The building will be broken down into smaller “pods/wings” that will allow long-term residents to live comfortably together. However, all beds within the buildings will be dual Medicare/Medicaid certified which will allow any beds to be used for any level of care.

Both buildings will include a State-of-the-Art Rehabilitation Gym with therapy services and equipment. The gym will include an Occupational Therapy section, which will contain a fully-functional kitchen, bathroom and laundry room to enable the Residents to do their normal Activities of Daily Living (ADLs) and return back home. There will be an expansive Speech Therapy portion of the gym that will provide rehabilitation to patients who have trouble swallowing, cognitive/impairment delays, or who are recovering from a stroke.

Through talking with the healthcare community in Mat-Su, we have found that there is a need for two other important services, which we plan to provide. These are a Hospice House and respiratory (ventilator/tracheostomy) care.

Maple Springs will design a quaint 8-10 bed “pod” in the Wasilla building that will be a dedicated Hospice House. Our home-like theme will be continued for this pod, but with additional areas for family and friends of the Resident to gather and support one another. The units in this pod will be designed and furnished to provide a very peaceful and serene environment and the care will be centered around the pain and symptom management of the Resident. These pods will be dedicated and equipped to provide exceptional care to the terminally ill patients of the Mat-Su Valley.

About 10-15 units in each building will be fully equipped to provide Ventilator and Tracheostomy care to the residents of the Mat-Su Valley. An In-Wall Oxygen system will also be available to those Residents with Pulmonary or other problems.

Every Resident of Maple Springs will have his/her own private bedroom and private bathroom. Access to a Jacuzzi bathtub will be provided for those residents that desire or need a bath for their personal cares. The common areas of Maple Springs will be expansive, providing many opportunities for activities for the Residents since we know that it’s very important for the elderly to stay active and stimulated on a continual basis. Maple will provide spacious activity rooms, an art room, movie theatre, ice-cream/coffee bistro, puzzle rooms, computer rooms, outdoor walking paths, garden boxes and numerous amenities which are all designed to stimulate the residents’ minds and engage them physically.

Contained on the campuses of Maple Springs will be Assisted Living and Memory Care accommodations. This allows the Residents to be placed in a setting appropriately tailored to their individual and unique care needs, which is vitally important. For example, a patient with progressive Alzheimer’s should be cared for within a community that is designed specifically to

meet their unique needs from a safety and functional standpoint. Our Memory Care program is full of Life Stations”, which are small booths made up of key objects that allow the Resident to be taken back to their younger years. A couple examples of these are the Maintenance Station full of tools or the Vanity Station where the Resident can feel like they’re dressing up. In addition to the Life Stations, there will be small group activities happening constantly in order to encourage Residents to participate in activities that they relate to. It is also designed in such a way that our residents can be properly engaged so they don’t become frustrated and combative. The Assisted Living portion will also provide sliding scale insulin services so these Residents will not need to stay in Skilled Nursing simply due to diabetes.

Each Maple Springs campus will be about 141,000 Square Feet of building. The total square footage of each Skilled Nursing portion will be about 54,000 square feet and these projects will begin construction 6 months apart from each other. The Wasilla building will begin construction first and the Palmer building will begin second.

Certified Estimate

Provide a certified estimate of the total cost of each proposed component of the activity listed in 7 AAC 07.010(a), as applicable, for the entire project

We anticipate the project cost for each individual building to be \$36,888,863, which adds up to a total project cost of \$73,777,726 for both buildings collectively. Of this \$73,777,726, \$15,809,512 per building or \$31,619,024 for the entire project will be allocated to the Skilled Nursing portion of the building. A table format of this information is included below.

Wasilla Project Cost	\$36,888.863
Wasilla SN Portion	\$15,809,512
Palmer Project Cost	\$36,888.863
Palmer SN Portion	\$15,809,512
Total Project Cost	\$73,777,726
Total SN Portion	\$31,619,024

Start & Completion Dates

Provide an estimated starting date and completion date for the proposed activity

Maple Springs would like to start this project as soon as possible due to the pressing need of the Skilled services in the Mat-Su Borough, but the anticipated construction start date for the Wasilla building will depend on the timing of the Certificate of Need (CON) issuance from the State of

Alaska. With the CON in mind, our anticipated construction start date is April 1, 2017. This project will require a 12-month build time, giving an anticipated opening date of April 1, 2018. The Palmer building will open 6 months later by October 1, 2018. We would prefer to begin construction in the fall of this year 2016 if at all possible, but do not anticipate that being feasible due to the CON processing time.

30% of the project cost will be funded by capital from the owners of Maple Springs. The remaining 70% of the project cost will be financed through debt acquired and secured by Maple Springs.

The CCRC Model Is What Makes Maple Different

Maple's smaller "boutique" CCRC model differs from its competitors due to the continuum of care services under one roof constructed with a smaller, homelike feel. It provides a peace of mind to Residents that their comprehensive needs can be met in one place. Limiting resident care options by providing only one level of service (stand alone Skilled Nursing building for example) can prove needlessly difficult to the Resident aging process due to families having to continuously move their loved one from place to place when their care needs grow. Having operated in these conditions in the past, we understand how important it is to Residents to have all care options in one place. As a result, we have evolved our project developments to keep up with the growing care needs of the senior population.

The CCRC provides many benefits highlighting the ultimate goal for our Residents to be able to "Age-In-Place" comfortably. As mentioned above, it can be so stressful, confusing and difficult for families to navigate through all of the care options available, so having all of these services in one community can make it so much easier for everyone, particularly the Resident. Some of the other advantages of the CCRC model include:

- *Residents are placed in the proper level of care rather than trying to fit -them into a single level of care due to limitations of care options*
- *Increased care coordination between internal & external providers*
- *Same executive leadership managing Skilled, Assisted & Memory Care services*
- *Constant activity opportunities for Residents of all functional levels*
- *In unexpected and sometimes emergent situations, higher (or lower) levels of care are available to the Residents, giving Peace of Mind to both the Resident and their families*

CCRC MODEL – Other Services Provided

Since our CCRC Model is so important for the care of our Residents, we'd like to list a few of the services provided in the Assisted Living & Memory Care portions of the building. These services along with the services provided in the Skilled Nursing and Hospice portions of the building should give an idea of the broad range of care that we provide and why the Resident will be able to age in place even when his/her condition changes.

Personalized Care

- Personal hygiene, grooming and dressing assistance

Showering or bathing assistance

- Incontinence management
- Dining assistance
- Health evaluation every 6 months or upon change of condition
- Individualized service plan

Medication Assistance

- Medication administration
- Access to 24 hour pharmacy
- Medication system

Mobility Assistance

- Transfers
- Range of Motion
- Ambulation

Healthcare Coordination

- Medical professionals (Physician, Dentist, Podiatrist)
- Rehabilitation therapies (Physical, Occupational, Speech)
- Home Health and Hospice services
- Secure community with Nurse Call System

Socialization

- Daily & therapeutic activities
- Various regularly scheduled events and outings
- Social and educational programs for residents & families

Dining Experience

- Restaurant yet home-like style dining including 3 meals per day
- Menus prepared by registered dietitians
- Special dietary planning

Other Amenities

- Activity Room with Daily Activities
- 24 hour Bistro (with ice cream!)
- Sun Room
- Spacious Courtyard with outdoor patio

Residential Feel

Very few people wake up and decide that they want to move into an Assisted Living, Memory Care or Skilled Nursing Facility. As a senior living provider, we take pride in making our communities home-like and inviting, while still providing a state-of-the-art level of healthcare. It is important for Residents to feel like they are living in a residential home rather than an institutional facility. If residents have dementia or memory issues, they are managed better with this type of design. Additionally, studies have proven that patients rehabilitate better in their homes as opposed to hospitals. Often times, home is not a possibility so we try and emulate that home environment in everything we do. Everything from our internal décor & furnishings to what our care providers wear to the exterior finishes on the buildings are residential in nature.

Our passion to provide a home-like feel for our residents has become an obsession throughout our design and operation process. These types of communities are the best solution to senior living care as residents are able to live in a community that is very comfortable and accommodating, but have all of the care services available to them as their conditions either improve or continue to decline.

Location & Size

Our philosophy is that each Maple community is located by homes and residential developments as opposed to industrial surroundings. We have divided each level of care into no more than 60 apartments so the Maple caregivers know each of their Residents personally. The executive leadership will know each family member by name. Our culture is paramount in providing a quality of care standard that the Residents deserve. The building design is such that it encourages many small group activities that engage the Residents physically and stimulate them mentally & spiritually. Our socialization programs are individually tailored to our Resident's preferences. We can't emphasize enough the important of emotional care in our communities.

