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Numbers Sheet Name

Numbers Table Na Excel Worksheet Name

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Purchase	Table 1	Purchase
Rehab	Table 1	Rehab
OPS V3	Table 1	OPS V3

PURCHASE

Facility Item	Size	Unit	Cost*	TOTAL	Cost if Bldg Area
1 Land					
2 East Parcel	4.95	AC	\$ 50,000.00	\$ 247,500.00	
3 West Parcel	4.8	AC	\$ 50,000.00	\$ 240,000.00	
4 TOTAL	9.75	AC		\$ 487,500.00	\$ 487,500.00
5 Site Improvements**					
6 Asphalt	44049	SF	\$ 15.00	\$ 660,735.00	
7 Concrete Walkways	36286	SF	\$ 20.00	\$ 725,720.00	
8 Landscape	291427	SF	\$ 3.00	\$ 874,281.00	
9 TOTAL	371762	SF		\$ 2,260,736.00	\$ 2,260,736.00
10					
11 Buildings***					
12 Classroom	3520	SF	\$ 250.00	\$ 880,000.00	
13 Administrative Bldg	4600	SF	\$ 300.00	\$ 1,380,000.00	
14 Kitchen/Dining	4900	SF	\$ 300.00	\$ 1,470,000.00	
15 Gymnasium Bldg	4200	SF	\$ 350.00	\$ 1,470,000.00	
16 Maintenance/Laundry Bldg	4833	SF	\$ 150.00	\$ 724,950.00	
17 A/B Housing Bldg	11638	SF	\$ 300.00	\$ 3,491,400.00	
18 C/D Housing Bldg	13497	SF	\$ 300.00	\$ 4,049,100.00	
19 Portable Bldg #1	2880	SF	\$ 150.00	\$ 432,000.00	
20 Portable Bldg #2	2880	SF	\$ 150.00	\$ 432,000.00	
21 TOTAL	52948	SF		\$ 14,329,450.00	\$ 10,825,300.29
22					
23 GRAND TOTAL				\$ 17,077,686.00	\$ 13,573,536.29
* Estimated Replacement Costs, private commercial construction					
** Does not include site utilities or grading and drainage					
*** Bldg areas taken from "Leo Chesney Facility Reuse Project" Report, 2015					

REHAB

Facility Item	Size	Unit	Cost*	TOTAL	Phase Two
1 Staff Housing					
2 Purchase West Parcel for Staff Housing	26	AC	\$ 100,000.00		\$ 2,600,000.00
3 Street and Utility Improvements	26	AC	\$ 200,000.00		\$ 5,200,000.00
4 Construct New Multi-family Homes (1500SFx\$100/SF)	104	EA	\$ 150,000.00		\$ 15,600,000.00
5 TOTAL					\$ 23,400,000.00
6 Site Improvements					
7 Asphalt - Repair & Replace	44049	SF	\$ 10.00	\$ 440,490.00	
8 Asphalt - Expand Parking Lot (30 stalls)	9000	SF	\$ 25.00	\$ 225,000.00	
9 Concrete Walkways - Replace & Replace	26286	SF	\$ 15.00	\$ 394,290.00	
10 Concrete Walkways - Install New	10000	SF	\$ 20.00	\$ 200,000.00	
11 Landscape	282427	SF	\$ 5.00	\$ 1,412,135.00	
12 Replace Repair Perimeter Fencing	2000	LF	\$ 50.00	\$ 100,000.00	
13 Construct New Swimming Pool	1	LS	\$ 3,000,000.00	\$ 3,000,000.00	
14 CATEGORY TOTAL				\$ 5,771,915.00	
15 Buildings*					
16 Classroom	3520	SF	\$ 100.00	\$ 352,000.00	
