



VANIR MANAGEMENT CONSULTING, INC.

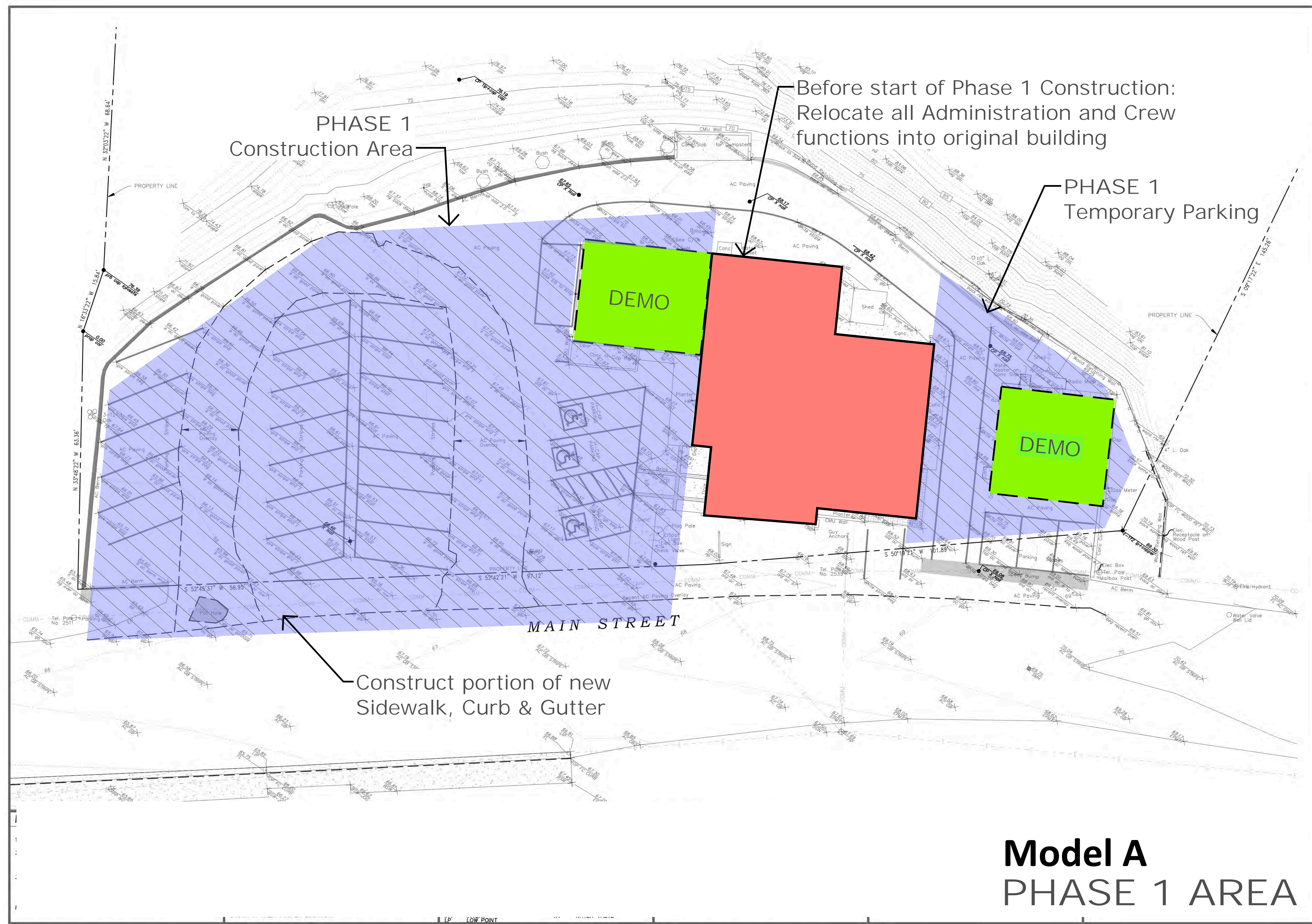
CAMBRIA COMMUNITY HEALTHCARE DISTRICT
AMBULANCE STATION

PRE-DESIGN AND COST ESTIMATE REPORT
NOVEMBER 28, 2023

REVISIONS:	DATE:

LOCATION	2515 MAIN STREET CAMBRIA, CA
APN(S)	013-241-024
PROJECT NO.	17075
CLIENT	C.C.H.C. DISTRICT
DRAWN	DW
CHECKED	DB

CAMBRIA COMMUNITY HEALTH	
TOPOGRAPHIC MAP AND SITE SURVEY	
SHEET:	OF: 1
1	
DATE:	AUG. 27, 2021



Model A PHASE 1 AREA

REVISIONS:	DATE:	DESCRIPTION:

LOCATION	2515 MAIN STREET CAMBRIA, CA
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CAMBRIA COMMUNITY HEALTH	
TOPOGRAPHIC MAP AND SITE SURVEY	
SHEET:	OF:
2	1
DATE:	AUG. 27, 2021

Phase 2 Construction start after receipt of Temporary Certificate of Occupancy and move-in to new Ambulance Station

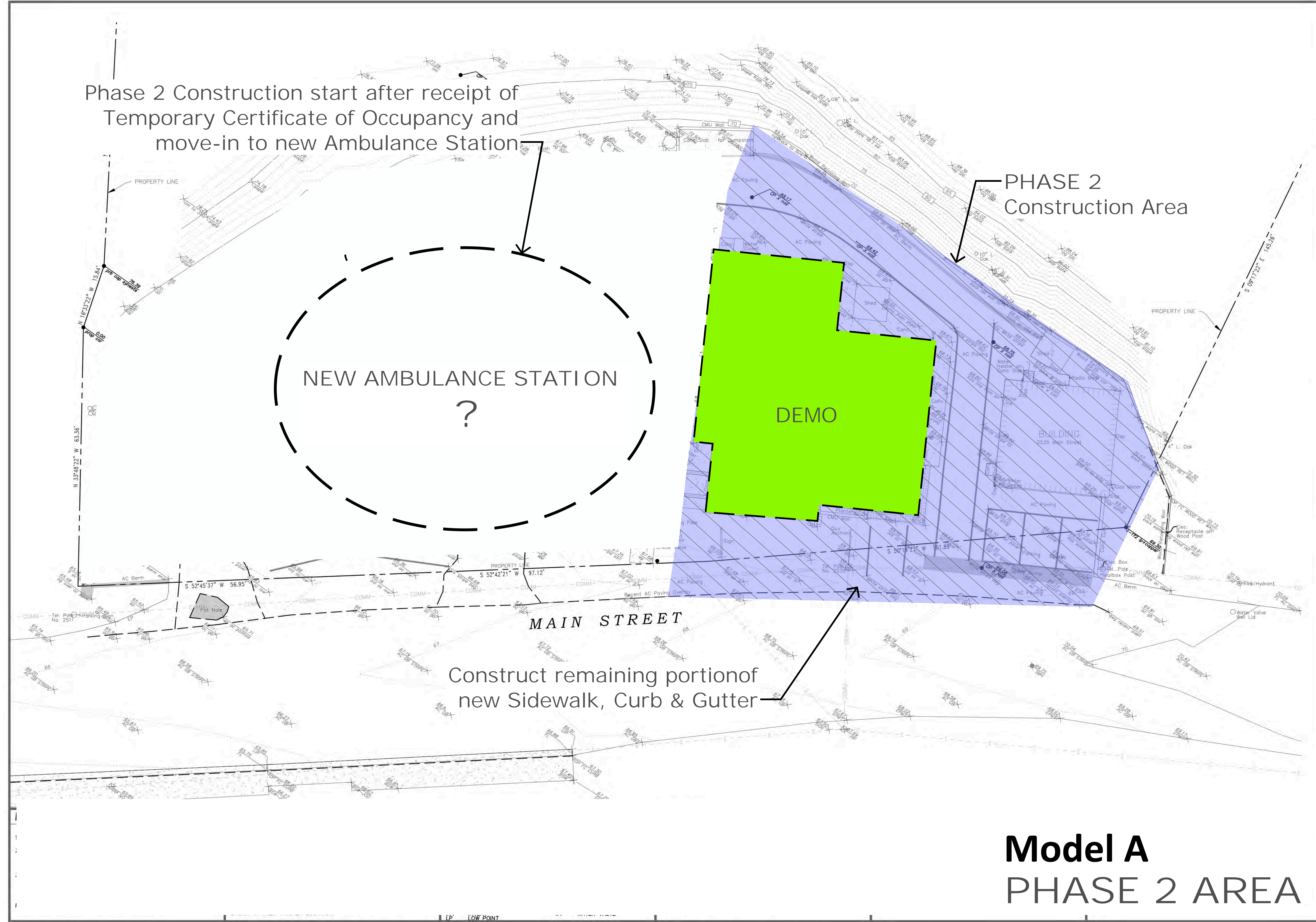
PHASE 2
Construction Area

NEW AMBULANCE STATION
?

