



Cambria Community Healthcare District
Ambulance Station/Administrative Offices
Pre-Design Services

January 25, 2022



Cambria Community Healthcare District Feasibility Study

Narrative and Summary

Introduction

Vanir Construction Management, Inc. (VCM) was engaged by the Cambria Community Healthcare District (CCHD) to:

1. Evaluate their current facilities for deficiencies and continued use;
2. Develop an architectural space program that identifies current and future space needs for the district, and;
3. Prepare feasibility and conceptual design studies that address the current conditions and current and future needs of the district.

The narrative and summary that follows presents the highlights, considerations, and conclusions for each of these tasks.

Facility Condition Assessment

VCM evaluated the conditions of the existing facilities at a building systems level. The Facility Condition Assessment (FCA) included the current administration, tenant, and crew quarters areas, as well as the flat area of the site adjacent to Main Street. The FCA did not include 2535 Main Street, as this building has previously been 'red tagged' by the County, is no longer occupied, and is expected to be demolished.

Primary findings of the FCA for building systems and major components include:

- **Structure** - Overall, the structure is in relatively good condition with some areas of moisture damage on walls and roof decking. Paved areas and the ground are too close to the wall construction leading to moisture intrusion. Additionally, the current construction does not meet current building code requirements for an essential services facility.
- **Exterior Envelope** - All exterior windows and doors are beyond their useful life. The roof is a newer single ply membrane in good condition.
- **Interior Construction** – All interior finishes are beyond their useful life. Doors, hardware, and restrooms do not meet current building codes and accessibility requirements. While not part of the scope of this review, it's likely there are some areas of potentially 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. The electrical system is particularly poor and potentially dangerous.
- **Fire Protection** – No fire protection systems were observed including sprinklers, standpipes, automatic fire alarm system, backup emergency power, or emergency lighting (one portable device was observed).
- **Equipment and Furnishings** – All built in equipment and furnishings are beyond their useful and don't meet current accessibility requirements.

- Site Improvements and Site Utilities – Site lighting is poor, proper drainage away from the building is not provided, some areas of the existing debris wall have failed, some paved areas are in poor condition.

The FCA includes a calculation of the Facility Condition Index (FCI). The FCI is an industry standard measurement used to compare relative building conditions. The FCI is a 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.

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

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 current cost to address the deficiencies noted will be \$1,785,613 versus total replacement cost of \$2,660,000 for the existing facility. **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.

It should be noted that **the replacement cost used to calculate the FCI is based on replacing the existing building ‘like for like’ and assumes current costs with no escalation** (this is construction cost not project cost). Even if the District were to replace the existing building in a ‘like for like’ fashion the facility would still be operationally and functionally deficient to meet current and future needs.

Architectural Space Program

As a predecessor to the space program, VCM and the CCHD working group developed space standards for offices for administrative personnel to ensure the size of these spaces are fair, reasonable, and in line with similar spaces for other public agencies.

The architectural space program was developed over a series of meetings and represents a lean program that addresses the current and future functional needs of the district very efficiently. The program is divided into three sections:

1. Administration – this area includes offices, triage room, copy/workroom, secure file area, multipurpose room, and public reception area.
2. Crew Quarters – this area includes sleeping rooms, kitchen and dining area, dayroom, and other crew support functions.
3. Apparatus Bays – this area includes indoor accommodations for CCHD ambulances, crew exercise area, workbench and tool storage, decontamination laundry room, decontamination washroom, and secure medical supply storage.

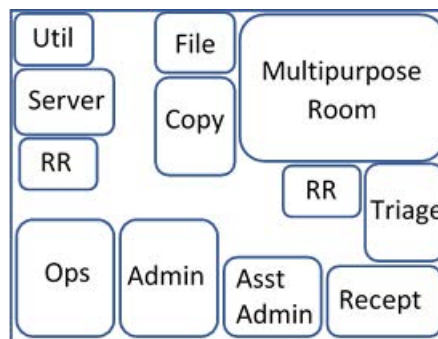
The space program includes factors for circulation, mechanical and electrical space, wall thickness, etc. Per the final space program, the **total indoor space required is 6,616 square feet**; this compares to the existing facility of approximately 3,800 square feet.

In addition to indoor space, several necessary exterior features were identified including an outdoor patio/BBQ area for staff, fuel storage and dispensing (diesel and gasoline), communications antenna, vehicle wash bay, and flagpole.

Feasibility and Conceptual Design Studies

Block Diagrams

The conceptual design studies began with development of ‘block diagrams’ representing the individual program spaces within a block sized for the overall area of each section of the building. Using the Administration area as an example, the block diagram shows each individual space within a block representing the overall program square footage for the area:



This exercise helps verify the assumptions in the space program and offers a ‘proof of concept’ that the spaces can be arranged in a way that accommodates functional and operational needs within the area provided.

Feasibility Studies

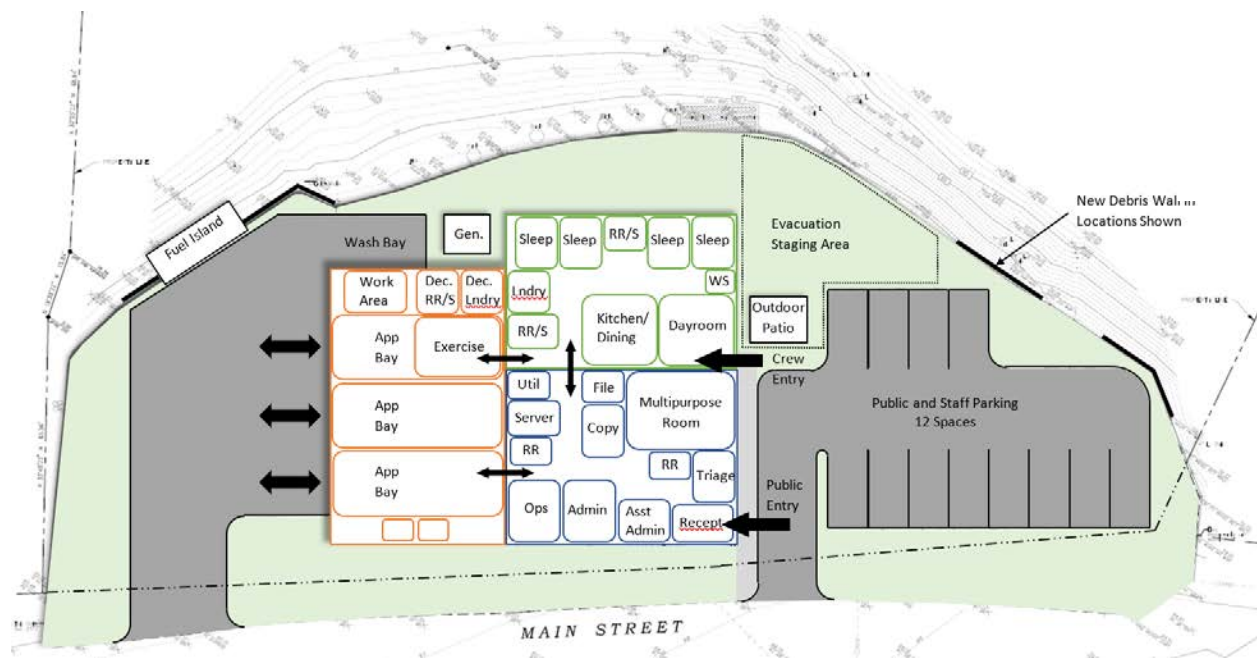
Using the ‘block diagrams’ a series of studies were developed placing the diagrams in various configurations on the site. Several issues became apparent during this exercise:

1. The size and configuration of the site presents challenges. The flat area of the site adjacent to Main Street, with its half-moon shape and hillside above, limits potential solutions.
2. The size of the new building is significantly larger than the existing facility. This combined with the size of the available site, limits potential solutions.