17 Administrative Bldg	4600	SF	\$ 100.00	\$ 460,000.00	
18 Kitchen/Dining	4900	SF	\$ 150.00	\$ 735,000.00	
19 Gymnasium Bldg	4200	SF	\$ 100.00	\$ 420,000.00	
20 Maintenance/Laundry Bldg	4833	SF	\$ 100.00	\$ 483,300.00	
21 A/B Housing Bldg	11638	SF	\$ 150.00	\$ 1,745,700.00	
22 C/D Housing Bldg	13497	SF	\$ 150.00	\$ 2,024,550.00	
23 Portable Bldg #1 - Demolition	2880	SF	\$ 25.00	\$ 72,000.00	
24 Portable Bldg #2 - Demolition	2880	SF	\$ 25.00	\$ 72,000.00	
25 Construction of a new classroom bldg (11 classrooms, 9 standard, 2 specialty)	12000	SF	\$ 500.00	\$ 6,000,000.00	
26 CATEGORY TOTAL	64948	SF		\$ 12,364,550.00	
27 TOTAL				\$ 18,136,465.00	\$ 23,400,000.00
28 Contingency 10%				\$ 1,813,646.50	\$ 2,340,000.00
29 GRAND TOTAL				\$ 19,950,111.50	\$ 25,740,000.00
* Bldg areas taken from "Leo Chesney Facility Reuse Project" Report, 2015					
Project Soft Costs					
** Planning (Architect, Engineer, Interior Design)			EST: 8%-12% Const Cost	\$ 1,813,646.50	\$ 2,340,000.00
** Permits / Inspections Fees			EST: 1% of Const Cost	\$ 181,364.65	\$ 234,000.00
** Real Estate (Deeds, Boundary Surveys, Lot Line Adjustments, Realtor Commissions,			EST: 3% of Land Cost	\$ 78,000.00	\$ 78,000.00
** Legal (Contracts, Legal Entities, Title Search, Variance Requests)			EST: 3%-5% Const Cost	\$ 544,093.95	\$ 772,200.00
** Utility Connections (special transformer / gas?) / Turn Lanes / Stoplight?			EST: 1% of Const Cost	\$ 181,364.65	\$ 234,000.00
** Impact Fees (CA) (See Sutter County / Live Oak ordinances)			EST: 1% of Const Cost	\$ 181,364.65	\$ 234,000.00
** Water / Sewer Connection (and/or Well)			EST: 1% of Homes	\$ 279,645.50	\$ 234,000.00
**			Total:	\$ 2,093,292.00	\$ 2,574,000.00
**			Grand Total	\$ 22,043,403.50	\$ 28,314,000.00
\$100-200 Sq FT is reasonable. \$200-500+ sq ft for luxury design/finishes					

Estimated - Using 2024 Average Salary Data - Col E has Low/Average values to start - Update as Needed

	Operations	Number	Unit	Monthly Cost*	Cost + 30%	Max Cost/Hr	Monthly Hours	Monthly	Annual Total		
1	ADMIN STAFF										
2	Caregivers (24 hr care - 3 teams) - Compare with ESP - \$4K - \$6K	12	ADMIN	\$ 4,500.00	\$ 5,850.00	\$ 36.56	160	\$ 5,850.00	\$ 842,400.00		
3	Program Director - Manager Private Club (\$99K - \$140K)	1	ADMIN	\$ 8,000.00	\$ 10,400.00	\$ 65.00	160	\$ 10,400.00	\$ 124,800.00		
4	Administrative Assistants - \$30K - \$66K	3	ADMIN	\$ 4,500.00	\$ 5,850.00	\$ 36.56	160	\$ 5,850.00	\$ 210,600.00		
