

**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	9.20		
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

**Jin-Ying Zhang**



## **Means Cost Estimating Guide:**

RSMeans Cost Data, + Website RSMeans,2012-04-10 RSMeans Cost Data RSMeans Cost Data for Students RSMeans Cost Data Student Edition provides a thorough introduction to cost estimating in a self contained print and online package With clear explanations and a hands on example driven approach it is the ideal reference for students and new professionals who need to learn how to perform cost estimating for building construction Features include Commercial and residential construction cost data in print and online formats Complete how to guidance on the essentials of cost estimating A supplemental website with plans specifications problem sets and a full sample estimate With more than 930 Location Factors in the United States and Canada the data includes up to date system prices for more than 100 standard assemblies and in place costs for thousands of alternates making it easy to customize budget estimates and compare system costs UNIT PRICES organized in MasterFormat™ 2010 1 General Requirements 2 Existing Conditions 3 Concrete 4 Masonry 5 Metals 6 Woods Plastics Composites 7 Thermal Moisture Protection 8 Openings 9 Finishes 10 Specialties 11 Equipment 12 Furnishings 13 Special Construction 14 Conveying Equipment 21 Fire Suppression 22 Plumbing 23 Heating Ventilating Air Conditioning 26 Electrical 27 Communications 28 Electronic Safety Security 31 Earthwork 32 Exterior Improvements 33 Utilities ASSEMBLIES A Substructure B Shell C Interiors D Services E Equipment Furnishings F Special Construction G Building Site Work REFERENCE INFORMATION Equipment Rental Costs Crews Cost Indexes Reference Tables Square Foot Costs RSMeans is the leading source of cost data for construction in North America Visit [rsmeans.com](http://rsmeans.com) to learn more

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**RSMeans Data** RSMeans,Saleh A. Mubarak,2020-03-31 A practical hands on guide to real world construction estimating How to Estimate with RSMeans Data is the only instructional book on construction cost estimating that uses the most popular source of construction cost data RS Means This updated fifth edition includes new coverage on the role of Building Information Modeling BIM in the estimating process and over 300 sample problems and exercises that show you how to apply cost data to your building project based on the RS Means 2015 Building Construction Cost Data The companion website provides access to RS Means CostWorks data allowing you to use real world numbers in your practice estimates and the included Instructor s Manual provides step by step solutions to problems in the book Focused on the practical aspects of

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*RSMeans Estimating Handbook* RSMeans,2009-08-28 This comprehensive reference covers the full spectrum of technical data required to estimate costs for major construction projects Widely used in the industry for tasks ranging from routine estimates to special cost analysis projects the book has been completely updated and reorganized with new and expanded technical information RSMeans Estimating Handbook will help construction professionals Evaluate architectural plans and specifications Prepare accurate quantity takeoffs Compare design alternatives and costs Perform value engineering Double check estimates and quotes Estimate change orders FEATURES This new edition includes expanded coverage of Construction specialties green building metal decking plastic pipe demolition items and more Preliminary or square foot estimating tools Updated city cost indexes to adjust costs by trade for 30 major cities Historic indexes to factor costs for economic effects over time Complete reorganization to the newest CSI MasterFormat classification system *Cost Estimator's Reference Manual* Rodney D. Stewart,Richard M. Wyskida,James D. Johannes,1995-04-03 In today's hypercompetitive global marketplace accurate cost estimating is crucial to bottom line results Nowhere is this more evident than in the design and development of new products and services Among managing engineers responsible for developing realistic cost estimates for new product designs the number one source of information and guidance has been the *Cost Estimator's Reference Manual* Comprehensive authoritative and practical the Manual instructs readers in the full range of cost estimating techniques and procedures currently used in the fields of development testing manufacturing production construction software general services government contracting engineering services scientific projects and proposal preparation The authors clearly explain how to go about gathering the data essential to preparing a realistic estimate of costs and guide the reader step by step through each procedure This new Second Edition incorporates a decade of progress in the methods procedures and strategies of cost estimating All the material has been updated and five new chapters have been added to reflect the most recent information on such increasingly important topics as activity based costing software estimating design to cost techniques and cost implications of new concurrent engineering and systems engineering approaches to projects Indispensable to virtually anyone whose work requires accurate cost estimates the *Cost Estimator's*

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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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