



**Moving Forward Milwaukee**  
**Construction Cost Matrix**  
 Conceptual Draft - Internal Use Only  
 11/15/2013

	Low Range	Medium	High Range	Comments
<b>Type 1 Construction</b> Steel - Office Shell Light Industrial Flex - Shell	\$100/SF \$70/SF	\$125/SF \$85/SF	\$150/SF \$100/SF	Shell Building, No Buildout, No Height Limit Concrete Tilt-up, No Buildout, No Height limit
<b>Type 3 Construction - Residential</b> Wood Frame Modified Steel - Load Bearing Metal Stud	\$120/SF \$130/SF	\$150/SF \$162.50/SF	\$180/SF \$195/SF	Concrete Podium (1-2 Floors) with 4-5 Levels Wood Concrete Podium (1-2 Floors) with 4-10 Levels LBMS
<b>Type 5 Construction - Residential</b> Wrap Product - Wood Frame Apartment Podium Product - Wood Frame Apartment Add for Condo Level Finish	\$90/SF \$115/SF \$50/SF	\$120/SF \$142.50/SF \$62.50/SF	\$150/SF \$170/SF \$75/SF	Interior Finish included in cost per SF, Max of 5 levels Interior Finish included in cost per SF, Max of 5 levels Higher level finishes, fixtures, appliances, etc.
<b>Parking Structures</b> Standalone Decks Wrap Structures Podium Structures Subterranean Structures	\$45/SF \$45/SF \$65/SF \$95/SF	\$60/SF \$60/SF \$82.50/SF \$122.50/SF	\$75/SF \$75/SF \$100/SF \$150/SF	325 SF - 400 SF / Stall  1-4 Levels Below Grade
<b>Building Skins</b> Curtain Wall Masonry/Brick/Metal Stucco Window Wall	\$65/FSF \$35/FSF \$30/FSF \$45/FSF	\$82.50/FSF \$37.50/FSF \$37.50/FSF \$55/FSF	\$100/FSF \$55/FSF \$45/FSF \$65/FSF	FSF = Façade Square Foot or SF of Material Contact Area
<b>Product Types</b> Office - TI Medical Office - TI Retail - TI	\$75/SF \$95/SF \$30/SF	\$137.50/SF \$197.50/SF \$65/SF	\$200/SF \$300/SF \$100/SF	Low = Std. Office, High = Law Office Low = Office, Medium = Exam, High = Imaging Low = Open Retail, High = Small Food Service
<b>Sitework</b> Grading Landscape Hardscape Paving	\$0.25/SF \$2/SF \$5/SF \$2/SF	\$.63/SF \$6/SF \$17.50/SF \$3/SF	\$1/SF \$10/SF \$30/SF \$4/SF	Low = Bark and shrubs, High = Turf and Trees Low = Sidewalks, High = Paver patios and retaining walls Low = 3" sections, High = 6" sections
<b>Demolition</b> Building 1-2 Story Building 3-6 Story	\$3/SF \$5/SF	\$4/SF \$7.50/SF	\$5/SF \$10/SF	Excludes handling any hazardous materials