

Back by customer demand!

You asked and we listened. For customer convenience and estimating ease, we have made the 2025 Project Costs available for download at [RSMeans.com/2025books](https://rsmeans.com/2025books). You will also find sample estimates, an RSMeans™ Data overview video, and a book registration form to receive quarterly data updates throughout 2025.

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		139	156	168	58%	64%	67%
	0200	Plumbing		11.65	12.20	16.30	4.84%	5.20%	6.80%
	0300	Mechanical		15.60	21	23	6.40%	8.70%	10.15%
	0400	Electrical		24	30	37	9.05%	11.70%	15.90%
	0500	Total Project Costs		233	243	250			
02	0000	Banking Institutions	S.F.						02
	0100	Architectural		210	258	315	59%	65%	69%
	0200	Plumbing		8.45	11.80	16.40	2.12%	3.39%	4.19%
	0300	Mechanical		16.80	23	27.50	4.41%	5.10%	10.75%
	0400	Electrical		41	49.50	76	10.45%	13.05%	15.90%
	0500	Total Project Costs		350	390	485			
03	0000	Court House	S.F.						03
	0100	Architectural		111	217	300	54.50%	58.50%	61%
	0200	Plumbing		4.18	15.50	15.50	2.07%	3.13%	3.13%
	0300	Mechanical		26	31	31	6.25%	12.95%	12.95%
	0400	Electrical		33.50	38	38	7.65%	16.60%	16.60%
	0500	Total Project Costs		202	370	495			
04	0000	Data Centers	S.F.						04
	0100	Architectural		250	250	250	68%	68%	68%
	0200	Plumbing		13.70	13.70	13.70	3.71%	3.71%	3.71%
	0300	Mechanical		35	35	35	9.45%	9.45%	9.45%
	0400	Electrical		33	33	33	9%	9%	9%
	0500	Total Project Costs		370	370	370			
05	0000	Detention Centers	S.F.						05
	0100	Architectural		232	245	260	52%	53%	60.50%
	0200	Plumbing		24.50	30	36	5.15%	7.10%	7.25%
	0300	Mechanical		31	44.50	53	7.55%	9.50%	13.80%
	0400	Electrical		51	60	78.50	10.90%	14.85%	17.95%
	0500	Total Project Costs		390	415	490			
06	0000	Fire Stations	S.F.						06
	0100	Architectural		131	172	270	46%	54.50%	61%
	0200	Plumbing		13.30	18.80	24	4.67%	5.60%	6.30%
	0300	Mechanical		21	29.50	38.50	6.10%	8.25%	10.20%
	0400	Electrical		30.50	39	52.50	10.75%	12.15%	14.70%
	0500	Total Project Costs		275	335	445			
07	0000	Gymnasium	S.F.						07
	0100	Architectural		116	153	153	57%	64.50%	64.50%
	0200	Plumbing		2.84	9.30	9.30	1.58%	3.48%	3.48%
	0300	Mechanical		4.35	39	39	2.42%	14.65%	14.65%
	0400	Electrical		14.30	27.50	27.50	7.95%	10.35%	10.35%
	0500	Total Project Costs		180	267	267			
08	0000	Hospitals	S.F.						08
	0100	Architectural		140	214	251	40.50%	47%	48%
	0200	Plumbing		10.30	42.50	50.50	6%	7.65%	10.35%
	0300	Mechanical		55.50	69.50	100	12.55%	17.85%	23.50%
	0400	Electrical		31	62	81	10.95%	13.75%	16.85%
	0500	Total Project Costs		330	490	530			
09	0000	Industrial Buildings	S.F.						09
	0100	Architectural		42	77	176	46%	54%	74.50%
	0200	Plumbing		2.21	4.64	8.60	1.57%	2.80%	3.71%
	0300	Mechanical		6.30	10.40	18.20	4.77%	5.55%	10.10%
	0400	Electrical		7.75	10.95	52.50	4.95%	8.45%	13.75%
	0500	Total Project Costs		105	137	380			
10	0000	Medical Clinics & Offices	S.F.						10
	0100	Architectural		116	153	204	48.50%	54%	61.50%
	0200	Plumbing		11.70	17.55	29	4.47%	6.65%	8.75%
	0300	Mechanical		19	29.50	54	7.80%	10.85%	15.75%
	0400	Electrical		26	31.50	49	8.90%	11.05%	13.75%
	0500	Total Project Costs		220	297	385			

