



Appendix D - Certified Cost Estimates

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Appendix D - Certified Cost Estimates

Both Locations

HOWDIE^{INC}

GENERAL CONTRACTOR

4237 E. Meridian Loop

Wasilla, AK 99654

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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

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	50	hr	23.60	1180.00	30	hr	65.00	\$19,130.00
Temporary Heat	01512	1	ls	35000.00	50	hr	23.60	1180.00	30	hr	75.00	\$38,430.00
Temporary Lights	01513	1	ls	2500.00	50	hr	35.00	1750.00	100	hr	75.00	\$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	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	\$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	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

June 20, 2016

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		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													\$17,100.00

Maple Springs Certificate of Need Application

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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	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	11											\$487,180.00
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	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	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	78000.00	\$79,140.00	
MECHANICAL	15											\$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	16											\$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	
											\$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	50	hr	23.60	1180.00	30	hr	65.00	\$19,130.00
Temporary Heat	01512	1	ls	35000.00	50	hr	23.60	1180.00	30	hr	75.00	\$38,430.00
Temporary Lights	01513	1	ls	2500.00	50	hr	35.00	1750.00	100	hr	75.00	\$11,750.00
Field Office	01521								12	mos	250.00	\$3,000.00
Field Storage	01522								12	mos	600.00	\$7,200.00
Sanitary Facilities	01523								12	mos	270.00	\$3,240.00
Crane Rental	01541								450	hr	115.00	\$51,750.00
Forklift Rental	01544								12	mos	7000.00	\$84,000.00
Equipment Rental	01545								8	mos	5000.00	\$40,000.00
Temporary Barriers and Enclosures	01560	1	ls	1500.00	60	hr	45.00	2700.00				\$4,200.00
Project Identification	01580								1	ls	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	\$15,000.00
Snow Removal	01745				400	hr	35.00	14000.00	1	ls	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	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

		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													
Maple Springs Certificate of Need Application														
								45.00	9000.00	60	hr	135.00	8100.00	\$17,100.00

Appendix 2 of 99 of 12

		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		
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	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	78000.00	\$79,140.00
MECHANICAL												15	\$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												16	\$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
														\$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

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 Capital	\$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.*