

Large Renovation Cost Per Square Foot Regional Analysis

This cost analysis is based on project OF090324 found in the DCD Archives on DCD.COM. The project is a 6-story, 121,750 square foot building with a failed exterior surface and an ineffective mechanical system in addition to other renovation needs.

The costs reflect the EIFS system taken off and replaced with a 2-inch insulated metal panel system with integrated windows.

New insulated Low-E windows were installed, over 8,500 yards of carpet replaced with the old carpet recycled and the project painted with low-VOC paint in addition to other renovations.

This renovation along with other projects of all types can be found in the DCD Archives at DCD.COM along with cost escalators through 2017 and over 600 regional modifiers for cost modeling.

Large Renovation Cost Per Square Foot Regional Analysis - August 2012

	% of Cost	Historical Base	Atlanta	Pittsburgh	New York City	Dallas	Kansas City	Chicago	Los Angeles	Las Vegas	Seattle
Procurement & Contracting	5.05	3.91	3.60	4.54	5.79	3.48	4.62	4.89	4.66	4.27	4.66
General Requirements	4.48	3.47	3.19	4.03	5.14	3.09	4.10	4.34	4.13	3.78	4.13
Concrete	1.07	0.83	0.76	0.96	1.23	0.74	0.98	1.04	0.99	0.9	0.99
Masonry	0.33	0.25	0.23	0.29	0.38	0.23	0.30	0.32	0.30	0.28	0.30
Metals	1.55	1.20	1.10	1.39	1.78	1.07	1.42	1.50	1.43	1.31	1.43
Wood Plastics & Composites	3.36	2.61	2.40	3.02	3.86	2.32	3.08	3.26	3.10	2.84	3.10
Thermal & Moisture Protection											
Demolition	7.49	5.8	5.34	6.73	8.59	5.17	6.85	7.26	6.91	6.33	6.91
EIFS	0.72	0.55	0.51	0.64	0.82	0.49	0.65	0.69	0.66	0.60	0.66
New Metal Wall Panel	28.95	22.43	20.63	26.02	33.19	19.96	26.46	28.03	26.69	24.44	26.69
Insulation	1.25	0.97	0.89	1.12	1.43	0.86	1.14	1.21	1.15	1.05	1.15
New Roofing	4.19	3.25	2.99	3.76	4.80	2.89	3.83	4.06	3.86	3.54	3.86
Roof Demolition	0.39	0.30	0.28	0.35	0.45	0.27	0.36	0.38	0.36	0.33	0.36
Openings											
Glass & Glazing	9.63	7.46	6.86	8.66	11.04	6.64	8.80	9.33	8.88	8.13	8.88
Doors & Hardware	0.75	0.58	0.53	0.67	0.86	0.52	0.68	0.72	0.69	0.63	0.69
Finishes											
Demolition	1.22	0.95	0.87	1.10	1.4	0.84	1.12	1.18	1.12	1.03	1.12
Metal Stud Exterior Wall	0.53	0.41	0.38	0.48	0.61	0.37	0.49	0.52	0.49	0.45	0.49
Tyvek®	3.47	2.69	2.48	3.12	3.98	2.39	3.18	3.36	3.20	2.93	3.20
Metal Studs & Drywall	2.69	2.08	1.91	2.41	3.08	1.85	2.46	2.60	2.48	2.27	2.48
Tile Interior & Exterior	2.77	2.14	1.97	2.49	3.17	1.91	2.53	2.68	2.55	2.34	2.55
Acoustic Ceilings	1.47	1.14	1.05	1.32	1.68	1.01	1.34	1.42	1.35	1.24	1.35
Resilient	0.55	0.43	0.39	0.50	0.63	0.38	0.51	0.54	0.51	0.47	0.51
Carpet	4.54	3.51	3.23	4.09	5.20	3.13	4.15	4.39	4.18	3.83	4.18
Carpet Demo	0.96	0.74	0.68	0.86	1.1	0.66	0.87	0.92	0.88	0.81	0.88
Painting	2.24	1.74	1.60	2.01	2.57	1.55	2.05	2.18	2.07	1.90	2.07
Specialties	1.25	0.97	0.89	1.13	1.44	0.86	1.15	1.21	1.15	1.06	1.15
Equipment	1.15	0.89	0.82	1.04	1.32	0.80	1.05	1.12	1.06	0.98	1.06
Conveying Systems	0.63	0.49	0.45	0.56	0.72	0.43	0.57	0.61	0.58	0.53	0.58
Fire Suppression	0.71	0.55	0.50	0.63	0.81	0.49	0.64	0.68	0.65	0.60	0.65
Plumbing	0.09	0.07	0.06	0.08	0.10	0.06	0.08	0.08	0.08	0.07	0.08
HVAC											
Air Distribution	0.31	0.24	0.22	0.28	0.36	0.21	0.28	0.30	0.29	0.26	0.29
HVAC Equipment	0.28	0.22	0.20	0.25	0.32	0.19	0.26	0.27	0.26	0.24	0.26
Controls	0.53	0.41	0.38	0.47	0.60	0.36	0.48	0.51	0.49	0.44	0.49
Hydronic Pipe	0.39	0.30	0.28	0.35	0.45	0.27	0.36	0.38	0.36	0.33	0.36
Insulation	0.67	0.52	0.47	0.60	0.76	0.46	0.60	0.64	0.61	0.56	0.61
Ducts	0.57	0.44	0.41	0.51	0.66	0.39	0.52	0.55	0.53	0.48	0.53
Electrical											
Mobilization	0.02	0.39	0.02	0.02	0.03	0.02	0.02	0.02	0.02	0.02	0.02
Rough In	2.69	2.08	1.93	2.43	3.08	1.85	2.46	2.61	2.48	2.27	2.48
Trim Out	0.57	0.44	0.41	0.51	0.65	0.39	0.51	0.55	0.53	0.48	0.53
Light Fixtures	0.49	0.02	0.36	0.45	0.58	0.35	0.46	0.49	0.46	0.42	0.46
TOTAL BUILDING COSTS	100%	\$77.47	\$71.27	\$89.87	\$114.66	\$68.95	\$91.41	\$96.84	\$92.19	\$84.44	\$92.19