

Back by customer demand!

You asked and we listened. For customer convenience and estimating ease, we have made the 2022 Project Costs available for download at [RSMeans.com/2022books](https://www.rsmeans.com/2022books). You will also find sample estimates, an RSMeans data overview video, and a book registration form to receive quarterly data updates throughout 2022.

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	↓	119	134	145	58%	64%	67%	
	0200	Plumbing	↓	10	10.45	14	4.84%	5.20%	6.80%	
	0300	Mechanical	↓	13.40	17.95	19.80	6.40%	8.70%	10.15%	
	0400	Electrical	↓	20.50	25.50	32	9.05%	11.70%	15.90%	
0500	Total Project Costs	↓	201	209	215					
02	0000	Banking Institutions	S.F.							02
	0100	Architectural	↓	180	222	270	59%	65%	69%	
	0200	Plumbing	↓	7.25	10.15	14.10	2.12%	3.39%	4.19%	
	0300	Mechanical	↓	14.45	19.95	23.50	4.41%	5.10%	10.75%	
	0400	Electrical	↓	35.50	42.50	65.50	10.45%	13.05%	15.90%	
0500	Total Project Costs	↓	300	335	415					
03	0000	Court House	S.F.							03
	0100	Architectural	↓	95	187	261	54.50%	58.50%	61%	
	0200	Plumbing	↓	3.59	13.40	13.40	2.07%	3.13%	3.13%	
	0300	Mechanical	↓	22.50	27	27	6.25%	12.95%	12.95%	
	0400	Electrical	↓	29	32.50	32.50	7.65%	16.60%	16.60%	
0500	Total Project Costs	↓	173	320	425					
04	0000	Data Centers	S.F.							04
	0100	Architectural	↓	215	215	215	68%	68%	68%	
	0200	Plumbing	↓	11.75	11.75	11.75	3.71%	3.71%	3.71%	
	0300	Mechanical	↓	30	30	30	9.45%	9.45%	9.45%	
	0400	Electrical	↓	28.50	28.50	28.50	9%	9%	9%	
0500	Total Project Costs	↓	315	315	315					
05	0000	Detention Centers	S.F.							05
	0100	Architectural	↓	199	210	223	52%	53%	60.50%	
	0200	Plumbing	↓	21	25.50	31	5.15%	7.10%	7.25%	
	0300	Mechanical	↓	26.50	38	45.50	7.55%	9.50%	13.80%	
	0400	Electrical	↓	43.50	51.50	67.50	10.90%	14.85%	17.95%	
0500	Total Project Costs	↓	335	355	420					
06	0000	Fire Stations	S.F.							06
	0100	Architectural	↓	113	145	212	46%	54.50%	61.50%	
	0200	Plumbing	↓	11.45	15.70	20.50	4.59%	5.60%	6.30%	
	0300	Mechanical	↓	16.85	24.50	33	6.05%	8.25%	10.20%	
	0400	Electrical	↓	26	33.50	45	10.75%	12.55%	14.95%	
0500	Total Project Costs	↓	236	269	375					
07	0000	Gymnasium	S.F.							07
	0100	Architectural	↓	99.50	131	131	57%	64.50%	64.50%	
	0200	Plumbing	↓	2.44	8	8	1.58%	3.48%	3.48%	
	0300	Mechanical	↓	3.74	33.50	33.50	2.42%	14.65%	14.65%	
	0400	Electrical	↓	12.25	24	24	7.95%	10.35%	10.35%	
0500	Total Project Costs	↓	155	230	230					
08	0000	Hospitals	S.F.							08
	0100	Architectural	↓	121	198	215	41.50%	47.50%	48%	
	0200	Plumbing	↓	8.85	36.50	43.50	6%	7.65%	10.35%	
	0300	Mechanical	↓	53.50	66	86	12.55%	17.95%	23.50%	
	0400	Electrical	↓	26.50	60	69.50	10.95%	14.10%	16.85%	
0500	Total Project Costs	↓	282	425	455					
09	0000	Industrial Buildings	S.F.							09
	0100	Architectural	↓	66	130	262	52%	56%	82%	
	0200	Plumbing	↓	1.90	5.15	14.90	1.57%	2.11%	6.30%	
	0300	Mechanical	↓	5.40	10.30	49	4.77%	5.55%	14.80%	
	0400	Electrical	↓	8.25	9.45	78.50	7.85%	13.55%	16.20%	
0500	Total Project Costs	↓	98	149	485					
10	0000	Medical Clinics & Offices	S.F.							10
	0100	Architectural	↓	101	133	179	48.50%	54%	62%	
	0200	Plumbing	↓	10.05	15.05	25	4.47%	6.65%	8.75%	
	0300	Mechanical	↓	16.30	25	46.50	7.80%	10.90%	16.05%	
	0400	Electrical	↓	22	27.50	42	9%	11.40%	13.85%	
0500	Total Project Costs	↓	188	250	330					

