

**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	Right	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	9.30		
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, internal 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							
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

**Robert R. Page**



## **Means Cost Estimating Guide:**

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*Project Management Handbook* , 1981 The purpose of this handbook is to provide guidance to project managers on how they can ensure that their projects are well managed Preface Value Engineering Guidance Handbook , 1992

**Mechanical Estimating Guidebook for Building Construction** John Gladstone, Kenneth King Humphreys, B. K. Lunde, 1987 **Handbook of Measurements** Adedeji B. Badiru, LeeAnn Racz, 2018-10-08 Planning measuring and paying attention to details form the basis for all successful engineering operations Measurements pervade everything we do and must be viewed from a systems perspective A comprehensive all encompassing guide to measurements Handbook of Measurements Benchmarks for Systems Accuracy and Precision focuses on high level engineering computations essential for benchmarks and technical innovation The book uses a systems framework and a technically rigorous approach to systems linking of measurements an approach that sets it apart from other handbooks The popular saying measure twice and cut once bears out the importance of measurements in human endeavors This handbook covers both qualitative and quantitative topics of measurement It opens with a chapter on the fundamentals of measurement and includes coverage of human centric measurements such as measurement of personnel productivity and contractor performance It concludes with three appendices on measurement references conversion factors equations formulas and statistics for measurement It is well understood that humans cannot manage anything that cannot be measured All elements involved in our day to day decision

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William Brill Associates,1979      Department of Energy: Actions Needed to Develop High-Quality Cost Estimates for Construction and Environmental Cleanup Projects ,      **VA Construction** Terrell Dorn,2010-06 The Dept of Vet Affairs VA operates one of the largest health care systems in the country As of Aug 2009 VA s Veterans Health Admin VHA had 32 major ongoing construction projects with a total cost of about 6.1 billion and average cost per project of about 191 million Some of these projects were initiated as part of VA s Capital Asset Realignment for Enhanced Services process which was a comprehensive assessment of VHA s capital asset requirements This report 1 describes how costs and schedules of current VHA major construction projects have changed 2 determines the reasons for changes in costs and schedules and 3 describes the actions VA has taken to address cost increases and schedule delays Charts and tables

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