



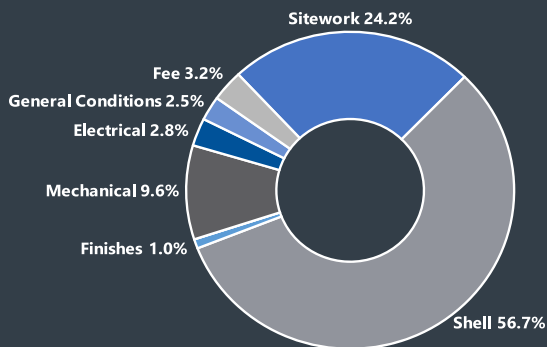
REP PHOTO

## DISTRIBUTION WAREHOUSE CORE AND SHELL

Memphis, Tennessee

- Size:** Single-Story, 950,000 SFG, 50' High, 350 Auto Spaces, 275 Truck Spaces
- Site:** 54 acres
- Labor:** Open Shop
- Delivery:** General Contractor Under Stipulated Sum Contract
- Risk Mitigant:** No Bonds or Subcontractor Default Insurance
- Schedule:** 20 Months

## COST DISTRIBUTION



## CONSTRUCTION COST CASE STUDY

Case study costs were derived from a project Partner Engineering and Science, Inc. monitored on behalf of a lending institution or investor.

### OUTLINE SPECIFICATIONS

- Site:** Excavation, grading, site utilities, landscaping, and hardscape
- Foundation:** Reinforced cast-in-place concrete foundation walls and spread footings
- Superstructure:** Structural steel frame
- Façade:** Structural tilt-up concrete panels and limited storefront
- Roof:** TPO roofing system with 15-year warranty
- Interior Finishes:** None
- Elevators:** None
- Sprinkler:** Early Suppression Fast Response (ESFR) per NFPA 13 and fire pump
- Plumbing:** Roof drainage system and capped utilities
- HVAC:** Single zone gas-fired space heaters and exhaust fans
- Electrical:** 600-amp, 480 volt, 3-phase 4-wire main switchboard

### DIRECT COST SYNOPSIS

TRADE	ROUNDED COST	COST/ SF
Sitework	\$8,164,000	\$8.59
Concrete	11,232,000	11.82
Masonry	0	0.00
Metals	4,680,000	4.93
Carpentry / Drywall	166,000	0.17
Thermal/Moisture Protection	2,392,000	2.52
Doors/Windows	598,000	0.63
Finishes	322,000	0.34
Specialties	42,000	0.04
Equipment	0	0.00
Furnishings	0	0.00
Special Construction	0	0.00
Elevators	0	0.00
Fire Protection	2,496,000	2.63
Plumbing	260,000	0.27
HVAC	473,000	0.50
Electrical	952,000	1.00
<b>SUBTOTAL</b>	<b>\$31,777,000</b>	<b>\$33.45</b>
General Conditions	832,000	0.88
Fee	1,066,000	1.12
<b>TOTAL COST</b>	<b>\$33,675,000</b>	<b>\$35.45</b>



**Robert W. Barone, R.A., LEED AP**  
rbarone@partneresi.com | 914-222-8007

(800) 419-4923 | www.PARTNEResi.com