



14 # Location Factors for Two Story College Add On Project:

Two Story College Add on with 16 Laboratory Work Areas

59,800 SF - 36,400 on Ground Floor & 23,400 SF on 2nd Floor

Detailed Design - 8 months; Construction - 12 months Union Construction

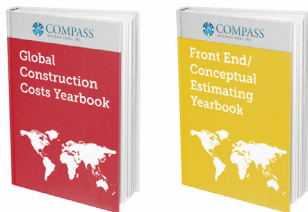
2015 3rd Q Cost Basis – Located in Central New Jersey, USA

#	CONSTRUCTION CATEGORY	SF	COST PER SF	TOTAL \$ COST
1	Site work / Parking Area (In place, not part of this project)	59,800	6.06	362,657
2	General Conditions / Preliminaries / Division 1	59,800	13.59	812,515
3	Piling	59,800	3.76	225,057
4	Underground Utilities	59,800	2.01	120,416
5	Underground Foundations	59,800	6.71	401,138
6	Concrete Slab on Grade	59,800	4.67	279,281
7	Concrete Columns	59,800	6.46	386,562
8	Concrete Beams	59,800	5.03	300,854
9	Pre- Cast Concrete Structural Floors	59,800	12.51	748,053
10	Roofing Structure	59,800	4.08	243,715
11	Structural Walls (included in interior partitions)	59,800	\$6.47	\$387,145
12	Exterior Wall System (Brick & P.C.C. Wall Panels)	59,800	\$15.27	\$913,056
13	Windows and Glazing	59,800	\$6.80	\$406,386
14	Exterior Doors	59,800	\$0.58	\$34,400
15	EPDM Roofing Cover / Front Canopy	59,800	\$1.65	\$98,535
16	Internal Finishes	59,800	\$4.52	\$270,535
17	Interior Doors	59,800	\$3.30	\$197,071
18	Suspended Ceiling	59,800	\$3.27	\$195,322
19	Toilets / Bathrooms / Stalls / Handicap needs	59,800	\$1.94	\$116,027
20	Blinds / Drapes	59,800	\$0.77	\$46,061
21	Painting / Wall coverings	59,800	\$4.88	\$292,108
22	Carpentry / Conference Rooms / Lunch Room Cabinets	59,800	\$3.46	\$206,983
23	Caulking	59,800	\$0.25	\$15,159
24	Floor Finishes (Carpet, Hardwood & Tile)	59,800	\$6.80	\$406,386
25	Specialties Signs / Notice Boards	59,800	\$0.40	\$23,905
26	Metal / Concrete Stairs	59,800	\$4.17	\$249,294
27	Elevators (2 # Passenger 1 # Freight)	59,800	\$2.16	\$129,437
28	Roof Drainage / Scuppers & Downspouts / Roof Equipment Pads & Walkways	59,800	\$1.70	\$101,451
29	Plumbing (Fixtures & Piping)	59,800	\$5.41	\$323,593
30	Fire Protection - Sprinklers - Extinguisher's	59,800	\$4.02	\$240,217
31	HVAC systems	59,800	\$19.38	\$1,159,103
32	Telephone / Internet Systems	59,800	\$2.86	\$170,834
33	Lighting and Power / Emergency Generator	59,800	\$18.41	\$1,100,798
34	Special Systems CCTV / Card readers	59,800	\$2.85	\$170,251
35	Conference Rooms / Class Rooms / Benches / Seating & Stage Area / White Boards / Special Lighting	59,800	\$14.51	\$867,578
36	Utilities / Boilers Chillers electric, water, gas	59,800	\$18.17	\$1,086,805
37	Laboratory Areas (16 # c/w lab equipment, case work, gases, sinks, fume hoods, lighting)	59,800	23.38	\$1,398,154
38	Reception / Security Area / Lockers	59,800	\$5.44	\$325,342
39	Landscaping / Irrigation (Not in this project)	59,800	0	0
40	Other miscellaneous items	59,800	\$3.52	\$210,631
	TOTAL CONSTRUCTION COST (TCC)	59,800	\$251	\$15,022,815
41	Architectural services 5.95% of "TCC"	5.95%	\$15,022,815	\$893,858
42	Engineering services (Structural & MEP) 2.50% of "TCC"	2.50%	\$15,022,815	\$375,570
43	Construction Management Services Fee 3.85% of "TCC"	3.85%	\$15,022,815	\$578,378
	TOTAL PROJECT COST			\$16,870,622
	COST PER SF - 59,800 SF			\$282
	COST PER M2 5,558 M2			\$3,036
	EXCLUDES			
	• Fixtures & Furniture			
	• Land purchase / Legal fees			
	• Permitting fees / Early feasibility studies			

Similar building as above constructed in following Countries:

#	COUNTRY	CITY	LOCATION FACTOR	\$ COST PER SQUARE FOOT	\$ COST PER M2
1	Brazil	Uberaba	0.88	\$248	\$2,670
2	China	Wuhan	0.85	\$240	\$2,579
3	France	Nantes	0.97	\$274	\$2,943
4	Germany	Bremen	0.98	\$276	\$2,974
5	India	Jamshedpur	0.86	\$243	\$2,610
6	Italy	Turin	0.94	\$265	\$2,852
7	Mexico	Tampico	0.85	\$240	\$2,579
8	Norway	Bergen	1.05	\$296	\$3,186
9	Spain	Bilbao	0.92	\$259	\$2,792
10	Sweden	Malmo	1.05	\$296	\$3,186
11	Switzerland	Fribourg	1.06	\$299	\$3,216
12	Turkey	Izmir	0.90	\$254	\$2,731
13	UK	Bristol	1.02	\$288	\$3,095
14	USA	Trenton, NJ	1.00	\$282	\$3,036

For additional location factors refer to Compass International's 2015 Global Construction Yearbook (15th Edition) or visit <http://www.compassinternational.net/product/2015-global-construction-costs-yearbook/>
Please send us an e mail if you would like an excel spreadsheet for this cost model.



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