The Wasilla location is ideally situated with water front property on Wasilla Lake. This site is a beautiful residential location for our Residents and the community at large. This is located in Wasilla providing ease of access to the families while still being close to the many physicians and practitioners located in the development. While we have not located a site in Palmer just yet, it will be equal in all of these aspects as they are very important to provide for Residents living in these types of communities.

1 PRELIMINARY PLAN
CON APPLICATION

Maple Springs Assisted Living and Rehab Center - Wausilia

SWAC East Wausilia Loop Road
Wausilia, Indiana

Project Overview
1000 sq ft
1000 sq ft
1000 sq ft
1000 sq ft

Kazmaier & Associates, LLC
ARCHITECTS
1000 S. Wausilia Rd. • Wausilia, Indiana 47980 • 717.234.0000

A7.1



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Appendix – Certified Estimate

Source and Uses Table

Project Statistics				
BUILDING				
Total Square Footage	137900 S.F.			
Gross S.F. per Unit	985 S.F.			
Total # Units	140			
# of ALF Units	52			
# of Memory Care Units	28			
# of Skilled Nursing Units	60			
LAND				
Actual Site	282704.4 S.F.			
Major Roadway	0 S.F.			
Total Land Usage	6.49 Acres			
Lot #1 (Maple Springs)	6.49 Acres			
SOURCES OF FUNDS				
Construction Loan		\$ 25,000,000		
Maple Springs Management, LLC		\$ 2,527,237		
Maple Springs, LLC		\$ 9,500,000		
TOTAL SOURCES OF FUNDS		\$ 37,027,237	Loan To Cost	71.43%
USES OF FUNDS				
ACQUISITION OF LAND				
Total Land Cost	\$ 4.50	\$ 1,272,170	Cost per SqFt 9.23	Cost per Unit \$ 9,086.93
Attorney Fees (Land Contract)		\$ 50,000	\$ 0.36	\$ 357.14
Closing Costs/Title/Recording		\$ 30,000	\$ 0.22	\$ 214.29
Entitlement Fees		\$ 20,000	\$ 0.15	\$ 142.86
City/State Planning & Zoning Fees		\$ 20,000	\$ 0.15	\$ 142.86
TOTAL ACQUISITION OF LAND		\$ 1,392,170	\$ 10.10	\$ 9,944.07
DESIGN/BUILD COSTS				
Design Cost	6.00%	\$ 1,489,320	\$ 10.80	\$ 10,638.00
Construction Cost	\$ 180 Per S.F.	\$ 24,822,000	\$ 180.00	\$ 177,300.00
TOTAL DESIGN/BUILD COSTS		\$ 26,311,320	\$ 190.80	\$ 187,938.00
SOFT COSTS				
Testing and Surveying		\$ 50,000	\$ 0.36	\$ 357.14
Fixtures, Furniture & Equipment	\$8,000 Per Unit	\$ 1,120,000	\$ 8.12	\$ 8,000.00
Syndication Costs		\$ 80,000	\$ 0.58	\$ 571.43
OTHER SOFT COSTS				
Deferred Developer Fee	6.00%	\$ 2,029,747.99	\$ 14.72	\$ 14,498.20
Appraisal		\$ 15,000	\$ 0.11	\$ 107.14
Real Estate Taxes - Construction		\$ -	\$ -	\$ -
State Licensing Fees		\$ 26,311	\$ 0.19	\$ 187.94
City/State Inspection/Permit Fees		\$ 300,000	\$ 2.18	\$ 2,142.86
Special Inspections		\$ 50,000	\$ 0.36	\$ 357.14
Conversion - Title & Survey		\$ 5,000	\$ 0.04	\$ 35.71
TOTAL SOFT COSTS		\$ 3,676,059	\$ 26.66	\$ 26,257.57
FINANCING COSTS				
Construction Loan Origination Fee	1.25%	\$ 312,500	\$ 2.27	\$ 2,232.14
Permanent Loan Commitment Fee		\$ -	\$ -	\$ -
Legal/Closing Fees		\$ 5,000	\$ 0.04	\$ 35.71
Permanent Loan Closing Costs		\$ -	\$ -	\$ -
TOTAL FINANCING COSTS		317,500	2	2,268
RESERVES & INTEREST				
Construction Period Interest		\$ 617,215	\$ 4.48	\$ 4,408.68

Source and Uses Table

Start-up Capitol		\$ 2,000,000	\$ 14.50	\$ 14,285.71
Design/Build Cost Contingency	5.00%	\$ 1,315,566	\$ 9.54	\$ 9,396.90
Soft/Financing Cost Contingency	5.00%	\$ 229,051.30	\$ 1.66	\$ 1,636.08
TOTAL RESERVES & INTEREST		\$ 4,161,832	\$ 30.18	\$ 29,727.37
TOTAL PROJECT COSTS		\$ 35,858,881	\$ 260.04	\$ 256,134.87
INPUTS				
	Interest rate	Term	Principal	Payment
Mini-Perm Loan	4.25%	360	\$ 25,000,000	-\$122,984.97

HOWDIE^{INC}

GENERAL CONTRACTOR

4237 E. Meridian Loop

Wasilla, AK 99654

Phone: (907) 376-4711 Fax: (907) 373-6773

WORKSHEET

MAPLE SPRINGS - PALMER/WASILLA FACILITY COST SUMMARY

PALMER FACILITY

ESTIMATED PROJECT CONSTRUCTION COST	\$ 24,815,362
TOTAL SQUARE FOOT	137,900
ESTIMATED COST PER SQUARE FOOT	\$ 179.95
SKILLED NURSING SQUARE FOOT	59,100
ESTIMATED SKILLED NURSING CONSTRUCTION COST	\$ 10,635,155

WASILLA FACILITY

ESTIMATED PROJECT CONSTRUCTION COST	\$ 24,815,362
TOTAL SQUARE FOOT	137,900
ESTIMATED COST PER SQUARE FOOT	\$ 179.95
SKILLED NURSING SQUARE FOOT	59,100
ESTIMATED SKILLED NURSING CONSTRUCTION COST	\$ 10,635,155

CERTIFIED ESTIMATE PREPARED BY



TODD NUGENT - PRESIDENT

HOWDIE

GENERAL CONTRACTOR

4237 E. Meridian Loop

Wasilla, AK 99654

Phone: (907) 376-4711 Fax: (907) 373-6773

Estimate

MAPLE SPRINGS - WASILLA ALASKA

DESCRIPTION	CODE	QUANTITY	MATERIAL	UNIT COST	SUBTOTAL	QUANTITY	LABOR	UNIT COST	SUBTOTAL	QUANTITY	SUBCONTRACT	UNIT COST	SUBTOTAL	ESTIMATE
														TOTAL

GENERAL REQUIREMENTS

	01													\$850,200.00
Architectural Fee/Prints	01110									1 ls	4000.00		4000.00	\$4,000.00
On Site Supervision	01310					4000	hr	60.00	240000.00					\$240,000.00
Temporary Electric	01511	1 ls	16000.00		16000.00	50	hr	23.60	1180.00	30	hr	65.00	1950.00	\$19,130.00
Temporary Heat	01512	1 ls	35000.00		35000.00	50	hr	23.60	1180.00	30	hr	75.00	2250.00	\$38,430.00
Temporary Lights	01513	1 ls	2500.00		2500.00	50	hr	35.00	1750.00	100	hr	75.00	7500.00	\$11,750.00
Field Office	01521									12 mos	250.00		3000.00	\$3,000.00
Field Storage	01522									12 mos	600.00		7200.00	\$7,200.00
Sanitary Facilities	01523									12 mos	270.00		3240.00	\$3,240.00
Crane Rental	01541									450	hr	115.00	51750.00	\$51,750.00
Forklift Rental	01544									12 mos	7000.00		84000.00	\$84,000.00
Equipment Rental	01545									8 mos	5000.00		40000.00	\$40,000.00
Temporary Barriers and Enclosures	01560	1 ls	1500.00		1500.00	60	hr	45.00	2700.00					\$4,200.00
Project Identification	01580									1 ls	1500.00		1500.00	\$1,500.00
Owner Furnished Products	01640					400	hr	45.00	18000.00					\$18,000.00
Material Handling and Expediting	01660					1800	hr	35.00	63000.00					\$63,000.00
Mobilization and De-mob	01730					200	hr	35.00	7000.00					\$7,000.00
Construction Cleanup	01740					7200	hr	25.00	180000.00					\$180,000.00
Final Cleanup	01742					1200	hr	35.00	42000.00					\$42,000.00
Refuse-Tippage	01744									1 ls	15000.00		15000.00	\$15,000.00
Snow Removal	01745					400	hr	35.00	14000.00	1 ls	3000.00		3000.00	\$17,000.00

