CAMBRIA COMMUNITY HEALTHCARE DISTRICT
November 30th, 2022
Property & Facilities Committee MEETING

A meeting of the Cambria Community Healthcare District Property and Facilities Committee will be held
November 30, 2022, at 1:30 P.M.
Old Cambria Grammar School, 1350 Main Rm 12 Street Cambria, California.

Public comment is invited on any item.

The Cambria Community Healthcare District monthly agenda and minutes are available at the following website: www.cambria-healthcare.org. Packets are also available at the District Office is located at 2515 Main Street, Suite A, Cambria, during regular business hours. Any changes or additions to the agenda will be posted at the District Office and on the District website.

Note that while board members will not engage in dialog with the public during the board meeting, individual members may choose to incorporate an answer to a question posted by the public during their discussion of an agenda item.

AGENDA

A. OPENING

1. Call to order

B. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

1. Members of the public wishing to address the Board on matters other than scheduled items may do so when recognized by the President. Presentations are limited to a maximum of three minutes per person.

C. CONSENT AGENDA

1. Identity the immediate maintenance and or repairs needs
    a. Crew Heaters
    b. Crew needs
2. Long- range needs for updated 5-year Strategic Plan
    a. Capital Equipment needs
    b. Facility needs

3. Open discussion of pending Fire Marshall inspection and report
4. Identify options to address life safety violations for the Board to consider
    a. Options
    b. Pros vs Con
    c. Cost
    d. Funding

D. DECLARATION OF FUTURE AGENDA ITEMS

E. ADJOURNMENT

Cost Estimating

Cost estimates have been developed on a systems basis from data contained within the most recent edition of R.S. Means in combination with Vanir's internal database that reflects updated construction bid pricing received from projects throughout the State of California and adjusted to reflect CCHD conditions. Costs are additionally adjusted, as needed, to address difficult conditions or constraints of the work setting as well as specific materials and finishes anticipated based on the type and use of the work.

Cost Models

Cost models have developed for various building types to calculate the current replacement cost for the facility. This amount represents the cost in 2021 dollars to construct a new facility of the same size and meeting current codes, regulations, and standards. Note this is hard costs (construction cost only) and does not include soft costs which are often an additional 25-30%.

Building Types	Building Cost/SF Range + RSMeans Benchmarking				
	Psychiatric Health Facility	Sheriff's Office	Library	County Office Building	Metal Storage Building
Construction Cost per SF[2]	$893	$795	$663	$700	$250
Building System[1]	**Building Systems Ratio %**	**Building System Ratio %**	**Building System Ratio %**	**Building System Ratio %**	**Building System Ratio %**
Substructure/Structure	14.95%	17.12%	15.31%	17.63%	21.11%
Exterior Envelope	11.67%	13.37%	11.95%	13.76%	16.48%
Interior Construction/Finishes	15.98%	18.29%	16.36%	18.83%	22.56%
Plumbing	7.65%	9.05%	8.40%	4.79%	4.20%
HVAC	20.68%	14.56%	20.68%	19.76%	3.65%
Fire Protection	2.82%	1.99%	2.82%	2.69%	0.50%
Electrical	16.85%	13.50%	13.15%	13.00%	23.50%
Equipment & Furnishings	5.25%	8.24%	6.18%	5.15%	3.50%
Site Improvements/Utilities	4.15%	3.88%	5.15%	4.39%	4.50%
Total	100.00%	100.00%	100.00%	100.00%	100.00%

1 - Elevators will be included as a lump sum cost as required.
2 - Likely bid day amount in 2021 dollars; does not include other County costs such as Design Fees, CM Fees, Plan Review Fees, Inspection and Special Inspections, and connection fees.

The table above shows square foot costs for several typical public facilities. For the CCHD facility, we will be using the Public Office Building as the closest building type for the cost estimate.

Since all new work performed within existing facilities must comply with current codes, etc., repair and replacement costs for deficiencies identified in the Facility Condition Assessments have been correlated to the replacement cost models. The replacement cost models are broken down by building system (structure, exterior shell, interior construction, plumbing, etc.) and factors are applied depending on the extent and difficulties of the repair work as shown in the following table.

