

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A1 - Infrastructure Plus</b>		<b>Budget</b>	
<b>Costs Projected to 2017</b>			
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
	49,941	sf	
C.S.I. Divisions 0 - 17	SQ. FT.	COST	SPECIFICATIONS
	COST		
1.0 GENERAL CONDITIONS	\$ 30.00	\$ 1,498,230	Six Phases, 24 month duration
2.1 SITEWORK / SELECTIVE DEMO	\$ 9.00	\$ 449,469	Gut Bldg (except walls), E & B foundation for waterproofing
3.0 CONCRETE	\$ 2.00	\$ 99,882	
4.0 MASONRY	\$ 2.50	\$ 124,853	Masonry Repairs
5.1 STRUCTURAL STEEL	\$ 20.00	\$ 1,000,000	Upgrade Structure if necessary would ADD \$1,000,000
5.5 MISC IRON	\$ -	\$ -	
6.1 ROUGH CARPENTRY	\$ 6.00	\$ 299,646	
6.2 INTERIOR ARCHITECTURAL WOODWORK		\$ 50,000	Specified Allowance
6.3 FINISH CARPENTRY	\$ 2.00	\$ 99,882	
7.0 THERMAL & MOISTURE PROTECTION	\$ 7.50	\$ 374,558	Fireproofing, Waterproofing, New Roof/Insulation, Caulking
8.0 DOORS & WINDOWS	\$ 4.50	\$ 224,735	Enlarged Bathroom D.F & H, Replace Windows
9.1 GYPSUM DRYWALL	\$ 2.50	\$ 124,853	Walls @ Enlarged Bathrooms, MEP Chases
9.5 ACOUSTICAL CEILINGS	\$ 5.60	\$ 279,670	New Ceilings throughout the three floors of Long Term Care
9.7 FLOOR FINISHES	\$ 8.60	\$ 429,493	New Floor finishes throughout the three floors of Long Term Care
9.9 PAINTING	\$ 3.50	\$ 174,794	Re-Paint the three floors of Long Term Care
10.0 SPECIALTIES	\$ 5.65	\$ 282,167	Corner Guards, FE Cabs, Lockers, Postal, Toilet Access
10.1 TACKBOARDS	\$ -	\$ -	Reuse existing
10.2 SIGNAGE	\$ -	\$ -	Not Required
11.0 EQUIPMENT	\$ -	\$ -	Appliance
11.1 FOOD SERVICE	\$ -	\$ -	Existing to remain
11.2 LAUNDRY EQUIPMENT	\$ -	\$ -	Existing to remain
11.3 OVERHEAD LIFT SYSTEM	\$ -	\$ -	Not Required
11.4 RESIDENT TVs & BRACKETS	\$ -	\$ -	Not Required
12.0 FURNISHINGS	\$ -	\$ -	Not Required
12.1 RESIDENTIAL CASEWORK	\$ -	\$ -	Existing to remain
13.0 SPECIAL CONSTRUCTION	\$ -	\$ -	
14.0 ELEVATORS	\$ -	\$ -	Elevators not required - use existing
15.4 PLUMBING & HVAC	\$ 54.00	\$ 2,696,814	
15.5 THERAPY TUBS	\$ -	\$ -	Not Required
15.6 SALON SINKS &/OR STYLING STATIONS	\$ -	\$ -	Not Required
15.5 FIRE PROTECTION	\$ 3.50	\$ 174,794	
16.0 ELECTRICAL	\$ 28.00	\$ 1,398,348	
16.1 LOW VOLTAGE	\$ -	\$ -	
16.2 SITE LIGHTING	\$ -	\$ -	
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 195.87</b>	<b>\$ 9,782,184</b>	
2.0 SITEWORK	\$ -	\$ -	
2.1 LANDSCAPE ALLOWANCE	\$ -	\$ -	
2.2 8 FT. PVC FENCE AT ALL GARDENS	\$ -	\$ -	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 195.87</b>	<b>\$ 9,782,184</b>	

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A2 - Addition</b>		<b>Budget</b>	
<b>Excludes Parking under</b>			
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
Adjusted	38,067	sf	
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$16.87	\$642,190	One Phase, 12 month duration
2.1 BUILDING SITEWORK	\$6.50	\$247,436	
3.0 CONCRETE	\$6.00	\$228,402	Slabs on Deck
4.0 MASONRY	\$7.00	\$266,469	Masonry Stair Towers, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$18.00	\$685,206	Steel Structure
5.5 MISC IRON	\$4.50	\$171,302	Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$5.00	\$190,335	Blocking & Misc. Framing
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$3.94	\$150,000	Specified Allowance
6.3 FINISH CARPENTRY	\$9.00	\$342,603	
7.0 THERMAL & MOISTURE PROTECTION	\$14.00	\$532,938	
8.0 DOORS & WINDOWS	\$13.00	\$494,871	
9.1 GYPSUM DRYWALL	\$16.00	\$609,072	
9.5 ACOUSTICAL CEILINGS	\$1.20	\$45,680	
9.7 FLOOR FINISHES	\$8.00	\$304,536	
9.9 PAINTING	\$4.00	\$152,268	
10.0 SPECIALTIES	\$3.00	\$114,201	Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$0	Specified Allowance
11.0 EQUIPMENT	\$0.60	\$22,840	Appliances
11.1 FOOD SERVICE	\$0.00	\$0	Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.45	\$15,000	
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$66,617	
11.4 RESIDENT TVs & BRACKETS		\$40,000	Specified Allowance
12.0 FURNISHINGS	\$0.24	\$9,136	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$10.40	\$396,000	75 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$0.00	\$0	Elevators not required - use existing
15.4 PLUMBING & HVAC	\$46.00	\$1,751,082	
15.5 THERAPY TUBS (15 each)		\$0	Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$0	Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$152,268	
16.0 ELECTRICAL	\$22.00	\$837,474	
16.1 LOW VOLTAGE	\$4.00	\$152,268	Specified Allowance
16.2 SITE LIGHTING		\$0	Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$226.89</b>	<b>\$8,637,194</b>	
2.0 SITEWORK	\$20.00	\$761,340	
2.1 LANDSCAPE ALLOWANCE		\$0	Specified Allowance
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$0	Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$246.89</b>	<b>\$9,398,534</b>	<b>Budget</b>

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A2 - Garage</b>		<b>Budget</b>	
<b>Costs Projected to 2017</b>			
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
Adjusted	12,687	sf	
C.S.I. Divisions 1 - 16	AVG COST		SPECIFICATIONS
1.00 GENERAL CONDITIONS	\$18.56	\$ 214,030	One Phase, 4 months duration
2.10 BUILDING SITEWORK	\$7.49	\$ 86,398	
3.00 CONCRETE	\$38.50	\$ 444,045	Foundations, Slab on Grade
4.00 MASONRY	\$10.45	\$ 120,527	Elevator Shaft and Stair Tower, Limited masonry veneer
5.10 STRUCTURAL STEEL	\$27.50	\$ 317,175	Steel frame above Garage
5.50 MISC IRON	\$4.95	\$ 57,092	Stairs, Railings, Misc. Metals
6.10 ROUGH CARPENTRY	\$5.50	\$ 63,435	
6.20 INTERIOR ARCHITECTURAL WOODWORK	\$0.00	\$ -	Not Required
6.30 FINISH CARPENTRY	\$1.10	\$ 12,687	
7.00 THERMAL & MOISTURE PROTECTION	\$9.35	\$ 107,840	Waterproofing, Insulation, Caulking, Fireproofing at ceiling
8.00 DOORS & WINDOWS	\$2.31	\$ 26,643	OH Doors, HM Doors Frames & Hardware
9.10 GYPSUM DRYWALL	\$7.70	\$ 88,809	Primarily Ceiling
9.50 ACOUSTICAL CEILINGS	\$0.00	\$ -	
9.70 FLOOR FINISHES	\$0.00	\$ -	
9.90 PAINTING	\$1.65	\$ 19,031	
10.00 SPECIALTIES	\$0.00	\$ -	
10.10 TACKBOARDS	\$0.00	\$ -	
10.20 SIGNAGE - INTERIOR & EXTERIOR	\$0.00	\$ -	
11.00 EQUIPMENT	\$0.00	\$ -	
11.10 FOOD SERVICE	\$0.00	\$ -	
11.20 LAUNDRY EQUIPMENT	\$0.00	\$ -	
11.30 OVERHEAD LIFT SYSTEM	\$0.00	\$ -	
11.40 RESIDENT TVs & BRACKETS	\$0.00	\$ -	
12.00 FURNISHINGS	\$0.00	\$ -	
12.10 RESIDENTIAL CASEWORK	\$0.00	\$ -	
13.00 SPECIAL CONSTRUCTION	\$0.00	\$ -	
14.00 ELEVATORS	\$3.30	\$ 38,061	(1) elevator stop
15.40 PLUMBING & HVAC	\$4.95	\$ 57,092	Floor Drains, Exhaust
15.50 THERAPY TUBS (15 each)	\$0.00	\$ -	
15.60 SALON SINKS &/OR STYLING STATIONS	\$0.00	\$ -	
15.70 FIRE PROTECTION	\$3.85	\$ 44,405	
16.00 ELECTRICAL	\$2.75	\$ 31,718	
16.10 LOW VOLTAGE	\$0.00	\$ -	
16.20 SITE LIGHTING	\$0.00	\$ -	
TOTAL BUILDING TOTAL	\$ 136.28	\$ 1,728,984	
2.00 SITEWORK	\$ 44.00	\$ 558,228	
2.10 LANDSCAPE ALLOWANCE		\$ -	
2.20 8 FT. PVC FENCE AT ALL GARDENS		\$ -	
TOTAL CONSTRUCTION COST	\$ 180.28	\$ 2,287,212	Budget

<b>Maplewood Nursing Home</b>			
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<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A2 - Renovation in conjunction with addition</b>			<b>Budget</b>
<b>Costs Projected to 2017</b>			
<b>MacMillin Company</b>			<b>Based on 2017 dollars</b>
	49,941	sf	
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$ 17.62	\$ 880,180	Two Phases, 16 month duration
2.1 BUILDING SITEWORK/SELECTIVE DEMO	\$ 8.13	\$ 405,930	Gut Bldg, E & B foundation for waterproofing
3.0 CONCRETE	\$ 2.50	\$ 124,853	
4.0 MASONRY	\$ 2.79	\$ 139,485	Masonry Repairs
5.1 STRUCTURAL STEEL	\$ 20.00	\$ 1,000,000	Upgrade Structure to code
5.5 MISC IRON	\$ -	\$ -	
6.1 ROUGH CARPENTRY	\$ 4.79	\$ 239,118	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$ -	\$ 50,000	Specified Allowance
6.3 FINISH CARPENTRY	\$ 11.19	\$ 559,080	
7.0 THERMAL & MOISTURE PROTECTION	\$ 5.38	\$ 268,723	Fireproofing, Waterproofing, Caulking
8.0 DOORS & WINDOWS	\$ 18.18	\$ 908,077	D,F & H, Storefronts
9.1 GYPSUM DRYWALL	\$ 20.00	\$ 998,820	New Room Configurations
9.5 ACOUSTICAL CEILINGS	\$ 5.59	\$ 278,970	
9.7 FLOOR FINISHES	\$ 8.60	\$ 429,273	
9.9 PAINTING	\$ 3.42	\$ 170,798	
10.0 SPECIALTIES	\$ 5.65	\$ 282,386	Cubicle Curtains/Tracks, Wall Protection, T&B, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS	\$ -	\$ 7,500	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR	\$ -	\$ -	Not Required
11.0 EQUIPMENT	\$ -	\$ -	Appliances
11.1 FOOD SERVICE	\$ -	\$ -	Existing to remain
11.2 LAUNDRY EQUIPMENT	\$ -	\$ -	Existing to remain
11.3 OVERHEAD LIFT SYSTEM	\$ -	\$ -	
11.4 RESIDENT TVs & BRACKETS	\$ -	\$ -	Not Required
12.0 FURNISHINGS	\$ 0.24	\$ 11,964	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$ 8.26	\$ 412,500	75 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$ -	\$ -	
14.0 ELEVATORS	\$ -	\$ -	Elevators not required - use existing
15.4 PLUMBING & HVAC	\$ 54.00	\$ 2,696,814	
15.5 THERAPY TUBS (15 each)	\$ -	\$ -	Not Required
15.6 SALON SINKS &/OR STYLING STATIONS	\$ -	\$ -	Not Required
15.7 FIRE PROTECTION	\$ 3.50	\$ 174,794	
16.0 ELECTRICAL	\$ 28.00	\$ 1,398,348	
16.1 LOW VOLTAGE	\$ -	\$ -	Not Required
16.2 SITE LIGHTING	\$ -	\$ -	Not Required
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 229.02</b>	<b>\$ 11,437,613</b>	
2.0 SITEWORK	\$ -	\$ -	
2.1 LANDSCAPE ALLOWANCE	\$ -	\$ -	Not Required
2.2 8 FT. PVC FENCE AT ALL GARDENS	\$ -	\$ -	Not Required
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 229.02</b>	<b>\$ 11,437,613</b>	<b>Budget</b>

