

APPENDIX J: INDUSTRIAL CONSTRUCTION COSTS, BY REGION

The research firm, R.S. Means, monitors the U.S. construction industry on an ongoing basis and publishes construction cost information dealing with foundations, framing, roofing, mechanical, electrical, overhead, profit and various other aspects of the construction of residential, commercial, repair and remodeling, and industrial structures.

The following table presents information dealing with the costs of constructing small, large and high technology industrial structures. These costs are highest in the northeastern cities, where large industrial plants typically require more than \$US 25 per square foot to construct. Costs in the southern and western cities, on the other hand, generally rest in the \$US 15-20 range. Rates in Toronto and Montreal, as indicated, are quite high relative to most U.S. cities.

The table also provides "location factors" for each city, as derived by R.S. Means in their annual survey. This measure is a further indication of the relative costs of construction and materials in various cities. As an example, the location factor information suggests that the cost of constructing a commercial facility in Madison is 93 percent of what it would cost for a comparable facility in Chicago.