Deficiencies Cost Factors	
Factor	Repair Work Extent
0.01 to 0.10	Very Minor
0.25	Minor
0.50	Moderate
0.75	Major
1.00	Total Replacement

All costs are construction costs and do not include other project related costs such as design fees, inspection, permitting, etc. Costs associated with the removal of any hazardous materials associated with the repair or replacement of work has not been included in the costing. All cost information is in 2021 dollars except where escalation is specifically noted.

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is an industry standard measurement used to compare relative building conditions. The FCI is developed for each building to measure the relative costs of remedying deficiencies in the building. The FCI is calculated by dividing the total repair cost of the building by its replacement value – the cost to build a completely new building of the same square footage.

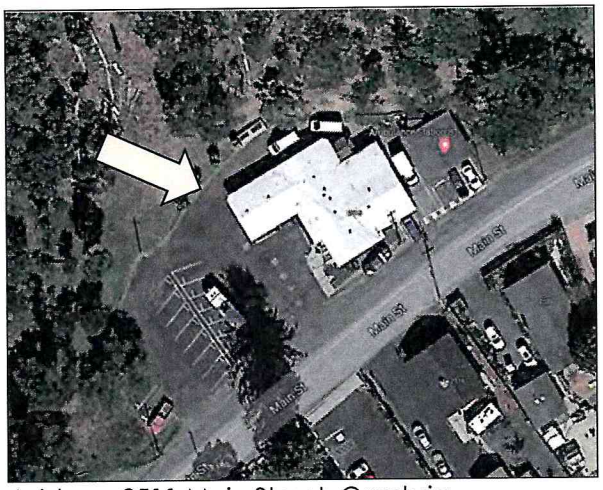
$$FCI = \frac{\text{Cost to Repair Deficiencies}}{\text{Current Replacement Cost}}$$

The resulting FCI range is from zero for a newly constructed asset, to one for a construction asset where the cost of deficiency repairs equals the cost to construct a new building. If a building has$100,000 of needed repairs, and the cost to replace the building is $2,000,000, the FCI would be 0.05, or 5% deficient. Most buildings that we have assessed for public entities, tend to have an FCI between 20% and 50%.

FCI Range	Condition (Recommended Action)
<15%	Good (Continue Regular Maintenance)
15 to 25%	Fair (Functional and Repairable)
26 to 50%	Poor (Significant Attention, Nearing End of Useful Life)
>50%	Replace (Beyond Useful Life)

The table above is provided to help interpret the results of this survey by establishing a relationship between FCI and the general building condition. The FCI % Ranges listed are derived from our experience performing assessments for clients across the country and are based on national standard guidelines widely used as resources for interpreting FCI information. The recommended ranges are useful at the planning level in establishing budgets for work at a conceptual level.

CCHD Offices and Ambulances



Address: 2511 Main Street, Cambria
Year Built: 1955 with additions in 1967

No. of Stories: 1
Square Feet: 3,800

Facility Summary Observations: The CCHD facilities include two larger buildings and several small relatively temporary outbuildings. The main building contains the CCHD offices, tenant space (CHC), and crew quarters. The other larger building (the ambulance building) is no longer in use, has been red tagged by the County, and is intended to be demolished. This evaluation only includes assessment of the primary building.

The main building houses the Community Health Center in the original portion of the main building, the CCHD offices in the main building west addition, and the ambulance crew quarters housing is located in the main building east addition

Overall, the facility is in very poor condition, primarily related to its age. Most building systems are either original or well beyond their normal useful life expectancy. Based on our assessment of the facility the following issues and deficiencies were identified with the following major components and systems.

- ***Substructure and Structure.*** The original portion of the main building appears to be in relatively good condition, with no observable signs of distress in the major structural components: there was no observable cracking in the concrete foundation or CMU walls, no signs of differential settlement, and no signs of distress in the roof framing. Areas of minor moisture damage to roof decking ends and facia boards appears to have been repaired. Given the proximity of the wood siding to the foundation concrete and adjacent grade, it is likely that there is some moisture damage to the wood siding.

  The main building east addition appears to have areas of moisture damage. Moisture damage is concentrated at member ends and

wood near or in contact with adjacent grade. Some repairs of moisture damage have been done, including replacement of batten boards. The building occupant stated that a portion of the 4x outrigger was replaced.