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario B1 - Greenhouse</b>		<b>Budget</b>	
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
Adjusted	120,275	sf	
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$18.38	\$2,210,655	5.95%
2.1 BUILDING SITEWORK	\$6.50	\$781,788	
3.0 CONCRETE	\$17.00	\$2,044,675	Foundations, Slab on Grade
4.0 MASONRY	\$3.00	\$360,825	Limited masonry veneer
5.1 STRUCTURAL STEEL	\$3.00	\$360,825	
5.5 MISC IRON	\$1.65	\$198,454	
6.1 ROUGH CARPENTRY	\$6.00	\$721,650	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$2.91	\$350,000	Specified Allowance
6.3 FINISH CARPENTRY	\$9.50	\$1,142,613	
7.0 THERMAL & MOISTURE PROTECTION	\$20.00	\$2,405,500	
8.0 DOORS & WINDOWS	\$13.00	\$1,563,575	
9.1 GYPSUM DRYWALL	\$60.00	\$7,216,500	Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$1.21	\$145,533	
9.7 FLOOR FINISHES	\$8.00	\$962,200	
9.9 PAINTING	\$6.00	\$721,650	
10.0 SPECIALTIES	\$3.00	\$360,825	Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$35,000	Specified Allowance
11.0 EQUIPMENT	\$0.68	\$81,787	Appliances & Loading Dock
11.1 FOOD SERVICE	\$3.33	\$400,000	Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.15	\$15,000	
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$210,481	
11.4 RESIDENT TVs & BRACKETS		\$90,000	Specified Allowance
12.0 FURNISHINGS	\$0.46	\$55,327	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$7.77	\$935,000	170 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$0.00	\$0	One story buildings - elevators not required
15.4 PLUMBING & HVAC	\$46.00	\$5,532,650	
15.5 THERAPY TUBS (15 each)		\$180,000	Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$30,000	Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$481,100	
16.0 ELECTRICAL	\$22.00	\$2,646,050	
16.1 LOW VOLTAGE	\$4.00	\$481,100	Specified Allowance
16.2 SITE LIGHTING		\$15,000	Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$272.32</b>	<b>\$32,752,761</b>	
2.0 SITEWORK		\$4,200,000	Lump Sum Allowance
2.1 LANDSCAPE ALLOWANCE		\$200,000	Specified Allowance - seems too low
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$25,000	Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$309.11</b>	<b>\$37,177,761</b>	<b>Budget</b>

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario B2 - Houshold</b>		<b>Budget</b>	
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
		137,482 sf	
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$18.38	\$2,526,919	6.23%
2.1 BUILDING SITEWORK	\$4.00	\$549,928	
3.0 CONCRETE	\$12.00	\$1,649,784	Foundations, Slab on Grade, Elevator Pits
4.0 MASONRY	\$5.00	\$687,410	Masonry Stair & Elevator Shafts, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$3.00	\$412,446	
5.5 MISC IRON	\$3.00	\$412,446	Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$6.00	\$824,892	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$2.91	\$400,000	Specified Allowance
6.3 FINISH CARPENTRY	\$9.50	\$1,306,079	
7.0 THERMAL & MOISTURE PROTECTION	\$20.00	\$2,749,640	
8.0 DOORS & WINDOWS	\$13.00	\$1,787,266	
9.1 GYPSUM DRYWALL	\$60.00	\$8,248,920	Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$1.20	\$164,978	
9.7 FLOOR FINISHES	\$8.00	\$1,099,856	
9.9 PAINTING	\$6.00	\$824,892	
10.0 SPECIALTIES	\$3.00	\$412,446	Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$35,000	Specified Allowance
11.0 EQUIPMENT	\$0.68	\$93,488	Appliances & Loading Dock
11.1 FOOD SERVICE	\$3.33	\$400,000	Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.15	\$20,622	
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$240,594	
11.4 RESIDENT TVs & BRACKETS		\$90,000	Specified Allowance
12.0 FURNISHINGS	\$0.46	\$63,242	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$6.89	\$935,000	170 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$2.24	\$307,960	(4) two stop elevators
15.4 PLUMBING & HVAC	\$46.00	\$6,324,172	
15.5 THERAPY TUBS (7 each)		\$84,000	Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$15,000	Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$549,928	
16.0 ELECTRICAL	\$22.00	\$3,024,604	
16.1 LOW VOLTAGE	\$4.00	\$549,928	Specified Allowance
16.2 SITE LIGHTING		\$15,000	Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$267.84</b>	<b>\$36,823,440</b>	
2.0 SITEWORK		\$3,500,000	Lump Sum Allowance
2.1 LANDSCAPE ALLOWANCE		\$200,000	Specified Allowance
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$25,000	Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$294.94</b>	<b>\$40,548,440</b>	<b>Budget</b>

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario B3 - Traditional</b>		<b>Budget</b>	
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
		113,287	sf
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$18.38	\$2,082,215	6.04%
2.1 BUILDING SITEWORK	\$5.00	\$566,435	
3.0 CONCRETE	\$12.00	\$1,359,444	Foundations, Slab on Grade, Elevator Pits
4.0 MASONRY	\$5.00	\$566,435	Masonry Stair & Elevator Shafts, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$3.00	\$339,861	
5.5 MISC IRON	\$3.00	\$339,861	Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$6.00	\$679,722	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$2.91	\$300,000	Specified Allowance
6.3 FINISH CARPENTRY	\$10.00	\$1,132,870	
7.0 THERMAL & MOISTURE PROTECTION	\$20.00	\$2,265,740	
8.0 DOORS & WINDOWS	\$13.00	\$1,472,731	
9.1 GYPSUM DRYWALL	\$60.00	\$6,797,220	Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$1.20	\$135,944	
9.7 FLOOR FINISHES	\$8.00	\$906,296	
9.9 PAINTING	\$6.00	\$679,722	
10.0 SPECIALTIES	\$3.00	\$339,861	Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$35,000	Specified Allowance
11.0 EQUIPMENT	\$0.75	\$84,965	Appliances & Loading Dock
11.1 FOOD SERVICE	\$3.33	\$400,000	Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.15	\$16,993	
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$198,252	
11.4 RESIDENT TVs & BRACKETS		\$90,000	Specified Allowance
12.0 FURNISHINGS	\$0.46	\$52,112	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$8.25	\$935,000	170 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$2.05	\$232,238	(3) two stop elevators
15.4 PLUMBING & HVAC	\$46.00	\$5,211,202	
15.5 THERAPY TUBS (7 each)		\$84,000	Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$15,000	Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$453,148	
16.0 ELECTRICAL	\$22.00	\$2,492,314	
16.1 LOW VOLTAGE	\$4.00	\$453,148	Specified Allowance
16.2 SITE LIGHTING		\$15,000	Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$271.43</b>	<b>\$30,749,730</b>	
2.0 SITEWORK		\$3,500,000	Lump Sum Allowance
2.1 LANDSCAPE ALLOWANCE		\$200,000	Specified Allowance
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$25,000	Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$304.31</b>	<b>\$34,474,730</b>	<b>Budget</b>



<b>Maplewood Nursing Home</b>				
<b>Cheshire County</b>				
<b>Keene, NH</b>				
<b>Proposed Long Term Care Facility</b>				
<b>Building Costs</b>				
<b>January 29, 2016</b>				
<b>Scenario B4 - Hybrid</b>				<b>Budget</b>
<b>MacMillin Company</b>				<b>Based on 2017 dollars</b>
		126,176	sf	
C.S.I. Divisions 1 - 16	2017			
	SF COST			SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$18.38	\$2,319,115		6.04%
2.1 BUILDING SITEWORK	\$6.00	\$757,056		
3.0 CONCRETE	\$14.50	\$1,829,552		Foundations, Slab on Grade, Elevator Pits
4.0 MASONRY	\$4.00	\$504,704		Masonry Stair & Elevator Shafts, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$3.00	\$378,528		
5.5 MISC IRON	\$2.35	\$296,514		Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$6.00	\$757,056		
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$2.91	\$350,000		Specified Allowance
6.3 FINISH CARPENTRY	\$9.50	\$1,198,672		
7.0 THERMAL & MOISTURE PROTECTION	\$20.00	\$2,523,520		
8.0 DOORS & WINDOWS	\$13.00	\$1,640,288		
9.1 GYPSUM DRYWALL	\$60.00	\$7,570,560		Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$1.20	\$151,411		
9.7 FLOOR FINISHES	\$8.00	\$1,009,408		
9.9 PAINTING	\$6.00	\$757,056		
10.0 SPECIALTIES	\$3.00	\$378,528		Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000		Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$35,000		Specified Allowance
11.0 EQUIPMENT	\$0.68	\$85,800		Appliances & Loading Dock
11.1 FOOD SERVICE	\$3.33	\$400,000		Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.15	\$18,926		
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$220,808		
11.4 RESIDENT TVs & BRACKETS		\$90,000		Specified Allowance
12.0 FURNISHINGS	\$0.46	\$58,041		Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$7.41	\$935,000		170 Units at \$5,000 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0		
14.0 ELEVATORS	\$1.22	\$153,935		(2) two stop elevators
15.4 PLUMBING & HVAC	\$46.00	\$5,804,096		
15.5 THERAPY TUBS (10 each)		\$120,000		Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$27,000		Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$504,704		
16.0 ELECTRICAL	\$22.00	\$2,775,872		
16.1 LOW VOLTAGE	\$4.00	\$504,704		Specified Allowance
16.2 SITE LIGHTING		\$15,000		Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$270.95</b>	<b>\$34,187,853</b>		
2.0 SITEWORK		\$4,000,000		Lump Sum Allowance
2.1 LANDSCAPE ALLOWANCE		\$200,000		Specified Allowance - seems too low
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$25,000		Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$304.44</b>	<b>\$38,412,853</b>		<b>Budget</b>



<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A1 - Infrastructure Plus</b>		<b>Budget</b>	
<b>Costs Projected to 2017</b>			
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
	49,941	sf	
C.S.I. Divisions 0 - 17	SQ. FT.	COST	SPECIFICATIONS
	COST		
1.0 GENERAL CONDITIONS	\$ 30.00	\$ 1,498,230	Six Phases, 24 month duration
2.1 SITEWORK / SELECTIVE DEMO	\$ 9.00	\$ 449,469	Gut Bldg (except walls), E & B foundation for waterproofing
3.0 CONCRETE	\$ 2.00	\$ 99,882	
4.0 MASONRY	\$ 2.50	\$ 124,853	Masonry Repairs
5.1 STRUCTURAL STEEL	\$ 20.00	\$ 1,000,000	Upgrade Structure if necessary would ADD \$1,000,000
5.5 MISC IRON	\$ -	\$ -	
6.1 ROUGH CARPENTRY	\$ 6.00	\$ 299,646	
6.2 INTERIOR ARCHITECTURAL WOODWORK		\$ 50,000	Specified Allowance
6.3 FINISH CARPENTRY	\$ 2.00	\$ 99,882	
7.0 THERMAL & MOISTURE PROTECTION	\$ 7.50	\$ 374,558	Fireproofing, Waterproofing, New Roof/Insulation, Caulking
8.0 DOORS & WINDOWS	\$ 4.50	\$ 224,735	Enlarged Bathroom D.F & H, Replace Windows
9.1 GYPSUM DRYWALL	\$ 2.50	\$ 124,853	Walls @ Enlarged Bathrooms, MEP Chases
9.5 ACOUSTICAL CEILINGS	\$ 5.60	\$ 279,670	New Ceilings throughout the three floors of Long Term Care
9.7 FLOOR FINISHES	\$ 8.60	\$ 429,493	New Floor finishes throughout the three floors of Long Term Care
9.9 PAINTING	\$ 3.50	\$ 174,794	Re-Paint the three floors of Long Term Care
10.0 SPECIALTIES	\$ 5.65	\$ 282,167	Corner Guards, FE Cabs, Lockers, Postal, Toilet Access
10.1 TACKBOARDS	\$ -	\$ -	Reuse existing
10.2 SIGNAGE	\$ -	\$ -	Not Required
11.0 EQUIPMENT	\$ -	\$ -	Appliance
11.1 FOOD SERVICE	\$ -	\$ -	Existing to remain
11.2 LAUNDRY EQUIPMENT	\$ -	\$ -	Existing to remain
11.3 OVERHEAD LIFT SYSTEM	\$ -	\$ -	Not Required
11.4 RESIDENT TVs & BRACKETS	\$ -	\$ -	Not Required
12.0 FURNISHINGS	\$ -	\$ -	Not Required
12.1 RESIDENTIAL CASEWORK	\$ -	\$ -	Existing to remain
13.0 SPECIAL CONSTRUCTION	\$ -	\$ -	
14.0 ELEVATORS	\$ -	\$ -	Elevators not required - use existing
15.4 PLUMBING & HVAC	\$ 54.00	\$ 2,696,814	
15.5 THERAPY TUBS	\$ -	\$ -	Not Required
15.6 SALON SINKS &/OR STYLING STATIONS	\$ -	\$ -	Not Required
15.5 FIRE PROTECTION	\$ 3.50	\$ 174,794	
16.0 ELECTRICAL	\$ 28.00	\$ 1,398,348	
16.1 LOW VOLTAGE	\$ -	\$ -	
16.2 SITE LIGHTING	\$ -	\$ -	
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 195.87</b>	<b>\$ 9,782,184</b>	
2.0 SITEWORK	\$ -	\$ -	
2.1 LANDSCAPE ALLOWANCE	\$ -	\$ -	
2.2 8 FT. PVC FENCE AT ALL GARDENS	\$ -	\$ -	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 195.87</b>	<b>\$ 9,782,184</b>	

