



CONTRA COSTA
REGIONAL MEDICAL CENTER

PROPOSED MASTER PLAN
REPORT



HGA Architects and Engineers

June 2009

TABLE OF CONTENTS

INTRODUCTION

Project Need	1
Incidental Campus Improvements	1

SITE EVALUATION

Aerial Photograph	3
Zoning Map	4
Background	5
Site Observations Diagram	6

MASTER PLAN

Program Requirements	7
Proposed Master Plan	9
Highlighted Concepts	10
Site Zoning & Circulation Diagrams	11

PHASING

Parking Count by Phase	12
Master Plan Progression by Phase	13

ESTIMATE & SCHEDULE

Preliminary Construction Cost Estimate	20
Preliminary Schedule	23

Introduction

PROJECT NEED

The three following necessary improvements for the Contra Costa Regional Medical Center campus prompted this Master Plan Proposal study:

- 1. An urgent need exists for additional parking to remedy current shortage as well as address parking impacts from the new Mental Health Recovery Services Building located on an adjacent site.**
- 2. OSHPD regulations require that the existing Kitchen be replaced with a new Kitchen that complies with OSHPD minimum standards by 2013.**
- 3. CCRMC sees benefit in the expansion of its outpatient services.**

INCIDENTAL CAMPUS IMPROVEMENTS

The need-driven improvements give way to additional improvement opportunities throughout the existing campus. The Proposed Master Plan could alleviate some inefficiency and make the campus easier and safer to navigate for patients and visitors.

- The Kitchen, serving the entire campus including the Hospital, is currently located in a separate building from the Hospital.

The Kitchen is an essential service of the Hospital and is therefore required to be OSHPD compliant construction. By building a Hospital addition, as opposed to a replacement freestanding building, the Kitchen would (a) be a part of the building that it primarily serves, eliminating the need to transport food between buildings; (b) be efficient for construction, as measured by numbers of exterior walls to construct; and (c) allow the existing Kitchen to remain in service without interruption until the new one is functioning.

- The existing *intended* drop-off area for the Hospital is wide and is intuitively misunderstood as a place to leave one's car, rather than as an active drop-off and pick-up area for patients. This poses security and congestion problems.

While implementing new parking areas, the proposed road connecting them near the Hospital entrance can be redesigned to create a logical circulation in which the road is intuitively read as something to move through to get to a destination, and the drop-off is intuitively read as a one-way turnout with limited space. Additionally, the increased parking availability itself will make it easier to find an actual parking space, reducing the temptation to leave one's car in the drop-off area.

- Existing streets serving the campus are segmented and discontinuous. This can cause confusion for service and fire trucks which may have to exit and re-enter via public streets to go from one point of the campus to another.

The proposed circulation loop within the bounds of the campus will make peripheral portions of the campus more accessible to service and fire trucks. It is also intended to help patients, visitors, and staff with way-finding.

- Existing traffic patterns on campus cross staff, service, and patient/visitor vehicle circulation, resulting in congestion.

The proposed parking areas are located to minimize crossing of patient/visitor vehicle traffic (those often unfamiliar with the campus and requiring more time for way-finding) with staff vehicle traffic.

- Many of the existing older buildings have inferior construction are under- or over-utilized. In addition, the outpatient functions are dispersed throughout the campus, often in portable structures.

By moving outpatient services into three new buildings adjacent to the fully utilized Family Practice Building 1, a clear outpatient zone -- and likewise, a Hospital zone -- are created. The proximity would make way-finding intuitive and movement from building-to-building for patients and visitors simpler. It would eliminate the need to drive from one part of campus to another when patients are directed to multiple departments and specialists.

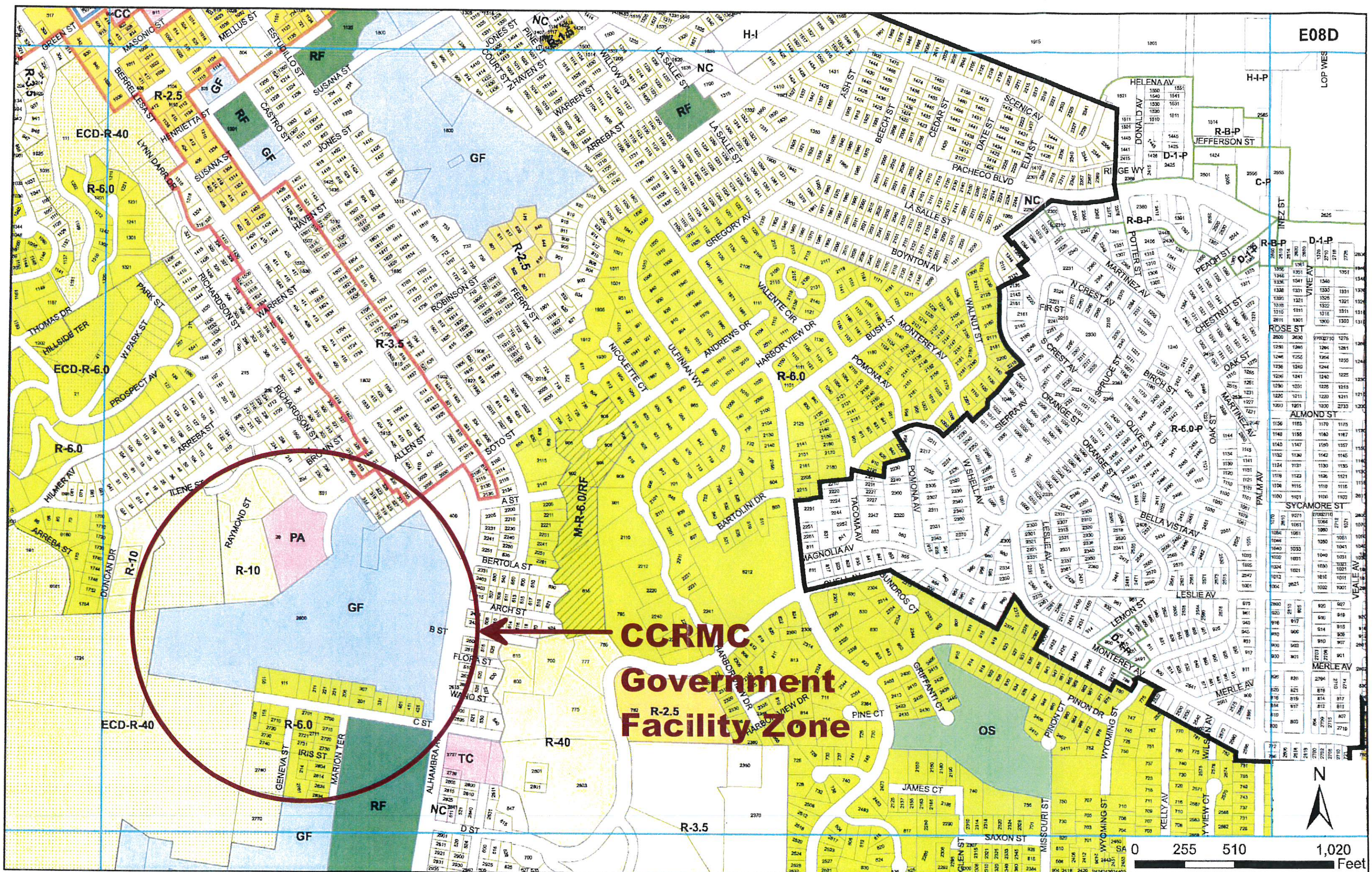
Site Evaluation

CONTRA COSTA COUNTY REGIONAL MEDICAL CENTER

Existing Campus Aerial Photograph

Scale: 1"=120'-0"



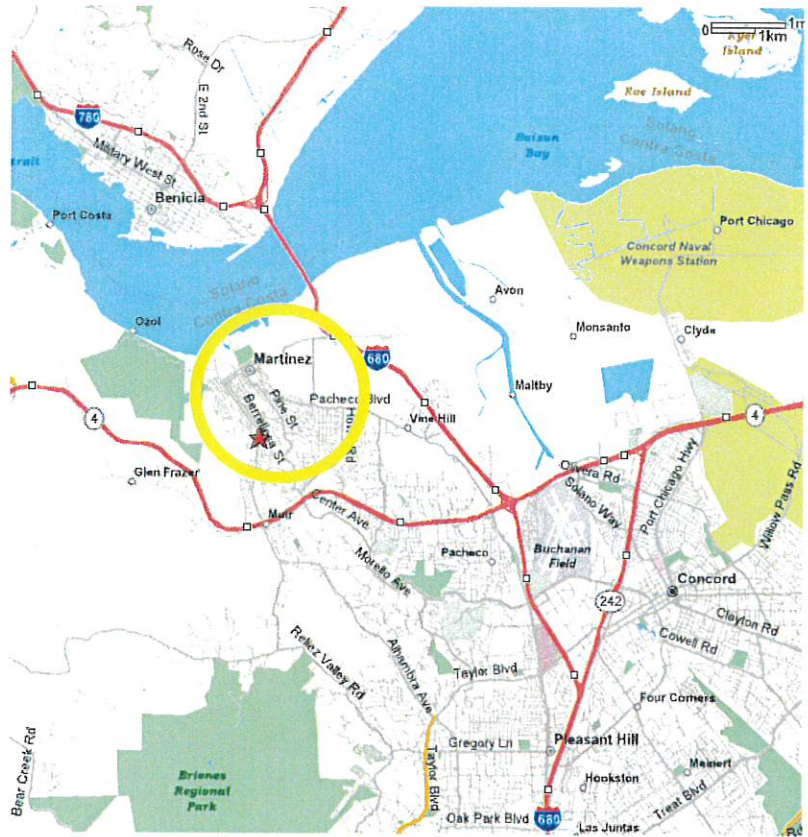


BACKGROUND

Contra Costa County Regional Medical Center is located in the city of Martinez, CA.

As a part of an organization of Health Centers around Contra Costa County, the campus includes a five-story Hospital building as well as several Outpatient buildings and various support structures. All existing parking is surface-level.

The campus is bound on the east side by Alhambra Avenue and Berrellesa Street; on the north side by Soto Street and Allen Street; on the west side by Street Four; and on the south side by C Street.

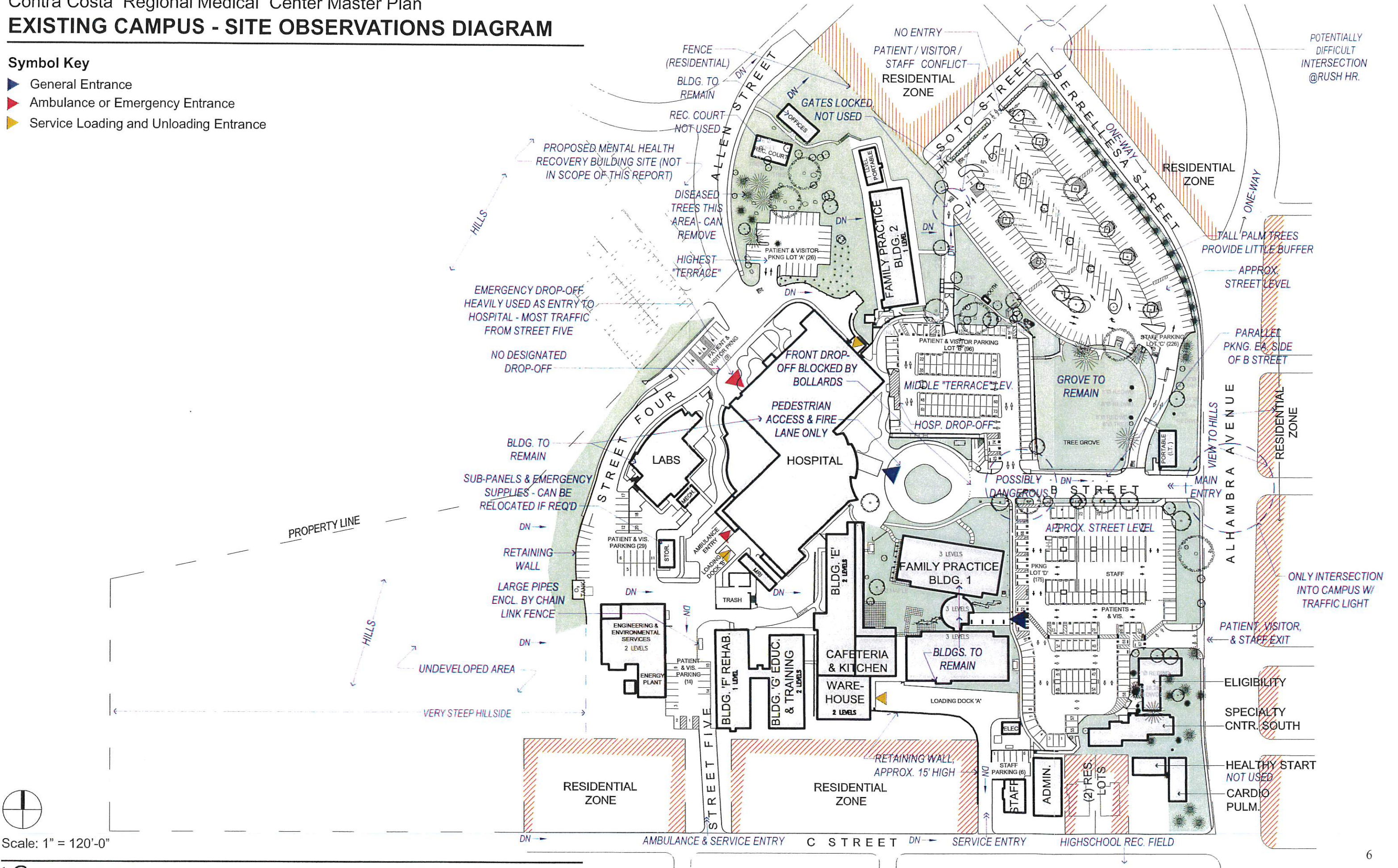


The main entrance to the campus is on-axis with the Hospital entry as one enters the campus from B Street off of Alhambra Avenue. B Street terminates on the campus directly in front of the Hospital with a large cul-de-sac, meant to serve as a patient drop-off for the Hospital. Emergency drop-off, at the rear of the Hospital, is often accessed from Allen Street, but more commonly by Street Four via Street Five. Street Five also serves as the ambulance entry.

