Alllocations				Comments
Project Total			**$ 9,315,945**	cell D5 is linked to Worksheet 2
	% Project			
Construction	75%		$ 6,986,958	enter construction type and use group
Design Contingency	5%		$ 465,797	
Project Contingency	5%		$ 465,797	
Architects Fees	7%		$ 652,116	
Pre-Design Services	3%		$ 279,478	
Building Permits	3%		$ 279,478	
Reimbursable Expenses	2%		$ 186,319	
	100%		**$ 9,315,945**	**cell D3 should = cell D12**
ENTER GROSS SQUARE AREA=	**15850**			**cell B16 linked to cell B14**
	GSF	cost per GSF		
Project construction cost per GSF	15,850	**$ 441**		
Project costs per GSF	15,850	**$ 588**		

highlighted cells lined to sheet 3

NEW CONSTRUCTION/RENOVATION		Gross Square Area	Cost per GSF	Cost by Task/Facility	
New Construction for project		15850	$ 318	$ 5,044,295.72	enter gross area in cell D5
Site Improvements - hardscape	Impervious Surfaces	2000	$ 22	$ 43,600.00	enter gross area in cell D6
Site Improvements - landscape	Landscaped Areas	7000	$ 11	$ 76,300.00	enter gross area in cell D7
roof				$ 756,644.36	
				$ 5,920,840.08	
Subtotal, Project Construction, Fees, and Contingency		Subtotal	x Factor		**FACTORS model how contractor think about cost margins**
		$ -	5%		
FACTORS- select and enter =F9 in selected cell		$ 5,920,840.08	-3%	$ -	
Project Costs - Less than $1 million		$ -	-5%	$ (177,625.20)	
Project Costs - More than $1 million		$ 5,920,840.08	7%	$ -	
Labor availability- Slow Market		$ 5,920,840.08	20%	$ 414,458.81	
Labor availability - Tight Market		$ 5,920,840.08	2%	$ 1,184,168.02	
Labor availability - Union requirements		$ -	0%		
Location - Incorporated Area		$ 5,920,840.08	-2%	$ -	
Location - Unincorporated Area		$ -	5%	$ (118,416.80)	
Job site - Business Area		$ 5,920,840.08	5%	$ -	
Job site - Residential Area		$ -	7%	$ 296,042.00	
Job site - Limited Staging		$ -	10%	$ -	
Job site - Occupied by Owner		$ 5,920,840.08	-3%	$ -	
Renovation - No Intrusive Tests		$ 5,920,840.08	-1%	$ (177,625.20)	
Renovation - Intrusive Exploration		$ -	5%	$ (59,208.40)	
Project Fees - Simple Project		$ -	5%	$ -	
Project Fees - Complex Project		$ -	7%	$ -	
NYS Building Code Transition - simple project				$ -	
NYS Building Code Transition - complex project					cell F30 will total all factors
				$ 1,361,793.22	
Subtotal, Factors	20% of subtotals				cell F32 will calculate O&P
				$ 1,456,526.66	
Overhead and Profit					cell F34 will total Factosrs and O&P
			Years to Midpoint	**$ 8,739,159.96**	
TRUCTION+FEES+FACTORS+OVERHEAD/PROFIT	Previous Subtotal x 6%x no. of years to midpoint construction		1.1		discuss this value with course instructor
				$ 576,784.56	
Escalation					sum of F34 plus F36
				$ 9,315,944.52	
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	$ 291.97	$ 20.44	$ 5.84	$ 318	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
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 availabilty,
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 = $ 202.76 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 = $ 291.97 this cell is linked to sheet 3

GENERAL CONSTRUCTION COSTBOOK	Metro Area Multipliers	
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