

PLYMOUTH STATE UNIVERSITY CAMPUS MASTER PLAN

Chapter Four: Tracks and Phasing

4.0 TRACKS AND PHASING

Commensurate with the findings of the Master Plan report we have developed multiple tracks for construction that balance the academic mission of the university with the goal of improved environmental stewardship for the campus and the need for enhanced student amenities ranging from residential life to student services. These tracks further recognize the diverse nature of state funding for various building types, the projected needs for both new construction, and deferred maintenance.

1. All numbers represented are 2004 construction costs exclusive of related soft costs such as: relocation costs, infrastructure, FF&E, fees, financing, etc.
2. Cost data for new construction ranging from \$150-\$220/sf was supplied by JSA, Inc. These numbers reflect a comparison of appropriate unit costs for the specific building types identified in the master plan, including: classrooms, dormitories and athletic spaces.
3. We have assumed an average \$60/sf cost to address a combination of deferred maintenance and upgrades to today's standards for all buildings to be identified.

It should also be noted that preliminary designs for both the Holderness Campus and for the North Campus Housing projects will be completed by Fall 2004. These design exercises will include further development of the specific building programs, a preliminary site and architectural design, analysis of any related site development issues that could affect the overall project cost, and a more detailed cost estimate. Preliminary costs for these areas have been included below, but are designated with an "*".

[See www.plymouth.edu/finman/mplan/report/MP_section_4_110504_files/frame.htm or print version for these charts and images.]