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		124	171	234	45.50%	52.50%	61.50%	
	0200	Plumbing		7	12.75	13.60	3.31%	3.47%	4.18%	
	0300	Mechanical		18.50	40	53.50	6.10%	13.60%	17.05%	
	0400	Electrical		24.50	41.50	59.50	8.60%	11.65%	15.65%	
0500	Total Project Costs		216	375	385					
12	0000	Multi-Family Housing	S.F.							12
	0100	Architectural		86.50	128	191	54.50%	62%	68.50%	
	0200	Plumbing		7.70	12.40	16.85	5.25%	6.65%	8%	
	0300	Mechanical		8	10.65	30.50	4.92%	6.05%	10.25%	
	0400	Electrical		11.20	17.50	25.50	6%	7.90%	10.25%	
0500	Total Project Costs		143	238	305					
13	0000	Nursing Home & Assisted Living	S.F.							13
	0100	Architectural		81	106	133	51.50%	55.50%	63.50%	
	0200	Plumbing		8.70	13.10	14.40	6.25%	7.40%	8.80%	
	0300	Mechanical		7.15	10.55	20.50	4.04%	6.70%	9.55%	
	0400	Electrical		11.80	18.65	26	7%	10.75%	13.10%	
0500	Total Project Costs		138	180	217					
14	0000	Office Buildings	S.F.							14
	0100	Architectural		104	145	200	54.50%	61%	69%	
	0200	Plumbing		5.75	9.05	16.95	2.70%	3.78%	5.85%	
	0300	Mechanical		11.25	19.15	29.50	5.60%	8.20%	11.10%	
	0400	Electrical		14.40	24.50	38	7.75%	10%	12.70%	
0500	Total Project Costs		178	225	320					
15	0000	Parking Garage	S.F.							15
	0100	Architectural		35.50	43.50	45.50	70%	79%	88%	
	0200	Plumbing		1.18	1.23	2.30	2.05%	2.70%	2.83%	
	0300	Mechanical		.91	1.40	5.30	2.11%	3.62%	3.81%	
	0400	Electrical		3.13	3.44	7.20	5.30%	6.35%	7.95%	
0500	Total Project Costs		43.50	53	57.50					
16	0000	Parking Garage/Mixed Use	S.F.							16
	0100	Architectural		116	126	129	61%	62%	65.50%	
	0200	Plumbing		3.71	4.86	7.45	2.47%	2.72%	3.66%	
	0300	Mechanical		15.90	17.85	25.50	7.80%	13.10%	13.60%	
	0400	Electrical		16.65	24	25	8.20%	12.65%	18.15%	
0500	Total Project Costs		189	197	203					
17	0000	Police Stations	S.F.							17
	0100	Architectural		131	185	227	49%	61%	61.50%	
	0200	Plumbing		17.25	20.50	21	5.05%	5.55%	7.70%	
	0300	Mechanical		39	54.50	56.50	12.35%	14.55%	16.55%	
	0400	Electrical		29.50	34	50.50	9.15%	12.10%	14%	
0500	Total Project Costs		244	340	375					
18	0000	Police/Fire	S.F.							18
	0100	Architectural		127	127	390	55.50%	66%	68%	
	0200	Plumbing		10.20	10.55	39	5.45%	5.50%	5.55%	
	0300	Mechanical		15.60	24.50	89	8.35%	12.70%	12.80%	
	0400	Electrical		17.75	22.50	102	9.50%	11.75%	14.55%	
0500	Total Project Costs		187	193	700					
19	0000	Public Assembly Buildings	S.F.							19
	0100	Architectural		129	179	268	57.50%	61.50%	66%	
	0200	Plumbing		6.85	10.05	15.10	2.60%	3.36%	4.79%	
	0300	Mechanical		14.45	26	40	6.55%	8.95%	12.45%	
	0400	Electrical		21.50	29	46.50	8.60%	10.75%	13%	
0500	Total Project Costs		208	285	420					
20	0000	Recreational	S.F.							20
	0100	Architectural		125	196	266	49.50%	59%	64.50%	
	0200	Plumbing		9.30	15.65	24.50	3.08%	4.67%	6.85%	
	0300	Mechanical		14.85	22.50	33.50	5.15%	6.65%	11.35%	
	0400	Electrical		21.50	31	47.50	7.15%	9.05%	10.95%	
0500	Total Project Costs		226	330	500					