DEMO

Construct remaining portion of new Sidewalk, Curb & Gutter

Model A
PHASE 2 AREA



CCHD BOARD MEMBERS

Cecilia Montalvo *President*
Igor Fedoroff *Vice President*
Diane Kubat *Secretary*
Bill Rice *Director 1*
Laurie Mileur *Director 2*
Timothy Benes *Ops Director*
Simone Rathbun *Office Mgr*

AMBULANCE STATION
BUILDING COMMITTEE

Laurie Mileur *Chair*
Igor Fedoroff *Member*
Timothy Benes *Member*
Donald Sather *Public Member*
Simone Rathbun *Secretary*

CONSULTANT

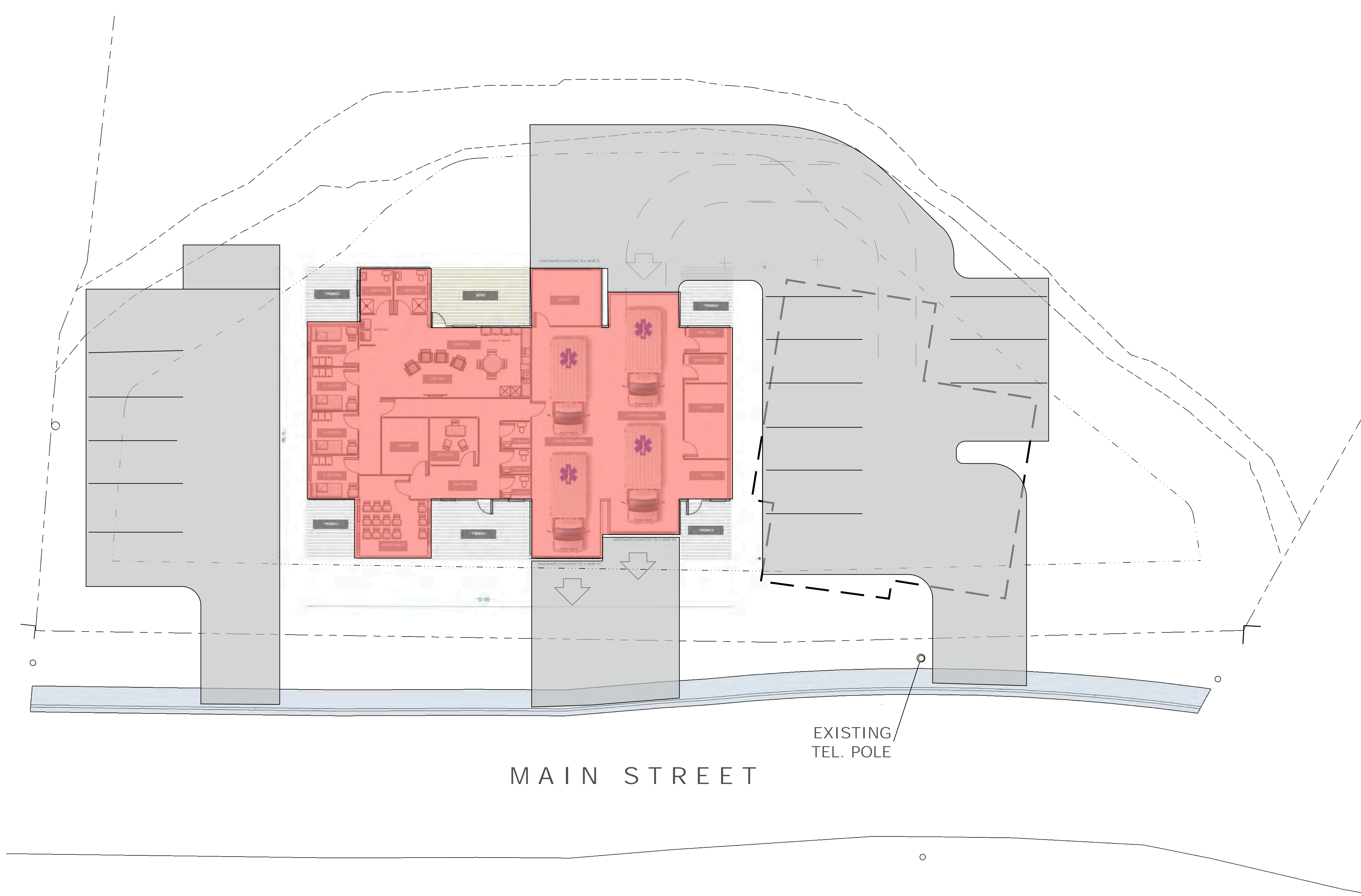
Gary Moyer, Architect
C-16838

1118 Monroe Court
Santa Rosa, CA 95404
(707) 529-6010
garymoyer1118@gmail.com

PROJECT

Proposed New
Ambulance Station

2435 Main Street
Cambria, CA 93428

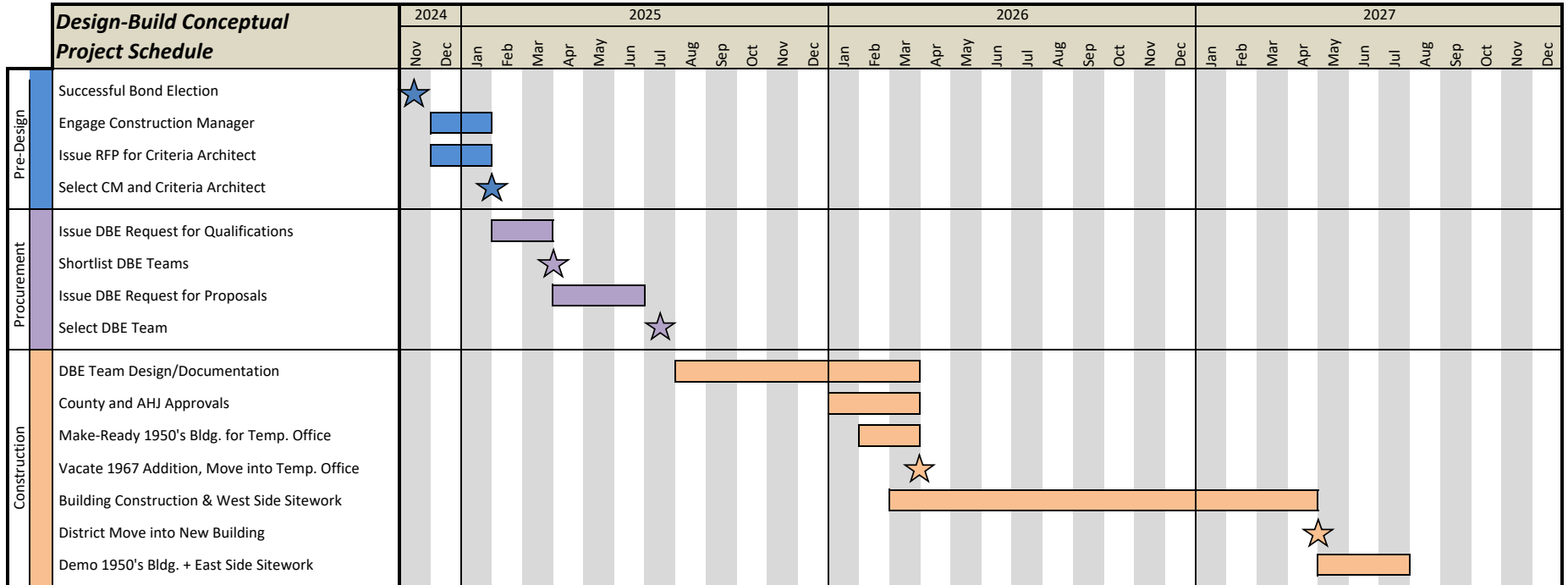


MAIN STREET

EXISTING
TEL. POLE

Model A
PRELIMINARY PLAN

Cambria Community Healthcare District - Replacement Facility Model A - Standard Construction