SITE WORK

	02													\$2,184,890.00
Mobilization	02050									1 ls	10000.00		10000.00	\$10,000.00
Site Staking/control	02209									1 ls	45000.00		45000.00	\$45,000.00
Balancing	02233									1 ls	85000.00		85000.00	\$85,000.00
Grading	02310									1 ls	580000.00		580000.00	\$580,000.00
Trenching and Backfill	02320									1 ls	160000.00		160000.00	\$160,000.00
Import	02335									1 ls	75000.00		75000.00	\$75,000.00
Water Distribution	02510									1 ls	65000.00		65000.00	\$65,000.00
Sanitary Sewerage	02530									1 ls	125000.00		125000.00	\$125,000.00
Light Pole Bases	02580									1 ls	15000.00		15000.00	\$15,000.00
Storm Drainage	02630									1 ls	75000.00		75000.00	\$75,000.00
Paving	02740									1 ls	275000.00		275000.00	\$275,000.00
Cuts and Gutters	02770									1 ls	65000.00		65000.00	\$65,000.00
Walks	02775									1 ls	85000.00		85000.00	\$85,000.00
Sidewalk Sealant and Backer	02776	1 ls	90.00		90.00	40	hr	45.00	1800.00					\$1,890.00
Irrigation	02810									1 ls	60000.00		60000.00	\$60,000.00
Fences and Gates	02820									1 ls	35000.00		35000.00	\$35,000.00
Boards	02842									6 ea	500.00		3000.00	\$3,000.00
Landscaping	02900									1 ls	425000.00		425000.00	\$425,000.00

DESCRIPTION	MATERIAL				LABOR				SUBCONTRACT				ESTIMATE	
	CODE	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	TOTAL

CONCRETE

Structural Concrete	03										
	03051							1 ls	765000.00	765000.00	\$860,000.00
	Gypsum Concrete Floor Underlayment	03510						1 ls	80000.00	80000.00	\$80,000.00
Concrete Cutting and Coring	03545							1 ls	15000.00	15000.00	\$15,000.00

MASONRY

Unit Masonry Assemblies	04										
	04300							1 ls	6000.00	6000.00	\$281,000.00
Cast Stone	04720							1 ls	275000.00	275000.00	\$6,000.00
											\$275,000.00

METALS

Metal Fastenings	05										
	05090	1 ls	26000.00	26000.00							\$26,000.00
	Metal Fabrications	05500	1 ls	6500.00	6500.00						\$8,300.00
Handrails and Railings	05520	1 ls	13500.00	13500.00	40 hr	45.00	1800.00				\$19,550.00
					40 hr	45.00	1800.00	50 hr	85.00	4250.00	

WOOD AND PLASTICS

Framing and Sheathing	06										
	06110	1 ls	1241100.00	1241100.00				1 ls	1241100.00	1241100.00	\$4,220,000.00
	Interior Soffits	06110	1 ls	7800.00	7800.00			1 ls	13000.00	13000.00	\$2,482,200.00
Wood Trusses	06190	1 ls	411000.00	411000.00				1 ls	25000.00	25000.00	\$20,800.00
Finish Carpentry	06200	1 ls	350000.00	350000.00				1 ls	365000.00	365000.00	\$436,000.00
Solid Surface Window Sills	06200							1 ls	365000.00	365000.00	\$715,000.00
Custom Cabinets	06410							1 ls	56000.00	56000.00	\$56,000.00
Countertops	06410							1 ls	425000.00	425000.00	\$56,000.00
	06415							1 ls	425000.00	425000.00	\$425,000.00
								1 ls	85000.00	85000.00	\$85,000.00

THERMAL AND MOISTURE PROTECTION

Vapor Barrier	07										
	07190							1 ls	68000.00	68000.00	\$1,593,320.00
	Building Insulation - Fiberglass	07210						1 ls	189000.00	189000.00	\$68,000.00
Building Insulation - Rigid	07212	1 ls	89000.00	89000.00	1200 hr	45.00	54000.00				\$189,000.00
Exterior Foundation Insulation	07212	1 ls	38000.00	38000.00	300 hr	45.00	13500.00				\$143,000.00
Exterior Snowmelt Insulation	07212	8000 sf	0.64	5120.00	120 hr	45.00	5400.00				\$51,500.00
Air Barriers	07270	1 ls	9800.00	9800.00				1 ls	9000.00	9000.00	\$10,520.00
Shingles	07310							1 ls	551600.00	551600.00	\$18,800.00
Preformed Metal Soffit	07415	1 ls	26000.00	26000.00				1 ls	30000.00	30000.00	\$551,600.00
Fiber Cement Siding - Lap	07461	1 ls	210000.00	210000.00				1 ls	195000.00	195000.00	\$56,000.00
Fiber Cement Siding - Shakes	07461	1 ls	40000.00	40000.00				1 ls	195000.00	195000.00	\$405,000.00
Sheet Metal Flashing & Trim	07620	1 ls	18000.00	18000.00	200 hr	45.00	9000.00				\$40,000.00
Gutters and Downspouts	07714							1 ls	27,000.00	27,000.00	\$27,000.00
Firestopping	07841	1 ls	3500.00	3500.00				1 ls	24000.00	24000.00	\$24,000.00
					120 hr	45.00	5400.00				\$8,900.00

DOORS & WINDOWS

Steel Doors and Frames	08										
	08110	1 ls	84000.00	84000.00	500 hr	45.00	22500.00				\$715,600.00
	Wood Doors and Frames	08210	1 ls	156000.00	156000.00	1200 hr	45.00	54000.00			\$106,500.00
Access Doors & Panels	08310	1 ls	6000.00	6000.00	40 hr	45.00	1800.00				\$210,000.00
Aluminum Entrances and Storefronts	08410							1 ls	168000.00	168000.00	\$7,800.00
Windows	08560	1 ls	95000.00	95000.00				1 ls	168000.00	168000.00	\$168,000.00
Door Hardware	08710	1 ls	65000.00	65000.00	300 hr	45.00	13500.00				\$168,000.00
Glass	08810	1 ls	25000.00	25000.00				40 hr	105.00	4200.00	\$95,000.00
Mirrors	08830	1 ls	16500.00	16500.00				1 ls	105.00	4200.00	\$78,500.00
								1 ls	4100.00	4100.00	\$29,200.00
								1 ls	4100.00	4100.00	\$20,600.00

FINISHES

Drywall	09										
	09250							1 ls	1172150.00	1172150.00	\$3,364,120.00
	Gypsum Sheathing	09261						1 ls	137520.00	137520.00	\$1,172,150.00
Ceramic Tile - Interior	09310							1 ls	325000.00	325000.00	\$137,520.00
Acoustical Ceilings	09510							1 ls	185000.00	185000.00	\$325,000.00
Floor Prep	09655				200 hr	45.00	9000.00	60 hr	135.00	8100.00	\$185,000.00
											\$17,100.00

DESCRIPTION	MATERIAL			LABOR			SUBCONTRACT			ESTIMATE TOTAL
	CODE	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	
Concrete Sealing	09674							1 ls	3500.00	\$3,500.00
Flooring	09680							1 ls	758450.00	\$758,450.00
Acoustical Insulation	09820							1 ls	78000.00	\$78,000.00
Painting - Interior	09911							1 ls	365000.00	\$365,000.00
Painting - Exterior	09912							1 ls	235000.00	\$235,000.00
Vinyl Coated Fabric Wallcovering	09951							1 ls	80000.00	\$80,000.00
Fiberglass Reinforced Panels	09986	1 ls	3800.00	3800.00	80 hr	45.00	3600.00			\$7,400.00

SPECIAL TIES

Wall Louvers	10	10210	1 ls	5650.00	5650.00	66 hr	45.00	2970.00		\$8,620.00
Manufactured Electric Fireplaces		10305	6 ea	1500.00	9000.00	18 hr	45.00	810.00		\$9,810.00
Manufactured Gas Fireplaces		10306	4 ea	5000.00	20000.00	32 hr	45.00	1440.00	1 ls	4500.00
Flagpoles		10350	1 ls	5500.00	5500.00	8 hr	45.00	360.00		\$5,860.00
Exterior Signage		10430	1 ls	1800.00	1800.00	12 hr	45.00	540.00	1 ls	25000.00
Interior Signage		10440	1 ls	18000.00	18000.00	30 hr	45.00	1350.00		\$19,350.00
Fire Extinguishers		10520	1 ls	12500.00	12500.00	70 hr	45.00	3150.00		\$15,650.00
Postal Specialties		10552	1 ls	6000.00	6000.00	10 hr	45.00	450.00		\$6,450.00
Toilet Accessories		10810	1 ls	54000.00	54000.00	350 hr	45.00	15750.00		\$69,750.00