The site measures approximately 23 acres, some of which on the western portion of campus is steeply sloped and has not been developed. The total elevation change in the developed area of campus is approximately 40'.

The site is zoned as "GF" (Government Facility). Careful consideration should be taken to buffer the areas between adjacent residential zones and the campus. This occurs at the north sides of both Soto Street and C Street. Vegetation already exists in most of these areas and can be increased where sparse.

- ▶ General Entrance
- ▶ Ambulance or Emergency Entrance
- ▶ Service Loading and Unloading Entrance



Master Plan

PROGRAM REQUIREMENTS

The proposed Master Plan design and phasing was in large part an exercise to balance amount of on-site parking versus new medical office space that can be accommodated on the site. In addition to addressing current need, any new program area generates a higher parking demand.

Buildings and features to remain:

- Hospital Building
- Outpatient Building 1
- Tree Grove

Existing functions and services to be replaced, listed by priority:

1. Kitchen and Cafeteria
Currently occupying part of Building E
OSHPD requires the Kitchen to be functioning by January 2013

Existing Kitchen	5,636 sqft.
Existing Cafeteria	1,971 sqft.
New Kitchen (minimum)	2,820 sqft. (half of existing)
New Cafeteria (minimum)	1,971 sqft. (same as existing)
2. Outpatient Services
Currently Family Practice Building 2, Building 'F' and Building 'G'

Existing Total Outpatient	40,000 sqft.
Replacement Outpatient	40,000 sqft.

New functions and services, listed by priority:

1. Clinic 11,000 sqft.
2. Additional Outpatient Services 24,000 sqft.
3. Future Outpatient Services 30,000 sqft.
(expansion space, shell only)

Parking demand, listed by priority:

1. 60 spaces, staff parking
Required in conjunction with Mental Health Recovery Services Building
NOTE: This building is not in the scope of this report.
2. 57 spaces
Currently leased from the Teamsters Union on an off-site nearby lot
3. 90 spaces
Remaining current parking deficit to be addressed as soon as possible

4. Additional parking demand generated all new program to be balanced out as each new building is constructed

After discussing several Master Plan schemes with key stakeholders at CCRMC, the final Master Plan proposal incorporates:

- Mostly surface parking
- A single parking deck over surface parking in two areas
- Three-phased construction of a Medical Office Building cluster
- An OSHPD compliant three story addition to the existing Hospital that houses the new Clinic, Cafeteria and Kitchen
- A parking arrangement that does not limit possibility of a southeast Hospital expansion in the distant future. In the event that a hospital expansion becomes necessary in the distant future, we proposed two options to address the increase in parking demand: (1) horizontal expansion of the deck over Parking Lot 'C'; or (2) structure the deck over Parking Lot 'C' to support a future third level of parking.
- Power and utilities that are dispersed throughout the campus rather than in one central plant (17 existing boilers are already incorporated in this way)

Contra Costa Regional Medical Center Master Plan

PROPOSED MASTER PLAN

Scale: 1" = 120'-0"



Master Plan for Contra Costa Regional Medical Center campus scope-of-work:

- Construction of: 32,000 sq.ft. Hospital Addition (OSHPD): Clinic, Kitchen, Cafeteria, Support Services, 3 Flrs.
40,000 sq.ft. Medical Office Building 1A (replacement of services), 3 Floors
30,000 sq.ft. Medical Office Building 1B (expansion of services), 3 Floors
24,000 sq.ft. Medical Office Building 1C (further expansion space), 3 Floors

Miscellaneous parking lot and site construction projects

- New parking: Lot 'C' Extension, Allen Street Lot, Parking Lots 'E' and 'F'
- Modifications to existing Parking Lots 'B,' 'C,' and 'D'
- Parking decks over new Parking Lot 'F' and over a portion of existing Parking Lot 'C'
- Circulation loop and north Loading Dock
- Relocation of an approximately 15' high retaining wall (indicated on the plan, south side of new Parking Lot 'E')

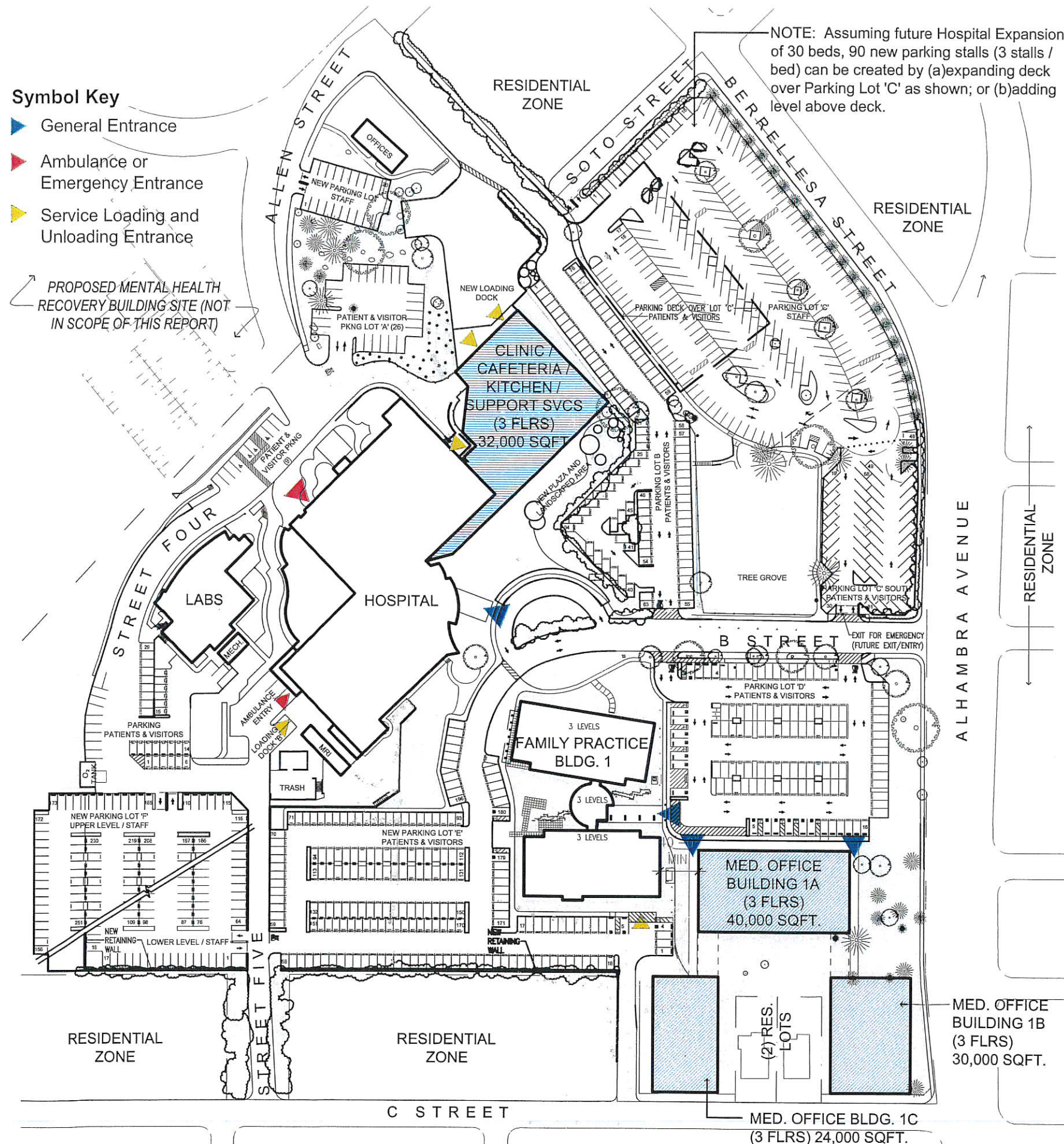
Temporary utility functions to serve Buildings 'E,' 'F,' 'G'

Possible new signal light at intersection of Berrellesa Street and Soto Street (not included in estimate)

- Demolition of: Electrical Building and Energy Plant (replaced throughout campus by decentralized bldg. services within new buildings)
Engineering & Environmental Services (relocated to Hospital addition Support Services)
Buildings 'E,' 'F,' 'G' (outpatient services relocated to new Medical Office Building, Kitchen and Cafeteria relocated to Hospital addition)
Family Practice Building 2 (services relocated to new Medical Office Building)
Eligibility and Specialty Center South (services relocated to new Medical Office Building)
I.T. Portable Building (services relocated to Hospital addition Support Services)
Administration, Healthy Start, Cardio Pulmonary (services relocated to new Medical Office Building)

Note: the estimate provides a cost comparison for additional parking options that would be triggered by a possible Hospital expansion in the distant future:

- (1) Horizontal expansion of the deck over most of Parking Lot 'C' (see lighter dashed line on plans); or
- (2) Structuring the single deck over Parking Lot 'C' to support a future third level



HIGHLIGHTED CONCEPTS

Preserve and reinforce the major existing strong points of the site.

- Reinforce Hospital functions by integrating the Kitchen and Cafeteria
- Reinforce the main Hospital entry with a redesigned patient drop-off with a covered walkway as well as outdoor south-facing cafeteria seating
- Preserve the Tree Grove and connect it along a pedestrian path
- Reinforce Medical Office Building functions by clustering the new outpatient spaces adjacent to the existing outpatient functions that are to remain.

Allow for future Hospital expansion as was originally designed into the existing building.

Increase safety.

- Incorporate a new circulation loop for fire truck access.
- Create logical traffic patterns that separate and distribute access points, circulation, and parking for staff, service, and patient/visitor vehicles.

Simplify way-finding and operations with clear zones for inpatient and outpatient clusters.

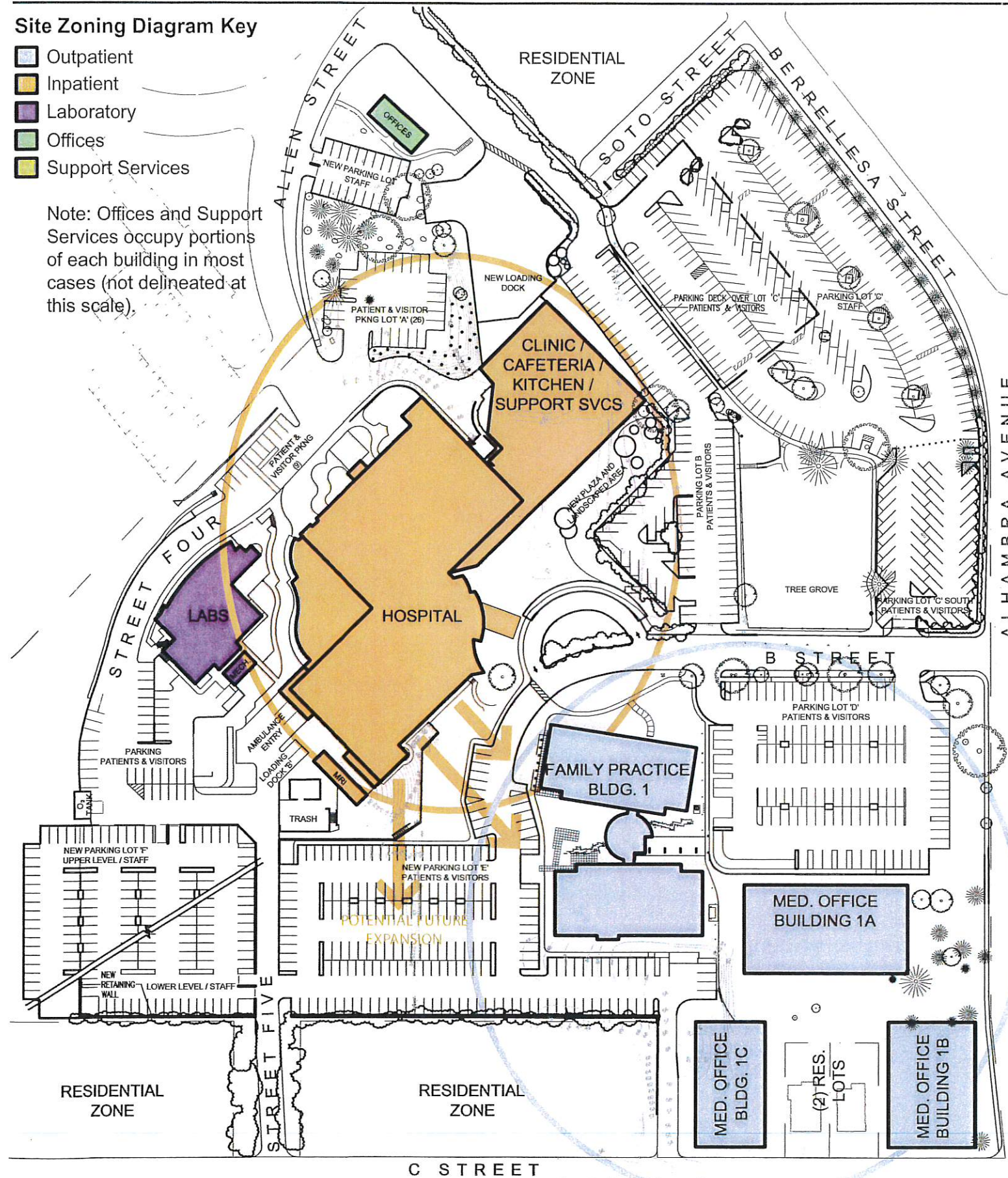
Contra Costa Regional Medical Center Master Plan

