

## Back by customer demand!

You asked and we listened. For customer convenience and estimating ease, we have made the 2021 Project Costs available for download at [RSMeans.com/2021books](https://www.rsmeans.com/2021books). You will also find sample estimates, an RSMeans data overview video, and a book registration form to receive quarterly data updates throughout 2021.

## 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	<b>Auto Sales with Repair</b>	S.F.						01	
	0100	Architectural		107	120	130	58%	64%		67%
	0200	Plumbing		8.95	9.40	12.55	4.84%	5.20%		6.80%
	0300	Mechanical		12	16.10	17.75	6.40%	8.70%		10.15%
	0400	Electrical		18.45	23	28.50	9.05%	11.70%		15.90%
0500	Total Project Costs		180	187	193					
02	0000	<b>Banking Institutions</b>	S.F.						02	
	0100	Architectural		161	198	241	59%	65%		69%
	0200	Plumbing		6.50	9.10	12.60	2.12%	3.39%		4.19%
	0300	Mechanical		12.95	17.90	21	4.41%	5.10%		10.75%
	0400	Electrical		31.50	38	58.50	10.45%	13.05%		15.90%
0500	Total Project Costs		268	300	370					
03	0000	<b>Court House</b>	S.F.						03	
	0100	Architectural		85	167	167	54.50%	58.50%		58.50%
	0200	Plumbing		3.22	3.22	3.22	2.07%	2.07%		2.07%
	0300	Mechanical		20	20	20	12.95%	12.95%		12.95%
	0400	Electrical		26	26	26	16.60%	16.60%		16.60%
0500	Total Project Costs		155	286	286					
04	0000	<b>Data Centers</b>	S.F.						04	
	0100	Architectural		192	192	192	68%	68%		68%
	0200	Plumbing		10.55	10.55	10.55	3.71%	3.71%		3.71%
	0300	Mechanical		27	27	27	9.45%	9.45%		9.45%
	0400	Electrical		25.50	25.50	25.50	9%	9%		9%
0500	Total Project Costs		284	284	284					
05	0000	<b>Detention Centers</b>	S.F.						05	
	0100	Architectural		178	188	200	52%	53%		60.50%
	0200	Plumbing		18.80	23	27.50	5.15%	7.10%		7.25%
	0300	Mechanical		24	34	41	7.55%	9.50%		13.80%
	0400	Electrical		39	46.50	60.50	10.90%	14.85%		17.95%
0500	Total Project Costs		300	320	375					
06	0000	<b>Fire Stations</b>	S.F.						06	
	0100	Architectural		101	130	190	46%	54.50%		61.50%
	0200	Plumbing		10.25	14.05	18.35	4.59%	5.60%		6.30%
	0300	Mechanical		15.10	22	29.50	6.05%	8.25%		10.20%
	0400	Electrical		23.50	30	40	10.75%	12.55%		14.95%
0500	Total Project Costs		211	241	335					
07	0000	<b>Gymnasium</b>	S.F.						07	
	0100	Architectural		89	118	118	57%	64.50%		64.50%
	0200	Plumbing		2.19	7.15	7.15	1.58%	3.48%		3.48%
	0300	Mechanical		3.35	30	30	2.42%	14.65%		14.65%
	0400	Electrical		11	21.50	21.50	7.95%	10.35%		10.35%
0500	Total Project Costs		139	206	206					
08	0000	<b>Hospitals</b>	S.F.						08	
	0100	Architectural		108	178	193	43%	47.50%		48%
	0200	Plumbing		7.95	15.15	33	6%	7.45%		7.65%
	0300	Mechanical		52.50	59	77	14.20%	17.95%		23.50%
	0400	Electrical		24	48	62	10.95%	13.75%		16.85%
0500	Total Project Costs		253	375	405					
09	0000	<b>Industrial Buildings</b>	S.F.						09	
	0100	Architectural		59	116	235	52%	56%		82%
	0200	Plumbing		1.70	4.62	13.35	1.57%	2.11%		6.30%
	0300	Mechanical		4.86	9.25	44	4.77%	5.55%		14.80%
	0400	Electrical		7.40	8.45	70.50	7.85%	13.55%		16.20%
