

Square Foot Cost Estimate Report

Estimate Name:	Feasibility Estimate Sample	
Building Type:	Office, 2-4 Story with Glass and Metal Curtain Wall / Steel Frame	
Location:	National Average	 <p>Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.</p>
Story Count:	3	
Story Height (L.F.):	12	
Floor Area (S.F.):	20000	
Labor Type:	Union	
Basement Included:	No	
Data Release:	Year 2009	
Cost Per Square Foot:	\$205.88	
Building Cost:	\$4,117,500	

		% of Total	Cost Per S.F.	Cost
A Substructure		3.70%	\$5.75	\$115,000
A1010	Standard Foundations Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity Spread footings, 3000 PSI concrete, load 300K, soil bearing capacity		\$2.45	\$49,000
A1030	Slab on Grade Slab on grade, 4" thick, non industrial, reinforced		\$1.58	\$31,500
A2010	Basement Excavation Excavate and fill, 10,000 SF, 4' deep, sand gravel, or common earth,		\$0.08	\$1,500
A2020	Basement Walls Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF,		\$1.65	\$33,000
B Shell		35.70%	\$55.00	\$1,100,000
B1010	Floor Construction Floor, concrete, slab form, open web bar joist @ 2' OC, on W beam Floor, concrete, slab form, open web bar joist @ 2' OC, on W beam Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 14" steel		\$16.75	\$335,000
B1020	Roof Construction Floor, steel joists, beams, 1.5" 22 ga metal deck, on columns, 25'x25' Floor, steel joists, beams, 1.5" 22 ga metal deck, on columns, 25'x25'		\$3.88	\$77,500
B2020	Exterior Windows Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3" Aluminum flush tube frame, thermo-break frame, 2.25" x 4.5", 5'x6' Glazing panel, insulating, 5/8" thick units, 2 lites 3/16" float glass,		\$31.35	\$627,000
B2030	Exterior Doors Door, aluminum & glass, with transom, narrow stile, double door, Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x		\$0.90	\$18,000
B3010	Roof Coverings Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite Roof edges, aluminum, duranodic, .050" thick, 6" face Flashing, aluminum, no backing sides, .019" Gravel stop, aluminum, extruded, 4", duranodic, .050" thick		\$2.12	\$42,500
C Interiors		19.40%	\$29.82	\$596,500

C1010	Partitions Metal partition, 5/8" water resistant gypsum board face, no base layer, 1/2" fire rated gypsum board, taped & finished, painted on metal furring	\$3.78	\$75,500	
C1020	Interior Doors Door, single leaf, kd steel frame, hollow metal, commercial quality,	\$4.38	\$87,500	
C1030	Fittings Toilet partitions, cubicles, ceiling hung, plastic laminate	\$1.10	\$22,000	
C2010	Stair Construction Stairs, steel, cement filled metal pan & picket rail, 16 risers, with	\$5.52	\$110,500	
C3010	Wall Finishes Painting, interior on plaster and drywall, walls & ceilings, roller work, Vinyl wall covering, fabric back, medium weight	\$1.08	\$21,500	
C3020	Floor Finishes Carpet, tufted, nylon, roll goods, 12' wide, 36 oz Carpet, padding, add to above, minimum Vinyl, composition tile, maximum Tile, ceramic natural clay	\$7.60	\$152,000	
C3030	Ceiling Finishes Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar &	\$6.38	\$127,500	
D Services		41.20%	\$63.35	\$1,267,000
D1010	Elevators and Lifts 2 - Hydraulic, passenger elevator, 1500 lb, 2 floors, 100 FPM Hydraulic passenger elevator, 3000 lb, 3 floors, 12' story height, 2 car	\$18.02	\$360,500	
D2010	Plumbing Fixtures Water closet, vitreous china, bowl only with flush valve, wall hung Urinal, vitreous china, wall hung Lavatory w/trim, vanity top, PE on CI, 20" x 18" Service sink w/trim, PE on CI, corner floor, wall hung w/rim guard, 24" Water cooler, electric, wall hung, 8.2 GPH Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	\$2.88	\$57,500	
D2020	Domestic Water Distribution Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91	\$0.38	\$7,500	
D2040	Rain Water Drainage Roof drain, CI, soil, single hub, 4" diam, 10' high Roof drain, CI, soil, single hub, 4" diam, for each additional foot add	\$0.52	\$10,500	
D3050	Terminal & Package Units Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton	\$15.50	\$310,000	
D4010	Sprinklers Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF Wet pipe sprinkler systems, steel, light hazard, each additional floor, Standard High Rise Accessory Package 3 story	\$2.95	\$59,000	
D4020	Standpipes Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe,	\$0.72	\$14,500	
D5010	Electrical Service/Distribution Service installation, includes breakers, metering, 20' conduit & wire, 3 Feeder installation 600 V, including RGS conduit and XHHW wire, Switchgear installation, incl switchboard, panels & circuit breaker,	\$4.55	\$91,000	

D5020	Lighting and Branch Wiring Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W Miscellaneous power, 1.2 watts Central air conditioning power, 4 watts Motor installation, three phase, 460 V, 15 HP motor size Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC,	\$11.20	\$224,000
D5030	Communications and Security Telephone wiring for offices & laboratories, 8 jacks/MSF Communication and alarm systems, fire detection, addressable, 50 Fire alarm command center, addressable with voice Internet wiring, 8 data/voice outlets per 1000 S.F.	\$6.40	\$128,000
D5090	Other Electrical Systems Generator sets, w/battery, charger, muffler and transfer switch, Uninterruptible power supply with standard battery pack, 15 kVA/12.75	\$0.22	\$4,500

E Equipment & Furnishings	0.00%	\$0.00	\$0
E1090 Other Equipment		\$0.00	\$0
F Special Construction	0.00%	\$0.00	\$0
G Building Sitework	0.00%	\$0.00	\$0

SubTotal	100%	\$153.92	\$3,078,500
Contractor Fees (General Conditions,Overhead,Profit)	25.00%	\$38.48	\$769,500
Architectural Fees	7.00%	\$13.48	\$269,500
User Fees	0.00%	\$0.00	\$0
Total Building Cost		\$205.88	\$4,117,500