SITE ZONING & CIRCULATION DIAGRAMS

Site Zoning Diagram Key

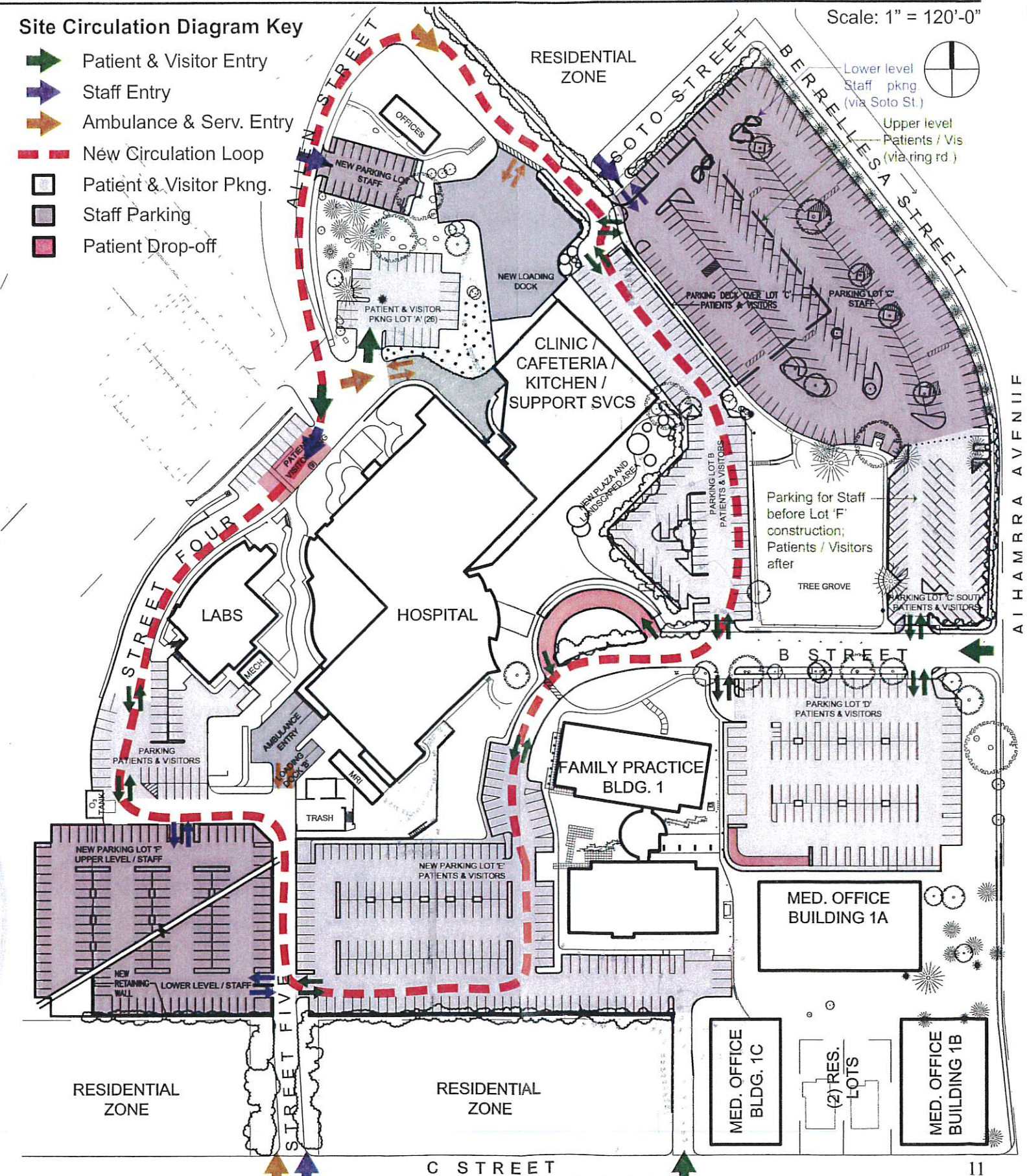
- Outpatient
- Inpatient
- Laboratory
- Offices
- Support Services

Note: Offices and Support Services occupy portions of each building in most cases (not delineated at this scale).



Site Circulation Diagram Key

- Patient & Visitor Entry
- Staff Entry
- Ambulance & Serv. Entry
- New Circulation Loop
- Patient & Visitor Pkng.
- Staff Parking
- Patient Drop-off



Phasing

Contra Costa Regional Medical Center Master Plan
PARKING COUNT BY PHASE

Phase	Description of Construction	Parking Count		Notes
		+	-	
1. Increase Parking	(a) Temporarily relocate I.T. Services to 'Eligibility' building		-207*	SPACES NEEDED
	(b) Demolish I.T. Portable Building and Recreation Court			PARKING DEMAND MET (60) FOR MENTAL HEALTH
	(c) Build new Parking on: Parking Lot 'C'	68	8	RECOVERY
	Street Four (re-stripe only)	29	20	SERVICES BLDG. (20
	Allen Street New Lot	20	-118	ALLEN ST.)
2. Hospital Addition: Clinic / Cafeteria / Kitchen / Support Services	(a) Demolish and reconfigure Parking Lot B	78	76	-116
	(b) Relocate remaining services from Family Practice Bldg. 2 and adjacent Portable Building to 'Healthy Start' Building			
	(c) Demolish Building 2 and Portable Building			
	(d) Build Hospital addition (3 flrs. total, approx. 32,000 sq.ft.): Loading Dock, Cafeteria & Kitchen; I.T. Rooms, Support Services; Clinic Space			
	(11,000 sqft new Clinic / 200 sqft per new parking stall = 55 new parking stalls required)		(55)	-171
	(21,000 sqft existing program - no new parking req'd)			
	(e) Remove Parking Lot 'D' fence, bollards, and security gate			
3. Parking Lot 'F'	(a) Provide temporary replacement utility services for Buildings 'E,' 'F,' and 'G'			
	(b) Demolish Engineering and Environmental Services Bldg.		14	-185
	(c) Build new Parking Lot 'F' (surface parking + deck level)	251		66
	(d) Build separation at Parking Lot 'C' for Patient / Visitor pkgng. and re-stripe for clearance and B Street entry / exit			OVERALL PARKING DEMAND MET (207)
4. Medical Office Building 1A	(a) Relocate services from Eligibility & Specialty Center South Buildings to temporary location (TBD)			
	(b) Demolish Eligibility and Specialty Center South			
	(c) Reconfigure Parking Lot 'D'	16	75	7
	Build 3 story Medical Office Building 1A (40,000 sqft existing program - no new parking req'd)			
5. Parking Lot 'E' & retaining wall	(a) Demolish retaining wall; Buildings 'E,' 'F,' 'G,' vacant Kitchen / Cafeteria; Elec. Bldg., Loading Dock 'A'			
	(b) Build new retaining wall and Parking Lot 'E'	196		203
6. Medical Office Building 1B	Complete new circulation loop and new patient drop-off area for Hospital front entry			
	(a) Relocate services from Cardio Pulmonary Building			
	(b) Demolish Cardio Pulmonary and Healthy Start buildings			
	(c) Build 3 story Medical Office Building 1B (30,000 sqft new program / 200 sqft per new parking stall = 150 new parking stalls required)		(150)	53
7. Medical Office Building 1C	(a) Build new partial parking deck over Parking Lot 'C'	86		139
	(b) Relocate Admin. services to Medical Office Bldg. 1A or 1B			
	(c) Demolish Administration and Staff buildings			
	(d) Build 3 story Medical Office Building 1C (24,000 sqft / 200 sqft per new parking stall =120 new parking stalls required)		(120)	19
				SPACES IN EXCESS

* 207 space need was derived from the following:

- 57 spaces currently leased from Teamsters' Union off-site
- 90 spaces currently lacking on-site -- number provided by CCRMC Facilities Manager
- 60 spaces required in conjunction with new Mental Health Recovery Services Building, located on adjacent site (building not in the scope of this report)

Phasing

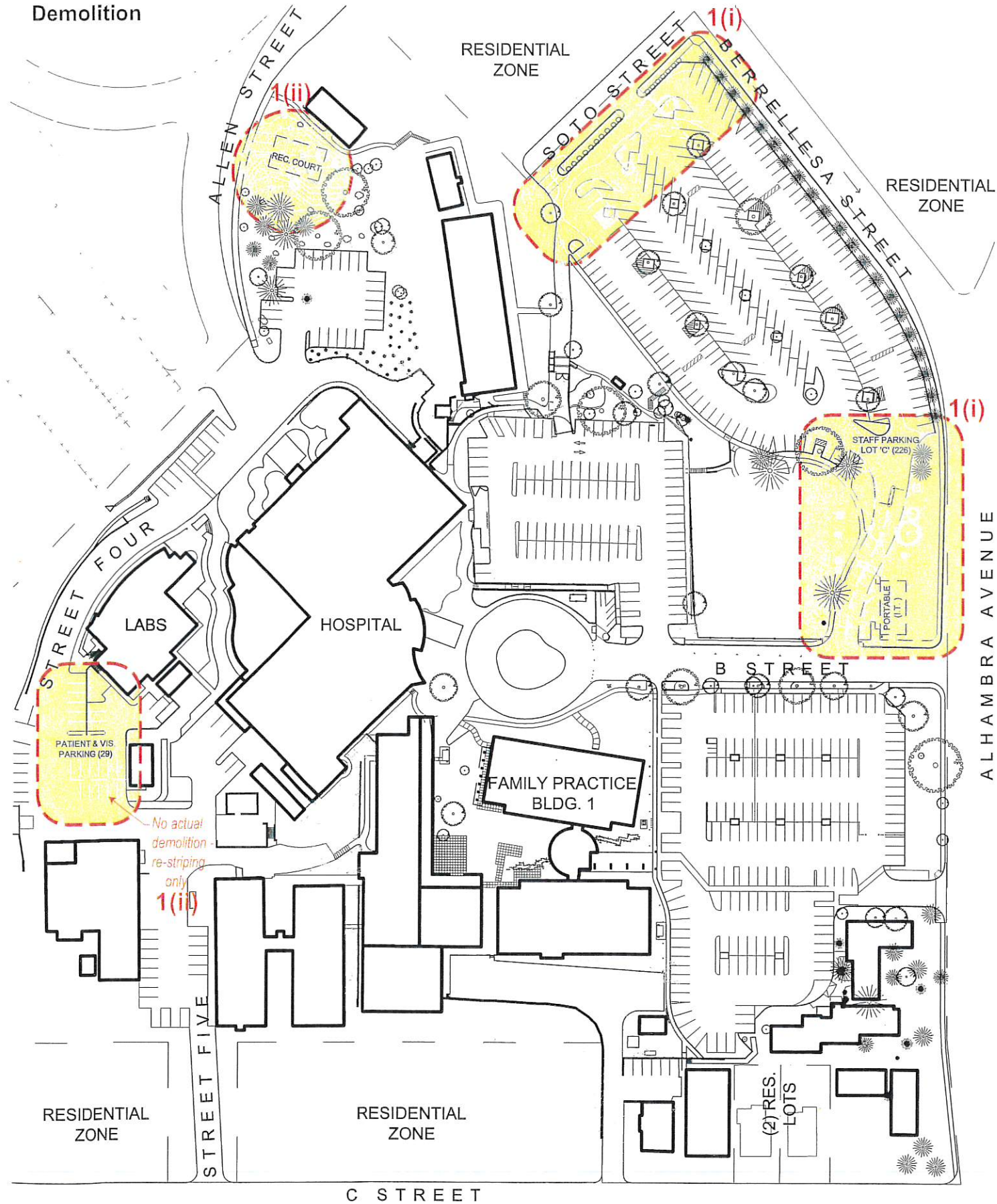
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Phase	Description of Construction	Parking Count		Notes
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	(c) Build new Parking on: Parking Lot 'C'	68	8	RECOVERY
	Street Four (re-stripe only)	29	20	SERVICES BLDG. (20
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	(b) Demolish Engineering and Environmental Services Bldg.		14	-185
	(c) Build new Parking Lot 'F' (surface parking + deck level)	251		66 OVERALL PARKING DEMAND MET (207)
	(d) Build separation at Parking Lot 'C' for Patient / Visitor pkng. and re-stripe for clearance and B Street entry / exit			
4. Medical Office Building 1A	(a) Relocate services from Eligibility & Specialty Center South Buildings to temporary location (TBD)			
	(b) Demolish Eligibility and Specialty Center South			
	(c) Reconfigure Parking Lot 'D'	16	75	7
	Build 3 story Medical Office Building 1A (40,000 sqft existing program - no new parking req'd)			
5. Parking Lot 'E' & retaining wall	(a) Demolish retaining wall; Buildings 'E,' 'F,' 'G'; vacant Kitchen / Cafeteria; Elec. Bldg., Loading Dock 'A'			
	(b) Build new retaining wall and Parking Lot 'E'	196		203
	Complete new circulation loop and new patient drop-off area for Hospital front entry			
6. Medical Office Building 1B	(a) Relocate services from Cardio Pulmonary Building			
	(b) Demolish Cardio Pulmonary and Healthy Start buildings			
	(c) Build 3 story Medical Office Building 1B (30,000 sqft new program / 200 sqft per new parking stall = 150 new parking stalls required)		(150)	53
7. Medical Office Building 1C	(a) Build new partial parking deck over Parking Lot 'C'	86		139
	(b) Relocate Admin. services to Medical Office Bldg. 1A or 1B			
	(c) Demolish Administration and Staff buildings			
	(d) Build 3 story Medical Office Building 1C (24,000 sqft / 200 sqft per new parking stall =120 new parking stalls required)		(120)	19 SPACES IN EXCESS

