

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

Hospital, 4-8 Story

| with 12' story height and 200,000 square feet 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 | 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 | 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 | | |
| 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, intercom 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

CH Cherryholmes

A red circular graphic with a gradient, appearing as a stylized arrow or a partial circle, located to the right of the CH Cherryholmes text.

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