



**San Benito County
New Mental Health Facility**

San Benito County
Behavioral Health Department

Mental Health & Substance Use Disorder Services

Project Development Analysis



Hibser Yamauchi Architects, Inc.

I. HARD COST - Construction	Based on Relevant Cost Data
Site Development (84,000 sq.ft.) = Utilities, Paving, Landscaping, Lighting, etc. @ \$14/SF	\$1,176,000
Building Construction [17.214] = 1 Story, Type V-B @ \$350/SF - Based on relevant / current construction cost trends	\$5,024,900
Sub-Totals:	\$7,200,900
Construction Contingency (10%)	\$720,990
Total:	\$7,920,990
II. SOFT COST - Fees / Expenses	Allowances
Professional Fees (Arch, Civil, Structural, Mechanical, Electrical, Low Voltage, Landscape): CD's / CA (SD / DD already covered in current contract) - Special Funding	\$0
Surveys (Topographic, Geotechnical, Geohazard, Underground Utility)	\$19,500
Environmental Consultant - EIR / NEPA/CEDA / Traffic	\$25,679
Project Management Services - Staff Expense	\$0
I.T. Costs	\$24,000
Legal Fees	\$12,000
County Planning/Design Review Fees	\$10,000
Permit Fees	\$79,120
Utility Fees (Water/Gas/Waste Connections/Tel/Data/Cable)	\$27,000
Testing & Inspection/Special Inspections (Concrete Cylinder Tests, Soils Compaction etc...)	\$18,000
Bidding Costs (Advertise, Printing)	\$8,200
Furniture & Equipment Costs	\$500,000
Sub-Total:	\$723,589
Soft Cost Contingency	\$108,538
Total Soft Costs:	\$832,127
II. SOFT COST - Fees / Expenses	Allowances
Construction Cost:	\$7,920,990
Soft Cost:	\$832,127
Total Rough Estimated Project Cost:	\$8,753,117

I. HARD COST - Construction	Based on Relevant Cost Data
Site Development (84,000 sq.ft.) = Utilities, Paving, Landscaping, Lighting, etc. @ \$8/SF (NOTE: Reduction of Landscaping & Parking Lot Paving (only code required development))	\$672,000
Modular Building Construction [17.214] = 1 Story, Type V-B @ \$240/SF	\$4,131,360
Sub-Totals:	\$4,803,360
Construction Contingency (10%)	\$480,336
Total:	\$5,283,696
II. SOFT COST - Fees / Expenses	Allowances
Professional Fees (Arch, Civil, Structural, Mechanical, Electrical, Low Voltage, Landscape): CD's / CA (SD / DD already covered in current contract) - Special Funding	\$0
Surveys (Topographic, Geotechnical, Geohazard, Underground Utility) - Special Funding	\$0
Environmental Consultant - EIR / NEPA/CEDA / Traffic - Special Funding	\$0
Project Management Services - Staff Expense	\$0
I.T. Costs - Special Funding	\$0
Legal Fees - Special Funding	\$0
County Planning/Design Review Fees	\$10,000
Permit Fees	\$52,837
Utility Fees (Water/Gas/Waste Connections/Tel/Data/Cable)	\$27,000
Testing & Inspection/Special Inspections (Concrete Cylinder Tests, Soils Compaction etc...)	\$18,000
Bidding Costs (Advertise, Printing)	\$8,200
Furniture & Equipment Costs	\$500,000
Sub-Total:	\$616,037
Soft Cost Contingency	\$92,406
Total Soft Costs:	\$708,443
II. SOFT COST - Fees / Expenses	Allowances
Construction Cost:	\$5,283,696
Soft Cost:	\$708,443
Total Rough Estimated Project Cost:	\$5,992,139

Modular Construction

Advantage	Disadvantage
Less expensive than conventional framing. Approximately 30% less.	Not as durable/ sustainable as a conventional framed building. Conventionally designed /built with better building components/ materials.
Significant faster in project development - faster construction.	Standard modular building dimensions are not necessarily conducive to the best clinic layout(s).
	Other challenges but achievable: Acoustical control, building / ceiling heights, building aesthetics, etc.



Images Modular Buildings

(Based on Silver Creek Modular Manufacturer - Example)



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