

<b>HSHS St. John's Tenant Finish Certificate of Need Evaluation - Attachment #7</b>	
11/9/2019	
	Amount
Preplanning	\$ 236,000
Site Survey and Soil Investigation	\$ 106,000
<b>Construction</b>	
Description:	
General Conditions	\$ 2,247,527
Temp Facilities, Controls, Cleaning, Waste Management	\$ 370,291
Site Preparation	\$ 4,366,000
Concrete	\$ 2,663,278
Masonry	\$ 2,873,272
Metal Fabrications	\$ 2,469,227
Carpentry	\$ 1,603,971
Thermal, Moisture & Fire Protection	\$ 2,239,555
Doors, Frames, Hardware, Glass & Glazing	\$ 2,229,716
Walls, Ceilings, Floors, & Window Treatments	\$ 2,582,196
Piping, Sanitary Waste, HVAC, Ductwork, Roof Penetrations	\$ 3,613,854
Wiring, Fire Alarm System, Lighting	\$ 3,437,614
Miscellaneous Construction Costs	\$ 996,034
<b>Total Construction Costs</b>	\$ 31,692,534
<b>Contingencies</b>	\$ 2,142,535
<b>Architectural/ Engineering Fees</b>	\$ 2,683,400
<b>Consulting and Other Fees</b>	\$ 1,159,911
Lender's Inspection	\$ 27,500
Legal Fees	\$ 150,000
Development Fee	\$ 519,611
Const. Management Fee	\$ 407,800
Traffic Study	\$ 35,000
Archaeologist Fee	\$ 20,000
<b>Net Interest Expense During Construction (project related)</b>	\$ 1,517,994
<b>Other Costs to be Capitalized</b>	\$ 854,000
Overhead, Travel, Supplies, Postage, Salaries	\$ 385,000
Builder's Risk Insurance	\$ 35,000
Testing/Commissioning	\$ 80,000
FF&E/Signage	\$ 75,000
Blue Printing	\$ 19,000
Project Photos, Turnover and Other Misc Costs.	\$ 50,000
Archaeological Work	\$ 200,000
Agency Approvals	\$ 10,000
<b>Movable or Other Equipment</b>	\$ 7,985,452
Medical Equipment	\$ 3,923,600
Furniture	\$ 1,571,320
Telephones & Computer	\$ 1,248,883
Miscellaneous Equipment/Relocations	\$ 1,241,649
<b>Fair Market Value of Leased Space and Equipment</b>	\$ -
<b>Grand Total</b>	\$ 48,377,826