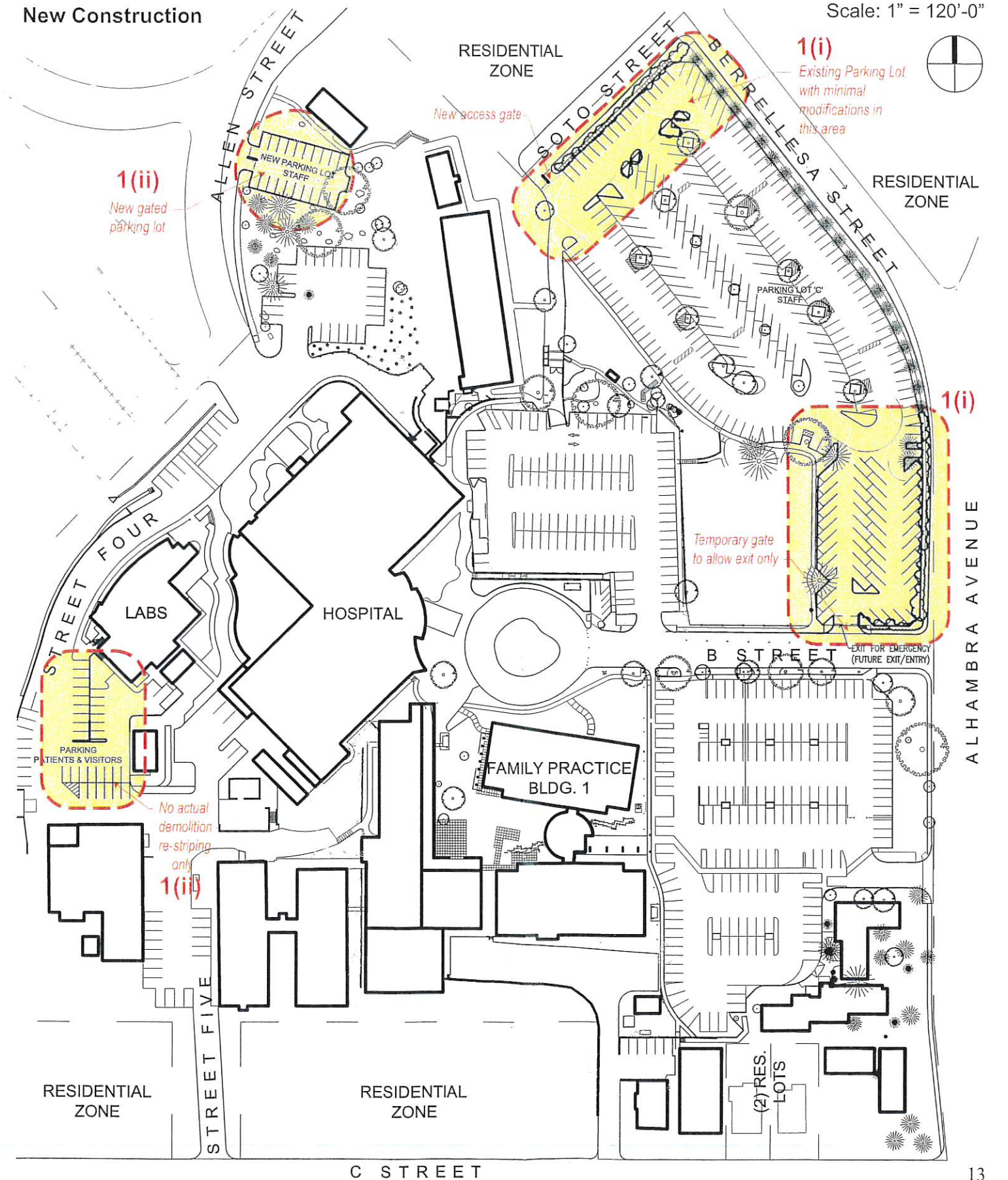
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Demolition



New Construction



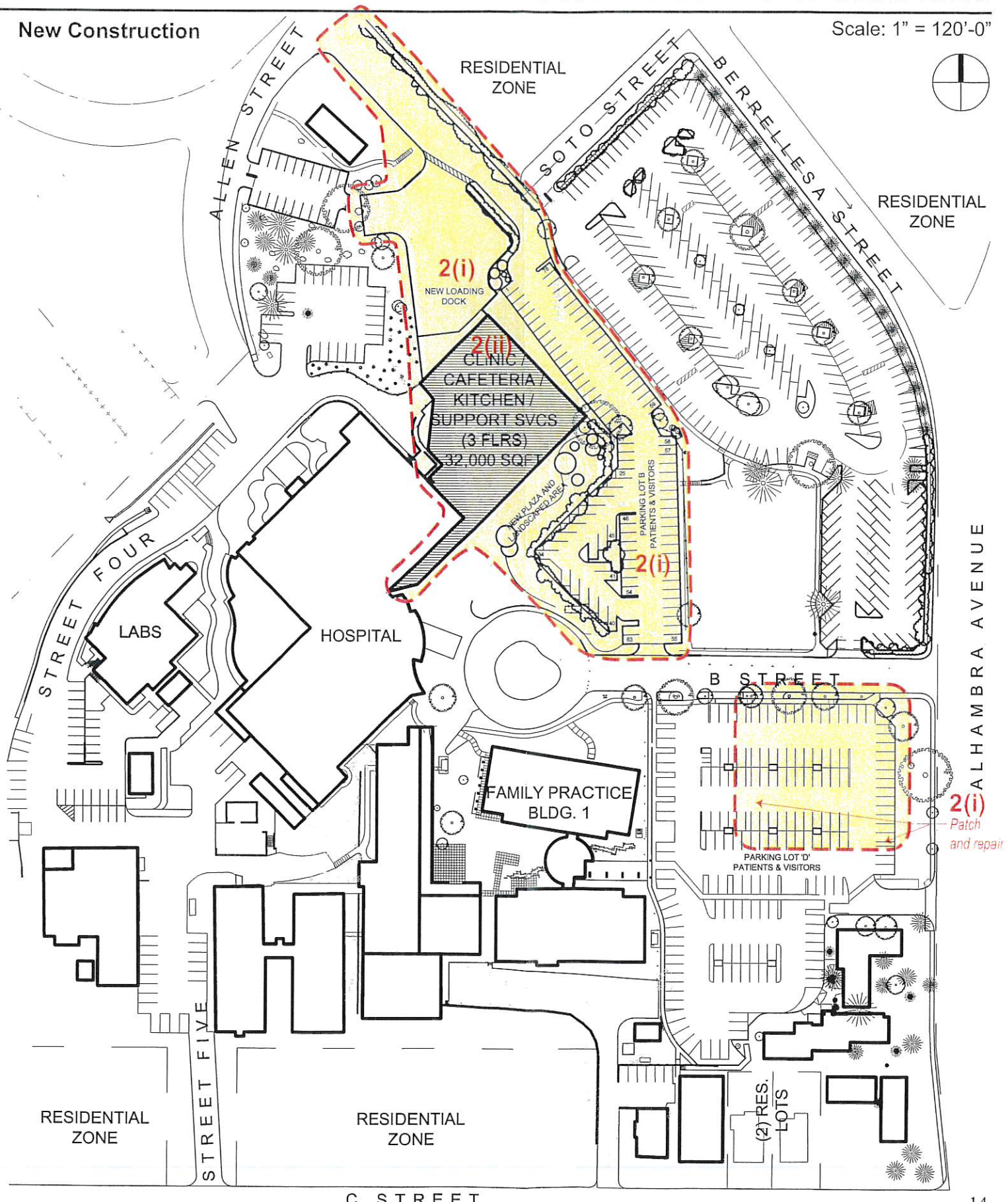
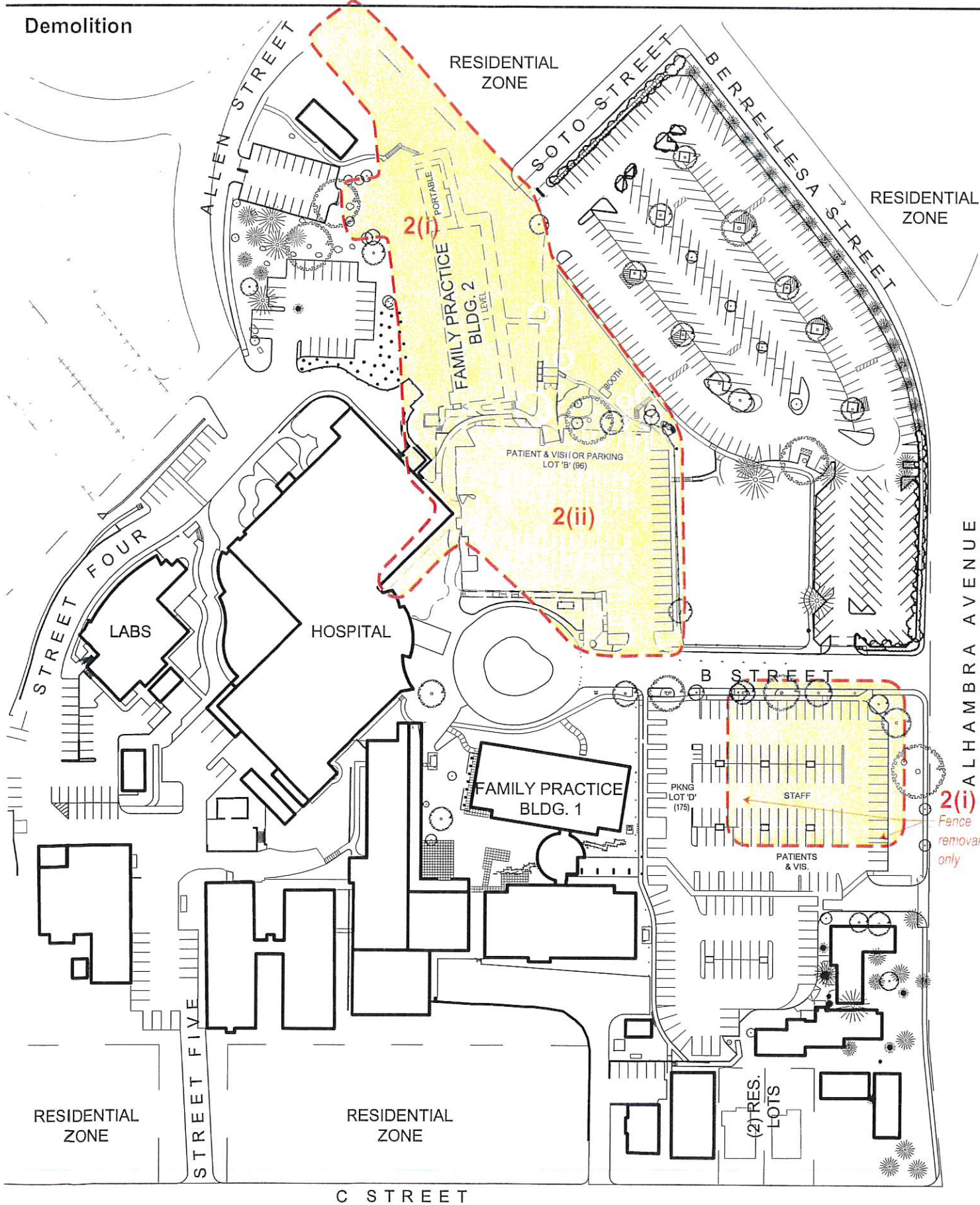
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PHASE TWO: HOSPITAL ADDITION - CLINIC / CAFETERIA / KITCHEN / SUPPORT SERVICES

