

**TNW RENEWAL PRICING**

in 05/30/06 Dollars

	COLUMN 1 ITEMS	COL # 2 RAMSA	COL # 3 Deferred Maintenance and Capital Renewal	COL # 4 TOTALS
<b>CONSTRUCTION COSTS</b>				
<b>New Construction - 65 to 75 Replacement Beds</b>				
A	New Wing	\$13,104,000.00		\$13,104,000.00
B	Site work	\$1,500,000.00		\$1,500,000.00
<b>Renovation</b>				
C	Administration Building - Entech Report			
D	■ Deferred Maintenance	see Col # 3	\$1,445,190.00	\$1,445,190.00
E	■ Capital Renewal	see Col # 3	\$766,309.00	\$766,309.00
F	■ Capital Improvements	see Col # 3	\$663,243.00	\$663,243.00
G	Administration Building upgrades	\$1,000,000.00		\$1,000,000.00
H	Tower Building - Entech Report			
I	■ Deferred Maintenance	see Col # 3	\$899,320.00	\$899,320.00
J	■ Capital Renewal	see Col # 3	\$2,461,168.00	\$2,461,168.00
K	■ Capital Improvements	see Col # 3	\$50,282.00	\$50,282.00
L	Tower Building upgrades	\$1,000,000.00		\$1,000,000.00
<b>Demolition</b>				
M	West Wing	\$678,000.00		\$678,000.00
N	Pavilion	not calculated		\$0.00
<b>Construction Cost Subtotal</b>		<b>\$17,282,000.00</b>	<b>\$6,285,512.00</b>	<b>\$23,567,512.00</b>
O	Construction Contingency 5%	\$864,100.00	\$314,276.00	\$1,178,376.00
<b>CONSTRUCTION COSTS</b>		<b>\$18,146,100.00</b>	<b>\$6,599,788.00</b>	<b>\$24,745,888.00</b>
Escalation to 2009 prices for construction costs		1.2 multiplier		
<b>TOTAL CONSTRUCTION COSTS</b>		<b>\$21,775,320.00</b>	<b>\$6,599,788.00</b>	<b>\$28,375,108.00</b>
<b>NON - CONSTRUCTION "SOFT" COSTS</b>				
1	Permit, Plan Review, Gov. Inspection, Right-of-Way, Impact, EPA Fees	\$50,000.00		\$50,000.00
2	CON Costs	\$100,000.00		\$100,000.00
3	Document Reproduction	\$30,000.00		\$30,000.00
4	Geotech Subsurface Investigation	\$15,000.00		\$15,000.00
5	Survey Existing Conditions	\$15,000.00		\$15,000.00
6	Site Survey prior to Construction	\$15,000.00		\$15,000.00
7	Independent Testing / Inspection Services	\$15,000.00		\$15,000.00
8	Utility Charges assoc. w/ Tap / Frontage / Capacity Issues	\$35,000.00		\$35,000.00
9	Utility Charges assoc. w/ Augmenting and / or Changing Service	\$75,000.00		\$75,000.00
10	Site Improvement or any work not within boundary of Site	\$50,000.00		\$50,000.00
11	Traffic Control Systems	\$5,000.00		\$5,000.00
12	Builder's Risk Insurance	\$50,000.00		\$50,000.00
13	Final Cleaning	\$25,000.00		\$25,000.00
14	Moving Costs	\$30,000.00		\$30,000.00
15	Dumpsters associated with Owner Move In	\$15,000.00		\$15,000.00
16	Furniture	\$550,000.00		\$550,000.00
17	Specialty Equipment	\$300,000.00		\$300,000.00
18	Security System Hardware	\$100,000.00		\$100,000.00
19	Telephone System Hardware	\$50,000.00		\$50,000.00
20	Data System Equipment / Hardware / Software	\$50,000.00		\$50,000.00
21	Audio / Visual Equipment	\$25,000.00		\$25,000.00
22	Signage and Graphics	\$20,000.00		\$20,000.00
23	Window Treatment	\$25,000.00		\$25,000.00
24	Legal Services	\$50,000.00		\$50,000.00
25	Accounting Services	\$10,000.00		\$10,000.00
26	Financing Costs & Services	UNKNOWN		\$0.00
27	Marketing Services	\$0.00		\$0.00
28	Real Estate Services	\$0.00		\$0.00
29	Title Services	\$0.00		\$0.00
30	Architectural / Engineering Services	\$1,800,000.00		\$1,800,000.00
31	A / E Reimbursable Expense	\$100,000.00		\$100,000.00
32	Design Contingency	\$100,000.00		\$100,000.00
33	Construction Management Fees	\$600,000.00		\$600,000.00
34	Construction Management Reimbursable Expense	\$50,000.00		\$50,000.00
35	Environmental Remediation	\$800,000.00		\$800,000.00
<b>NON-CONSTRUCTION COSTS</b>		<b>\$5,155,000.00</b>	<b>\$0.00</b>	<b>\$5,155,000.00</b>
<b>TOTAL PROJECT COSTS - SUB TOTAL</b>		<b>\$26,930,320.00</b>	<b>\$6,599,788.00</b>	<b>\$33,530,108.00</b>
	10 % Project Contingency	\$2,693,032.00	\$659,979.00	\$3,353,011.00
<b>TOTAL PROJECT COSTS</b>		<b>\$29,623,352.00</b>	<b>\$7,259,767.00</b>	<b>\$36,883,119.00</b>
	8/25/2006			