5	Admissions Director (\$108K -148K)	1	ADMIN	\$ 7,500.00	\$ 9,750.00	\$ 60.94	160	\$ 9,750.00	\$ 117,000.00		
6	Associate Admissions Director (\$60K-87K)	0	ADMIN	\$ 6,000.00	\$ 7,800.00	\$ 48.75	160	\$ 7,800.00	\$ -		
7	Accounting Manager - CFO - \$149K - \$194K	1	ADMIN	\$ 13,000.00	\$ 16,900.00	\$ 105.63	160	\$ 16,900.00	\$ 202,800.00		
8	Accounting Clerk - \$6k-9K	1	ADMIN	\$ 6,000.00	\$ 7,800.00	\$ 48.75	160	\$ 7,800.00	\$ 93,600.00		
9	Human Resources Director - \$164K - \$208K	1	ADMIN	\$ 10,900.00	\$ 14,170.00	\$ 88.56	160	\$ 14,170.00	\$ 170,040.00		
10	SUPPORT STAFF										
11	Director Maintenance (\$131K - \$222K) Avg	1	STAFF	\$ 9,000.00	\$ 11,700.00	\$ 73.13	160	\$ 11,700.00	\$ 140,400.00		
12	Assistant Maintenance Engineer (\$72K-\$80K) Avg (2 for POH, 1 Staff Housing)	3	STAFF	\$ 4,700.00	\$ 6,110.00	\$ 38.19	160	\$ 6,110.00	\$ 219,960.00		
13	Director Housekeeping / Laundry (\$84K - \$109K)*	1	STAFF	\$ 5,400.00	\$ 7,020.00	\$ 43.88	160	\$ 7,020.00	\$ 84,240.00		
14	Housekeepers (\$34K - \$38K)	4	STAFF	\$ 2,500.00	\$ 3,250.00	\$ 20.31	160	\$ 3,250.00	\$ 156,000.00		
15	Housekeepers Floaters (Weekend)?	4	STAFF	\$ 2,300.00	\$ 2,990.00	\$ 18.69	64	\$ 1,196.00	\$ 57,408.00		
16	Laundry Attendants (\$32K - \$34K) (M-F: 5 Day) 1:70 ratio	5	STAFF	\$ 2,100.00	\$ 2,730.00	\$ 17.06	160	\$ 2,730.00	\$ 163,800.00		
17	Laundry Attendants Floater (Weekends)	5	STAFF	\$ 2,100.00	\$ 2,730.00	\$ 17.06	64	\$ 1,092.00	\$ 65,520.00		
18	DIRECT CARE STAFF										
19	Childcare Worker - \$29K - \$42K	5	DIRECT	\$ 2,100.00	\$ 2,730.00	\$ 17.06	160	\$ 2,730.00	\$ 163,800.00		
20	Residential Counselor - \$73K - \$92K	5	DIRECT	\$ 4,900.00	\$ 6,370.00	\$ 39.81	160	\$ 6,370.00	\$ 382,200.00		
21	MEDICAL AND THERAPEUTIC SERVICES										
22	Doctor - PoH Med Director* (\$144-247K; \$188K avg)	1	MED	\$ 13,000.00	\$ 16,900.00	\$ 105.63	160	\$ 16,900.00	\$ 202,800.00		\$ 2,887,560.00
23	Medical Staff (Nurses, part-time doctors) - \$96K - \$120K	4	MED	\$ 8,000.00	\$ 10,400.00	\$ 65.00	160	\$ 10,400.00	\$ 499,200.00		
24	Nurses (M-F: 2 Day, 2 Evening, 1 Night)? - \$65K - \$138K	5	MED	\$ 8,000.00	\$ 10,400.00	\$ 65.00	160	\$ 10,400.00	\$ 624,000.00		
25	Nurse Floaters (Weekends (2 Day, 2 Evening, 1 Night)?	5	MED	\$ 8,000.00	\$ 10,400.00	\$ 65.00	64	\$ 4,160.00	\$ 249,600.00		
26	Nurse Technician - \$57K av - can be 1 - 4 per Nurse	5	MED	\$ 3,700.00	\$ 4,810.00	\$ 30.06	160	\$ 4,810.00	\$ 288,600.00		