Cambria Community Healthcare District - Model A Conceptual Cost Estimate					
The Cambria Community Healthcare District is planning for a new replacement facility of 4,200 SF. The one story building will include administration offices and multipurpose room, crew quarters, apparatus bays with exercise area, and support functions. The existing building will be occupied during construction, after District move into the new building the existing facility will be demolished.					
Building Area = 4,200 SF		Site Area = 26,000 SF		0.60 Acres	
Building Site = "As a function of the Building Area"		Date Prepared: 11/1/2023 rev.			
		2023 Building Cost Model A Standard Construction		2021 Building Cost Model A Standard Construction	
No.	System	Model A System Selection	Cost/SF	Model A System Selection	Cost/SF
Replacement Building		4,200 SF		4,200 SF	
A SUBSTRUCTURE					
A 10	Substructure	Concrete foundation and slab	\$ 47.20	Concrete foundation and slab	\$ 40.00
B SHELL					
B 10	Superstructure - Roof Construction	Structural steel, metal deck	\$ 29.50	Wood/light gauge metal framing with plywood roof deck.	\$ 25.00
B 20	Exterior Closure	Metal Stud Exterior Walls with stucco or siding finish with some architectural features, high performance dual pane aluminum windows (15% of exterior wall area) , hollow metal doors and hardware	\$ 102.66	Pre-engineered manufactured; Metal Stud Exterior Walls with stucco or siding finish with some architectural features, high performance dual pane aluminum windows (15% of exterior wall area) , hollow metal doors and hardware	\$ 87.00
B 30	Roofing Material	Single ply membrane roofing	\$ 29.50	Single ply membrane roofing	\$ 25.00
C INTERIORS					
C 10	Interior Construction	Metal framed office and corridor partitions. Solid-core interior doors with welded metal frames, hi & low security hardware	\$ 41.30	Metal framed office and corridor partitions. Solid-core interior doors with welded metal frames, hi & low security hardware	\$ 35.00
C 30	Interior Finishes	Floors - epoxy, carpet, vinyl, rubber at Exercise Room. Walls - paint, vinyl, and fabric wall covering. Bathrooms - ceramic tile. Ceilings - medium quality acoustic tile, allow for 20% hard ceilings.	\$ 57.23	Floors - epoxy, carpet, vinyl, rubber at Exercise Room. Walls - paint, vinyl, and fabric wall covering. Bathrooms - ceramic tile. Ceilings - medium quality acoustic tile, allow for 20% hard ceilings.	\$ 48.50
D SERVICES					
D 20	Plumbing System	Distribution - Restroom, Showers, Kitchen, Laundry & Breakroom - Copper supply lines. Fixtures - medium quality commercial grade fixtures and trim	\$ 42.48	Distribution - Restroom, Showers, Kitchen, Laundry & Breakroom - Copper supply lines. Fixtures - medium quality commercial grade fixtures and trim	\$ 36.00
D 30	HVAC	All electric 5 ton HVAC System - heat pumps	\$ 41.30	All electric 5 ton HVAC System - heat pumps	\$ 35.00
D 40	Fire Protection	Standard wet & dry systems	\$ 10.03	Standard wet & dry systems	\$ 8.50
D 50	Electrical Power Distribution	Electrical load based on 8 watts/sf = 35kW. Distribution - Power with UPS battery backup and surge suppression. Lighting - LED fixtures with occupancy sensors and full lighting controls. Low Voltage - data, security, access control.	\$ 65.49	Electrical load based on 8 watts/sf = 53kW. Distribution - Power with UPS battery backup and surge suppression. Lighting - LED fixtures with occupancy sensors and full lighting controls. Low Voltage - data, security, access control.	\$ 55.50
E EQUIPMENT & FURNISHINGS					
E 20	Furnishings	Medium quality case-work, trim & finish carpentry, storage, kitchen, laundry & various specialties	\$ 35.40	Medium quality case-work, trim & finish carpentry, storage, kitchen, laundry & various specialties	\$ 30.00
F SPECIAL CONSTRUCTION & DEMOLITION					
None					
Subtotal Building			\$ 502.00		\$ 426.00
Building area		4,200 sf		4,200 sf	
1	Subtotal Building Construction Cost	\$501.90 Per SF	\$ 2,108,000	\$425.48 Per SF	\$ 1,787,000

Cambria Community Healthcare District - Model A Conceptual Cost Estimate

The Cambria Community Healthcare District is planning for a new replacement facility of 4,200 SF. The one story building will include administration offices and multipurpose room, crew quarters, apparatus bays with exercise area, and support functions. The existing building will be occupied during construction, after District move into the new building the existing facility will be demolished.

Building Area = 4,200 SF
Building Site = "As a function of the Building Area"