0500	Total Project Costs		88	133	435					
10	0000	<b>Medical Clinics &amp; Offices</b>	S.F.						10	
	0100	Architectural		90.50	122	163	48.50%	55.50%		62.50%
	0200	Plumbing		9	13.50	21.50	4.47%	6.65%		8.75%
	0300	Mechanical		14.60	22.50	41.50	7.80%	10.90%		16.05%
	0400	Electrical		19.90	24.50	38	8.90%	11.40%		14.05%
0500	Total Project Costs		168	224	295					

# 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	<b>Mixed Use</b>	S.F.						11
	0100	Architectural		92	130	198	45.50%	52.50%	61.50%
	0200	Plumbing		6.25	11.45	12.15	3.31%	3.47%	4.18%
	0300	Mechanical		15.25	25	46	4.68%	13.60%	17.05%
	0400	Electrical		16.15	36	53.50	8.30%	11.40%	15.65%
	0500	Total Project Costs		190	335	340			
12	0000	<b>Multi-Family Housing</b>	S.F.						12
	0100	Architectural		77.50	105	155	54.50%	61.50%	66.50%
	0200	Plumbing		6.90	11.10	15.10	5.30%	6.85%	8%
	0300	Mechanical		7.15	9.55	27.50	4.92%	6.90%	10.40%
	0400	Electrical		10	15.70	22.50	6.20%	8%	10.25%
	0500	Total Project Costs		128	210	253			
13	0000	<b>Nursing Home &amp; Assisted Living</b>	S.F.						13
	0100	Architectural		72.50	94.50	119	51.50%	55.50%	63.50%
	0200	Plumbing		7.80	11.75	12.90	6.25%	7.40%	8.80%
	0300	Mechanical		6.40	9.45	18.50	4.04%	6.70%	9.55%
	0400	Electrical		10.60	16.70	23.50	7%	10.75%	13.10%
	0500	Total Project Costs		123	161	194			
14	0000	<b>Office Buildings</b>	S.F.						14
	0100	Architectural		93	130	179	54.50%	61%	69%
	0200	Plumbing		5.15	8.10	15.15	2.70%	3.78%	5.85%
	0300	Mechanical		10.10	17.15	26.50	5.60%	8.20%	11.10%
	0400	Electrical		12.90	22	34	7.75%	10%	12.70%
	0500	Total Project Costs		159	202	285			
15	0000	<b>Parking Garage</b>	S.F.						15
	0100	Architectural		32	39	40.50	70%	79%	88%
	0200	Plumbing		1.05	1.10	2.06	2.05%	2.70%	2.83%
	0300	Mechanical		.82	1.25	4.76	2.11%	3.62%	3.81%
	0400	Electrical		2.80	3.08	6.45	5.30%	6.35%	7.95%
	0500	Total Project Costs		39	47.50	51.50			
16	0000	<b>Parking Garage/Mixed Use</b>	S.F.						16
	0100	Architectural		103	113	115	61%	62%	65.50%
	0200	Plumbing		3.33	4.36	6.65	2.47%	2.72%	3.66%
	0300	Mechanical		14.20	16	23	7.80%	13.10%	13.60%
	0400	Electrical		14.90	21.50	22	8.20%	12.65%	18.15%
	0500	Total Project Costs		169	176	182			
17	0000	<b>Police Stations</b>	S.F.						17
	0100	Architectural		117	131	165	49%	56.50%	61%
	0200	Plumbing		15.45	18.55	18.65	5.05%	5.55%	9.05%
	0300	Mechanical		35	48.50	50.50	13%	14.55%	16.55%
	0400	Electrical		26.50	29	30.50	9.15%	12.10%	14%
	0500	Total Project Costs		219	270	305			
18	0000	<b>Police/Fire</b>	S.F.						18
	0100	Architectural		114	114	350	55.50%	66%	68%
	0200	Plumbing		9.15	9.45	35	5.45%	5.50%	5.55%
	0300	Mechanical		13.95	22	80	8.35%	12.70%	12.80%
	0400	Electrical		15.90	20.50	91.50	9.50%	11.75%	14.55%
	0500	Total Project Costs		167	173	630			
19	0000	<b>Public Assembly Buildings</b>	S.F.						19
	0100	Architectural		116	160	240	57.50%	61.50%	66%
	0200	Plumbing		6.15	9	13.50	2.60%	3.36%	4.79%
	0300	Mechanical		12.95	23	35.50	6.55%	8.95%	12.45%
