



St. Joseph Madison Hospital Replacement Facility Cost Estimation Worksheet

1/22/2021

Estimation Provided by: Lott Brothers Construction

CONCEPTUAL BUDGET

HOSPITAL	SF	Est. Cost.	\$/SF
SUBTOTAL HOSPITAL	38,312	\$ 14,465,672	\$ 378
PHYSICIANS OFFICE BUILDING	SF	Est. Cost.	\$/SF
SUBTOTAL PHYSICIAN OFFICE BUILDING	31,988	\$ 7,859,696	\$ 246
SITWORK	Acres	Est. Cost	\$/Acre
	8.8	\$ 2,963,995	\$ 336,818
TOTAL PROJECT COST ESTIMATE	SF	Est. Cost	\$/SF
	70,300	\$ 25,289,363	\$ 360

Assumptions & Clarifications:

- 1 This cost estimate is for assisting St. Joseph Madisonville with determining a tax basis in ballot preparation.
- 2 CommonSpirit Health is not requesting bids nor implying that this analysis is for an active project
- 3 Respondants are providing a conceptual cost estimate on a hypothetical model, and there is no implied or otherwise inferred commitment to/by the respondants or by CommonSpirit Health.
- 4 Base pricing on current market conditions; do not provide escalation for labor and/or materials. We strongly recommend a 6% annual escalation be included in your total budget.
- 5 A 3% Contractor's Contingency is included.