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		141	221	280	57.50%	60%	63.50%	
	0200	Plumbing		15.55	31	41	7.35%	7.70%	8.75%	
	0300	Mechanical		16.75	22	41.50	6.50%	8.15%	11.15%	
	0400	Electrical		16.65	27	54.50	6.75%	10.30%	11.60%	
	0500	Total Project Costs		234	385	470				
22	0000	Retail	S.F.							22
	0100	Architectural		63	98.50	203	54.50%	60%	64.50%	
	0200	Plumbing		7.90	11	13.65	4.18%	5.45%	8.45%	
	0300	Mechanical		7.40	10.45	19.20	4.98%	6.15%	7.05%	
	0400	Electrical		11.75	23.50	35.50	7.90%	11.25%	12.45%	
	0500	Total Project Costs		96	171	325				
23	0000	Schools	S.F.							23
	0100	Architectural		109	138	185	50.50%	55.50%	60.50%	
	0200	Plumbing		8.70	11.95	17.45	3.66%	4.57%	6.95%	
	0300	Mechanical		20.50	29.50	43	8.90%	11.95%	14.55%	
	0400	Electrical		20.50	28	36.50	9.45%	11.25%	13.30%	
	0500	Total Project Costs		199	254	340				
24	0000	University, College & Private School Classroom & Admin Buildings	S.F.							24
	0100	Architectural		140	173	203	50.50%	55%	59%	
	0200	Plumbing		9.45	12.35	17.40	3.02%	4.46%	6.35%	
	0300	Mechanical		28	42	52	9.95%	11.95%	14.70%	
	0400	Electrical		22.50	31.50	38.50	7.70%	9.90%	11.50%	
	0500	Total Project Costs		231	320	405				
25	0000	University, College & Private School Dormitories	S.F.							25
	0100	Architectural		91	160	170	53%	61.50%	68%	
	0200	Plumbing		12.05	17.05	19.55	6.35%	6.65%	8.95%	
	0300	Mechanical		5.40	23	36.50	4.13%	9%	11.80%	
	0400	Electrical		6.40	22.50	34	4.75%	7.35%	10.60%	
	0500	Total Project Costs		135	256	300				
26	0000	University, College & Private School Science, Eng. & Lab Buildings	S.F.							26
	0100	Architectural		157	185	274	48%	54.50%	58%	
	0200	Plumbing		10.80	16.35	27.50	3.29%	3.77%	5%	
	0300	Mechanical		41.50	77.50	79	11.70%	19.40%	23.50%	
	0400	Electrical		32.50	42.50	43.50	9%	12.05%	13.15%	
	0500	Total Project Costs		325	355	480				
27	0000	University, College & Private School Student Union Buildings	S.F.							27
	0100	Architectural		124	325	325	54.50%	54.50%	59.50%	
	0200	Plumbing		18.75	18.75	28	3.13%	4.27%	11.45%	
	0300	Mechanical		35.50	57.50	57.50	9.60%	9.60%	14.55%	
	0400	Electrical		31	54.50	54.50	9.05%	12.80%	13.15%	
	0500	Total Project Costs		244	600	600				
28	0000	Warehouses	S.F.							28
	0100	Architectural		53	81	148	60.50%	67%	71.50%	
	0200	Plumbing		2.76	5.90	11.40	2.82%	3.72%	5%	
	0300	Mechanical		3.27	18.65	29	4.56%	8.15%	10.70%	
	0400	Electrical		6.90	22.50	37	7.75%	10.10%	18.30%	
	0500	Total Project Costs		79	126	254				