



Appendix D - Certified Cost Estimates

Appendix D - Table of Contents

Certified Cost Estimates	
Both Locations	1
Maple Springs of Wasilla	3
Maple Springs of Palmer	7
Combined SNF Costs	11

Appendix D - Certified Cost Estimates

Both Locations



WORKSHEET

4237 E. Meridian Loop
Wasilla, AK 99654

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

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

A handwritten signature in black ink, appearing to read "Todd Nugent".

TODD NUGENT - PRESIDENT

Appendix D - Certified Cost Estimates

Maple Springs of Wasilla

MAPLE SPRINGS - WASILLA ALASKA

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

Maple Springs Certificate of Need Application

DESCRIPTION	CODE	MATERIAL			LABOR			SUBCONTRACT			ESTIMATE			
		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									60	hr	135.00	8100.00	\$17,100.00

DESCRIPTION	CODE	MATERIAL			LABOR			SUBCONTRACT			ESTIMATE	
		QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	QUANTITY	UNIT COST	SUBTOTAL	TOTAL	
Concrete Sealing	09674								1	3500.00	3500.00	\$3,500.00
Flooring	09680								1	758450.00	758450.00	\$758,450.00
Acoustical Insulation	09820								1	78000.00	78000.00	\$78,000.00
Painting - Interior	09911								1	365000.00	365000.00	\$365,000.00
Painting - Exterior	09912								1	235000.00	235000.00	\$235,000.00
Vinyl Coated Fabric Wallcovering	09951								1	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 10 \$188,770.00

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	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	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 11 \$487,180.00

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

FURNISHINGS 12 \$39,500.00

Window Treatments	12490	1	ls	35000.00	35000.00	100	hr	45.00	4500.00			\$39,500.00
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SPECIAL CONSTRUCTION 13 \$40,000.00

Detection and Alarm	13850									1	40000.00	\$40,000.00
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CONVEYING SYSTEMS 14 \$79,140.00

Hydraulic Passenger Elevators	14212	1	ls	600.00	600.00	12	hr	45.00	540.00	1	78000.00	\$79,140.00
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MECHANICAL 15 \$4,944,650.00

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

ELECTRICAL 16 \$2,832,200.00

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

\$22,559,420.00

CONTRACTOR'S OVERHEAD AND PROFIT @ 10% \$2,255,942.00

ESTIMATE TOTAL \$24,815,362.00

CERTIFIED ESTIMATE PREPARED BY



TODD NUGENT - PRESIDENT

Appendix D - Certified Cost Estimates

Maple Springs of Palmer

MAPLE SPRINGS - PALMER ALASKA

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

Maple Springs Certificate of Need Application

DESCRIPTION	CODE	MATERIAL			LABOR			SUBCONTRACT			ESTIMATE			
		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													\$17,100.00

DESCRIPTION	CODE	MATERIAL			LABOR			SUBCONTRACT			ESTIMATE		
		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											10	\$188,770.00	
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	\$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	\$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											11	\$487,180.00	
Kitchen Equipment	11405	1	ls	600.00	600.00	100	hr	45.00	4500.00	1	ls	275000.00	\$280,100.00
Laundry Equipment	11405					24	hr	45.00	1080.00	1	ls	38000.00	\$39,080.00
Residential Appliances	11450					400	hr	45.00	18000.00	1	ls	150000.00	\$168,000.00
FURNISHINGS											12	\$39,500.00	
Window Treatments	12490	1	ls	35000.00	35000.00	100	hr	45.00	4500.00			\$39,500.00	
SPECIAL CONSTRUCTION											13	\$40,000.00	
Detection and Alarm	13850									1	ls	40000.00	\$40,000.00
CONVEYING SYSTEMS											14	\$79,140.00	
Hydraulic Passenger Elevators	14212	1	ls	600.00	600.00	12	hr	45.00	540.00	1	ls	78000.00	\$79,140.00
MECHANICAL											15	\$4,944,650.00	
Mechanical Insulation	15080									1	ls	195000.00	\$195,000.00
Fire Protection Piping	15300									1	ls	620550.00	\$620,550.00
Plumbing and Boilers	15410									1	ls	1930600.00	\$1,930,600.00
HVAC	15700									1	ls	2068500.00	\$2,068,500.00
Direct Digital Controls	15910									1	ls	80000.00	\$80,000.00
Testing and Balancing	15990									1	ls	50000.00	\$50,000.00
ELECTRICAL											16	\$2,832,200.00	
Basic Electrical	16050									1	ls	2482200.00	\$2,482,200.00
Communications Circuits/Nurse Call/Access Control	16710									1	ls	350000.00	\$350,000.00
												\$2,559,420.00	
												CONTRACTOR'S OVERHEAD AND PROFIT @ 10%	\$2,255,942.00
												ESTIMATE TOTAL	\$24,815,362.00

CERTIFIED ESTIMATE PREPARED BY



TODD NUGENT - PRESIDENT

Appendix D - Certified Cost Estimates

Combined SNF Costs

TOTAL PROJECT COSTS	
ACQUISITION OF LAND	COMBINED SNF COSTS
Total Land Cost	\$1,253,102
Attorney Fees (Land Contract)	\$51,273
Closing Costs/Title/Recording	\$30,764
Entitlement Fees	\$20,509
City/State Planning & Zoning Fees	\$20,509
TOTAL ACQUISITION OF LAND	\$1,376,157
DESIGN/BUILD COSTS	
Design Cost	\$1,701,607
Construction Cost	\$21,271,890
TOTAL DESIGN/BUILD COSTS	\$22,973,497
SOFT COSTS	
Testing and Surveying	\$59,100
Fixtures, Furniture & Equipment	\$3,780,900
Low Voltage Equipment	\$1,010,942
Syndication Costs	\$188,000
OTHER SOFT COSTS	
Deferred Developer Fee	\$331,509
Appraisal	\$25,636
Construction Insurance	\$51,273
State Licensing Fees	\$44,986
City/State Inspection/Permit Fees	\$295,500
Special Inspections	\$51,273
Conversion - Title & Survey	\$5,127
TOTAL SOFT COSTS	\$5,844,245
FINANCING COSTS	
Construction Loan Origination Fee	\$276,068
Permanent Loan Commitment Fee	\$276,068
Legal/Closing Fees	\$5,127
Permanent Loan Closing Costs	\$30,764
TOTAL FINANCING COSTS	\$588,027
RESERVES & INTEREST	
Construction Period Interest	\$545,259
Start-up Capitol	\$3,600,000
Design/Build Cost Contingency	\$1,148,585
Soft/Financing Cost Contingency	\$364,496
TOTAL RESERVES & INTEREST	\$5,658,340
TOTAL PROJECT COSTS	\$36,440,267

Signed

Jeff Kazmaier, AIA, NCARB
Kazmaier & Associates, LLC

Todd Nugent, General Contractor
Howdie, Inc.

**Parties signing above have estimated these costs to the best of their knowledge.*