- Six potential options were reviewed by the working group. Most options had some functional or operational issues that made them less than ideal.

One option best addressed nearly all needs and was selected by the group for further development. Highlights of this option include:

- Takes best advantage of the site shape and configuration
- Separates public/staff vehicles from the ambulances
- Allows ambulances to drive straight into the parking area instead of having to back in (current condition)
- Provides an evacuation staging area in the event of an emergency
- Building configuration allows desired internal connections between uses and allows desired public and staff entries.



The option above is not a design but a 'proof of concept' that the building program and necessary site features can be reasonably accommodated on the site.

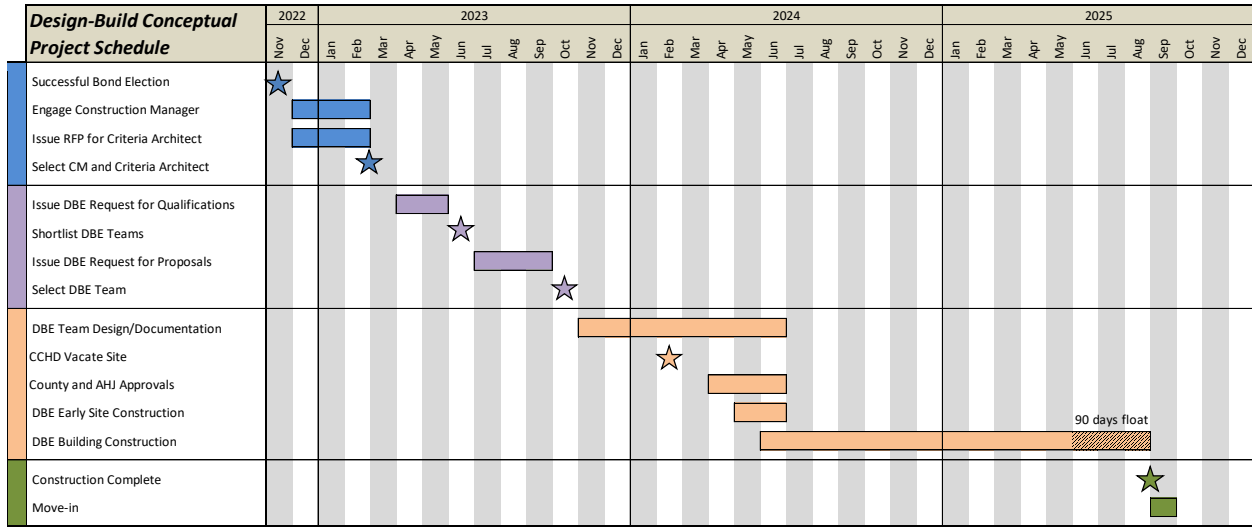
Cost Estimates

The option above was used as the basis to develop the cost estimate. It was decided by the group to develop cost estimates for a 'Model A - Standard Construction' version and a 'Model B - Modular Construction' version for comparison. We have defined 'standard construction' to mean a site fabricated building assembled with materials on the site in the way most projects are constructed. The 'modular construction' option would involve the building being assembled in sections in a shop or factory, shipped to the site, and assembled. It should be noted the cost estimates are conceptual in nature but are consistent with other similar projects that have been constructed for public agencies.

Basis of Cost Estimates for Standard and Modular Construction		
Building System	Model A - Standard	Model B - Modular
Substructure	Concrete foundation and slab	Concrete foundation and slab
Exterior Shell	CMU exterior walls, aluminum windows, hollow metal doors, metal roof deck and single ply roof membrane.	Metal stud exterior walls, aluminum windows, hollow metal doors, wood roof deck and single ply roof membrane.
Interiors	Metal stud partitions. Solid-core interior doors with welded metal frames. Finishes include carpet, vinyl, and epoxy floors; paint and vinyl wall coverings; and acoustic tile ceilings.	Same as Model A except knock-down metal frames at interior doors.
Services	<p><u>Plumbing</u> – copper water piping. Fixtures medium quality commercial grade.</p> <p><u>HVAC</u> – all electric heat pumps</p> <p><u>Fire Protection</u> – standard wet & dry systems</p> <p><u>Electrical</u> - Power with UPS battery backup and surge suppression. Lighting - LED fixtures with occupancy sensors and full lighting controls</p>	<p><u>Plumbing</u> – PEX water piping. Fixtures medium quality commercial grade.</p> <p><u>HVAC</u> – same as Model A</p> <p><u>Fire Protection</u> – same as Model A</p> <p><u>Electrical</u> – same as Model A</p>
Equipment & Furnishings	Medium quality casework, trim & finish carpentry, storage, kitchen, and laundry	Same as Model A
Sitework	<p>Sitework includes removing existing structures, grading and utilities for new building, parking and walkways, and landscaping.</p> <p>Other features include: <i>Debris wall & drainage replacement</i> <i>Backup generator</i> <i>Solar battery storage</i> <i>Roof mounted solar panels</i> <i>Communications tower</i></p>	Same as Model A

