

**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

**R S Means Engineering, R. S. Means  
Company, Incorporated**



## Means Cost Estimating Guide:

*How to Estimate with RSMeans Data* Saleh A. Mubarak, RSMeans, 2012-04-04 Using North America's most recognized construction cost data from RSMeans this step by step guide develops problem solving skills through over 300 sample problems and exercises All of the major construction items including site work concrete and masonry wood and metal framing doors and windows and more are covered Access to a password protected web site is included which contains the instruction version of RSMeans Cos Works the electronic version of RS Means Building Construction Cost Data and sample building plans and spreadsheets enabling you to practice creating a complete construction estimate **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 **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      **How to Estimate with 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 estimating this book emphasizes the application of estimating techniques which are transferable to any estimating software through problem solving and the ground up creation of complete construction project estimates Estimating skills are fundamental to the construction industry and are applied by all parties at all levels throughout the industry This book is a hands on guide to the techniques and tools used to create a thorough estimate with plenty of opportunities for practice Apply cost data to all aspects of the building project Practice your skills on over 300 sample problems Construct a complete estimate using RSMeans Besides being an essential construction skill learning estimating helps you become familiar with reading and understanding construction blueprints and how construction assemblies are built Mastery of these vital skills is important to your future career and How to Estimate with RSMeans Data is your ideal guide to a solid foundation      **Means Estimating Handbook** RSMeans,2003-03-26 This comprehensive reference covers the full spectrum of technical data required to estimate construction costs The book includes information on sizing productivity equipment requirements code mandated specifications design standards and engineering factors      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      **PDCA Cost and Estimating Guide Volume I** ,2004 Practices and Procedures is the how to manual for estimating painting and related work Quality takeoff procedures and estimating methods are thoroughly described and discussed All elements of proper job pricing are described including the evaluation of labor material additional job costs overhead and profit Working blueprints and sample estimates are a part of the manual Job costing methods and their relationship to estimating is included      *Mechanical Estimating Guidebook for Building Construction* John Gladstone,Kenneth King Humphreys,B. K. Lunde,1987      *Estimating Building Costs for the Residential and Light Commercial Construction Professional* Wayne J. Del Pico,2023-10-03 Estimating Building Costs Few aspects of a construction project are more fundamental than the cost estimate which can mean the difference between a professionally executed project and a financial and legal disaster Properly handled a construction cost estimate can protect both the contractor and the client from losing money on a project The estimate is the first step toward a successful project For contractors therefore

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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 making involve some form of measurement whether in the kitchen retail sports service operations geographical exploration health care delivery worker productivity clothing design engineering product design or space craft launching Measuring an attribute of a system and then analyzing it against some standard some specification some best practice or some benchmark empower a decision maker to take appropriate and timely actions This book gives you a guide for sustainable practices to ensure accurate measurements helping you make decisions backed by metrics

**Estimating Building Costs for the Residential and Light Commercial Construction Professional** Wayne J. Del Pico, 2012-04-03 How to succeed in the construction business step by step guidelines for estimating To be competitive contractors and homebuilders need to know how to generate complete accurate estimates for labor and material costs This book guides readers through the entire estimating process explaining in detail how to put together a reliable estimate that

can be used not only for budgeting but also for developing a schedule managing a project dealing with contingencies and ultimately making a profit Completely revised and updated to reflect the new CSI MasterFormat 2010™ system the Second Edition of this practical guide describes estimating techniques for each building system and how to apply them according to the latest industry standards Cost considerations and quantity takeoff and pricing are included for virtually every type of work found in residential and light commercial projects from demolition concrete and masonry to windows and doors siding roofing mechanical and electrical systems finish work and site construction Complete with many new graphics and references to professional construction cost databases the new edition provides experienced contractors and novices alike with essential information on How to correctly interpret plans and specifications reflecting updates to contract documents since the first edition Computer estimating techniques and new estimating software for performing quantity takeoff The best methods for conceptual estimating as well as the extremely useful topic of parametric estimating How to allocate the right amounts for profit and contingencies and other hard to find professional guidance How a unit price estimate is built along with labor issues and budgeting for subcontractor work

*Department of Energy: Actions Needed to Develop High-Quality Cost Estimates for Construction and Environmental Cleanup Projects* , Estimating Building Costs Calin M. Popescu, Kan Phaobunjong, Nuntapong Ovararin, 2003-04-22 Companies live or die on the basis of estimating their costs Preparing estimates and bidding for new jobs is a complex and often costly process There is no substitute for on the job training until now Drawing on the authors combined experience of more than 70 years Estimating Building Costs presents state of the art principles practices a

**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

**Electrical Estimating Methods** Wayne J. Del Pico, 2014-10-22 Simplify the estimating process with the latest data materials and practices Electrical Estimating Methods Fourth Edition is a comprehensive guide to estimating electrical costs with data provided by leading construction database RS Means The book covers the materials and processes encountered by the modern contractor and provides all the information professionals need to make the most precise estimate The fourth edition has been updated to reflect the changing materials techniques and practices in the field and provides the most recent Means cost data available The complexity of electrical systems can make accurate estimation difficult but this guide contains all the necessary information in one place An electrical estimate represents the total cost for materials labor overhead and profit but accuracy is virtually

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## **Table of Contents Means Cost Estimating Guide**

1. Understanding the eBook Means Cost Estimating Guide
  - The Rise of Digital Reading Means Cost Estimating Guide
  - Advantages of eBooks Over Traditional Books
2. Identifying Means Cost Estimating Guide
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Means Cost Estimating Guide
  - User-Friendly Interface
4. Exploring eBook Recommendations from Means Cost Estimating Guide
  - Personalized Recommendations
  - Means Cost Estimating Guide User Reviews and Ratings
  - Means Cost Estimating Guide and Bestseller Lists
5. Accessing Means Cost Estimating Guide Free and Paid eBooks



- Means Cost Estimating Guide Public Domain eBooks
- Means Cost Estimating Guide eBook Subscription Services
- Means Cost Estimating Guide Budget-Friendly Options
- 6. Navigating Means Cost Estimating Guide eBook Formats
  - ePub, PDF, MOBI, and More
  - Means Cost Estimating Guide Compatibility with Devices
  - Means Cost Estimating Guide Enhanced eBook Features
- 7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of Means Cost Estimating Guide
  - Highlighting and Note-Taking Means Cost Estimating Guide
  - Interactive Elements Means Cost Estimating Guide
- 8. Staying Engaged with Means Cost Estimating Guide
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers Means Cost Estimating Guide
- 9. Balancing eBooks and Physical Books Means Cost Estimating Guide
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection Means Cost Estimating Guide
- 10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
- 11. Cultivating a Reading Routine Means Cost Estimating Guide
  - Setting Reading Goals Means Cost Estimating Guide
  - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Means Cost Estimating Guide
  - Fact-Checking eBook Content of Means Cost Estimating Guide
  - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
  - Utilizing eBooks for Skill Development

- Exploring Educational eBooks

### 14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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