

## Back by customer demand!

You asked and we listened. For customer convenience and estimating ease, we have made the 2023 Project Costs available for download at [RSMeans.com/2023books](https://rsmeans.com/2023books). You will also find sample estimates, an RSMeans data overview video, and a book registration form to receive quarterly data updates throughout 2023.

## 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		146	163	176	58%	64%	67%	
	0200	Plumbing		12.20	12.75	17.05	4.84%	5.20%	6.80%	
	0300	Mechanical		16.30	22	24	6.40%	8.70%	10.15%	
	0400	Electrical		25	31	39	9.05%	11.70%	15.90%	
	0500	Total Project Costs		244	255	262				
02	0000	<b>Banking Institutions</b>	S.F.							02
	0100	Architectural		220	270	330	59%	65%	69%	
	0200	Plumbing		8.85	12.35	17.15	2.12%	3.39%	4.19%	
	0300	Mechanical		17.60	24.50	28.50	4.41%	5.10%	10.75%	
	0400	Electrical		43	52	80	10.45%	13.05%	15.90%	
	0500	Total Project Costs		365	410	505				
03	0000	<b>Courthouse</b>	S.F.							03
	0100	Architectural		116	228	320	54.50%	58.50%	61%	
	0200	Plumbing		4.38	16.30	16.30	2.07%	3.13%	3.13%	
	0300	Mechanical		27.50	32.50	32.50	6.25%	12.95%	12.95%	
	0400	Electrical		35	40	40	7.65%	16.60%	16.60%	
	0500	Total Project Costs		211	390	520				
04	0000	<b>Data Centers</b>	S.F.							04
	0100	Architectural		262	262	262	68%	68%	68%	
	0200	Plumbing		14.35	14.35	14.35	3.71%	3.71%	3.71%	
	0300	Mechanical		36.50	36.50	36.50	9.45%	9.45%	9.45%	
	0400	Electrical		34.50	34.50	34.50	9%	9%	9%	
	0500	Total Project Costs		385	385	385				
05	0000	<b>Detention Centers</b>	S.F.							05
	0100	Architectural		243	256	272	52%	53%	60.50%	
	0200	Plumbing		25.50	31	37.50	5.15%	7.10%	7.25%	
	0300	Mechanical		32.50	46.50	55.50	7.55%	9.50%	13.80%	
	0400	Electrical		53.50	63	82	10.90%	14.85%	17.95%	
	0500	Total Project Costs		410	435	510				
06	0000	<b>Fire Stations</b>	S.F.							06
	0100	Architectural		141	180	284	46%	54.50%	61.50%	
	0200	Plumbing		14.75	19.70	25.50	4.67%	5.60%	6.35%	
	0300	Mechanical		22	31	42	6.10%	8.25%	10.20%	
	0400	Electrical		33.50	41	57.50	10.75%	12.55%	14.95%	
	0500	Total Project Costs		292	350	465				
07	0000	<b>Gymnasium</b>	S.F.							07
	0100	Architectural		121	160	160	57%	64.50%	64.50%	
	0200	Plumbing		2.97	9.75	9.75	1.58%	3.48%	3.48%	
	0300	Mechanical		4.56	41	41	2.42%	14.65%	14.65%	
	0400	Electrical		14.95	29	29	7.95%	10.35%	10.35%	
	0500	Total Project Costs		189	280	280				
08	0000	<b>Hospitals</b>	S.F.							08
	0100	Architectural		147	242	263	41.50%	47.50%	48%	
	0200	Plumbing		10.80	44.50	53	6%	7.65%	10.35%	
	0300	Mechanical		65	80.50	105	12.55%	17.95%	23.50%	
	0400	Electrical		32.50	73.50	84.50	10.95%	14.10%	16.85%	
	0500	Total Project Costs		345	520	555				
09	0000	<b>Industrial Buildings</b>	S.F.							09
	0100	Architectural		80.50	158	320	52%	56%	82%	
	0200	Plumbing		2.32	6.30	18.20	1.57%	2.11%	6.30%	
	0300	Mechanical		6.60	12.55	60	4.77%	5.55%	14.80%	
	0400	Electrical		10.10	11.50	96	7.85%	13.55%	16.20%	
	0500	Total Project Costs		119	181	595				
10	0000	<b>Medical Clinics &amp; Offices</b>	S.F.							10
	0100	Architectural		134	166	218	48.50%	54%	62%	
	0200	Plumbing		12.30	18.55	30.50	4.50%	6.65%	8.75%	
	0300	Mechanical		19.90	30.50	54.50	7.80%	10.85%	15.75%	
	0400	Electrical		27	33.50	51	8.90%	11.20%	13.85%	
	0500	Total Project Costs		231	305	400				