The condition of the main building west addition is like the balance of the building with areas of potential moisture damage. Some minor cracking in the stucco wall finish was observed. Cracking of the face shell in a CMU fence wall also observed.

Historic damage of framing has been primarily related to moisture:

- The wood siding clearance from earth and paving does not meet current code standards. Unless the wood siding naturally durable of preservative-treated, the code requires the clearance between wood siding and earth on the exterior of a building should be not less than 6 inches from earth or 2 inches from paving
- Wood finishes should be maintained to provide protection from moisture penetration

The ground immediately adjacent to the foundation does not appear to provide adequate slope to divert water away from the foundation:

- The code requires the adjacent ground to be sloped away from the building at a 5-percent slope minimum for at least 10 feet away from the building

Given the age of the building, a seismic upgrade is recommended.

- Based on past earthquakes, buildings constructed prior to the 1997 Uniform Building Code with reinforced masonry walls, and a flexible, wood roof diaphragm, have been categorized as being potentially hazardous and prone to significant damage in a moderate to major earthquake
- Masonry walls should be anchored to all floors and roofs that provide lateral support. The anchorage should be designed per the current edition of the California Existing Building Code.

- ***Exterior Envelope.*** All windows, storefront entry systems, doors, and hardware are beyond useful life and should be replaced. The roof is a newer single ply membrane in good condition with approximately ten years of life remaining. Some wood siding has moisture damage; unless grading conditions at exterior walls are improved it is likely damage will continue.
- ***Interior Construction and Finishes.*** All interior finishes are beyond their useful life. All doors and hardware are beyond useful life, don't meet current codes and accessibility requirements, and should be replaced. No restrooms meet accessibility requirements; these rooms are too small and will have to be demolished and re-built to meet current requirements. The stairs are open to corridors and do not meet fire code requirements. Additionally, the CCHD should also

investigate the presence of hazardous materials such as asbestos and lead paint.

- ***Plumbing, HVAC, and Electrical.*** There are no functional heating, cooling, or ventilation systems in the facility. Nearly all mechanical, electrical, and plumbing systems appear to be original and are well beyond useful life (or missing) and should be replaced in their entirety.

  ASHRAE Standard 62 specifies minimum ventilation rates and other requirements to provide suitable air quality acceptable for human occupation. The whole building air supply is observed to fail meeting basic IAQ requirements on more features and metrics including no ventilation system is presently found.

  - Operative temperature controls, sequence, and set points to meet IAQ temperature and minimum air flow per occupant – noncompliant. No such capability observed.
  - Percent fresh outside air flow, CFMs quantity per occupant, velocity, static pressures all fail to meet the minimum requirements; nothing short of a complete replacement of the entire system will fix this set of conditions.
  - Air Balancing, such as added roof top AHUs, or MAUs with modulating economizer for stable balanced fresh air; not feasible due to building design, layout, and structure.
  - Resistance to mold growth is uncontrolled. Observed conditions already at risk to human health and safe indoor air environment. Again, nothing short of a complete replacement of the system will mitigate risk of mold growth.

  NEC Article 250 specifies minimum requirements for electric power systems including bonding and grounding from the premises service entrance throughout the power distribution, protection, fault interrupting current, grounding and bonding.

  - The building power distribution wiring includes multiple service entrances rated at 120/240Volt 3-phase, 3-wire and associated non-compliant power distribution panels. Nothing short of a complete replacement of the entire system will fix this set of conditions.
  - The whole building power system fails to meet the most basic requirements. Hot, neutral, and grounding and bonding issues - Service entrance to connected loads. Only a complete replacement of the system will resolve the variety of code violations and deficiencies.
  - Suggest PG&E Utility to investigate and remove pole mounted single phase service laterals; an unacceptable

public safety condition - Recommend fast track resolution as soon as possible.

- ***Fire Protection.*** No fire sprinkler system or standpipes were observed in the facility. A new code compliant fire protection system should be installed.

