

**Hospital, 4-8 Story**

| of floor area                                                          |                                 |                                                                       | Unit                         | Unit Cost      | Cost Per S.F. | % Of Sub-Total |
|------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------|------------------------------|----------------|---------------|----------------|
| A. SUBSTRUCTURE                                                        |                                 |                                                                       |                              |                |               |                |
| 1010                                                                   | Standard Foundations            | Poured concrete; strip and spread footings; 4" foundation wall        | S.F. Ground                  | 4.92           | .82           |                |
| 1020                                                                   | Special Foundations             | N/A                                                                   |                              |                |               |                |
| 1030                                                                   | Slab on Grade                   | 4" reinforced slab on grade                                           | S.F. Slab                    | 14.85          | 2.48          | 1.7%           |
| 2010                                                                   | Basement Excavation             | Site preparation for slab and trench for foundation wall and footing  | S.F. Ground                  | .18            | .00           |                |
| 2020                                                                   | Basement Walls                  | N/A                                                                   |                              |                |               |                |
| B. SHELL                                                               |                                 |                                                                       |                              |                |               |                |
| B10 Superstructure                                                     |                                 |                                                                       |                              |                |               |                |
| 1010                                                                   | Floor Construction              | Open web steel joists, slab form, concrete, fireproofed steel columns | S.F. Floor                   | 15.16          | 12.63         | 7.2%           |
| 1020                                                                   | Roof Construction               | Metal deck on open web steel joists, columns                          | S.F. Roof                    | 10.98          | 1.83          |                |
| B20 Exterior Enclosure                                                 |                                 |                                                                       |                              |                |               |                |
| 2010                                                                   | Exterior Walls                  | Fiber cement siding on metal studs, insulated                         | S.F. Wall                    | 19.25          | 4.30          | 3.8%           |
| 2020                                                                   | Exterior Windows                | Aluminum sliding windows                                              | Each                         | 589            | 2.45          |                |
| 2030                                                                   | Exterior Doors                  | Aluminum and glass double doors, hollow metal egress doors            | Each                         | 7340           | 1.02          |                |
| B30 Roofing                                                            |                                 |                                                                       |                              |                |               |                |
| 3010                                                                   | Roof Coverings                  | Single ply membrane, stone ballast                                    | S.F. Roof                    | 7.02           | 1.17          | 0.6%           |
| 3020                                                                   | Roof Openings                   | Roof hatches                                                          | S.F. Roof                    | .34            | .04           |                |
| C. INTERIORS                                                           |                                 |                                                                       |                              |                |               |                |
| 1010                                                                   | Partitions                      | Concrete block partitions, gypsum board on metal studs                | 10 S.F. Floor/S.F. Partition | S.F. Partition | 7.08          | 7.87           |
| 1020                                                                   | Interior Doors                  | Single leaf hollow metal doors, fire doors                            | 90 S.F. Floor/Door           | Each           | 1268          | 9.39           |
| 1030                                                                   | Fittings                        | Hospital curtains                                                     | S.F. Floor                   | 1.32           | 1.32          |                |
| 2010                                                                   | Stair Construction              | Concrete filled metal pan                                             | Flight                       | 12,600         | 1.63          | 21.3%          |
| 3010                                                                   | Wall Finishes                   | 65% Paint, 35 % ceramic wall tile                                     | S.F. Surface                 | 3.42           | 7.99          |                |
| 3020                                                                   | Floor Finishes                  | 60% vinyl tile, 20% ceramic, 20% terrazzo                             | S.F. Floor                   | 9.20           | 9.20          |                |
| 3030                                                                   | Ceiling Finishes                | Acoustic ceiling tiles on suspended channel grid                      | S.F. Ceiling                 | 6.30           | 6.30          |                |
| D. SERVICES                                                            |                                 |                                                                       |                              |                |               |                |
| D10 Conveying                                                          |                                 |                                                                       |                              |                |               |                |
| 1010                                                                   | Elevators & Lifts               | Six traction geared hospital elevators                                | Each                         | 235,000        | 7.65          | 3.5%           |
| 1020                                                                   | Escalators & Moving Walks       | N/A                                                                   |                              |                |               |                |
