



GROUP 4
ARCHITECTURE
RESEARCH +
PLANNING, INC

4/23/2025

SSF Municipal Service Building Reno Cost 30,000 SF 30,000 SF

Partial Renovation Project Budgets

Project Budget			LOW END		HIGH END	
			Units	Cost/Unit	Extended	Extended
Building						
Partial Reno Low End	30,000 SF	\$ 500/SF	\$ 15,000,000		\$ -	
Partial Reno High End	30,000 SF	\$ 600/SF			\$ 18,000,000	
Underbuilding parking	59,000 SF	\$ 70/SF	\$ 4,130,000		\$ 4,130,000	
Contingency	15%		\$ 2,250,000		\$ 2,700,000	
Subtotal, Building	30,000 SF		\$ 21,380,000		\$ 24,800,000	
Site						
	2.0 Acres					
Site demolition/prep	6,500 SF	\$ 10/SF	\$ 65,000		\$ 65,000	
Hardscape development	6,500 SF	\$ 25/SF	\$ 162,500		\$ 162,500	
Landscape development	6,500 SF	\$ 20/SF	\$ 130,000		\$ 130,000	
Contingency	15%		\$ 53,625		\$ 53,625	
Subtotal, Site			\$ 500,000		\$ 500,000	
FF&E, Signage, and Technology						
Furniture/casework	30,000 SF	\$ 35/SF	\$ 1,050,000		\$ 1,050,000	
Technology	30,000 SF	\$ 20/SF	\$ 600,000		\$ 600,000	
Signage	30,000 SF	\$ 5/SF	\$ 150,000		\$ 150,000	
Contingency	10%		\$ 180,000		\$ 180,000	
Subtotal, FF&E			\$ 2,000,000		\$ 2,000,000	
Construction Budget			\$ 23,880,000		\$ 27,300,000	
Public Art						
Public Art Allowance	0% of construction		\$ -		\$ -	
Soft Costs						
Design and engineering	10-15% of construction	10%	\$ 2,388,000	15%	\$ 4,095,000	
Special studies and misc.	3-5% of construction	5%	\$ 1,194,000	5%	\$ 1,365,000	
Testing and commissioning	1-3% of construction	3%	\$ 716,400	3%	\$ 819,000	
Other fees, permits, etc.	1-3% of construction	3%	\$ 716,400	3%	\$ 819,000	
Contingency	10% of soft costs		\$ 501,480		\$ 709,800	
Subtotal, Soft Costs			\$ 5,500,000		\$ 7,800,000	
TOTAL PROJECT BUDGET RANGE, Q2 2025 DOLLARS			LOW \$ 29,380,000		HIGH \$ 35,100,000	
Escalation - add for construction start date in:						
2026	3-5%/year	4.0%	\$ 30,555,200		\$ 36,504,000	
2027	3-5%/year	4.0%	\$ 31,777,408		\$ 37,964,160	
2028	3-5%/year	4.0%	\$ 33,048,504		\$ 39,482,726	

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.