

Commercial Building Valuation Report

Inspector Express

Policy : 136049-1

2/21/2013

INSURED	Charity Hospital-Main Hospital	Effective Date:	
		Expiration Date:	
		Cost as of:	12/2012

BUILDING Charity Hospital-Main Hospital
70140

SECTION 1

SUPERSTRUCTURE

Occupancy:	100% Hospital	Story Height:	13 ft.
Construction Type:	100% Fire Resistive (ISO 6)	Number of Stories:	20
Gross Floor Area:	868,747 sq. ft.	Irregular Adjustment:	None
Construction Quality:	3.5 - Premium -		

SUMMARY OF COSTS	User Specified	System Generated	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation				11,500
Foundations			293,844	450,793
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			46,577,803	
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			50,118,240	
Floor Finish		20% Carpet		
		20% Terrazzo		
		10% Tile, Ceramic		
		50% Tile, Vinyl Composite		
Ceiling Finish	100% Paint			
	100% Plaster, on Lath			
Partitions				
Length		124,106 ft.		
Structure	50% Studs, Girts			

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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Finish	50% Tile, Clay 50% Drywall 100% Paint		
Mechanicals		123,468,464	6,347,690
Heating	100% Boiler and Piping Only		
Cooling	100% Chilled Water with Air Handling Units		
Fire Protection	40% Sprinkler System 100% Manual Fire Alarm 100% Automatic Fire Detection		
Plumbing		7,240 Total Fixtures	
Electrical		100% Average	
Elevators	27 Passenger 1 Freight		
Built-ins		43,752,738	
SUBSTRUCTURE			
Basement			
Site Preparation			700,945
Foundations			
Exterior Wall			
Interior Foundations			
Exterior		5,476,158	
Framing			
Structural Floor			
Interior		2,052,566	
Floor Finish			
Ceiling Finish			
Partitions			
Mechanicals		5,995,126	154,868
Heating			
Cooling			
Fire Protection			
Plumbing			
Electrical			
Built-ins		1,003,208	
TOTAL RC SECTION 1		\$278,981,574	\$7,665,796

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TOTAL RC BUILDING	Charity Hospital-Main Hospital	\$278,981,574	\$7,665,796
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	Reconstruction	sq. ft.	\$/sq. ft.
VALUATION SUBTOTAL (All Buildings)	\$278,981,574	998,747	\$279.33
VALUATION ADDITIONS			
VALUATION GRAND TOTAL	\$279,213,574	998,747	\$279.56

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