EQUIPMENT

Kitchen Equipment	11	11405	1 ls	600.00	600.00	100 hr	45.00	4500.00	1 ls	275000.00	275000.00	\$280,100.00
Laundry Equipment		11405				24 hr	45.00	1080.00	1 ls	38000.00	38000.00	\$39,080.00
Residential Appliances		11450				400 hr	45.00	18000.00	1 ls	150000.00	150000.00	\$168,000.00

FURNISHINGS

Window Treatments	12	12490	1 ls	35000.00	35000.00	100 hr	45.00	4500.00				\$39,500.00
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SPECIAL CONSTRUCTION

Detection and Alarm	13	13850							1 ls	40000.00	40000.00	\$40,000.00
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CONVEYING SYSTEMS

Hydraulic Passenger Elevators	14	14212	1 ls	600.00	600.00	12 hr	45.00	540.00	1 ls	78000.00	78000.00	\$79,140.00
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MECHANICAL

Mechanical Insulation	15	15080							1 ls	195000.00	195000.00	\$4,944,650.00
Fire Protection Piping		15300							1 ls	620550.00	620550.00	\$195,000.00
Plumbing and Boilers		15410							1 ls	1930600.00	1930600.00	\$620,550.00
HVAC		15700							1 ls	2068500.00	2068500.00	\$1,930,600.00
Direct Digital Controls		15910							1 ls	80000.00	80000.00	\$2,068,500.00
Testing and Balancing		15990							1 ls	50000.00	50000.00	\$80,000.00
												\$50,000.00

ELECTRICAL

Basic Electrical	16	16050							1 ls	2482200.00	2482200.00	\$2,832,200.00
Communications Circuits/Nurse Call/Access Control		16710							1 ls	350000.00	350000.00	\$2,482,200.00

CONTRACTOR'S OVERHEAD AND PROFIT @ 10%

ESTIMATE TOTAL \$22,559,420.00
\$2,255,942.00
\$24,815,362.00

CERTIFIED ESTIMATE PREPARED BY

TODD NUGENT - PRESIDENT

HOWDIE!

GENERAL CONTRACTOR

4237 E. Meridian Loop

Wasilla, AK 99654

Phone: (907) 376-4711 Fax: (907) 373-6773

Estimate

MAPLE SPRINGS - PALMER ALASKA

DESCRIPTION	CODE	QUANTITY	MATERIAL UNIT COST	SUBTOTAL	LABOR QUANTITY	UNIT COST	SUBTOTAL	SUBCONTRACT QUANTITY	UNIT COST	SUBTOTAL	ESTIMATE TOTAL
GENERAL REQUIREMENTS											
01											
Architectural Fee/Prints	01110							1 ls	4000.00	4000.00	\$4,000.00
On Site Supervision	01310				4000 hr	60.00	240000.00				\$240,000.00
Temporary Electric	01511	1 ls	16000.00	16000.00	50 hr	23.60	1180.00	30 hr	65.00	1950.00	\$19,130.00
Temporary Heat	01512	1 ls	35000.00	35000.00	50 hr	23.60	1180.00	30 hr	75.00	2250.00	\$38,430.00
Temporary Lights	01513	1 ls	2500.00	2500.00	50 hr	35.00	1750.00	100 hr	75.00	7500.00	\$11,750.00
Field Office	01521							12 mos	250.00	3000.00	\$3,000.00
Field Storage	01522							12 mos	600.00	7200.00	\$7,200.00
Sanitary Facilities	01523							12 mos	270.00	3240.00	\$3,240.00
Crane Rental	01541							450 hr	115.00	51750.00	\$51,750.00
Forklift Rental	01544							12 mos	7000.00	84000.00	\$84,000.00
Equipment Rental	01545							8 mos	5000.00	40000.00	\$40,000.00
Temporary Barriers and Enclosures	01560	1 ls	1500.00	1500.00	60 hr	45.00	2700.00				\$4,200.00
Project Identification	01580							1 ls	1500.00	1500.00	\$1,500.00
Owner Furnished Products	01640				400 hr	45.00	18000.00				\$18,000.00
Material Handling and Expediting	01660				1800 hr	35.00	63000.00				\$63,000.00
Mobilization and De-mob	01730				200 hr	35.00	7000.00				\$7,000.00
Construction Cleanup	01740				7200 hr	25.00	180000.00				\$180,000.00
Final Cleanup	01742				1200 hr	35.00	42000.00				\$42,000.00
Refuse- Tippage	01744							1 ls	15000.00	15000.00	\$15,000.00
Snow Removal	01745				400 hr	35.00	14000.00	1 ls	3000.00	3000.00	\$17,000.00

SITE WORK

02

\$2,184,890.00

Mobilization	02050							1 ls	10000.00	10000.00	\$10,000.00
Site Staking/control	02209							1 ls	45000.00	45000.00	\$45,000.00
Balancing	02233							1 ls	85000.00	85000.00	\$85,000.00
Grading	02310							1 ls	580000.00	580000.00	\$580,000.00
Trenching and Backfill	02320							1 ls	160000.00	160000.00	\$160,000.00
Import	02335							1 ls	75000.00	75000.00	\$75,000.00
Water Distribution	02510							1 ls	65000.00	65000.00	\$65,000.00
Sanitary Sewerage	02530							1 ls	125000.00	125000.00	\$125,000.00
Light Pole Bases	02580							1 ls	15000.00	15000.00	\$15,000.00
Storm Drainage	02630							1 ls	75000.00	75000.00	\$75,000.00
Paving	02740							1 ls	275000.00	275000.00	\$275,000.00
Curbs and Gutters	02770							1 ls	65000.00	65000.00	\$65,000.00
Walks	02775							1 ls	85000.00	85000.00	\$85,000.00
Sidewalk Sealant and Backer	02776	1 ls	90.00	90.00	40 hr	45.00	1800.00				\$1,890.00
Irrigation	02810							1 ls	60000.00	60000.00	\$60,000.00
Fences and Gates	02820							1 ls	35000.00	35000.00	\$35,000.00
Bollards	02842							6 ea	500.00	3000.00	\$3,000.00
Landscaping	02900							1 ls	425000.00	425000.00	\$425,000.00

		MATERIAL			LABOR			SUBCONTRACT			ESTIMATE
DESCRIPTION	CODE	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	TOTAL

CONCRETE

03

\$860,000.00

Structural Concrete	03051							1 ls	765000.00	765000.00	\$765,000.00
Gypsum Concrete Floor Underlayment	03510							1 ls	80000.00	80000.00	\$80,000.00
Concrete Cutting and Coring	03545							1 ls	15000.00	15000.00	\$15,000.00

MASONRY

04

\$281,000.00

Unit Masonry Assemblies	04300							1 ls	6000.00	6000.00	\$6,000.00
Cast Stone	04720							1 ls	275000.00	275000.00	\$275,000.00

METALS

05

\$53,850.00

Metal Fastenings	05090	1 ls	26000.00	26000.00							\$26,000.00
Metal Fabrications	05500	1 ls	6500.00	6500.00	40 hr	45.00	1800.00				\$8,300.00
Handrails and Railings	05520	1 ls	13500.00	13500.00	40 hr	45.00	1800.00	50 hr	85.00	4250.00	\$19,550.00

WOOD AND PLASTICS

06

\$4,220,000.00

Framing and Sheathing	06110	1 ls	1241100.00	1241100.00				1 ls	1241100.00	1241100.00	\$2,482,200.00
Interior Soffits	06110	1 ls	7800.00	7800.00				1 ls	13000.00	13000.00	\$20,800.00
Wood Trusses	06190	1 ls	411000.00	411000.00				1 ls	25000.00	25000.00	\$436,000.00
Finish Carpentry	06200	1 ls	350000.00	350000.00				1 ls	365000.00	365000.00	\$715,000.00
Solid Surface Window Sills	06200							1 ls	56000.00	56000.00	\$56,000.00
Custom Cabinets	06410							1 ls	425000.00	425000.00	\$425,000.00
Countertops	06415							1 ls	85000.00	85000.00	\$85,000.00