  Fire-Life-Safety equipment and capability observed issues are listed below, for example:
  - Emergency lighting system – no observed emergency lighting, except a portable device.
  - Automatic fire alarm and communications – no observed compliant FACP and system.
  - Backup emergency power systems – no observed site emergency backup power.
- ***Equipment and Furnishings.*** All built-in equipment and furnishings in the building are either original or have been added piecemeal, are in poor condition, don't meet accessibility requirements, are well beyond useful life, and should be replaced.
- ***Site Improvements and Site Utilities.*** Parking and driving areas (other than resurfaced area of main parking lot) for vehicles are in poor condition with restoration of the paving systems needed. Paved areas will need to be patched/repaired and traffic coated. Other issues observed include:
  - Existing site lighting is poor. Additional lighting should be added to increase visibility and safety.
  - There are numerous areas where proper drainage and slope away from the buildings is not provided. Areas within 10 feet of the building should be graded to provide at least minimum slope away from the building. This will require removing and reinstalling paved areas to accommodate proper drainage.
  - Existing debris wall has failed. Recommend installing concrete k-rail (or similar) to protect facilities and equipment.
  - See discussion of PG&E service to the building in the Plumbing, HVAC, and Electrical section above.

The following table provides a systems level view of the deficiencies noted and cost estimates to repair or replace:

Cambria Community Healthcare District Facility Condition Assessment Deficiency and Cost Summary			
	Square Footage		3,800
	Number of Floors		1
	Year of Construction		1955 & 1967
	Replacement Value ($700/sf)		$ 2,660,000
	Facility Condition Index (FCI) = Deficiency Total / Replacement Value		***67.13%***
	Building System	Deficiency Summary	Cost
1.	Substructure/Structure	Minor issues only.	$ 23,444
2.	Exterior Envelope	Windows and doors beyond useful life. Replace damaged siding, clean/paint entire facility.	$ 91,506
3.	Interior Construction/Finishes	All interior finishes (walls, floors, and ceilings) are beyond useful life. Interior doors and hardware beyond useful life.	$ 375,708
4.	Plumbing	All water, sanitary, and drainage piping beyond useful life. All plumbing equipment beyond useful life.	$ 127,414
5.	HVAC	All HVAC components are missing or beyond useful life.	$ 525,510
6.	Fire Protection	The building does not contain any fire sprinklers, standpipe connections, or fire alarm system.	$ 71,660
7.	Electrical	All electrical equipment (switchboards, distribution and branch wiring, and lighting) beyond useful life.	$ 345,800
8.	Equipment & Furnishings	All casework and equipment is beyond useful life.	$ 136,990
9.	Site Improvements/Utilities	Parking lot in poor condition. Inadequate site lighting. Regrading around building. Modifications to existing debris wall.	$ 87,581
		DEFICIENCY TOTAL:	**$ 1,785,613**

Per the table above, current cost to address the deficiencies noted will be $1,785,613 versus total replacement cost of $2,660,000. The Facility Condition Cost Index (FCI) is 67.13%, well above the 50% threshold for costs to improve the facility discussed earlier in this assessment. The level of repairs and replacement coupled with associated costs make this facility an excellent candidate for replacement versus repair.

CCHD Replacement Facility Space List

Space Name	20-year Projections				Comments
	Positions	# Areas	Net Area	Total Area	
Administration					
Administration Office	1	1	168	168	
Administration Asst. Office	1	1	120	120	
Operations Manager	1	1	168	168	
Multipurpose Room	20	1	420	420	
Copy/File Room		1	120	120	
Triage Room		1	120	120	
Reception/Waiting Area	4	1	64	64	
Public/Employee Restroom		1	64	64	
Employee Only Restroom		1	64	64	
Server Room		1	100	100	
Utility Room		1	64	64	
Secure File Room		1	64	64	
				1,536	**Subtotal NSF**
		0.30		461	Department Circulation Factor
				1,997	**Subtotal DGSF**
Crew Quarters					
Sleeping Rooms	1	4	120	480	
Kitchen		1	280	280	
Dining Area	6	1	0	0	Included in kitchen area
Day Room		1	250	250	
Laundry Room		1	100	100	
Work Station/Report Writing		1	64	64	
Staff Restroom with Shower		2	96	192	
				1,366	**Subtotal NSF**
		0.25		342	Department Circulation Factor
				1,708	**Subtotal DGSF**
Garage					
Apparatus Bays	6	3	600	1,800	
Workbench & Tool Storage		1	150	150	
Compressor Nook		1	25	25	
Exercise Area		0	300	0	Included in open appartus bay
Decontamination Laundry Room		1	100	100	
Decontamination Washroom		1	100	100	Include shower
Secure Medical Supply Storage		1	25	25	2 hour fire rated construction
				2,200	**Subtotal NSF**
		0.05		110	Department Circulation Factor
				2,310	**Subtotal DGSF**
				6,014	**Subtotal DGSF**
		0.10		601	Building Grossing Factor
				6,616	**GRAND TOTAL INDOOR SPACE**

