

10-YEAR WORKPLACE COSTS VS. PEOPLE COSTS

1998 – 2008

ASSUMPTIONS AND DATA SOURCES

TEN YEAR COST
(rounded)

- **Square Feet per Worker = 286 SF “all in”**
(IFMA Benchmarks III Report, 1997)

- **New Building and Interior @ \$130/SF x 286 SF** **\$37,200**
(April 1999, Building Standards, Class A Construction, NYC)
For a high workplace cost scenario, we use the very high cost construction market of New York City. Costs are for hard costs of construction, and do not include development and finance costs, which vary so widely as to preclude any estimate.

- **Furniture Set = \$5,000 with \$3,000 of upgrades over 10 years** **\$8,000**
(Industry Standard: \$3,500 to \$5,000)

- **Operations Costs @ \$9.86 per Rentable Square Foot, up 4%/year:** **\$33,800**
\$118.34/RSF x 286 SF
Includes: maintenance, janitorial, utilities, environment, life-safety, security, project costs, space planning, amenities (IFMA Benchmarks III Report, 1997)

- **Technology Support (hardware, software, infrastructure, training)** **\$100,000**
(From survey of BOSTI clients: \$10,000/year)

- **Salary: 1998 Computer Programmer @ \$49,570 up 3.62%/year**

- 10 Year Total** **\$585,000**
- Median Annual Wage: U.S. Occupational Employment Statistics
- Up 3.62% per year: Past ten year wage and salary growth (1988-1998), Bureau of Labor Statistics, employment cost trends

- **Benefits: .35 x Salary** **\$205,000**
- Private industry white collar workers, Bureau of Labor Statistics, news release, June 29, 2000

\$790,000

Obtained from “Disproving Widespread Myths about Workplace Design” by the BOSTI Associates (Feb 2001)