



Market conditions in the construction economy are constantly changing. As a service to our clients, we annually poll leading general contractors to give an update on current conditions. This is Kirksey's first year to report on the Austin market.

Office Buildings & Parking Structures

The office building figures apply to site, and core & shell only, while the corporate interiors costs reference a 25,000-gsf floor plate. Using several generic building types, we have compiled our findings below.

ONE-STORY FLEX OFFICE BUILDINGS: **\$85 to \$96/SF**

One-story shell buildings ranging from traditional offices to light assembly, high-technology lab applications. Typical projects are cold, dark shell steel structures with tilt-up concrete skins and punched openings. Cost includes \$11 to \$18/sf for sitework, assuming five spaces/1,000 sf in a surface parking lot.

LOW-RISE OFFICE BUILDINGS: **\$102 to \$121/SF**

Two- to three-story, larger footprint shell buildings designed with speculative building features. Typical projects are composite steel structures with bar joist roof structures with tilt-up concrete skins and punched openings. Cost includes \$11 to \$17/sf for sitework, assuming four spaces/1,000 sf in a surface parking lot.

MID-RISE OFFICE BUILDINGS: **\$116 to \$142/SF**

Four- to six-story, 25,000-sf footprint shell buildings designed with speculative building features. Typical projects are composite steel structures with pre-cast concrete and glass skins. Cost includes \$10 to \$14/sf for sitework and minimal (visitor) surface parking. Typical projects have the majority of parking housed in an adjacent garage. See Parking Structures in the next column.

HIGH-RISE OFFICE BUILDINGS: **\$130 to \$172/SF**

7 stories: \$130 to \$140/sf
14 stories: \$130 to \$153/sf
20 stories: \$140 to \$160/sf
25 stories: \$146 to \$172/sf

Seven- to 25-story, 25,000-sf footprint shell buildings. Typical projects are cast-in-place concrete structures with articulated pre-cast and curtainwall glass skins. Rising cost of concrete may result in some composite steel structures. Costs include less than \$11/sf for sitework and minimal (visitor) surface parking. The majority of parking is in adjacent garages. See Parking Structures in the next column.

PODIUM BUILDINGS: **\$144 to \$168/SF (BUILDING)** **\$57 to \$73/SF (PARKING)**

Twelve-story, 25,000-sf typical office footprints over eight levels, 50,000-sf parking footprints without below grade parking. The 50,000-sf ground level includes: 5,000-sf, two-level lobby, 10,000-sf of amenity shell space, 5,000-sf of building support spaces, and 30,000-sf of parking and ramps. Typical projects are cast-in-place concrete structures with curtainwall glass skins for both the office and garage levels. Cost includes \$9 to \$13/sf for sitework.

PARKING STRUCTURES: **\$30 to \$65/SF**

Includes sitework costs.

Cast-in-place concrete: \$48 to \$65/sf, without basement

Pre-cast concrete: \$33 to \$44/sf, without basement

Steel: \$30 to \$38/sf, without basement

Below-grade parking: \$79 to \$93/sf, by level to go below grade

Most office projects continue to build pre-cast or cast-in-place garages. The lower cost range examples would typically be for more efficient suburban sites. Small urban downtown and medical center sites with limitations may have higher costs than our ranges show.

trends

Construction costs in Austin are predicted to increase by 5% due to significant activity across multiple project types. With Austin and Round Rock being among the top 10 fastest growing cities in America, there are many major projects in the works and on the horizon. The subcontractor workload and shortage of skilled labor applies upward pressure on construction costs. Project schedule durations are increasing as well with the permitting process taking longer, a greater demand on inspectors, and lack of subcontractor availability. New developments carry elongated project schedules as the City of Austin is reformatting the Land Development Code. Downtown Austin continues to be a more expensive location to build in due to the lack of affordable parking and complicated project logistics. Co-working environments are trending as they offer desired amenities, short-term lease agreements, and growth option versatility.

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Corporate Interiors

All categories reference a 25,000-nrsf floor plate with 50% offices and 50% open-plan. Construction cost only; does not include owner-provided AV and IT equipment.

BASIC OFFICE SPACE: \$55 to \$70/SF

The most basic applicable space with landlord standards, but using all new components: basic 2x4 LED lighting, standard 2x2 ceiling, plastic laminate building standard doors with mortised hardware, 18" sidelight at office fronts, minimal millwork and all plastic laminate, \$28/yard carpet tile, standard electrical and HVAC. Add up to \$10/sf for first generation space.

MID-RANGE OFFICE SPACE: \$68 to \$88/SF

Upgraded with linear LED lighting, 2x2 fineline ceiling, wood veneer building standard doors with mortised hardware, full-height glass office fronts in aluminum framing system, more extensive plastic laminate millwork with solid surface countertops throughout, \$35/yard carpet tiles, more extensive electrical service with 24/7 server room AC and two supplemental fan-coil units for conference room zones. Add up to \$10/sf for first generation space.

EXECUTIVE OFFICE SPACE: \$110 to \$160/SF

Upgraded with some drywall ceiling areas with indirect cove lighting, architectural woodwork doors and frames, frameless glass office fronts; 30% of wall areas as premium-grade architectural woodwork, 40% with acoustical fabric wallcovering, 30% as painted drywall; extensive wood veneer millwork with granite countertops, \$45/yard carpet tile, more extensive lighting and custom fixtures for artwork and accent areas. Add up to \$10/sf for first generation space.

FURNITURE: \$20 to \$60/SF

Basic office space: \$20 to \$26/sf
Mid-range office space: \$25 to \$35/sf
Executive office space: \$35 to \$60/sf

FITNESS FACILITY: \$130 to \$180/SF

10,000 sf with strength and cardio areas including rubber flooring, exposed painted structure ceiling in workout areas, frameless glass entry doors, pendant indirect lighting, extensive wiring for AV and TV; men's and women's locker rooms to have ceramic tile wet areas (four showers and two toilets each); carpeted dressing areas with plastic laminate lockers.

CONFERENCE CENTER: \$125 to \$175/SF

Similar to executive office space description except with ceiling system and acoustical upgrades, as well as individual fan-coil units for each room, VIP lounge area with millwork, coffee service, and receptionist millwork.

EMPLOYEE DINING FACILITY, KITCHEN AND SERVERY: \$265 to \$315/SF

5,000 sf, kitchen to have 2x4 washable surface suspended ceiling, quarry tile flooring, FRP walls, all equipment by others; servery to have drywall ceiling with indirect cove lighting, ceramic tile flooring, painted drywall; custom millwork at servery and grab-and-go station; dining to have mix of drywall and acoustical ceilings, linear LED lighting, indirect cove and pendant accent lighting; some low walls with architectural woodwork paneling as room dividers, ceramic tile throughout.

Statistics provided by:

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