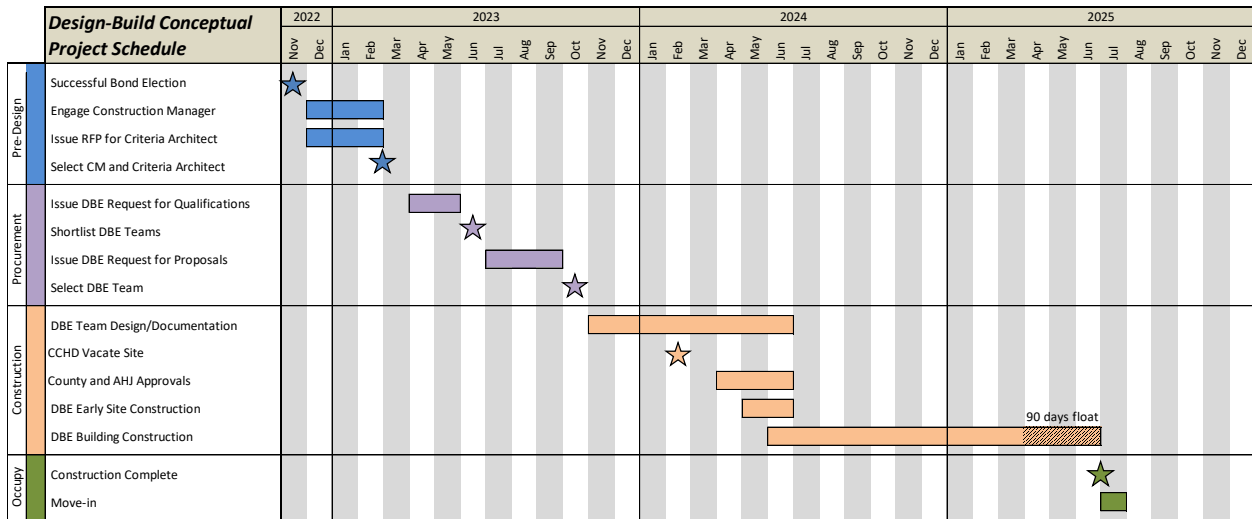
Part of the development of the cost estimates includes incorporating a likely schedule for the work. Based on the expectation of a November 2022 bond election, a project schedule using the Design-Build procurement methodology was developed.

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



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**Cambria Community Healthcare District - Replacement Facility
Model B - Modular Construction**



Vanir Construction Management, Inc. 1/7/21

The cost estimates are based on current costs and are escalated to the midpoint of construction. Prior to Covid-19 we assumed an annual construction cost escalation rate of 5%, which historically has proven to be reasonably accurate. In 2021 the California Department of General Services (DGS) tracked cost escalation of 13.4%, due primarily to the effects of Covid-19 on the supply chain. Based on this recent history the cost estimate includes escalation of 10% in 2022, 5% in 2023, and 5% in 2024. We note the average of these three years is 6.7%; the average escalation for 2019 – 2021 was 6.6%.

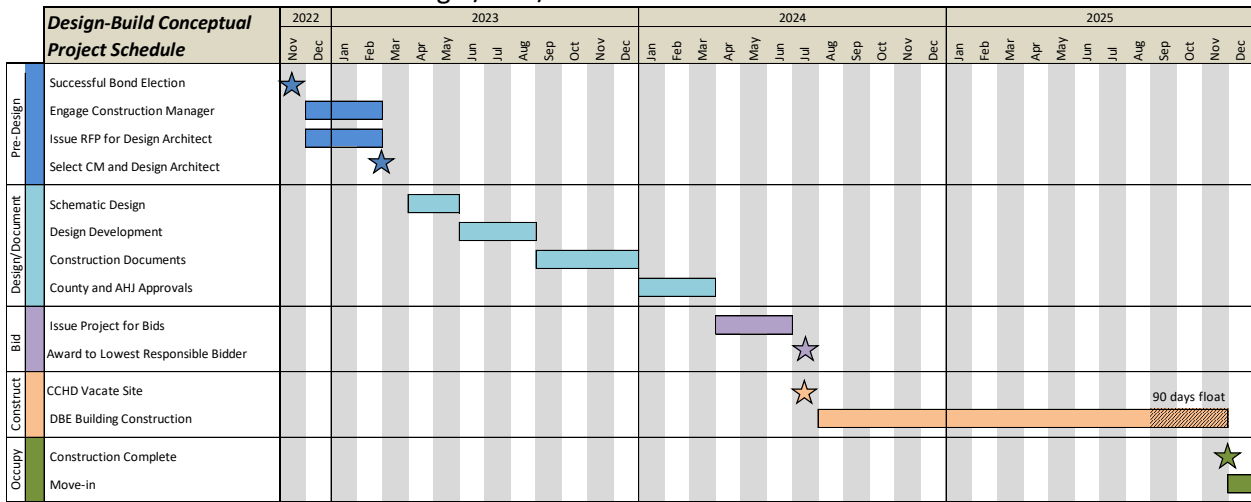
California Construction Cost Escalation 2021-2012*									
2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
13.40%	2.80%	3.60%	1.30%	3.50%	4.40%	2.20%	1.30%	2.30%	1.50%

* Per California Department of General Services, Real Estate Services Division

3 Year Average (2021 - 2019) = 6.60%

For comparison purposes VCM also developed a project schedule based on the Design-Bid-Build (DBB) method of procurement. The schedule below confirms the Design-Build options are 4-5 months faster for project delivery than traditional Design-Bid-Build.

**Cambria Community Healthcare District - Replacement Facility
Design / Bid / Build - Standard Construction**



Vanir Construction Management, Inc. 1/7/21

A summary of the costs for standard construction (Model A) and modular construction (Model B) are below:

Cambria Community Healthcare District Replacement Facility Cost Models		
	Cost Model A Standard	Cost Model B Modular
Total Building & Site Construction Cost (Hard cost only)	\$6,367,000	\$5,159,000
CCHD Soft Costs – design and management fees, permits, FF&E, testing and inspections, change order contingency	\$2,138,350	\$2,077,950
Total Project Cost (Hard + Soft Costs)	\$8,505,350	\$7,236,950

In the table above the Total Building & Site Construction Cost is the amount of the contract with the Design-Build Entity (DBE). The CCHD Soft Costs is an estimate of other expenses the District will likely

incur during the design and construction of the project; adding this to the hard costs provides the Total Project Cost that the District should be budgeting for.

Comparison of Standard and Modular Construction		
Building System	Model A - Standard	Model B - Modular
Cost	More expensive, primarily related to prevailing wage rates for construction workers.	Less expensive, primarily related to non-prevailing wage rates for work performed in the factory.
Schedule	Approximately 2 months longer schedule related to linear construction path and potential for weather delays during construction.	Approximately 2 months shorter schedule related to overlapping construction path and reduced weather delays.
Design Flexibility	Offers complete design flexibility to meet District operational and functional needs. Also offers full range of aesthetic options for interior and exterior design. Ground up construction offers opportunities for longer roof spans resulting in less interior structure.	Limited design flexibility to meet District operational and functional needs. Most limitations are related to shipping such as weight, size of modules, and lighter weight materials. Also, limited palette of choices for building systems and fixtures based on manufacturers standards.
Durability	Standard Construction allows for a wider range of construction materials, regardless of weight or ability to be shipped. The cost estimate is base on using masonry exterior walls. Standard construction is the norm for essential services buildings and these buildings are typically designed to last at least 50 years with regular maintenance.	Modular construction uses lighter weight materials which may be less durable, such as metal stud walls in place of masonry. Modular construction has been used for essential services buildings; they tend to require more regular maintenance/repairs and are expected to last approximately 20 years before major renovations are required.
Code Compliance	Will meet all applicable code requirements, including those for essential services facilities.	Will meet all applicable code requirements, including those for essential services facilities.