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A2 - Addition</b>		<b>Budget</b>	
<b>Excludes Parking under</b>			
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
Adjusted	38,067	sf	
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$16.87	\$642,190	One Phase, 12 month duration
2.1 BUILDING SITEWORK	\$6.50	\$247,436	
3.0 CONCRETE	\$6.00	\$228,402	Slabs on Deck
4.0 MASONRY	\$7.00	\$266,469	Masonry Stair Towers, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$18.00	\$685,206	Steel Structure
5.5 MISC IRON	\$4.50	\$171,302	Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$5.00	\$190,335	Blocking & Misc. Framing
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$3.94	\$150,000	Specified Allowance
6.3 FINISH CARPENTRY	\$9.00	\$342,603	
7.0 THERMAL & MOISTURE PROTECTION	\$14.00	\$532,938	
8.0 DOORS & WINDOWS	\$13.00	\$494,871	
9.1 GYPSUM DRYWALL	\$16.00	\$609,072	
9.5 ACOUSTICAL CEILINGS	\$1.20	\$45,680	
9.7 FLOOR FINISHES	\$8.00	\$304,536	
9.9 PAINTING	\$4.00	\$152,268	
10.0 SPECIALTIES	\$3.00	\$114,201	Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$0	Specified Allowance
11.0 EQUIPMENT	\$0.60	\$22,840	Appliances
11.1 FOOD SERVICE	\$0.00	\$0	Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.45	\$15,000	
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$66,617	
11.4 RESIDENT TVs & BRACKETS		\$40,000	Specified Allowance
12.0 FURNISHINGS	\$0.24	\$9,136	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$10.40	\$396,000	75 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$0.00	\$0	Elevators not required - use existing
15.4 PLUMBING & HVAC	\$46.00	\$1,751,082	
15.5 THERAPY TUBS (15 each)		\$0	Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$0	Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$152,268	
16.0 ELECTRICAL	\$22.00	\$837,474	
16.1 LOW VOLTAGE	\$4.00	\$152,268	Specified Allowance
16.2 SITE LIGHTING		\$0	Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$226.89</b>	<b>\$8,637,194</b>	
2.0 SITEWORK	\$20.00	\$761,340	
2.1 LANDSCAPE ALLOWANCE		\$0	Specified Allowance
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$0	Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$246.89</b>	<b>\$9,398,534</b>	<b>Budget</b>

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A2 - Garage</b>		<b>Budget</b>	
<b>Costs Projected to 2017</b>			
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
Adjusted	12,687	sf	
C.S.I. Divisions 1 - 16	AVG COST		SPECIFICATIONS
1.00 GENERAL CONDITIONS	\$18.56	\$ 214,030	One Phase, 4 months duration
2.10 BUILDING SITEWORK	\$7.49	\$ 86,398	
3.00 CONCRETE	\$38.50	\$ 444,045	Foundations, Slab on Grade
4.00 MASONRY	\$10.45	\$ 120,527	Elevator Shaft and Stair Tower, Limited masonry veneer
5.10 STRUCTURAL STEEL	\$27.50	\$ 317,175	Steel frame above Garage
5.50 MISC IRON	\$4.95	\$ 57,092	Stairs, Railings, Misc. Metals
6.10 ROUGH CARPENTRY	\$5.50	\$ 63,435	
6.20 INTERIOR ARCHITECTURAL WOODWORK	\$0.00	\$ -	Not Required
6.30 FINISH CARPENTRY	\$1.10	\$ 12,687	
7.00 THERMAL & MOISTURE PROTECTION	\$9.35	\$ 107,840	Waterproofing, Insulation, Caulking, Fireproofing at ceiling
8.00 DOORS & WINDOWS	\$2.31	\$ 26,643	OH Doors, HM Doors Frames & Hardware
9.10 GYPSUM DRYWALL	\$7.70	\$ 88,809	Primarily Ceiling
9.50 ACOUSTICAL CEILINGS	\$0.00	\$ -	
9.70 FLOOR FINISHES	\$0.00	\$ -	
9.90 PAINTING	\$1.65	\$ 19,031	
10.00 SPECIALTIES	\$0.00	\$ -	
10.10 TACKBOARDS	\$0.00	\$ -	
10.20 SIGNAGE - INTERIOR & EXTERIOR	\$0.00	\$ -	
11.00 EQUIPMENT	\$0.00	\$ -	
11.10 FOOD SERVICE	\$0.00	\$ -	
11.20 LAUNDRY EQUIPMENT	\$0.00	\$ -	
11.30 OVERHEAD LIFT SYSTEM	\$0.00	\$ -	
11.40 RESIDENT TVs & BRACKETS	\$0.00	\$ -	
12.00 FURNISHINGS	\$0.00	\$ -	
12.10 RESIDENTIAL CASEWORK	\$0.00	\$ -	
13.00 SPECIAL CONSTRUCTION	\$0.00	\$ -	
14.00 ELEVATORS	\$3.30	\$ 38,061	(1) elevator stop
15.40 PLUMBING & HVAC	\$4.95	\$ 57,092	Floor Drains, Exhaust
15.50 THERAPY TUBS (15 each)	\$0.00	\$ -	
15.60 SALON SINKS &/OR STYLING STATIONS	\$0.00	\$ -	
15.70 FIRE PROTECTION	\$3.85	\$ 44,405	
16.00 ELECTRICAL	\$2.75	\$ 31,718	
16.10 LOW VOLTAGE	\$0.00	\$ -	
16.20 SITE LIGHTING	\$0.00	\$ -	
TOTAL BUILDING TOTAL	\$ 136.28	\$ 1,728,984	
2.00 SITEWORK	\$ 44.00	\$ 558,228	
2.10 LANDSCAPE ALLOWANCE		\$ -	
2.20 8 FT. PVC FENCE AT ALL GARDENS		\$ -	
TOTAL CONSTRUCTION COST	\$ 180.28	\$ 2,287,212	Budget

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A2 - Renovation in conjunction with addition</b>			<b>Budget</b>
<b>Costs Projected to 2017</b>			
<b>MacMillin Company</b>			<b>Based on 2017 dollars</b>
	49,941	sf	
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$ 17.62	\$ 880,180	Two Phases, 16 month duration
2.1 BUILDING SITEWORK/SELECTIVE DEMO	\$ 8.13	\$ 405,930	Gut Bldg, E & B foundation for waterproofing
3.0 CONCRETE	\$ 2.50	\$ 124,853	
4.0 MASONRY	\$ 2.79	\$ 139,485	Masonry Repairs
5.1 STRUCTURAL STEEL	\$ 20.00	\$ 1,000,000	Upgrade Structure to code
5.5 MISC IRON	\$ -	\$ -	
6.1 ROUGH CARPENTRY	\$ 4.79	\$ 239,118	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$ -	\$ 50,000	Specified Allowance
6.3 FINISH CARPENTRY	\$ 11.19	\$ 559,080	
7.0 THERMAL & MOISTURE PROTECTION	\$ 5.38	\$ 268,723	Fireproofing, Waterproofing, Caulking
8.0 DOORS & WINDOWS	\$ 18.18	\$ 908,077	D,F & H, Storefronts
9.1 GYPSUM DRYWALL	\$ 20.00	\$ 998,820	New Room Configurations
9.5 ACOUSTICAL CEILINGS	\$ 5.59	\$ 278,970	
9.7 FLOOR FINISHES	\$ 8.60	\$ 429,273	
9.9 PAINTING	\$ 3.42	\$ 170,798	
10.0 SPECIALTIES	\$ 5.65	\$ 282,386	Cubicle Curtains/Tracks, Wall Protection, T&B, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS	\$ -	\$ 7,500	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR	\$ -	\$ -	Not Required
11.0 EQUIPMENT	\$ -	\$ -	Appliances
11.1 FOOD SERVICE	\$ -	\$ -	Existing to remain
11.2 LAUNDRY EQUIPMENT	\$ -	\$ -	Existing to remain
11.3 OVERHEAD LIFT SYSTEM	\$ -	\$ -	
11.4 RESIDENT TVs & BRACKETS	\$ -	\$ -	Not Required
12.0 FURNISHINGS	\$ 0.24	\$ 11,964	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$ 8.26	\$ 412,500	75 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$ -	\$ -	
14.0 ELEVATORS	\$ -	\$ -	Elevators not required - use existing
15.4 PLUMBING & HVAC	\$ 54.00	\$ 2,696,814	
15.5 THERAPY TUBS (15 each)	\$ -	\$ -	Not Required
15.6 SALON SINKS &/OR STYLING STATIONS	\$ -	\$ -	Not Required
15.7 FIRE PROTECTION	\$ 3.50	\$ 174,794	
16.0 ELECTRICAL	\$ 28.00	\$ 1,398,348	
16.1 LOW VOLTAGE	\$ -	\$ -	Not Required
16.2 SITE LIGHTING	\$ -	\$ -	Not Required
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 229.02</b>	<b>\$ 11,437,613</b>	
2.0 SITEWORK	\$ -	\$ -	
2.1 LANDSCAPE ALLOWANCE	\$ -	\$ -	Not Required
2.2 8 FT. PVC FENCE AT ALL GARDENS	\$ -	\$ -	Not Required
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 229.02</b>	<b>\$ 11,437,613</b>	<b>Budget</b>

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario B1 - Greenhouse</b>		<b>Budget</b>	
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
Adjusted	120,275	sf	
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$18.38	\$2,210,655	5.95%
2.1 BUILDING SITEWORK	\$6.50	\$781,788	
3.0 CONCRETE	\$17.00	\$2,044,675	Foundations, Slab on Grade
4.0 MASONRY	\$3.00	\$360,825	Limited masonry veneer
5.1 STRUCTURAL STEEL	\$3.00	\$360,825	
5.5 MISC IRON	\$1.65	\$198,454	
6.1 ROUGH CARPENTRY	\$6.00	\$721,650	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$2.91	\$350,000	Specified Allowance
6.3 FINISH CARPENTRY	\$9.50	\$1,142,613	
7.0 THERMAL & MOISTURE PROTECTION	\$20.00	\$2,405,500	
8.0 DOORS & WINDOWS	\$13.00	\$1,563,575	
9.1 GYPSUM DRYWALL	\$60.00	\$7,216,500	Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$1.21	\$145,533	
9.7 FLOOR FINISHES	\$8.00	\$962,200	
9.9 PAINTING	\$6.00	\$721,650	
10.0 SPECIALTIES	\$3.00	\$360,825	Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$35,000	Specified Allowance
11.0 EQUIPMENT	\$0.68	\$81,787	Appliances & Loading Dock
11.1 FOOD SERVICE	\$3.33	\$400,000	Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.15	\$15,000	
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$210,481	
11.4 RESIDENT TVs & BRACKETS		\$90,000	Specified Allowance
12.0 FURNISHINGS	\$0.46	\$55,327	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$7.77	\$935,000	170 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$0.00	\$0	One story buildings - elevators not required
15.4 PLUMBING & HVAC	\$46.00	\$5,532,650	
15.5 THERAPY TUBS (15 each)		\$180,000	Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$30,000	Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$481,100	
16.0 ELECTRICAL	\$22.00	\$2,646,050	
16.1 LOW VOLTAGE	\$4.00	\$481,100	Specified Allowance
16.2 SITE LIGHTING		\$15,000	Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$272.32</b>	<b>\$32,752,761</b>	
2.0 SITEWORK		\$4,200,000	Lump Sum Allowance
2.1 LANDSCAPE ALLOWANCE		\$200,000	Specified Allowance - seems too low
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$25,000	Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$309.11</b>	<b>\$37,177,761</b>	<b>Budget</b>