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		120	199	261	43%	52.50%	60.50%
	0200	Plumbing		8.15	14.80	15.80	3.23%	3.47%	4.18%
	0300	Mechanical		21.50	32.50	60	4.70%	12.85%	16.05%
	0400	Electrical		28.50	46.50	69	7.30%	11.40%	14%
	0500	Total Project Costs		252	440	460			
12	0000	Multi-Family Housing	S.F.						12
	0100	Architectural		100	136	201	53.50%	61.50%	68.50%
	0200	Plumbing		9	14.45	19.55	4.81%	6.65%	8%
	0300	Mechanical		9.30	14.75	35.50	4.92%	6.55%	10.25%
	0400	Electrical		10.95	20	29.50	5.65%	7.85%	10.25%
	0500	Total Project Costs		169	277	355			
13	0000	Nursing Home & Assisted Living	S.F.						13
	0100	Architectural		94.50	136	155	51.50%	55.50%	63.50%
	0200	Plumbing		10.15	15.25	18.15	6.25%	7.40%	9.20%
	0300	Mechanical		8.30	12.25	24	4.04%	6.70%	9.55%
	0400	Electrical		13.90	24.50	32	7.25%	11%	13.10%
	0500	Total Project Costs		166	214	282			
14	0000	Office Buildings	S.F.						14
	0100	Architectural		117	169	226	54%	61%	69%
	0200	Plumbing		6.70	11.40	20.50	2.70%	3.78%	5.85%
	0300	Mechanical		14.45	23.50	34.50	5.60%	7.85%	11.05%
	0400	Electrical		17.55	29	45.50	7.80%	10.10%	12.70%
	0500	Total Project Costs		211	284	385			
15	0000	Parking Garage	S.F.						15
	0100	Architectural		41.50	50.50	53	70%	79%	88%
	0200	Plumbing		1.37	1.42	2.68	2.05%	2.70%	2.83%
	0300	Mechanical		1.06	1.63	6.20	2.11%	3.62%	3.81%
	0400	Electrical		3.64	3.98	8.35	5.30%	6.35%	7.95%
	0500	Total Project Costs		50	61.50	66.50			
16	0000	Parking Garage/Mixed Use	S.F.						16
	0100	Architectural		134	147	150	61%	62%	65.50%
	0200	Plumbing		4.32	5.65	8.65	2.47%	2.72%	3.66%
	0300	Mechanical		18.50	21	30	7.80%	13.10%	13.60%
	0400	Electrical		19.35	28	29	8.20%	12.65%	18.15%
	0500	Total Project Costs		220	229	237			
17	0000	Police Stations	S.F.						17
	0100	Architectural		151	215	264	49%	61%	61.50%
	0200	Plumbing		20	24	24	5.05%	5.55%	7.70%
	0300	Mechanical		45.50	63.50	66	12.35%	14.55%	16.55%
	0400	Electrical		34.50	39.50	59	9.15%	12.10%	14%
	0500	Total Project Costs		284	400	435			
18	0000	Police/Fire	S.F.						18
	0100	Architectural		147	148	450	55.50%	66%	68%
	0200	Plumbing		11.80	12.30	45.50	5.45%	5.50%	5.55%
	0300	Mechanical		18.05	28.50	104	8.35%	12.70%	12.80%
	0400	Electrical		20.50	26.50	119	9.50%	11.75%	14.55%
	0500	Total Project Costs		216	224	815			
19	0000	Public Assembly Buildings	S.F.						19
	0100	Architectural		146	193	305	56.50%	61%	64%
	0200	Plumbing		8	11.75	17.55	2.60%	3.36%	4.39%
	0300	Mechanical		16.80	29.50	46.50	6.45%	8.75%	12.40%
	0400	Electrical		25	34	54	8.60%	10.70%	12.80%
	0500	Total Project Costs		241	320	485			
20	0000	Recreational	S.F.						20
	0100	Architectural		139	219	305	48%	59%	64%
	0200	Plumbing		10.25	16.70	27	3.08%	4.66%	6.85%
	0300	Mechanical		17.25	26.50	39	5.15%	6.75%	11.35%
	0400	Electrical		23	35.50	52	7.10%	9.05%	11.05%
	0500	Total Project Costs		258	370	570			

