

UC Davis
Segundo Infill Housing
Comparable Construction Analysis
July 2024

| # | Project Name | City/ Campus | GSF | Md. Pt. Const Yr | Beds | Units | Building Construction Cost* | Adj. Building Cost** | Adj. Building Cost / GSF** | Total Project Cost* | Adj. Total Project Cost** | Adj. Total Project Cost/ GSF** | Adj. Building Cost / Bed** | Adj. Total Project Cost/ Bed** |
|----|---|--------------|---------|------------------|------|-------|-----------------------------|----------------------|----------------------------|---------------------|---------------------------|--------------------------------|----------------------------|--------------------------------|
| | | | | | | | COMP AVERAGES | | \$561.35 | | | \$ 743 | \$ 145,224 | \$ 200,919 |
| 1 | UCD - Segundo Infill Housing | Davis | 116,122 | 2026 | 494 | 206 | \$62,292,000 | | \$536 | \$100,047,000 | | \$862 | \$126,097 | \$202,524 |
| 2 | UCD - Tercero Student Housing Phase 4 | Davis | 163,000 | 2015 | 504 | 274 | \$41,811,000 | \$70,756,000 | \$434 | \$59,120,000 | \$100,048,000 | \$614 | \$140,389 | \$198,508 |
| 3 | UCI - Mesa Court Expansion | Irvine | 145,247 | 2015 | 746 | 0 | \$47,558,000 | \$84,606,000 | \$582 | \$69,244,000 | \$123,185,000 | \$848 | \$113,413 | \$165,127 |
| 4 | UCD - Webster Hall Dormitory | Davis | 94,835 | 2018 | 371 | 0 | \$34,179,000 | \$51,452,000 | \$543 | \$49,851,000 | \$75,044,000 | \$791 | \$138,685 | \$202,275 |
| 5 | UCI - Middle Earth Expansion | Irvine | 127,563 | 2018 | 494 | 0 | \$54,495,000 | \$84,196,000 | \$660 | \$75,073,000 | \$115,989,000 | \$909 | \$170,437 | \$234,796 |
| 6 | UCLA - Saxon Suites Renovation and Expansion | Los Angeles | 147,700 | 2015 | 508 | 0 | \$55,138,000 | \$98,567,000 | \$667 | \$80,369,000 | \$143,671,000 | \$973 | \$194,030 | \$282,817 |
| 7 | UC Merced - Glacier Point Housing | Merced | 152,232 | 2017 | 549 | 270 | \$74,093,994 | \$118,423,000 | \$778 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 8 | Texas Tech University - New Honors Residence Hall | Lubbock | 83,164 | 2016 | 313 | 0 | \$21,649,698 | \$45,559,000 | \$548 | \$29,900,000 | \$62,921,000 | \$757 | \$145,556 | \$201,026 |
| 9 | University of Notre Dame - Dunne & Flaherty Residence Halls | South Bend | 142,787 | 2015 | 450 | 0 | \$37,348,796 | \$74,953,000 | \$525 | \$42,496,267 | \$85,283,000 | \$597 | \$166,562 | \$189,518 |
| 10 | University of Texas, El Paso - Student Housing - Phase III | El Paso | 103,606 | 2020 | 352 | 304 | \$15,999,778 | \$32,638,000 | \$315 | \$23,000,000 | \$46,917,000 | \$453 | \$92,722 | \$133,287 |
| 11 | Rice University New Sid Richardson College | Houston | 152,357 | 2020 | 312 | 0 | \$42,429,901 | \$78,217,000 | \$513 | \$54,307,653 | \$100,113,000 | \$657 | \$250,696 | \$320,875 |

* For University of California projects "building construction cost" is line 1 of the CIB form; "total project cost" is the Grand Total Project cost on the CIB or budget and includes total P-W-C (including interest during construction) and Group 2 & 3 equipment.

** All comparable projects have been adjusted to the project city and year using a combined factor of RS Means City Cost Index (to account for location) and RLB Construction Cost Index (to account for prior years).

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ADJUSTED BUILDING CONSTRUCTION COSTS PER GSF
WITH LINE OF AVERAGE

