



What it Costs to Build an ASC, Brick by Brick
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In general, site prep of a decent parcel (including routine grading, paving and landscaping) will cost an average of \$3 per square foot in the south-central United States, \$4 in the central and Midwest states and \$6 or more in the northern coastal regions for a 20,000-square-foot facility. Since there's typically 4 square feet to 5 square feet of site prep required for every square foot of facility, total costs for a typical ASC can range from \$15 to \$30 or more per square foot of facility.



“The bigger and more expensive a project becomes, the lower the percentage of construction cost you should pay for architectural services.”

Location. As with site preparation costs, construction costs tend to increase as you move from the south-central United States northward and outwards. In addition, the more urban a project setting, the higher the costs. For example, the same new ASC built in Abilene, Texas, for \$150 to \$200 per square foot will cost \$260 to \$350 in New York City. Cities in the northern Midwest such as Chicago, Columbus, Des Moines, Detroit, Indianapolis, Milwaukee, Minneapolis, and Saint Louis see a spike in construction costs due to mostly to organized labor unions.

Size. In general, the bigger the facility, the lower the construction cost per square foot. “It’s simply less expensive on a square-foot basis to produce a large





facility than a smaller one. As with any consumer product, the more of the same item you purchase, the less costly each unit becomes. This holds true for concrete, steel, drywall and cost other building materials.” In addition, larger facilities are easier to construct on a square-foot basis than smaller ones because more area can be finished in less time. In a competitive-bid situation, all of these savings should be passed on directly to you.



“The recent hurricanes in the Gulf Coast region not only affected gas prices for all, but the same disruption of petroleum manufacturing also affected the cost of asphalt paving, PVC piping and insulation, not to mention the availability of big-ticket items like transformers and generators. Generally escalations

like these are temporary, but if you’re unfortunate enough to be bidding a project during a spike, your construction cost will undoubtedly rise.”

Build quality has an impact, too. For a middle-of-the-road, 15,000-square-foot facility, then, a general construction cost would range from about \$183 per square feet in the south-central United States, \$230 in the central and Midwestern states and \$320 in the northern coastal regions, says Mr. Marasco



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