

YOUR HOUSE ON CAMPUS

Campus User groups are usually quite surprised by the cost of construction when they are first involved in an institutional project on campus. This is largely due to their familiarity with residential construction and lack of familiarity with commercial construction. Home construction can result in construction costs between \$150/square foot to \$200/square foot whereas work on campus can range between \$350/square foot to \$600/square foot; substantially higher. Why is this?

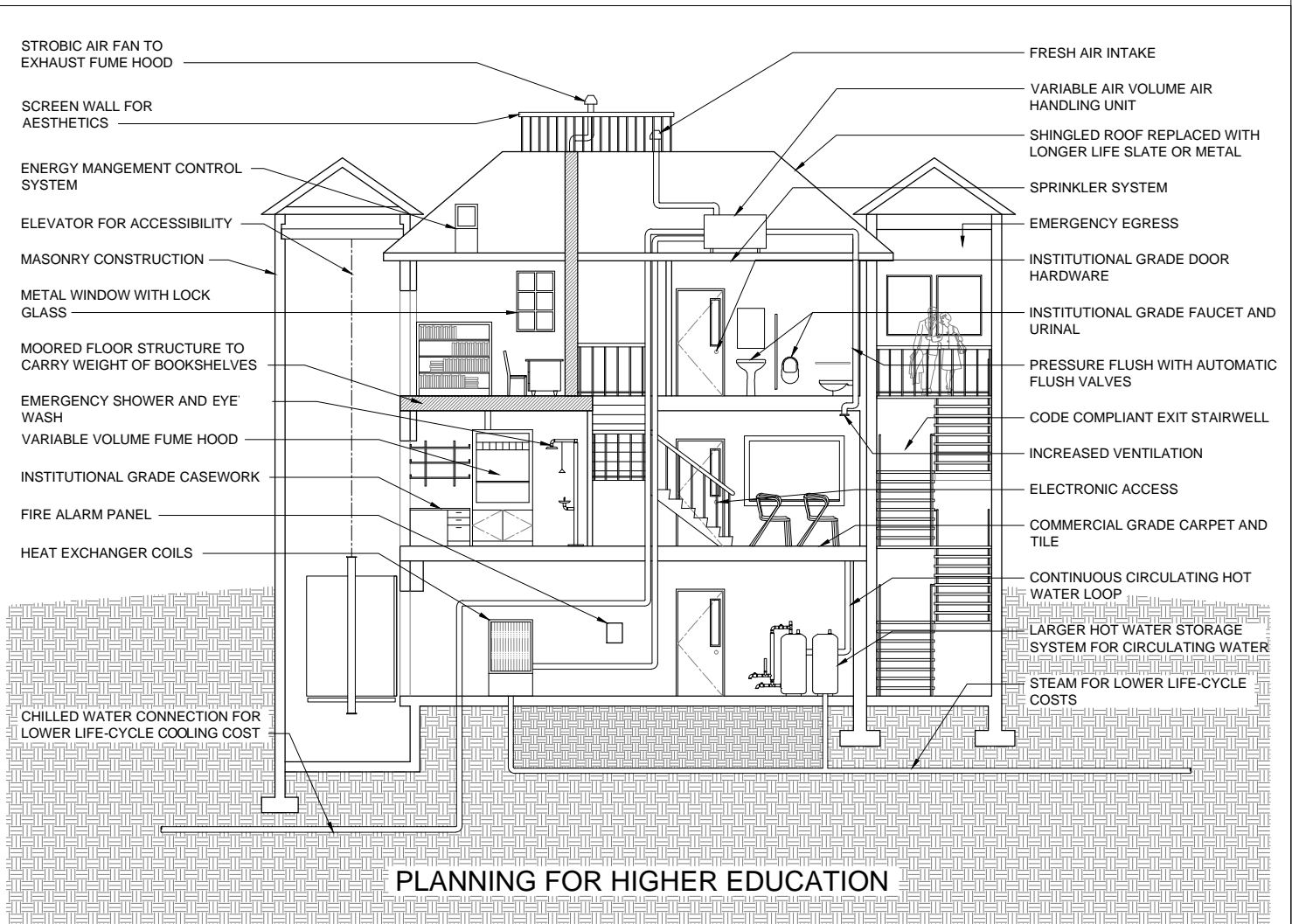
There are many factors that result in higher construction cost on campus. At a casual glance, many of our projects are technically intensive laboratory spaces which involve very expensive mechanical and electrical infrastructure that supports these types of spaces. Other spaces such as new classrooms require extensive audio video equipment and robust finishes that will last 20 years under very heavy conditions.

Not so obvious, but more to why the cost are so different is the gap in building science involved in commercial

construction compared to residential construction. Building codes pertaining to commercial buildings are a great deal more complex and intensive to ensure the utmost life/safety measures are in place to the public. This includes fire wall construction, seismic standards, sprinkler systems, fire alarm systems, standard lighting outputs, robust ventilation systems to name a few areas that are lacking in residential specs. Institutional, commercial buildings are actually fairly complex.

Given this level of complexity there is extensive engineering design and government review prior to building a commercial project; all of which impacts cost, but ensures a high level of safety, building sustainability, and comfort inherent to the commercial building that will last many, many years.

Below is a fun pictorial that illustrates what a typical house might require if used on campus.



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