27	Nurse Technician Floaters (Weekends)? - \$57K avg	0	MED	\$ 3,700.00	\$ 4,810.00	\$ 30.06	64	\$ 1,924.00	\$ -		
28	Therapists (psychologist, speech, counselors) - \$45K - \$80K	4	MED	\$ 4,600.00	\$ 5,980.00	\$ 37.38	160	\$ 5,980.00	\$ 287,040.00		
29	Specialized Medical Staff (Special Needs Nurse) - \$65K - \$86K	10	MED	\$ 4,500.00	\$ 5,850.00	\$ 36.56	160	\$ 5,850.00	\$ 702,000.00		
30	Emergency Medical Services - EMT - \$33 - \$42K	1	MED	\$ 2,200.00	\$ 2,860.00	\$ 17.88	160	\$ 2,860.00	\$ 34,320.00		
31	EDUCATION										
32	Teachers (Care Givers) (\$96K Avg) (M-F: 20 Day)	9	EDU	\$ 8,000.00	\$ 10,400.00	\$ 65.00	160	\$ 10,400.00	\$ 1,123,200.00		
33	Teacher Aide Salaries - \$57K - \$85K	9	EDU	\$ 3,900.00	\$ 5,070.00	\$ 31.69	160	\$ 5,070.00	\$ 547,560.00		
34	ESP (Care Givers) (\$57K - \$85K) (M-F: 12 Day, 12 Evening, 12 Night)	36	EDU	\$ 3,900.00	\$ 5,070.00	\$ 31.69	160	\$ 5,070.00	\$ 2,190,240.00		
35	ESP (Care Givers) Floaters (Weekends: 12 Day, 12 Evening, 12 Night)	36	EDU	\$ 3,900.00	\$ 5,070.00	\$ 31.69	64	\$ 2,028.00	\$ 876,096.00		
36	SECURITY										
37	Director Security (\$109K - \$153K)	1	STAFF	\$ 9,500.00	\$ 12,350.00	\$ 77.19	160	\$ 12,350.00	\$ 148,200.00		
38	Security Specialist (\$55K-\$89K) - 3 teams of 5 - (M-F: 4 Day, 4 Eve, 4 Night)?	15	STAFF	\$ 5,700.00	\$ 7,410.00	\$ 46.31	160	\$ 7,410.00	\$ 1,333,800.00		
39	Security Specialist Floater (Weekends) (4 Day, 4 Eve, 4 Night)	12	STAFF	\$ 5,700.00	\$ 7,410.00	\$ 46.31	64	\$ 2,964.00	\$ 426,816.00		
40	CAFETERIA / COFFEE CAFE										
41	Manager - Director Dining Services (\$75-\$85K yr)	1	CAFE	\$ 5,500.00	\$ 7,150.00	\$ 44.69	160	\$ 7,150.00	\$ 85,800.00		
42	Cooks - Chefs	4	CAFE	\$ 3,900.00	\$ 5,070.00	\$ 31.69	160	\$ 5,070.00	\$ 243,360.00		
43	Cafe Baristas - \$25 - \$38K - 2 Non Peak - 4-6 Peak times	0	CAFE	\$ 2,200.00	\$ 2,860.00	\$ 17.88	160	\$ 2,860.00	\$ -		
44	Dishwasher / Servers (M-F: 6 Day 6 Eve)? (\$19K - \$25K)(\$17/hr)	12	CAFE	\$ 2,200.00	\$ 2,860.00	\$ 17.88	160	\$ 2,860.00	\$ 411,840.00		
45	Dishwasher / Servers Floater (Weekends + 2 Days as needed)	12	CAFE	\$ 2,200.00	\$ 2,860.00	\$ 17.88	128	\$ 2,288.00	\$ 329,472.00		
46	Chef (\$41-\$66K) (M-F: 1 Day, 1 Evening)	1	CAFE	\$ 3,900.00	\$ 5,070.00	\$ 31.69	160	\$ 5,070.00	\$ 60,840.00		
47	Chef Floater (Weekends + 2 Days as needed)(1 Day, 1 Eve)	1	CAFE	\$ 3,900.00	\$ 5,070.00	\$ 31.69	128	\$ 4,056.00	\$ 48,672.00		
48	Baker/Pastry Chef (\$43-\$66K) (M-F)	1	CAFE	\$ 3,900.00	\$ 5,070.00	\$ 31.69	160	\$ 5,070.00	\$ 60,840.00		
