

# Commercial Building Valuation Report

Inspector Express

Policy : 00136069-00000001

8/05/2011

<b>INSURED</b>	University Hospital_Main Hospita	Effective Date:	
		Expiration Date:	
		Cost as of:	06/2011

<b>BUILDING</b>	Main Hospital
	70112

## SECTION 1

### SUPERSTRUCTURE

Occupancy:	100% Hospital	Story Height:	12 ft.
Construction Type:	100% Fire Resistive (ISO 6)	Number of Stories:	8
Gross Floor Area:	377,719 sq. ft.	Irregular Adjustment:	None
Construction Quality:	4 - Premium		

SUMMARY OF COSTS	User Specified	System Generated	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation				13,505
Foundations			345,083	158,797
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			20,553,441	
Exterior Wall		35% Wall Openings		
Exterior Wall	80% Concrete, Precast Panels			
	20% Curtain Wall, Glass			
Structural Floor				
Roof				
Material		100% Single-Ply Membrane		
Pitch	100% Flat			
Interior			22,441,422	
Floor Finish	100% Tile, Vinyl Composite			
Ceiling Finish	100% Suspended Acoustical			
Partitions				
Length		53,959 ft.		
Structure	100% Tile, Clay			
Finish	100% None			
Mechanicals			55,072,490	2,981,961
Heating	100% Boiler and Piping Only			

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Cooling	100% Chilled Water with Air Handling Units		
Fire Protection	100% Sprinkler System		
	100% Manual Fire Alarm		
	100% Automatic Fire Detection		
Plumbing		3,148 Total Fixtures	
Electrical		100% Average	
Elevators	9 Passenger		
	1 Freight		
Built-ins			20,552,795
<b>TOTAL RC SECTION 1</b>			<b>\$118,965,231    \$3,154,263</b>

<b>TOTAL RC BUILDING</b>	<b>Main Hospital</b>	<b>\$118,965,231</b>	<b>\$3,154,263</b>
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	Reconstruction	sq. ft.	\$/sq. ft.
VALUATION SUBTOTAL (All Buildings)	\$118,965,231	377,719	\$314.96
<b>VALUATION ADDITIONS</b>			
Misc. Additional Features			
50 x 50 helipad- Values obtained from The Lemoine	200,000		
<b>VALUATION GRAND TOTAL</b>	<b>\$119,833,631</b>	<b>377,719</b>	<b>\$317.26</b>

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