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario B2 - Houshold</b>		<b>Budget</b>	
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
		137,482 sf	
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$18.38	\$2,526,919	6.23%
2.1 BUILDING SITEWORK	\$4.00	\$549,928	
3.0 CONCRETE	\$12.00	\$1,649,784	Foundations, Slab on Grade, Elevator Pits
4.0 MASONRY	\$5.00	\$687,410	Masonry Stair & Elevator Shafts, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$3.00	\$412,446	
5.5 MISC IRON	\$3.00	\$412,446	Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$6.00	\$824,892	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$2.91	\$400,000	Specified Allowance
6.3 FINISH CARPENTRY	\$9.50	\$1,306,079	
7.0 THERMAL & MOISTURE PROTECTION	\$20.00	\$2,749,640	
8.0 DOORS & WINDOWS	\$13.00	\$1,787,266	
9.1 GYPSUM DRYWALL	\$60.00	\$8,248,920	Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$1.20	\$164,978	
9.7 FLOOR FINISHES	\$8.00	\$1,099,856	
9.9 PAINTING	\$6.00	\$824,892	
10.0 SPECIALTIES	\$3.00	\$412,446	Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$35,000	Specified Allowance
11.0 EQUIPMENT	\$0.68	\$93,488	Appliances & Loading Dock
11.1 FOOD SERVICE	\$3.33	\$400,000	Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.15	\$20,622	
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$240,594	
11.4 RESIDENT TVs & BRACKETS		\$90,000	Specified Allowance
12.0 FURNISHINGS	\$0.46	\$63,242	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$6.89	\$935,000	170 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$2.24	\$307,960	(4) two stop elevators
15.4 PLUMBING & HVAC	\$46.00	\$6,324,172	
15.5 THERAPY TUBS (7 each)		\$84,000	Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$15,000	Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$549,928	
16.0 ELECTRICAL	\$22.00	\$3,024,604	
16.1 LOW VOLTAGE	\$4.00	\$549,928	Specified Allowance
16.2 SITE LIGHTING		\$15,000	Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$267.84</b>	<b>\$36,823,440</b>	
2.0 SITEWORK		\$3,500,000	Lump Sum Allowance
2.1 LANDSCAPE ALLOWANCE		\$200,000	Specified Allowance
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$25,000	Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$294.94</b>	<b>\$40,548,440</b>	<b>Budget</b>

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario B3 - Traditional</b>		<b>Budget</b>	
<b>MacMillin Company</b>		<b>Based on 2017 dollars</b>	
		113,287	sf
C.S.I. Divisions 1 - 16	2017		
	SF COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$18.38	\$2,082,215	6.04%
2.1 BUILDING SITEWORK	\$5.00	\$566,435	
3.0 CONCRETE	\$12.00	\$1,359,444	Foundations, Slab on Grade, Elevator Pits
4.0 MASONRY	\$5.00	\$566,435	Masonry Stair & Elevator Shafts, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$3.00	\$339,861	
5.5 MISC IRON	\$3.00	\$339,861	Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$6.00	\$679,722	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$2.91	\$300,000	Specified Allowance
6.3 FINISH CARPENTRY	\$10.00	\$1,132,870	
7.0 THERMAL & MOISTURE PROTECTION	\$20.00	\$2,265,740	
8.0 DOORS & WINDOWS	\$13.00	\$1,472,731	
9.1 GYPSUM DRYWALL	\$60.00	\$6,797,220	Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$1.20	\$135,944	
9.7 FLOOR FINISHES	\$8.00	\$906,296	
9.9 PAINTING	\$6.00	\$679,722	
10.0 SPECIALTIES	\$3.00	\$339,861	Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$35,000	Specified Allowance
11.0 EQUIPMENT	\$0.75	\$84,965	Appliances & Loading Dock
11.1 FOOD SERVICE	\$3.33	\$400,000	Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.15	\$16,993	
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$198,252	
11.4 RESIDENT TVs & BRACKETS		\$90,000	Specified Allowance
12.0 FURNISHINGS	\$0.46	\$52,112	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$8.25	\$935,000	170 Units at \$5,500 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$2.05	\$232,238	(3) two stop elevators
15.4 PLUMBING & HVAC	\$46.00	\$5,211,202	
15.5 THERAPY TUBS (7 each)		\$84,000	Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$15,000	Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$453,148	
16.0 ELECTRICAL	\$22.00	\$2,492,314	
16.1 LOW VOLTAGE	\$4.00	\$453,148	Specified Allowance
16.2 SITE LIGHTING		\$15,000	Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$271.43</b>	<b>\$30,749,730</b>	
2.0 SITEWORK		\$3,500,000	Lump Sum Allowance
2.1 LANDSCAPE ALLOWANCE		\$200,000	Specified Allowance
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$25,000	Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$304.31</b>	<b>\$34,474,730</b>	<b>Budget</b>



<b>Maplewood Nursing Home</b>				
<b>Cheshire County</b>				
<b>Keene, NH</b>				
<b>Proposed Long Term Care Facility</b>				
<b>Building Costs</b>				
<b>January 29, 2016</b>				
<b>Scenario B4 - Hybrid</b>				<b>Budget</b>
<b>MacMillin Company</b>				<b>Based on 2017 dollars</b>
		126,176	sf	
C.S.I. Divisions 1 - 16	2017			
	SF COST			SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$18.38	\$2,319,115		6.04%
2.1 BUILDING SITEWORK	\$6.00	\$757,056		
3.0 CONCRETE	\$14.50	\$1,829,552		Foundations, Slab on Grade, Elevator Pits
4.0 MASONRY	\$4.00	\$504,704		Masonry Stair & Elevator Shafts, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$3.00	\$378,528		
5.5 MISC IRON	\$2.35	\$296,514		Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$6.00	\$757,056		
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$2.91	\$350,000		Specified Allowance
6.3 FINISH CARPENTRY	\$9.50	\$1,198,672		
7.0 THERMAL & MOISTURE PROTECTION	\$20.00	\$2,523,520		
8.0 DOORS & WINDOWS	\$13.00	\$1,640,288		
9.1 GYPSUM DRYWALL	\$60.00	\$7,570,560		Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$1.20	\$151,411		
9.7 FLOOR FINISHES	\$8.00	\$1,009,408		
9.9 PAINTING	\$6.00	\$757,056		
10.0 SPECIALTIES	\$3.00	\$378,528		Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$17,000		Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$35,000		Specified Allowance
11.0 EQUIPMENT	\$0.68	\$85,800		Appliances & Loading Dock
11.1 FOOD SERVICE	\$3.33	\$400,000		Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.15	\$18,926		
11.3 OVERHEAD LIFT SYSTEM	\$1.75	\$220,808		
11.4 RESIDENT TVs & BRACKETS		\$90,000		Specified Allowance
12.0 FURNISHINGS	\$0.46	\$58,041		Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$7.41	\$935,000		170 Units at \$5,000 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0		
14.0 ELEVATORS	\$1.22	\$153,935		(2) two stop elevators
15.4 PLUMBING & HVAC	\$46.00	\$5,804,096		
15.5 THERAPY TUBS (10 each)		\$120,000		Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$27,000		Specified Allowance
15.7 FIRE PROTECTION	\$4.00	\$504,704		
16.0 ELECTRICAL	\$22.00	\$2,775,872		
16.1 LOW VOLTAGE	\$4.00	\$504,704		Specified Allowance
16.2 SITE LIGHTING		\$15,000		Specified Allowance
<b>TOTAL BUILDING TOTAL</b>	<b>\$270.95</b>	<b>\$34,187,853</b>		
2.0 SITEWORK		\$4,000,000		Lump Sum Allowance
2.1 LANDSCAPE ALLOWANCE		\$200,000		Specified Allowance - seems too low
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$25,000		Specified Allowance
<b>TOTAL CONSTRUCTION COST</b>	<b>\$304.44</b>	<b>\$38,412,853</b>		<b>Budget</b>

Historical Data				
Carroll County Nursing Home				
Ossipee, NH				
		<b>BUILDING SIZE :</b>	<b>87,599</b>	<b>SF</b>
		<b>YEAR:</b>	<b>2010</b>	
<b>2010</b>				
<b>C.S.I. Divisions 0 - 17</b>	<b>COST</b>	<b>% OF COST</b>	<b>SQ. FT. COST</b>	<b>SPECIFICATIONS</b>
1.0 GENERAL CONDITIONS	\$ 993,200	5.03	\$ 11.34	
2.1 BUILDING SITEWORK	\$ 437,995	2.22	\$ 5.00	Incl Temp Heat, Accomodating Work, Ads and Printing
3.0 CONCRETE	\$ 960,960	4.87	\$ 10.97	
4.0 MASONRY	\$ 61,776	0.31	\$ 0.71	
5.1 STRUCTURAL STEEL	\$ 1,144,000	5.79	\$ 13.06	Structural steel, Misc Iron, joists & deck
5.5 MISC IRON	\$ 36,400	0.18	\$ 0.42	Expansion control
6.1 ROUGH CARPENTRY	\$ 696,800	3.53	\$ 7.95	
6.2 FINISH CARPENTRY / MILLWORK	\$ 2,157,584	10.92	\$ 24.63	
7.0 THERMAL & MOISTURE PROTECTION	\$ 1,723,176	8.72	\$ 19.67	
8.0 DOORS & WINDOWS	\$ 1,082,640	5.48	\$ 12.36	D,F&H, Access Drs, Folding Partition, Clad Windows, Borrowed Lites
9.1 GYPSUM DRYWALL	\$ 2,652,000	13.43	\$ 30.27	Incl Cold Formed Metal Roof Framing
9.5 ACOUSTICAL CEILINGS	\$ 83,200	0.42	\$ 0.95	Incl Acoustical Wall Panels
9.7 FLOOR FINISHES	\$ 728,000	3.69	\$ 8.31	
9.9 PAINTING	\$ 283,920	1.44	\$ 3.24	Incl Wall Coverings
10.0 SPECIALTIES	\$ 386,672	1.96	\$ 4.41	MB/TB, Signs, Curtains/Tracks, Toilet Part/Access, Roof Screens, Shelving
11.0 EQUIPMENT	\$ 290,784	1.47	\$ 3.32	Overhead Lift System, Loading Dock, Appliances, Salon, Therapeutic Tubs
11.1 FOOD SERVICE & LAUNDRY	\$ 394,160	2.00	\$ 4.50	
12.0 FURNISHINGS	\$ 3,640	0.02	\$ 0.04	
13.0 SPECIAL CONSTRUCTION	\$ -	0.00	\$ -	
14.0 ELEVATORS	\$ 275,600	1.40	\$ 3.15	Hydraulic
15.4 PLUMBING & HVAC	\$ 2,600,000	13.16	\$ 29.68	
15.5 FIRE PROTECTION	\$ 167,440	0.85	\$ 1.91	
16.0 ELECTRICAL	\$ 1,437,280	7.28	\$ 16.41	Incl Generator
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 18,597,227</b>	<b>94.16</b>	<b>\$ 212.30</b>	
<b>SITWORK</b>	<b>\$ 1,153,057</b>	<b>5.84</b>	<b>\$ 13.16</b>	Earthwork, Roads, Parking, Utilities, Neighborhood Gardens, Fences, Walks
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 19,750,284</b>	<b>100.00</b>	<b>\$ 225.46</b>	