THERMAL AND MOISTURE PROTECTION

07

\$1,593,320.00

Vapor Barrier	07190							1 ls	68000.00	68000.00	\$68,000.00
Building Insulation - Fiberglass	07210							1 ls	189000.00	189000.00	\$189,000.00
Building Insulation - Rigid	07212	1 ls	89000.00	89000.00	1200 hr	45.00	54000.00				\$143,000.00
Exterior Foundation Insulation	07212	1 ls	38000.00	38000.00	300 hr	45.00	13500.00				\$51,500.00
Exterior Snowmelt Insulation	07212	8000 sf	0.64	5120.00	120 hr	45.00	5400.00				\$10,520.00
Air Barriers	07270	1 ls	9800.00	9800.00				1 ls	9000.00	9000.00	\$18,800.00
Shingles	07310							1 ls	551600.00	551600.00	\$551,600.00
Preformed Metal Soffit	07415	1 ls	26000.00	26000.00				1 ls	30000.00	30000.00	\$56,000.00
Fiber Cement Siding - Lap	07461	1 ls	210000.00	210000.00				1 ls	195000.00	195000.00	\$405,000.00
Fiber Cement Siding - Shakes	07461	1 ls	40000.00	40000.00							\$40,000.00
Sheet Metal Flashing & Trim	07620	1 ls	18000.00	18000.00	200 hr	45.00	9000.00				\$27,000.00
Gutters and Downspouts	07714							1 ls	24000.00	24000.00	\$24,000.00
Firestopping	07841	1 ls	3500.00	3500.00	120 hr	45.00	5400.00				\$8,900.00

DOORS & WINDOWS

08

\$715,600.00

Steel Doors and Frames	08110	1 ls	84000.00	84000.00	500 hr	45.00	22500.00				\$106,500.00
Wood Doors and Frames	08210	1 ls	156000.00	156000.00	1200 hr	45.00	54000.00				\$210,000.00
Access Doors & Panels	08310	1 ls	6000.00	6000.00	40 hr	45.00	1800.00				\$7,800.00
Aluminum Entrances and Storefronts	08410							1 ls	168000.00	168000.00	\$168,000.00
Windows	08560	1 ls	95000.00	95000.00							\$95,000.00
Door Hardware	08710	1 ls	65000.00	65000.00	300 hr	45.00	13500.00				\$78,500.00
Glass	08810	1 ls	25000.00	25000.00				40 hr	105.00	4200.00	\$29,200.00
Mirrors	08830	1 ls	16500.00	16500.00				1 ls	4100.00	4100.00	\$20,600.00

FINISHES

09

\$3,364,120.00

Drywall	09250							1 ls	1172150.00	1172150.00	\$1,172,150.00
Gypsum Sheathing	09261							1 ls	137520.00	137520.00	\$137,520.00
Ceramic Tile - Interior	09310							1 ls	325000.00	325000.00	\$325,000.00
Acoustical Ceilings	09510							1 ls	185000.00	185000.00	\$185,000.00
Floor Prep	09655				200 hr	45.00	9000.00	60 hr	135.00	8100.00	\$17,100.00

MATERIAL				LABOR				SUBCONTRACT				ESTIMATE	
DESCRIPTION	CODE	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	TOTAL		
Concrete Sealing	09674							1 ls	3500.00	3500.00	\$3,500.00		
Flooring	09680							1 ls	758450.00	758450.00	\$758,450.00		
Acoustical Insulation	09820							1 ls	78000.00	78000.00	\$78,000.00		
Painting - Interior	09911							1 ls	365000.00	365000.00	\$365,000.00		
Painting - Exterior	09912							1 ls	235000.00	235000.00	\$235,000.00		
Vinyl Coated Fabric Wallcovering	09951							1 ls	80000.00	80000.00	\$80,000.00		
Fiberglass Reinforced Panels	09986	1 ls	3800.00	3800.00	80 hr	45.00	3600.00				\$7,400.00		

SPECIAL TIES

Wall Louvers	10	10210	1 ls	5650.00	5650.00	66 hr		45.00	2970.00					\$8,620.00
Manufactured Electric Fireplaces		10305	6 ea	1500.00	9000.00	18 hr		45.00	810.00					\$9,810.00
Manufactured Gas Fireplaces		10306	4 ea	5000.00	20000.00	32 hr		45.00	1440.00	1 ls		4500.00	4500.00	\$25,940.00
Flagpoles		10350	1 ls	5500.00	5500.00	8 hr		45.00	360.00					\$5,860.00
Exterior Signage		10430	1 ls	1800.00	1800.00	12 hr		45.00	540.00	1 ls		25000.00	25000.00	\$27,340.00
Interior Signage		10440	1 ls	18000.00	18000.00	30 hr		45.00	1350.00					\$19,350.00
Fire Extinguishers		10520	1 ls	12500.00	12500.00	70 hr		45.00	3150.00					\$15,650.00
Postal Specialties		10552	1 ls	6000.00	6000.00	10 hr		45.00	450.00					\$6,450.00
Toilet Accessories		10810	1 ls	54000.00	54000.00	350 hr		45.00	15750.00					\$69,750.00

EQUIPMENT

Kitchen Equipment	11	11405	1 ls	600.00	600.00	100 hr		45.00	4500.00	1 ls		275000.00	275000.00	\$280,100.00
Laundry Equipment		11405				24 hr		45.00	1080.00	1 ls		38000.00	38000.00	\$39,080.00
Residential Appliances		11450				400 hr		45.00	18000.00	1 ls		150000.00	150000.00	\$168,000.00

FURNISHINGS

Window Treatments	12	12490	1 ls	35000.00	35000.00	100 hr		45.00	4500.00					\$39,500.00
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SPECIAL CONSTRUCTION

Detection and Alarm	13	13850								1 ls		40000.00	40000.00	\$40,000.00
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CONVEYING SYSTEMS

Hydraulic Passenger Elevators	14	14212	1 ls	600.00	600.00	12 hr		45.00	540.00	1 ls		78000.00	78000.00	\$79,140.00
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MECHANICAL

Mechanical Insulation	15	15080								1 ls		195000.00	195000.00	\$195,000.00
Fire Protection Piping		15300								1 ls		620550.00	620550.00	\$620,550.00
Plumbing and Boilers		15410								1 ls		1930600.00	1930600.00	\$1,930,600.00
HVAC		15700								1 ls		2068500.00	2068500.00	\$2,068,500.00
Direct Digital Controls		15910								1 ls		80000.00	80000.00	\$80,000.00
Testing and Balancing		15990								1 ls		50000.00	50000.00	\$50,000.00

ELECTRICAL

Basic Electrical	16	16050								1 ls		2482200.00	2482200.00	\$2,482,200.00
Communications Circuits/Nurse Call/Access Control		16710								1 ls		350000.00	350000.00	\$350,000.00

CERTIFIED ESTIMATE PREPARED BY

[Signature]

TODD NUGENT - PRESIDENT

CONTRACTOR'S OVERHEAD AND PROFIT @ 10%
ESTIMATE TOTAL \$22,815,362.00

\$22,559,420.00

\$2,255,942.00

\$24,815,362.00

HOWDIE^{INC}

GENERAL CONTRACTOR

4237 E. Meridian Loop

Wasilla, AK 99654

Phone: (907) 376-4711 Fax: (907) 373-6773

WORKSHEET

MAPLE SPRINGS - PALMER/WASILLA FACILITY COST SUMMARY

PALMER FACILITY

ESTIMATED PROJECT CONSTRUCTION COST	\$ 24,815,362
TOTAL SQUARE FOOT	137,900
ESTIMATED COST PER SQUARE FOOT	\$ 179.95
SKILLED NURSING SQUARE FOOT	59,100
ESTIMATED SKILLED NURSING CONSTRUCTION COST	\$ 10,635,155

WASILLA FACILITY

ESTIMATED PROJECT CONSTRUCTION COST	\$ 24,815,362
TOTAL SQUARE FOOT	137,900
ESTIMATED COST PER SQUARE FOOT	\$ 179.95
SKILLED NURSING SQUARE FOOT	59,100
ESTIMATED SKILLED NURSING CONSTRUCTION COST	\$ 10,635,155

CERTIFIED ESTIMATE PREPARED BY



TODD NUGENT - PRESIDENT

HOWDIE

GENERAL CONTRACTOR

4237 E. Meridian Loop

Wasilla, AK 99654

Phone: (907) 376-4711 Fax: (907) 373-6773

Estimate

MAPLE SPRINGS - WASILLA ALASKA

DESCRIPTION	CODE	QUANTITY	UNIT	COST	SUBTOTAL	QUANTITY	UNIT	COST	SUBTOTAL	QUANTITY	UNIT	COST	SUBTOTAL	ESTIMATE TOTAL
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GENERAL REQUIREMENTS