	0400	Electrical		19.15	26	41.50	8.60%	10.75%	13%
	0500	Total Project Costs		186	255	375			
20	0000	<b>Recreational</b>	S.F.						20
	0100	Architectural		111	176	238	49.50%	59%	65.50%
	0200	Plumbing		8.60	14.85	25.50	3.12%	4.76%	7.40%
	0300	Mechanical		13.25	20	32	4.98%	6.60%	11.55%
	0400	Electrical		19.15	27.50	40	7.15%	8.95%	10.75%
	0500	Total Project Costs		198	296	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	<b>Restaurants</b>	S.F.						21	
	0100	Architectural		127	195	250	59%	60%		63.50%
	0200	Plumbing		13.90	32	40.50	7.35%	7.75%		8.95%
	0300	Mechanical		15	17.70	37.50	6.50%	8.15%		11.15%
	0400	Electrical		14.90	24.50	48.50	7.10%	10.30%		11.60%
	0500	Total Project Costs		210	305	420				
22	0000	<b>Retail</b>	S.F.						22	
	0100	Architectural		56.50	88.50	182	54.50%	60%		64.50%
	0200	Plumbing		7.05	9.85	12.25	4.18%	5.45%		8.45%
	0300	Mechanical		6.60	9.35	17.20	4.98%	6.15%		7.05%
	0400	Electrical		10.50	21.50	31.50	7.90%	11.25%		12.45%
	0500	Total Project Costs		86	153	292				
23	0000	<b>Schools</b>	S.F.						23	
	0100	Architectural		98	127	173	51%	56%		60.50%
	0200	Plumbing		7.75	10.70	15.65	3.66%	4.59%		7%
	0300	Mechanical		18.70	26.50	38.50	8.95%	12%		14.55%
	0400	Electrical		18.45	25.50	33	9.45%	11.25%		13.30%
	0500	Total Project Costs		178	227	310				
24	0000	<b>University, College &amp; Private School Classroom &amp; Admin Buildings</b>	S.F.						24	
	0100	Architectural		126	160	194	50.50%	55%		59.50%
	0200	Plumbing		8.50	11.50	19.90	3.02%	4.46%		7.35%
	0300	Mechanical		25	37.50	46.50	9.95%	11.95%		14.70%
	0400	Electrical		20	28.50	35.50	7.70%	9.90%		11.55%
	0500	Total Project Costs		219	293	380				
25	0000	<b>University, College &amp; Private School Dormitories</b>	S.F.						25	
	0100	Architectural		81.50	143	152	53%	61.50%		68%
	0200	Plumbing		10.80	15.25	17.50	6.35%	6.65%		8.95%
	0300	Mechanical		4.84	20.50	32.50	4.13%	9%		11.80%
	0400	Electrical		5.75	19.95	30.50	4.75%	7.35%		10.60%
	0500	Total Project Costs		121	229	271				
26	0000	<b>University, College &amp; Private School Science, Eng. &amp; Lab Buildings</b>	S.F.						26	
	0100	Architectural		140	166	195	48.50%	56.50%		58%
	0200	Plumbing		9.65	14.65	24.50	3.29%	3.77%		5%
	0300	Mechanical		37	69	71	11.70%	19.40%		23.50%
	0400	Electrical		29	38	39	9%	12.05%		13.15%
	0500	Total Project Costs		293	315	370				
27	0000	<b>University, College &amp; Private School Student Union Buildings</b>	S.F.						27	
	0100	Architectural		111	292	292	54.50%	54.50%		59.50%
	0200	Plumbing		16.80	16.80	25	3.13%	4.27%		11.45%
	0300	Mechanical		32	51.50	51.50	9.60%	9.60%		14.55%
	0400	Electrical		28	48.50	48.50	9.05%	12.80%		13.15%
	0500	Total Project Costs		219	535	535				
28	0000	<b>Warehouses</b>	S.F.						28	
	0100	Architectural		47.50	72.50	132	60.50%	67%		71.50%
	0200	Plumbing		2.48	5.30	10.20	2.82%	3.72%		5%
	0300	Mechanical		2.93	16.70	26	4.56%	8.15%		10.70%
	0400	Electrical		6.15	20	33.50	7.75%	10.10%		18.30%
	0500	Total Project Costs		71	113	228				