

# Construction Cost Case Study

*The costs for the case study below are from a project that CBRE Assessment & Consulting Services has monitored on behalf of a lending institution or investor.*



## Parking Structure, Cincinnati, OH

Size: 4 Levels, 175,000 SFG, 450 Spaces  
 Site: 1.2 acres  
 Labor: Union  
 Delivery: General Contractor under GMP Contract  
 Schedule: 11 months

### OUTLINE SPECIFICATIONS

**Site:** Excavation, grading, site utilities and landscaping.

**Foundation:** Concrete foundation walls and footings with a slab-on-grade.

**Superstructure:** Concrete columns and shearwalls; pre-stressed concrete double tees.

**Façade:** Precast concrete spandrels.

**Moisture Protection:** Traffic deck coating at each level.

**Elevators:** Four (4) 4-stop electric traction elevators.

**Sprinkler:** 100% dry pipe standpipe system.

**Plumbing:** Cast iron storm and sanitary and copper supply.

**HVAC:** Gas-fired unit heaters in the office. Open-air ventilation at parking areas.

**Electrical:** 480-volt, 3 phase, 4 wire 800 amp service.

### DIRECT COST SYNOPSIS

TRADE	ROUNDED COST	COST/SF	COST/SPACE
Site work	\$1,661,000	\$9.49	\$3,691
Concrete	6,600,000	37.71	14,667
Masonry	96,000	0.55	213
Metals	135,000	0.77	300
Thermal/Moisture Protection	543,000	3.10	1,207
Doors	15,000	0.09	33
Finishes	18,000	0.10	40
Specialties	130,000	0.74	289
Elevators	400,000	2.29	889
Fire Protection	127,000	0.73	282
Plumbing	188,000	1.07	418
HVAC	155,000	0.89	344
Electrical	674,000	3.85	1,498
<b>Subtotal</b>	<b>\$10,742,00</b>	<b>\$61.38</b>	<b>\$23,871</b>
General Conditions	\$860,000	\$4.91	\$1,910
GC Fee	322,000	1.84	716
<b>Total Hard Cost</b>	<b>\$11,924,000</b>	<b>\$68.13</b>	<b>\$26,497</b>

### COST DISTRIBUTION