Site Area = 26,000 SF

0.60 Acres
 Date Prepared: 11/1/2023 rev.

No.	System	2023 Building Cost Model A Standard Construction		2021 Building Cost Model A Standard Construction	
		Model A System Selection	Cost/SF	Model A System Selection	Cost/SF
G BUILDING SITWORK					
G 10	Site Preparation - Demolition	Demo existing buildings, AC paving, & misc. Includes removal of hazardous materials	\$ 182,546.00	Demo existing buildings, AC paving, & misc. Includes removal of hazardous materials	\$ 216,300
G 10	Site Preparation - Site Clearing and Earthwork	Clear & grub, minor cut & fill, grading	\$ 114,755.00	Clear & grub, minor cut & fill, grading	\$ 281,745
G 20	Site Improvements - Flatwork	Walkways and roads interconnecting site / buildings, parking	\$ 176,174.00	Walkways and roads interconnecting site / buildings, parking	\$ 199,300
G 20	Site Improvements - Landscaping	Complete basic landscaping & irrigation	\$ 15,930.00	Complete basic landscaping & irrigation	\$ 104,500
G 20	Site Improvements - Grey Water Piping	Add for grey water piping - irrigation and as permitted for interior uses	\$ -	Add for grey water piping - irrigation and as permitted for interior uses	\$ 15,000
G 20	Site Improvements - Debris Wall and Slope Mitigation Measures	Standard and Security fence, 75' of new 3' high debris wall and misc. drainage improvements	\$ -	Standard and Security fence, 75' of new 3' high debris wall and misc. drainage improvements	\$ 113,000
G 20	Site Improvements - Site Furnishing & Site Misc.	Flag poles, site furnishings, monument sign & misc.	\$ 11,800.00	Flag poles, site furnishings, monument sign & misc.	\$ 15,000
G 20	Site Improvements - Trash Enclosure	Pad, CMU wall and gate	\$ 25,000.00	Pad, CMU wall and gate	\$ 71,150
G 20	Site Improvements - Generator Enclosure & Pad	Pad, CMU wall and gate	\$ -	Pad, CMU wall and gate	\$ 32,350
G 30	Site Civil/Mechanical Utilities (assumed to be minimal)	Standard among all cost models based on site selection	\$ 75,225.00	Standard among all cost models based on site selection	\$ 63,750
G 30	Site Civil/Mechanical Utilities - Fuel Island	Self contained storage and dispensing	\$ -	Self contained storage and dispensing	\$ 95,000
G 40	Site Electrical Utilities - Electrical, Low Voltage, Security	Site Electrical, Low Voltage, Security	\$ 75,225.00	Site Electrical, Low Voltage, Security	\$ 113,750
G 40	Site Electrical Utilities - Generator	80 kW Generator	\$ -	80 kW Generator	\$ 100,000
G 40	Site Electrical Utilities - Communications Tower	Wall / Roof Connection , 40 LF tower & power / data connection to building	\$ 50,000.00	Wall / Roof Connection , 40 LF tower & power / data connection to building	\$ 180,576
G 40	Site Electrical Utilities - Roof Mounted Photovoltaic System	35kw system - 2,600sf of 330w panels, roof mounting system, inverter	\$ 106,200.00	50kw system - 3,500sf of 330w panels, roof mounting system, inverter	\$ 120,000
G 40	Site Electrical Utilities - Photovoltaic System Battery Storage	35kw battery backup system with controls	\$ 66,375.00	50kw battery backup system with controls	\$ 75,000
Subtotal Site			\$ 899,230		\$ 1,796,420
	Site area	"As a function of the Building Area"	\$ 214.10	"As a function of the Building Area"	\$ 427.72
2	Total Site Construction cost (hard cost only)	\$34.58 Per SF	\$ 899,000	\$69.08 Per SF	\$ 1,796,000
Subtotal Buildings & Site Construction Cost (1+2)					
			\$ 3,007,000		\$ 3,583,000
			\$716 Per SF		\$853 Per SF
	Budget & Estimate Contingency and market conditions		\$ 451,000	15.00%	\$ 537,000
	2024 Escalation at 10% per year for 12 Months		\$ 346,000	10.00%	\$ 412,000
	2025 Escalation at 5% per year for 12 Months		\$ 173,000	5.00%	\$ 206,000
	2026 Escalation to the Mid-Point of Construction at 5% per year. Model A - 11 Months		\$ 158,000	4.58%	\$ 189,000
3	Total Building & Site Construction Cost		\$ 4,135,000	\$985.0 Per SF	\$ 4,927,000
	Building & Site Estimated Soft Costs - Not in Bid		\$ 1,518,000		\$ 1,820,000
	Change Order Contingency - Not in Bid		\$ 206,750	5.00%	\$ 246,350
4	Total Building & Site Project Cost (Soft & Hard)		\$ 5,859,750	\$1,395.00 Per SF	\$ 6,993,350
					\$1,665.00 Per SF

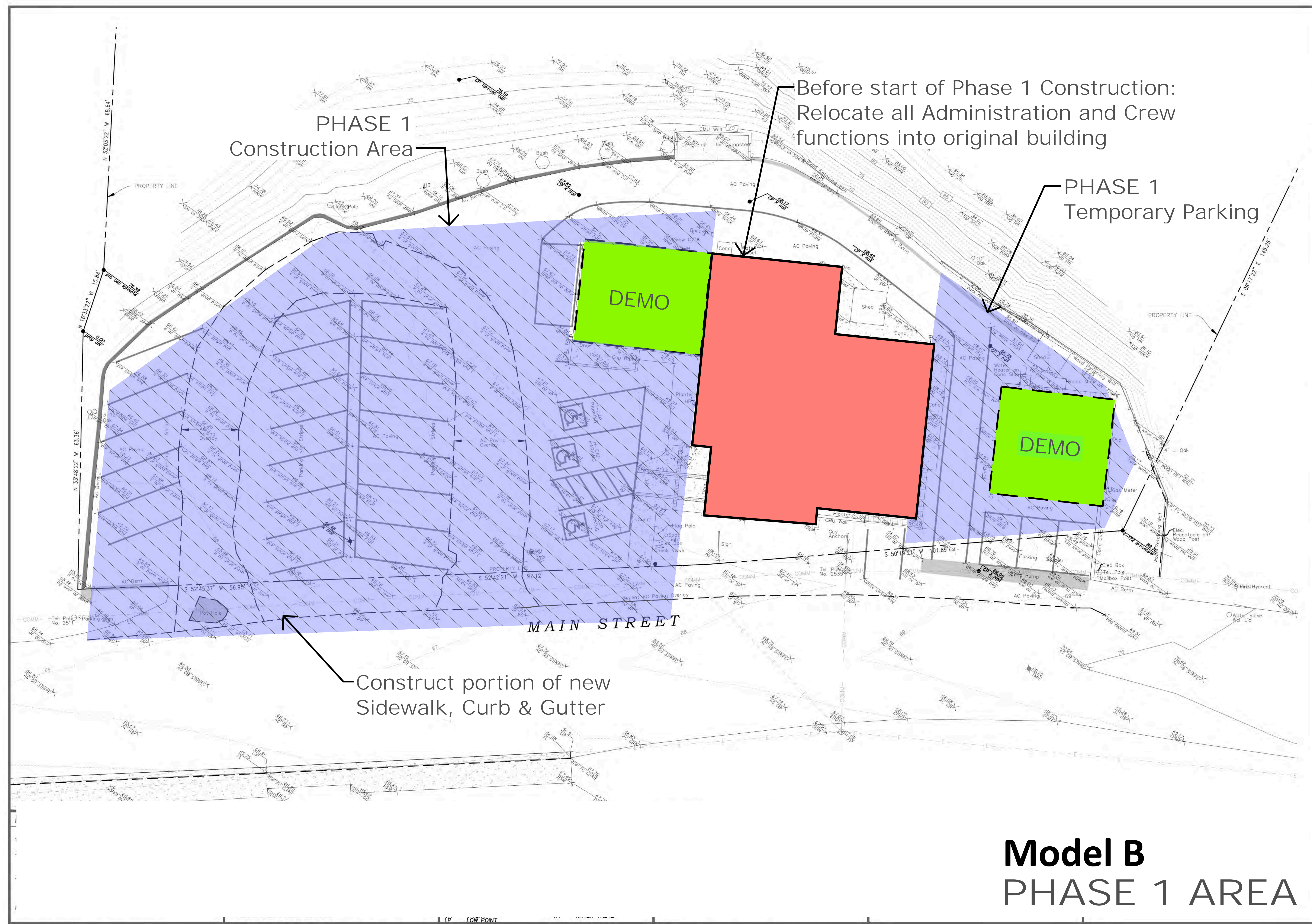
Notes:

- Costs include Contractor profit & overhead, general conditions, bonds, and insurance.
- Costs are based on Vanir Construction Management, Inc. database of publicly bid projects in California adjusted for the Central Coast

REVISIONS:	DATE:

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CAMBRIA COMMUNITY HEALTH	
TOPOGRAPHIC MAP AND SITE SURVEY	
SHEET:	OF: 1
1	
DATE:	AUG. 27, 2021



Before start of Phase 1 Construction:
Relocate all Administration and Crew
functions into original building

PHASE 1
Temporary Parking

PHASE 1
Construction Area

Construct portion of new
Sidewalk, Curb & Gutter

Model B PHASE 1 AREA

REVISIONS:	DATE:	DESCRIPTION:

LOCATION	2515 MAIN STREET CAMBRIA, CA
APN(S)	013-241-024
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CAMBRIA COMMUNITY HEALTH	
TOPOGRAPHIC MAP AND SITE SURVEY	
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Phase 2 Construction start after receipt of Temporary Certificate of Occupancy and move-in to new Ambulance Station

