

Allocations			Comments
Project Total		\$ 12,472,008	cell D5 is linked to Worksheet 2
	% Project		
Construction	75%	\$ 9,354,006	enter construction type and use group
Design Contingency	5%	\$ 623,600	
Project Contingency	5%	\$ 623,600	
Architects Fees	7%	\$ 873,041	
Pre-Design Services	3%	\$ 374,160	
Building Permits	3%	\$ 374,160	
Reimbursable Expenses	2%	\$ 249,440	
	100%	\$ 12,472,008	cell D3 should = cell D12
ENTER GROSS SQUARE AREA= 18750			cell B16 linked to cell B14
	GSF	cost per GSF	
Project construction cost per GSF	18,750	\$ 499	
Project costs per GSF	18,750	\$ 665	

highlighted cells lined to sheet 3

NEW CONSTRUCTION/RENOVATION		Gross Square Area	Cost per GSF	Cost by Task/Facility	
New Construction for project		18750	\$ 322	\$ 6,042,420.45	enter gross area in cell D5
Site Improvements - hardscape	Impervious Surfaces	6602	\$ 22	\$ 143,923.60	enter gross area in cell D6
Site Improvements - landscape shells	Landscaped Areas	7000	\$ 11	\$ 76,300.00	enter gross area in cell D7
				\$ 906,363.07	
				\$ 7,169,007.12	

Subtotal, Project Construction, Fees, and Contingency

	Subtotal	x Factor		FACTORS model how contractor think about cost margins
FACTORS- select and enter =F9 in selected cell	\$ -	5%	\$ -	
Project Costs - Less than \$1 million	\$ 7,169,007.12	-3%	\$ (215,070.21)	
Project Costs - More than \$1 million	\$ 7,169,007.12	-5%	\$ (358,450.36)	
Labor availability- Slow Market	\$ -	7%	\$ -	
Labor availability - Tight Market	\$ 7,169,007.12	20%	\$ 1,433,801.42	
Labor availability - Union requirements	\$ -	0%	\$ -	
Location - Incorporated Area	\$ -	-2%	\$ -	
Location - Unincorporated Area	\$ -	-2%	\$ -	
Job site - Business Area	\$ 7,169,007.12	5%	\$ 358,450.36	
Job site - Residential Area	\$ 7,169,007.12	5%	\$ 358,450.36	
Job site - Limited Staging	\$ 7,169,007.12	7%	\$ 501,830.50	
Job site - Occupied by Owner	\$ -	10%	\$ -	
Renovation - No Intrusive Tests	\$ 7,169,007.12	-3%	\$ (215,070.21)	
Renovation - Intrusive Exploration	\$ -	-1%	\$ -	
Project Fees - Simple Project	\$ 7,169,007.12	5%	\$ 358,450.36	
Project Fees - Complex Project	\$ 7,169,007.12	5%	\$ 358,450.36	
NYS Building Code Transition - simple project	\$ -	7%	\$ -	
NYS Building Code Transition - complex project				
			\$ 2,580,842.56	cell F30 will total all factors

Subtotal, Factors

20% of subtotals \$ 1,949,969.94 cell F32 will calculate O&P

Overhead and Profit

\$ 11,699,819.62 cell F34 will total Factors and O&P

RUCTION+FEES+FACTORS+OVERHEAD/PROFIT

Previous Subtotal x 6%x no. of years to midpoint construction 1.1 \$ 772,188.09 discuss this value with course instructor

Escalation

\$ 12,472,007.71 sum of F34 plus F36

TOTAL PROJECT ESTIMATE=

Type of Project	Category	Cost per GSF	Professional Fees (see note 1)	Project Management Fees (cost per GSF x.02)	Project Cost per GSF	
enter project type	New Construction	\$ 295.65	\$ 20.70	\$ 5.91	\$ 322	value cell C7 linked to worksheet 4
Site Improvements - hardscape	Impervious Surfaces	\$ 20.00	\$ 1.40	\$ 0.40	\$ 22	enter value cell C8
Site Improvements - landscape	Landscaped Areas	\$ 10.00	\$ 0.70	\$ 0.20	\$ 11	enter value cell C9

note 1 : cost per GSF x .07 for new construction, cost per GSF x .1 for renovation

