

# Measure B Project Manager

## Projected Cost for Behavioral Health Regional Training Center, Crisis Residential Treatment Center, and Acute Psychiatric Hospital

The Mendocino County Behavioral Health Regional Training Center will serve the Superior Region of California as well as counties south of Mendocino. Its purpose is to provide training and workshop space for First Responders, Practitioners, and Agencies that directly and indirectly interact with people experiencing acute and chronic behavioral health conditions. This resource will function as a business, and will require a fee system in order to be sustainable. Ideally, this service will sustain itself financially.

BEHAVIORAL HEALTH REGIONAL TRAINING CENTER		
Estimated Opening Date: August 2020 (soft) October 2020		
Duration: 12 to 14 Months		
PROJECT BUDGET		
BHRTC-1: Behavioral Health Regional Training Center - Project Costs		Allocated Funds
Estimate Date: 6/1/2020		\$277,957.00
8207 East Rd., Redwood Valley		\$307,258.00
Building Area: (Gross Square Feet) 3,150 (\$23 per GSF)		<b>\$585,215.00</b>
Capital Costs	Estimate	Actual
Property Acquisition	\$277,957.00	<b>\$277,957.00</b>
Remodel	\$153,900.00	<b>\$12,915.94</b>
County's Construction Contingency 15%	\$23,085.00	
<b>Estimated Capital Costs</b>	<b>\$454,942.00</b>	<b>\$290,872.94</b>
Soft Costs	Estimate	Actual
Design/Engineering	\$14,500.00	<b>\$14,649.00</b>
Testing/Inspections	\$8,500.00	<b>\$4,595.00</b>
Construction Manager	\$34,753.00	
Furnishing & Equipment	\$3,500.00	<b>\$9,906.66</b>
Other Internal Partner Fees and Overhead	TBD	
<b>Estimated Soft Costs</b>	<b>\$61,253.00</b>	<b>\$29,150.66</b>
Estimates for Potential Expenses	Estimate	Actual
Septic Repair	\$65,520.00	
Replace Ceiling Fans	\$568.00	
Fencing	\$3,000.00	
Fire Sprinklers	\$60,000.00	
<b>Estimated Potential Expenses</b>	<b>\$129,088.00</b>	<b>\$0.00</b>
Total Estimate	\$516,195.00	
<b>Total Estimate Balance (contingent upon unknown costs)</b>	<b>\$69,020.00</b>	

Total Expenses - Actual	\$320,023.60
<b>Balance - Actual</b>	<b>\$265,191.40</b>

## BUSINESS ESTIMATE

ANNUAL INCOME		
Year 2020 - 2021	Approximately 16 days/160 hours per month while operational	<b>\$48,448.00</b>
Year 2021 - 2022	Approximately 20 days/220 hours per month	<b>\$73,920.00</b>
Year 2022 - 2023	Approximately 26 days/310 hours per month	<b>\$104,160.00</b>
Year 2023 - 2024	Approximately 29 days/355 hours per month	<b>\$119,280.00</b>

ANNUAL EXPENSE		
Year 2020 - 2023		<b>\$43,160.00</b>
Maintenance		\$20,000.00
Staffing (Starting 2023)		\$48,000.00
Landscape/Custodial (-\$225 MOU)		\$8,400.00
Utilities		\$14,760.00
Estimated Annual Expenses (2023+)		<b>\$90,935.00</b>

ANNUAL BALANCE	
Year 2020 - 2021	<b>\$5,288.00</b>
Year 2001 - 2022	<b>\$30,760.00</b>
Year 2022 - 2023	<b>\$13,225.00</b>
Year 2023 - 2024	<b>\$28,345.00</b>

Crisis Residential Treatment Facility		
Estimated Opening Date: November 2021		
Duration: 23 Months		
PROJECT BUDGET		
CRT-2: Crisis Residential Treatment Center - Project Costs		Allocated or Planned Funding
Estimate Date: 08/01/2020		Nacht & Lewis, Design and Pre-Construction: 3.3 million
631 S. Orchard Ave., Ukiah		Revenue - CHFA Grant \$500,000
Building Area: (Gross Square Feet)	3,460 (\$773 per GSF)	

