

11-012



SORLING
NORTHROP, HANNA,
CULLEN & COCHRAN, LTD.
ATTORNEYS AT LAW

RECEIVED

JAN 18 2010

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

January 18, 2011

Mr. Mike Constantino
Illinois Health Facilities Services and Review Board
525 West Jefferson Street, Second Floor
Springfield, IL 62761

Re: Lawrence County Memorial Hospital Conversion

Dear Mr. Constantino:

As we discussed on the telephone last month, Lawrence County has proposed converting its county hospital to a not-for-profit corporation. As part of its obligation to obtain a Certificate of Need permit for the conversion, the hospital was aware that the CON application called for a fair market value appraisal of the transaction. Administrators at Lawrence County Memorial Hospital (LCMH) did retain a company called Hospital Appraisal, Inc., based in Overland Park, Kansas, to furnish an appraisal for the CON, an appraisal of an ambulance service to be run by the County, and an appraisal for insurance purposes for a total cost of \$25,350.

Hospital Appraisal completed the ambulance appraisal but reneged at the end of November on the remaining appraisals. It was most reluctant to opine on a valuation of the hospital, claiming as an excuse the lack of a precise definition of "fair market value" in the CON regulations and the limitations of its temporary license to practice in Illinois. At that point, LCMH had spent \$10,000 for a limited report and was at a loss as to obtaining a CON appraisal elsewhere for a reasonable amount of money. As you know, LCMH is a critical access hospital in a rural area. One goal of the conversion is to save money, not spend more on the process.

When we talked in December, you indicated that the Board might be open to accepting something along the lines of a book value report in lieu of a fair market value appraisal by a certified appraiser. We had already waited several months for the CON appraisal and were anxious to proceed with the CON permit application, so we appreciated your willingness to consider this alternative.

REPLY TO:

607 East Adams Street
Suite 800
P.O. Box 5131
Springfield, IL 62705

P: 217-544-1144
F: 217-522-3173

401 S.W. Water Street
Suite 301
Peoria, IL 61602

P: 309-674-1144
F: 309-671-4368

www.sorlinglaw.com

Lisa Harms Hartzler
Attorney at Law
lhartzler@sorlinglaw.com

- R. Gerald Barris
- Stephen A. Tagge
- Michael A. Myers
- C. Clark Germann
- Gary A. Brown
- Frederick B. Hoffmann
- William R. Enlow
- Michael C. Connelly
- John A. Kauerauf
- James M. Morpiew
- Stephen J. Bochenek
- David A. Rolf
- Peggy J. Ryan
- Mark K. Cullen
- Todd M. Turner
- R. Lee Allen
- James D. Broadway
- E. Zachary Dinardo
- James G. Fahcy
- Michael G. Horstman Jr.
- Stephen F. Hedinger
- Jennifer M. Ascher
- Lisa Harms Hartzler
- John R. Simpson
- Elizabeth A. Urbance
- Lisa A. Petrilli
- Emily B. Cour
- Brian D. Jones
- Michelle P. Clatfelter
- Silas L. McCormick
- Michelle L. Blackburn
- Jeffrey T. Baker
- J. Scott Williams*

Of Counsel:
William S. Hanley
William B. Bates
Mark H. Ferguson

Retired:
Philip E. Hanna
Patrick V. Reilly

Sorling, Catron and Hardin
1944-1975

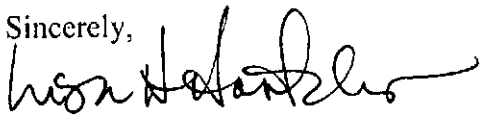
*Admitted in New York Only

Attached please find:

1. Attachment A: a one-page "Summary of Asset Values" showing a total value of \$18,442,250. The land and land improvements are listed at cost. The equipment and building valuations are substantiated in other attached documents.
2. Attachment B: a ten-page analysis of capital equipment, showing the cost of each item and an estimated current value based on a conversion factor from the RSMeans Building Construction Cost Data.
3. Attachment C: a two-page square footage report of the hospital buildings. The cost per square foot used to calculate the building cost is a median value per square foot that was derived from the RSMeans Building Construction Cost Data. These pages are part of Attachment D.
4. Attachment D: a copy of the RSMeans Building Construction Cost Data for 2011, marked to reflect the calculation of conversion factors.

If you have any questions about these documents, please do not hesitate to call me at 217/544-1144. We hope that you will find them adequate to include in the CON application for LCMH's conversion, but if you think they need improvement, we will gladly undertake any suggestions you have before submitting the application. Again, we appreciate your willingness to consider these documents and look forward to your response.

Sincerely,



Lisa Harms Hartzler

cc: Douglas Florkowski
Gerald H. Klein

LAWRENCE COUNTY MEORIAL HOSPITAL
 Summary of Asset Values
 Clinical and Non-clinical for CON application

1/18/2011 9:54

SUMMARY	Non-Clinical	Clinical	
EQUIPMENT			
Buildings	3,728		
Nursing Services		380,624	
Cardiac Rehab		146,335	
Emergency		162,593	
Radiology		1,885,060	
Laboratory		321,791	
Pharmacy		51,221	
Surgery		390,933	
Anesthesia		35,758	
Physical Therapy		32,223	
Cardio Pulmonary		8,886	
Administration		851,817	
Business Office		122,789	
Medical Offices	149,940		
Materials Management		24,347	
Medical Records		149,058	
Nutrition Services - Dietary	60,159		
Information Technology Services	101,841		
Housekeeping	53,372		
SUBTOTAL	369,040	4,563,435	4,932,475
LAND & LAND IMPROVEMENTS	378,105		378,105
BUILDINGS CALCULATED COSTS	5,859,190	7,272,480	13,131,670
GRAND TOTAL	6,606,335	11,835,915	18,442,250

ATTACHMENT A

LAWRENCE COUNTY MEMORIAL HOSPITAL
Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group

Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010

(PROGRAM FILES)

Method: 4 - BOOK Std Conv Applied File: C: AK19\413605A1
 Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets
 Cost

			Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
Group...	.....	5002 - BUILDINGS - NEW				
09/09/99	MQ	END SUCTION CENTRIFUGAL P	SL/10.00	1,069.00		
10/07/99	MQ	TURBINE PUMP	SL/10.00	1,320.00		
				2,389.00	2,389	1.5604
						3,728
Group...	.....	6002 - NURSING SERVICES - NEW				
6/1/1992		35 ZENITH TELEVISIONS 9"	SL/ 5.00	20,021.00		
		ICE MAKER		1,950.00		
6/1/1992		PATIENT CHARTING SYSTEM	SL/ 7.00	1,475.00		
6/1/1994		TELEMETRY & MONITORS	SL/10.00	New purchased FY 2011 listed below.		
6/1/1994		ABBOTT 4100 PLA PUMPS	SL/10.00	3,204.00		
6/1/1995		15 SIGMA 6M INFUSION PUMP	SL/10.00	26,925.00		
6/1/1995		GOMOCO 400 ASPIRATOR	SL/10.00	543		
6/1/1996		2 GOMOCO SUCTION PUMPS	SL/10.00	2,583.00		
6/1/1996		ADULT PULSE OX / MONITOR		4,924.00	61,625	1.6652
6/1/1998		SUCTION DEVICE/NIBP MONIT	SL/10.00	1,380.28		102,618
6/1/1998		PATIENT MONITORS	SL/ 7.00	4,762.50	6,143	1.5943
04/15/99	MQ	5 OFFICE CHAIRS	SL/15.00	875	875	1.5604
03/07/00	MQ	RECLINER/ROCKER	SL/10.00	574		1,365
03/07/00	MQ	GUEST CHAIR	SL/10.00	277	851	1.4258
		2/28/2001	CHAIR SCALE	536.1		
		4/30/2001	IV PUMPSALE	1,000.00		
		7/31/2001	Wheelchair	573.85		
		7/31/2001	Colonfiber Scope	11,294.58		
		8/20/2001	Wheelchair	564.37		
		8/20/2001	Wheelchair	493.82		
		10/31/2001	IV Pumps	34,874.85	49,338	1.4668
		10/31/2003	MOBILE MEDICAL RECLINER	1,260.00	1,260	1.3902
		4/1/2004	SYNDEO PCA PUMP SYSTEMR	3,804.00	3,804	1.277
		4/1/2005	CPR MANNEQUIN	1,090.27		
		4/18/2005	MOBLVAC III SUCTION-PORTAB	2,348.65	3,439	1.2104
		11/1/2007	HILL ROM BED	6,798.38		
		11/1/2007	HILL ROM BED	6,798.38		
		11/1/2007	HILL ROM BED	6,799.37		
		11/1/2007	HILL ROM BED	6,798.37	27,195	1.0832
		5/1/2008	LP12 DEFIB/MON S/N 36572781	13,707.71	13,708	1.0172
		12/1/2010	NIHON KOHDEN MONITOR SYSTEM	139,092.74		139,093
		GRAND TOTAL	NURSING SERVICES	307,329.22		380,624