PHASE 2 Construction Area

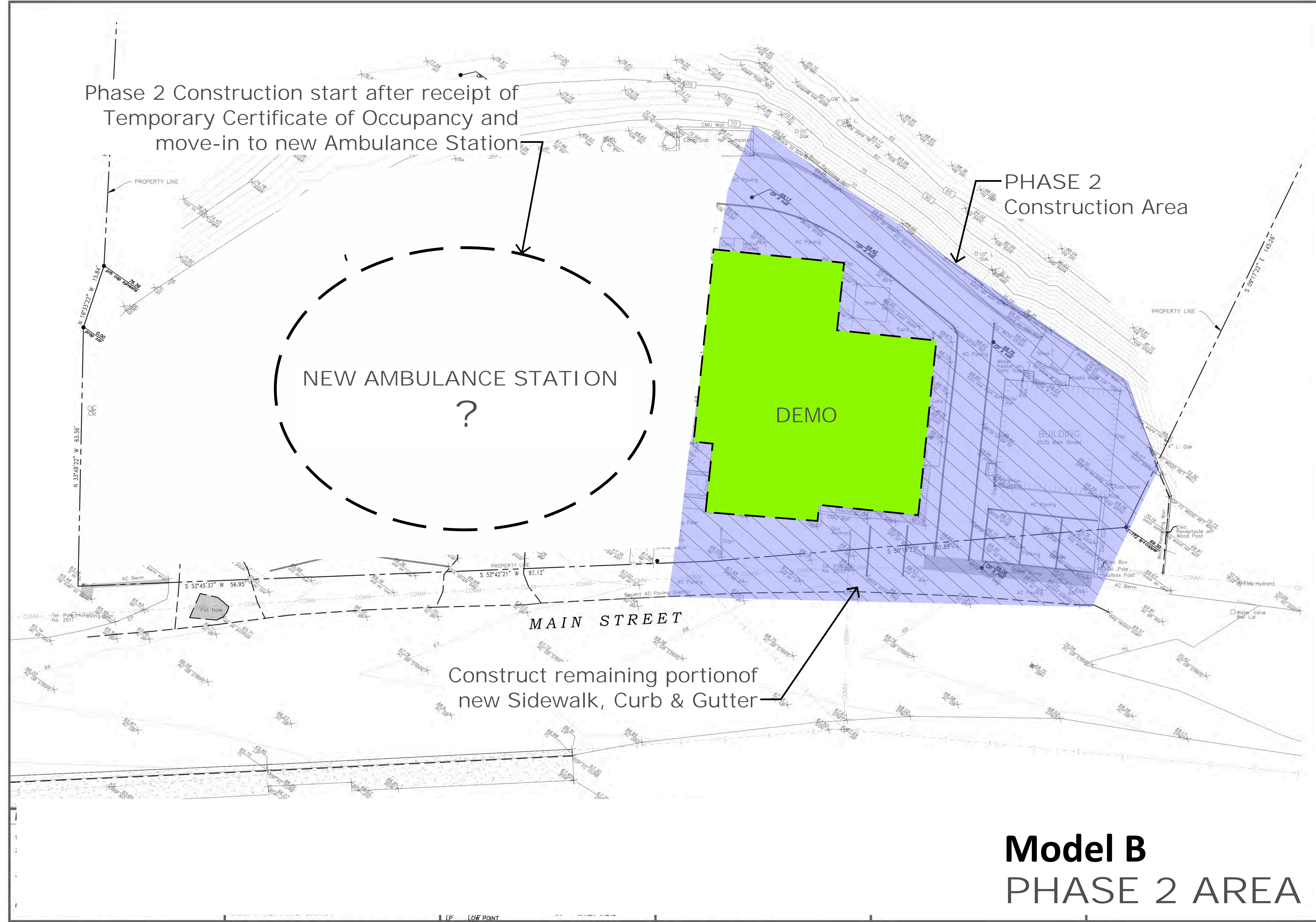
NEW AMBULANCE STATION ?

DEMO

MAIN STREET

Construct remaining portion of new Sidewalk, Curb & Gutter

Model B
PHASE 2 AREA



CCHD BOARD MEMBERS

Cecilia Montalvo *President*
Igor Fedoroff *Vice President*
Diane Kubat *Secretary*
Bill Rice *Director 1*
Laurie Mileur *Director 2*
Timothy Benes *Ops Director*
Simone Rathbun *Office Mgr*

AMBULANCE STATION
BUILDING COMMITTEE

Laurie Mileur *Chair*
Igor Fedoroff *Member*
Timothy Benes *Member*
Donald Sather *Public Member*
Simone Rathbun *Secretary*

CONSULTANT

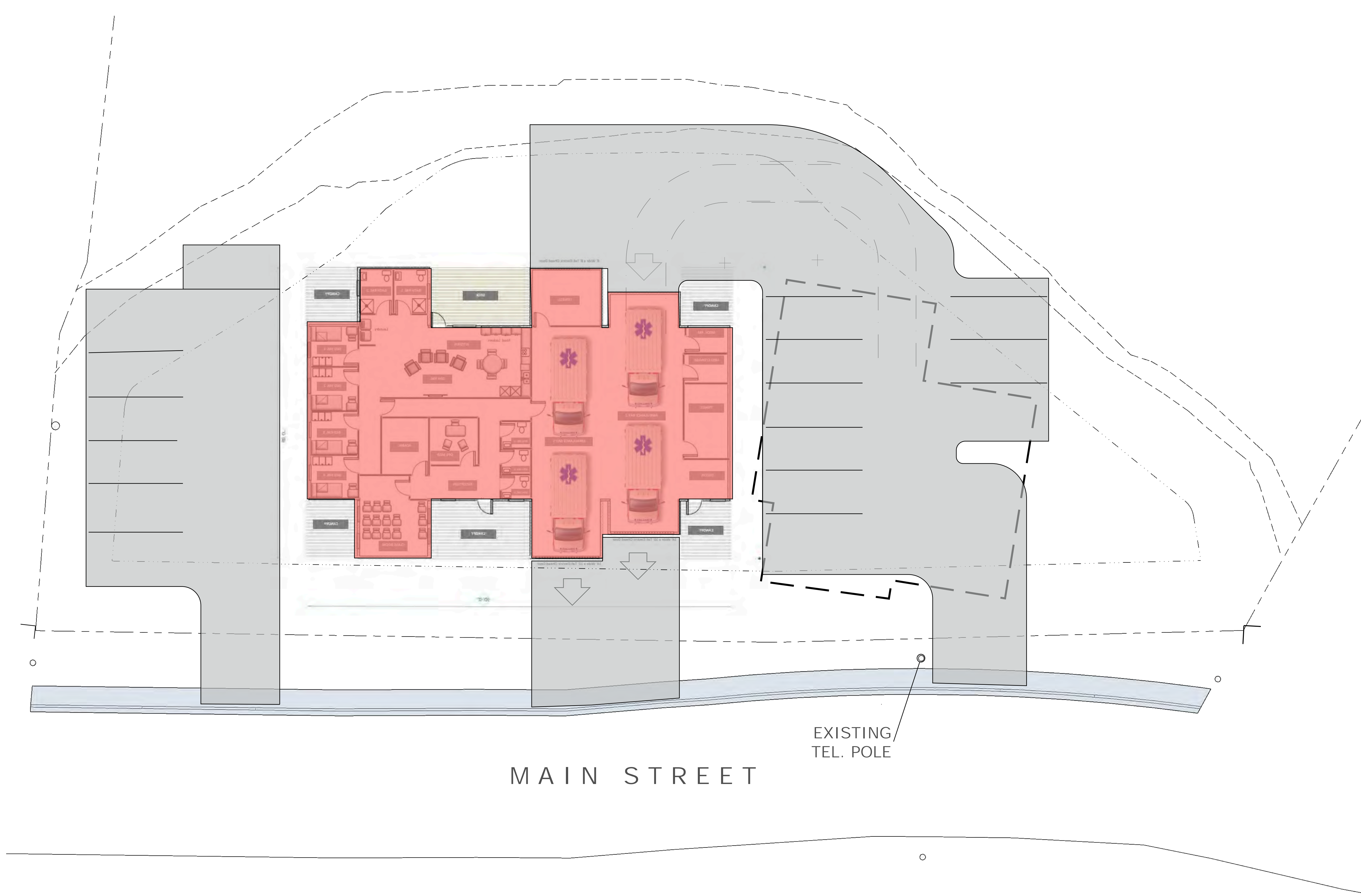
Gary Moyer, Architect
C-16838

1118 Monroe Court
Santa Rosa, CA 95404
(707) 529-6010
garymoyer1118@gmail.com

PROJECT

Proposed New
Ambulance Station

2435 Main Street
Cambria, CA 93428



MAIN STREET

EXISTING
TEL. POLE

Model B
EXTREME MODULAR PRELIMINARY PLAN

Cambria Community Healthcare District - Model B Conceptual Cost Estimate

Model B provides for a new replacement facility of 4,200 SF. The one story building will include administration offices, crew quarters, apparatus bays with exercise area, and support functions. Phase 1 demolishes the existing 1967 addition and the existing ambulance bays and installs the modular building; phase 2 demolishes the existing administration building and completes sitework.