CCHD Replacement Facility Space List

Space Name	20-year Projections				Comments
	Positions	# Areas	Net Area	Total Area	
Exterior					
Outdoor Covered Patio/BBQ Area		1	200	200	
Fuel Storage (diesel and gas)		1		0	
Radio Antenna		1		0	
Vehicle Wash Bay with Drain		1		0	
Flagpole					

Draft 1/5/22

Cambria Community Healthcare District - Conceptual Cost Estimate Ambulance Facility

New facility for the Cambria Community Healthcare District - Conceptual Cost Estimate Ambulance Facility

Cost / sf has been prorated for foundation, floor structures, roofing, etc. due to the cost model utilizing gross building area.

Building Area = 6,616 SF **Site Area =** 26,000 SF 0.60 Acres

Building Site = *"As a function of the Building Area"* Date Prepared: 1/4/2022

		Building Cost Model A - Typical Quality Construction			Building Cost Model B - Modular Quality Construction		
No.	System	Model A System Selection		Cost/SF	Model B System Selection		Cost/SF
A	**Replacement Building**	**6,616 SF**			**6,616 SF**		
	Vertical Structure	Concrete Walls, Structural Steel & Metal stud wall system	$	35.00	Same as cost model B - Modular	$	135.50
	Horizontal Structure	Concrete foundation, structural steel, metal roof deck	$	55.00	Same as cost model A or precast concrete plank and concrete fill	$	-
	Roofing Material	Roofing tile and/or BU roof	$	25.00	Standing seam metal roofing and/or BU roof	$	-
	Exterior Finish	Stucco / CMU with some architectural features	$	32.00	Same as cost model A or architectural featured tilt-up concrete	$	-
	Exterior Fenestrations	High performance dual pane aluminum windows (15%) , security door and hardware	$	30.00	Same as cost model A	$	-
	Interior Partitions	Open plan with moveable partitions, framed office and corridor partitions	$	20.00	Raised access floor system with moveable partitions, framed office and corridor partitions	$	-
	Doors and Windows	Solid-core interior doors with welded metal frames, hi & low security hardware	$	15.00	Same as cost model A, glazed interior doors when appropriate	$	-
	Interior Finishes						
	Floor Finishes	Epoxy, carpet and vinyl flooring - rubber at exercise room, medium and high quality	$	10.00	Same as Cods Model A with High quality carpet tile	$	-
	Wall Finishes	Paint, vinyl & fabric wall covering	$	5.50	Same as cost model A	$	-
	Bathroom & Locker Finishes	Ceramic tile, basic layout	$	25.00	Same as cost model A with architectural layout and stone veneer	$	-
	Ceiling Finishes	Medium quality suspended acoustical tile, hard ceiling	$	8.00	High quality suspended acoustical tile, hard ceiling	$	-
	Interior - case work, specialties & misc. interior	Medium quality case-work, trims & finish carpentry, storage, kitchen, Laundry & various specialties	$	30.00	High quality case-work, trims and finish carpentry - hard countertops	$	30.00
	Vertical Transportation	Stairs and one elevator	$	-	Stairs and one elevator	$	-
	Plumbing System	Restroom, Showers, Kitchen, Laundry & Breakroom	$	16.00	Partial model B - Modular	$	12.00
	Plumbing Fixtures	Standard and trims	$	20.00	Partial model B - Modular	$	15.00
	Fire Protection	Standard wet & dry systems	$	8.50	Partial model B - Modular	$	8.50
	HVAC System	HVAC System	$	35.00	Partial model B - Modular	$	25.00
	Electrical Power Distribution	Power with battery backup and surge suppression + generator backup	$	35.00	Partial model B - Modular	$	25.00
	Electrical Lighting and Controls	Lighting with occupancy sensor and full lighting control	$	8.50	Partial model B - Modular	$	8.50
	Low Voltage and Security System	Data, Security and Access control	$	12.00	Partial model B - Modular	$	12.00
	Subtotal Building		$	426.00		$	272.00
	Building area	6,616 sf			6,616 sf		
	Subtotal Building Construction Cost	$425.9 Per SF	**$**	**2,818,000**	$271.46 Per SF	**$**	**1,796,000**
B	**Site Cost**						
	Site & Building Demolition	Demo existing buildings, AC paving, & misc.	$	216,300	Same as Cost Model A	$	216,300
	Site Utilities (assumed to be minimal)	Standard among all cost models based on site selection	$	63,750	Standard among all cost models based on site selection	$	63,750
	Site Development	Clear & grub, minor cut & fill, grading	$	281,745	Clear & grub, minor cut & fill, grading	$	281,745
	Flatwork	Walkways and roads interconnecting site / buildings, parking	$	199,300	Walkways and roads interconnecting site / buildings, parking	$	199,300
	Fence & Site Stairs	Standard and Security fence & Gates	$	113,000	Same as Cost Model A	$	113,000
	Landscaping	Complete basic landscaping & irrigation	$	104,500	Complete basic landscaping & irrigation	$	104,500
	Site Electrical, Low Voltage, Security & Generator	Site Electrical, Low Voltage, Security & Generator	$	213,750	Site Electrical, Low Voltage, Security & Generator	$	213,750
	Canopy, Furnishing & Site Misc.	Canopy, planter box, flag poles, site furnishing, monument sign & Misc.	$	15,000	Canopy, planter box, flag poles, site furnishing, monument sign & Misc.	$	15,000
	Trash Enclosure	Pad, CMU wall and gate	$	71,150	Pad, CMU wall and gate	$	71,150
	Generator Pads	Pad, CMU wall and gate	$	32,350	Generator Pads	$	32,350
	Communications Tower	Wall / Roof Connection , 40 LF tower & power / data connection to building	$	180,576	Wall / Roof Connection , 40 LF tower & power / data connection to building	$	180,576
	CMU	Pad, CMU wall and gate	$	95,000	Pad, CMU wall and gate	$	95,000
	Subtotal Site		$	1,586,421		$	1,586,420
	Site area	*"As a function of the Building Area"*	$	239.79	*"As a function of the Building Area"*	$	239.79
	Total Site Construction cost (hard cost only)	$61.00 Per SF	**$**	**1,586,000**	$61.00 Per SF	**$**	**1,586,000**