ATTACHMENT B

LAWRENCE COUNTY MEMORIAL HOSPITAL
Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group
 Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010
 \PROGRAM FILES\

Method: 4 - BOOK Std Conv Applied File: C: AK19413605A1
 Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets
 Cost

Group...		Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
.....	6012 - CARDIAC REHAB -NEW				
6/1/1992	LIFESCOPE-9 MONITOR SYSTM SL/ 7.00	11,718.00	11,718	1.6652	19,513
1/31/2003	Schwinn Stationary Bicycle SLP/15.00	519			
2/28/2003	PF Treadmill, 525X SLP/ 8.00	599.95	1,119	1.3902	1,556
12/1/2004	TELEMETRY UNIT SLP/10	67900			
12/1/2004	TELEMETRY WIRING SLP/ 5.00	3,469.42	71,369	1.277	91,139
5/1/2008	TELEMETRY- CARDIAC REHAB I SLP/ 5.00	25,195.00			
5/1/2008	LP12 DEFIB/MON S/N 36587115 SLP/ 5.00	8,356.20	33,551	1.0172	34,128
Grand tot	als: 6012 - CARDIAC REHAB -NE ssets)	117,757.57			146,335

Group...		Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
.....	6032 - EMERGENCY ROOM - NEW				
6/1/1992	2 CPR MANIKINS CHLD ADLT SL/ 5.00	1,271.00			
6/1/1992	Sharp Copier SL / 5.00	900.00			
6/1/1993	WHEEL CHAIRCOPIER SL/ 5.00	750.00			
6/1/1993	OMNIFLO 4000 IV PUMP SL/10.00	1,607.00			
6/1/1996	6 CHAIRS, TABLE, 3 FILE CAB SL/15.00	2,771.00			
9/1/1996	COMPUTER SYSTEM SL/ 5.00	1,658.50			
12/1/1996	HYDRAULIC STRETCHER/MATT SL/15.00	3,809.25	12,767	1.6652	21,259
2/1/1997	HYDRAULIC STRETCHER/MATT SL/15.00	3,809.25			
5/1/1997	CABINETS COUNTERTOPS SL/ 15.00	1,141.82			
6/30/1997	FETAL HEART MONITOR, BOWL SL/ 7.00	11,750.45	16,702	1.6268	27,170
3/1/1998	2 WAY RADIO/PAGER SYSTEM SL/ 3.00	20,489.86			
6/1/1998	LIFE PACK 9A DEFIBRILLATO SL/ 8.00	7,258.79	27,749	1.5943	44,240
3/30/2001	DEFIBRILLATOR MONITOR SL/ 5.00	1,100.00	1,100	1.4668	1,613
1/18/2002	Mobile Radios and accessories SLP/ 5.00	3,843.03			
2/28/2002	ER Examination Lamp & Stand SLP/10.00	778.29	4,621	1.4258	6,589
1/30/2004	EMERGENCY CART SLP / 10.00	651.20			
3/23/2004	Computer, software, printer SLP/ 5.00	1,496.00			
7/12/2004	BLANKET WARMER SLP/15.00	4,636.99			
7/12/2004	TRANSTAR PROCEDURAL STRI SLP/15.00	4,635.00			
12/15/2004	MONITOR AND STAND - VITAL S SL/ 8.00	3,374.14	14,793	1.277	18,891
1/1/2005	REFRIGERATOR/ICE MAKER NE SLP/10.00	3,710.12			
1/1/2005	WIRE CART NEW ER SLP/10.00	581.35			
1/1/2005	FURNITURE NEW ER SLP/15.00	14,551.00			
1/1/2005	SUCTION REGULATOR/OXYGEN SLP/ 8.00	2,910.00			
1/1/2005	DESKS NEW ER SLP/20.00	1,385.93			
2/18/2005	SHOWER GURNEY - EMERGEN SLP/ 5.00	727.41	23,866	1.2104	28,887
7/3/2008	LP12 DEFIB/MONITOR SLP/ 5.00	13,707.71	13,708	1.0172	13,943
Grand tot	als: 6032 - EMERGENCY ROOM 7 assets)	115,305.09			162,593

LAWRENCE COUNTY MEMORIAL HOSPITAL
Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group

Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010

(PROGRAM FILES)

Method: 4 - BOOK Std Conv Applied File: C: AK19\413605A1
 Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets
 Cost

Group...			Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
..... 6072 - RADIOLOGY - NEW						
6/1/1991	BUCK GRID	SL/15.00	600			
6/1/1992	PICKER ELITE 1500 X-RAY	SL/ 8.00	198,054.00			
6/1/1992	DUO-LUME VIEW BOXES, 5/5	SL/10.00	1,581.00			
6/1/1994	MAMMO-PLUS MAMMOGRAPHY	SL/ 5.00	57,954.00			
6/1/1994	MOBILE X-RAY REFURBISH	SL/ 8.00	14,995.00			
6/1/1994	"BIP" BIOPSY GUN	SL/ 5.00	995			
6/1/1994	MAXANT ILLUMINATOR	SL/15.00	2,120.00			
6/1/1996	PENTIUM COMPUTER	SL/ 5.00	3,098.00			
6/1/1996	MAMMO WORKS SOFTWARE	SL/ 5.00	1,401.00	280,798	1.6652	467,585
10/1/1997	LASER IMAGER	SL/ 5.00	35,000.00	35,000	1.6268	56,938
4/30/2001	X-RAY TUBE	SL/ 5.00	44,765.00	44,765	1.4668	65,661
12/18/2002	RealTimeImage Web-based telera	SLP/ 7.00	36,600.00	36,600	1.4258	52,184
7/1/2004	RADIOLOGY EQUIPMENT	SLP/ 5.00	182,885.00	182,885	1.277	233,544
2/9/2005	COPIER/PRINTER/SCANNER/FA	SLP/ 5.00	2,199.00	2,199	1.2104	2,662
8/23/2006	INJECTOR SYSTEM -STELLAN	SL/10.00	26,903.74			
9/18/2006	CT SCAN BRILLANCE 16 SLICE	SL/ 5.00	559,200.96	586,105	1.1454	671,324
11/30/2009	PACs PICTURE ARCHIVING & C	SLP/ 5.00	328,977.10	328,977	1.0188	335,162
GRAND TOTAL RADIOLOGY			1,497,328.80			1,885,060
..... 6082 - LABORATORY - NEW						
6/1/1991	COULTER JT2 INTERFACE	SL/10.00	2,356.00			
6/1/1991	COULTER JT2 HEMATOLOGY AI	SL/10.00	29,985.00			
6/1/1992	OLYMPUS BHTU MICROSCOPE	SL/10.00	3,282.00			
6/1/1992	MISTROL 3000E CENTRIFUGE	SL/10.00	3,800.00			
6/1/1995	CLINITEK 100 URINE ANALYZER	SL/8.00	1,981.00	41,404	1.6652	68,946
09/10/98	MQ LAB LISK 100 URINE ANALYZ	SL/ 5.00	43,500.00	43,500	1.5943	69,352
06/15/99	MQ MICROSCOPE, DRAWING CHAI	SL/10.00	500.00			
09/09/99	MQ OLYMPUS CH30 MICROSCOPE	SL/10.00	2,450.00			
10/07/99	MQ ORCHARD LIS INTERFACE SOF	SL/ 5.00	3,750.00	6,700	1.5604	10,455
04/06/00	MQ TRIAGE METER	SL/ 7.00	3,507.00			
04/06/00	MQ TRIAGE CARDIAC PANEL	SL/ 7.00	725.00			
04/06/00	MQ TRIAGE CARDIAC CONTROL SET		110.40			
09/28/00	MQ BACTEC SOFTWARECONTROL	SL/ 3.00	10,500.00			
11/15/2000	MICROBIOLOGY ANALYZER	SL/ 8.00				
New one purchased in FY 2011						
6/30/2001	FLAME HOOD VERT. SAFETY C/	SL/10.00	4,790.40			
7/1/2001	Roche / Sysmex SF 3000 Analyzer	SL/ 7.00	60,000.00	64,790	1.4668	95,035
10/31/2003	COMPUTER, SOFTWARE, PRIN	SLP/ 5.00	1,960.00	1,960	1.3902	2,725
2/29/2004	Refrigerator	SLP/10.00	2,930.00	2,930	1.277	3,742
6/14/2005	BLOOD BANK REFRIG & MONIT	SLP/10.00	4,277.80	4,278	1.2104	5,178
8/23/2006	LAB SERVER	SL/ 5.000				
New one purchased in FY 2011						
1/1/2009	BLOOD GAS ANALYZER NPT7 R	SLP/ 5.00	13,800.00	13,800	1.0188	14,059
12/1/2010	Microbiology analyzer		42,500.00	42,500		42,500
11/1/2010	Orchard System server		9,800.00	9,800		9,800
GRAND TOTAL LABORATORY			246,504.60			321,791