Conclusion

Ultimately, the choice between Standard and Modular construction comes down to weighing several factors:

1. Initial cost versus long term value
While modular construction is initially the lower cost option, we believe standard construction offers the District the best value over the long term. Standard construction will last longer and require less regular maintenance.
2. The value of design flexibility
Standard construction offers the District the most design flexibility to meet the Districts needs. Ground up construction offers the possibility to free span the office areas, crew quarters, and

apparatus bays, giving total flexibility for interior layout and changes in the future. Modular construction has limitations on structure location, shipping size, and standard design features. Deviating from the manufacturer's standards reduce the cost savings of this option.

3. The value of durability

Standard construction offers the full selection durable construction materials and finishes; modular construction is somewhat limited by weight and shipping. Proper selection of materials exposed to the marine environment will play a large factor in the building's life span. Bear in mind that essential services facilities, such as your new facility, are staffed 24 hours per day. These buildings tend to experience more wear and tear than other buildings, making interior and exterior durability a key component of decision making.

While the cost for the modular option is lower, **VCM recommends CCHD plan for the Standard Construction option.** We believe long term value, design flexibility, and durability tilt in favor of the Standard Construction option. Additionally, planning the project based on the Standard Construction option allows the Modular Construction option to still be considered as the project moves forward; planning for the lower cost Modular Construction option would preclude consideration of the Standard Construction option due to cost. Additionally, currently there are more unknowns with the modular option (such as restrictions on design solutions and durability) that represent risk to the project and to the CCHD.



Cambria Community Healthcare District

Facility Condition Assessment
Final January 25, 2022

This Facility Condition Assessment for the Cambria Community Healthcare District Offices and Crew Quarters reviews the current physical conditions of the facility and develops costs to repair or replace the building. The building currently houses the CCHD Administrative Offices, CCHD Crew Quarters, and Community Health Centers tenant spaces.



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Cambria Community Healthcare District Facility Condition Assessment

Table of Contents

Introduction.....	1
Methodology.....	1
Cost Estimating.....	3
Facility Condition Index.....	4
Facility Condition Assessment.....	5
Existing Condition Photographs.....	11



Cambria Community Healthcare District
Facility Condition Assessment



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Facility Condition Assessments

Introduction

Vanir Construction Management, Inc. was engaged by the Cambria Community Healthcare District to perform a facility condition assessment of their offices, crew quarters, and ambulance facilities. The facility condition assessment was conducted on November 8, 2021 and included access to all interior and exterior areas of the facility. The facility is operational and is occupied by CCHD and a tenant, CHC.

This facility condition assessment and analysis of existing conditions provides systems level information of the current building and equipment conditions, reports notable physical or operational deficiencies, and provides recommendations and corresponding estimates of probable costs for the repair or replacement work. The report provides a summary of the facility information found at the time of the study, including evaluation of visually apparent conditions of the property.

Methodology

Pre-Assessment

Prior to performing the assessment all available information, including date of construction, gross square footage of building, use of property, and plans and drawings, was provided to the assessment team for review. Vanir interviewed CCHD staff to identify specific building data and information that was not able to be determined through either the documentation provided by the CCHD or during an assessment itself. Additionally, the interview sought input from occupants as to their experience and satisfaction with the building environment and conditions. This information provided the assessment team with a broader understanding and insight into some of the potential building and system issues prior to starting the physical assessment at the facility to support a more effective and comprehensive result.

Assessment

The assessment of the facility has been conducted in general accordance with industry standards. Visual non-destructive assessments were performed of the interior, exterior, and site components of the building, including the following major components and systems.

- o **Substructure and Structure.** The general condition of the structure was observed for visible signs of distress and deterioration. Types and sizes of structural components and their method used in the construction were reviewed in comparison to current day standards and design criteria; deviations were noted, but are not necessarily required to be corrected, unless specifically triggered by a significant modification to the building structure proposed by future improvement(s).



- **Exterior Envelope.** Visual evaluation of the condition of accessible roof systems, accessories, and details was performed. Exterior wall systems, window and door systems, and awnings were visually observed for evidence of deficiencies, continuity of seals, and other types of infiltration and discontinuity of the building envelope.
- **Interior Construction and Finishes.** All interior areas of the property were visually observed as to general condition, operability, wear, and continued use.
- **Plumbing, HVAC, and Electrical.** The age and condition of the MEP and related building components were observed, with comments provided on their condition, remaining life expectancy, and visible deficiencies.
- **Fire Protection.** The age and condition of the fire and life safety elements were reviewed and comments as to their condition and visible deficiencies were provided. The elements observed included means of egress, fire suppression systems, fire detection, and fire alarm systems.
- **Equipment and Furnishings.** Visual evaluation of fixed equipment and furnishings is performed, as applicable.
- **Site Improvements and Site Utilities.** Site Systems were visually observed for the removal of storm water and evidence of poor drainage and/or erosion potential. The condition of pavement, site concrete, retaining and site walls, fencing, and landscaping were reviewed.

Limitations of the Facility Condition Assessments

This assessment does not address or define the presence of hazardous materials as is typically performed by an industrial hygienist. Based on the age of the building and observed material size and appearance, assessors may note when “assumed” hazardous materials may be present; costs associated with the removal of any hazardous materials as associated with the repair or replacement of work has not been included in the costing. Although the building assessments and reports provide limited comments on general issues of accessibility, at the systems level a formal and thorough accessibility assessment for conformance to the accessibility codes and the Americans with Disabilities Act (ADA) is not necessary. The scope of services under which the Facility Condition Assessment was completed was visual in nature and was not intended to be destructive of property to gain access to hidden conditions. Neither destructive testing nor mechanical disassembly of components or equipment was performed. The evaluation does not include any environmental services such as: (without limitation) sampling, testing or evaluation of asbestos, lead-based paint, PCB’s, radon, water contaminants, indoor air quality, mold, or any potentially hazardous materials, air-borne toxins or issues.



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 Cost/SF Range + RSMMeans Benchmarking					
Building Types	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%.

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<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.

- o **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 fascia 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 is naturally durable or 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

Cambria Community Healthcare District
Facility Condition Assessment



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.

- o **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.
- o **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.
 - o **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/repared and traffic coated. Other issues observed include:
 - o Existing site lighting is poor. Additional lighting should be added to increase visibility and safety.
 - o 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.
 - o Existing debris wall has failed. Recommend installing concrete k-rail (or similar) to protect facilities and equipment.
 - o 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



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.

