



Costs per square foot of floor area

Exterior Wall	S.F. Area	5000	6500	8000	9500	11000	14000	17500	21000	24000
	L.F. Perimeter	300	360	386	396	435	510	550	620	680
Face Brick with Concrete Block Back-up	Steel Joists	166.35	160.10	152.65	146.25	143.70	140.15	135.30	133.15	131.90
	Wood Joists	164.60	158.60	151.60	145.50	143.15	139.75	135.15	133.15	132.00
Stone with Concrete Block Back-up	Steel Joists	174.30	167.45	159.05	151.75	148.95	145.00	139.45	137.10	135.70
	Wood Joists	172.55	165.90	158.05	151.10	148.40	144.60	139.35	137.10	135.75
Brick Veneer	Wood Frame	152.65	147.15	140.85	135.45	133.20	130.15	126.10	124.25	123.15
E.I.F.S.	Wood Frame	140.50	135.65	130.45	126.00	124.10	121.50	118.20	116.70	115.80
Perimeter Adj., Add or Deduct	Per 100 L.F.	16.45	12.70	10.40	8.65	7.50	5.90	4.70	3.95	3.45
Story Hgt. Adj., Add or Deduct	Per 1 Ft.	3.00	2.75	2.45	2.05	1.95	1.80	1.55	1.50	1.45

For Basement, add \$32.00 per square foot of basement area

The above costs were calculated using the basic specifications shown on the facing page. These costs should be adjusted where necessary for design alternatives and owner's requirements. Reported completed project costs, for this type of structure, range from \$98.05 to \$257.90 per S.F.

Common additives

Description	Unit	\$ Cost	Description	Unit	\$ Cost
Directory Boards, Plastic, glass covered			Smoke Detectors		
30" x 20"	Ea.	600	Ceiling type	Ea.	227
36" x 48"	Ea.	1500	Duct type	Ea.	565
Aluminum, 24" x 18"	Ea.	635	Vault Front, Door & frame		
36" x 24"	Ea.	755	1 Hour test, 32" x 78"	Opng.	8275
48" x 32"	Ea.	1050	2 Hour test, 32" door	Opng.	10,100
48" x 60"	Ea.	2225	40" door	Opng.	11,700
Emergency Lighting, 25 watt, battery operated			4 Hour test, 32" door	Opng.	10,800
Lead battery	Ea.	330	40" door	Opng.	12,600
Nickel cadmium	Ea.	780	Time lock movement; two movement	Ea.	2300
Flagpoles, Complete					
Aluminum, 20' high	Ea.	1850			
40' high	Ea.	4200			
70' high	Ea.	11,000			
Fiberglass, 23' high	Ea.	1325			
39'-5" high	Ea.	3450			
59' high	Ea.	6850			
Safe, Office type, 1 hour rating					
30" x 18" x 18"	Ea.	2500			
60" x 36" x 18", double door	Ea.	8125			

Model costs calculated for a 1 story building with 12' story height and 11,000 square feet of floor area

Town Hall, 1 Story

			Unit	Unit Cost	Cost Per S.F.	% Of Sub-Total
A. SUBSTRUCTURE						
1010	Standard Foundations	Poured concrete; strip and spread footings	S.F. Ground	1.75	1.75	
1020	Special Foundations	N/A	—	—	—	
1030	Slab on Grade	4" reinforced concrete with vapor barrier and granular base	S.F. Slab	5.44	5.44	10.3%
2010	Basement Excavation	Site preparation for slab and trench for foundation wall and footing	S.F. Ground	.32	.35	
2020	Basement Walls	4' foundation wall	L.F. Wall	84	3.30	
B. SHELL						
B10 Superstructure						
1010	Floor Construction	N/A	—	—	—	
1020	Roof Construction	Metal deck, open web steel joists, beams, interior columns	S.F. Roof	7.88	7.88	7.7%
B20 Exterior Enclosure						
2010	Exterior Walls	Face brick with concrete block backup	S.F. Wall	33.45	11.11	
2020	Exterior Windows	Metal outward projecting	Each	750	4.64	15.9%
2030	Exterior Doors	Metal and glass with transom	Each	2863	1.04	
B30 Roofing						
3010	Roof Coverings	Built-up tar and gravel with flashing; perlite/EPS composite insulation	S.F. Roof	6.81	6.81	
3020	Roof Openings	Roof hatches	S.F. Roof	—	—	6.5%
C. INTERIORS						
1010	Partitions	Gypsum board on metal studs	S.F. Partition	9.48	4.74	
1020	Interior Doors	Wood solid core	Each	616	3.08	
1030	Fittings	Toilet partitions	S.F. Floor	.47	.47	
2010	Stair Construction	N/A	—	—	—	
3010	Wall Finishes	90% paint, 10% ceramic tile	S.F. Surface	1.50	1.50	23.6%
3020	Floor Finishes	70% carpet tile, 15% terrazzo, 15% vinyl composition tile	S.F. Floor	8.05	8.05	
3030	Ceiling Finishes	Mineral fiber tile on concealed zee bars	S.F. Ceiling	7.03	7.03	
D. SERVICES						
D10 Conveying						
1010	Elevators & Lifts	N/A	—	—	—	
1020	Escalators & Moving Walks	N/A	—	—	—	0.0%
D20 Plumbing						
2010	Plumbing Fixtures	Kitchen, toilet and service fixtures, supply and drainage	Each	2505	5.01	
2020	Domestic Water Distribution	Gas fired water heater	S.F. Floor	1.47	1.47	8.3%
2040	Rain Water Drainage	Roof drains	S.F. Roof	2.28	2.28	
D30 HVAC						
3010	Energy Supply	N/A	—	—	—	
3020	Heat Generating Systems	Included in D3050	—	—	—	
3030	Cooling Generating Systems	N/A	—	—	—	
3050	Terminal & Package Units	Multizone unit, gas heating, electric cooling	S.F. Floor	8.86	8.86	8.4%
3090	Other HVAC Sys. & Equipment	N/A	—	—	—	
D40 Fire Protection						
4010	Sprinklers	Wet pipe sprinkler system	S.F. Floor	3.67	3.67	
4020	Standpipes	Standpipe, wet, Class III	S.F. Floor	.78	.78	4.2%
D50 Electrical						
5010	Electrical Service/Distribution	400 ampere service, panel board and feeders	S.F. Floor	2.01	2.01	
5020	Lighting & Branch Wiring	High efficiency fluorescent fixtures, receptacles, switches, A.C. and misc. power	S.F. Floor	10.46	10.46	15.1%
5030	Communications & Security	Addressable alarm systems, internet wiring, and emergency lighting	S.F. Floor	3.31	3.31	
5090	Other Electrical Systems	Emergency generator, 15 kW	S.F. Floor	.15	.15	
E. EQUIPMENT & FURNISHINGS						
1010	Commercial Equipment	N/A	—	—	—	
1020	Institutional Equipment	N/A	—	—	—	
1030	Vehicular Equipment	N/A	—	—	—	0.0%
1090	Other Equipment	N/A	—	—	—	
F. SPECIAL CONSTRUCTION						
1020	Integrated Construction	N/A	—	—	—	
1040	Special Facilities	N/A	—	—	—	0.0%
G. BUILDING SITEWORK						
N/A						
Sub-Total					105.47	100%
CONTRACTOR FEES (General Requirements: 10%, Overhead: 5%, Profit: 10%)				25%	26.36	
ARCHITECT FEES				9%	11.87	
Total Building Cost					143.70	