LAWRENCE COUNTY MEMORIAL HOSPITAL
Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group

Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010

\\PROGRAM FILES\

Method: 4 - BOOK Std Conv Applied

File: C:

AK19\413605A1

Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets

Cost

			Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
Group...	....: 6132 - PHARMACY - NEW					
	6/1/1996 486SX COMPUTER/PRINTER	SL/ 5.00	1,826.00			
	6/1/1996 CAPSULE SOFTWARE	SL/ 5.00	2,500.00			
	6/1/1996 TORSION PRESCRIPTION BAL	SL/ 5.00	650	4,976	1.6652	8,286
	12/08/99 MQ PHARMACY COMPUTER SYSTE	SL/ 5.00	26,320.96	26,321	1.5604	41,071
	2/12/2004 MED CART	SLP/10.00	1,459.79	1,460	1.277	1,864
	GRAND TOTAL PHARMACY		32,756.75			51,221
Group...	....: 6152 - SURGERY - NEW					
	6/1/1991 10MM LAPAROSCOPE	SL/10.00	2,905.00			
	6/1/1991 LAPAROSCOPE CHOLECYSTEC	SL/10.00	34,928.00			
	5/1/1992 REFRACTOMETER - TS MTR	SL/10.00	710.00			
	6/1/1993 5MM ATRAMATIC GRASPERR	SL/ 5.00	889.00			
	6/1/1993 SAMSUNG 13" TELEVISION	SL/ 5.00	420.00			
	6/1/1994 CLV-U20 UNIVERSAL LIGHT	SL/ 5.00	8,630.00			
	6/1/1995 ATRAUMATIC GRASPER 5MM	SL/ 5.00	875.00			
	6/1/1996 HEALTH-O-METER SLING SCLS	SL/15.00	2,670.00			
	6/1/1996 STORAGE SHELVES	SL/20.00	641.00			
	10/1/1996 TELESCOPE, BIPOLAR KIT	SL/10.00	3,961.47			
	12/1/1996 PROCART II W/FIBEROPTICS	SL/ 5.00	3,206.60			
	12/1/1996 MICROSCOPE,EYPIECE,OBJEC	SL/10.00	4,342.86	64,179	1.6652	106,871
	12/1/1997 GASTROINTESTINAL FIBERSCC	SL/ 5.00	13,100.00	13,100	1.6268	21,311
	12/08/99 MQ LIFEPAK 9 DEFIBRILLATOR/MO	SL/ 8.00	5,672.85	5,673	1.5604	8,852
	03/07/00 MQ MICRO. OSCILLATING SAW	SL/10.00	1,875.00			
	03/07/00 MQ MICRO 100 WIREDRIVER	SL/10.00	2,250.00			
	03/07/00 MQ MICRO 100 DRILL	SL/10.00	2,250.00			
	03/07/00 MQ LP 9P PHYSIO-CONTROL DEFIB	SL/ 8.00	6,000.00	12,375	1.5178	18,783
	3/31/2002 Filemaster III Planetary Camera	SLP/10.00	5,513.86			
	5/24/2002 Desktop Reader/Printer	SLP/ 5.00	2,852.75	8,367	1.4258	11,929
	12/1/2004 SURGICAL TABLE	SLP/15.00	15,500.00			
	1/22/2004 [LKA000001] Defibrillator/monitor	SL/ 8.00	13,785.80	29,286	1.277	37,398
	2/25/2005 WARMING CABINET - SURGERY	SLP/15.00	3,990.00			
	11/9/2005 STRETCHER -SURGICAL/EYE C.	SLP/10.00	5,007.00			
	12/1/2005 VIDEO CAMERA & CART FOR SI	SLP/5.00	62,832.28	71,829	1.2104	86,942
	6/1/2006 STRETCHER - SURGICAL	SLP/10.00	5,007.00			
	6/1/2006 2 DEFIBRILLATORS- SURGERY	SLP/ 5.00	19,064.40			
	10/18/2006 ENDOSCOPE	SL/ 5.00	8,535.68	32,607	1.1454	37,348
	10/1/2007 DATASCOPE ANESTHESIA MOI	SL/ 5.00	12,646.97	12,647	1.0832	13,699
	7/1/2008 GYNECARE THERMA CHOICE II	SLP/ 5.00	5,189.00			
	9/30/2008 ALLEN YELLOFIN STIRRUPS W/	SLP/ 5.00	5,489.98			
	11/20/2008 CYSTOMETRY SYSTEM LUMAS	SLP/10.00	14,672.00	25,351	1.0172	25,787
	4/28/2009 ELECTROSURGICAL GENERAT	SLP/ 7.00	7,435.47			
	09/28/09A CYSTOSCOPE EVOLUTIONTIP II	SLP/ 3.00	7,459.83			
	11/30/09A 300W LIGHT- SURGEON HEADL	SLP/ 5.00	6,711.79	21,607	1.0188	22,013
	GRAND TOTAL SURGERY		297,020.59			390,933

LAWRENCE COUNTY MEMORIAL HOSPITAL
Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group
Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010

\\PROGRAM FILES\

Method: 4 - BOOK Std Conv Applied File: C: AK19\413605A1
Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets
Cost