Cambria Community Healthcare District
Facility Condition Assessment



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Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



Ambulances parked behind building



Rear of building



Failing debris wall



Rear of building



Entrance to CHC



Debris wall behind facilities

Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



Crew quarters entry



Soffit detail



Roof with skylight



Newer Roofing



Newer Roofing



Soffit detail

Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



Window doesn't close properly



Casework



Non-ADA restroom



Ceiling at Kitchen



Non-ADA restroom



Exam Room

Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



Crew quarters



Laundry room



Emergency lighting



Non-compliant exterior outlet



Non-working wall heater



Evaporative cooler at CHC

Cambria Community Healthcare District
Facility Condition Assessment



Photos of facility existing conditions:



Non-compliant gas connection



Electric service hodge-podge of wiring



PG&E service nos. 1, 2, and 3



PG&E service no. 4



PG&E service pole

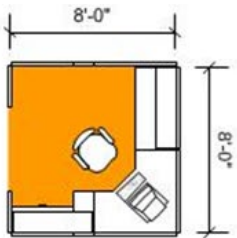


Electrical distribution panel

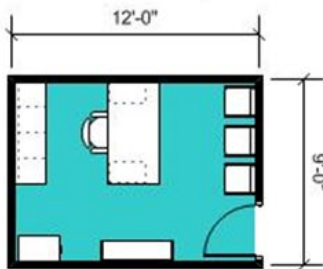
Space Standards

A number of sources were used to develop the sizes of individual rooms and areas for the space lists. These sources include the California Building Code, Americans with Disabilities Act, and other recently designed government and public safety facilities in California.

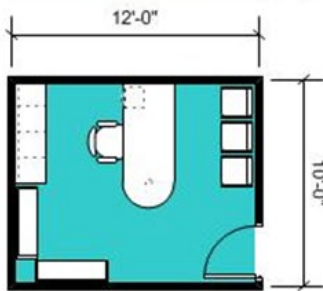
Typical offices used in the space lists are shown below with sizes and typical number of occupants and visitors.



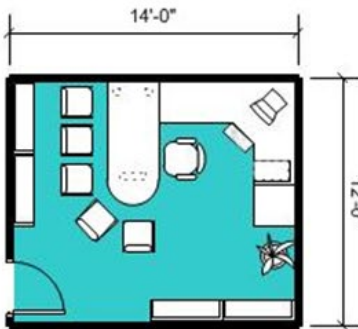
Modular Workstation – 64 square feet
Clerk, Technician, Secretary, Report Writing Station



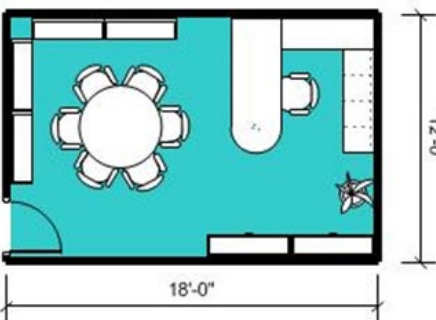
Small Office – 108 square feet
Chief Clerk, Sergeant, Supervisor, Deputy Probation Officer



Office – 120 square feet
Supervisor, Lieutenant, Investigator, Analyst, Manager



Large Office – 168 square feet
Captain, Deputy Commissioner, Office Manager, Special Prosecutor



Executive Office – 216 - 256 square feet
Sheriff, Chief Administrator, Supervisor, District Attorney, County Counsel

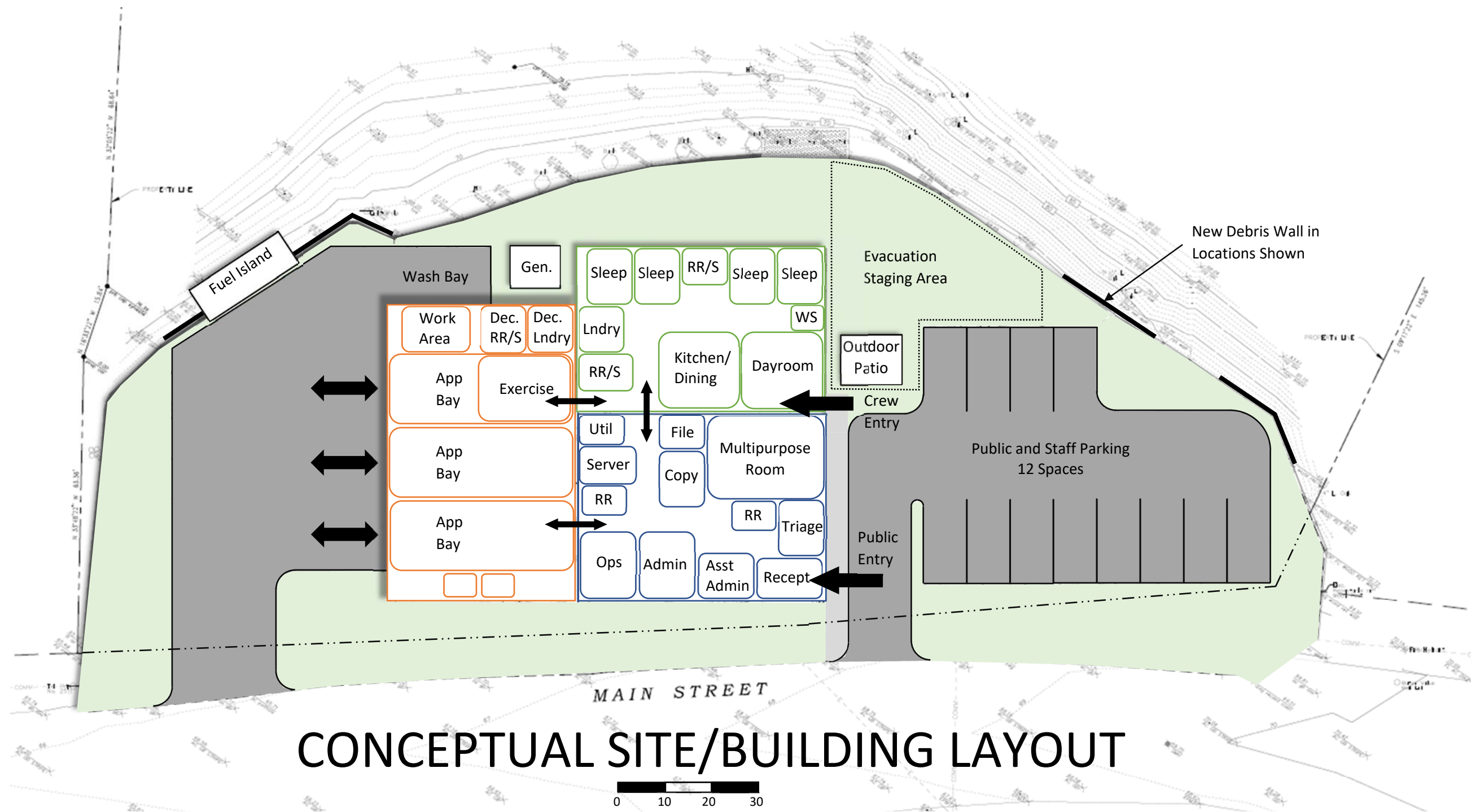
CCHD Replacement Facility Space List

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 apparatus 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