Historical Data				
Scott Farrar Retirement Home				
Peterborough, NH				
	<b>BUILDING SIZE :</b>		<b>71,735 SF</b>	
	<b>YEAR:</b>		<b>2015</b>	
<b>2015</b>				
<b>C.S.I. Divisions 0 - 17</b>	<b>COST</b>	<b>% OF COST</b>	<b>SQ. FT. COST</b>	<b>SPECIFICATIONS</b>
0.1 PRE-CONSTRUCTION		0.00	\$ -	
1.0 GENERAL CONDITIONS	\$ 962,901	6.29	\$ 13.42	
2.1 BUILDING SITEWORK	\$ 358,616	2.34	\$ 5.00	
3.0 CONCRETE	\$ 834,077	5.44	\$ 11.63	
4.0 MASONRY	\$ 142,253	0.93	\$ 1.98	
5.1 STRUCTURAL STEEL	\$ 114,680	0.75	\$ 1.60	
5.5 MISC IRON	\$ 101,057	0.66	\$ 1.41	Stairs, Ladder, Grating, Railings, Exp. Control, Bollards
6.1 ROUGH CARPENTRY	\$ 241,098	1.57	\$ 3.36	Misc Blocking/framing, fasteners, Foreman, Small Tools, Equipment
6.2 FINISH CARPENTRY / MILLWORK	\$ 614,356	4.01	\$ 8.56	Kitchens, Mantels, Millwork, Finish Carpentry
7.0 THERMAL & MOISTURE PROTECTION	\$ 1,181,423	7.71	\$ 16.47	Air Barrier, Insulation, Fireproofing, Waterproofing, Siding, Roofing, Caulking
8.0 DOORS & WINDOWS	\$ 683,718	4.46	\$ 9.53	D,I & H, Access Doors, Stoeffronts, Vinyl Windows, Glass & Glazing
9.1 GYPSUM DRYWALL	\$ 3,371,843	22.01	\$ 47.00	Bldg is framed in Light Gauge Metal
9.5 ACOUSTICAL CEILINGS	\$ 79,984	0.52	\$ 1.11	
9.7 FLOOR FINISHES	\$ 410,832	2.68	\$ 5.73	Ceramic, Carpet, Resilient
9.9 PAINTING	\$ 252,942	1.65	\$ 3.53	
10.0 SPECIALTIES	\$ 136,245	0.89	\$ 1.90	Corner Guards, Fireplaces, FE Cabs, Lockers, Postal, Toilet Access
11.0 EQUIPMENT	\$ 156,572	1.02	\$ 2.18	Residential Appliances, Dock Bumpers
11.1 FOOD SERVICE & LAUNDRY	\$ 162,108	1.06	\$ 2.26	
12.0 FURNISHINGS	\$ -	0.00	\$ -	
13.0 SPECIAL CONSTRUCTION	\$ -	0.00	\$ -	
14.0 ELEVATORS	\$ 197,988	1.29	\$ 2.76	
15.4 PLUMBING & HVAC	\$ 3,017,969	19.70	\$ 42.07	
15.5 FIRE PROTECTION	\$ 145,889	0.95	\$ 2.03	
16.0 ELECTRICAL	\$ 1,218,797	7.96	\$ 16.99	Security, Generator
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 14,385,348</b>	<b>93.90</b>	<b>\$ 200.53</b>	
<b>SITWORK</b>	<b>\$ 934,516</b>	<b>6.10</b>	<b>\$ 13.03</b>	Demo of existing Building, Fences, Landscaping, Walks
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 15,319,864</b>	<b>100.00</b>	<b>\$ 213.56</b>	

**Historical Data**

**Holyoke Nursing Home**

**Connected Greenhouses**

Holyoke, Massachusetts

BUILDING SIZE : 30,135 SF

YEAR: 2008

2008

C.S.I. Divisions 0 - 17	COST	% OF COST	SQ. FT. COST	SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$ 564,555	5.96	\$ 18.73	
2.1 BUILDING SITEWORK	\$ 150,000	1.58	\$ 4.98	
3.0 CONCRETE	\$ 325,437	3.43	\$ 10.80	
4.0 MASONRY	\$ 173,525	1.83	\$ 5.76	
5.1 STRUCTURAL STEEL	\$ 155,718	1.64	\$ 5.17	
5.5 MISC IRON	\$ -	0.00	\$ -	
6.1 ROUGH CARPENTRY	\$ 1,236,818	13.05	\$ 41.04	
6.2 FINISH CARPENTRY / MILLWORK	\$ 662,262	6.99	\$ 21.98	
7.0 THERMAL & MOISTURE PROTECTION	\$ 543,162	5.73	\$ 18.02	
8.0 DOORS & WINDOWS	\$ 442,644	4.67	\$ 14.69	
9.1 GYPSUM DRYWALL	\$ 479,410	5.06	\$ 15.91	
9.5 ACOUSTICAL CEILINGS	\$ 16,639	0.18	\$ 0.55	
9.7 FLOOR FINISHES	\$ 297,897	3.14	\$ 9.89	
9.9 PAINTING	\$ 310,729	3.28	\$ 10.31	
10.0 SPECIALTIES	\$ 73,616	0.78	\$ 2.44	
11.0 EQUIPMENT	\$ 66,754	0.70	\$ 2.22	
11.1 FOOD SERVICE & LAUNDRY	\$ -	0.00	\$ -	
12.0 FURNISHINGS	\$ 86,407	0.91	\$ 2.87	
13.0 SPECIAL CONSTRUCTION	\$ -	0.00	\$ -	
14.0 ELEVATORS	\$ -	0.00	\$ -	
15.4 PLUMBING & HVAC	\$ 1,275,281	13.46	\$ 42.32	
15.5 FIRE PROTECTION	\$ 124,092	1.31	\$ 4.12	
16.0 ELECTRICAL	\$ 930,079	9.82	\$ 30.86	
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 7,915,025</b>	<b>83.54</b>	<b>\$ 262.65</b>	
<b>SITWORK</b>	<b>\$ 1,559,321</b>	<b>16.46</b>	<b>\$ 51.74</b>	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 9,474,346</b>	<b>100.00</b>	<b>\$ 314.40</b>	

## Historical Data

### White Oak Cottages at Fox Hill Village

#### Greenhouse Design

Westwood, Mass.

BUILDING SIZE : 17,960 SF

YEAR: 2011

2011

C.S.I. Divisions 0 - 17	COST	% OF COST	SQ. FT. COST	SPECIFICATIONS
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0.1 PRE-CONSTRUCTION		0.00	\$ -	
1.0 GENERAL CONDITIONS	\$ 301,985	5.80	\$ 16.81	
2.1 BUILDING SITEWORK	\$ 169,050	3.25	\$ 9.41	
3.0 CONCRETE	\$ 210,156	4.04	\$ 11.70	
4.0 MASONRY	\$ 14,088	0.27	\$ 0.78	
5.1 STRUCTURAL STEEL	\$ -	0.00	\$ -	
5.5 MISC IRON	\$ 5,635	0.11	\$ 0.31	
6.1 ROUGH CARPENTRY	\$ 386,847	7.43	\$ 21.54	Wood Framed
6.2 FINISH CARPENTRY / MILLWORK	\$ 262,111	5.03	\$ 14.59	
7.0 THERMAL & MOISTURE PROTECTION	\$ 436,514	8.38	\$ 24.30	
8.0 DOORS & WINDOWS	\$ 217,523	4.18	\$ 12.11	
9.1 GYPSUM DRYWALL	\$ 162,547	3.12	\$ 9.05	
9.5 ACOUSTICAL CEILINGS	\$ -	0.00	\$ -	
9.7 FLOOR FINISHES	\$ 120,777	2.32	\$ 6.72	
9.9 PAINTING	\$ 80,570	1.55	\$ 4.49	
10.0 SPECIALTIES	\$ 45,579	0.88	\$ 2.54	
11.0 EQUIPMENT	\$ 107,888	2.07	\$ 6.01	
11.1 FOOD SERVICE & LAUNDRY	\$ -	0.00	\$ -	
12.0 FURNISHINGS	\$ 10,639	0.20	\$ 0.59	
13.0 SPECIAL CONSTRUCTION	\$ -	0.00	\$ -	
14.0 ELEVATORS	\$ -	0.00	\$ -	
15.4 PLUMBING & HVAC	\$ 756,101	14.52	\$ 42.10	
15.5 FIRE PROTECTION	\$ 104,135	2.00	\$ 5.80	
16.0 ELECTRICAL	\$ 559,977	10.75	\$ 31.18	

TOTAL BUILDING TOTAL	\$ 3,952,122	75.88	\$ 220.05	
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SITWORK	\$ 1,255,979	24.12	\$ 69.93	Complicated Site
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TOTAL CONSTRUCTION COST	\$ 5,208,101	100.00	\$ 289.98	
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<b>Maplewood Nursing Home</b>						
<b>Cheshire County</b>						
<b>Keene, NH</b>						
<b>Proposed Long Term Care Facility</b>						
<b>Building Costs</b>						
<b>December 21, 2015</b>						
<b>Project Costs</b>			<b>Historical</b>			
Projects	Carroll County	Scott Farrar	Holyoke Mass.	Fox Hill	Average Costs of Four Projects	
Year Constructed	2010	2015	2008	2011		
	87,599	71,735	30,135	17,960	sf	124,305
C.S.I. Divisions 1 - 16	SQ. FT. COST	SQ. FT. COST	SQ. FT. COST	SQ. FT. COST	AVG COST	
1.0 GENERAL CONDITIONS	\$11.34	\$13.42	\$18.73	\$16.81	\$15.08	\$1,874,195
2.1 BUILDING SITEWORK	\$5.00	\$5.00	\$4.98	\$9.41	\$6.10	\$757,930
3.0 CONCRETE	\$10.97	\$11.63	\$10.80	\$11.70	\$11.27	\$1,401,471
4.0 MASONRY	\$0.71	\$1.98	\$5.76	\$0.78	\$2.31	\$286,862
5.1 STRUCTURAL STEEL	\$13.06	\$1.60	\$5.17	\$0.00	\$4.96	\$616,103
5.5 MISC IRON	\$0.42	\$1.41	\$0.00	\$0.31	\$0.53	\$66,442
6.1 ROUGH CARPENTRY	\$7.95	\$3.36	\$41.04	\$21.54	\$18.47	\$2,296,452
6.2 FINISH CARPENTRY / MILLWORK	\$24.63	\$8.56	\$21.98	\$14.59	\$17.44	\$2,168,039
7.0 THERMAL & MOISTURE PROTECTION	\$19.67	\$16.47	\$18.02	\$24.30	\$19.62	\$2,438,539
8.0 DOORS & WINDOWS	\$12.36	\$9.53	\$14.69	\$12.11	\$12.17	\$1,513,116
9.1 GYPSUM DRYWALL	\$30.27	\$47.00	\$15.91	\$9.05	\$25.56	\$3,177,165
9.5 ACOUSTICAL CEILINGS	\$0.95	\$1.11	\$0.55	\$0.00	\$0.65	\$81,324
9.7 FLOOR FINISHES	\$8.31	\$5.73	\$9.89	\$6.72	\$7.66	\$952,421
9.9 PAINTING	\$3.24	\$3.53	\$10.31	\$4.49	\$5.39	\$670,144
10.0 SPECIALTIES	\$4.41	\$1.90	\$2.44	\$2.54	\$2.82	\$350,978
11.0 EQUIPMENT	\$3.32	\$2.18	\$2.22	\$6.01	\$3.43	\$426,504
11.1 FOOD SERVICE & LAUNDRY	\$4.50	\$2.26	\$0.00	\$0.00	\$1.69	\$210,057
12.0 FURNISHINGS	\$0.04	\$0.00	\$2.87	\$0.59	\$0.88	\$108,806
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
14.0 ELEVATORS	\$3.15	\$2.76	\$0.00	\$0.00	\$1.48	\$183,541
15.4 PLUMBING & HVAC	\$29.68	\$42.07	\$42.32	\$42.10	\$39.04	\$4,853,174
15.5 FIRE PROTECTION	\$1.91	\$2.03	\$4.12	\$5.80	\$3.47	\$430,754
16.0 ELECTRICAL	\$16.41	\$16.99	\$30.86	\$31.18	\$23.86	\$2,965,937
<b>TOTAL BUILDING TOTAL</b>	<b>\$212.30</b>	<b>\$200.53</b>	<b>\$262.65</b>	<b>\$220.05</b>	<b>\$223.88</b>	<b>\$27,829,953</b>
<b>SITWORK</b>	<b>\$13.16</b>	<b>\$13.03</b>	<b>\$51.74</b>	<b>\$69.93</b>	<b>\$36.97</b>	<b>\$4,595,145</b>
<b>TOTAL CONSTRUCTION COST</b>	<b>\$225.46</b>	<b>\$213.56</b>	<b>\$314.40</b>	<b>\$289.98</b>	<b>\$260.85</b>	<b>\$32,425,098</b>