49	Dining Supervisors - Scheduler Assistants (1 Day, 1 Eve) (\$47K avg)	1	CAFE	\$ 3,100.00	\$ 4,030.00	\$ 25.19	160	\$ 4,030.00	\$ 48,360.00		
50	Salad / Dessert Assistant (M-F: 1 Day)	1	CAFE	\$ 1,900.00	\$ 2,470.00	\$ 15.44	160	\$ 2,470.00	\$ 29,640.00		
51	LANDSCAPE - GROUND MAINTENANCE										
52	Landscape Supervisor (\$85 - \$100K)	1	LAND	\$ 5,700.00	\$ 7,410.00	\$ 46.31	160	\$ 7,410.00	\$ 88,920.00		
53	Landscape Contractor (\$36K - \$50K) (4 POH + 4 Staff Housing)	4	LAND	\$ 2,700.00	\$ 3,510.00	\$ 21.94	160	\$ 3,510.00	\$ 168,480.00		
54	GARDENS - VEGETABLE / BOTANICAL										
55	Master Gardener (\$45K-\$47K) (M-F)	1	GARDEN	\$ 2,900.00	\$ 3,770.00	\$ 23.56	160	\$ 3,770.00	\$ 45,240.00		
56	Assistant Gardener (\$35K - \$45K)	0	GARDEN	\$ 2,300.00	\$ 2,990.00	\$ 18.69	160	\$ 2,990.00	\$ -		
57	Arborist - \$45 - \$62K. - PART TIME	0	GARDEN	\$ 3,300.00	\$ 4,290.00	\$ 26.81	32	\$ 858.00	\$ -		
58	TRANSPORTATION										
59	Transportation Director - Supervisor - \$150 - \$181K	1	TRANS	\$ 10,000.00	\$ 13,000.00	\$ 81.25	160	\$ 13,000.00	\$ 156,000.00		
60	Transporter / Driver - \$35 - \$120K	3	TRANS	\$ 4,700.00	\$ 6,110.00	\$ 38.19	160	\$ 6,110.00	\$ 219,960.00		
61	Mechanic - Staff - \$49K - \$66K - part-time?	0	TRANS	\$ 3,900.00	\$ 5,070.00	\$ 31.69	80	\$ 2,535.00	\$ -		
62	INFORMATION TECHNOLOGY - COMPUTER										
63	Director Cybersecurity (\$180K-\$275K) Avg	1	IT	\$ 13,000.00	\$ 16,900.00	\$ 105.63	160	\$ 16,900.00	\$ 202,800.00		
64	Cybersecurity Engineer (\$72-\$149K) Avg	0	IT	\$ 5,500.00	\$ 7,150.00	\$ 44.69	160	\$ 7,150.00	\$ -		
65	Social Media Director (\$75K-\$100K)	0	IT	\$ 4,900.00	\$ 6,370.00	\$ 39.81	160	\$ 6,370.00	\$ -		
66	Computer Tech - 23K - \$73K	1	IT	\$ 2,100.00	\$ 2,730.00	\$ 17.06	160	\$ 2,730.00	\$ 32,760.00		
67	CHAPLAIN - PASTOR										
68	Chaplain - \$84K - \$184K	1	PASTOR	\$ 6,000.00	\$ 7,800.00	\$ 48.75	160	\$ 7,800.00	\$ 93,600.00		

69	Assistants / Intercessors / Deliverance (SRA + PoH Travel Teams) - \$84K - \$184K - 3	2	PASTOR	\$	6,000.00	\$	7,800.00	\$	48.75	160	\$	7,800.00	\$	187,200.00	
70	MISC ROLES					\$	-	\$	-		\$	-	\$	-	
71	Art Director (\$57-\$135K)	0	MISC	\$	3,900.00	\$	5,070.00	\$	31.69	160	\$	5,070.00	\$	-	
72	Board of Directors \$44K - \$112K Base + bonus	4	BOD	\$	7,100.00	\$	9,230.00	\$	57.69	160	\$	9,230.00	\$	443,040.00	Volunteer
73	Board of Directors Chair - \$44K - \$112K Base + bonus	1	BOD	\$	7,100.00	\$	9,230.00	\$	57.69	160	\$	9,230.00	\$	110,760.00	Volunteer