Building Area = 4,200 SF
Building Site = "As a function of the Building Area"

Site Area = 26,000 SF

0.60 Acres
 Date Prepared: 11/1/2023 rev.

		2023 Building Cost Model B Extreme Modular		
No.	System	Model B System Selection	Cost/SF	
Replacement Building		4,200 SF		
A SUBSTRUCTURE				
A 10	Substructure	Concrete foundation and slab	\$ 37.76	Required per Extreme Modular for seismic restraint & settlement
B SHELL				
B 10	Superstructure - Roof Construction		\$ -	
B 20	Exterior Closure		\$ -	
B 30	Roofing Material		\$ -	
C INTERIORS				
C 10	Interior Construction		\$ -	
C 30	Interior Finishes		\$ -	
D SERVICES				
D 20	Plumbing System		\$ -	
D 30	HVAC		\$ -	
D 40	Fire Protection		\$ -	
D 50	Electrical Power Distribution		\$ -	
E EQUIPMENT & FURNISHINGS				
E 20	Furnishings		\$ -	
F SPECIAL CONSTRUCTION & DEMOLITION				
F 10	Extreme Modular Construction	4,200 sf Building prefabricated off-site	\$ 642.85	All building costs (including building design fee)
Subtotal Building			\$ 681.00	
	Building area	4,200 sf		
1	Subtotal Building Construction Cost	\$681.0 Per SF	\$ 2,860,000	

Cambria Community Healthcare District - Model B Conceptual Cost Estimate

Model B provides for a new replacement facility of 4,200 SF. The one story building will include administration offices, crew quarters, apparatus bays with exercise area, and support functions. Phase 1 demolishes the existing 1967 addition and the existing ambulance bays and installs the modular building; phase 2 demolishes the existing administration building and completes sitework.

Building Area = 4,200 SF
Building Site = "As a function of the Building Area"