C	**Subtotal Buildings & Site Construction Cost (A+B)**	**$**	**4,404,000**	**$666 Per SF**	**$**	**3,382,000**	**$511 Per SF**
D	Budget & Estimate Contingency and market conditions	$	661,000	15.00%	$	338,000	10.00%
E	Escalation to the MP of Construction at 5% per year for 35 Months	$	738,000	14.58%	$	542,000	14.58%
F	**Total Building & Site Construction Cost**	**$**	**5,803,000**	**$877.0 Per SF**	**$**	**4,262,000**	**$644.0 Per SF**
	Building & Site Soft Cost - Estimated Costs	$	1,820,000		$	1,820,000	
G	**Total Building & Site Project Cost** (Soft & Hard)	**$**	**7,623,000**	**$1,152.00 Per SF**	**$**	**6,082,000**	**$919.00 Per SF**

Notes:

1 - Based on the recent study of Vanir - the impact of the COVID-19 for new construction projects starting from mid 2023 could be very minimal.

Cambria Community Healthcare District
Replacement Facility

PROJECT COST SUMMARY
Model A - Standard Construction

PROJECT: CCHD Replacement Facility
LOCATION: Cambria, California
CLIENT: CCHD
BRIDGING ARCHITECT: Unknown
PROJECT MANAGER: Unknown
TEMPLATE: Design-Build

CURRENT DATE:	1/5/2022
EST. / CURRENT CCCI:	8072
DATE ESTIMATED:	1/4/2022
ESTIMATED BY:	VCM
START OF CONSTRUCTION:	5/1/2024
CONSTRUCTION COMPLETE:	6/30/2025

DESCRIPTION
The Cambria Community Healthcare District is planning for a new replacement facility of 6,616 SF. The one story building will include amdinistration office and multipurpose room, crew quarters, appartus bays with exercise area, and support functions including fuel island and generator. The existing site will be vacated for construction and the existing facility will be demolished.