Group...	Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
..... 6172 - ANESTHESIA -NEW				
6/1/1993 DW-1000 BLOOD WARMER SL/ 8.00	999.00	999	1.6652	1,664
3/7/2009 BLOOD FLUID ARMER SL/8.00	1320.00	1,320	1.0188	1,345
12/10/08 MQ AESTIVA 7900 ANESTHESIA MA SLP/ 7.00	32,196.00	32,196	1.0172	32,750
GRAND TOTAL ANESTHESIA	34,515.00			35,758
Group... .. 6182 - PHYSICAL THERAPY - NEW				
6/1/1991 FERNO WHIRLPOOL #177299 SL/10.00	2,100.00			
6/1/1993 PRESTON PULLEY WEIGHTS SL/10.00	500.00			
6/1/1995 EXCEL ULTRA III THERAPY SL/ 7.00	3800.00			
6/1/1996 WHITEHALL 22 GAL WHIRLPOL SL/10.00	2,400.00			
11/1/1996 FIBER OPTIC SCOPE SL/ 5.00	2,000.00	10,800	1.6652	17,984
6/1/1998 ULTRASOUND/ELECT STIMULA SL/ 7.00	3,800.00	3,800	1.5943	6,058
12/21/2004 TABLE - PHYSICAL THERAPY SL/15.00	2,120.00	2,120	1.277	2,707
4/30/2007 TRACTION UNIT -PHYSICAL THE SL/10.00	5,053.12	5,053	1.0832	5,474
GRAND TOTAL PHYSICAL THERAPY	21,773.12			32,223
Group... .. 6202 - CARDIO-PULMONARY - NEW				
5/18/2009 RESPIRATORY VENTILATOR & I SLP/10.00	8,722.33	8,722	1.0188	8,886
GRAND TOTAL CARDIO-PULMONARY	8,722.33			8,886

LAWRENCE COUNTY MEMORIAL HOSPITAL
Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group

Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010

\\PROGRAM FILES\

Method: 4 - BOOK Std Conv Applied

File: C:

AK19\413605A1

Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets

Cost

Group...	.....		Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
.....: 6502 - ADMINISTRATION - NEW							
	6/1/1991	AIR CONDITIONER	SL/ 5.00	650.00			
	6/1/1991	CONFERENCE TABLE	SL/15.00	400.00			
	6/1/1992	IBM WHEELWRITER TYPEWRIT	SL/ 5.00	653.00			
	6/1/1993	COMPUTER SYSTEM UPGRADE	SL/ 5.00	45,846.00			
	6/1/1994	OKIDATA LASER PRINTER	SL/ 5.00	532.00			
	6/1/1994	KONICA FAX MACHINE	SL/ 3.00	500.00			
	6/1/1996	COMPUTER HARDWARE (LEAS	SL/ 5.00	2,347.00			
	6/1/1996	486SX COMPUTER	SL/ 5.00	1,800.00			
	3/1/1994	COMPUTER SYSTEM	SL/ 5.00	73,742.65	126,471	1.6652	210,599
	9/1/1997	HP LASERJET PRINTER	SL/5.00	779.99			
	9/1/1997	LOBBY FURNITURE	SL/10.00	4,073.01	4,853	1.6268	7,895
	2/1/1998	GATEWAY LAPTOP FOR CFO	SL/ 5.00	2,659.00			
	4/1/1998	SIMPLEX TIME CLOCK	SL/10.00	6,856.64			
	5/1/1998	DAIRYLAND SOFTWARE	SL/ 5.00	27,856.64			
	11/6/1998	DESK IN QA	SL/15.00	870.00	38,242	1.5943	60,970
06/24/99	MQ	GTE PHONE SYSTEM	SL/10.00	30,010.00	30,010	1.5604	46,828
05/10/00	MQ	P3 550Mhz COMPUTER	SL/ 5.00	1,520.00			
	9/30/2000	NETWORK CARD & 2 PRINTERS	SL/ 5.00	2,540.00	4,060	1.5178	6,162
	9/28/2001	Computer and Interface	SLP/ 5.00	5,150.00			
	10/12/2001	Computer and printer	SLP/ 5.00	6,702.92	11,853	1.4668	17,386
	9/16/2002	Computer & Peripherals CI Series	SLP/ 3.00	1,245.00			
	9/16/2002	T-1 LINE	SLP/ 3.00	16,237.13			
	12/31/2002	COMPUTERS & MONITORS	SLP/ 3.00	5,109.00	22,591	1.4258	32,210
	2/28/2003	Computer & peripherals;CI Series	SLP/ 3.00	3,541.00			
	2/28/2003	CPSI Computer System	SLP/ 5.00	313,722.00			
	4/21/2003	Lab IF Orchard LIS Software	SLP/ 5.00	3,250.00			
	8/28/2003	Computer, software, printer	SLP/ 5.00	1,481.00			
	8/28/2003	4 WINDOW AIR CONDITIONERS	SLP/ 5.00	1,723.02			
	10/31/2003	Computer, software, printer	SLP/ 5.00	3,016.00			
	12/31/2003	PANASONIC FAX MACHINERINT	SLP/ 3.00	2,925.00	329,658	1.3902	458,291
	5/27/2004	Heart Monitor	SLP/ 8.00	1,503.70			
	6/17/2004	Computer, Software, Printer	SLP/ 5.00	1,050.00			
	7/21/2004	ASSET KEEPER SOFTWARE	SLP/ 3.00	599.00			
	12/1/2004	COMPUTER PHYSICIAN LOUNG	SLP/ 3.00	1,577.00	4,730	1.277	6,040
	2/1/2005	COMPUTER - PURCHASING	SLP/ 3.00	1,203.00			
	4/30/2005	COMPUTER - WEBSITE	SLP/ 5.00	3,289.00	4,492	1.2104	5,437
GRAND TOTAL ADMINISTRATION				576,959.70			851,817

LAWRENCE COUNTY MEMORIAL HOSPITAL
Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group
 Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010
 \PROGRAM FILES\

Method: 4 - BOOK Std Conv Applied File: C: AK19\413605A1
 Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets
 Cost

Group...			Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
.....: 6552 - BUSINESS OFFICE - NEW						
6/1/1991	IBM WHEELWRITER 10	SL/ 5.00	678.00			
6/1/1994	STENO CHAIRS	SL/10.00	450.00			
7/1/1996	PC AND MONITOR	SL/ 5.00	1,585.00			
9/1/1996	COMPUTER SYSTEM	SL/ 5.00	1,658.50	4,372	1.6652	7,279
2/1/1998	DESK & CHAIR BUS OFFICE	SL/15.00	1,208.40			
5/1/1998	INTEL PERSONAL COMPUTER	SL/ 5.00	1,175.00			
10/09/98	MQ SYSTEM PRINTER	SL/ 5.00	1,450.00			
12/07/98	MQ DESK IN BUSINESS OFFICE	SL/15.00	404.00	4,237	1.5943	6,756
01/19/99	MQ CRT TERMINAL	SL/ 5.00	590.00			
06/09/99	MQ ELECTRONIC BILLING PACKAGI	SL/ 5.00	9,000.00			
06/15/99	MQ HARDWARE FOR ELECTRONIC	SL/ 5.00	9,893.00			
09/09/99	MQ PREMIS SYSTEM	SL/ 5.00	5,304.31	24,787	1.5604	38,678
4/30/2001	PRINTER	SL/ 5.00	1,463.00			
4/30/2001	4 COMPUTERS	SL/ 5.00	2,575.00	4,038	1.4668	5,923
10/31/2002	3 Cabinet Letter Size Wall Storage	SLP/20.00	1,995.00	1,995	1.4258	2,844
10/31/2003	COMPUTER, SOFTWARE, PRIN	SLP/ 5.00	2,842.00			
11/13/2003	PRINTERS	SLP/ 5.00	2,155.00			
11/18/2003	HEWLETT PACKARD/COMPAQ P	SLP/ 5.00	1,881.00			
11/30/2003	PROFLEX COT	SLP/15.00	3,033.10	9,911	1.3902	13,778
2/29/2004	Computer, software, printer	SLP/ 5.00	4,847.00			
4/30/2004	ELECTRONIC BILLING SYSTEM	SLP/ 3.00	21,367.22			
4/30/2004	DIRECT DEPOSIT SOFTWARE	SLP/ 3.00	3,000.00	29,214	1.277	37,307
1/20/2005	OFFICE PARTITIONS - BUSINES	SLP/10.00	2,992.00	2,992	1.2104	3,622
9/30/2007	FIREWALL FOR PC SYSTEM	SL/ 3.00	6,095.00	6,095	1.0832	6,602
GRAND TOTAL BUISNESS OFFICE			87,641.53			122,789
.....: 6602 - MEDICAL CLINICS - NEW						
06/15/99	MQ DR. VINOD EQUIPMENT	SL/ 5.00	31,695.92	31,696	1.5604	49,458
3/7/00	MQ ULTRACLAVE	SL/ 10.00	2,549.29	2,549	1.5178	3,869
4/30/2001	SOFTWARE UPGRADE	SL/ 3.00	8,727.00	8,727	1.4668	12,801
12/31/2007	TABLES & CHAIRS MOB CONFE	SL/15.00	36,600.00	36,600	1.0832	39,645
4/1/2008	CPSI RHC MODULE PURCHASI	SLP/ 3.00	24,800.00			
5/5/2008	POWER 230 EXAM TABLE (SPEC	SLP/15.00	6,280.00			
5/14/2008	OCS-500 COLPOSCOPE ZOOM	SLP/ 8.00	6,360.00			
8/26/2008	HYSTEROSCOPE (FIBER-OPTIC	SLP/ 5.00	5,979.27	43,419	1.0172	44,166
GRAND TOTAL MEDICAL CLINICS			122,991.48			149,940
.....: 6652 - MATERIALS MANAGM EW						
1/1/2009	INVENTORY SYSTEM -CPSI	SLP/ 3.00	23,897.89	23,898	1.0188	24,347
GRAND TOTAL MATERIALS MANAGEMENT			23,897.89			24,347

