

Back by customer demand!

You asked and we listened. For customer convenience and estimating ease, we have made the 2020 Project Costs available for download at [RSMeans.com/2020books](https://www.rsmeans.com/2020books). You will also find sample estimates, an RSMeans data overview video, and a book registration form to receive quarterly data updates throughout 2020.

Estimating Tips

- The cost figures available in the download were derived from hundreds of projects contained in the RSMeans database of completed construction projects. They include the contractor's overhead and profit. The figures have been adjusted to January of the current year.
- These projects were located throughout the U.S. and reflect a tremendous variation in square foot (S.F.) costs. This is due to differences, not only in labor and material costs, but also in individual owners' requirements. For instance, a bank in a large city would have different features than one in a rural area. This is true of all the different types of buildings analyzed. Therefore, caution should be exercised when using these Project Costs. For example, for courthouses, costs in the database are local courthouse costs and will not apply to the larger, more elaborate federal courthouses.
- None of the figures "go with" any others. All individual cost items were computed and tabulated separately. Thus, the sum of the median figures for plumbing, HVAC, and electrical will not normally total up to the total mechanical and electrical costs arrived at by separate analysis and tabulation of the projects.
- Each building was analyzed as to total and component costs and percentages. The figures were arranged in ascending order with the results tabulated as shown. The 1/4 column shows that 25% of the projects had lower costs and 75% had higher. The 3/4 column shows that 75% of the projects had lower costs and 25% had higher. The median column shows that 50% of the projects had lower costs and 50% had higher.
- Project Costs are useful in the conceptual stage when no details are available. As soon as details become available in the project design, the square foot approach should be discontinued and the project should be priced as to its particular components. When more precision is required, or for estimating the replacement cost of specific buildings, the current edition of *Square Foot Costs with RSMeans data* should be used.
- In using the figures in this section, it is recommended that the median column be used for preliminary figures if no additional information is available. The median figures, when multiplied by the total city construction cost index figures (see City Cost Indexes) and then multiplied by the project size modifier at the end of this section, should present a fairly accurate base figure, which would then have to be adjusted in view of the estimator's experience, local economic conditions, code requirements, and the owner's particular requirements. There is no need to factor in the percentage figures, as these should remain constant from city to city.

- The editors of this data would greatly appreciate receiving cost figures on one or more of your recent projects, which would then be included in the averages for next year. All cost figures received will be kept confidential, except that they will be averaged with other similar projects to arrive at square foot cost figures for next year.

See the website above for details and the discount available for submitting one or more of your projects.