01														
Architectural Fee/Prints	01110									1 ls		4000.00	4000.00	\$4,000.00
On Site Supervision	01310					4000	hr	60.00	240000.00					\$240,000.00
Temporary Electric	01511	1 ls		16000.00	16000.00	50	hr	23.60	1180.00	30	hr	65.00	1950.00	\$19,130.00
Temporary Heat	01512	1 ls		35000.00	35000.00	50	hr	23.60	1180.00	30	hr	75.00	2250.00	\$38,430.00
Temporary Lights	01513	1 ls		2500.00	2500.00	50	hr	35.00	1750.00	100	hr	75.00	7500.00	\$11,750.00
Field Office	01521									12 mos		250.00	3000.00	\$3,000.00
Field Storage	01522									12 mos		600.00	7200.00	\$7,200.00
Sanitary Facilities	01523									12 mos		270.00	3240.00	\$3,240.00
Crane Rental	01541									450	hr	115.00	51750.00	\$51,750.00
Forklift Rental	01544									12 mos		7000.00	84000.00	\$84,000.00
Equipment Rental	01545									8 mos		5000.00	40000.00	\$40,000.00
Temporary Barriers and Enclosures	01560	1 ls		1500.00	1500.00	60	hr	45.00	2700.00					\$4,200.00
Project Identification	01580									1 ls		1500.00	1500.00	\$1,500.00
Owner Furnished Products	01640					400	hr	45.00	18000.00					\$18,000.00
Material Handling and Expediting	01660					1800	hr	35.00	63000.00					\$63,000.00
Mobilization and De-mob	01730					200	hr	35.00	7000.00					\$7,000.00
Construction Cleanup	01740					7200	hr	25.00	180000.00					\$180,000.00
Final Cleanup	01742					1200	hr	35.00	42000.00					\$42,000.00
Refuse-Tippage	01744									1 ls		15000.00	15000.00	\$15,000.00
Snow Removal	01745					400	hr	35.00	14000.00	1 ls		3000.00	3000.00	\$17,000.00

SITE WORK

02

\$2,184,890.00

Mobilization	02050									1 ls		10000.00	10000.00	\$10,000.00
Site Staking/control	02209									1 ls		45000.00	45000.00	\$45,000.00
Balancing	02233									1 ls		85000.00	85000.00	\$85,000.00
Grading	02310									1 ls		580000.00	580000.00	\$580,000.00
Trenching and Backfill	02320									1 ls		160000.00	160000.00	\$160,000.00
Import	02335									1 ls		75000.00	75000.00	\$75,000.00
Water Distribution	02510									1 ls		65000.00	65000.00	\$65,000.00
Sanitary Sewerage	02530									1 ls		125000.00	125000.00	\$125,000.00
Light Pole Bases	02580									1 ls		15000.00	15000.00	\$15,000.00
Storm Drainage	02630									1 ls		75000.00	75000.00	\$75,000.00
Paving	02740									1 ls		275000.00	275000.00	\$275,000.00
Curbs and Gutters	02770									1 ls		65000.00	65000.00	\$65,000.00
Walks	02775									1 ls		85000.00	85000.00	\$85,000.00
Sidewalk Sealant and Backer	02776	1 ls		90.00	90.00	40	hr	45.00	1800.00					\$1,890.00
Irrigation	02810									1 ls		60000.00	60000.00	\$60,000.00
Fences and Gates	02820									1 ls		35000.00	35000.00	\$35,000.00
Bollards	02842									6 ea		500.00	3000.00	\$3,000.00
Landscaping	02900									1 ls		425000.00	425000.00	\$425,000.00

	MATERIAL				LABOR				SUBCONTRACT				ESTIMATE	
DESCRIPTION	CODE	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	TOTAL

CONCRETE

03											\$860,000.00
Structural Concrete	03051							1 ls	765000.00	765000.00	\$765,000.00
Gypsum Concrete Floor Underlayment	03510							1 ls	80000.00	80000.00	\$80,000.00
Concrete Cutting and Coring	03545							1 ls	15000.00	15000.00	\$15,000.00

MASONRY

04											\$281,000.00
Unit Masonry Assemblies	04300							1 ls	6000.00	6000.00	\$6,000.00
Cast Stone	04720							1 ls	275000.00	275000.00	\$275,000.00

METALS

05											\$53,850.00
Metal Fastenings	05090	1 ls	26000.00	26000.00							\$26,000.00
Metal Fabrications	05600	1 ls	6500.00	6500.00	40 hr	45.00	1800.00				\$8,300.00
Handrails and Railings	05520	1 ls	13500.00	13500.00	40 hr	45.00	1800.00	50 hr	85.00	4250.00	\$19,550.00

WOOD AND PLASTICS

06											\$4,220,000.00
Framing and Sheathing	06110	1 ls	1241100.00	1241100.00				1 ls	1241100.00	1241100.00	\$2,482,200.00
Interior Soffits	06110	1 ls	7800.00	7800.00				1 ls	13000.00	13000.00	\$20,800.00
Wood Trusses	06190	1 ls	411000.00	411000.00				1 ls	25000.00	25000.00	\$436,000.00
Finish Carpentry	06200	1 ls	350000.00	350000.00				1 ls	365000.00	365000.00	\$715,000.00
Solid Surface Window Sills	06200							1 ls	56000.00	56000.00	\$56,000.00
Custom Cabinets	06410							1 ls	425000.00	425000.00	\$425,000.00
Countertops	06415							1 ls	85000.00	85000.00	\$85,000.00

THERMAL AND MOISTURE PROTECTION

07											\$1,593,320.00
Vapor Barrier	07190							1 ls	68000.00	68000.00	\$68,000.00
Building Insulation - Fiberglass	07210							1 ls	189000.00	189000.00	\$189,000.00
Building Insulation - Rigid	07212	1 ls	89000.00	89000.00	1200 hr	45.00	54000.00				\$143,000.00
Exterior Foundation Insulation	07212	1 ls	38000.00	38000.00	300 hr	45.00	13500.00				\$51,500.00
Exterior Snowmelt Insulation	07212	8000 sf	0.64	5120.00	120 hr	45.00	5400.00				\$10,520.00
Air Barriers	07270	1 ls	9800.00	9800.00				1 ls	9000.00	9000.00	\$18,800.00
Shingles	07310							1 ls	551600.00	551600.00	\$551,600.00
Preformed Metal Soffit	07415	1 ls	26000.00	26000.00				1 ls	30000.00	30000.00	\$56,000.00
Fiber Cement Siding - Lap	07461	1 ls	210000.00	210000.00				1 ls	195000.00	195000.00	\$405,000.00
Fiber Cement Siding - Shakes	07461	1 ls	40000.00	40000.00							\$40,000.00
Sheet Metal Flashing & Trim	07620	1 ls	18000.00	18000.00	200 hr	45.00	9000.00				\$27,000.00
Gutters and Downspouts	07714							1 ls	24000.00	24000.00	\$24,000.00
Firestopping	07841	1 ls	3500.00	3500.00	120 hr	45.00	5400.00				\$8,900.00

DOORS & WINDOWS

08											\$715,600.00
Steel Doors and Frames	08110	1 ls	84000.00	84000.00	500 hr	45.00	22500.00				\$106,500.00
Wood Doors and Frames	08210	1 ls	156000.00	156000.00	1200 hr	45.00	54000.00				\$210,000.00
Access Doors & Panels	08310	1 ls	6000.00	6000.00	40 hr	45.00	1800.00				\$7,800.00
Aluminum Entrances and Storefronts	08410							1 ls	168000.00	168000.00	\$168,000.00
Windows	08560	1 ls	95000.00	95000.00							\$95,000.00
Door Hardware	08710	1 ls	65000.00	65000.00	300 hr	45.00	13500.00				\$78,500.00
Glass	08810	1 ls	25000.00	25000.00				40 hr	105.00	4200.00	\$29,200.00
Mirrors	08830	1 ls	16500.00	16500.00				1 ls	4100.00	4100.00	\$20,600.00

FINISHES

09											\$3,364,120.00
Drywall	09250							1 ls	1172150.00	1172150.00	\$1,172,150.00
Gypsum Sheathing	09261							1 ls	137520.00	137520.00	\$137,520.00
Ceramic Tile - Interior	09310							1 ls	325000.00	325000.00	\$325,000.00
Acoustical Ceilings	09510							1 ls	185000.00	185000.00	\$185,000.00
Floor Prep	09655				200 hr	45.00	9000.00	60 hr	135.00	8100.00	\$17,100.00