Demolition

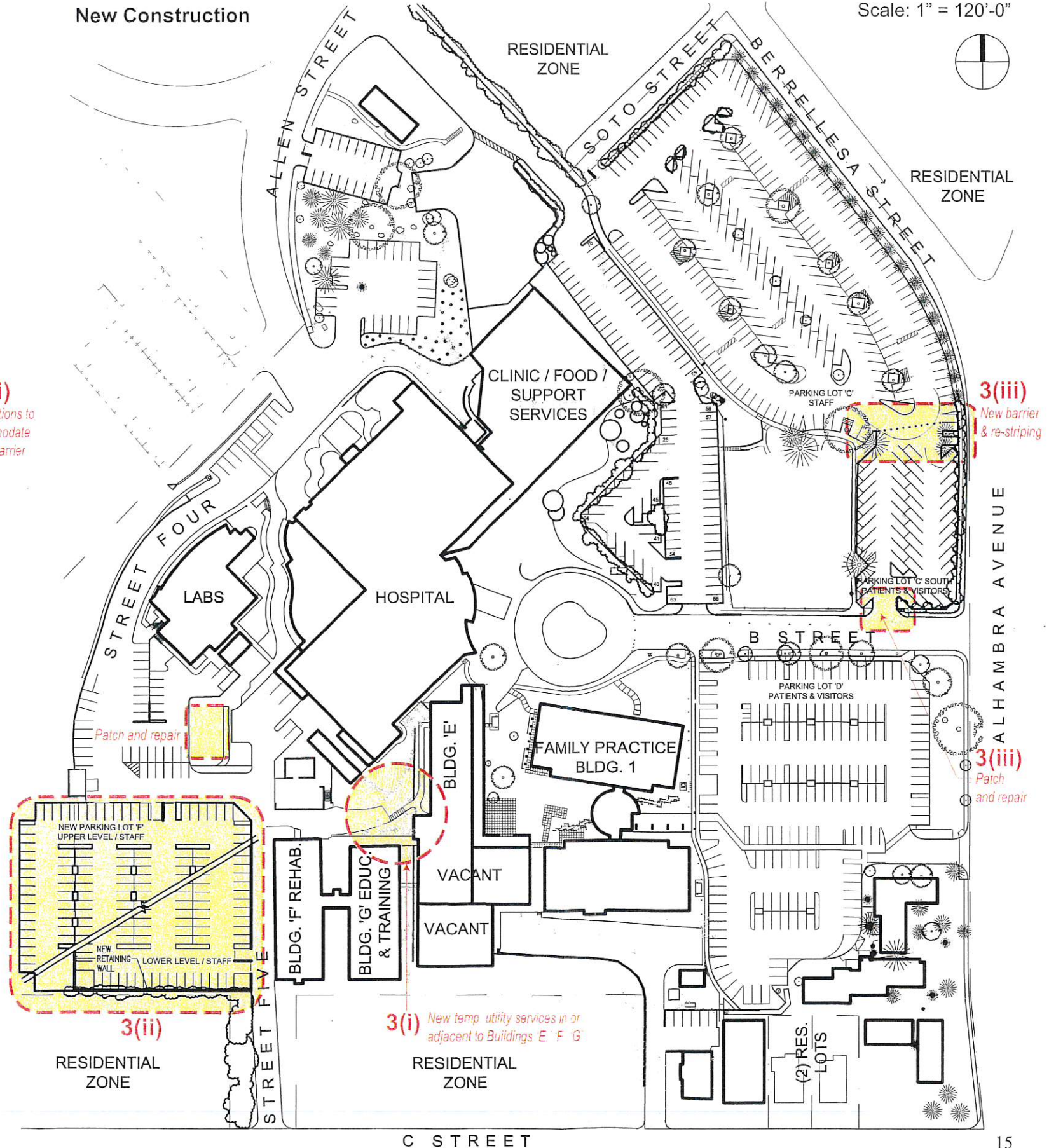
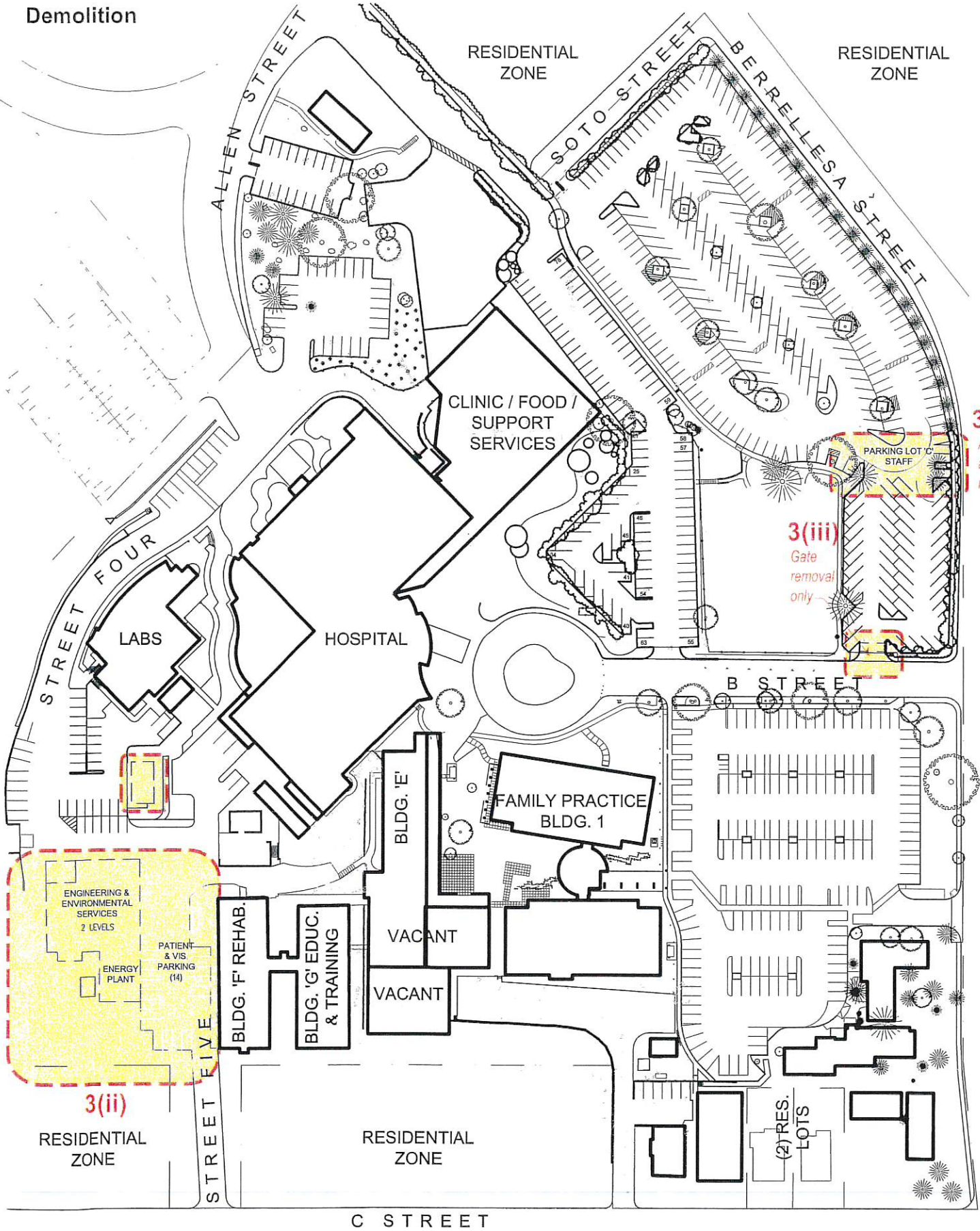
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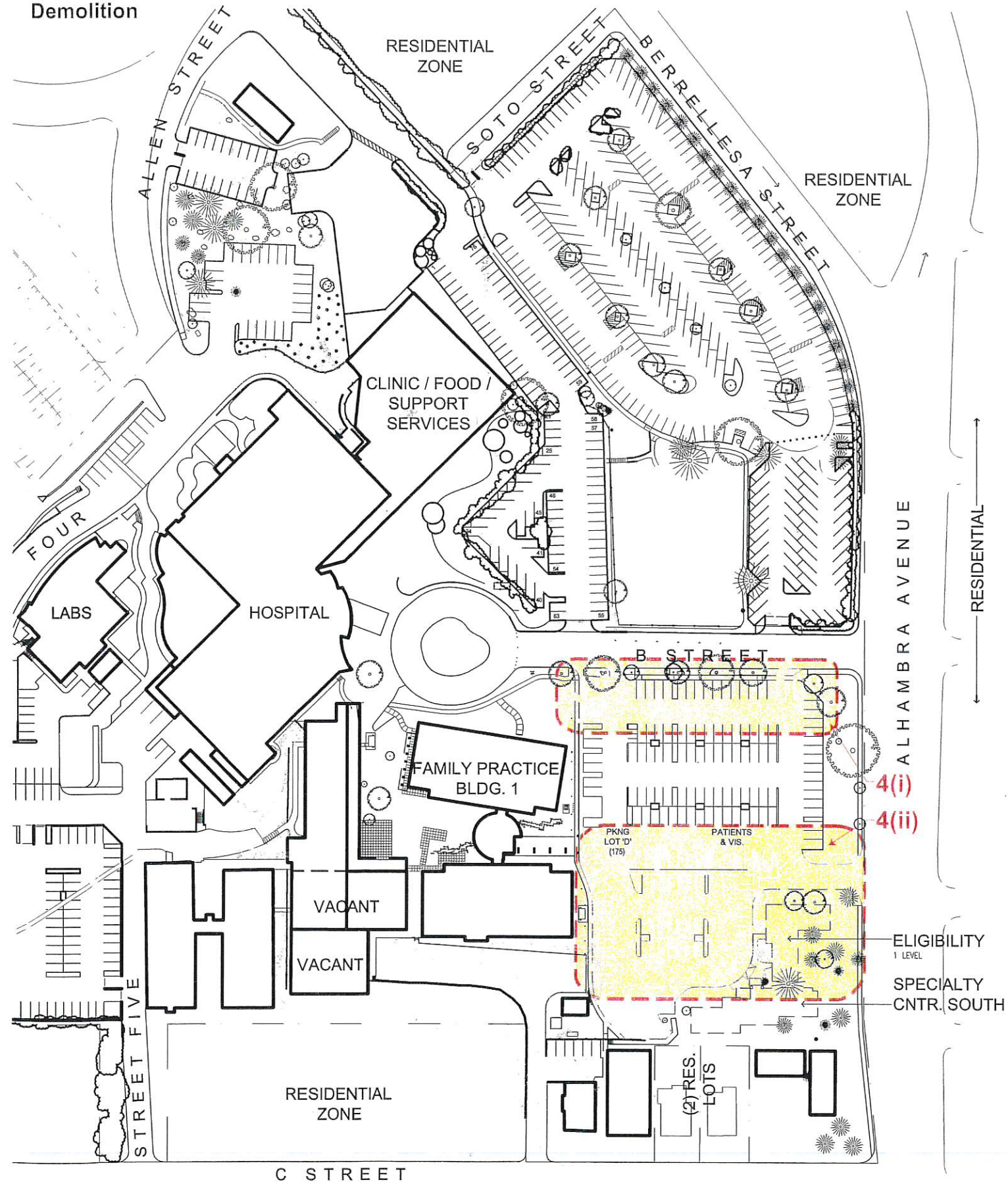