# 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		151	209	285	45.50%	52.50%	61.50%
	0200	Plumbing		8.55	15.55	16.55	3.31%	3.47%	4.18%
	0300	Mechanical		22.50	49	65	6.10%	13.60%	17.05%
	0400	Electrical		30	50.50	72.50	8.60%	11.65%	15.65%
	0500	Total Project Costs		264	460	470			
12	0000	<b>Multi-Family Housing</b>	S.F.						12
	0100	Architectural		105	143	233	54.50%	62%	69%
	0200	Plumbing		9.40	15.15	20.50	5.25%	6.65%	8%
	0300	Mechanical		9.65	13	37	4.41%	6.05%	10.25%
	0400	Electrical		12.70	21.50	31	5.65%	7.90%	10.25%
	0500	Total Project Costs		174	286	370			
13	0000	<b>Nursing Home &amp; Assisted Living</b>	S.F.						13
	0100	Architectural		99	143	162	51.50%	55.50%	63.50%
	0200	Plumbing		10.60	15.95	19	6.25%	7.40%	9.20%
	0300	Mechanical		8.70	12.85	25	4.04%	6.70%	9.55%
	0400	Electrical		14.60	25.50	33.50	7.25%	11%	13.10%
	0500	Total Project Costs		174	224	296			
14	0000	<b>Office Buildings</b>	S.F.						14
	0100	Architectural		130	177	244	54.50%	61%	69%
	0200	Plumbing		7	11	20.50	2.70%	3.78%	5.20%
	0300	Mechanical		13.70	23.50	36	5.55%	8.15%	11.10%
	0400	Electrical		18.35	30	48	7.80%	10.10%	12.90%
	0500	Total Project Costs		221	292	400			
15	0000	<b>Parking Garage</b>	S.F.						15
	0100	Architectural		43.50	53	55.50	70%	79%	88%
	0200	Plumbing		1.43	1.50	2.80	2.05%	2.70%	2.83%
	0300	Mechanical		1.11	1.71	6.50	2.11%	3.62%	3.81%
	0400	Electrical		3.81	4.19	8.75	5.30%	6.35%	7.95%
	0500	Total Project Costs		53	64.50	70			
16	0000	<b>Parking Garage/Mixed Use</b>	S.F.						16
	0100	Architectural		141	154	157	61%	62%	65.50%
	0200	Plumbing		4.52	5.95	9.10	2.47%	2.72%	3.66%
	0300	Mechanical		19.35	22	31.50	7.80%	13.10%	13.60%
	0400	Electrical		20.50	29	30	8.20%	12.65%	18.15%
	0500	Total Project Costs		230	240	248			
17	0000	<b>Police Stations</b>	S.F.						17
	0100	Architectural		159	225	277	49%	61%	61.50%
	0200	Plumbing		21	25.50	25.50	5.05%	5.55%	7.70%
	0300	Mechanical		47.50	66.50	69	12.35%	14.55%	16.55%
	0400	Electrical		36	41.50	61.50	9.15%	12.10%	14%
	0500	Total Project Costs		298	415	455			
18	0000	<b>Police/Fire</b>	S.F.						18
	0100	Architectural		155	155	475	55.50%	66%	68%
	0200	Plumbing		12.40	12.85	47.50	5.45%	5.50%	5.55%
	0300	Mechanical		19	30	109	8.35%	12.70%	12.80%
	0400	Electrical		21.50	27.50	124	9.50%	11.75%	14.55%
	0500	Total Project Costs		228	235	855			
19	0000	<b>Public Assembly Buildings</b>	S.F.						19
	0100	Architectural		158	206	320	56.50%	61%	64%
	0200	Plumbing		8.35	12.25	18.10	2.63%	3.36%	4.39%
	0300	Mechanical		17.60	30.50	48.50	6.45%	8.75%	12.45%
	0400	Electrical		26	35	56	8.60%	10.70%	12.80%
	0500	Total Project Costs		254	340	505			
20	0000	<b>Recreational</b>	S.F.						20
	0100	Architectural		152	230	325	49.50%	59%	64.50%
	0200	Plumbing		11.35	18.30	30	3.08%	4.67%	7.40%
	0300	Mechanical		18.10	27.50	41	5.15%	6.65%	11.35%
	0400	Electrical		22	37.50	54.50	7.10%	8.95%	10.80%
	0500	Total Project Costs		270	390	610			