DESCRIPTION	CODE	MATERIAL			LABOR			SUBCONTRACT			ESTIMATE	
		QUANTITY	UNIT	COST	QUANTITY	UNIT	COST	QUANTITY	UNIT	COST	SUBTOTAL	TOTAL
Concrete Sealing	09674							1 ls		3500.00	3500.00	\$3,500.00
Flooring	09680							1 ls		758450.00	758450.00	\$758,450.00
Acoustical Insulation	09820							1 ls		78000.00	78000.00	\$78,000.00
Painting - Interior	09911							1 ls		365000.00	365000.00	\$365,000.00
Painting - Exterior	09912							1 ls		235000.00	235000.00	\$235,000.00
Vinyl Coated Fabric Wallcovering	09951							1 ls		80000.00	80000.00	\$80,000.00
Fiberglass Reinforced Panels	09986	1 ls		3800.00	80 hr		45.00			3600.00		\$7,400.00
SPECIAL TIES												\$188,770.00
Wall Louvers	10210	1 ls		5650.00	66 hr		45.00			2970.00		\$8,620.00
Manufactured Electric Fireplaces	10305	6 ea		1500.00	18 hr		45.00			810.00		\$9,810.00
Manufactured Gas Fireplaces	10306	4 ea		5000.00	32 hr		45.00	1 ls		1440.00	4500.00	\$25,940.00
Flagpoles	10350	1 ls		5500.00	8 hr		45.00			360.00		\$5,860.00
Exterior Signage	10430	1 ls		1800.00	12 hr		45.00	1 ls		25000.00	25000.00	\$27,340.00
Interior Signage	10440	1 ls		18000.00	30 hr		45.00			1350.00		\$19,350.00
Fire Extinguishers	10520	1 ls		12500.00	70 hr		45.00			3150.00		\$15,650.00
Postal Specialties	10552	1 ls		6000.00	10 hr		45.00			450.00		\$6,450.00
Toilet Accessories	10810	1 ls		54000.00	350 hr		45.00			15750.00		\$69,750.00
EQUIPMENT												\$487,180.00
Kitchen Equipment	11405	1 ls		600.00	100 hr		45.00	1 ls		275000.00	275000.00	\$280,100.00
Laundry Equipment	11405				24 hr		45.00	1 ls		38000.00	38000.00	\$39,080.00
Residential Appliances	11450				400 hr		45.00	1 ls		150000.00	150000.00	\$168,000.00
FURNISHINGS												\$39,500.00
Window Treatments	12490	1 ls		35000.00	100 hr		45.00			4500.00		\$39,500.00
SPECIAL CONSTRUCTION												\$40,000.00
Detection and Alarm	13850							1 ls		40000.00	40000.00	\$40,000.00
CONVEYING SYSTEMS												\$79,140.00
Hydraulic Passenger Elevators	14212	1 ls		600.00	12 hr		45.00	1 ls		78000.00	78000.00	\$79,140.00
MECHANICAL												\$4,944,650.00
Mechanical Insulation	15080							1 ls		195000.00	195000.00	\$195,000.00
Fire Protection Piping	15300							1 ls		620550.00	620550.00	\$620,550.00
Plumbing and Boilers	15410							1 ls		1930600.00	1930600.00	\$1,930,600.00
HVAC	15700							1 ls		2068500.00	2068500.00	\$2,068,500.00
Direct Digital Controls	15910							1 ls		80000.00	80000.00	\$80,000.00
Testing and Balancing	15990							1 ls		50000.00	50000.00	\$50,000.00
ELECTRICAL												\$2,832,200.00
Basic Electrical	16050							1 ls		2482200.00	2482200.00	\$2,482,200.00
Communications Circuits/Nurse Call/Access Control	16710							1 ls		350000.00	350000.00	\$350,000.00

CONTRACTOR'S OVERHEAD AND PROFIT @ 10%
ESTIMATE TOTAL \$22,815,362.00

CERTIFIED ESTIMATE PREPARED BY

TODD NUGENT - PRESIDENT

HOWDIE

GENERAL CONTRACTOR

4237 E. Meridian Loop

Wasilla, AK 99654

Phone: (907) 376-4711 Fax: (907) 373-6773

Estimate

MAPLE SPRINGS - PALMER ALASKA

DESCRIPTION	CODE	QUANTITY	MATERIAL	UNIT COST	SUBTOTAL	QUANTITY	LABOR	UNIT COST	SUBTOTAL	QUANTITY	SUBCONTRACT	UNIT COST	SUBTOTAL	ESTIMATE	TOTAL
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GENERAL REQUIREMENTS

01															
Architectural Fee/Prints	01110									1 ls	4000.00		4000.00	\$4,000.00	
On Site Supervision	01310					4000 hr	60.00	240000.00						\$240,000.00	
Temporary Electric	01511	1 ls	16000.00	16000.00	50 hr	23.60	1180.00			30 hr	65.00		1950.00	\$19,130.00	
Temporary Heat	01512	1 ls	35000.00	35000.00	50 hr	23.60	1180.00			30 hr	75.00		2250.00	\$38,430.00	
Temporary Lights	01513	1 ls	2500.00	2500.00	50 hr	35.00	1750.00			100 hr	75.00		7500.00	\$11,750.00	
Field Office	01521									12 mos	250.00		3000.00	\$3,000.00	
Field Storage	01522									12 mos	600.00		7200.00	\$7,200.00	
Sanitary Facilities	01523									12 mos	270.00		3240.00	\$3,240.00	
Crane Rental	01541									450 hr	115.00		51750.00	\$51,750.00	
Forklift Rental	01544									12 mos	7000.00		84000.00	\$84,000.00	
Equipment Rental	01545									8 mos	5000.00		40000.00	\$40,000.00	
Temporary Barriers and Enclosures	01560	1 ls	1500.00	1500.00	60 hr	45.00	2700.00							\$4,200.00	
Project Identification	01580									1 ls	1500.00		1500.00	\$1,500.00	
Owner Furnished Products	01640				400 hr	45.00	18000.00							\$18,000.00	
Material Handling and Expediting	01660				1800 hr	35.00	63000.00							\$63,000.00	
Mobilization and De-mob	01730				200 hr	35.00	7000.00							\$7,000.00	
Construction Cleanup	01740				7200 hr	25.00	180000.00							\$180,000.00	
Final Cleanup	01742				1200 hr	35.00	42000.00							\$42,000.00	
Refuse-Tippage	01744									1 ls	15000.00		15000.00	\$15,000.00	
Snow Removal	01745				400 hr	35.00	14000.00			1 ls	3000.00		3000.00	\$17,000.00	

SITE WORK

02															
Mobilization	02050									1 ls	10000.00		10000.00	\$10,000.00	
Site Staking/control	02209									1 ls	45000.00		45000.00	\$45,000.00	
Balancing	02233									1 ls	85000.00		85000.00	\$85,000.00	
Grading	02310									1 ls	580000.00		580000.00	\$580,000.00	
Trenching and Backfill	02320									1 ls	160000.00		160000.00	\$160,000.00	
Import	02335									1 ls	75000.00		75000.00	\$75,000.00	
Water Distribution	02510									1 ls	65000.00		65000.00	\$65,000.00	
Sanitary Sewerage	02530									1 ls	125000.00		125000.00	\$125,000.00	
Light Pole Bases	02580									1 ls	15000.00		15000.00	\$15,000.00	
Storm Drainage	02630									1 ls	75000.00		75000.00	\$75,000.00	
Paving	02740									1 ls	275000.00		275000.00	\$275,000.00	
Curbs and Gutters	02770									1 ls	65000.00		65000.00	\$65,000.00	
Walks	02775									1 ls	85000.00		85000.00	\$85,000.00	
Sidewalk Sealant and Backer	02776	1 ls	90.00	90.00	40 hr	45.00	1800.00							\$1,890.00	
Irrigation	02810									1 ls	60000.00		60000.00	\$60,000.00	
Fences and Gates	02820									1 ls	35000.00		35000.00	\$35,000.00	
Bollards	02842									6 ea	500.00		3000.00	\$3,000.00	
Landscaping	02900									1 ls	425000.00		425000.00	\$425,000.00	

\$2,184,890.00

\$850,200.00

DESCRIPTION	MATERIAL			LABOR			SUBCONTRACT			ESTIMATE
	CODE	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	TOTAL

CONCRETE

03	Structural Concrete	03051						1 ls	765000.00	765000.00	\$860,000.00
	Gypsum Concrete Floor Underlayment	03510						1 ls	80000.00	80000.00	\$80,000.00
	Concrete Cutting and Coring	03545						1 ls	15000.00	15000.00	\$15,000.00

MASONRY

04	Unit Masonry Assemblies	04300						1 ls	6000.00	6000.00	\$281,000.00
	Cast Stone	04720						1 ls	275000.00	275000.00	\$6,000.00
											\$275,000.00