F2, F3, and f4 are linked to sheet 2

JOB FACTORS TO ADJUST TOTAL PROJECT COST

Description	Condition	Add/Subtract	Comments
Location	Incorporated Area	2%	More frequent inspection and
Location	Unincorporated Area	-2%	Less frequency of inspection
Job site	Business Area	-2%	Less conflict with commercial
Job site	Residential Area	5%	Constraints on operations due to
Job site	Limited Staging	5%	No area or remote area for
Job site	Occupied by Owner	7%	Potential for owner generated
Labor availability	Slow Market	-5%	Aggressive bidding
Labor availability	Tight Market	7%	Lack of labor availability,
Labor - prevailing wage	Project labor agreement	15%	Prevailing wage - union scale
Renovation	No Intrusive Tests	10%	Potential for major unforeseen
Renovation	Intrusive Exploration	-3%	More detail for bids
Project Costs (subtotal construction)	Less than \$1 million	5%	Overhead vs. volume
Project Costs (subtotal construction)	More than \$1 million	-3%	Overhead vs. volume
Project Fees	simple project	-1%	Overhead vs. volume
Project Fees	complex project	5%	Overhead vs. volume
NYS Building Code Transition	simple project	5%	Overhead vs. volume
NYS Building Code Transition	complex project	7%	Overhead vs. volume

Group (2024 International Building Code)

CONSTRUCTION TYPES

Use Groups	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	\$ 340.83	\$ 328.70	\$ 319.00	\$ 306.43	\$ 286.33	\$ 278.03	\$ 295.95	\$ 266.82	\$ 256.61
A-1 Assembly, theaters, without stage	\$ 312.91	\$ 300.78	\$ 291.08	\$ 278.51	\$ 258.66	\$ 250.36	\$ 268.03	\$ 239.14	\$ 228.94
A-2 Assembly, nightclubs	\$ 272.09	\$ 264.11	\$ 255.82	\$ 246.06	\$ 230.47	\$ 224.21	\$ 237.62	\$ 209.58	\$ 201.63
A-2 Assembly, restaurants, bars, banquet halls	\$ 271.09	\$ 263.11	\$ 253.82	\$ 245.06	\$ 228.47	\$ 223.21	\$ 236.62	\$ 207.58	\$ 200.63
A-3 Assembly, churches	\$ 317.60	\$ 305.47	\$ 295.77	\$ 283.20	\$ 263.47	\$ 255.18	\$ 272.73	\$ 243.96	\$ 233.75
A-3 Assembly, general, community halls, libraries, museums	\$ 266.72	\$ 254.59	\$ 243.89	\$ 232.31	\$ 211.46	\$ 204.17	\$ 221.84	\$ 191.95	\$ 182.74
A-4 Assembly, arenas	\$ 311.91	\$ 299.78	\$ 289.08	\$ 277.51	\$ 256.66	\$ 249.36	\$ 267.03	\$ 237.14	\$ 227.94
B Business	\$ 301.40	\$ 290.70	\$ 280.27	\$ 268.41	\$ 245.13	\$ 236.39	\$ 258.10	\$ 219.07	\$ 209.02
E Educational	\$ 290.11	\$ 279.78	\$ 270.34	\$ 258.97	\$ 240.45	\$ 228.20	\$ 250.06	\$ 210.46	\$ 203.65
F-1 Factory and industrial, moderate hazard	\$ 165.82	\$ 157.82	\$ 147.89	\$ 142.31	\$ 126.72	\$ 120.56	\$ 135.68	\$ 105.08	\$ 97.84
F-2 Factory and industrial, low hazard	\$ 164.82	\$ 156.82	\$ 147.89	\$ 141.31	\$ 126.72	\$ 119.56	\$ 134.68	\$ 105.08	\$ 96.84
H-1 High Hazard, explosives	\$ 154.69	\$ 146.69	\$ 137.76	\$ 131.18	\$ 116.91	\$ 109.75	\$ 124.55	\$ 95.27	\$ -
H234 High Hazard	\$ 154.69	\$ 146.69	\$ 137.76	\$ 131.18	\$ 116.91	\$ 109.75	\$ 124.55	\$ 95.27	\$ 87.03
H-5 HPM	\$ 301.40	\$ 290.70	\$ 280.27	\$ 268.41	\$ 245.13	\$ 236.39	\$ 258.10	\$ 219.07	\$ 209.02
I-1 Institutional, supervised environment	\$ 277.74	\$ 267.79	\$ 258.23	\$ 248.47	\$ 227.43	\$ 221.32	\$ 247.95	\$ 204.83	\$ 197.52
I-2 Institutional, hospitals	\$ 473.85	\$ 463.15	\$ 452.71	\$ 440.86	\$ 415.54	\$ -	\$ 430.54	\$ 389.49	\$ -
I-2 Institutional, nursing homes	\$ 326.90	\$ 316.19	\$ 305.76	\$ 293.90	\$ 272.12	\$ -	\$ 283.59	\$ 246.07	\$ -
I-3 Institutional, restrained	\$ 318.07	\$ 307.36	\$ 296.93	\$ 285.07	\$ 264.31	\$ 254.57	\$ 274.76	\$ 258.10	\$ 226.20
I-4 Institutional, day care facilities	\$ 277.74	\$ 267.79	\$ 258.23	\$ 248.47	\$ 227.43	\$ 221.32	\$ 247.95	\$ 204.83	\$ 197.52
M Mercantile	\$ 203.08	\$ 195.10	\$ 185.80	\$ 177.05	\$ 161.11	\$ 155.85	\$ 168.60	\$ 140.22	\$ 133.27
R-1 Residential, hotels	\$ 280.94	\$ 270.99	\$ 261.43	\$ 251.67	\$ 230.13	\$ 224.02	\$ 251.15	\$ 207.53	\$ 200.22
R-2 Residential, multiple family	\$ 234.59	\$ 224.64	\$ 215.08	\$ 205.32	\$ 185.03	\$ 178.92	\$ 204.80	\$ 162.43	\$ 155.12
R-3 Residential, one- and two-family	\$ 218.08	\$ 212.28	\$ 207.18	\$ 202.76	\$ 195.98	\$ 189.00	\$ 206.85	\$ 182.23	\$ 170.80
R-4 Residential, care/assisted living facilities	\$ 277.74	\$ 267.79	\$ 258.23	\$ 248.47	\$ 227.43	\$ 221.32	\$ 247.95	\$ 204.83	\$ 197.52
S-1 Storage, moderate hazard	\$ 153.69	\$ 145.69	\$ 135.76	\$ 130.18	\$ 114.91	\$ 108.75	\$ 123.55	\$ 93.27	\$ 86.03
S-2 Storage, low hazard	\$ 152.69	\$ 144.69	\$ 135.76	\$ 129.18	\$ 114.91	\$ 107.75	\$ 122.55	\$ 93.27	\$ 85.03
U Utility, miscellaneous	\$ 122.65	\$ 115.66	\$ 107.12	\$ 102.79	\$ 91.57	\$ 85.78	\$ 97.87	\$ 72.88	\$ 69.64