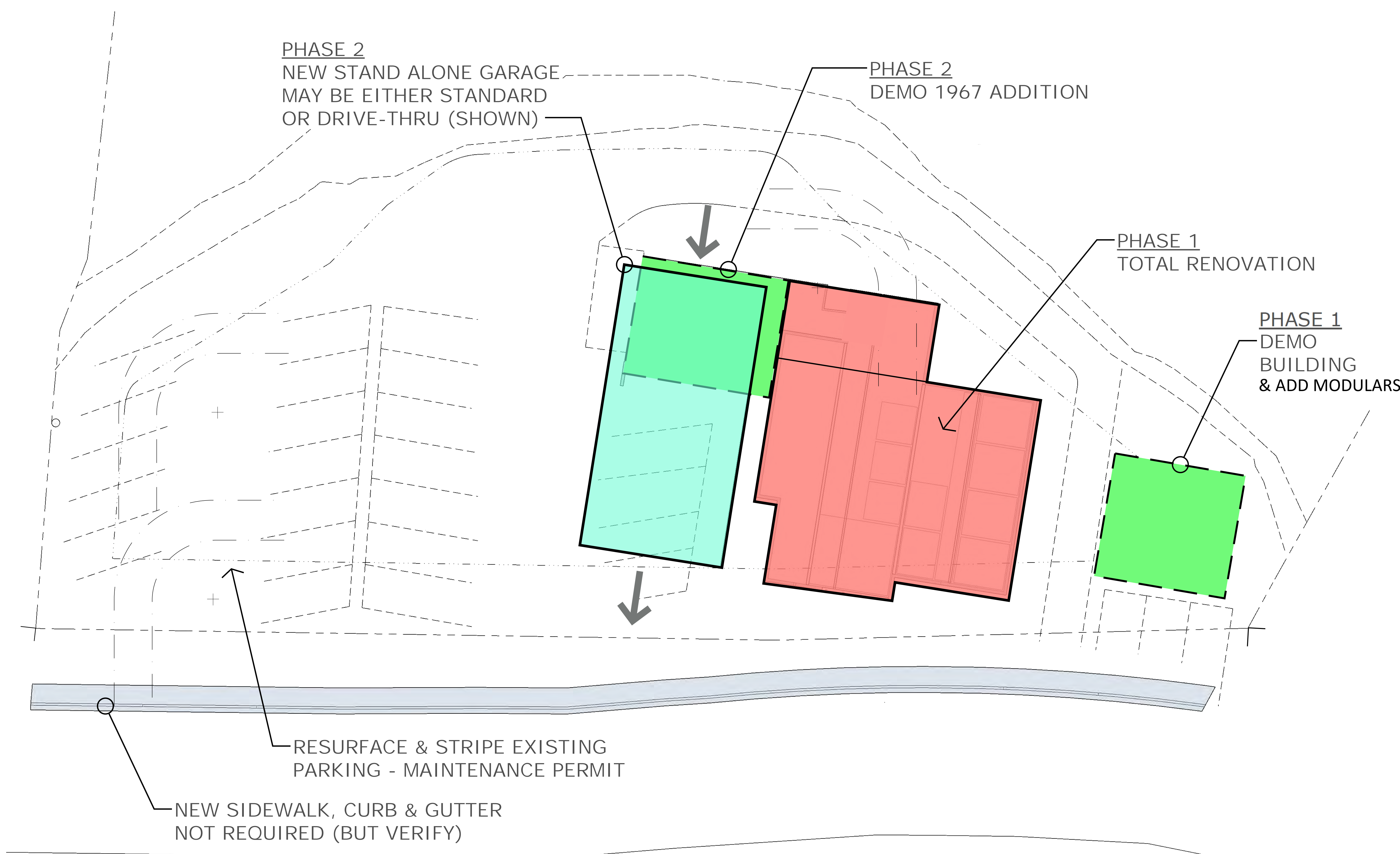
Site Area = 26,000 SF

0.60 Acres
 Date Prepared: 11/1/2023 rev.

		2023 Building Cost Model B Extreme Modular		
No.	System	Model B System Selection	Cost/SF	
G BUILDING SITEWORK				
G 10	Site Preparation - Demolition	Demo existing buildings, AC paving, & misc. Includes removal of hazardous materials	\$ 182,546.00	
G 10	Site Preparation - Site Clearing and Earthwork	Clear & grub, minor cut & fill, grading	\$ 114,755.00	
G 20	Site Improvements - Flatwork	Walkways and roads interconnecting site / buildings, parking	\$ 176,174.00	
G 20	Site Improvements - Landscaping	Complete basic landscaping & irrigation	\$ 15,930.00	Reduced quantities
G 20	Site Improvements - Grey Water Piping	Add for grey water piping - irrigation and as permitted for interior uses	\$ -	Deleted
G 20	Site Improvements - Debris Wall and Slope Mitigation Measures	Standard and Security fence. 75' of new 3' high debris wall and misc. drainage improvements	\$ -	No debris wall or site fencing
G 20	Site Improvements - Site Furnishing & Site Misc.	Flag poles, site furnishings, monument sign & misc.	\$ 11,800.00	
G 20	Site Improvements - Trash Enclosure	Pad, CMU wall and gate	\$ 25,000.00	Concrete pad and fence enclosure
G 20	Site Improvements - Generator Enclosure & Pad	Pad, CMU wall and gate	\$ -	Generator removed
G 30	Site Civil/Mechanical Utilities (assumed to be minimal)	Standard among all cost models based on site selection	\$ 75,225.00	
G 30	Site Civil/Mechanical Utilities - Fuel Island	Self contained storage and dispensing	\$ -	Fuel Island removed
G 40	Site Electrical Utilities - Electrical, Low Voltage, Security	Site Electrical, Low Voltage, Security	\$ 75,225.00	
G 40	Site Electrical Utilities - Generator	80 kW Generator	\$ -	Generator removed
G 40	Site Electrical Utilities - Communications Tower	Wall / Roof Connection , 40 LF tower & power / data connection to building	\$ 50,000.00	Building mounted, not freestanding
G 40	Site Electrical Utilities - Roof Mounted Photovoltaic System	35kw system - 2,600sf of 330w panels, roof mounting system, inverter	\$ 106,200.00	Size reduced for smaller building
G 40	Site Electrical Utilities - Photovoltaic System Battery Storage	35kw battery backup system with controls	\$ 66,375.00	Size reduced for smaller building
Subtotal Site			\$ 899,230	
Site area		"As a function of the Building Area"	\$ 214.10	
2	Total Site Construction cost (hard cost only)		\$ 899,000	
Subtotal Buildings & Site Construction Cost (1+2)		\$ 3,759,000	\$895 Per SF	
	Budget & Estimate Contingency and market conditions	\$ 564,000	15.00%	
	2024 Escalation at 10% per year for 12 Months	\$ 432,000	10.00%	
	2025 Escalation at 5% per year for 12 Months	\$ 216,000	5.00%	
	2026 Escalation to the Mid-Point of Construction at 5% per year. Model B - 10 Months	\$ 180,000	4.17%	
3	Total Building & Site Construction Cost	\$ 5,151,000	\$1,226.0 Per SF	
	Building & Site Estimated Soft Costs - Not in Bid	\$ 627,000		Reduced design fees, reduced inspections/testing, 1/4 time CM
	Change Order Contingency - Not in Bid	\$ 257,550	5.00%	
4	Total Building & Site Project Cost (Soft & Hard)	\$ 6,035,550	\$1,437.00 Per SF	

Notes:

- Costs include Contractor profit & overhead, general conditions, bonds, and insurance.
- Costs are based on Vanir Construction Management, Inc. database of publicly bid projects in California adjusted for the Central Coast



PHASE 2
NEW STAND ALONE GARAGE
MAY BE EITHER STANDARD
OR DRIVE-THRU (SHOWN)

PHASE 2
DEMO 1967 ADDITION

PHASE 1
TOTAL RENOVATION

PHASE 1
DEMO
BUILDING &
ADD MODULARS

RESURFACE & STRIPE EXISTING
PARKING - MAINTENANCE PERMIT

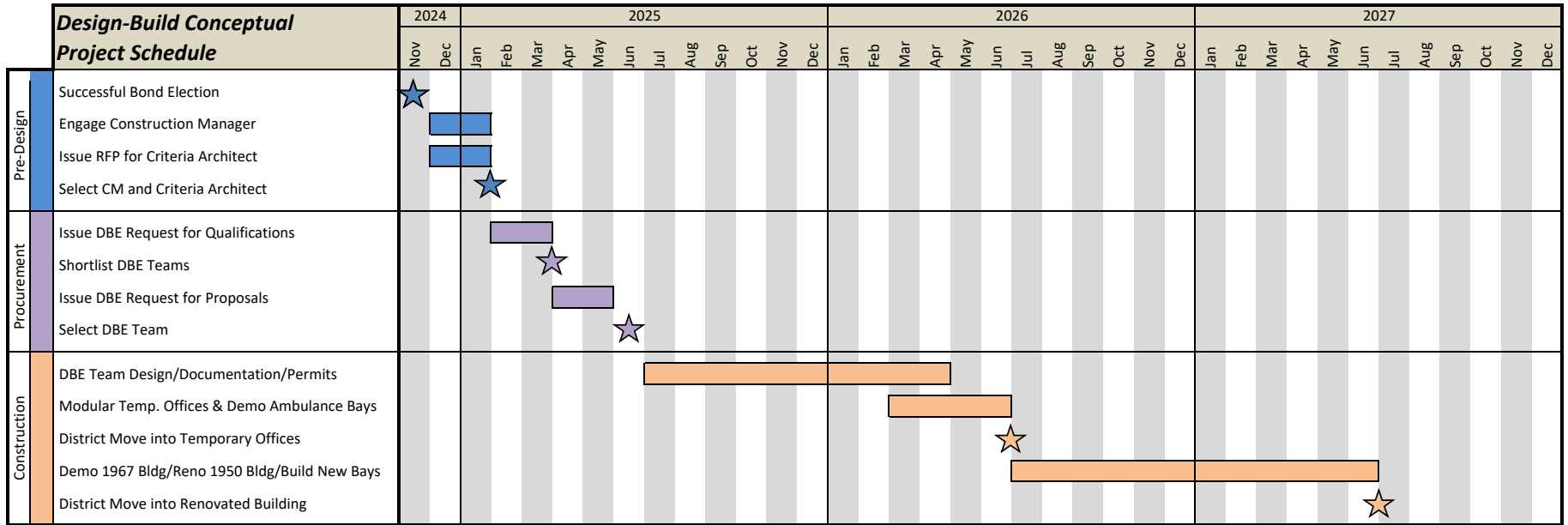
NEW SIDEWALK, CURB & GUTTER
NOT REQUIRED (BUT VERIFY)

NOTES:

Model C

RENOVATE EXISTING FACILITY

Cambria Community Healthcare District - Replacement Facility Model C - Renovation



Cambria Community Healthcare District - Model C Conceptual Cost Estimate

Model C renovates the existing building (3,000 sf) and constructs new ambulance bays (1,440 sf). The renovated building includes offices, crew quarters, kitchen/dining, and support functions. In Phase 1 modulares will be installed for temp. offices/housing, the existing building will be renovated and existing ambulance bays demolished; in phase 2 the 1967 addition will be demolished and 4 new ambulance bays will be constructed. This option includes minimal site work.

Building Area = 1,440 SF

Site Area = 26,000 SF

0.60 Acres

Building Site = "As a function of the Building Area"

Date Prepared: 10/26/2023 rev.

		2023 Building Cost Model C New Ambulance Bays		2023 Building Cost Model C Renovation	
No.	System	Model C System Selection	Cost/SF	Model C System Selection	Cost/SF
Replacement Building		1,440 SF		3000 SF	
A SUBSTRUCTURE					
A 10	Substructure	Concrete foundation and slab	\$ 47.20	Concrete foundation and slab	\$ 35.00
B SHELL					
B 10	Superstructure - Roof Construction	Structural steel, metal deck	\$ 29.50	Wood joists, wood deck	\$ 15.00
B 20	Exterior Closure	CMU Exterior Walls, stucco finish with some architectural features, high performance dual pane aluminum windows (15% of exterior wall area) , hollow metal doors and hardware	\$ 102.66	CMU Exterior Walls, stucco finish with some architectural features, high performance dual pane aluminum windows (15% of exterior wall area) , hollow metal doors and hardware	\$ 85.00
B 30	Roofing Material	Single ply membrane roofing	\$ 29.50	Single ply membrane roofing	\$ 29.50
C INTERIORS					
C 10	Interior Construction	Metal framed partitions. Solid-core interior doors with welded metal frames, hi & low security hardware	\$ 29.50	Metal framed office and corridor partitions. Solid-core interior doors with welded metal frames, hi & low security hardware	\$ 41.30
C 30	Interior Finishes	Floors - epoxy, carpet, vinyl, rubber at Exercise Room. Walls - paint, vinyl, and fabric wall covering. Bathrooms - ceramic tile. Ceilings - medium quality acoustic tile, allow for 20% hard ceilings.	\$ 35.40	Floors - epoxy, carpet, vinyl. Walls - paint, vinyl, and fabric wall covering. Bathrooms - ceramic tile. Ceilings - medium quality acoustic tile, allow for 20% hard ceilings.	\$ 57.23
D SERVICES					
D 20	Plumbing System	Distribution - Restroom, Showers, Decon - Copper supply lines. Fixtures - medium quality commercial grade fixtures and trim	\$ 35.00	Distribution - Restroom, Showers, Kitchen, Laundry & Breakroom - Copper supply lines. Fixtures - medium quality commercial grade fixtures and trim	\$ 42.48
D 30	HVAC	All electric 2 ton HVAC System - heat pumps	\$ 29.50	All electric 3 ton HVAC System - heat pumps	\$ 41.30
D 40	Fire Protection	Standard wet & dry systems	\$ 10.03	Standard wet & dry systems	\$ 10.03
D 50	Electrical Power Distribution	Electrical load based on 8 watts/sf. Lighting - LED fixtures with occupancy sensors and full lighting controls. Low Voltage - data, security, access control.	\$ 47.79	Electrical load based on 8 watts/sf. Distribution - Power with UPS battery backup and surge suppression. Lighting - LED fixtures with occupancy sensors and full lighting controls. Low Voltage - data, security, access control.	\$ 65.49
E EQUIPMENT & FURNISHINGS					
E 20	Furnishings	Medium quality case-work, trim & finish carpentry	\$ 35.40	Medium quality case-work, trim & finish carpentry, storage, kitchen, laundry & various specialties	\$ 35.40
F SPECIAL CONSTRUCTION & DEMOLITION					
Subtotal Building			\$ 431.00		\$ 458.00
Building area		1,440 sf		3,000 sf	
1	Subtotal Building Construction Cost	\$431.3 Per SF		\$458.00 Per SF	
			\$ 621,000		\$ 1,374,000

