

MEMORANDUM

To: FloridaCommerce, Office of Long-Term Resiliency

From: Doctors' Memorial Hospital

Date: September 29, 2025

RE: Doctors' Memorial Hospital Critical Infrastructure and Resilience Enhancements Initiative

Overview:

The Doctors' Memorial Hospital Project budget was developed using the architect's opinions of probable cost, the hospital's facilities management vendor engagements, recent historical data from comparable healthcare and municipal infrastructure projects, and standard industry allowances for soft costs and contingencies. The estimate encompasses every major phase required for successful project delivery, including professional design, permitting, project administration, the purchase and installation of specialized equipment, materials procurement, and the full scope of construction work.

Basis of Estimate

Item Quantities: Quantities were determined from preliminary plans and layouts created for the project's major scopes—envelope hardening, generator and water system upgrades, as well as communications and electrical work. Specific takeoffs considered replacement areas for doors, windows, louvers, and all infrastructure systems as shown in the cost estimate and narrative.

Unit Prices: Pricing reflects current (2025) market conditions, referencing recent base bid items for similar hospital and municipal projects, vendor quotes, and inflationary trends observed since 2023. All unit costs for labor, equipment, and materials were benchmarked against contracts executed within Florida for comparable scopes.

Soft Costs: Allowances for professional engineering, permits, envelope assessment, and grant administration (5%) were calculated per CDBG-DR program guidance and industry standards for similar federal/state-funded infrastructure projects.

Contingency: Contingency funds are included at a standard rate (approximately 20%) to address market pricing volatility, unforeseen site conditions, and potential increases in vendor, material, or transportation costs, in keeping with best practice for hospital facility retrofits and complex public infrastructure improvements.

Itemized Cost Estimate

Activity / Line Item	Unit	Quantity / Area	Subtotal (\$)	Notes
Construction— Envelope/Doors/Windows	Lump Sum	-	\$839,870.00	Includes material and installation, itemized breakdown documentation attached.
Generator System (incl. enclosure)	Each	1	\$1,835,685.00	Facility-wide backup power, installed
Communications System Replacement	Each	1	\$215,965.00	Modern VOIP, integrated redundancy
Central Sterile Water Treatment System	Each	1	\$75,000.00	Integrated facility-wide sterilization
Subtotal, Construction			\$2,966,520.00	

TO BE PLACED ON LETTERHEAD

Activity / Line Item	Unit	Quantity / Area	Subtotal (\$)	Notes
Soft Costs—Design & Engineering (15%)			\$444,978.00	Per industry standards
Permits (2%)			\$59,330.40	Regulatory approvals
Envelope Assessment (2.5%)			\$74,163.00	Professional inspection
Grant Administration (5%)			\$148,326.00	Per CDBG-DR program policy
Subtotal, Soft Costs			\$726,797.40	
Contingency			\$738,663.48	Approximately 20%, based on current inflation forecasts and industry standards
TOTAL PROJECT COST			\$4,431,980.88	Supported by detailed breakdowns

All line item values are substantiated by cost breakdowns, with explicit reference to detailed material types, measurements, and specific project locations. Market-verified unit prices were assigned to each based on size, complexity, and supply chain conditions.

Cost Estimation Methodology

Quantities were measured from preliminary cost estimates for materials, supplies equipment, etc. based on identified needs and assessments. Market data for unit prices were collected from similar recent construction and facility upgrade projects in the region, with the inclusion of vendor quotations examples where available. Soft and contingency costs are calculated using common industry standards for healthcare and public infrastructure projects, ensuring allowances are sufficient for project complexity, regulatory compliance, and required documentation. Leveraged funding is separately documented.

If you have any further questions or require additional information, please feel free to contact me at 850-766-3288 or lfaison-clark@doctorsmemorial.com.

{Insert Signature}

Lauren Faison-Clark
Chief Executive Officer