



Truck Tire Manufacturing Facility (South East USA) - 2017 Cost Basis:

This facility benchmark is for a greenfield Truck Tire Production facility. A number of new tire facilities & expansion projects are currently being constructed in the USA (the majority are located in TN, GA, NC & SC). This facility will produce 1.5 to 2 million tires per year when fully operational. Note (11), the manufacturing equipment below i.e. extruders, molders ovens etc, represents the largest cost component.

Utilizing Non-Union Labor: Detailed Design / Procurement Buyout 14 months. Construction 27 months:
AACE Class 3 Funding Estimate

Quantity	UoM	Tire Manufacturing Facility 750,000 to 1,000,000 square feet: 1 - 2 story (includes mezzanine floor) Floor to ceiling height 32'	SF \$	M2 \$	Total	Typical % Split
2,265,120	SF	Site Works (52 Acres - 43,560 SF per Acre) Roads, Retention Ponds, Site Clearance & Fencing	5.52	59	12,503,462	5%
864,000	SF	Building Enclosure External Wall - Precast panels siding on reinforced concrete frame	84.22	906	72,766,080	30%
46,500	SF	Mezzanine Floor (Concrete & Checker Plate Flooring)	67.75	729	3,150,375	1%
864,000	SF	Production / Manufacturing Equipment	174.33	1,876	150,621,120	63%
		Total Facility & Site			239,041,037	100%
864,000	SF	Building Footprint Cost per SF / M2 excluding Detailed Design & CM			239,041,037	100%
	Div #	Typical Work Breakdown				
	1	General Conditions / Requirements - Preliminaries				8%
	2	Site Work (includes work under building & 10 feet / 3 meters outside building, excludes demolition, major site clearance, parking lots & utility related structures).				5%
	3	Concrete				9%
	4	Masonry				5%
	5	Metals / Structural Steel				7%
	6	Carpentry				2%
	7	Thermal & Moisture Protection				5%

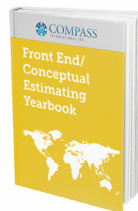
	8	Doors, Windows & Glass				4%
	9	Finishes				4%
	10	Specialties				3%
	11	Equipment - includes production / process equipment (Compounding, mixing, extruders, molders, conveyors, ovens, robots, tanks and all other minor equipment).				170%
	12	Furnishings				3%
	13	Special Construction				2%
	14	Conveying Systems / Dock Levellers				5%
	15	Mechanical - HVAC - Equipment Setting				18%
	16	Electrical / Instrumentation Work				9%
		Total %	%			259%
	100	A/E Activities & Fees as a % of construction cost (includes Process Design, Architectural, Structural, E&I & PM services).	9.2		21,991,775	
	120	CM / Procurement / Project Control / Inspection Activities & Fees as a % of construction cost	4.6		10,995,888	
		Facility Cost including Detailed Design & CM			272,028,701	
864,000	SF	Building Footprint Cost per SF / M2 including Detailed Design & CM	314.85	3,388	272,028,701	

Excludes: Land Purchase, Owner Costs, and Front End (FEED) Studies

For additional benchmarks and similar types of construction cost refer to refer to our 2017 Front End / Conceptual Estimating Yearbook:

If you have any questions or comments on this report please contact:

John G. McConville, CCP
Operations Director - Compass International
Telephone in the USA (609) 577 4505
sales@compassinternational.net
www.compassinternational.net



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COMPASS INTERNATIONAL
(215) 504 9777
www.compassinternational.net
sales@compassinternational.net