#### Expenses or Contracted Agreements

Property Acquisition	\$500,000.00	\$500,000.00
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Paid for by CHFA Grant

#### Nacht & Lewis - Architecture and Design

Facility Planning and Programming	\$89,000.00	\$65,681.42
Design, Engineering and Criteria	\$567,303.00	\$81,779.15
Special Consultants (Environmental/CEQA, Behavioral Health Expert)	\$58,000.00	\$48,232.00
Geotechnical Investigation/Surveying	\$35,000.00	\$26,175.00

Estimated and Actual Costs	\$749,303.00	\$221,867.57
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Estimated or Expected Costs	\$3,759,378.00	
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Capital Costs (Cost of Building)	Estimate	Actual
Construction	\$2,958,360.00	
County's Construction Contingency	\$295,836.00	
<b>Estimated Capital Costs</b>	<b>\$3,254,196.00</b>	

Soft Costs (Cost of Preparing to Build/Support)	Estimate	Actual
Construction Manager	\$320,800.00	
Building Commissioning	\$59,167.00	
Materials Testing (Construction)	\$16,271.00	
Plan Check, Permit and Inspection Fees	\$40,000.00	
Utility Connections	\$50,000.00	
Advertising, Printing & Mailing	\$2,000.00	
Contingency	10% \$16,944.00	
<b>Estimated Soft Costs</b>	<b>\$505,182.00</b>	

## Potential Project PHF-3 (Psychiatric Health Facility) - Measure B Program - Mental Health Treatment Act - Mendocino County, June 2020

Items highlighted in light blue under SOFT COSTS are covered by the 3.3 million dollar contract agreed upon between Mendocino County and Architect/Designer Nacht & Lewis. The agency is likely to work on one or more additional Measure B projects under the aforementioned contract, and their overall costs will be listed in PROGRAM and PROJECT OVERVIEW. The collective amount is deducted from the Nacht & Lewis fees on page 5.

Dollars per Gross Square Foot, Contingency Prices, and Construction Management are all dependant upon the price of BIDs, and the decided upon contract amount. With the economic recession, we can expect costs in Manufacturing, Construction, and Real Estate to decrease creating a potentially less expensive project than what has been estimated.

### PHF-3: Psychiatric Health Facility - Project Costs

Estimate Date:	5/22/2020
Location:	To be determined
Number of Beds:	10 to 16
Building Area: (Gross Square Feet)	9,500 (\$1,122 per GSF)

### Capital Costs

Construction		\$9,690,000
County's Construction Contingency	10%	\$969,000
<b>Estimated Capital Costs (Reflects New Construction, Not Remodel)</b>		
		<b>\$10,659,000</b>

### Soft Costs

Facility Planning and Programming		\$260,000
Design and Engineering		\$1,794,959
Special Consultants (Environmental/CEQA, Behavioral Health Expert)		\$270,000
Geotechnical Investigation/Surveying		\$60,000
Construction Manager		\$930,031
Building Commissioning		\$120,000
Materials Testing (Construction)		\$93,003
Plan Check, Permit and Inspection Fees		\$200,000
Utility Connections		\$300,000
Advertising, Printing & Mailing*		\$5,000
Land Acquisition/Value ( 1 acre site)		\$500,000
Sub-total		\$4,532,993
Contingency	10%	\$453,299
<b>Estimated Soft Costs</b>		<b>\$9,519,285</b>
<b>Total Estimated Project Cost</b>		<b>\$20,178,285</b>

### Alternatives to New Construction

The following information was gathered from: The California Hospital Association, Aurora Santa Rosa Hospital, and previous estimates obtained by Measure B in conjunction with Mendocino County Behavioral Health

**Renovating a building to create a PHF in a rural area (such as Mendocino County) can cost between \$400 to \$650 per square foot in comparison to a new facility at an estimated \$1122 per square foot. Another measuring or estimation device calculates \$500,000 per bed. For instance, the 27,000 square foot former Howard Hospital building may cost up to \$17 million to renovate (or \$630-\$650 per square foot), while a 16-bed facility may cost approximately \$8 million to renovate according to the \$500,000 per bed model. This excludes some soft costs including the cost of equipment and operations.**