74	Chiropractor - \$75K - \$100K - 2 - 4?	0	MED	\$	6,500.00	\$	8,450.00	\$	52.81	160	\$	8,450.00	\$	-	
75	Drama Director (\$50-\$63K)	0	MISC	\$	3,300.00	\$	4,290.00	\$	26.81	160	\$	4,290.00	\$	-	
76	Lifeguard - \$26K - \$30K	0	MISC	\$	1,800.00	\$	2,340.00	\$	14.63	160	\$	2,340.00	\$	-	
77	Music Director (\$66K - \$96K)	0	MISC	\$	4,500.00	\$	5,850.00	\$	36.56	160	\$	5,850.00	\$	-	
78	Shop Director Woodworking (Mill Manager)(\$65K-\$147K)	0	MISC	\$	4,500.00	\$	5,850.00	\$	36.56	160	\$	5,850.00	\$	-	
79	LEGAL - Optional - See Outsourced EST Fees Below					\$	-	\$	-		\$	-	\$	-	
80	General Counsel - CA - \$250 - 333K	0	LGL	\$	17,000.00	\$	22,100.00	\$	138.13	160	\$	22,100.00	\$	-	
81	Legal Assistant - \$52 - \$73K	0	LGL	\$	4,500.00	\$	5,850.00	\$	36.56	160	\$	5,850.00	\$	-	
82	TOTAL	260									\$ 403,611.00	\$ 15,795,624.00			
83	UTILITIES AND MAINTENANCE										\$ 25,000.00	\$ 300,000.00			
84	Equipment & Service (Lease and Purchase)	TBD		?											
85	Gas / Oil / Electricity	TBD		?											
86	Swimming Pool Supplies / Service*	1		?							\$ 21,000.00	\$ 252,000.00		Confirming with PHS	
87	Softball Field Maintenance (\$8K - \$49K)	1		?							\$ 1,800.00	\$ 21,600.00			
88	Sinking Fund?	TBD											\$ -		
89	CATEGORY TOTAL	Number	Unit		Cost						\$ 46,000.00	\$ 552,000.00			
90	CAFETERIA FOOD AND SUPPLIES*														
91	Breakfast	350	EA		\$ 4.50						\$ 47,250.00	\$ 574,875.00			
92	Lunch	350	EA		\$ 4.50						\$ 47,250.00	\$ 574,875.00			
93	Dinner	350	EA		\$ 6.00						\$ 63,000.00	\$ 766,500.00			
94	CATEGORY TOTAL										\$ 157,500.00	\$ 1,916,250.00			
95	MEDICAL AND THERAPEUTIC SUPPLIES														
96	Supplies and Supplements - \$2K - \$5K / month	1	EA		\$ 5,000.00						\$ 5,000.00	\$ 60,000.00			
97	CATEGORY TOTAL										\$ 5,000.00	\$ 60,000.00			
98	INSURANCE		TBD								\$12,000.00	\$144,000.00			
99	CATEGORY TOTAL										\$ 12,000.00	\$ 144,000.00			
100	SECURITY SUPPLIES AND TRAINING														
101	Training / Certification	16			\$200.00						\$3,200.00	\$38,400.00			
102	Equipment (Lease and Purchase)	TBD		?											
103	CATEGORY TOTAL										\$ 3,200.00	\$ 38,400.00			
104	HOUSEKEEPING / LAUNDRY (\$85.50 / 500 lbs = \$0.17 / lb)														
105	Clothing (1.5 lbs / Child / day) * 350 = 525	525	EA		0.17						\$2,766.75	\$33,201.00			
106	Sheets / Towels - etc (5 lbs / guest / day) * 350 = 1750 lb	1750	EA		0.17						\$9,222.50	\$110,670.00			
107	CATEGORY TOTAL	QTY	Unit		Lease Cost / Mo						\$ 11,989.25	\$ 143,871.00			
108	COMPUTER LAB														
109	COMPUTER LEASES (LAPTOPS @ \$1K each / mo) - 175 Students + staff	195	EA		\$ 60.00						\$11,700.00	\$140,400.00			
110	License Fees - Managed IT Services (\$150-\$400 mo / user)	195	EA		\$ 200.00						\$39,000.00	\$468,000.00			
111	CATEGORY TOTAL		1 SF								\$ 50,700.00	\$ 608,400.00	0.755458185		
112	MISC EXPENSES										\$12,000.00	\$144,000.00			
113	Horseback Riding (\$100-\$300 hr) X 350 (3 times/yr)	350	EA		\$100.00						\$8,750.00	\$105,000.00			
114	CATEGORY TOTAL										\$ 20,750.00	\$ 249,000.00	0.755458185		
115	TRANSPORTATION														
116	Vehicle Registration / Licensing	6	EA		\$75.00						\$450.00	\$28,800.00			
117	Vehicle Maintenance	6	EA		\$400.00						\$2,400.00	\$57,600.00			
118	Fuel	6	EA		\$800.00						\$4,800.00	\$57,600.00			