Cambria Community Healthcare District - Model C Conceptual Cost Estimate

Model C renovates the existing building (3,000 sf) and constructs new ambulance bays (1,440 sf). The renovated building includes offices, crew quarters, kitchen/dining, and support functions. In Phase 1 modulares will be installed for temp. offices/housing, the existing building will be renovated and existing ambulance bays demolished; in phase 2 the 1967 addition will be demolished and 4 new ambulance bays will be constructed. This option includes minimal site work.

Building Area = 1,440 SF

Site Area = 26,000 SF

0.60 Acres

Building Site = "As a function of the Building Area"

Date Prepared: 10/26/2023 rev.

No.	System	2023 Building Cost Model C New Ambulance Bays		2023 Building Cost Model C Renovation	
		Model C System Selection	Cost/SF	Model C System Selection	Cost/SF
G BUILDING SITEWORK					
G 10	Site Preparation - Demolition	Demo existing buildings, AC paving, & misc. Includes removal of hazardous materials	\$ 67,083.00		
G 10	Site Preparation - Site Clearing and Earthwork	Clear & grub, minor cut & fill, grading	\$ 50,846.20		
G 20	Site Improvements - Flatwork	Walkways and roads interconnecting site / buildings, parking	\$ 103,250.00		
G 20	Site Improvements - Landscaping	Complete basic landscaping & irrigation	\$ 15,930.00	Minimal landscaping	
G 20	Site Improvements - Grey Water Piping	Add for grey water piping - irrigation and as permitted for interior uses	\$ -	Deleted	
G 20	Site Improvements - Debris Wall and Slope Mitigation Measures	Standard and Security fence. 75' of new 3' high debris wall and misc. drainage improvements	\$ -	No debris wall or site fencing	
G 20	Site Improvements - Site Furnishing & Site Misc.	Flag poles, site furnishings, monument sign & misc.	\$ 11,800.00		
G 20	Site Improvements - Trash Enclosure	Pad, CMU wall and gate	\$ 25,000.00	Concrete pad and fence enclosure	
G 20	Site Improvements - Generator Enclosure & Pad	Pad, CMU wall and gate	\$ -	Generator removed	
G 30	Site Civil/Mechanical Utilities (assumed to be minimal)	Standard among all cost models based on site selection	\$ 75,225.00		
G 30	Site Civil/Mechanical Utilities - Fuel Island	Self contained storage and dispensing	\$ -	Fuel Island removed	
G 40	Site Electrical Utilities - Electrical, Low Voltage, Security	Site Electrical, Low Voltage, Security	\$ 75,225.00		
G 40	Site Electrical Utilities - Generator	80 kW Generator	\$ -	Generator removed	
G 40	Site Electrical Utilities - Communications Tower	Wall / Roof Connection , 40 LF tower & power / data connection to building	\$ 50,000.00	Building mounted, not freestanding	
G 40	Site Electrical Utilities - Roof Mounted Photovoltaic System	35kw system - 2,600sf of 330w panels, roof mounting system, inverter	\$ 106,200.00	Size reduced for smaller building	
G 40	Site Electrical Utilities - Photovoltaic System Battery Storage	35kw battery backup system with controls	\$ 66,375.00	Size reduced for smaller building	
Subtotal Site			\$ 646,934		
	Site area	"As a function of the Building Area"	\$ 449.26	\$ -	
2	Total Site Construction cost (hard cost only)	\$24.88 Per SF	\$ 647,000	\$ -	
Subtotal Buildings & Site Construction Cost (1+2)					
	Budget & Estimate Contingency and market conditions		\$ 396,000	15.00%	
	2024 Escalation at 10% per year for 12 Months		\$ 304,000	10.00%	
	2025 Escalation at 5% per year for 12 Months		\$ 152,000	5.00%	
	2026 Escalation to the Mid-Point of Construction at 5% per year. Model C - 10 Months		\$ 127,000	4.17%	
3	Total Building & Site Construction Cost		\$ 3,621,000		
	Building & Site Estimated Soft Costs - Not in Bid		\$ 1,529,000		1/2 time CM, includes temp. modular offices/housing
	Change Order Contingency - Not in Bid		\$ 362,100	10.00%	Higher contingency due to renovations
4	Total Building & Site Project Cost (Soft & Hard)		\$ 5,512,100		

Notes:

- Costs include Contractor profit & overhead, general conditions, bonds, and insurance.
- Costs are based on Vanir Construction Management, Inc. database of publicly bid projects in California adjusted for the Central Coast

Cambria Community Healthcare District Construction Cost Overview

11/14/2023

Cost Summary and Comparison

	Model A	Model B	Model C
1. Building Only Construction Cost (current day)	\$2,108,000	\$2,860,000	\$1,995,000
2. Site Only Construction Cost (current day)	\$899,000	\$899,000	\$647,000
Subtotal Building + Site Construction Cost (current day)	\$3,007,000	\$3,759,000	\$2,642,000
Escalation to Mid-Point of Construction	\$1,128,000	\$1,392,000	\$979,000
3. Total Building and Site Construction Cost (bid day cost)	\$4,135,000	\$5,151,000	\$3,621,000
Building and Site Soft Costs	\$1,518,000	\$627,000	\$1,529,000
Change Order Contingency	\$206,750	\$257,550	\$362,100
4. Total Project Cost	\$5,859,750	\$6,035,550	\$5,512,100

Soft Costs Comparison

	Model A	Model B	Model C
Architect/Engineer Design & Bridging Documents	\$220,000	\$55,000	\$55,000
Design-Build Entity Design Services	\$385,000	\$0	\$110,000
Inspections	\$220,000	\$84,500	\$165,000
Design-Build Entity Stipend	\$22,000	\$22,000	\$22,000
Materials Testing	\$66,000	\$33,000	\$33,000
Commissioning	\$38,500	\$27,500	\$27,500
Project/Construction Management	\$319,000	\$165,000	\$319,000
Connection Fees/Permits	\$110,000	\$110,000	\$110,000
County Fire Inspections	\$27,500	\$20,000	\$27,500
Furniture, Fixtures & Equipment (FF&E)	\$110,000	\$110,000	\$110,000
Temporary Modular Offices and Housing	\$0	\$0	\$550,000
Total Project Soft Costs	\$1,518,000	\$627,000	\$1,529,000