LAWRENCE COUNTY MEMORIAL HOSPITAL
Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group
 Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010

\\PROGRAM FILES\

Method: 4 - BOOK Std Conv Applied File: C: AK19\413605A1
 Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets
 Cost

			Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
Group...	.....	6702 - MEDICAL RECORDS - NEW				
	6/1/1991	IBM WHEELWRITER 10	SL/ 5.00	537.00		
	6/1/1995	WORK STATIONS		4865.00		
	6/1/1995	HEWLETT PACKARD IV PLUS	SL/ 5.00	1,675.00		
	6/1/1995	WORD FOR WINDOWS	SL/ 5.00	1,496.00		
	6/1/1996	VOICEWRITER 1000 DICTATIN	SL/ 5.00	19,895.00	28,468	1.6652
	11/10/99	MQ P3 450Mhz SERVER	SL/ 5.00	2,284.00		47,405
	11/10/99	MQ COMPUTER WORKSTATION	SL/ 5.00	775.00		
	11/10/99	MQ COMPUTER WORKSTATION	SL/ 5.01	775.00		
	11/10/99	MQ COMPUTER WORKSTATION	SL/ 5.00	775.00	4,609	1.5604
	09/30/00	MQ ENCODER INTERFACEION	SL/ 5.00	3,678.00		
	10/31/2000	SOFTWARE	SL/ 3.00	2,194.00		
	12/1/2000	SOFTWARE	SL/ 3.00	22,855.00	28,727	1.5178
	1/31/2001	VOICEWRITE TELEPHONE	SL/10.00	1,183.56		
	3/30/2001	DICTATION EQUIPMENT	SL/ 5.00	1,783.56	2,967	1.4668
	10/7/2003	COMPUTER, SOFTWARE, PRIN	SLP/ 5.00	1,164.00		
	10/8/2003	COMPUTER, SOFTWARE, PRIN	SLP/ 5.01	877.00	2,041	1.3902
	1/20/2005	SHELVING MEDICAL RECORDS	SL/20.000	17,900.00		
	1/20/2005	OFFICE PARTITIONS - MEDICAL	SLP/10.00	8,976.00		
	2/1/2005	COMPUTER - MEDICAL RECOR	SLP/ 3.00	1,203.00		
	6/30/2005	DICTATION EQUIPMENT- VW10	SLP/ 5.00	8,000.00	36,079	1.2104
		GRAND TOTAL MEDICAL RECORDS		102891.12		149,058
Group...	.....	6752 - NUTRITION SERVICE EW				
	6/1/1991	SHELVING	SL/20.00	750.00		
	6/1/1991	UNIVEX 12 QUART MIXER	SL/10.00	1,380.00		
	6/1/1994	STEAM TABLE (4-WELL HOT)	SL/10.00	3,457.00	5,587	1.6652
	10/1/1997	HOT WELL & REFRIG CART	SL/10.00	7,555.00		9,303
	10/1/1997	SILVERWARE DISPENSER	SL/10.00	985.00		
	10/1/1997	ICE DISPENCER & WATER STA	SL/10.00	3,136.60	11,677	1.6268
	3/1/1998	ICE MACHINE	SL/10.00	2,187.00	2,187	1.5943
	12/31/2001	CHAIRS	SLP/ 1000	1,117.08	1,117	1.4668
	8/31/2002	Counter steamer & equip stand	SLP/10.00	4,000.00	4,000	1.4258
	6/15/2005	DISHWASHER-HOBART	SLP/10.00	6,542.74	6,543	1.2104
	4/17/2009	60" VULCAN HART GAS RANGE	SLP/10.00	5,150.47		7,919
	10/31/09A	STEAM TABLE CLEVELAND RAM	SLP/10.00	7,720.04	12,871	1.0188
		GRAND TOTAL NUTRITION SERVICES		43,980.93		60,159

LAWRENCE COUNTY MEMORIAL HOSPITAL
 Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group

Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010

\\PROGRAM FILES\

Method: 4 - BOOK Std Conv Applied

File: C:

AK19\413605A1

Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets

Cost

Group...			Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
Group...	.....	6772 - IT -NEW				
	1/1/2009	IT RELOCATION PROJECT	SLP/ 5.00	5039.68		
	6/1/2009	TELECONFERENCING EQUIPME	SLP/ 5.00	6,992.42		
	12/01/09A	2 SERVERS FOR NETWORK FIL	SLP/ 5.00	25,339.00		
	12/01/09A	LICENSES FOR SERVER	SLP/ 3.00	8,130.00	45,501	1.0188
	05/01/10A	CPSI SERVER	SLP/ 5.00	55,483.74		
		GRAND TOTAL INFORMATION SYSTEMS		100,984.84		101,841
Group...	.....	6802 - HOUSEKEEPING.LAU EW				
	6/1/1991	POWER EAGLE EXTRACTOR	SL/15.00	1,201.00		
	6/1/1992	SPEEDSHINE FLOOR MACHINE	SL/ 5.00	800.00		
	6/1/1991	6 AIR CONDITIONERS	SL/ 5.00	2,400.00		
	6/1/1991	72" MOWER ATTACHMENT	SL/ 3.00	1,200.00		
	6/1/1991	WORK BENCH	SL/ 15.00	504.00		
	6/1/1992	6 SEARS AIR CONDITIONERS	SL/ 5.00	3,006.00		
	6/1/1993	5 18M BTU AIR CONDITIONER	SL/ 5.00	2,055.00		
	9/1/1996	WORK BENCH, SHELF, DRAWR:	SL/20.00	765.60	11,932	1.6652
	8/1/1997	WINDOW AIR CONDITIONERS	SL/ 5.00	999.95	1,000	1.6268
	09/09/99	MQ YAZOO MOWER	SL/ 3.00	6,195.00		
	09/09/99	MQ 24CD FUJITSU DUAL ZONE HEA	SL/10.00	1,720.00	7,915	1.5604
	4/31/91	4 WINDOW AIR CONDITIONERS	SL/ 5.00	1,876.00	1,876	1.6652
	3/21/2003	Water Softener SystemERS	SLP/10.00	11,249.06	11,249	1.3902
	12/10/2004	SNOWBLOWER	SLP/ 5.00	598.00	598	1.277
		GRAND TOTAL OPERATION OF PLANT		34,569.61		53,372
				3,775,319.17		4,932,477