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		165	256	325	57.50%	60%		63.50%
	0200	Plumbing		18	36	47.50	7.35%	7.70%		8.75%
	0300	Mechanical		19.50	26	48.50	6.50%	8.15%		11.15%
	0400	Electrical		19.40	31.50	63.50	6.75%	10.30%		11.60%
	0500	Total Project Costs		273	450	545				
22	0000	Retail	S.F.						22	
	0100	Architectural		73.50	113	168	54%	60%		64%
	0200	Plumbing		9.15	12.10	14.30	4.18%	5.45%		8.15%
	0300	Mechanical		9.90	13.90	24	5.05%	6.15%		10.20%
	0400	Electrical		14.10	18.95	33	7.55%	9.55%		12.25%
	0500	Total Project Costs		122	223	380				
23	0000	Schools	S.F.						23	
	0100	Architectural		127	161	215	50.50%	55.50%		60.50%
	0200	Plumbing		10.05	13.75	20.50	3.55%	4.56%		6.95%
	0300	Mechanical		24	34.50	50	8.90%	11.95%		14.55%
	0400	Electrical		24	33	42.50	9.25%	11.20%		13.30%
	0500	Total Project Costs		236	295	400				
24	0000	University, College & Private School Classroom & Admin Buildings	S.F.						24	
	0100	Architectural		164	219	292	50%	53.50%		58.50%
	0200	Plumbing		13.30	15.70	31	3.04%	4.28%		6.35%
	0300	Mechanical		34.50	50	60.50	8.95%	10.95%		12.95%
	0400	Electrical		31	40	56	7.95%	9.95%		12.55%
	0500	Total Project Costs		315	420	550				
25	0000	University, College & Private School Dormitories	S.F.						25	
	0100	Architectural		107	197	405	51.50%	58%		68%
	0200	Plumbing		17.45	21.50	29.50	3.41%	6.45%		8.95%
	0300	Mechanical		18.70	42.50	63.50	5.80%	8.95%		11.80%
	0400	Electrical		16.60	39.50	82.50	6.95%	10.60%		12.60%
	0500	Total Project Costs		240	350	780				
26	0000	University, College & Private School Science, Eng. & Lab Buildings	S.F.						26	
	0100	Architectural		182	216	320	48%	54.50%		58%
	0200	Plumbing		12.55	19.05	32	3.29%	3.77%		5%
	0300	Mechanical		48	90	92	11.70%	19.40%		23.50%
	0400	Electrical		37.50	49	50.50	9%	12.05%		13.15%
	0500	Total Project Costs		380	410	555				
27	0000	University, College & Private School Student Union Buildings	S.F.						27	
	0100	Architectural		144	380	385	48%	51%		54.50%
	0200	Plumbing		22	25	32.50	3.13%	3.36%		4.52%
	0300	Mechanical		41.50	56	67	7.35%	9.60%		9.60%
	0400	Electrical		36.50	63	89.50	9.05%	10.10%		12.80%
	0500	Total Project Costs		284	695	920				
28	0000	Warehouses	S.F.						28	
	0100	Architectural		60	94	217	57.50%	65%		71.50%
	0200	Plumbing		3.61	6.90	14.10	2.82%	3.58%		5%
	0300	Mechanical		7.25	18.30	33	3.85%	7.55%		10.45%
	0400	Electrical	S.F.	7.95	22.50	41	7.10%	10.10%		15.35%
	0500	Total Project Costs	S.F.	92	164	340				