| D20 Plumbing                                                           |                                 |                                                                       |                              |                |               |                |
| 2010                                                                   | Plumbing Fixtures               | Medical, patient & specialty, supply and drainage                     | 1 Fixture/415 S.F. Floor     | Each           | 3149          | 7.57           |
| 2020                                                                   | Domestic Water Distribution     | Electric water heater                                                 | S.F. Floor                   | 11.60          | 11.60         | 9.9%           |
| 2040                                                                   | Rain Water Drainage             | Roof drains                                                           | S.F. Roof                    | 4.56           | .76           |                |
| D30 HVAC                                                               |                                 |                                                                       |                              |                |               |                |
| 3010                                                                   | Energy Supply                   | Conditioned air with hot water reheat system                          | S.F. Floor                   | 4.48           | 4.48          |                |
| 3020                                                                   | Heat Generating Systems         | Steam boiler for services                                             | Each                         | 43,750         | .55           |                |
| 3030                                                                   | Cooling Generating Systems      | Chillers                                                              | S.F. Floor                   | 3.19           | 3.19          | 24.2%          |
| 3050                                                                   | Terminal & Package Units        | N/A                                                                   |                              |                |               |                |
| 3090                                                                   | Other HVAC Sys. & Equipment     | Hot water boilers, ductwork, VAV terminals, ventilation system        | S.F. Floor                   | 40.40          | 40.40         |                |
| D40 Fire Protection                                                    |                                 |                                                                       |                              |                |               |                |
| 4010                                                                   | Sprinklers                      | Wet pipe sprinkler system                                             | S.F. Floor                   | 3.02           | 3.02          | 1.8%           |
| 4020                                                                   | Standpipes                      | Standpipe                                                             | S.F. Floor                   | .57            | .57           |                |
| D50 Electrical                                                         |                                 |                                                                       |                              |                |               |                |
| 5010                                                                   | Electrical Service/Distribution | 2000 ampere service, panel board and feeders                          | S.F. Floor                   | 2.25           | 2.25          |                |
| 5020                                                                   | Lighting & Branch Wiring        | Fluorescent fixtures, receptacles, switches, A.C. and misc. power     | S.F. Floor                   | 20.87          | 20.87         | 13.3%          |
| 5030                                                                   | Communications & Security       | Addressable alarms, emergency lighting, internet and phone wiring     | S.F. Floor                   | 2.54           | 2.54          |                |
| 5090                                                                   | Other Electrical Systems        | Emergency generator, 400 Kw with fuel tank, UPS system                | S.F. Floor                   | .97            | .97           |                |
| E. EQUIPMENT & FURNISHINGS                                             |                                 |                                                                       |                              |                |               |                |
| 1010                                                                   | Commercial Equipment            | N/A                                                                   |                              |                |               |                |
| 1020                                                                   | Institutional Equipment         | Laboratory and kitchen equipment                                      | S.F. Floor                   | 21.76          | 21.76         | 12.5 %         |
| 1030                                                                   | Vehicular Equipment             | N/A                                                                   |                              |                |               |                |
| 2020                                                                   | Movable Furnishings             | Patient wall systems                                                  | S.F. Floor                   | 3.41           | 3.41          |                |
| F. SPECIAL CONSTRUCTION                                                |                                 |                                                                       |                              |                |               |                |
| 1020                                                                   | Integrated Construction         | N/A                                                                   |                              |                |               | 0.0 %          |
| 1040                                                                   | Special Facilities              | N/A                                                                   |                              |                |               |                |
| G. BUILDING SITEWORK N/A                                               |                                 |                                                                       |                              |                |               |                |
|                                                                        |                                 |                                                                       |                              | Sub-Total      | 200.96        | 100%           |
| CONTRACTOR FEES (General Requirements: 10%, Overhead: 5%, Profit: 10%) |                                 |                                                                       |                              | 25%            | 50.23         |                |
| ARCHITECT FEES                                                         |                                 |                                                                       |                              | 9%             | 22.61         |                |
| Total Building Cost                                                    |                                 |                                                                       |                              |                | 273.80        |                |

# Means Cost Estimating Guide

**Chao Zhang**



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