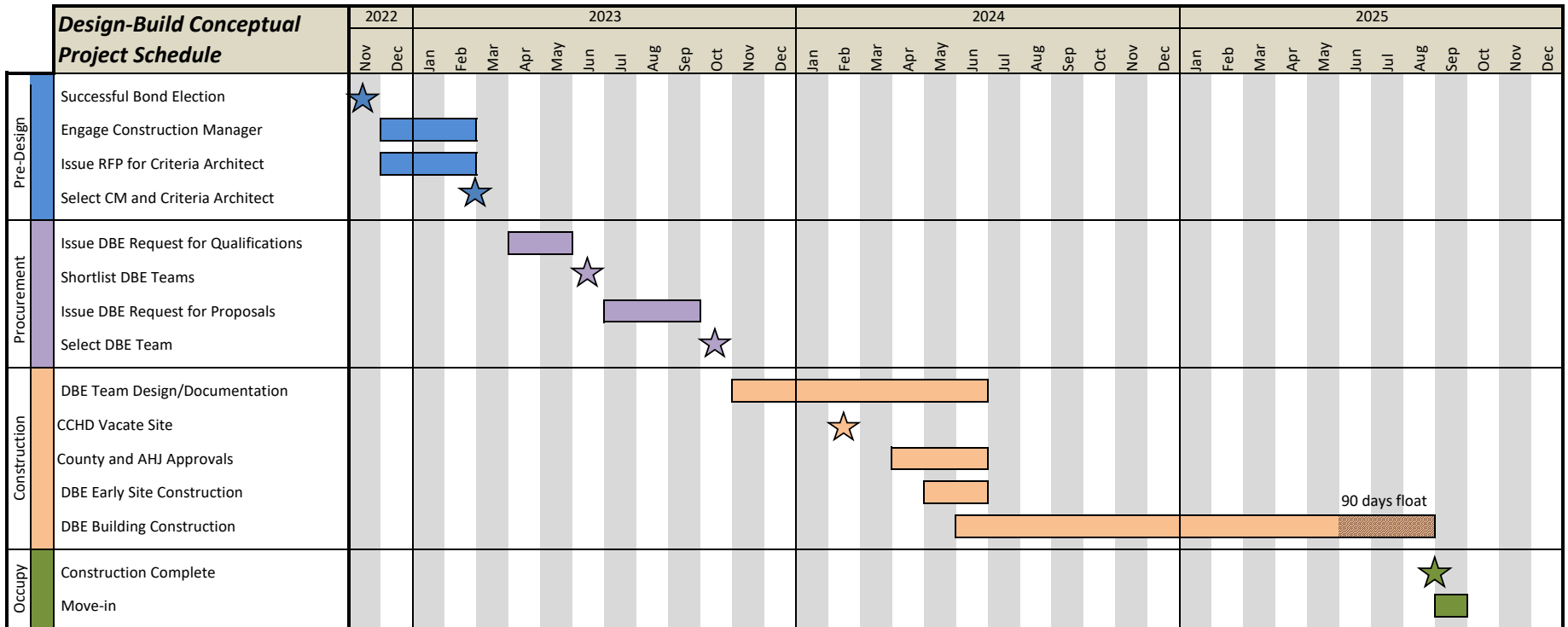
Space Name	20-year Projections				Comments
	Positions	# Areas	Net Area	Total Area	
Exterior					
Outdoor Covered Patio/BBO Area		1	200	200	
Fuel Storage (diesel and gas)		1		0	
Radio Antenna		1		0	
Vehicle Wash Bay with Drain		1		0	
Battery Storage?					
Ground Mounted Solar?					
Flagpole					

Draft 12/16/21



CONCEPTUAL SITE/BUILDING LAYOUT

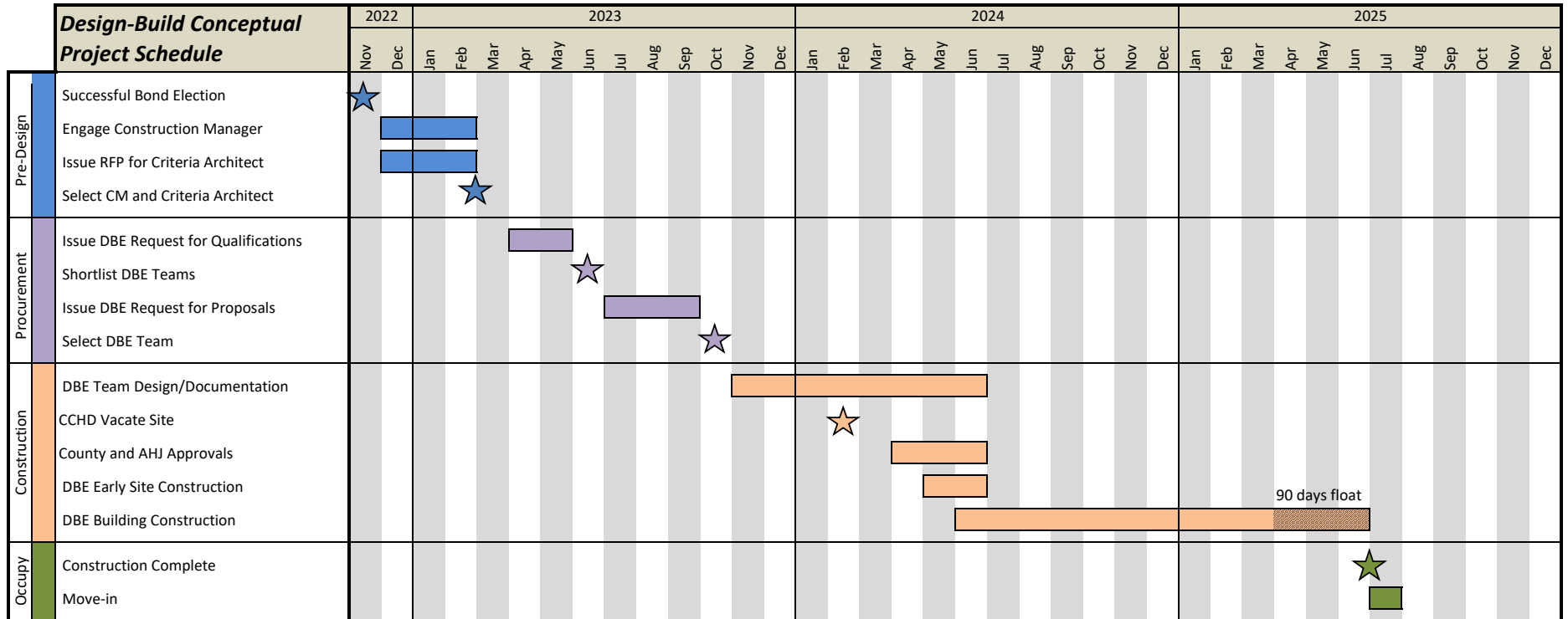
Cambria Community Healthcare District - Replacement Facility Model A - Standard Construction



Note: Construction duration includes 90 days of delay.

