

## Back by customer demand!

You asked and we listened. For customer convenience and estimating ease, we have made the 2024 Project Costs available for download at [RSMeans.com/2024books](https://www.rsmeans.com/2024books). You will also find sample estimates, an RSMeans data overview video, and a book registration form to receive quarterly data updates throughout 2024.

## 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	↓	132	147	159	58%	64%	67%	
	0200	Plumbing	↓	11	11.55	15.40	4.84%	5.20%	6.80%	
	0300	Mechanical	↓	14.75	19.75	22	6.40%	8.70%	10.15%	
	0400	Electrical	↓	22.50	28	35	9.05%	11.70%	15.90%	
0500	Total Project Costs	↓	221	230	237					
02	0000	<b>Banking Institutions</b>	S.F.							02
	0100	Architectural	↓	199	244	297	59%	65%	69%	
	0200	Plumbing	↓	8	11.15	15.50	2.12%	3.39%	4.19%	
	0300	Mechanical	↓	15.90	22	26	4.41%	5.10%	10.75%	
	0400	Electrical	↓	39	47	72	10.45%	13.05%	15.90%	
0500	Total Project Costs	↓	330	370	455					
03	0000	<b>Court House</b>	S.F.							03
	0100	Architectural	↓	105	206	287	54.50%	58.50%	61%	
	0200	Plumbing	↓	3.96	14.75	14.75	2.07%	3.13%	3.13%	
	0300	Mechanical	↓	24.50	29.50	29.50	6.25%	12.95%	12.95%	
	0400	Electrical	↓	31.50	36	36	7.65%	16.60%	16.60%	
0500	Total Project Costs	↓	191	350	470					
04	0000	<b>Data Centers</b>	S.F.							04
	0100	Architectural	↓	237	237	237	68%	68%	68%	
	0200	Plumbing	↓	12.95	12.95	12.95	3.71%	3.71%	3.71%	
	0300	Mechanical	↓	33	33	33	9.45%	9.45%	9.45%	
	0400	Electrical	↓	31.50	31.50	31.50	9%	9%	9%	
0500	Total Project Costs	↓	350	350	350					
05	0000	<b>Detention Centers</b>	S.F.							05
	0100	Architectural	↓	219	232	246	52%	53%	60.50%	
	0200	Plumbing	↓	23	28	34	5.15%	7.10%	7.25%	
	0300	Mechanical	↓	29.50	42	50	7.55%	9.50%	13.80%	
	0400	Electrical	↓	48	57	74	10.90%	14.85%	17.95%	
0500	Total Project Costs	↓	370	390	460					
06	0000	<b>Fire Stations</b>	S.F.							06
	0100	Architectural	↓	127	162	256	46%	54.50%	61%	
	0200	Plumbing	↓	13.30	17.80	22.50	4.67%	5.60%	6.30%	
	0300	Mechanical	↓	19.70	28	36.50	6.10%	8.25%	10.20%	
	0400	Electrical	↓	30	37	50	10.75%	12.15%	14.70%	
0500	Total Project Costs	↓	264	320	420					
07	0000	<b>Gymnasium</b>	S.F.							07
	0100	Architectural	↓	110	145	145	57%	64.50%	64.50%	
	0200	Plumbing	↓	2.69	8.80	8.80	1.58%	3.48%	3.48%	
	0300	Mechanical	↓	4.12	37	37	2.42%	14.65%	14.65%	
	0400	Electrical	↓	13.50	26	26	7.95%	10.35%	10.35%	
0500	Total Project Costs	↓	170	253	253					
08	0000	<b>Hospitals</b>	S.F.							08
	0100	Architectural	↓	133	204	237	40.50%	47%	48%	
	0200	Plumbing	↓	9.75	40.50	48	6%	7.65%	10.35%	
	0300	Mechanical	↓	53	66	94.50	12.55%	17.85%	23.50%	
	0400	Electrical	↓	29.50	59	76.50	10.95%	13.75%	16.85%	
0500	Total Project Costs	↓	310	465	500					
09	0000	<b>Industrial Buildings</b>	S.F.							09
	0100	Architectural	↓	56	88.50	167	49%	56%	74.50%	
	0200	Plumbing	↓	2.09	3.62	8.15	2%	2.80%	3.71%	
	0300	Mechanical	↓	5.95	6.90	17.25	4.81%	5.55%	10.10%	
	0400	Electrical	↓	7.40	10.40	49.50	4.95%	12.05%	13.75%	
0500	Total Project Costs	↓	99	129	360					
10	0000	<b>Medical Clinics &amp; Offices</b>	S.F.							10
	0100	Architectural	↓	121	150	197	48.50%	54%	62%	
	0200	Plumbing	↓	11.10	16.75	27.50	4.50%	6.65%	8.75%	
	0300	Mechanical	↓	18	27.50	49.50	7.80%	10.85%	15.75%	
	0400	Electrical	↓	24.50	30	46	8.90%	11.20%	13.85%	
0500	Total Project Costs	↓	209	278	365					

