

The Willows @ Anytown
Anytown, USA

October 2006

Recommended Repair	Option	Immediate	2-5 Years	6-10 Years
Year Built - 1950's, 1960s, 1974, 1980s 40,918 SF; 3 Acs.	128 - beds 74 - parking			
Exterior:				
1 Replace rotten wood around fascia & repaint fascia and soffit.		5,000		
2 Pressure wash & seal masonry veneer; repair mortar joints at brick lintels (allowance)		15,000		
3 Roof drainage – research drainage improvements around HVAC ducts.				
4 Miscellaneous shingle repairs. (by staff)		1,000		
5 Replace roof shingles.			15,000	
6 Replace ballasted roof (2-5).			170,000	
7 Replace EPDM (6-10)				200,000
8 Concrete pad for rear dumpster.			2,250	
9 Repair, seal & stripe asphalt paving.			34,632	
Interior:				
10 Replace corridor carpet.			53,042	
11 Re-laminate nurse stations (3 ea.)			20,000	
12 Upgrade East/West Halls nurse call system.			25,000	
13 Paint ceiling grid, replace bowed/yellowed/damaged ceiling tile.			13,639	
14 Upgrade residential style tubs with new side-entry therapy tubs. (3 ea.)	30,000			
15 Replace VCT kitchen floor.		4,200		
16 Repair seal on walk-in cooler/freezer doors.		1,500		
17 Additional air conditioning in Kitchen			12,000	
18 Replace water heaters (4 ea. - service life) 8-10 yrs.				18,000
19 Replace dryers (2 ea. @ 6-10)				7,600
20 Fire sprinkler upgrade to 100% coverage			110,000	
21 Fire alarm upgrade – if required with sprinkler upgrade.			25,000	
22 General Maintenance/Miscellaneous repair allowance.		5,000		
Recommendations Total	\$ 30,000	\$ 31,700	\$ 480,563	\$ 225,600
Contingency (10%)	\$ 3,000	\$ 3,170	\$ 48,056	\$ 22,560
Construction Management & Expenses (15%/5%)	6,600	6,974	105,724	49,632
Estimated Total	\$ 39,600	\$ 41,844	\$ 634,343	\$ 297,792
Combined Total	\$ 1,013,579			

NOTE: These recommendations and subsequent budget do not constitute a bid from HealthLink, but are rather presented and intended to reflect reasonable allowances for the listed recommendations based on past experience and current industry trends. This budget is conceptual in nature and should be refined by compiling dimensions, refining the scope of work, and meeting with qualified local contractors.