



















DeKalb County Rehab and Nursing Center  
Project Summary November 9, 2018

**Hard Costs**

<b>Total Hard Costs (Base Construction, Options, Contingency, Escalation)</b>	<b>\$ 11,797,207</b>
<b>Based on proposal to be submitted on 11/13/2018</b>	
<b>Less Contractor's Overhead/Fee (to be shown in soft costs)</b>	<b>\$ 453,739</b>
<b>Adjusted Hard Costs</b>	<b>\$ 11,343,468</b>

**Soft Costs**

A & E Fees	8.15%	\$ 924,493
LDG FFE fees		\$ 20,000
FFE		\$ 450,000
Civil Engineer & Landscape Allowance		\$ 25,600
Geotechnical Allowance		\$ 4,174
Food Service Consultant Allowance		\$ 12,000
Reimbursables (mainly printing)		\$ 39,000
IDPH Plan Preview Fees		\$ 12,100
Hazardous Materials Testing & Abatement	None Anticipated	\$ -
Capitalized Interest		\$ 808,032
Certificate Of Need Consultant		\$ 57,000
CON Filing Fees		\$ 2,500
Construction Manager	4%	\$ 453,739
Owner's Project Coordinator	2.75%	\$ 378,485
Misc. Legal & Underwriting	2%	\$ 290,612
<b>Subtotal Soft Costs</b>		<b>\$ 3,477,734</b>
Owner's Contingency for Soft Costs	4%	\$ 139,109
<b>Total Soft Costs</b>		<b>\$ 3,616,844</b>
<b>Grand Total Costs</b>		<b>\$ 14,960,312</b>
<b>Estimated cost savings</b>		<b>\$ 39,688</b>