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50 17 | Project Costs

50 17 00 Project Costs			UNIT	UNIT COSTS			% OF TOTAL			
				1/4	MEDIAN	3/4	1/4	MEDIAN	3/4	
01	0000	Auto Sales with Repair	S.F.							01
	0100	Architectural		106	119	128	58%	64%	67%	
	0200	Plumbing		8.90	9.30	12.40	4.84%	5.20%	6.80%	
	0300	Mechanical		11.90	15.95	17.60	6.40%	8.70%	10.15%	
	0400	Electrical		18.30	22.50	28.50	9.05%	11.70%	15.90%	
	0500	Total Project Costs		178	186	191				
02	0000	Banking Institutions	S.F.							02
	0100	Architectural		160	197	239	59%	65%	69%	
	0200	Plumbing		6.45	9	12.50	2.12%	3.39%	4.19%	
	0300	Mechanical		12.80	17.70	21	4.41%	5.10%	10.75%	
	0400	Electrical		31.50	38	58	10.45%	13.05%	15.90%	
	0500	Total Project Costs		266	299	370				
03	0000	Court House	S.F.							03
	0100	Architectural		84.50	166	166	54.50%	58.50%	58.50%	
	0200	Plumbing		3.19	3.19	3.19	2.07%	2.07%	2.07%	
	0300	Mechanical		19.95	19.95	19.95	12.95%	12.95%	12.95%	
	0400	Electrical		25.50	25.50	25.50	16.60%	16.60%	16.60%	
	0500	Total Project Costs		154	284	284				
04	0000	Data Centers	S.F.							04
	0100	Architectural		191	191	191	68%	68%	68%	
	0200	Plumbing		10.45	10.45	10.45	3.71%	3.71%	3.71%	
	0300	Mechanical		26.50	26.50	26.50	9.45%	9.45%	9.45%	
	0400	Electrical		25.50	25.50	25.50	9%	9%	9%	
	0500	Total Project Costs		281	281	281				
05	0000	Detention Centers	S.F.							05
	0100	Architectural		177	187	198	52%	53%	60.50%	
	0200	Plumbing		18.65	22.50	27.50	5.15%	7.10%	7.25%	
	0300	Mechanical		23.50	34	40.50	7.55%	9.50%	13.80%	
	0400	Electrical		39	46	60	10.90%	14.85%	17.95%	
	0500	Total Project Costs		299	315	370				
06	0000	Fire Stations	S.F.							06
	0100	Architectural		100	129	187	49%	54.50%	61.50%	
	0200	Plumbing		10.75	13.95	16.95	4.67%	5.60%	6.30%	
	0300	Mechanical		14.95	21	29.50	6.10%	8.45%	10.20%	
	0400	Electrical		23	29.50	35.50	10.75%	12.75%	14.95%	
	0500	Total Project Costs		210	238	320				
07	0000	Gymnasium	S.F.							07
	0100	Architectural		88.50	116	116	57%	64.50%	64.50%	
	0200	Plumbing		2.17	7.10	7.10	1.58%	3.48%	3.48%	
	0300	Mechanical		3.32	30	30	2.42%	14.65%	14.65%	
	0400	Electrical		10.90	21	21	7.95%	10.35%	10.35%	
	0500	Total Project Costs		137	204	204				
08	0000	Hospitals	S.F.							08
	0100	Architectural		107	176	191	43%	47.50%	48%	
	0200	Plumbing		7.85	15.05	32.50	6%	7.45%	7.65%	
	0300	Mechanical		52	58.50	76.50	14.20%	17.95%	23.50%	
	0400	Electrical		23.50	47.50	61.50	10.95%	13.75%	16.85%	
	0500	Total Project Costs		250	375	405				
09	0000	Industrial Buildings	S.F.							09
	0100	Architectural		45	71.50	232	46%	54%	56.50%	
	0200	Plumbing		1.74	6.55	13.25	2%	3.06%	6.30%	
	0300	Mechanical		4.81	9.15	43.50	4.77%	5.55%	14.80%	
	0400	Electrical		7.35	8.40	70	7.85%	13.55%	16.20%	
	0500	Total Project Costs		80	104	430				
10	0000	Medical Clinics & Offices	S.F.							10
	0100	Architectural		89.50	121	161	48.50%	55.50%	62.50%	
	0200	Plumbing		8.90	13.15	21	4.47%	6.60%	8.65%	
	0300	Mechanical		13.95	22.50	44	7.80%	10.95%	16.10%	
	0400	Electrical		20	27	37.50	9.70%	11.65%	14.05%	
	0500	Total Project Costs		166	217	292				