LAWRENCE COUNTY MEMORIAL HOSPITAL
Analysis of Capital Equipment

#####

Asset Depreciation Short Report Sorted by ASSET A/C # and Group

Company: LAWRENCE COUNTY MEMORIAL HOSPITAL Year End:

6/30/2010

(PROGRAM FILES)

Method: 4 - BOOK Std Conv Applied File: C: AK19\413605A1
 Range: 600 MAJOR MOVEABLE EQUIPMENT MAJOR MOVEABLE EQUIPMENT Include all assets
 Cost

	Cost	Cost by year of purchase	Conversion Factor	Estimated Current Value
SUMMARY				
EQUIPMENT				
Buildings	3,728			
Nursing Services			380,624	
Cardiac Rehab			146,335	
Emergency			162,593	
Radiology			1,885,060	
Laboratory			321,791	
Pharmacy			51,221	
Surgery			390,933	
Anesthesia			35,758	
Physical Therapy			32,223	
Cardio Pulmonary			8,886	
Administration			851,817	
Business Office			122,789	
Medical Offices	149,940			
Materials Management			24,347	
Medical Records			149,058	
Nutrition Services - Dietary	60,159			
Information Technology Services	101,841			
Housekeeping	53,372			
SUBTOTAL	369,039		4,563,438	4,932,477
LAND & LAND IMPROVEMENTS	378,105			378,105
BUILDINGS CALCULATED COSTS	5,859,190		7,272,480	13,131,670
GRAND TOTAL	6,606,334		11,835,918	18,442,252

LAWRENCE COUNTY MEMORIAL HOSPITAL
1/17/2011 16:18

Median Cost per sq. ft.

230 Hospital Building #1 65.5 Bldg # 2 59.5 Bldg # 3 59.5 Bldg #4 59.5 Bldg #5 59.5 Bldg #7 145

Department Summary	Dept #	Sq. Ft.	Hospital Building #1		Bldg # 2	Bldg # 3	Bldg #4	Bldg #5	Bldg #7			
			Non-Clinical	Clinical	Mats Mgmt	Generator Shed	Biohazard Shed	Maintenance Bldg	Medical Office Bldg	Clinical		
Human Resources	86	0	0									
PFS & IT	071 / 076	1703		391690								
Materials Management	80	0			78600							
Administration	70	4674		1075020								
Plant Operations	82	3781		869630		10710				438625		
Housekeeping	60	872		200560						1462760		
Dietary	50	3409		784070								
Nursing Administration	78	369										
Pharmacy	25	472										
HIM	72	1570		361100								
UR	74	128										
Med / Surg	1	7204										
Surgery	4	6286										
Anesthesia	18	136										
Radiology	15	2114										
Lab	20	1022										
Blood Processing	21	100										
Cardio Pulmonary	17	897										
Physical Therapy	35	1181										
Cardiac Rehab	5	480										
Emergency	10	2382										
Surgical Clinic	40	2471										
RHC IM	42	0										530845
RHC FP	41	0										405130
Private Practice Totals MOB		0										530845
Total Hospital Square Footage		41251		16,009	25,242	1,200	180	375	1,296	13,713	11234	

Estimated cost based on sq. ft

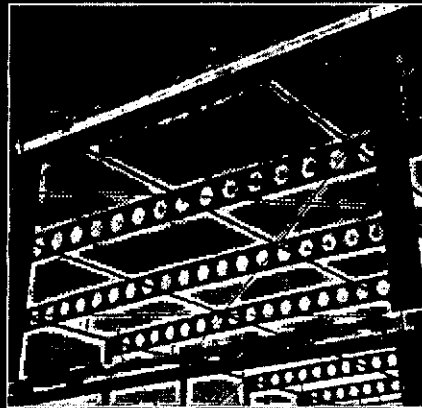
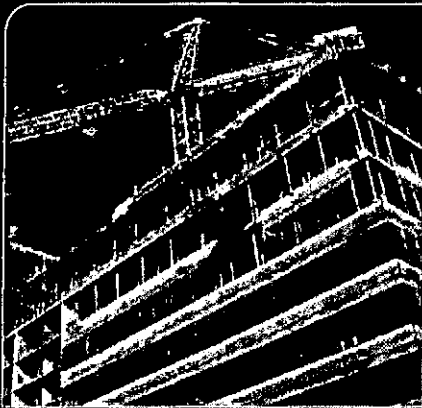
3,682,070	5,805,660	78,600	10,710	22,313	77,112	1,988,385	1,466,820
-----------	-----------	--------	--------	--------	--------	-----------	-----------

LAWRENCE COUNTY MEMORIAL HOSPITAL
Summary of Costs based on Sq. Ft.

	Total Square Feet for Building			Total Calculated Cost for Building			
	Non-Clinical	Clinical	Total	Non-Clinical	Clinical	Total	
Hospital Building	16,009	25,242	41,251	3,682,070	5,805,660	9,487,730	
Materials Management	1,200		1,200	78,600		78,600	
Generator Shed	180		180	10,710		10,710	
Biohazard Shed	375		375	22,313		22,313	
Maintenance Building	1,296		1,296	77,112		77,112	
Medical Office Building	13,713	11,234	24,947	1,988,385	1,466,820	3,455,205	
GRAND TOTALS	32,773	36,476	69,249	5,859,190	7,272,480	13,131,670	

RSMMeans Building Construction Cost Data

More than 23,000 completely updated unit price lines



6 9 t h A N N U A L E D I T I O N

2011

COST DATA FROM THE MOST QUOTED NAME IN CONSTRUCTION

Historical Cost Indexes

The table below lists both the RSMeans Historical Cost Index based on Jan. 1, 1993 = 100 as well as the computed value of an index based on Jan. 1, 2011 costs. Since the Jan. 1, 2011 figure is estimated, space is left to write in the actual index figures as they become available through either the quarterly Means Construction Cost Indexes or as printed in

the *Engineering News-Record*. To compute the actual index based on Jan. 1, 2011 = 100, divide the Historical Cost Index for a particular year by the actual Jan. 1, 2011 Construction Cost Index. Space has been left to advance the index figures as the year progresses.

Year	Historical Cost Index Jan. 1, 1993 = 100		Current Index Based on Jan. 1, 2011 = 100		Year	Historical Cost Index Jan. 1, 1993 = 100		Current Index Based on Jan. 1, 2011 = 100		Year	Historical Cost Index Jan. 1, 1993 = 100		Current Index Based on Jan. 1, 2011 = 100	
	Est.	Actual	Est.	Actual		Actual	Est.	Actual	Actual		Est.	Actual		
Oct 2011*					July 1996	110.2	59.6			July 1978	53.5	28.9		
July 2011*					1995	107.6	58.2			1977	49.5	26.8		
April 2011*					1994	104.4	56.4			1976	46.9	25.4		
Jan 2011*	185.0		100.0	100.0	1993	101.7	55.0			1975	44.8	24.2		
July 2010		183.5	99.2		1992	99.4	53.7			1974	41.4	22.4		
2009		180.1	97.4		1991	96.8	52.3			1973	37.7	20.4		
2008		180.4	97.5		1990	94.3	51.0			1972	34.8	18.8		
2007		169.4	91.6		1989	92.1	49.8			1971	32.1	17.4		
2006		162.0	87.6		1988	89.9	48.6			1970	28.7	15.5		
2005		151.6	81.9		1987	87.7	47.4			1969	26.9	14.5		
2004		143.7	77.7		1986	84.2	45.5			1968	24.9	13.5		
2003		132.0	71.4		1985	82.6	44.7			1967	23.5	12.7		
2002		128.7	69.6		1984	82.0	44.3			1966	22.7	12.3		
2001		125.1	67.6		1983	80.2	43.3			1965	21.7	11.7		
2000		120.9	65.4		1982	76.1	41.2			1964	21.2	11.5		
1999		117.6	63.6		1981	70.0	37.8			1963	20.7	11.2		
1998		115.1	62.2		1980	62.9	34.0			1962	20.2	10.9		
1997		112.8	61.0		1979	57.8	31.2			1961	19.8	10.7		

Adjustments to Costs

The Historical Cost Index can be used to convert National Average building costs at a particular time to the approximate building costs for some other time.

