



PROJECT: Centre Township Fire Station Feasibility Study

PROJECT NO.: 0802.04

DATE: Tuesday, August 5, 2025

LOCATION:

Prepared By:

Arkos Design, Inc.
117 Lincolnway West
Mishawaka, IN 46544

Prepared For:

Centre Township Trustee

Estimate Range (Low Side)

Description	Area	Cost/SF	Amount
Demolition	2,096 SF	\$50	\$104,800
Addition	3,562 SF	\$250	\$890,500
Renovation	2,096 SF	\$100	\$209,600
Survey			\$10,000
Site Improvements			\$200,000
Sub-Total:			\$1,414,900
Contingency:		10%	\$141,490
Total Construction			\$1,556,390

Estimate Range (High Side)

Description	Area	Cost/SF	Amount
Demolition	2,096 SF	\$100	\$209,600
Addition	3,562 SF	\$300	\$1,068,600
Renovation	2,096 SF	\$150	\$314,400
Survey			\$15,000
Site Improvements			\$300,000
Sub-Total:			\$1,907,600
Contingency:		10%	\$190,760
Total Construction			\$2,098,360

Professional Fees: 6.5% \$101,165
 Reimbursable Expenses: \$1,000
 QA Testing: \$1,200
 Furnishings, Fixtures & Equipment Allowance: \$20,000

Total Probable Project Cost Estimate **\$1,679,755**

6.0% \$125,902
 \$1,200
 \$1,500
 \$25,000

\$2,251,962

Notes:

FF&E Allowance does not include the following:

- Kitchen appliances
- Exercise room equipment
- Day room and meeting room AV equipment
- New generator