50 17 | Project Costs

50 17 00 Project Costs		UNIT	UNIT COSTS			% OF TOTAL				
			1/4	MEDIAN	3/4	1/4	MEDIAN	3/4		
11	0000	Mixed Use	S.F.						11	
	0100	Architectural		91.50	129	211	48.50%	57%		62.50%
	0200	Plumbing		6.15	9.35	11.80	3.23%	3.44%		4.18%
	0300	Mechanical		16.40	24.50	47.50	6.10%	13.75%		18.85%
	0400	Electrical		16	26.50	41.50	8.30%	11.40%		14%
	0500	Total Project Costs		189	216	345				
12	0000	Multi-Family Housing	S.F.						12	
	0100	Architectural		76	114	170	56.50%	62%		66.50%
	0200	Plumbing		6.55	11.55	15.05	5.30%	6.85%		8%
	0300	Mechanical		7	9.45	27	4.92%	6.90%		10.40%
	0400	Electrical		9.90	15.45	19.85	6.20%	7.90%		10.25%
	0500	Total Project Costs		111	208	271				
13	0000	Nursing Home & Assisted Living	S.F.						13	
	0100	Architectural		71.50	94	118	51.50%	55.50%		63.50%
	0200	Plumbing		7.75	11.60	12.80	6.25%	7.40%		8.80%
	0300	Mechanical		6.35	9.35	18.30	4.04%	6.70%		9.55%
	0400	Electrical		10.50	16.55	23	7%	10.75%		13.10%
	0500	Total Project Costs		122	160	192				
14	0000	Office Buildings	S.F.						14	
	0100	Architectural		94.50	129	177	56%	61%		69%
	0200	Plumbing		5.10	8	15.05	2.65%	3.56%		5.85%
	0300	Mechanical		11	17	26	5.60%	8.20%		11.10%
	0400	Electrical		12.75	21.50	34	7.75%	10%		12.70%
	0500	Total Project Costs		161	200	282				
15	0000	Parking Garage	S.F.						15	
	0100	Architectural		31.50	38.50	40.50	70%	79%		88%
	0200	Plumbing		1.04	1.09	2.04	2.05%	2.70%		2.83%
	0300	Mechanical		.81	1.24	4.72	2.11%	3.62%		3.81%
	0400	Electrical		2.78	3.05	6.35	5.30%	6.35%		7.95%
	0500	Total Project Costs		38.50	47	51				
16	0000	Parking Garage/Mixed Use	S.F.						16	
	0100	Architectural		103	112	114	61%	62%		65.50%
	0200	Plumbing		3.30	4.32	6.60	2.47%	2.72%		3.66%
	0300	Mechanical		14.10	15.85	23	7.80%	13.10%		13.60%
	0400	Electrical		14.75	21	22	8.20%	12.65%		18.15%
	0500	Total Project Costs		168	175	181				
17	0000	Police Stations	S.F.						17	
	0100	Architectural		116	130	164	49%	56.50%		61%
	0200	Plumbing		15.30	18.40	18.50	5.05%	5.55%		9.05%
	0300	Mechanical		34.50	48.50	50.50	13%	14.55%		16.55%
	0400	Electrical		26	28.50	30.50	9.15%	12.10%		14%
	0500	Total Project Costs		217	267	305				
18	0000	Police/Fire	S.F.						18	
	0100	Architectural		113	113	345	55.50%	66%		68%
	0200	Plumbing		9.05	9.35	34.50	5.45%	5.50%		5.55%
	0300	Mechanical		13.85	22	79	8.35%	12.70%		12.80%
	0400	Electrical		15.75	20	90.50	9.50%	11.75%		14.55%
	0500	Total Project Costs		166	171	625				
19	0000	Public Assembly Buildings	S.F.						19	
	0100	Architectural		115	159	238	57.50%	61.50%		66%
	0200	Plumbing		6.10	8.90	13.40	2.60%	3.36%		4.79%
	0300	Mechanical		12.85	23	35.50	6.55%	8.95%		12.45%
	0400	Electrical		19	26	41	8.60%	10.75%		13%
	0500	Total Project Costs		185	253	375				
20	0000	Recreational	S.F.						20	
	0100	Architectural		106	168	236	53.50%	60%		66%
	0200	Plumbing		7.80	14.75	21.50	3.08%	5%		6.85%
	0300	Mechanical		13.15	20	31.50	5.15%	6.95%		11.70%
	0400	Electrical		15.20	26.50	39.50	7.35%	8.95%		10.75%
	0500	Total Project Costs		168	281	445				

