

Planning & Project Management (PPM)
Guidelines for Rough Estimates Square Foot Cost Models

AREA TYPE	MINOR	MEDIUM	MAJOR
CLASSROOM	\$53	\$108	\$188
RESIDENCE HALLS	\$40	\$108	\$182
OFFICE/CONFERENCE	\$40	\$134	\$215
PATIENT CARE SPACE	\$81	\$236	\$336
LABORATORY	\$101	\$267	\$439
O.R. RADIOLOGY, HI-TECH MEDICAL	\$101	\$308	\$411

- Minor Alterations: Cosmetic upgrades-mostly upgrade of finishes/fixtures. No wall demolition, construction or HVAC work.
- Medium Alterations: Some demolition, new partitions/doors, new mechanical/electrical/plumbing work.
- Major Alterations: Total gutting and rebuilding.

Notes:

- Estimates ***include*** A&E fees, Project Management costs, telecommunications, work orders, etc.
- Estimates ***exclude*** medical/scientific equipment, office equipment, and furniture/furnishings.
- Lab renovations may require extensive HVAC work. Contact PPM (Bill Clark x57646 or bclark@facilities.rochester.edu) or Wayne Goodwin x55041 or wgoodwin@facilities.rochester.edu for details.
- Cost estimates are for projects over 1,000 square feet only. For smaller spaces, call PPM for assistance.