<b>Maplewood Nursing Home</b>						
<b>Cheshire County</b>						
<b>Keene, NH</b>						
<b>Proposed Long Term Care Facility</b>						
<b>Building Costs</b>						
<b>December 21, 2015</b>						
<b>Project Costs</b>			<b>Budget - Projected to 2017</b>			
Projects	Carroll County	Scott Farrar	Holyoke Mass.	Fox Hill	Average Costs of Four Projects	
Year Constructed	2010	2015	2008	2011		
Cost Escalation to 2017	1.26	1.10	1.27	1.23		
Adjusted to Keene, NH	0.90	1.00	0.836	0.781		
	1.13	1.10	1.062	0.96		
					124,305	sf
C.S.I. Divisions 1 - 16	SQ. FT. COST	SQ. FT. COST	SQ. FT. COST	SQ. FT. COST	AVG COST	
1.0 GENERAL CONDITIONS	\$ 12.86	\$ 14.77	\$ 19.90	\$ 16.14	\$ 15.92	\$ 1,978,318
2.1 BUILDING SITEWORK	\$ 5.67	\$ 5.50	\$ 5.29	\$ 9.04	\$ 6.37	\$ 792,177
3.0 CONCRETE	\$ 12.44	\$ 12.79	\$ 11.47	\$ 11.23	\$ 11.98	\$ 1,489,548
4.0 MASONRY	\$ 0.80	\$ 2.18	\$ 6.12	\$ 0.75	\$ 2.46	\$ 306,081
5.1 STRUCTURAL STEEL	\$ 14.81	\$ 1.76	\$ 5.49	\$ -	\$ 5.51	\$ 685,410
5.5 MISC IRON	\$ 0.47	\$ 1.55	\$ -	\$ 0.30	\$ 0.58	\$ 72,160
6.1 ROUGH CARPENTRY	\$ 9.02	\$ 3.70	\$ 43.59	\$ 20.68	\$ 19.25	\$ 2,392,324
6.2 FINISH CARPENTRY / MILLWORK	\$ 27.93	\$ 9.42	\$ 23.34	\$ 14.01	\$ 18.68	\$ 2,321,420
7.0 THERMAL & MOISTURE PROTECTION	\$ 22.31	\$ 18.12	\$ 19.14	\$ 23.33	\$ 20.72	\$ 2,576,150
8.0 DOORS & WINDOWS	\$ 14.02	\$ 10.48	\$ 15.60	\$ 11.63	\$ 12.93	\$ 1,607,447
9.1 GYPSUM DRYWALL	\$ 34.33	\$ 51.70	\$ 16.90	\$ 8.69	\$ 27.90	\$ 3,468,707
9.5 ACOUSTICAL CEILINGS	\$ 1.08	\$ 1.23	\$ 0.59	\$ -	\$ 0.72	\$ 89,808
9.7 FLOOR FINISHES	\$ 9.42	\$ 6.30	\$ 10.50	\$ 6.46	\$ 8.17	\$ 1,015,513
9.9 PAINTING	\$ 3.68	\$ 3.88	\$ 10.95	\$ 4.31	\$ 5.70	\$ 708,889
10.0 SPECIALTIES	\$ 5.01	\$ 2.09	\$ 2.59	\$ 2.44	\$ 3.03	\$ 376,813
11.0 EQUIPMENT	\$ 3.76	\$ 2.40	\$ 2.35	\$ 5.77	\$ 3.57	\$ 443,910
11.1 FOOD SERVICE & LAUNDRY	\$ 5.10	\$ 2.49	\$ -	\$ -	\$ 1.90	\$ 235,817
12.0 FURNISHINGS	\$ 0.05	\$ -	\$ 3.05	\$ 0.57	\$ 0.92	\$ 113,767
13.0 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.0 ELEVATORS	\$ 3.57	\$ 3.04	\$ -	\$ -	\$ 1.65	\$ 205,219
15.4 PLUMBING & HVAC	\$ 33.66	\$ 46.28	\$ 44.94	\$ 40.42	\$ 41.32	\$ 5,136,718
15.5 FIRE PROTECTION	\$ 2.17	\$ 2.24	\$ 4.37	\$ 5.57	\$ 3.59	\$ 445,760
16.0 ELECTRICAL	\$ 18.61	\$ 18.69	\$ 32.78	\$ 29.93	\$ 25.00	\$ 3,107,769
TOTAL BUILDING TOTAL	\$ 240.75	\$ 220.59	\$ 278.94	\$ 211.25	\$ 237.88	\$ 29,569,725
SITEWORK	\$ 14.93	\$ 14.33	\$ 54.95	\$ 67.13	\$ 37.84	\$ 4,703,211
TOTAL CONSTRUCTION COST	\$ 255.67	\$ 234.92	\$ 333.89	\$ 278.38	\$ 275.72	\$ 34,272,936



<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A2 - Garage</b>		<b>Historical Data</b>	
<b>WORK SHEET - Original Estimate 2015</b>			
<b>Escalation from 2015 to 2017</b>		1.10	
Adjusted	12,687	sf	
C.S.I. Divisions 1 - 16	AVG COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$16.87	\$214,030	
2.1 BUILDING SITEWORK	\$6.81	\$86,398	
3.0 CONCRETE	\$35.00	\$444,045	Foundations, Slab on Grade
4.0 MASONRY	\$9.50	\$120,527	Elevator Shaft and Stair Tower, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$25.00	\$317,175	Steel frame above Garage
5.5 MISC IRON	\$4.50	\$57,092	Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$5.00	\$63,435	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$0.00	\$0	Specified Allowance
6.3 FINISH CARPENTRY	\$1.00	\$12,687	
7.0 THERMAL & MOISTURE PROTECTION	\$8.50	\$107,840	Waterproofing, Insulation, Caulking, Fireproofing at ceiling
8.0 DOORS & WINDOWS	\$2.10	\$26,643	OH Doors, HM Doors Frames & Hardware
9.1 GYPSUM DRYWALL	\$7.00	\$88,809	Primarily Ceiling
9.5 ACOUSTICAL CEILINGS	\$0.00	\$0	
9.7 FLOOR FINISHES	\$0.00	\$0	
9.9 PAINTING	\$1.50	\$19,031	
10.0 SPECIALTIES	\$0.00	\$0	
10.1 TACKBOARDS	\$0.00	\$0	
10.2 SIGNAGE - INTERIOR & EXTERIOR	\$0.00	\$0	
11.0 EQUIPMENT	\$0.00	\$0	
11.1 FOOD SERVICE	\$0.00	\$0	
11.2 LAUNDRY EQUIPMENT	\$0.00	\$0	
11.3 OVERHEAD LIFT SYSTEM	\$0.00	\$0	
11.4 RESIDENT TVs & BRACKETS	\$0.00	\$0	
12.0 FURNISHINGS	\$0.00	\$0	
12.1 RESIDENTIAL CASEWORK	\$0.00	\$0	
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$3.00	\$38,061	(1) elevator stop
15.4 PLUMBING & HVAC	\$4.50	\$57,092	Floor Drains, Exhaust
15.5 THERAPY TUBS (15 each)		\$0	
15.6 SALON SINKS &/OR STYLING STATIONS		\$0	
15.7 FIRE PROTECTION	\$3.50	\$44,405	
16.0 ELECTRICAL	\$2.50	\$31,718	
16.1 LOW VOLTAGE	\$0.00	\$0	
16.2 SITE LIGHTING		\$0	
<b>TOTAL BUILDING TOTAL</b>	<b>\$136.28</b>	<b>\$1,728,984</b>	
2.0 SITEWORK	\$40.00	\$507,480	
2.1 LANDSCAPE ALLOWANCE		\$0	
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$0	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$176.28</b>	<b>\$2,236,464</b>	Historical

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A2 - Renovation</b>		<b>Historical Data</b>	
Excludes Parking under			
<b>WORK SHEET - Original Estimate 2014</b>			
Escalation from 2014 to 2017		1.14	
		49,941 sf	
C.S.I. Divisions 1 - 16	AVG COST	SPECIFICATIONS	
1.0 GENERAL CONDITIONS	\$15.46	\$772,088	
2.1 BUILDING SITEWORK	\$7.13	\$356,079	
3.0 CONCRETE	\$0.00	\$0	Slabs on Deck
4.0 MASONRY	\$2.45	\$122,355	Masonry Stair Towers, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$0.00	\$0	Steel Structure
5.5 MISC IRON	\$0.00	\$0	Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$4.20	\$209,752	Blocking & Misc. Framing
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$0.00	\$0	Specified Allowance
6.3 FINISH CARPENTRY	\$9.82	\$490,421	
7.0 THERMAL & MOISTURE PROTECTION	\$4.72	\$235,722	
8.0 DOORS & WINDOWS	\$15.95	\$796,559	
9.1 GYPSUM DRYWALL	\$26.97	\$1,346,909	Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$4.90	\$244,711	
9.7 FLOOR FINISHES	\$7.54	\$376,555	
9.9 PAINTING	\$3.00	\$149,823	
10.0 SPECIALTIES	\$4.96	\$247,707	Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$0	Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$0	Specified Allowance
11.0 EQUIPMENT	\$0.00	\$0	Appliances
11.1 FOOD SERVICE	\$0.00	\$0	Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.00	\$0	
11.3 OVERHEAD LIFT SYSTEM	\$0.00	\$0	
11.4 RESIDENT TVs & BRACKETS		\$0	Specified Allowance
12.0 FURNISHINGS	\$0.21	\$0	Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$0.00	\$0	75 Units at \$5,000 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$0.00	\$0	Elevators not required - use existing
15.4 PLUMBING & HVAC	\$46.83	\$2,338,737	
15.5 THERAPY TUBS (15 each)		\$0	Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$0	Specified Allowance
15.7 FIRE PROTECTION	\$3.06	\$152,819	
16.0 ELECTRICAL	\$24.51	\$1,224,054	
16.1 LOW VOLTAGE	\$0.00	\$0	Specified Allowance
16.2 SITE LIGHTING		\$0	Specified Allowance
TOTAL BUILDING TOTAL	\$181.71	\$9,064,292	
2.0 SITEWORK	\$0.00	\$0	
2.1 LANDSCAPE ALLOWANCE		\$0	Specified Allowance
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$0	Specified Allowance
TOTAL CONSTRUCTION COST	\$181.71	\$9,064,292	Historical

Historical Data				
Carroll County Nursing Home				
Ossipee, NH				
		<b>BUILDING SIZE :</b>	<b>87,599</b>	<b>SF</b>
		<b>YEAR:</b>	<b>2010</b>	
<b>2010</b>				
<b>C.S.I. Divisions 0 - 17</b>	<b>COST</b>	<b>% OF COST</b>	<b>SQ. FT. COST</b>	<b>SPECIFICATIONS</b>
1.0 GENERAL CONDITIONS	\$ 993,200	5.03	\$ 11.34	
2.1 BUILDING SITEWORK	\$ 437,995	2.22	\$ 5.00	Incl Temp Heat, Accomodating Work, Ads and Printing
3.0 CONCRETE	\$ 960,960	4.87	\$ 10.97	
4.0 MASONRY	\$ 61,776	0.31	\$ 0.71	
5.1 STRUCTURAL STEEL	\$ 1,144,000	5.79	\$ 13.06	Structural steel, Misc Iron, joists & deck
5.5 MISC IRON	\$ 36,400	0.18	\$ 0.42	Expansion control
6.1 ROUGH CARPENTRY	\$ 696,800	3.53	\$ 7.95	
6.2 FINISH CARPENTRY / MILLWORK	\$ 2,157,584	10.92	\$ 24.63	
7.0 THERMAL & MOISTURE PROTECTION	\$ 1,723,176	8.72	\$ 19.67	
8.0 DOORS & WINDOWS	\$ 1,082,640	5.48	\$ 12.36	D,F&H, Access Drs, Folding Partition, Clad Windows, Borrowed Lites
9.1 GYPSUM DRYWALL	\$ 2,652,000	13.43	\$ 30.27	Incl Cold Formed Metal Roof Framing
9.5 ACOUSTICAL CEILINGS	\$ 83,200	0.42	\$ 0.95	Incl Acoustical Wall Panels
9.7 FLOOR FINISHES	\$ 728,000	3.69	\$ 8.31	
9.9 PAINTING	\$ 283,920	1.44	\$ 3.24	Incl Wall Coverings
10.0 SPECIALTIES	\$ 386,672	1.96	\$ 4.41	MB/TB, Signs, Curtains/Tracks, Toilet Part/Access, Roof Screens, Shelving
11.0 EQUIPMENT	\$ 290,784	1.47	\$ 3.32	Overhead Lift System, Loading Dock, Appliances, Salon, Therapeutic Tubs
11.1 FOOD SERVICE & LAUNDRY	\$ 394,160	2.00	\$ 4.50	
12.0 FURNISHINGS	\$ 3,640	0.02	\$ 0.04	
13.0 SPECIAL CONSTRUCTION	\$ -	0.00	\$ -	
14.0 ELEVATORS	\$ 275,600	1.40	\$ 3.15	Hydraulic
15.4 PLUMBING & HVAC	\$ 2,600,000	13.16	\$ 29.68	
15.5 FIRE PROTECTION	\$ 167,440	0.85	\$ 1.91	
16.0 ELECTRICAL	\$ 1,437,280	7.28	\$ 16.41	Incl Generator
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 18,597,227</b>	<b>94.16</b>	<b>\$ 212.30</b>	
<b>SITWORK</b>	<b>\$ 1,153,057</b>	<b>5.84</b>	<b>\$ 13.16</b>	Earthwork, Roads, Parking, Utilities, Neighborhood Gardens, Fences, Walks
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 19,750,284</b>	<b>100.00</b>	<b>\$ 225.46</b>	