METALS

05	Metal Fastenings	05090	1 ls	26000.00	26000.00						\$53,850.00
	Metal Fabrications	05500	1 ls	6500.00	6500.00	40 hr	45.00	1800.00			\$26,000.00
	Handrails and Railings	05520	1 ls	13500.00	13500.00	40 hr	45.00	1800.00	50 hr	85.00	\$8,300.00
											\$19,550.00

WOOD AND PLASTICS

06	Framing and Sheathing	06110	1 ls	1241100.00	1241100.00			1 ls	1241100.00	1241100.00	\$4,220,000.00
	Interior Soffits	06110	1 ls	7800.00	7800.00			1 ls	13000.00	13000.00	\$2,482,200.00
	Wood Trusses	06190	1 ls	411000.00	411000.00			1 ls	25000.00	25000.00	\$20,800.00
	Finish Carpentry	06200	1 ls	350000.00	350000.00			1 ls	365000.00	365000.00	\$346,000.00
	Solid Surface Window Sills	06200						1 ls	56000.00	56000.00	\$715,000.00
	Custom Cabinets	06410						1 ls	66000.00	66000.00	\$56,000.00
	Countertops	06415						1 ls	425000.00	425000.00	\$425,000.00
								1 ls	85000.00	85000.00	\$56,000.00

THERMAL AND MOISTURE PROTECTION

07	Vapor Barrier	07190						1 ls	68000.00	68000.00	\$1,593,320.00
	Building Insulation - Fiberglass	07210						1 ls	189000.00	189000.00	\$68,000.00
	Building Insulation - Rigid	07212	1 ls	89000.00	89000.00	1200 hr	45.00	54000.00			\$189,000.00
	Exterior Foundation Insulation	07212	1 ls	38000.00	38000.00	300 hr	45.00	13500.00			\$143,000.00
	Exterior Snowmelt Insulation	07212	8000 sf	0.64	5120.00	120 hr	45.00	5400.00			\$51,500.00
	Air Barriers	07270	1 ls	9800.00	9800.00			1 ls	9000.00	9000.00	\$10,520.00
	Shingles	07310						1 ls	18,800.00	18,800.00	\$18,800.00
	Preformed Metal Soffit	07415	1 ls	26000.00	26000.00			1 ls	551600.00	551600.00	\$551,600.00
	Fiber Cement Siding - Lap	07461	1 ls	210000.00	210000.00			1 ls	30000.00	30000.00	\$56,000.00
	Fiber Cement Siding - Shakes	07461	1 ls	40000.00	40000.00			1 ls	195000.00	195000.00	\$405,000.00
	Sheet Metal Flashing & Trim	07620	1 ls	18000.00	18000.00	200 hr	45.00	9000.00			\$40,000.00
	Gutters and Downspouts	07714									\$27,000.00
								1 ls	24000.00	24000.00	\$24,000.00
	Firestopping	07841	1 ls	3500.00	3500.00	120 hr	45.00	5400.00			\$24,900.00

DOORS & WINDOWS

08	Steel Doors and Frames	08110	1 ls	84000.00	84000.00	500 hr	45.00	22500.00			\$715,600.00
	Wood Doors and Frames	08210	1 ls	156000.00	156000.00	1200 hr	45.00	54000.00			\$106,500.00
	Access Doors & Panels	08310	1 ls	6000.00	6000.00	40 hr	45.00	1800.00			\$210,000.00
	Aluminum Entrances and Storefronts	08410									\$7,800.00
	Windows	08560	1 ls	95000.00	95000.00			1 ls	168000.00	168000.00	\$168,000.00
	Door Hardware	08710	1 ls	65000.00	65000.00	300 hr	45.00	13500.00			\$168,000.00
	Glass	08810	1 ls	25000.00	25000.00						\$95,000.00
	Mirrors	08830	1 ls	16500.00	16500.00			40 hr	105.00	4200.00	\$95,000.00
								1 ls	4100.00	4100.00	\$78,500.00
											\$29,200.00

FINISHES

09	Drywall	09250						1 ls	1172150.00	1172150.00	\$3,364,120.00
	Gypsum Sheathing	09261						1 ls	137520.00	137520.00	\$1,172,150.00
	Ceramic Tile - Interior	09310						1 ls	325000.00	325000.00	\$137,520.00
	Acoustical Ceilings	09510						1 ls	325000.00	325000.00	\$325,000.00
	Floor Prep	09655				200 hr	45.00	9000.00	60 hr	135.00	\$185,000.00
											\$17,100.00

DESCRIPTION	MATERIAL				LABOR				SUBCONTRACT				ESTIMATE	
	CODE	QUANTITY	UNIT	COST	SUBTOTAL	QUANTITY	UNIT	COST	SUBTOTAL	QUANTITY	UNIT	COST	SUBTOTAL	TOTAL
Concrete Sealing	09674									1 ls		3500.00	3500.00	\$3,500.00
Flooring	09680									1 ls		758450.00	758450.00	\$758,450.00
Acoustical Insulation	09820									1 ls		78000.00	78000.00	\$78,000.00
Painting - Interior	09911									1 ls		365000.00	365000.00	\$365,000.00
Painting - Exterior	09912									1 ls		235000.00	235000.00	\$235,000.00
Vinyl Coated Fabric Wallcovering	09951									1 ls		80000.00	80000.00	\$80,000.00
Fiberglass Reinforced Panels	09986	1 ls		3800.00	3800.00	80 hr		45.00	3600.00					\$7,400.00

SPECIALTIES

Wall Louvers	10210	1 ls		5650.00	5650.00	66 hr		45.00	2970.00					\$8,620.00
Manufactured Electric Fireplaces	10305	6 ea		1500.00	9000.00	18 hr		45.00	810.00					\$9,810.00
Manufactured Gas Fireplaces	10306	4 ea		5000.00	20000.00	32 hr		45.00	1440.00	1 ls		4500.00	4500.00	\$25,940.00
Flagspoles	10350	1 ls		5500.00	5500.00	8 hr		45.00	360.00					\$5,860.00
Exterior Signage	10430	1 ls		1800.00	1800.00	12 hr		45.00	540.00	1 ls		25000.00	25000.00	\$27,340.00
Interior Signage	10440	1 ls		18000.00	18000.00	30 hr		45.00	1350.00					\$19,350.00
Fire Extinguishers	10520	1 ls		12500.00	12500.00	70 hr		45.00	3150.00					\$15,650.00
Postal Specialties	10552	1 ls		6000.00	6000.00	10 hr		45.00	450.00					\$6,450.00
Toilet Accessories	10810	1 ls		54000.00	54000.00	350 hr		45.00	15750.00					\$69,750.00

EQUIPMENT

Kitchen Equipment	11405	1 ls		600.00	600.00	100 hr		45.00	4500.00	1 ls		275000.00	275000.00	\$280,100.00
Laundry Equipment	11405					24 hr		45.00	1080.00	1 ls		38000.00	38000.00	\$39,080.00
Residential Appliances	11450					400 hr		45.00	18000.00	1 ls		150000.00	150000.00	\$168,000.00

FURNISHINGS

Window Treatments	12490	1 ls		35000.00	35000.00	100 hr		45.00	4500.00					\$39,500.00
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SPECIAL CONSTRUCTION

Detection and Alarm	13850									1 ls		40000.00	40000.00	\$40,000.00
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CONVEYING SYSTEMS

Hydraulic Passenger Elevators	14212	1 ls		600.00	600.00	12 hr		45.00	540.00	1 ls		78000.00	78000.00	\$79,140.00
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MECHANICAL

Mechanical Insulation	15080									1 ls		195000.00	195000.00	\$4,944,650.00
Fire Protection Piping	15300									1 ls		620550.00	620550.00	\$195,000.00
Plumbing and Boilers	15410									1 ls		1930600.00	1930600.00	\$620,550.00
HVAC	15700									1 ls		2068500.00	2068500.00	\$1,930,600.00
Direct Digital Controls	15910									1 ls		80000.00	80000.00	\$2,068,500.00
Testing and Balancing	15990									1 ls		50000.00	50000.00	\$80,000.00
														\$50,000.00

ELECTRICAL

Basic Electrical	16050									1 ls		2482200.00	2482200.00	\$2,832,200.00
Communications Circuits/Nurse Call/Access Control	16710									1 ls		350000.00	350000.00	\$2,482,200.00
														\$350,000.00

CERTIFIED ESTIMATE PREPARED BY

CONTRACTOR'S OVERHEAD AND PROFIT @ 10%

ESTIMATE TOTAL

\$22,559,420.00
\$2,255,942.00
\$24,815,362.00

TODD NUGENT - PRESIDENT