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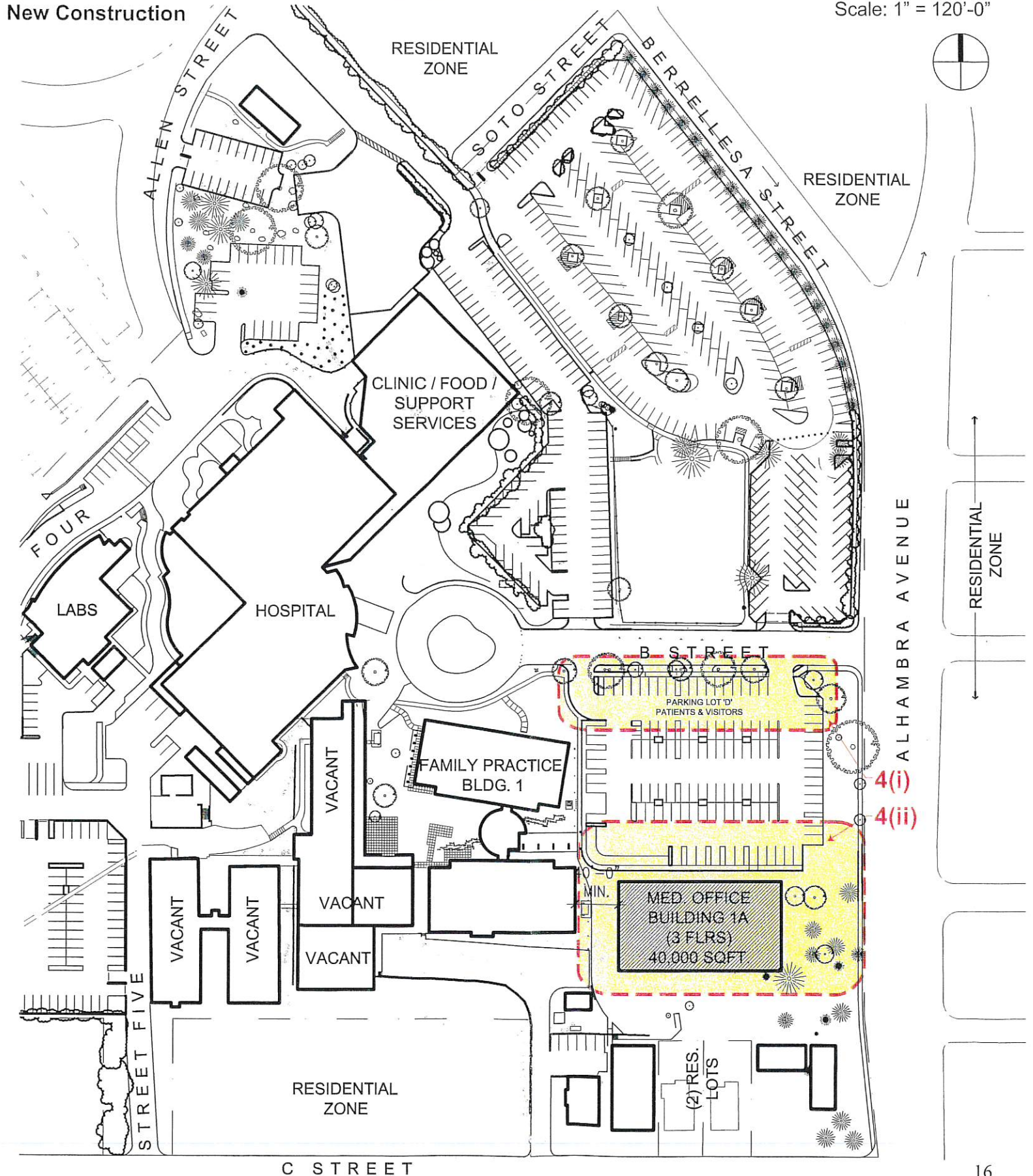
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Demolition



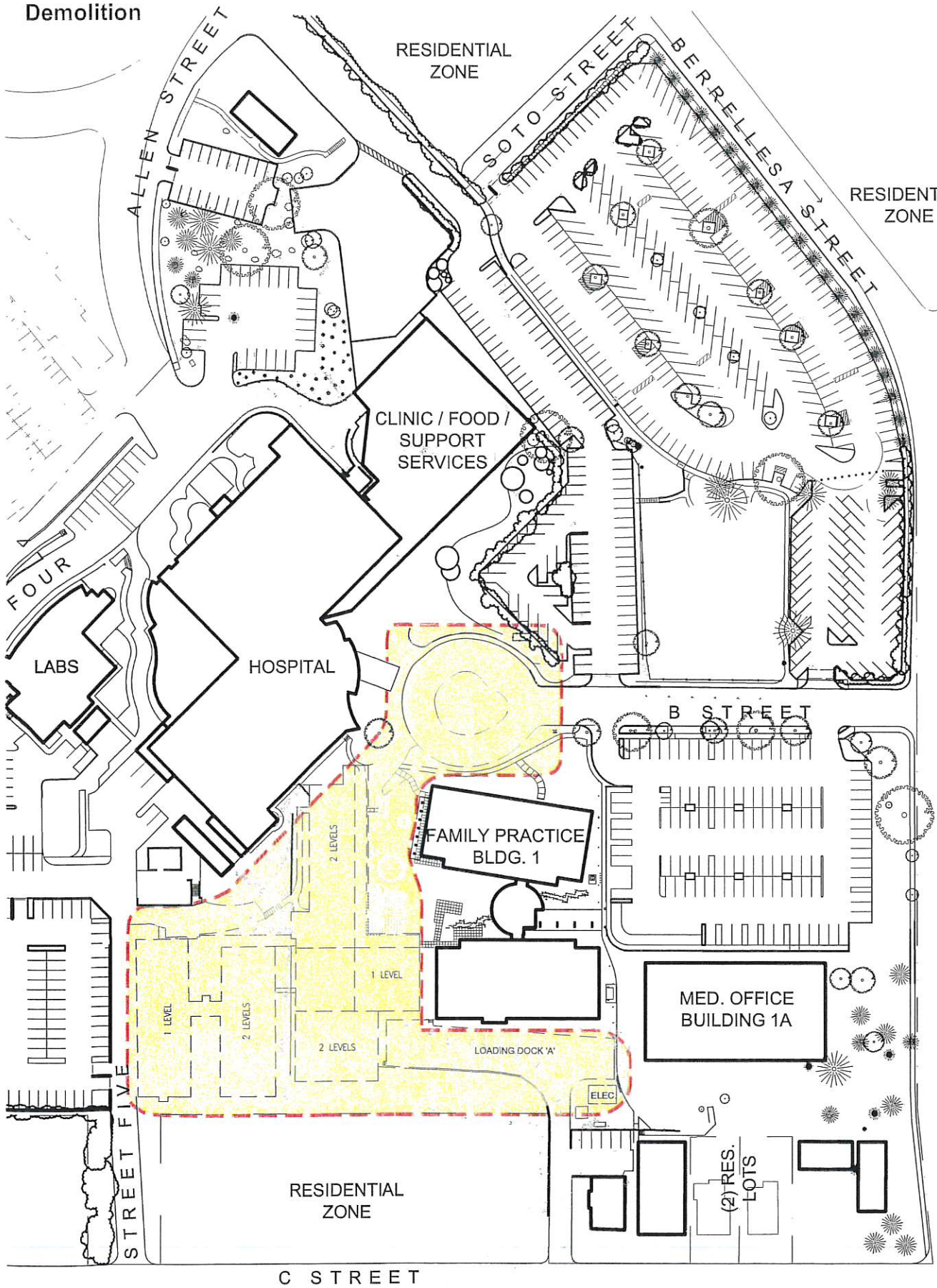
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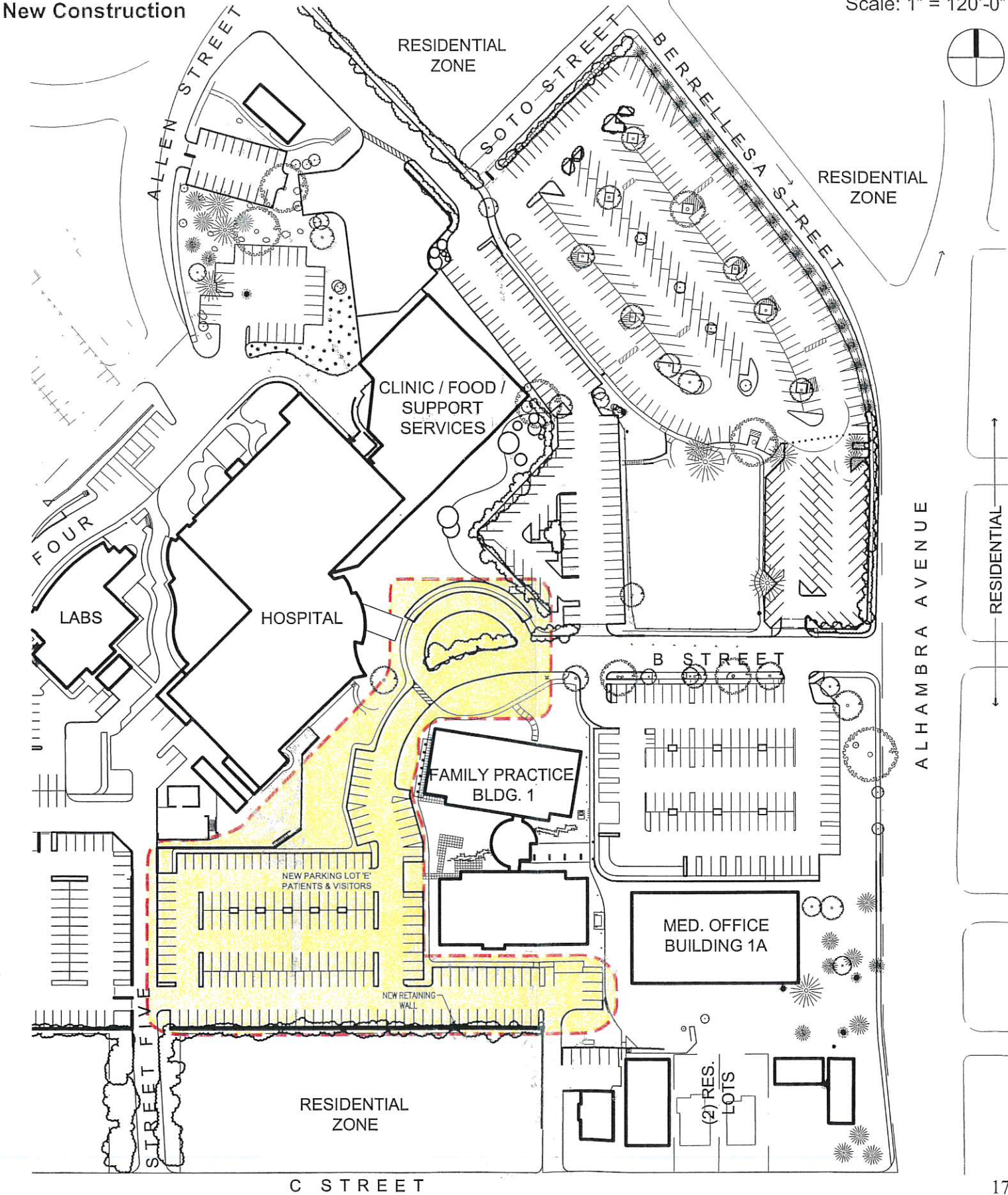
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Demolition

