



Project Construction Cost/Duration Matrix for Office, Academic and General Use Spaces

This matrix is not intended for estimating Laboratory and High Intensity Projects

Note From the Office of Design and Construction: This table is developed to be used as a guideline to help the Campus Project Requester gain a better sense of general cost and duration ranges for a project you are planning. The information provided below is based off project outcomes for the majority of campus project, but certainly not all. There are many factors and complexities that influence a particular project. The most common factors include project complexity, the decision making process, unusual procurement items, special reviews, funding limitations, and restricted construction times. The Scope Development process is where the project specific tailoring begins. This tool is for you.

		12	45	55	75	80+
Project Duration						
Project Duration In Weeks, Includes Design, Bidding and Construction						
Project Cost	Project Cost Per Square Foot, Includes Construction and Administration Costs	Level 1	Duration			
		Move In ready spaces (Already has carpet, telecom, paint, etc.) Needs - minimal signage, relocation, phones, space planning/furniture coordination.	6-12 Weeks			
\$35		Cost				
		\$20psf - \$35psf				
\$105		Level 2	Duration			
		Carpet, Paint, Minor Furniture, Minor Relocation, Minor telecom / network, Add Minor Wall Construction, Minor HVAC / Electrical, Minor Sprinkler	12 - 45 Weeks			
		Cost				
		\$30psf - \$105psf				
\$200		Level 3	Duration			
		All Items from Level 1 and 2, Add Major Wall Removal and Construction, HVAC and Electrical Replacement within envelope of project, New Data Infrastructure, ADA upgrades, impacted public space improvements	35 - 55 Weeks			
		Cost				
		\$100psf - \$200psf				
\$350		Level 4	Duration			
		Comprehensive renovation of significant floor plates within a building that may include replacement of Regional Building Systems and Utility infrastructure, Seismic Upgrades within project footprint, etc.	55-75 Weeks			
		Cost				
		\$195psf - \$350psf				
\$435		Level 5	Duration			
		Complete Building Interior Demolition and Renovation, Replacement of Building Services and Utilities, full Seismic Upgrade	80+ Weeks			
		Cost				
		\$350psf - \$435psf				