

**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		
1020 Special Foundations	N/A		S.F. Slab	—	—		
1030 Shells on Grade	4" reinforced slab on grade		S.F. Ground	14.85	2.48	1.3%	
2010 Basement Excavation	Site preparation for slab and trench for foundation wall and footing		—	.00	—		
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	13.14	12.63		
1020 Roof Construction	Metal deck on open web steel joists, columns		S.F. Roof	10.98	1.83	7.2%	
B20 Exterior Enclosure							
2010 Exterior Walls	Fiber cement siding on metal studs, insulated	70% of wall	S.F. Wall	19.25	4.30		
2020 Exterior Windows	Aluminum sliding windows	30% of wall	Each	.399	2.45		
2030 Exterior Doors	Aluminum and glass double doors, hollow metal express doors	Each	7340	1.02			
B30 Roofing							
3010 Roof Coverings	Single ply membranes, stone ballast		S.F. Roof	7.03	1.17		
3020 Roof Openings	Roof hatches		S.F. Roof	.34	.04	0.6%	
C. INTERIORS							
1010 Partitions	Concrete block partitions, gypsum board on metal studs	10 S.F. Floor/L.F. Partition	S.F. Partition	7.08	7.87		
1020 Interior Doors	Single leaf hollow metal doors, fire doors	90 S.F. Floor/Door	Each	126.68	9.39		
1030 Fittings	Hospital curtains		S.F. Floor	1.32	1.32		
2010 Stair Construction	Concrete filled metal pons	Right	12,600	1.63			
3010 Wall Finishes	65% Paint, 35% ceramic wall tile	S.F. Surface	3.42	7.99			
3020 Floor Finishes	60% vinyl tile, 20% ceramic, 20% terrazzo	S.F. Floor	9.30	9.30			
3030 Ceiling Finishes	Acoustic ceiling tiles on suspended channel grid	S.F. Ceiling	6.30	6.30			
D. SERVICES							
D10 Conveying							
1010 Elevators & Lfts	Six section geared hospital elevators	Each	235,000	7.05			
1020 Escalators & Moving Walks	N/A	—	—	—	—	0.5%	
D20 Plumbing							
2010 Plumbing Fixtures	Medical, patient & specialty, supply and drainage	1 F.Picture/4 L.S. S.F. Floor	Each	31.49	7.57		
2020 Domestic Water Distribution	Electric water heater	S.F. Floor	11.00	11.00			
2040 Rain Water Drainage	Roof drains	S.F. Roof	4.55	.75			
D30 HVAC							
3010 Energy Supply	Conditioned air with hot water reheat system	S.F. Floor	4.48	4.48			
3020 Heat Generating Systems	Steam boiler for services	Each	43,750	.53			
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, 1800 terminals, ventilation system	S.F. Floor	40.40	40.40			
D40 Fire Protection							
4010 Sprinklers	Water pipe sprinkler system	S.F. Floor	3.02	3.02			
4020 Standpipes	Standpipes	S.F. Floor	.57	.57		1.8%	
D50 Electrical							
5010 Electrical Services/Distribution	2000 ampere service, panel board and breakers	S.F. Floor	2.25	2.25			
5020 Lighting & Branch Wiring	Fluorescent fixtures, receptacles, outlets, 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, 4000 Kva with fuel tank, UPS system	S.F. Floor	.97	.97		13.3%	
E. EQUIPMENT & FURNISHINGS							
1010 Commercial Equipment	N/A	—	—	—	—		
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 SITES/WORK	N/A						
					Sub-Total	200.96	100%

CONTRACTOR FEES (General Requirements: 10%, Overhead: 5%, Profit: 10%)
ARCHITECT FEES

25%
9%

50.23
22.61

Total Building Cost 273.80

Means Cost Estimating Guide

RSMeans, Saleh A. Mubarak

Means Cost Estimating Guide:

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