# 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		136	188	250	45.50%	52.50%	60.50%	
	0200	Plumbing		7.70	14.05	14.95	3.31%	3.47%	4.18%	
	0300	Mechanical		20.50	30.50	57	4.70%	12.85%	16.05%	
	0400	Electrical		27	44	65.50	8.30%	11.40%	14%	
	0500	Total Project Costs		238	415	425				
12	0000	<b>Multi-Family Housing</b>	S.F.							12
	0100	Architectural		95	129	211	54.50%	62%	69%	
	0200	Plumbing		8.50	13.65	18.60	5.25%	6.65%	8%	
	0300	Mechanical		8.70	11.75	33.50	4.41%	6.05%	10.25%	
	0400	Electrical		11.45	19.30	28	5.65%	7.90%	10.25%	
	0500	Total Project Costs		157	258	335				
13	0000	<b>Nursing Home &amp; Assisted Living</b>	S.F.							13
	0100	Architectural		89.50	129	147	51.50%	55.50%	63.50%	
	0200	Plumbing		9.60	14.40	17.15	6.25%	7.40%	9.20%	
	0300	Mechanical		7.85	11.60	22.50	4.04%	6.70%	9.55%	
	0400	Electrical		13.20	23	30.50	7.25%	11%	13.10%	
	0500	Total Project Costs		157	202	267				
14	0000	<b>Office Buildings</b>	S.F.							14
	0100	Architectural		118	160	220	54.50%	61%	69%	
	0200	Plumbing		6.35	9.95	18.65	2.70%	3.78%	5.20%	
	0300	Mechanical		12.40	21	32.50	5.55%	8.15%	11.10%	
	0400	Electrical		16.60	27	43	7.80%	10.10%	12.90%	
	0500	Total Project Costs		200	263	360				
15	0000	<b>Parking Garage</b>	S.F.							15
	0100	Architectural		39	48	50	70%	79%	88%	
	0200	Plumbing		1.30	1.35	2.53	2.05%	2.70%	2.83%	
	0300	Mechanical		1.01	1.54	5.85	2.11%	3.62%	3.81%	
	0400	Electrical		3.45	3.78	7.90	5.30%	6.35%	7.95%	
	0500	Total Project Costs		47.50	58.50	63				
16	0000	<b>Parking Garage/Mixed Use</b>	S.F.							16
	0100	Architectural		127	139	142	61%	62%	65.50%	
	0200	Plumbing		4.09	5.35	8.20	2.47%	2.72%	3.66%	
	0300	Mechanical		17.50	19.70	28.50	7.80%	13.10%	13.60%	
	0400	Electrical		18.30	26.50	27.50	8.20%	12.65%	18.15%	
	0500	Total Project Costs		208	217	224				
17	0000	<b>Police Stations</b>	S.F.							17
	0100	Architectural		144	203	250	49%	61%	61.50%	
	0200	Plumbing		19	23	23	5.05%	5.55%	7.70%	
	0300	Mechanical		43	60	62.50	12.35%	14.55%	16.55%	
	0400	Electrical		32.50	37.50	55.50	9.15%	12.10%	14%	
	0500	Total Project Costs		269	375	410				
18	0000	<b>Police/Fire</b>	S.F.							18
	0100	Architectural		140	140	430	55.50%	66%	68%	
	0200	Plumbing		11.20	11.65	43	5.45%	5.50%	5.55%	
	0300	Mechanical		17.15	27	98	8.35%	12.70%	12.80%	
	0400	Electrical		19.55	25	112	9.50%	11.75%	14.55%	
	0500	Total Project Costs		206	212	775				
19	0000	<b>Public Assembly Buildings</b>	S.F.							19
	0100	Architectural		142	186	290	56.50%	61%	64%	
	0200	Plumbing		7.55	11.05	16.35	2.63%	3.36%	4.39%	
	0300	Mechanical		15.90	27.50	44	6.45%	8.75%	12.45%	
	0400	Electrical		23.50	32	50.50	8.60%	10.70%	12.80%	
	0500	Total Project Costs		229	305	455				
20	0000	<b>Recreational</b>	S.F.							20
	0100	Architectural		137	208	292	49.50%	59%	64.50%	
	0200	Plumbing		10.25	16.55	27	3.08%	4.67%	7.40%	
	0300	Mechanical		16.35	25	37	5.15%	6.65%	11.35%	
	0400	Electrical		20	34	49	7.10%	8.95%	10.80%	
	0500	Total Project Costs		244	350	550				