Vanir Construction Management, Inc. 1/7/21

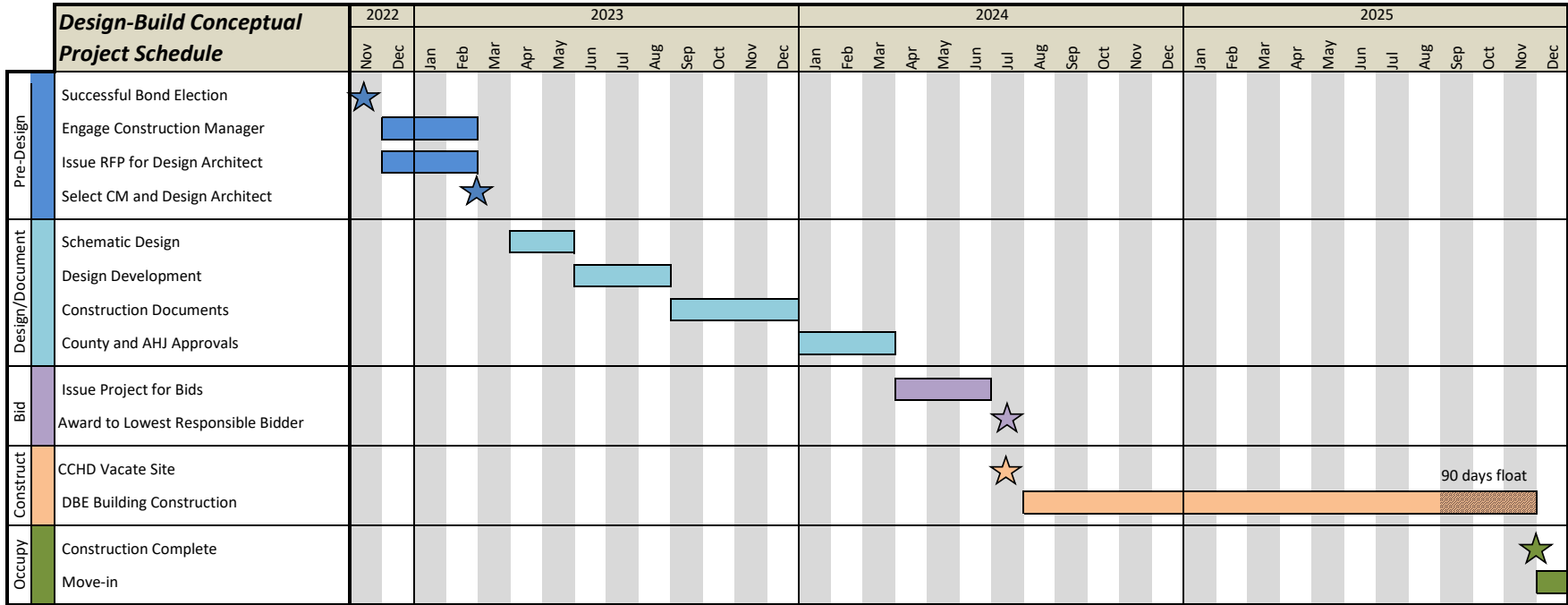
Cambria Community Healthcare District - Replacement Facility Model B - Modular Construction



Vanir Construction Management, Inc. 1/7/21

Note: Construction duration includes 90 days of delay.

Cambria Community Healthcare District - Replacement Facility Design / Bid / Build - Standard Construction



Note: Construction duration includes 90 days of delay.

Vanir Construction Management, Inc. 1/7/21

Cambria Community Healthcare District - Conceptual Cost Estimate Ambulance Facility					
The Cambria Community Healthcare District is planning for a new replacement facility of 6,616 SF. The one story building will include administration offices and multipurpose room, crew quarters, apparatus 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.					
Building Area = 6,616 SF		Site Area = 26,000 SF		0.60 Acres	
Building Site = "As a function of the Building Area"		Date Prepared: 1/10/2022 rev.			
		Building Cost Model A - Standard Construction		Building Cost Model B - Modular Quality Construction	
No.	System	Model A System Selection	Cost/SF	Model B System Selection	Cost/SF
Replacement Building		6,616 SF		6,616 SF	
A SUBSTRUCTURE					
A 10	Substructure	Concrete foundation and slab	\$ 40.00	Concrete foundation and slab	\$ -
B SHELL					
B 10	Superstructure - Roof Construction	Structural steel, metal deck	\$ 25.00	Wood/light gauge metal framing with plywood roof deck.	\$ -
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	\$ 87.00	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	\$ 135.50
B 30	Roofing Material	Single ply membrane roofing	\$ 25.00	Similar to cost model A, cost included in above	\$ -
C INTERIORS					
C 10	Interior Construction	Metal framed office and corridor partitions. Solid-core interior doors with welded metal frames, hi & low security hardware	\$ 35.00	Similar to cost model A except knock down door frames, cost included in above	\$ -
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.	\$ 48.50	Similar to cost model A, cost included in above	\$ -
D SERVICES					
D 20	Plumbing System	Distribution - Restroom, Showers, Kitchen, Laundry & Breakroom - Copper supply lines. Fixtures - medium quality commercial grade fixtures and trim	\$ 36.00	Similar to cost model A except PEX supply lines	\$ 36.00
D 30	HVAC	All electric 5 ton HVAC System - heat pumps	\$ 35.00	Similar to cost model A	\$ 30.00
D 40	Fire Protection	Standard wet & dry systems	\$ 8.50	Similar to cost model A	\$ 8.50
D 50	Electrical Power Distribution	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	Similar to cost model A	\$ 55.50
E EQUIPMENT & FURNISHINGS					
E 20	Furnishings	Medium quality case-work, trim & finish carpentry, storage, kitchen, laundry & various specialties	\$ 30.00	Same as cost model A	\$ 30.00
F SPECIAL CONSTRUCTION & DEMOLITION					
	None			Same as cost model A	
Subtotal Building			\$ 426.00		\$ 296.00
	Building area	6,616 sf		6,616 sf	
1	Subtotal Building Construction Cost	\$425.9 Per SF	\$ 2,818,000	\$295.50 Per SF	\$ 1,955,000