from Building Valuation Data, International Code Council AUGUST 2025

SELECT USE GROUP AND CONSTRUCTION TYPE; USE COST PER SF = \$ 205.32 this is linked to cell b3 [=b3]

ENTER LOCATION FACTOR FROM TABLE = 1.44 See sheet 5 Metro Area Multiplier

THIS IS THE ADJUSTED SF COST FOR THE PROJECT TYPE = \$ 295.65 this cell is linked to sheet 3

GENERAL CONSTRUCTION COSTBOOK		<i>Metro Area Multipliers</i>
State	Metropolitan Area	Multiplier
NY	ALBANY	1.09
	AMSTERDAM	1.18
	BINGHAMTON	1.06
	BUFFALO	1.04
	DUTCHESS COUNTY	1.40
	ELMIRA	1.07
	GLENS FALLS	1.08
	ITHACA	1.18
	JAMESTOWN	1.05
	KINGSTON	1.18
	LOCKPORT	1.18
	LONG ISLAND	1.18
	MALONE	1.18
	NASSAU	1.44
	NEW YORK CITY	1.50
	NEWBURGH	1.40
	NIAGARA FALLS	1.16
	ROCHESTER	1.07
	ROME	1.07
	SCHENECTADY	1.09
	SUFFOLK	1.44
NY	SYRACUSE	1.06
	TROY	1.09
	UTICA	1.07
	WATERTOWN	1.18
	WHITE PLAINS	1.18