50 17 Project Costs										
	50 17 00 Project Costs		UNIT	UNIT COSTS			% OF TOTAL			
				1/4	MEDIAN	3/4	1/4	MEDIAN	3/4	
21	0000	Restaurants	S.F.							21
	0100	Architectural	↓	126	193	248	59%	60%	63.50%	
	0200	Plumbing	↓	13.80	31.50	40	7.35%	7.75%	8.95%	
	0300	Mechanical	↓	14.85	17.55	37	6.50%	8.15%	11.15%	
	0400	Electrical	↓	14.80	24	48.50	7.10%	10.30%	11.60%	
	0500	Total Project Costs	↓	208	305	415				
22	0000	Retail	S.F.							22
	0100	Architectural	↓	56	86	127	60%	62%	64.50%	
	0200	Plumbing	↓	7	9.25	12.10	5.05%	6.70%	9%	
	0300	Mechanical	↓	6.55	9.25	17.05	5.70%	6.20%	10.20%	
	0400	Electrical	↓	10.45	18.95	31.50	8.05%	11.25%	12.45%	
	0500	Total Project Costs	↓	85.50	114	186				
23	0000	Schools	S.F.							23
	0100	Architectural	↓	97	125	164	52.50%	56%	61%	
	0200	Plumbing	↓	7.75	10.60	16.05	3.85%	4.82%	7.25%	
	0300	Mechanical	↓	18.90	26.50	38.50	9.50%	12.35%	15.10%	
	0400	Electrical	↓	17.85	25	32.50	9.45%	11.45%	13.30%	
	0500	Total Project Costs	↓	169	227	300				
24	0000	University, College & Private School Classroom & Admin Buildings	S.F.							24
	0100	Architectural	↓	124	153	192	50.50%	55%	59.50%	
	0200	Plumbing	↓	7.05	10.95	15.45	2.74%	4.30%	6.35%	
	0300	Mechanical	↓	26.50	38.50	46	10.10%	12.15%	14.70%	
	0400	Electrical	↓	19.95	28	34	7.65%	9.50%	11.55%	
	0500	Total Project Costs	↓	205	284	375				
25	0000	University, College & Private School Dormitories	S.F.							25
	0100	Architectural	↓	81	142	151	54.50%	65%	68.50%	
	0200	Plumbing	↓	10.70	15.10	22.50	6.45%	7.30%	9.15%	
	0300	Mechanical	↓	4.79	20.50	32.50	4.13%	9%	12.05%	
	0400	Electrical	↓	5.70	19.75	30	4.75%	7.35%	12.30%	
	0500	Total Project Costs	↓	119	227	268				
26	0000	University, College & Private School Science, Eng. & Lab Buildings	S.F.							26
	0100	Architectural	↓	143	164	193	50.50%	56.50%	58%	
	0200	Plumbing	↓	9.60	15.15	26.50	3.29%	3.95%	8.40%	
	0300	Mechanical	↓	43.50	68.50	70	12.75%	19.40%	23.50%	
	0400	Electrical	↓	29	33.50	38.50	9%	11.55%	13.15%	
	0500	Total Project Costs	↓	290	315	365				
27	0000	University, College & Private School Student Union Buildings	S.F.							27
	0100	Architectural	↓	110	289	289	54.50%	54.50%	59.50%	
	0200	Plumbing	↓	16.65	16.65	25	3.13%	4.27%	11.45%	
	0300	Mechanical	↓	31.50	51	51	9.60%	9.60%	14.55%	
	0400	Electrical	↓	27.50	48	48	9.05%	12.80%	13.15%	
	0500	Total Project Costs	↓	217	530	530				
28	0000	Warehouses	S.F.							28
	0100	Architectural	↓	47	73.50	174	61.50%	67.50%	72%	
	0200	Plumbing	↓	2.45	5.25	10.10	2.82%	3.72%	5%	
	0300	Mechanical	↓	2.91	16.55	26	4.56%	8.20%	10.70%	
	0400	Electrical	↓	5.30	19.85	33	7.50%	10.10%	18.30%	
	0500	Total Project Costs	↓	70.50	125	243				