

# Means Open Shop Building Construction Cost Database

Primarily for commercial and industrial projects costing \$1,000,000 and up, or large multi-family housing projects. Costs are primarily for new construction or major renovation of buildings rather than repairs or minor alterations.



**Price data you can trust for accurate budgeting and estimating:**

- **New construction**
- **Repairs & renovation**
- **Change orders**
- **“Green” Building Construction**
- **Security Materials**
- **Commercial & Industrial**

Your comprehensive estimating and cost planning resource.

- Provide a “realitycheck” for any estimate, bid or change order.
- Plug gaps in preliminary estimates.
- Quote benchmark prices for alternate material or design approaches.
- Double check your estimates.
- Estimate labor hours.
- Estimate work at project sites anywhere in the U.S. or Canada.
- Resolve disputes over billings with an impartial, universally respected authority.
- Price ADA and environmental hazard related construction.

Costs broken down into:

- Materials
- Labor
- Equipment
- Overhead and Profit

More than 21,000 unit cost lines completely updated and carefully prepared from the experience of 1,000's of contractors and suppliers in the 12 months just before the data is released.

Organized according to the MasterFormat04 system of classification and numbering as developed by the **Construction Specifications Institute (CSI)** and the **Construction Specifications Canada (CSC)**.



*2009 Count of unit cost lines by CSI division:*

CSI Division	Count	CSI Division	Count
1-General Requirements	423	21-Fire Suppression	70
2-Existing Conditions	521	22-Plumbing	1,010
3-Concrete	1,449	23-HVAC	1,040
4-Masonry	814	26-Electrical	1,227
5-Metals	1,722	27-Communications	75
6-Wood, Plastics & Compos.	1,818	28-Elect. Safety & Sec.	72
7-Thermal & Moisture Protection	1,380	31-Earthwork	1,827
8-Openings	1,851	32-Exterior Improvements	701
9-Finishes	1,719	33-Utilities	508
10-Specialties	961	34-Transportation	55
11-Equipment	967	35-Waterway & Marine	17
12-Furnishings	520	41-Mat. Proc. & Handling Equip.	49
13-Special Construction	720	44-Pollution Control Equip.	23
14-Conveying Equipment	280	Total Lines	21,819