ESTIMATE SUMMARY

Sitework				$1,586,000
Building Construction				$2,818,000
Contingency				$661,000
			Base Bid	$5,065,000
Add Alternate, include only if funds allow:				
Additive Alternate #1:				$0
Additive Alternate #2:				$0
Additive Alternate #3:				$0
ESTIMATED TOTAL CURRENT COSTS:				$5,065,000
Adjust CCCI from/to:	Dec-21 8072		Dec-21 8072	$0
ESTIMATED TOTAL CURRENT COSTS AS OF:	January 2022			$5,065,000
	Months	Rate		
Escalation to Start of Construction:	28	0.42%		$590,921
Escalation to Mid Point:	7	0.42%		$147,730
ESTIMATED TOTAL CURRENT COSTS WITH ESCALATION:				$5,792,985
Change Order Contingency:			5.00%	$289,649.24
ESTIMATED TOTAL CONSTRUCTION COST:				$6,082,634

Cambria Community Healthcare District
Replacement Facility

SUMMARY OF COSTS BY PHASE

CURRENT DATE: 1/5/2022
DATE ESTIMATED: 1/4/2022

PROJECT: CCHD Replacement Facility
LOCATION: Cambria, California

Construction Duration:	15 Months	
Estimated Contract:	$5,792,985	$5,792,985
Estimated Contingency:	$289,649	$289,649
	$6,082,634	$6,082,634

CATEGORY	Acquisition Study	Preliminary Plans	Working Drawings	Construction	TOTAL
ARCHITECTURAL & ENGINEERING SERVICES					
A&E Design (Bridging)	$0	$200,000	$0	$0	$200,000
DBE Design Services			$350,000		$350,000
Construction Inspection/Travel	$0	$0	$0	$200,000	$200,000
Advertising, Printing & Mailing	$0	$0		$0	$0
DBE Stipend		$20,000			$20,000
SUBTOTAL A&E SERVICES	$0	$220,000	$350,000	$200,000	$770,000
OTHER PROJECT COSTS					
Special Consultant (Soils/Survey)	$0	$0	$0	$0	$0
Materials Testing	$0	$0	$0	$60,000	$60,000
Commissioning	$0	$0	$5,000	$30,000	$35,000
Project/Const Mgmt.	$0	$125,000	$80,000	$375,000	$580,000
Appraised Land Value	$0	$0	$0	$0	$0
Connection Fees/Permits	$0	$0	$100,000	$0	$100,000
Needs Assessment	$0	$0	$0	$0	$0
Real Estate Due Diligence	$0	$0	$0	$0	$0
County Fire	$0	$0	$10,000	$15,000	$25,000
Agency Retained Items (FF&E)	$0	$0	$0	$250,000	$250,000
FF&E iincludes $50k for Loose Furniture, $50k for IT Network Equipment, $100k for misc.					
SUBTOTAL OTHER PROJ COSTS	$0	$125,000	$195,000	$730,000	$1,050,000
TOTAL ESTIMATED PROJECT COST	$0	$345,000	$545,000	$7,012,634	$7,902,634
LESS FUNDS AUTHORIZED	$0	$0	$0	$0	$0
LESS FUNDS ALLOCATED, NOT AUTHORIZED	$0	$0	$0	$0	$0
CARRY OVER	$0	$0	$0	$0	$0
BALANCE OF FUNDS REQUIRED	$0	$345,000	$545,000	$7,012,634	$7,902,634

CURRENT DATE: 1/5/2022
DATE ESTIMATED: 1/4/2022

PROJECT: CCHD Replacement Facility
LOCATION: Cambria, California
DOF PROJ. I.D. NO.: 0