Time Adjustment using the Historical Cost Indexes:

$$\frac{\text{Index for Year A}}{\text{Index for Year B}} \times \text{Cost in Year B} = \text{Cost in Year A}$$

Example:

Estimate and compare construction costs for different years in the same city.

To estimate the National Average construction cost of a building in 1970, knowing that it cost \$900,000 in 2011:

INDEX in 1970 = 28.7

INDEX in 2011 = 185.0

$$\frac{\text{INDEX 1970}}{\text{INDEX 2011}} \times \text{Cost 2011} = \text{Cost 1970}$$

$$\frac{28.7}{185.0} \times \$900,000 = .155 \times \$900,000 = \$139,500$$

The construction cost of the building in 1970 is \$139,500.

Note: The City Cost Indexes for Canada can be used to convert U.S. National averages to local costs in Canadian dollars.

$$\frac{185}{28.7} \times 139,500 = 6.44 \times 139,500 = 897,780$$

*Historical Cost Index updates and other resources are provided on the following website.

<http://www.reedconstructiondata.com/rsmeans/chgnotice/842339>

$$2009 = \frac{183.5}{180.1} = 1.0188$$

$$2003 = \frac{183.5}{132.0} = 1.3902$$

$$1998 = \frac{183.5}{115.1} = 1.5943$$

$$2008 = \frac{183.5}{180.4} = 1.0172$$

$$2002 = \frac{183.5}{128.7} = 1.4258$$

$$1997 = \frac{183.5}{112.8} = 1.6268$$

$$2007 = \frac{183.5}{169.4} = 1.0832$$

$$2001 = \frac{183.5}{125.1} = 1.4668$$

$$1996 = \frac{183.5}{110.2} = 1.6655$$

$$2006 = \frac{183.5}{160.2} = 1.1454$$

$$2000 = \frac{183.5}{120.9} = 1.5178$$

$$2005 = \frac{183.5}{151.6} = 1.2104$$

$$1999 = \frac{183.5}{117.6} = 1.5604$$

$$2004 = \frac{183.5}{143.7} = 1.2770$$

17 | Square Foot Costs

10 17 00 | S.F. Costs

	UNIT	UNIT COSTS			% OF TOTAL		
		1/4	MEDIAN	3/4	1/4	MEDIAN	3/4
GARAGES, PARKING	S.F.	34.50	50.50	86.50			
Total project costs	C.F.	3.24	4.40	6.40			
Plumbing	S.F.	.98	1.52	2.34	1.72%	2.70%	3.85%
Electrical	↓	1.89	2.32	3.65	4.33%	5.20%	6.30%
Total: Mechanical & Electrical	↓	3.87	5.40	6.70	7%	8.90%	11.05%
Per car, total cost	Car	14,600	18,300	23,300			
GYMNASIUMS	S.F.	96	128	173			
Total project costs	C.F.	4.79	6.50	8			
Equipment	S.F.	2.28	4.28	8.20	1.98%	3.30%	6.70%
Plumbing	↓	6.05	7.20	9.30	4.65%	6.40%	7.75%
Heating, ventilating, air conditioning	↓	6.55	9.95	19.95	5.15%	9.05%	11.10%
Electrical	↓	7.40	10.05	13.25	6.60%	8.30%	10.30%
Total: Mechanical & Electrical	↓	27	36.50	43.50	19.60%	23.50%	28%
See also division 11 67 00							
HOSPITALS	S.F.	184	230	315			
Total project costs	C.F.	13.95	17.40	25			
Equipment	S.F.	4.68	9	15.50	.80%	2.53%	4.80%
Plumbing	↓	15.85	22.50	29	7.60%	9.10%	10.85%
Heating, ventilating, air conditioning	↓	23.50	30	41.50	7.80%	12.95%	16.65%
Electrical	↓	20.50	27.50	39	9.90%	11.75%	14.10%
Total: Mechanical & Electrical	↓	59.50	82.50	123	28%	33.50%	37%
Per bed or person, total cost	Bed	213,500	294,000	338,500			
See also division 11 71 00							
HOUSING For the Elderly	S.F.	90.50	115	141			
Total project costs	C.F.	6.45	8.95	11.45			
Site work	S.F.	6.30	9.80	14.35	5.05%	7.90%	12.10%
Masonry	↓	2.76	10.30	15.05	1.30%	6.05%	11%
Equipment	↓	2.19	3.02	4.80	1.88%	3.23%	4.43%
Conveying systems	↓	2.20	2.96	4.02	1.78%	2.20%	2.81%
Plumbing	↓	6.75	8.60	10.80	8.15%	9.55%	10.50%
Heating, ventilating, air conditioning	↓	3.45	4.89	7.30	3.30%	5.60%	7.25%
Electrical	↓	6.75	9.15	11.75	7.30%	8.50%	10.25%
Total: Mechanical & Electrical	↓	24.50	29	37	18.10%	22.50%	29%
Per rental unit, total cost	Unit	84,500	98,500	110,000			
Total: Mechanical & Electrical	*	18,800	21,600	25,200			
HOUSING Public (Low Rise)	S.F.	76	106	138			
Total project costs	C.F.	6.80	8.45	10.50			
Site work	S.F.	9.70	13.95	22.50	8.35%	11.75%	16.50%
Equipment	↓	2.07	3.38	5.15	2.26%	3.03%	4.24%
Plumbing	↓	5.50	7.25	9.20	7.15%	9.05%	11.60%
Heating, ventilating, air conditioning	↓	2.76	5.35	5.85	4.26%	6.05%	6.45%
Electrical	↓	4.61	6.85	9.50	5.10%	6.55%	8.25%
Total: Mechanical & Electrical	↓	22	28	31.50	14.50%	17.55%	26.50%
Per apartment, total cost	Apt.	83,500	95,000	119,500			
Total: Mechanical & Electrical	*	17,800	22,000	24,400			
ICE SKATING RINKS	S.F.	65	152	167			
Total project costs	C.F.	4.79	4.90	5.65			
Plumbing	S.F.	2.43	4.56	4.66	3.12%	3.23%	5.65%
Electrical	↓	6.95	10.70	11.30	6.30%	10.15%	15.05%
Total: Mechanical & Electrical	↓	11.55	16.35	20	18.95%	18.95%	18.95%
JAILS	S.F.	198	256	330			
Total project costs	C.F.	17.85	25	29			
Equipment	S.F.	7.75	23	39	2.77%	5.55%	10.35%
Plumbing	↓	19.10	25.50	34	7%	8.90%	13.35%
Heating, ventilating, air conditioning	↓	17.90	24	46	7.50%	9.45%	17.75%
Electrical	↓	21	28	35	8.80%	11.55%	14.95%

Handwritten notes: "road" and "D.V. up"

Handwritten mark: "H"