# 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		156	244	310	57.50%	60%	63.50%	
	0200	Plumbing		17.10	34.50	45	7.35%	7.70%	8.75%	
	0300	Mechanical		18.45	24.50	46	6.50%	8.15%	11.15%	
	0400	Electrical		18.35	30	60	6.75%	10.30%	11.60%	
	0500	Total Project Costs		258	425	515				
22	0000	<b>Retail</b>	S.F.							22
	0100	Architectural		71.50	109	224	54.50%	60%	64.50%	
	0200	Plumbing		8.70	12.15	15.05	4.18%	5.45%	8.45%	
	0300	Mechanical		8.15	11.50	23	4.98%	6.15%	10.20%	
	0400	Electrical		12.95	23.50	39	7.90%	10.15%	12.45%	
	0500	Total Project Costs		116	210	360				
23	0000	<b>Schools</b>	S.F.							23
	0100	Architectural		120	152	204	50.50%	55.50%	60.50%	
	0200	Plumbing		9.50	13.15	19.20	3.61%	4.57%	6.95%	
	0300	Mechanical		22.50	32.50	47.50	8.60%	11.85%	14.55%	
	0400	Electrical		22.50	31	40.50	9.25%	11.25%	13.30%	
	0500	Total Project Costs		219	279	380				
24	0000	<b>University, College &amp; Private School Classroom &amp; Admin Buildings</b>	S.F.							24
	0100	Architectural		155	209	276	50%	53.50%	58.50%	
	0200	Plumbing		10.60	14.85	29.50	3.04%	4.28%	6.35%	
	0300	Mechanical		33	47.50	57	9.20%	10.95%	12.95%	
	0400	Electrical		26	38	50	7.70%	9.95%	12.55%	
	0500	Total Project Costs		269	380	505				
25	0000	<b>University, College &amp; Private School Dormitories</b>	S.F.							25
	0100	Architectural		101	187	380	51.50%	58%	68%	
	0200	Plumbing		16.50	20	28	3.41%	6.45%	8.95%	
	0300	Mechanical		17.70	40	60	5.80%	8.95%	11.80%	
	0400	Electrical		15.75	37.50	78.50	6.95%	10.60%	12.60%	
	0500	Total Project Costs		227	335	740				
26	0000	<b>University, College &amp; Private School Science, Eng. &amp; Lab Buildings</b>	S.F.							26
	0100	Architectural		172	204	300	48%	54.50%	58%	
	0200	Plumbing		11.90	18	30.50	3.29%	3.77%	5%	
	0300	Mechanical		45.50	85	87	11.70%	19.40%	23.50%	
	0400	Electrical		35.50	46.50	47.50	9%	12.05%	13.15%	
	0500	Total Project Costs		360	390	525				
27	0000	<b>University, College &amp; Private School Student Union Buildings</b>	S.F.							27
	0100	Architectural		136	360	365	48%	51%	54.50%	
	0200	Plumbing		20.50	24	30.50	3.13%	3.36%	4.52%	
	0300	Mechanical		39	53.50	63.50	7.35%	9.60%	9.60%	
	0400	Electrical		34.50	60	85.50	9.05%	10.10%	12.80%	
	0500	Total Project Costs		269	660	880				
28	0000	<b>Warehouses</b>	S.F.							28
	0100	Architectural		58.50	91	207	58%	67%	71.50%	
	0200	Plumbing		3.04	6.50	13.45	2.82%	3.58%	5%	
	0300	Mechanical		6.85	20.50	32	4.56%	8.15%	10.70%	
	0400	Electrical	S.F.	7.60	18.10	38.50	7.50%	10.10%	15.35%	
	0500	Total Project Costs	S.F.	87	155	300				