

Model costs calculated for a 6 story building with 12' story height and 200,000 square feet of floor area

Hospital, 4-8 Story

			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	1.7%
1020	Special Foundations	N/A	—	—	—	
1030	Slab on Grade	4" reinforced slab on grade	S.F. Slab	14.85	2.48	
2010	Basement Excavation	Site preparation for slab and trench for foundation wall and footing	S.F. Ground	.18	.03	
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	S.F. Partition	7.08	7.87	21.3%
1020	Interior Doors	Single leaf hollow metal doors, fire doors	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	
3010	Wall Finishes	65% Paint, 35 % ceramic wall tile	S.F. Surface	3.42	7.59	
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	7.05	3.5%
1020	Escalators & Moving Walks	N/A	—	—	—	
D20 Plumbing						
2010	Plumbing Fixtures	Medical, patient & specialty, supply and drainage	Each	3149	7.57	9.9%
2020	Domestic Water Distribution	Electric water heater	S.F. Floor	11.60	11.60	
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	24.2%
3020	Heat Generating Systems	Steam boiler for services	Each	40,750	.55	
3030	Cooling Generating Systems	Chillers	S.F. Floor	3.19	3.19	
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	13.3%
5020	Lighting & Branch Wiring	Fluorescent fixtures, receptacles, switches, A.C. and misc. power	S.F. Floor	20.87	20.87	
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	—	—	—	12.5 %
1020	Institutional Equipment	Laboratory and kitchen equipment	S.F. Floor	21.76	21.76	
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

Joacim Rocklöv



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web apr 6 2019 after a long career in the merchant marine he eventually settled in england and became one of the most prominent novelists of the early 20th century writing classics such as heart of darkness 1899 lord jim 1900 and nostromo 1904

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web joseph conrad bibliography the works of joseph conrad encompass novels short stories nonfiction and memoirs although he was born in poland and spoke polish and french fluently from childhood he wrote in english which he did not learn until his twenties philosopher wincenty lutosławski recalled conrad explaining this saying i value

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web life and works joseph conrad joseph conrad was born in polish ukraine then under russian control his father joined the movement for polish independence and was exiled to northern

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web in his own time conrad was praised for his power to depict life at sea and in the tropics and for his works qualities of romance a word used basically to denote his power of using an elaborate prose style to cast a film of illusory splendour over somewhat sordid events his reputation diminished after his death and a revival of

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web 1878 march conrad attempts suicide shooting himself in the chest but recovers as a result his uncle clears conrad s gambling debts april conrad having lost his french mariner s ticket joins his first british registered ship the mavis and

transfers afterwards to the skimmer of the sea

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web he was no longer poor and ironically he was no longer as superlatively productive from 1911 until his death in 1924 he never wrote anything that equaled his early works his great work was done personally however conrad s life was full

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web his life conrad whose name was jozef teodor konard nalecz koreniowski was the son of an exiled polish patriot and was born at berdyczew in the ukraine where he spent the first thirteen years of his life he was educated at cracow and was intended for the university but as he was determined to go to sea he went to marseilles in 1874 and

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web followed by lord jim 1900 text heart of darkness at wikisource heart of darkness 1899 is a novella by polish english novelist joseph conrad in which the sailor charles marlow tells his listeners the story of his assignment as steamer captain for a belgian company in the african interior

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web childhood in poland and russia józef teodor konrad nalecz korzeniowski joseph conrad was born to joseph theodore appollonius korzeniowski and evelina korzeniowski on december 3 1857 in berdyczew poland his father was a writer and a translator of the works of william shakespeare 1564 1616

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