# 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		172	270	340	57.50%	60%		63.50%
	0200	Plumbing		18.95	38	50	7.35%	7.70%		8.75%
	0300	Mechanical		20.50	27	51	6.50%	8.15%		11.15%
	0400	Electrical		20.50	33	66	6.75%	10.30%		11.60%
0500	Total Project Costs		285	470	570					
22	0000	<b>Retail</b>	S.F.						22	
	0100	Architectural		77	120	248	54.50%	60%		64.50%
	0200	Plumbing		9.60	13.40	16.65	4.18%	5.45%		8.45%
	0300	Mechanical		9	12.75	23.50	4.98%	6.15%		7.05%
	0400	Electrical		14.30	29	43	7.90%	11.25%		12.45%
0500	Total Project Costs		117	208	400					
23	0000	<b>Schools</b>	S.F.						23	
	0100	Architectural		133	169	226	50.50%	55.50%		60.50%
	0200	Plumbing		10.60	14.55	21	3.66%	4.57%		6.95%
	0300	Mechanical		25	36	52.50	8.90%	11.95%		14.55%
	0400	Electrical		25	34.50	44.50	9.45%	11.25%		13.30%
0500	Total Project Costs		242	310	415					
24	0000	<b>University, College &amp; Private School Classroom &amp; Admin Buildings</b>	S.F.						24	
	0100	Architectural		172	224	272	50%	53.50%		58.50%
	0200	Plumbing		11.75	16.10	29.50	3.04%	4.30%		6.35%
	0300	Mechanical		34	51.50	66	9.20%	11.40%		14.40%
	0400	Electrical		28.50	41	53.50	7.70%	9.95%		12.55%
0500	Total Project Costs		297	415	540					
25	0000	<b>University, College &amp; Private School Dormitories</b>	S.F.						25	
	0100	Architectural		111	195	207	53%	61.50%		68%
	0200	Plumbing		14.65	21	24	6.35%	6.65%		8.95%
	0300	Mechanical		6.60	28	44.50	4.13%	9%		11.80%
	0400	Electrical		7.80	27	41.50	4.75%	7.35%		10.60%
0500	Total Project Costs		164	310	370					
26	0000	<b>University, College &amp; Private School Science, Eng. &amp; Lab Buildings</b>	S.F.						26	
	0100	Architectural		191	226	335	48%	54.50%		58%
	0200	Plumbing		13.15	19.90	33.50	3.29%	3.77%		5%
	0300	Mechanical		50.50	94	96.50	11.70%	19.40%		23.50%
	0400	Electrical		39.50	51.50	53	9%	12.05%		13.15%
0500	Total Project Costs		400	430	585					
27	0000	<b>University, College &amp; Private School Student Union Buildings</b>	S.F.						27	
	0100	Architectural		151	395	395	54.50%	54.50%		59.50%
	0200	Plumbing		23	23	34	3.13%	4.27%		11.45%
	0300	Mechanical		43.50	70	70	9.60%	9.60%		14.55%
	0400	Electrical		38	66	66	9.05%	12.80%		13.15%
0500	Total Project Costs		297	730	730					
28	0000	<b>Warehouses</b>	S.F.						28	
	0100	Architectural		65	98.50	180	60.50%	67%		71.50%
	0200	Plumbing		3.37	7.20	13.90	2.82%	3.72%		5%
	0300	Mechanical		3.99	22.50	35.50	4.56%	8.15%		10.70%
	0400	Electrical		8.40	27	45.50	7.75%	10.10%		18.30%
0500	Total Project Costs		96.50	154	310					