119	CATEGORY TOTAL										\$ 7,650.00	\$ 144,000.00	0.755458185		
120	LEGAL														
121	Travel, Litigation, Filings, Outside Counsel, Negotiations - could be more!	TBD									\$20,000.00	\$240,000.00			
122	CATEGORY TOTAL										\$ 20,000.00	\$ 240,000.00	0.755458185		
123	TOTAL										\$ 738,400.25	\$ 19,891,545.00			
124	Contingency 10%										\$ 73,840.03	\$ 1,989,154.50			
125	GRAND TOTAL										\$ 812,240.28	\$ 21,880,699.50			

* Bldg areas taken from "Leo Chesney Facility Reuse Project" Report, 2015
* Staffing:(AI est: \$3K - \$6K per staff member per month, which is avg - but low for special needs/care facility such as this - CA Living Min Wage 2024 = \$5,500 / mo - CA Avg Teacher: \$8K/mo - CA RN: \$11K/mo)
* Swimming Pool - Olympic Size, 750,000 gal, 12,300 sq ft. Note, average cost to build is \$500K to \$1M. - Our budget is #3M, so adjust the cost accordingly)
* Food: Corporate cafeteria 5,000 sq ft costs \$1M+ annual to operate: source: https://www.facilitiesdive.com/news/ezcater-office-workplace-cafeteria-alternative-food-beverage-dining-amenities/723971/
* Food: costs of food & staffing / cleaning will vary depending on cafeteria design. See: https://www.foodforthoughtchicago.com/post/how-to-design-a-corporate-cafeteria
* Food: must be highest quality - non gmo, no bioengineered ingredients, Select or Prime beef, etc. May be supplied by onsite garden / offsite GT farm ops
* Food: If 100 families care for 3-4 guests each and feed breakfast/dinner/weekends - Cafeteria can operate for 1 lunch shift + snack M-F; Cafe open 6-days
* DOCTOR: 1 PoH MD - Director onsite M-F? May need 7 more on call (1 - 24 hr shift ea) for 24 x 7 coverage
* Housekeeping: Average housekeeper/rooms/day is 1:13 - 100 rooms / 4 kids each at a 1:10 ratio = 10 Housekeepers M-F + 10 More Weekend Floaters - this is hotel-style model - change as needed
* Laundry Rates: see: https://certifiedcalculator.com/commercial-laundry-cost-calculator/
* Computer: standard corporate lease rate is \$60 / \$1,000 purchased: see: https://www.costowl.com/rental/equipment-leasing/equipment-leasing-it-cost/
* Managed IT Service Average rates (\$100-\$400 / user) - See: https://www.vc3.com/guide/managed-it-services-cost-pricing
* Horseback Riding (\$100 - \$300 hr): Perhaps local stable would contract for reduced fee or to treat PoH guests free of charge: See: https://nceft.org/services/financialassistance/
* Legal Fees can vary monthly
* Special Needs Nurse: See: https://www.salary.com/research/salary/hiring/special-needs-nurse-salary
* Full time Private Driver: See: https://www.idriveyourcar.com/blog/how-much-does-a-full-time-personal-driver-cost
* Board of Directors PUBLIC Companies: See: https://www.investopedia.com/articles/wealth-management/040416/retired-execs-what-do-corporate-boards-pay.asp
* Board of Directors PRIVATE Companies: See: https://www.azeusconvene.com/articles/how-much-do-board-members-make
* One Example of Private Board Comp: \$31K Retainer; \$2,750 Mtg, \$750 teleconference + travel expenses. Private Boards Comp lags Public by \$106K+ per year
* Maintain Softball Field: \$8K-\$15K for Synthetic Turf / \$23K - \$49K for grass: https://www.sportsfieldsolutions.com/post/the-ultimate-guide-to-sports-fields-grass-vs-turf
* Consider services to outsource to reduce costs