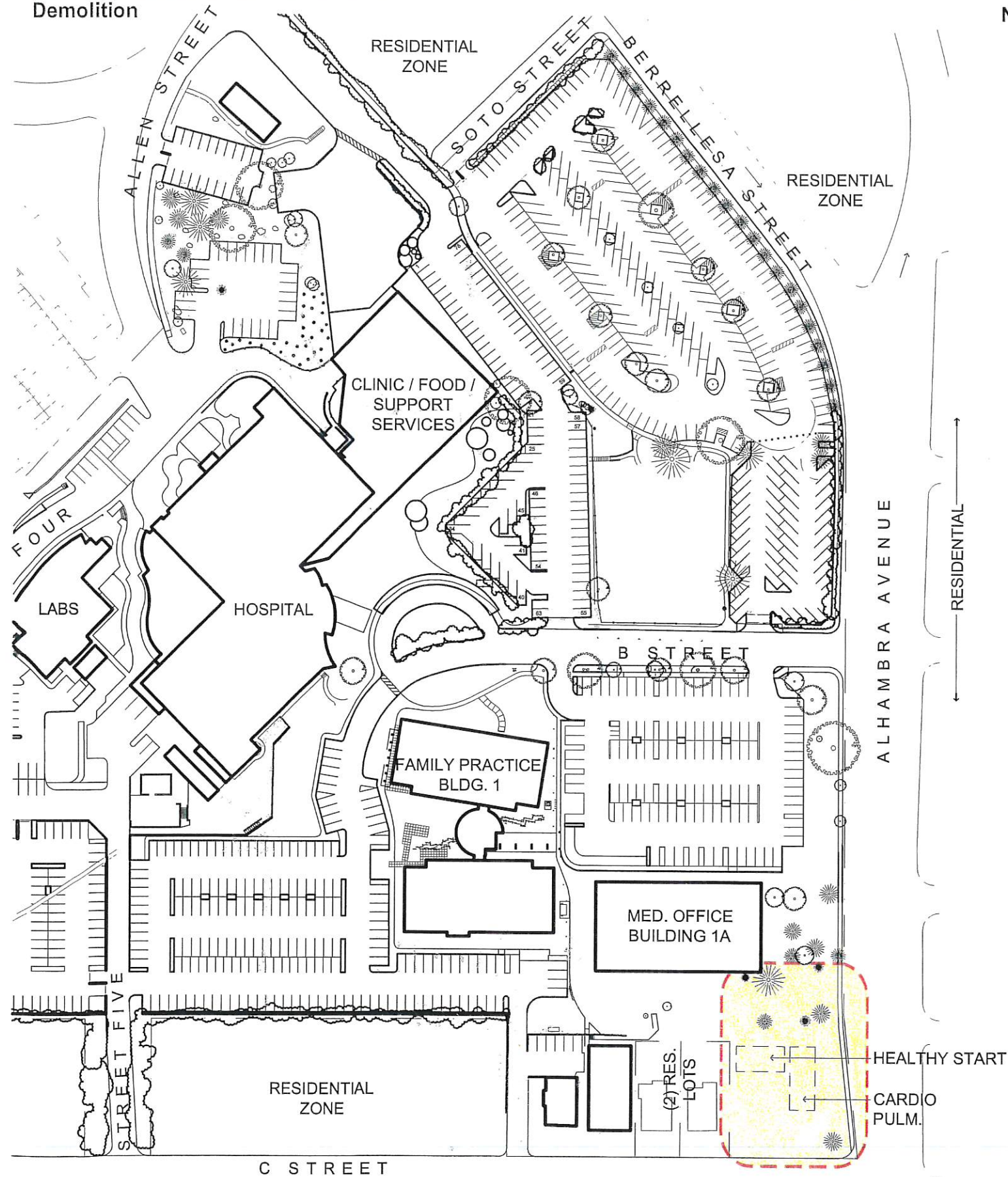


New Construction

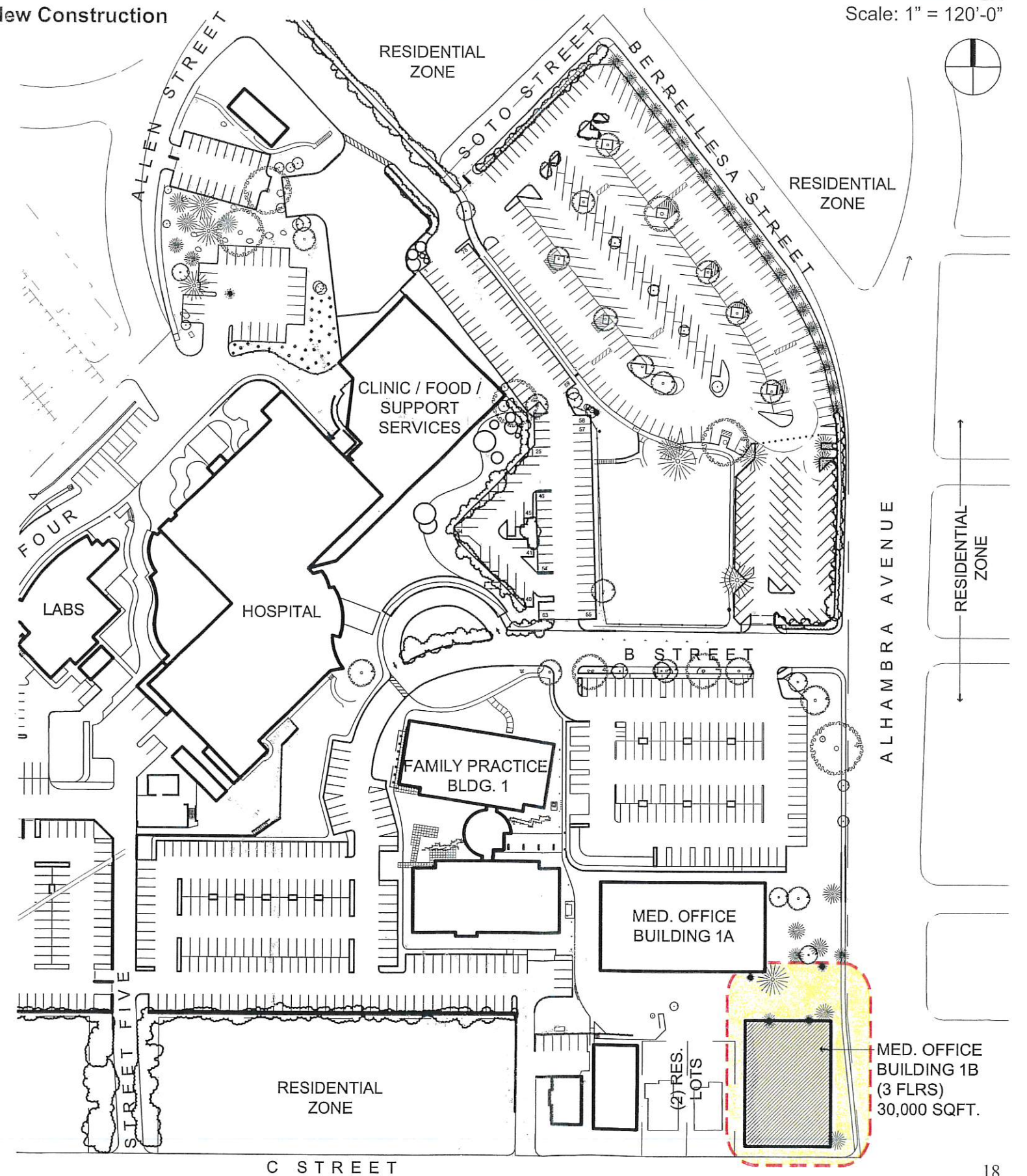


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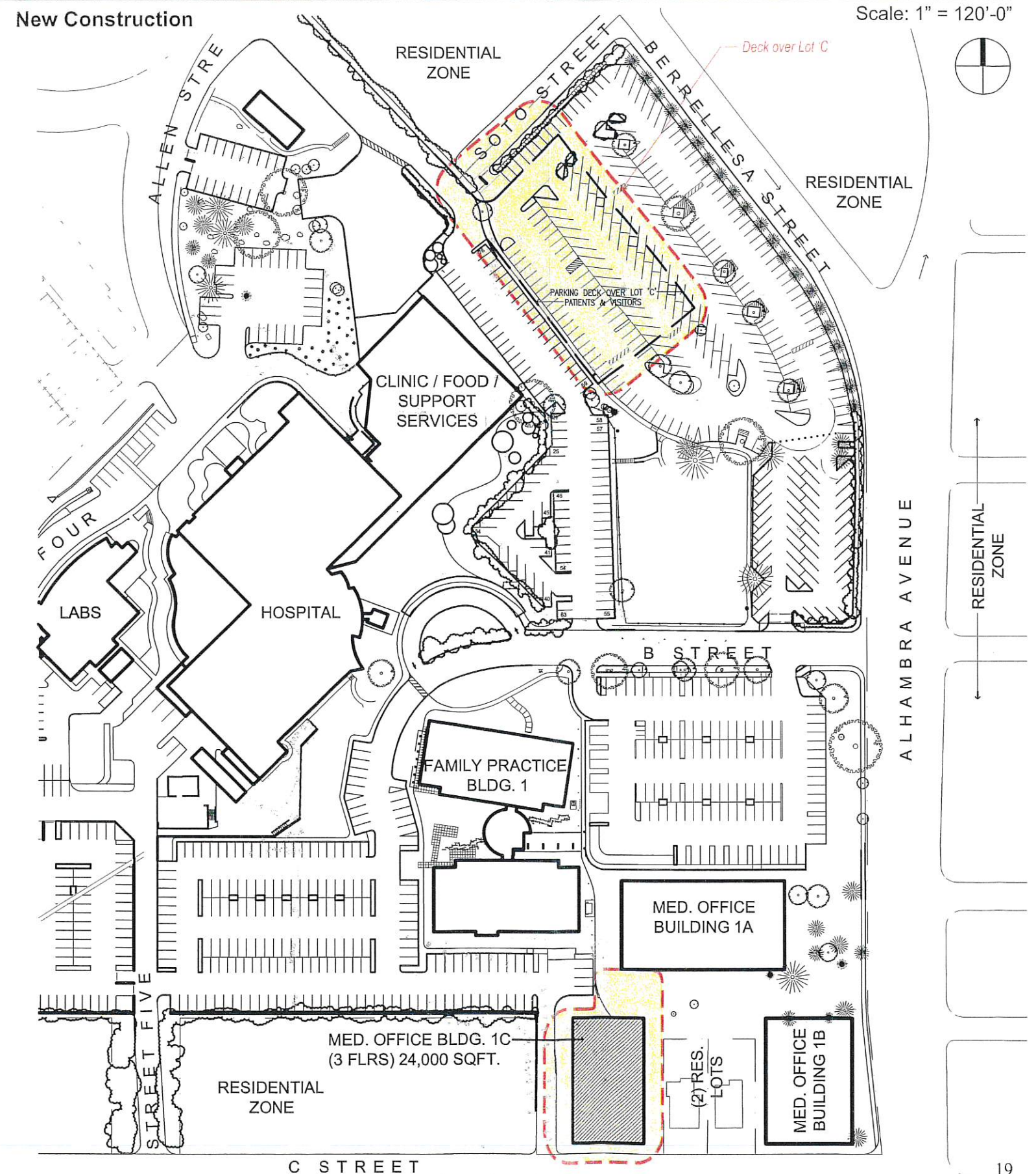
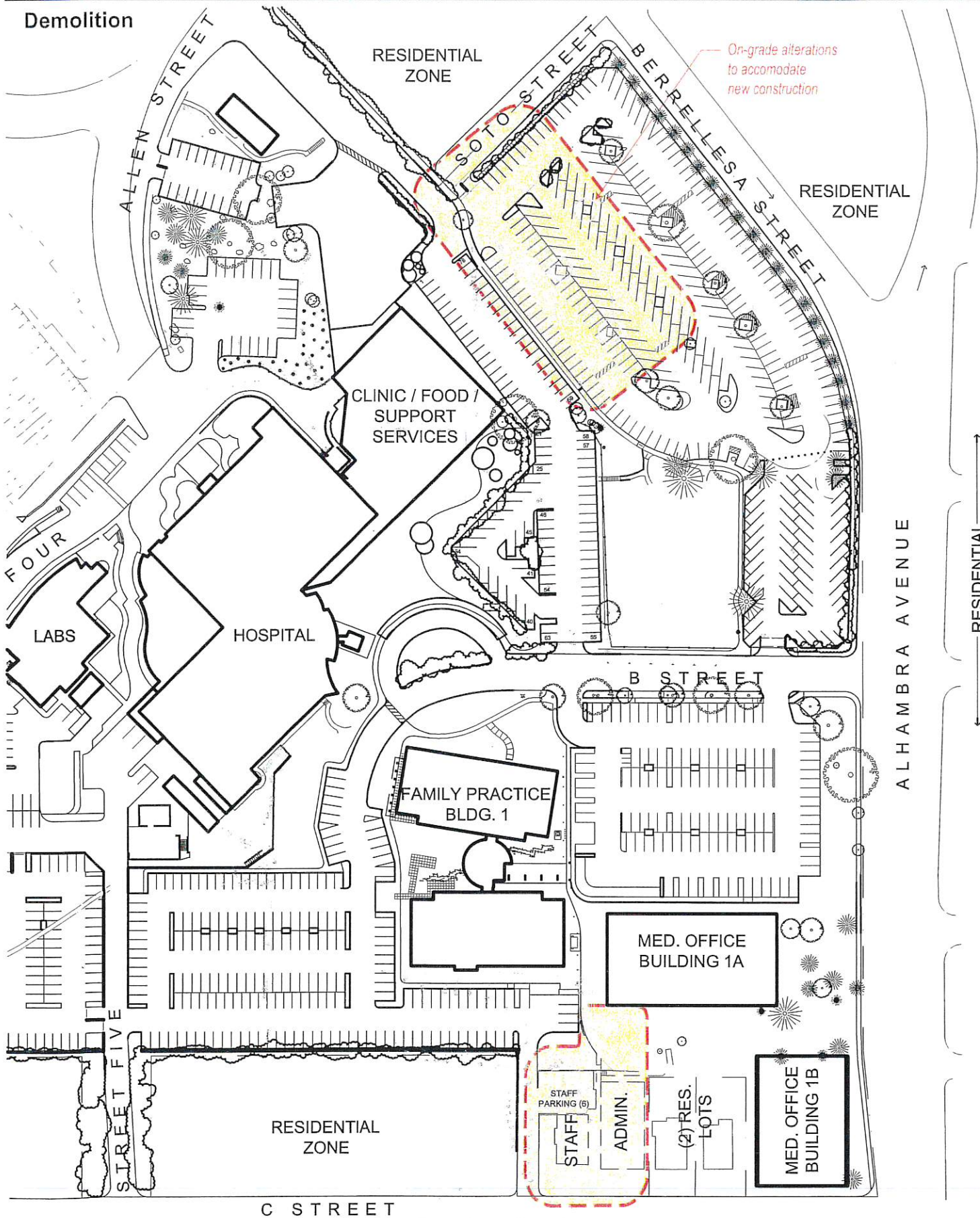
Demolition



New Construction



Scale: 1" = 120'-0"



