

**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 |      |
|------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------|----------------|-----------|----------------------------|----------------|------|
| <b>A. SUBSTRUCTURE</b>                                                 |                                 |                                                                       |                |           |                            |                |      |
| 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>B. SHELL</b>                                                        |                                 |                                                                       |                |           |                            |                |      |
| <b>B10 Superstructure</b>                                              |                                 |                                                                       |                |           |                            |                |      |
| 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                       |                |      |
| <b>B20 Exterior Enclosure</b>                                          |                                 |                                                                       |                |           |                            |                |      |
| 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                       |                |      |
| <b>B30 Roofing</b>                                                     |                                 |                                                                       |                |           |                            |                |      |
| 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                        |                |      |
| <b>C. INTERIORS</b>                                                    |                                 |                                                                       |                |           |                            |                |      |
| 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                       |                |      |
| <b>D. SERVICES</b>                                                     |                                 |                                                                       |                |           |                            |                |      |
| <b>D10 Conveying</b>                                                   |                                 |                                                                       |                |           |                            |                |      |
| 1010                                                                   | Elevators & Lifts               | Six traction geared hospital elevators                                | Each           | 235,000   | 7.05                       | 3.5%           |      |
| 1020                                                                   | Escalators & Moving Walks       | N/A                                                                   | —              | —         | —                          |                |      |
| <b>D20 Plumbing</b>                                                    |                                 |                                                                       |                |           |                            |                |      |
| 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                        |                |      |
| <b>D30 HVAC</b>                                                        |                                 |                                                                       |                |           |                            |                |      |
| 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                      |                |      |
| <b>D40 Fire Protection</b>                                             |                                 |                                                                       |                |           |                            |                |      |
| 4010                                                                   | Sprinklers                      | Wet pipe sprinkler system                                             | S.F. Floor     | 3.02      | 3.02                       | 1.8%           |      |
| 4020                                                                   | Standpipes                      | Standpipe                                                             | S.F. Floor     | .57       | .57                        |                |      |
| <b>D50 Electrical</b>                                                  |                                 |                                                                       |                |           |                            |                |      |
| 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                        |                |      |
| <b>E. EQUIPMENT &amp; FURNISHINGS</b>                                  |                                 |                                                                       |                |           |                            |                |      |
| 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                       |                |      |
| <b>F. SPECIAL CONSTRUCTION</b>                                         |                                 |                                                                       |                |           |                            |                |      |
| 1020                                                                   | Integrated Construction         | N/A                                                                   | —              | —         | —                          | 0.0 %          |      |
| 1040                                                                   | Special Facilities              | N/A                                                                   | —              | —         | —                          |                |      |
| <b>G. BUILDING SITEWORK</b> N/A                                        |                                 |                                                                       |                |           |                            |                |      |
|                                                                        |                                 |                                                                       |                |           | <b>Sub-Total</b>           | 200.96         | 100% |
| CONTRACTOR FEES (General Requirements: 10%, Overhead: 5%, Profit: 10%) |                                 |                                                                       |                |           | 25%                        | 50.23          |      |
| ARCHITECT FEES                                                         |                                 |                                                                       |                |           | 9%                         | 22.61          |      |
|                                                                        |                                 |                                                                       |                |           | <b>Total Building Cost</b> | <b>273.80</b>  |      |

# Means Cost Estimating Guide

**Liyong Dong**

A red circular graphic with a gradient, appearing as a semi-circle or a partial circle, located to the right of the author's name.

## Means Cost Estimating Guide:

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