Cambria Community Healthcare District
Replacement Facility

PROJECT COST SUMMARY
Model B - Modular Construction

	CURRENT DATE:	1/5/2022
PROJECT: CCHD Replacement Facility	EST. / CURRENT CCCI:	8072
LOCATION: Cambria, California	DATE ESTIMATED:	1/4/2022
CLIENT: CCHD	ESTIMATED BY:	VCM
BRIDGING ARCHITECT: Unknown		
PROJECT MANAGER: Unknown	START OF CONSTRUCTION:	5/1/2024
TEMPLATE: Design-Build	CONSTRUCTION COMPLETE:	6/30/2025

DESCRIPTION
The Cambria Community Healthcare District is planning for a new replacement facility of 6,616 SF. The one story building will include amdinistration office and multipurpose room, crew quarters, appartus bays with exercise area, and support functions including fuel island and generator. The existing site will be vacated for construction and the existing facility will be demolished.

ESTIMATE SUMMARY

Sitework				$1,586,000
Building Construction				$1,796,000
Contingency				$507,000
			Base Bid	$3,889,000
Add Alternate, include only if funds allow:				
Additive Alternate #1:				$0
Additive Alternate #2:				$0
Additive Alternate #3:				$0
ESTIMATED TOTAL CURRENT COSTS:				$3,889,000
	Dec-21		Dec-21	
Adjust CCCI from/to:	8072		8072	$0
ESTIMATED TOTAL CURRENT COSTS AS OF:	January 2022			$3,889,000
	Months	Rate		
Escalation to Start of Construction:	28	0.42%		$453,720
Escalation to Mid Point:	7	0.42%		$113,430
ESTIMATED TOTAL CURRENT COSTS WITH ESCALATION:				$4,445,483
Change Order Contingency:			5.00%	$222,274.17
ESTIMATED TOTAL CONSTRUCTION COST:				$4,667,758

Cambria Community Healthcare District
Replacement Facility

SUMMARY OF COSTS BY PHASE

CURRENT DATE: 1/5/2022
DATE ESTIMATED: 1/4/2022

PROJECT: CCHD Replacement Facility
LOCATION: Cambria, California

Construction Duration:	15 Months	
Estimated Contract:	$4,445,483	$4,445,483
Estimated Contingency:	$222,274	$222,274
	$4,667,758	$4,667,758

CATEGORY	Acquisition Study	Preliminary Plans	Working Drawings	Construction	TOTAL
ARCHITECTURAL & ENGINEERING SERVICES					
A&E Design (Bridging)	$0	$200,000	$0	$0	$200,000
DBE Design Services			$350,000		$350,000
Construction Inspection/Travel	$0	$0	$0	$200,000	$200,000
Advertising, Printing & Mailing	$0	$0		$0	$0
DBE Stipend		$20,000			$20,000
SUBTOTAL A&E SERVICES	$0	$220,000	$350,000	$200,000	$770,000
OTHER PROJECT COSTS					
Special Consultant (Soils/Survey)	$0	$0	$0	$0	$0
Materials Testing	$0	$0	$0	$60,000	$60,000
Commissioning	$0	$0	$5,000	$30,000	$35,000
Project/Const Mgmt.	$0	$125,000	$80,000	$375,000	$580,000
Appraised Land Value	$0	$0	$0	$0	$0
Connection Fees/Permits	$0	$0	$100,000	$0	$100,000
Needs Assessment	$0	$0	$0	$0	$0
Real Estate Due Diligence	$0	$0	$0	$0	$0
County Fire	$0	$0	$10,000	$15,000	$25,000
Agency Retained Items (FF&E)	$0	$0	$0	$250,000	$250,000
FF&E iincludes $50k for Loose Furniture, $50k for IT Network Equipment, $100k for misc.					
SUBTOTAL OTHER PROJ COSTS	$0	$125,000	$195,000	$730,000	$1,050,000
TOTAL ESTIMATED PROJECT COST	$0	$345,000	$545,000	$5,597,758	$6,487,758
LESS FUNDS AUTHORIZED	$0	$0	$0	$0	$0
LESS FUNDS ALLOCATED, NOT AUTHORIZED	$0	$0	$0	$0	$0
CARRY OVER	$0	$0	$0	$0	$0
BALANCE OF FUNDS REQUIRED	$0	$345,000	$545,000	$5,597,758	$6,487,758