

# project development cost worksheet standard delineation

(provided for overall funding considerations and funding approval)

|  | GMK Responsibility | Owner Responsibility |
|--|--------------------|----------------------|
| <b>HARD COSTS</b>  |                    |                      |
| <b>Exterior Work:</b>  |                    |                      |
| - sitework construction allowance - clearing, grading, drainage, pavements, on-site utilities, erosion control                             | ■                  |                      |
| - off-site utilities to property   |                    | ■                    |
| - unexpected unsuitable materials replacement (rock, muck)   |                    | ■                    |
| - landscape plantings & design   |                    | ■                    |
| - irrigation systems & design  |                    | ■                    |
| - site lighting systems & design (utility provided?)   |                    | ■                    |
| - exterior signage & design  |                    | ■                    |
| <b>Building Construction:</b>  |                    |                      |
| - building construction - structural, architectural, mechanical, plumbing, electrical & fire protection per code requirements              | ■                  |                      |
| - hazardous materials abatement  |                    | ■                    |
| - mold & mildew remediation  |                    | ■                    |
| - fire pump systems (utility pressure?)  |                    | ■                    |
| <b>Intercom, Security, Television &amp; Communication Systems:</b>   |                    |                      |
| - data, telephone & television wiring; incl cable tray   |                    | ■                    |
| - computer system equipment, incl power conditioning   |                    | ■                    |
| - telephone system equipment   |                    | ■                    |
| - television system equipment  |                    | ■                    |
| - intercom & paging systems; equipment & wiring (speakers, etc.)   |                    | ■                    |
| - security systems; equipment & wiring (locks, cameras, etc.)  |                    | ■                    |
| - teleconference & AV systems; equipment & wiring  |                    | ■                    |
| - clock systems; equipment & wiring  |                    | ■                    |
| <b>Medical Equipment:</b>  |                    |                      |
| - OR, procedure & exam lights & supports, incl installation  |                    | ■                    |
| - medical gas columns & equip. booms & supports, incl installation   |                    | ■                    |
| - medical gas headwalls, incl installation   |                    | ■                    |
| - medical gas wall outlets   |                    | ■                    |
| - scrub sinks, incl installation   |                    | ■                    |
| - radiology equipment & supports, incl installation  |                    | ■                    |
| - exam & diagnostic equipment & supports, incl installation  |                    | ■                    |
| - physical therapy equipment & supports, incl installation   |                    | ■                    |
| - bulk medical gas supply equipment & supports, incl installation (bulk tanks, bottles, manifolds, vacuum pump, med air compressors, etc.) |                    | ■                    |
| - medication dispensing equipment, incl installation   |                    | ■                    |
| - OR pass-thru cabinets, incl installation   |                    | ■                    |
| - film illuminators, incl installation   |                    | ■                    |
| - misc medical equipment, incl installation (sharps, glove dispensers, etc.)   |                    | ■                    |

|  | GMK Responsibility | Owner Responsibility |
|--|--------------------|----------------------|
| - nurse call system equipment above code requirements                                      |                    | ■                    |
| <b>Furniture, Fixtures &amp; Equipment:</b>  |                    |                      |
| - kitchen & serving equipment; incl installation & design                                  |                    | ■                    |
| - residential equipment; incl installation (refrigerators, microwaves, ice machines, etc.) |                    | ■                    |
| - television & monitor wall brackets, incl installation                                    |                    | ■                    |
| - paper towel, soap, & toilet tissue dispensers, incl installation                         |                    | ■                    |
| - misc. storage shelving   |                    | ■                    |
| - furniture & furnishings, incl installation & design                                      |                    | ■                    |
| - window treatments & blinds, incl installation & design                                   |                    | ■                    |
| - artwork, incl installation & design  |                    | ■                    |
| - office equipment, incl installation & design   |                    | ■                    |
| - cubicle curtains & tracks, incl installation   |                    | ■                    |
| - interior signage, incl installation  |                    | ■                    |
| - vending equipment, incl installation   |                    | ■                    |
| <i>Other Hard Costs:</i>   |                    | ■                    |
| <b>Total Hard Cost</b>   |                    |                      |

| <b>SOFT COSTS</b>   |   |   |
|---|---|---|
| - design fees (C, S, A, M, E, P & FP)                             | ■ |   |
| - building permit fees  | ■ |   |
| - tap & impact fees   |   | ■ |
| - builder's risk insurance  |   | ■ |
| - payment & performance bonds                                     |   | ■ |
| - owner's & contractor's liability insurance                      |   | ■ |
| - construction loan interest                                      |   | ■ |
| - construction loan fees  |   | ■ |
| - traffic impact fees   |   | ■ |
| - topographic surveys   |   | ■ |
| - other land-related surveys (tree survey or as-built survey)     |   | ■ |
| - geotechnical & environmental studies                            |   | ■ |
| - relocation of existing underground utilities                    |   | ■ |
| - title insurance   |   | ■ |
| - legal & organizational  |   | ■ |
| - consultants   |   | ■ |
| - cost segregation analysis & support for same                    |   | ■ |
| - cost of electricity after metered power is provided to building |   | ■ |
| - initial land carrying cost                                      |   | ■ |
| - other miscellaneous soft costs                                  |   | ■ |
| - contingency   | ■ | ■ |
| <b>Total Soft Costs</b>   |   |   |
| <b>Total Estimated Project Costs</b>                              |   |   |