		Building Cost Model A - Standard Construction		Building Cost Model B - Modular Quality Construction	
No.	System	Model A System Selection	Cost/SF	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	\$ 216,300	Same as Cost Model A	\$ 216,300
G 10	Site Preparation - Site Clearing and Earthwork	Clear & grub, minor cut & fill, grading	\$ 281,745	Same as Cost Model A	\$ 281,745
G 20	Site Improvements - Flatwork	Walkways and roads interconnecting site / buildings, parking	\$ 199,300	Same as Cost Model A	\$ 199,300
G 20	Site Improvements - Landscaping	Complete basic landscaping & irrigation	\$ 104,500	Same as Cost Model A	\$ 104,500
G 20	Site Improvements - Grey Water Piping	Add for grey water piping - irrigation and as permitted for interior uses	\$ 15,000	Same as Cost Model A	\$ 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	\$ 113,000	Same as Cost Model A	\$ 113,000
G 20	Site Improvements - Site Furnishing & Site Misc.	Flag poles, site furnishings, monument sign & misc.	\$ 15,000	Same as Cost Model A	\$ 15,000
G 20	Site Improvements - Trash Enclosure	Pad, CMU wall and gate	\$ 71,150	Same as Cost Model A	\$ 71,150
G 20	Site Improvements - Generator Enclosure & Pad	Pad, CMU wall and gate	\$ 32,350	Same as Cost Model A	\$ 32,350
G 30	Site Civil/Mechanical Utilities (assumed to be minimal)	Standard among all cost models based on site selection	\$ 63,750	Same as Cost Model A	\$ 63,750
G 30	Site Civil/Mechanical Utilities - Fuel Island	Self contained storage and dispensing	\$ 95,000	Same as Cost Model A	\$ 95,000
G 40	Site Electrical Utilities - Electrical, Low Voltage, Security	Site Electrical, Low Voltage, Security	\$ 113,750	Same as Cost Model A	\$ 113,750
G 40	Site Electrical Utilities - Generator	80 kW Generator	\$ 100,000	Same as Cost Model A	\$ 100,000
G 40	Site Electrical Utilities - Communications Tower	Wall / Roof Connection, 40 LF tower & power / data connection to building	\$ 180,576	Same as Cost Model A	\$ 180,576
G 40	Site Electrical Utilities - Roof Mounted Photovoltaic System	50kw system - 3,500sf of 330w panels, roof mounting system, inverter	\$ 120,000	Same as Cost Model A	\$ 120,000
G 40	Site Electrical Utilities - Photovoltaic System Battery Storage	50kw battery backup system with controls	\$ 75,000	Same as Cost Model A	\$ 75,000
Subtotal Site			\$ 1,796,421		\$ 1,796,420
	Site area	"As a function of the Building Area"	\$ 271.53	"As a function of the Building Area"	\$ 271.53
2	Total Site Construction cost (hard cost only)	\$69.08 Per SF	\$ 1,796,000	\$69.08 Per SF	\$ 1,796,000
Subtotal Buildings & Site Construction Cost (1+2)					
		\$ 4,614,000	\$697 Per SF	\$ 3,751,000	\$567 Per SF
	Budget & Estimate Contingency and market conditions	\$ 692,000	15.00%	\$ 563,000	15.00%
	2022 Escalation at 10% per year for 12 Months	\$ 531,000	10.00%	\$ 431,000	10.00%
	2023 Escalation at 5% per year for 12 Months	\$ 265,000	5.00%	\$ 216,000	5.00%
	2024 Escalation to the MP of Construction at 5% per year. Model A - 12 Months, Model B - 11 Months	\$ 265,000	5.00%	\$ 198,000	4.58%
3	Total Building & Site Construction Cost	\$ 6,367,000	\$962.0 Per SF	\$ 5,159,000	\$780.0 Per SF
	Building & Site Estimated Soft Costs - Not in Bid	\$ 1,820,000		\$ 1,820,000	
	Change Order Contingency - Not in Bid	\$ 318,350	5.00%	\$ 257,950	5.00%
4	Total Building & Site Project Cost (Soft & Hard)	\$ 8,505,350	\$1,286.00 Per SF	\$ 7,236,950	\$1,094.00 Per SF
Notes:					
1. Costs include Contractor profit & overhead, general conditions, bonds, and insurance.					
2. Costs are based on Vanir Construction Management, Inc. database of publicly bid projects in California adjusted for the Central Coast					

Cambria Community Healthcare District
Replacement Facility

PROJECT COST SUMMARY
Model A - Standard Construction

PROJECT: CCHD Replacement Facility	CURRENT DATE:	1/10/2022
LOCATION: Cambria, California	EST. / CURRENT CCCI:	8072
CLIENT: CCHD	DATE ESTIMATED:	1/4/2022
BRIDGING ARCHITECT: Unknown	ESTIMATED BY:	VCM
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 administration office and multipurpose room, crew quarters, apparatus 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		\$1,796,000
Building Construction		\$2,818,000
Budget and Estimate Contingency		\$690,000
	Base Bid	\$5,304,000
ESTIMATED TOTAL CURRENT COSTS:		\$5,304,000
Adjust CCCI from/to:	Dec-21 8072	Dec-21 8072
		\$0
ESTIMATED TOTAL CURRENT COSTS AS OF: January 2022		\$5,304,000
	Months	Rate
2022 Escalation at 10% per year	12	0.83%
2023 Escalation at 5% per year	12	0.42%
2023 Escalation at 5% per year	12	0.42%
ESTIMATED TOTAL CURRENT COSTS WITH ESCALATION:		\$6,354,116
Change Order Contingency:		5.00% \$317,706
ESTIMATED TOTAL CONSTRUCTION COST:		\$6,671,822

Cambria Community Healthcare District
Replacement Facility

SUMMARY OF COSTS BY PHASE

PROJECT: CCHD Replacement Facility
LOCATION: Cambria, California

CURRENT DATE: 1/10/2022
DATE ESTIMATED: 1/4/2022

Construction Duration: 15 Months
Estimated Contract: \$6,354,116 \$6,354,116
Estimated Contingency: \$317,706 \$317,706

\$6,671,822 \$6,671,822

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 includes \$50k for Loose Furniture, \$100k 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	\$7,601,822	\$8,491,822
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	\$7,601,822	\$8,491,822

Cambria Community Healthcare District
Replacement Facility

PROJECT COST SUMMARY
Model B - Modular Construction

PROJECT: CCHD Replacement Facility	CURRENT DATE: 1/10/2022
LOCATION: Cambria, California	EST. / CURRENT CCCI: 8072
CLIENT: CCHD	DATE ESTIMATED: 1/4/2022
BRIDGING ARCHITECT: Unknown	ESTIMATED BY: VCM
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 administration office and multipurpose room, crew quarters, apparatus 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		\$1,796,421
Building Construction		\$1,955,000
Budget and Estimate Contingency		\$560,000
	Base Bid	\$4,311,421
ESTIMATED TOTAL CURRENT COSTS:		\$4,311,421
Adjust CCCI from/to:	Dec-21 8072	Dec-21 8072
		\$0
ESTIMATED TOTAL CURRENT COSTS AS OF:	January 2022	\$4,311,421
	<u>Months</u>	<u>Rate</u>
2022 Escalation at 10% per year	12	0.83%
2023 Escalation at 5% per year	12	0.42%
2023 Escalation at 5% per year	11	0.42%
ESTIMATED TOTAL CURRENT COSTS WITH ESCALATION:		\$5,145,060
Change Order Contingency:		5.00% \$257,253
ESTIMATED TOTAL CONSTRUCTION COST:		\$5,402,313

Cambria Community Healthcare District
Replacement Facility

SUMMARY OF COSTS BY PHASE

PROJECT: CCHD Replacement Facility
LOCATION: Cambria, California

CURRENT DATE: 1/10/2022
DATE ESTIMATED: 1/4/2022

Construction Duration:	15 Months		
Estimated Contract:	\$5,145,060	\$5,145,060	
Estimated Contingency:	\$257,253	\$257,253	
	\$5,402,313	\$5,402,313	

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 includes \$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	\$6,332,313	\$7,222,313
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	\$6,332,313	\$7,222,313