Historical Data				
Scott Farrar Retirement Home				
Peterborough, NH				
	BUILDING SIZE :		71,735	SF
	YEAR:		2015	
<b>2015</b>				
C.S.I. Divisions 0 - 17	COST	% OF COST	SQ. FT. COST	SPECIFICATIONS
0.1 PRE-CONSTRUCTION		0.00	\$ -	
1.0 GENERAL CONDITIONS	\$ 962,901	6.29	\$ 13.42	
2.1 BUILDING SITEWORK	\$ 358,616	2.34	\$ 5.00	
3.0 CONCRETE	\$ 834,077	5.44	\$ 11.63	
4.0 MASONRY	\$ 142,253	0.93	\$ 1.98	
5.1 STRUCTURAL STEEL	\$ 114,680	0.75	\$ 1.60	
5.5 MISC IRON	\$ 101,057	0.66	\$ 1.41	Stairs, Ladder, Grating, Railings, Exp. Control, Bollards
6.1 ROUGH CARPENTRY	\$ 241,098	1.57	\$ 3.36	Misc Blocking/framing, fasteners, Foreman, Small Tools, Equipment
6.2 FINISH CARPENTRY / MILLWORK	\$ 614,356	4.01	\$ 8.56	Kitchens, Mantels, Millwork, Finish Carpentry
7.0 THERMAL & MOISTURE PROTECTION	\$ 1,181,423	7.71	\$ 16.47	Air Barrier, Insulation, Fireproofing, Waterproofing, Siding, Roofing, Caulking
8.0 DOORS & WINDOWS	\$ 683,718	4.46	\$ 9.53	D,I & H, Access Doors, Stoeffronts, Vinyl Windows, Glass & Glazing
9.1 GYPSUM DRYWALL	\$ 3,371,843	22.01	\$ 47.00	Bldg is framed in Light Gauge Metal
9.5 ACOUSTICAL CEILINGS	\$ 79,984	0.52	\$ 1.11	
9.7 FLOOR FINISHES	\$ 410,832	2.68	\$ 5.73	Ceramic, Carpet, Resilient
9.9 PAINTING	\$ 252,942	1.65	\$ 3.53	
10.0 SPECIALTIES	\$ 136,245	0.89	\$ 1.90	Corner Guards, Fireplaces, FE Cabs, Lockers, Postal, Toilet Access
11.0 EQUIPMENT	\$ 156,572	1.02	\$ 2.18	Residential Appliances, Dock Bumpers
11.1 FOOD SERVICE & LAUNDRY	\$ 162,108	1.06	\$ 2.26	
12.0 FURNISHINGS	\$ -	0.00	\$ -	
13.0 SPECIAL CONSTRUCTION	\$ -	0.00	\$ -	
14.0 ELEVATORS	\$ 197,988	1.29	\$ 2.76	
15.4 PLUMBING & HVAC	\$ 3,017,969	19.70	\$ 42.07	
15.5 FIRE PROTECTION	\$ 145,889	0.95	\$ 2.03	
16.0 ELECTRICAL	\$ 1,218,797	7.96	\$ 16.99	Security, Generator
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 14,385,348</b>	<b>93.90</b>	<b>\$ 200.53</b>	
<b>SITWORK</b>	<b>\$ 934,516</b>	<b>6.10</b>	<b>\$ 13.03</b>	Demo of existing Building, Fences, Landscaping, Walks
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 15,319,864</b>	<b>100.00</b>	<b>\$ 213.56</b>	

**Historical Data**

**Holyoke Nursing Home**

**Connected Greenhouses**

Holyoke, Massachusetts

BUILDING SIZE : 30,135 SF

YEAR: 2008

2008

C.S.I. Divisions 0 - 17	COST	% OF COST	SQ. FT. COST	SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$ 564,555	5.96	\$ 18.73	
2.1 BUILDING SITEWORK	\$ 150,000	1.58	\$ 4.98	
3.0 CONCRETE	\$ 325,437	3.43	\$ 10.80	
4.0 MASONRY	\$ 173,525	1.83	\$ 5.76	
5.1 STRUCTURAL STEEL	\$ 155,718	1.64	\$ 5.17	
5.5 MISC IRON	\$ -	0.00	\$ -	
6.1 ROUGH CARPENTRY	\$ 1,236,818	13.05	\$ 41.04	
6.2 FINISH CARPENTRY / MILLWORK	\$ 662,262	6.99	\$ 21.98	
7.0 THERMAL & MOISTURE PROTECTION	\$ 543,162	5.73	\$ 18.02	
8.0 DOORS & WINDOWS	\$ 442,644	4.67	\$ 14.69	
9.1 GYPSUM DRYWALL	\$ 479,410	5.06	\$ 15.91	
9.5 ACOUSTICAL CEILINGS	\$ 16,639	0.18	\$ 0.55	
9.7 FLOOR FINISHES	\$ 297,897	3.14	\$ 9.89	
9.9 PAINTING	\$ 310,729	3.28	\$ 10.31	
10.0 SPECIALTIES	\$ 73,616	0.78	\$ 2.44	
11.0 EQUIPMENT	\$ 66,754	0.70	\$ 2.22	
11.1 FOOD SERVICE & LAUNDRY	\$ -	0.00	\$ -	
12.0 FURNISHINGS	\$ 86,407	0.91	\$ 2.87	
13.0 SPECIAL CONSTRUCTION	\$ -	0.00	\$ -	
14.0 ELEVATORS	\$ -	0.00	\$ -	
15.4 PLUMBING & HVAC	\$ 1,275,281	13.46	\$ 42.32	
15.5 FIRE PROTECTION	\$ 124,092	1.31	\$ 4.12	
16.0 ELECTRICAL	\$ 930,079	9.82	\$ 30.86	
<b>TOTAL BUILDING TOTAL</b>	<b>\$ 7,915,025</b>	<b>83.54</b>	<b>\$ 262.65</b>	
<b>SITWORK</b>	<b>\$ 1,559,321</b>	<b>16.46</b>	<b>\$ 51.74</b>	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$ 9,474,346</b>	<b>100.00</b>	<b>\$ 314.40</b>	

## Historical Data

### White Oak Cottages at Fox Hill Village

#### Greenhouse Design

Westwood, Mass.

BUILDING SIZE : 17,960 SF

YEAR: 2011

2011

C.S.I. Divisions 0 - 17	COST	% OF COST	SQ. FT. COST	SPECIFICATIONS
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0.1 PRE-CONSTRUCTION		0.00	\$ -	
1.0 GENERAL CONDITIONS	\$ 301,985	5.80	\$ 16.81	
2.1 BUILDING SITEWORK	\$ 169,050	3.25	\$ 9.41	
3.0 CONCRETE	\$ 210,156	4.04	\$ 11.70	
4.0 MASONRY	\$ 14,088	0.27	\$ 0.78	
5.1 STRUCTURAL STEEL	\$ -	0.00	\$ -	
5.5 MISC IRON	\$ 5,635	0.11	\$ 0.31	
6.1 ROUGH CARPENTRY	\$ 386,847	7.43	\$ 21.54	Wood Framed
6.2 FINISH CARPENTRY / MILLWORK	\$ 262,111	5.03	\$ 14.59	
7.0 THERMAL & MOISTURE PROTECTION	\$ 436,514	8.38	\$ 24.30	
8.0 DOORS & WINDOWS	\$ 217,523	4.18	\$ 12.11	
9.1 GYPSUM DRYWALL	\$ 162,547	3.12	\$ 9.05	
9.5 ACOUSTICAL CEILINGS	\$ -	0.00	\$ -	
9.7 FLOOR FINISHES	\$ 120,777	2.32	\$ 6.72	
9.9 PAINTING	\$ 80,570	1.55	\$ 4.49	
10.0 SPECIALTIES	\$ 45,579	0.88	\$ 2.54	
11.0 EQUIPMENT	\$ 107,888	2.07	\$ 6.01	
11.1 FOOD SERVICE & LAUNDRY	\$ -	0.00	\$ -	
12.0 FURNISHINGS	\$ 10,639	0.20	\$ 0.59	
13.0 SPECIAL CONSTRUCTION	\$ -	0.00	\$ -	
14.0 ELEVATORS	\$ -	0.00	\$ -	
15.4 PLUMBING & HVAC	\$ 756,101	14.52	\$ 42.10	
15.5 FIRE PROTECTION	\$ 104,135	2.00	\$ 5.80	
16.0 ELECTRICAL	\$ 559,977	10.75	\$ 31.18	

TOTAL BUILDING TOTAL	\$ 3,952,122	75.88	\$ 220.05	
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SITWORK	\$ 1,255,979	24.12	\$ 69.93	Complicated Site
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TOTAL CONSTRUCTION COST	\$ 5,208,101	100.00	\$ 289.98	
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<b>Maplewood Nursing Home</b>						
<b>Cheshire County</b>						
<b>Keene, NH</b>						
<b>Proposed Long Term Care Facility</b>						
<b>Building Costs</b>						
<b>December 21, 2015</b>						
<b>Project Costs</b>			<b>Historical</b>			
Projects	Carroll County	Scott Farrar	Holyoke Mass.	Fox Hill	Average Costs of Four Projects	
Year Constructed	2010	2015	2008	2011		
	87,599	71,735	30,135	17,960	sf 124,305	
C.S.I. Divisions 1 - 16	SQ. FT. COST	SQ. FT. COST	SQ. FT. COST	SQ. FT. COST	AVG COST	
1.0 GENERAL CONDITIONS	\$11.34	\$13.42	\$18.73	\$16.81	\$15.08	\$1,874,195
2.1 BUILDING SITEWORK	\$5.00	\$5.00	\$4.98	\$9.41	\$6.10	\$757,930
3.0 CONCRETE	\$10.97	\$11.63	\$10.80	\$11.70	\$11.27	\$1,401,471
4.0 MASONRY	\$0.71	\$1.98	\$5.76	\$0.78	\$2.31	\$286,862
5.1 STRUCTURAL STEEL	\$13.06	\$1.60	\$5.17	\$0.00	\$4.96	\$616,103
5.5 MISC IRON	\$0.42	\$1.41	\$0.00	\$0.31	\$0.53	\$66,442
6.1 ROUGH CARPENTRY	\$7.95	\$3.36	\$41.04	\$21.54	\$18.47	\$2,296,452
6.2 FINISH CARPENTRY / MILLWORK	\$24.63	\$8.56	\$21.98	\$14.59	\$17.44	\$2,168,039
7.0 THERMAL & MOISTURE PROTECTION	\$19.67	\$16.47	\$18.02	\$24.30	\$19.62	\$2,438,539
8.0 DOORS & WINDOWS	\$12.36	\$9.53	\$14.69	\$12.11	\$12.17	\$1,513,116
9.1 GYPSUM DRYWALL	\$30.27	\$47.00	\$15.91	\$9.05	\$25.56	\$3,177,165
9.5 ACOUSTICAL CEILINGS	\$0.95	\$1.11	\$0.55	\$0.00	\$0.65	\$81,324
9.7 FLOOR FINISHES	\$8.31	\$5.73	\$9.89	\$6.72	\$7.66	\$952,421
9.9 PAINTING	\$3.24	\$3.53	\$10.31	\$4.49	\$5.39	\$670,144
10.0 SPECIALTIES	\$4.41	\$1.90	\$2.44	\$2.54	\$2.82	\$350,978
11.0 EQUIPMENT	\$3.32	\$2.18	\$2.22	\$6.01	\$3.43	\$426,504
11.1 FOOD SERVICE & LAUNDRY	\$4.50	\$2.26	\$0.00	\$0.00	\$1.69	\$210,057
12.0 FURNISHINGS	\$0.04	\$0.00	\$2.87	\$0.59	\$0.88	\$108,806
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
14.0 ELEVATORS	\$3.15	\$2.76	\$0.00	\$0.00	\$1.48	\$183,541
15.4 PLUMBING & HVAC	\$29.68	\$42.07	\$42.32	\$42.10	\$39.04	\$4,853,174
15.5 FIRE PROTECTION	\$1.91	\$2.03	\$4.12	\$5.80	\$3.47	\$430,754
16.0 ELECTRICAL	\$16.41	\$16.99	\$30.86	\$31.18	\$23.86	\$2,965,937
<b>TOTAL BUILDING TOTAL</b>	<b>\$212.30</b>	<b>\$200.53</b>	<b>\$262.65</b>	<b>\$220.05</b>	<b>\$223.88</b>	<b>\$27,829,953</b>
<b>SITWORK</b>	<b>\$13.16</b>	<b>\$13.03</b>	<b>\$51.74</b>	<b>\$69.93</b>	<b>\$36.97</b>	<b>\$4,595,145</b>
<b>TOTAL CONSTRUCTION COST</b>	<b>\$225.46</b>	<b>\$213.56</b>	<b>\$314.40</b>	<b>\$289.98</b>	<b>\$260.85</b>	<b>\$32,425,098</b>