Estimate & Schedule

Contra Costa Regional Medical Center : Masterplan

Preliminary Construction Cost Model : UPDATED & REVISED



		SITE / DEMO	BLDG C&S	FIT-OUT	MECH	ELEC	SUB - TOTAL	CONT.	ESCAL.	TOTAL CONSTR. COST	\$/SF	SOFT COSTS	TOTAL PROJECT COST	\$/SF
AREA OF WORK	QUANTITY	UNIT \$	UNIT \$	UNIT \$	UNIT \$	UNIT \$								
(Typical Contractors OH&P included in unit costs)														
<u>PARKING FOR FUTURE HOSPITAL EXPANSION</u>														
FUTURE LOT 'C' HORIZONTAL EXPANSION														
New parking - Lot 'C' deck	Precast structured level, open air	90 stalls	\$16,500.00				\$1,485,000	15.00%	35.00%	\$2,305,463		30.00%	\$2,997,101	
Repairs & reconfiguration - on grade	To accommodate new construction	1 lsum	\$200,000.00				\$200,000	15.00%	35.00%	\$310,500		30.00%	\$403,650	
Repairs & reconfiguration - deck	To accommodate new construction	1 lsum	\$100,000.00				\$100,000	15.00%	35.00%	\$155,250		30.00%	\$201,825	
										\$2,771,213			\$3,602,576	
FUTURE LOT 'C' VERTICAL EXPANSION														
New parking - Lot 'C' deck	Precast structured level, open air - no foundations	90 stalls	\$13,500.00				\$1,215,000	15.00%	35.00%	\$1,886,288		30.00%	\$2,452,174	
Repairs & reconfiguration - deck	To accommodate new construction	1 lsum	\$100,000.00				\$100,000	15.00%	35.00%	\$155,250		30.00%	\$201,825	
Increased footings on 1st level	Cost incurred at original construction	24,000 sqft	\$6.00				\$144,000	15.00%	35.00%	\$223,560		30.00%	\$290,628	
										\$2,265,098			\$2,944,627	

Contra Costa Regional Medical Center : Masterplan

Preliminary Construction Cost Model : UPDATED & REVISED



		SITE / DEMO	BLDG C&S	FIT-OUT	MECH	ELEC	SUB - TOTAL	CONT.	ESCAL.	TOTAL CONSTR. COST	\$/SF	SOFT COSTS	TOTAL PROJECT COST	\$/SF	
AREA OF WORK		QUANTITY	UNIT \$	UNIT \$	UNIT \$	UNIT \$	UNIT \$								
(Typical Contractors OH&P included in unit costs)															
4. MEDICAL OFFICE BLDG '1A'															
(a) Relocate Specialty & Eligibility services	Make-ready work for temp location	1 lsum			\$50,000.00		\$50,000	10.00%	17.00%	\$64,350		20.00%	\$77,220		
(b) Demo Specialty Center & Eligibility	Complete demolition & removal	6,000 sqft	\$12.00				\$72,000	10.00%	17.00%	\$92,664		25.00%	\$115,830		
(c) Reconfigure parking - Lot 'D'	Minor adjustments & new	16 stalls	\$3,500.00				\$56,000	10.00%	17.00%	\$72,072		30.00%	\$93,694		
New MOB building	Typical MOB space, non-OSHDP	40,000 sqft	\$10.00	\$125.00	\$55.00	\$65.00	\$35.00	\$11,600,000	12.00%	17.00%	\$15,200,640	\$380.02	40.00%	\$21,280,896	\$532.02
										\$15,429,726			\$21,567,640		
5. PARKING LOT 'E'& RETAINING WALL															
(a) Demo Bldg E,F,G,Cafe/Kitchen, Elec, Dock	Complete demolition & removal	32,500 sqft	\$12.00				\$390,000	10.00%	20.00%	\$514,800		25.00%	\$643,500		
Demo existing retaining wall	Temp earthwork required - 15' avg. ht.	300 lft	\$150.00				\$45,000	10.00%	20.00%	\$59,400		25.00%	\$74,250		
(b) New parking - Lot 'E'	New on-grade lot complete	196 stalls	\$2,500.00				\$490,000	10.00%	20.00%	\$646,800		30.00%	\$840,840		
Circulation loop completion	Paving, curbs, etc.	15,000 sqft	\$15.00				\$225,000	10.00%	20.00%	\$297,000		30.00%	\$386,100		
Drop-off area construction	Pedestrian paving, canopy, lighting, etc.	1 lsum	\$250,000.00				\$250,000	15.00%	20.00%	\$345,000		30.00%	\$448,500		
New/relocated retaining wall	Major earthwork and wall construction - 15' avg. ht.	300 lft	\$750.00				\$225,000	15.00%	20.00%	\$310,500		30.00%	\$403,650		
										\$2,173,500			\$2,796,840		
6. MEDICAL OFFICE BLDG '1B'															
(a) Relocate CardioPulmonary services	Make-ready work for temp location	1 lsum			\$25,000.00		\$25,000	10.00%	20.00%	\$33,000		20.00%	\$39,600		
(b) Demo Cardio Pulm & Healthy Start	Complete demolition & removal	3,000 sqft	\$12.00				\$36,000	10.00%	20.00%	\$47,520		25.00%	\$59,400		
(c) New MOB building	Typical MOB space, non-OSHDP	30,000 sqft	\$10.00	\$125.00	\$55.00	\$65.00	\$35.00	\$8,700,000	12.00%	20.00%	\$11,692,800	\$389.76	40.00%	\$16,369,920	\$545.66
										\$11,773,320			\$16,468,920		
7. MEDICAL OFFICE BLDG '1C'															
(a) New parking - Lot 'C' deck	Precast structured level, open air	86 stalls	\$16,500.00				\$1,419,000	15.00%	24.00%	\$2,023,494		30.00%	\$2,630,542		
Repairs & reconfiguration - on grade	To accommodate new construction	1 lsum	\$200,000.00				\$200,000	15.00%	24.00%	\$285,200		30.00%	\$370,760		
(b) Relocate Admin services	Make-ready work for temp location	1 lsum			\$25,000.00		\$25,000	10.00%	24.00%	\$34,100		20.00%	\$40,920		
(c) Demo Administrative & Staff bldgs	Complete demolition & removal	4,700 sqft	\$12.00				\$56,400	10.00%	24.00%	\$76,930		25.00%	\$96,162		
(d) New MOB building	Typical MOB space, non-OSHDP	24,000 sqft	\$10.00	\$125.00	\$55.00	\$65.00	\$35.00	\$6,960,000	12.00%	24.00%	\$9,666,048	\$402.75	40.00%	\$13,532,467	\$563.85
										\$12,085,772			\$16,670,851		
TOTAL MASTER PLAN IMPLEMENTATION										\$61,485,415		\$86,921,126			

Contra Costa Regional Medical Center : Masterplan

Preliminary Construction Cost Model : UPDATED & REVISED



Architecture | Engineering | Planning

			SITE / DEMO	BLDG C&S	FIT-OUT	MECH	ELEC	SUB - TOTAL	CONT.	ESCAL.	TOTAL CONSTR. COST	\$/SF	SOFT COSTS	TOTAL PROJECT COST	\$/SF
AREA OF WORK	QUANTITY	UNIT \$	UNIT \$	UNIT \$	UNIT \$	UNIT \$									
(Typical Contractors OH&P included in unit costs)															
1. INCREASE PARKING											Q4 - 2009				
(a) Relocate IT Services	IT infrastructure relocation to temp location	1 lsum					\$25,000.00	\$25,000	10.00%	2.00%	\$28,050		20.00%	\$33,660	
(b) Demo IT portable building & Rec Court	Complete demolition & removal	2,000 sqft	\$12.00					\$24,000	10.00%	2.00%	\$26,928		25.00%	\$33,660	
(c) New parking - Lot 'C' expansion	Expansion of existing, minimal mods to existing	68 stalls	\$2,500.00					\$170,000	15.00%	2.00%	\$199,410		30.00%	\$259,233	
Parking security gate - Lot 'C' expansion	Gate structure & elec/comm connections	1 each	\$40,000.00					\$40,000	15.00%	2.00%	\$46,920		30.00%	\$60,996	
New parking - Street Four	Re-Striping only	29 stalls	\$150.00					\$4,350	10.00%	2.00%	\$4,881		30.00%	\$6,345	
New parking - Allen Street	One new on-grade lot complete	20 stalls	\$150.00					\$3,000	10.00%	2.00%	\$3,366		30.00%	\$4,376	
Parking security gate - Allen Street	Gate structure & elec/comm connections	1 each	\$40,000.00					\$40,000	15.00%	2.00%	\$46,920		30.00%	\$60,996	
											\$356,475			\$459,266	
2. HOSPITAL ADDITION :CLINIC / CAFETERIA / KITCHEN / SUPPORT SERVICES											Q1 - 2010				
(a) Demo Lot 'B'	Complete demolition & removal	25,000 sqft	\$4.00					\$100,000	10.00%	3.00%	\$113,300		25.00%	\$141,625	
Reconfigured parking - Lot 'B'	New/reconfigured on-grade lot complete	78 stalls	\$3,000.00					\$234,000	15.00%	3.00%	\$277,173		30.00%	\$360,325	
(b) Relocate Bldg 2 & portable bldg services	Make-ready work for temp location	1 lsum			\$50,000.00			\$50,000	10.00%	3.00%	\$56,650		20.00%	\$67,980	
(c) Demo Bldg 2 & portable building	Complete demolition & removal	10,000 sqft	\$12.00					\$120,000	10.00%	3.00%	\$135,960		25.00%	\$169,950	
(d) Circulation loop connection to Allen St.	Paving, curbs, etc.	10,000 sqft	\$15.00					\$150,000	10.00%	3.00%	\$169,950		30.00%	\$220,935	
New Loading Dock - Site	Paving & road work	10,000 sqft	\$10.00					\$100,000	10.00%	3.00%	\$113,300		30.00%	\$147,290	
New Loading Dock - Building	Renovation & addition to existing Hospital	1,000 sqft	\$10.00	\$175.00	\$20.00	\$60.00	\$30.00	\$295,000	10.00%	3.00%	\$334,235	\$334.24	40.00%	\$467,929	\$467.93
Kitchen addition - OSHPD	Incl. major new equipment	5,000 sqft	\$10.00	\$175.00	\$100.00	\$125.00	\$65.00	\$2,375,000	12.00%	3.00%	\$2,739,800	\$547.96	55.00%	\$4,246,690	\$849.34
Dining addition - OSHPD	Not incl. loose equipment, seating	5,000 sqft	\$10.00	\$150.00	\$60.00	\$100.00	\$45.00	\$1,825,000	12.00%	3.00%	\$2,105,320	\$421.06	55.00%	\$3,263,246	\$652.65
Clinic addition - OSHPD	Typical clinic space	11,000 sqft	\$10.00	\$150.00	\$75.00	\$100.00	\$45.00	\$4,180,000	12.00%	3.00%	\$4,822,048	\$438.37	55.00%	\$7,474,174	\$679.47
Support Services - OSHPD	Typical support space	5,000 sqft	\$10.00	\$125.00	\$20.00	\$100.00	\$45.00	\$1,500,000	12.00%	3.00%	\$1,730,400	\$346.08	55.00%	\$2,682,120	\$536.42
IT Rooms - OSHPD	Typical office space	5,000 sqft	\$10.00	\$150.00	\$45.00	\$100.00	\$55.00	\$1,800,000	12.00%	3.00%	\$2,076,480	\$415.30	55.00%	\$3,218,544	\$643.71
											\$14,674,616			\$22,460,808	
3. PARKING LOT 'F'											Q3 - 2012				
(a) Replcmnt utility services for Bldgs E,F&G	On-site energy plant, temporary	1 lsum				\$250,000.00		\$250,000	15.00%	15.00%	\$330,625		40.00%	\$462,875	
(b) Demo Engineering & Enviro Srvc	Complete demolition & removal	32,000 sqft	\$12.00					\$384,000	10.00%	15.00%	\$485,760		25.00%	\$607,200	
(c) New parking - Lot 'F' on-grade	New on-grade lot, major retaining walls, ventilation	110 stalls	\$6,000.00					\$660,000	10.00%	15.00%	\$834,900		30.00%	\$1,085,370	
New parking - Lot 'F' deck	Precast structured level, open air	141 stalls	\$16,500.00					\$2,326,500	15.00%	15.00%	\$3,076,796		30.00%	\$3,999,835	
Parking security gate - Lot 'F' upper & lower	Gate structure & elec/comm connections	2 each	\$40,000.00					\$80,000	15.00%	15.00%	\$105,800		30.00%	\$137,540	
(d) Remove Lot 'D' fence, bollards, gate	Misc. demo	1 lsum	\$25,000.00					\$25,000	10.00%	15.00%	\$31,625		25.00%	\$39,531	
Reconfigure Lot 'C' for Patient/Visitor	Modifications & re-striping	1 lsum	\$100,000.00					\$100,000	10.00%	15.00%	\$126,500		30.00%	\$164,450	
											\$4,992,006			\$6,496,801	

