



GROUP 4
ARCHITECTURE
RESEARCH +
PLANNING, INC

4/23/2025

SSF Muncipal Service Building Reno Cost

59,000 SF

Full Renovation w/Structural Upgrade (Risk Category IV) Project Budget

Project Budget		Units	Cost/Unit	Budget	Extended
Building					
Full Reno 1st Floor		59,000 SF	\$ 600/SF	\$	35,400,000
Basement Reno		59,000 SF	\$ 70/SF	\$	4,130,000
Structural Upgrade		118,000 SF	\$ 68/SF	\$	7,980,804
Contingency	15%			\$	7,126,621
Subtotal, Building		59,000 SF		\$	54,637,000
Site					
		2.0 Acres			
Site demolition/prep		13,000 SF	\$ 10/SF	\$	130,000
Hardscape development		13,000 SF	\$ 25/SF	\$	325,000
Landscape development		13,000 SF	\$ 20/SF	\$	260,000
Parking Underbuilding (basement)		0 SF	\$ 70/SF	\$	-
Contingency	15%			\$	-
Subtotal, Site				\$	800,000
FF&E, Signage, and Technology					
Furniture/casework		59,000 SF	\$ 35/SF	\$	2,065,000
Technology		59,000 SF	\$ 20/SF	\$	1,180,000
Signage		59,000 SF	\$ 5/SF	\$	295,000
Contingency	10%			\$	354,000
Subtotal, FF&E				\$	3,900,000
Construction Budget				\$	59,337,000
Public Art					
Public Art Allowance	0% of construction			\$	-
Soft Costs					
Design and engineering	10-15% of construction		10%	\$	5,933,700
Special studies and misc.	3-5% of construction		5%	\$	2,966,900
Testing and commissioning	1-3% of construction		3%	\$	1,780,100
Other fees, permits, etc.	1-3% of construction		3%	\$	1,780,100
Contingency	10% of soft costs			\$	1,246,080
Subtotal, Soft Costs				\$	13,700,000

TOTAL PROJECT BUDGET RANGE, Q2 2025 DOLLARS	LOW	\$ 73,037,000
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Escalation - add for construction start date in:

2026	3-5%/year	4.0%	\$ 75,958,480
2027	3-5%/year	4.0%	\$ 78,996,819
2028	3-5%/year	4.0%	\$ 82,156,692

NOTES: 1) Conceptual budgets are for planning purposes only. They have been developed on a general cost per square foot basis without detailed site or building information. Depending on project specifics, actual project costs can vary.

2) Conceptual budgets are not necessarily comprehensive and may not include all costs, such as land purchase, demolition of existing structures, structured parking, temporary facilities, etc.