<b>Maplewood Nursing Home</b>						
<b>Cheshire County</b>						
<b>Keene, NH</b>						
<b>Proposed Long Term Care Facility</b>						
<b>Building Costs</b>						
<b>December 21, 2015</b>						
<b>Project Costs</b>			<b>Budget - Projected to 2017</b>			
Projects	Carroll County	Scott Farrar	Holyoke Mass.	Fox Hill	Average Costs of Four Projects	
Year Constructed	2010	2015	2008	2011		
Cost Escalation to 2017	1.26	1.10	1.27	1.23		
Adjusted to Keene, NH	0.90	1.00	0.836	0.781		
	1.13	1.10	1.062	0.96		
					124,305	sf
C.S.I. Divisions 1 - 16	SQ. FT. COST	SQ. FT. COST	SQ. FT. COST	SQ. FT. COST	AVG COST	
1.0 GENERAL CONDITIONS	\$ 12.86	\$ 14.77	\$ 19.90	\$ 16.14	\$ 15.92	\$ 1,978,318
2.1 BUILDING SITEWORK	\$ 5.67	\$ 5.50	\$ 5.29	\$ 9.04	\$ 6.37	\$ 792,177
3.0 CONCRETE	\$ 12.44	\$ 12.79	\$ 11.47	\$ 11.23	\$ 11.98	\$ 1,489,548
4.0 MASONRY	\$ 0.80	\$ 2.18	\$ 6.12	\$ 0.75	\$ 2.46	\$ 306,081
5.1 STRUCTURAL STEEL	\$ 14.81	\$ 1.76	\$ 5.49	\$ -	\$ 5.51	\$ 685,410
5.5 MISC IRON	\$ 0.47	\$ 1.55	\$ -	\$ 0.30	\$ 0.58	\$ 72,160
6.1 ROUGH CARPENTRY	\$ 9.02	\$ 3.70	\$ 43.59	\$ 20.68	\$ 19.25	\$ 2,392,324
6.2 FINISH CARPENTRY / MILLWORK	\$ 27.93	\$ 9.42	\$ 23.34	\$ 14.01	\$ 18.68	\$ 2,321,420
7.0 THERMAL & MOISTURE PROTECTION	\$ 22.31	\$ 18.12	\$ 19.14	\$ 23.33	\$ 20.72	\$ 2,576,150
8.0 DOORS & WINDOWS	\$ 14.02	\$ 10.48	\$ 15.60	\$ 11.63	\$ 12.93	\$ 1,607,447
9.1 GYPSUM DRYWALL	\$ 34.33	\$ 51.70	\$ 16.90	\$ 8.69	\$ 27.90	\$ 3,468,707
9.5 ACOUSTICAL CEILINGS	\$ 1.08	\$ 1.23	\$ 0.59	\$ -	\$ 0.72	\$ 89,808
9.7 FLOOR FINISHES	\$ 9.42	\$ 6.30	\$ 10.50	\$ 6.46	\$ 8.17	\$ 1,015,513
9.9 PAINTING	\$ 3.68	\$ 3.88	\$ 10.95	\$ 4.31	\$ 5.70	\$ 708,889
10.0 SPECIALTIES	\$ 5.01	\$ 2.09	\$ 2.59	\$ 2.44	\$ 3.03	\$ 376,813
11.0 EQUIPMENT	\$ 3.76	\$ 2.40	\$ 2.35	\$ 5.77	\$ 3.57	\$ 443,910
11.1 FOOD SERVICE & LAUNDRY	\$ 5.10	\$ 2.49	\$ -	\$ -	\$ 1.90	\$ 235,817
12.0 FURNISHINGS	\$ 0.05	\$ -	\$ 3.05	\$ 0.57	\$ 0.92	\$ 113,767
13.0 SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.0 ELEVATORS	\$ 3.57	\$ 3.04	\$ -	\$ -	\$ 1.65	\$ 205,219
15.4 PLUMBING & HVAC	\$ 33.66	\$ 46.28	\$ 44.94	\$ 40.42	\$ 41.32	\$ 5,136,718
15.5 FIRE PROTECTION	\$ 2.17	\$ 2.24	\$ 4.37	\$ 5.57	\$ 3.59	\$ 445,760
16.0 ELECTRICAL	\$ 18.61	\$ 18.69	\$ 32.78	\$ 29.93	\$ 25.00	\$ 3,107,769
TOTAL BUILDING TOTAL	\$ 240.75	\$ 220.59	\$ 278.94	\$ 211.25	\$ 237.88	\$ 29,569,725
SITEWORK	\$ 14.93	\$ 14.33	\$ 54.95	\$ 67.13	\$ 37.84	\$ 4,703,211
TOTAL CONSTRUCTION COST	\$ 255.67	\$ 234.92	\$ 333.89	\$ 278.38	\$ 275.72	\$ 34,272,936

<b>Maplewood Nursing Home</b>			
<b>Cheshire County</b>			
<b>Keene, NH</b>			
<b>Proposed Long Term Care Facility</b>			
<b>Building Costs</b>			
<b>January 29, 2016</b>			
<b>Scenario A2 - Garage</b>		<b>Historical Data</b>	
<b>WORK SHEET - Original Estimate 2015</b>			
<b>Escalation from 2015 to 2017</b>		1.10	
Adjusted	12,687	sf	
C.S.I. Divisions 1 - 16	AVG COST		SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$16.87	\$214,030	
2.1 BUILDING SITEWORK	\$6.81	\$86,398	
3.0 CONCRETE	\$35.00	\$444,045	Foundations, Slab on Grade
4.0 MASONRY	\$9.50	\$120,527	Elevator Shaft and Stair Tower, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$25.00	\$317,175	Steel frame above Garage
5.5 MISC IRON	\$4.50	\$57,092	Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$5.00	\$63,435	
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$0.00	\$0	Specified Allowance
6.3 FINISH CARPENTRY	\$1.00	\$12,687	
7.0 THERMAL & MOISTURE PROTECTION	\$8.50	\$107,840	Waterproofing, Insulation, Caulking, Fireproofing at ceiling
8.0 DOORS & WINDOWS	\$2.10	\$26,643	OH Doors, HM Doors Frames & Hardware
9.1 GYPSUM DRYWALL	\$7.00	\$88,809	Primarily Ceiling
9.5 ACOUSTICAL CEILINGS	\$0.00	\$0	
9.7 FLOOR FINISHES	\$0.00	\$0	
9.9 PAINTING	\$1.50	\$19,031	
10.0 SPECIALTIES	\$0.00	\$0	
10.1 TACKBOARDS	\$0.00	\$0	
10.2 SIGNAGE - INTERIOR & EXTERIOR	\$0.00	\$0	
11.0 EQUIPMENT	\$0.00	\$0	
11.1 FOOD SERVICE	\$0.00	\$0	
11.2 LAUNDRY EQUIPMENT	\$0.00	\$0	
11.3 OVERHEAD LIFT SYSTEM	\$0.00	\$0	
11.4 RESIDENT TVs & BRACKETS	\$0.00	\$0	
12.0 FURNISHINGS	\$0.00	\$0	
12.1 RESIDENTIAL CASEWORK	\$0.00	\$0	
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0	
14.0 ELEVATORS	\$3.00	\$38,061	(1) elevator stop
15.4 PLUMBING & HVAC	\$4.50	\$57,092	Floor Drains, Exhaust
15.5 THERAPY TUBS (15 each)		\$0	
15.6 SALON SINKS &/OR STYLING STATIONS		\$0	
15.7 FIRE PROTECTION	\$3.50	\$44,405	
16.0 ELECTRICAL	\$2.50	\$31,718	
16.1 LOW VOLTAGE	\$0.00	\$0	
16.2 SITE LIGHTING		\$0	
<b>TOTAL BUILDING TOTAL</b>	<b>\$136.28</b>	<b>\$1,728,984</b>	
2.0 SITEWORK	\$40.00	\$507,480	
2.1 LANDSCAPE ALLOWANCE		\$0	
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$0	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$176.28</b>	<b>\$2,236,464</b>	Historical

<b>Maplewood Nursing Home</b>				
<b>Cheshire County</b>				
<b>Keene, NH</b>				
<b>Proposed Long Term Care Facility</b>				
<b>Building Costs</b>				
<b>January 29, 2016</b>				
<b>Scenario A2 - Renovation</b>				<b>Historical Data</b>
Excludes Parking under				
<b>WORK SHEET - Original Estimate 2014</b>				
Escalation from 2014 to 2017			1.14	
			49,941 sf	
C.S.I. Divisions 1 - 16	AVG			
	COST			SPECIFICATIONS
1.0 GENERAL CONDITIONS	\$15.46	\$772,088		
2.1 BUILDING SITEWORK	\$7.13	\$356,079		
3.0 CONCRETE	\$0.00	\$0		Slabs on Deck
4.0 MASONRY	\$2.45	\$122,355		Masonry Stair Towers, Limited masonry veneer
5.1 STRUCTURAL STEEL	\$0.00	\$0		Steel Structure
5.5 MISC IRON	\$0.00	\$0		Stairs, Railings, Misc. Metals
6.1 ROUGH CARPENTRY	\$4.20	\$209,752		Blocking & Misc. Framing
6.2 INTERIOR ARCHITECTURAL WOODWORK	\$0.00	\$0		Specified Allowance
6.3 FINISH CARPENTRY	\$9.82	\$490,421		
7.0 THERMAL & MOISTURE PROTECTION	\$4.72	\$235,722		
8.0 DOORS & WINDOWS	\$15.95	\$796,559		
9.1 GYPSUM DRYWALL	\$26.97	\$1,346,909		Includes Light gauge metal framing structural system
9.5 ACOUSTICAL CEILINGS	\$4.90	\$244,711		
9.7 FLOOR FINISHES	\$7.54	\$376,555		
9.9 PAINTING	\$3.00	\$149,823		
10.0 SPECIALTIES	\$4.96	\$247,707		Cubicle Curtains/Tracks, Wall Protection, T&B, Fireplaces, FE&Cabs, Lockers, Postal, Storage Shelving
10.1 TACKBOARDS		\$0		Specified Allowance
10.2 SIGNAGE - INTERIOR & EXTERIOR		\$0		Specified Allowance
11.0 EQUIPMENT	\$0.00	\$0		Appliances
11.1 FOOD SERVICE	\$0.00	\$0		Specified Allowance
11.2 LAUNDRY EQUIPMENT	\$0.00	\$0		
11.3 OVERHEAD LIFT SYSTEM	\$0.00	\$0		
11.4 RESIDENT TVs & BRACKETS		\$0		Specified Allowance
12.0 FURNISHINGS	\$0.21	\$0		Entrance Mats
12.1 RESIDENTIAL CASEWORK	\$0.00	\$0		75 Units at \$5,000 per unit
13.0 SPECIAL CONSTRUCTION	\$0.00	\$0		
14.0 ELEVATORS	\$0.00	\$0		Elevators not required - use existing
15.4 PLUMBING & HVAC	\$46.83	\$2,338,737		
15.5 THERAPY TUBS (15 each)		\$0		Specified Allowance
15.6 SALON SINKS &/OR STYLING STATIONS		\$0		Specified Allowance
15.7 FIRE PROTECTION	\$3.06	\$152,819		
16.0 ELECTRICAL	\$24.51	\$1,224,054		
16.1 LOW VOLTAGE	\$0.00	\$0		Specified Allowance
16.2 SITE LIGHTING		\$0		Specified Allowance
TOTAL BUILDING TOTAL	\$181.71	\$9,064,292		
2.0 SITEWORK	\$0.00	\$0		
2.1 LANDSCAPE ALLOWANCE		\$0		Specified Allowance
2.2 8 FT. PVC FENCE AT ALL GARDENS		\$0		Specified Allowance
TOTAL CONSTRUCTION COST	\$181.71	\$9,064,292		Historical