50 17 | Square Foot Costs

50 17 00 | S.F. Costs			UNIT COSTS			% OF TOTAL			
		UNIT	1/4	MEDIAN	3/4	1/4	MEDIAN	3/4	
52	3100	Total: Mechanical & Electrical	S.F.	54	98.50	117	27.50%	30%	34%
53	0010	LIBRARIES	S.F.	127	162	209			
	0020	Total project costs	C.F.	8.55	10.75	13.70			
	0500	Masonry	S.F.	10	17.50	29.50	5.80%	7.60%	11.60%
	1800	Equipment		1.71	4.60	6.95	.37%	1.50%	4.07%
	2720	Plumbing		4.63	6.75	9.10	3.38%	4.60%	5.70%
	2770	Heating, ventilating, air conditioning		10.25	17.35	22.50	7.80%	10.95%	12.80%
	2900	Electrical		12.85	16.65	21.50	8.35%	10.30%	11.95%
	3100	Total: Mechanical & Electrical		37.50	48	59.50	20.50%	23%	26.50%
54	0010	LIVING, ASSISTED	S.F.	116	137	161			
	0020	Total project costs	C.F.	9.75	11.40	12.95			
	0500	Masonry	S.F.	3.41	4.06	4.77	2.36%	3.16%	3.86%
	1800	Equipment		2.63	3.06	3.92	2.12%	2.47%	2.87%
	2720	Plumbing		9.70	13	13.45	6.05%	8.15%	10.60%
	2770	Heating, ventilating, air conditioning		11.50	12.05	13.20	7.95%	9.35%	9.70%
	2900	Electrical		11.35	12.55	14.50	9%	10%	10.70%
	3100	Total: Mechanical & Electrical		31.50	37	43	25%	28.50%	31.50%
55	0010	MEDICAL CLINICS	S.F.	118	145	184			
	0020	Total project costs	C.F.	8.65	11.20	14.85			
	1800	Equipment	S.F.	3.19	6.70	10.40	1.05%	2.94%	6.35%
	2720	Plumbing		7.85	11.05	14.75	6.15%	8.40%	10.10%
	2770	Heating, ventilating, air conditioning		9.35	12.25	18	6.65%	8.85%	11.35%
	2900	Electrical		10.15	14.40	18.80	8.10%	10%	12.25%
	3100	Total: Mechanical & Electrical		32.50	44	60	22.50%	27%	33.50%
	3500	See also division 11 71 00							
57	0010	MEDICAL OFFICES	S.F.	111	137	168			
	0020	Total project costs	C.F.	8.30	11.20	15.15			
	1800	Equipment	S.F.	3.66	7.25	10.30	.70%	5.10%	7.05%
	2720	Plumbing		6.15	9.45	12.75	5.60%	6.80%	8.50%
	2770	Heating, ventilating, air conditioning		7.40	10.70	14.10	6.10%	8%	9.70%
	2900	Electrical		9.05	12.85	17.90	7.60%	9.80%	11.40%
	3100	Total: Mechanical & Electrical		24	34.50	50	19.30%	22.50%	28.50%
59	0010	MOTELS	S.F.	70	101	132			
	0020	Total project costs	C.F.	6.25	8.35	13.65			
	2720	Plumbing	S.F.	7.10	9.05	10.75	9.45%	10.60%	12.55%
	2770	Heating, ventilating, air conditioning		4.32	6.45	11.55	5.60%	5.60%	10%
	2900	Electrical		6.60	8.35	10.40	7.45%	9.05%	10.45%
	3100	Total: Mechanical & Electrical		21	28	48.50	18.50%	24%	25.50%
	5000								
	9000	Per rental unit, total cost	Unit	35,600	67,500	73,000			
	9500	Total: Mechanical & Electrical		6,950	10,500	12,200			
60	0010	NURSING HOMES	S.F.	110	142	173			
	0020	Total project costs	C.F.	8.60	10.75	14.70			
	1800	Equipment	S.F.	3.46	4.58	7.65	2.02%	3.62%	4.99%
	2720	Plumbing		9.40	14.25	17.15	8.75%	10.10%	12.70%
	2770	Heating, ventilating, air conditioning		9.90	15.05	19.90	9.70%	11.45%	11.80%
	2900	Electrical		10.85	13.55	18.45	9.40%	10.55%	12.45%
	3100	Total: Mechanical & Electrical		26	36.50	60.50	26%	29.50%	30.50%
	9000	Per bed or person, total cost	Bed	48,700	61,000	78,500			
61	0010	OFFICES Low Rise (1 to 4 story)	S.F.	92.50	120	156			
	0020	Total project costs	C.F.	6.60	9.10	12			
	0100	Site work	S.F.	7.40	13.15	19.35	6.20%	9.70%	13.55%
	0500	Masonry		3.58	7.35	13.15	2.62%	5.45%	8.45%
	1800	Equipment		.98	1.92	5.25	.60%	1.50%	3.50%
	2720	Plumbing		3.31	5.10	7.50	3.66%	4.50%	6.10%
	2770	Heating, ventilating, air conditioning		7.30	10.20	14.90	7.20%	10.30%	11.70%
	2900	Electrical		7.55	10.75	15.25	7.45%	9.65%	11.35%

17 | Square Foot Costs

50 17 00 | S.F. Costs		UNIT	UNIT COSTS			% OF TOTAL			
			1/4	MEDIAN	3/4	1/4	MEDIAN	3/4	
900	Electrical	S.F.	15.55	24.50	43.50	10.90%	14%	17.85%	87
100	Total: Mechanical & Electrical	↓	46	87	123	29.50%	33.50%	44.50%	
010	THEATERS	S.F.	96	120	182				91
020	Total project costs	C.F.	4.44	6.55	9.65				
720	Plumbing	S.F.	3.20	3.47	14.20	2.92%	4.70%	6.80%	
770	Heating, ventilating, air conditioning	↓	9.35	11.30	14	8%	12.25%	13.40%	
900	Electrical	↓	8.40	11.35	23	8.05%	9.35%	12.25%	
100	Total: Mechanical & Electrical	↓	21.50	29	34.50	21.50%	25.50%	27.50%	
010	TOWN HALLS City Halls & Municipal Buildings	S.F.	107	136	178				94
020	Total project costs	C.F.	9.80	11.75	16.50				
720	Plumbing	S.F.	4.48	8.40	15.40	4.31%	5.95%	7.95%	
770	Heating, ventilating, air conditioning	↓	8.10	16.10	23.50	7.05%	9.05%	13.45%	
900	Electrical	↓	10.20	14.55	19.85	8.05%	9.45%	11.65%	
100	Total: Mechanical & Electrical	↓	35.50	45	68.50	22%	26.50%	31%	
010	WAREHOUSES & Storage Buildings	S.F.	40	59.50	85.50				97
020	Total project costs	C.F.	2.10	5.28	5.45				
100	Site work	S.F.	4.13	8.20	12.40	6.05%	12.95%	19.85%	
500	Masonry	↓	2.41	5.70	12.30	3.73%	7.40%	12.30%	
800	Equipment	↓	.64	1.39	7.80	.91%	1.82%	5.55%	
720	Plumbing	↓	1.34	2.39	4.48	2.90%	4.80%	6.55%	
730	Heating, ventilating, air conditioning	↓	1.53	4.30	5.75	2.41%	5%	8.90%	
900	Electrical	↓	2.37	4.46	7.40	5.15%	7.20%	10.10%	
100	Total: Mechanical & Electrical	↓	6.60	10.15	20	12.75%	18.90%	26%	
010	WAREHOUSE & OFFICES Combination	S.F.	49	65.50	90				
020	Total project costs	C.F.	2.52	3.66	5.40				
800	Equipment	S.F.	.85	1.65	2.46	.52%	1.20%	2.40%	
720	Plumbing	↓	1.90	3.37	4.93	3.74%	4.76%	6.30%	
770	Heating, ventilating, air conditioning	↓	3	4.69	6.55	5%	5.65%	10.05%	
900	Electrical	↓	3.30	4.91	7.75	5.75%	8%	10%	
100	Total: Mechanical & Electrical	↓	9.20	14.20	22.50	14.40%	19.95%	24.50%	

Older