



NORTHERN NEVADA - CONSTRUCTION COST PER SQUARE FOOT

RENO | SPARKS | LAKE TAHOE | CARSON CITY | WASHOE COUNTY

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	GROUND UP CONSTRUCTION		CORE & SHELL ONLY CONSTRUCTION		NEW TENANT IMPROVEMENT		HEAVY / COMPLETE REMODEL		MEDIUM / PARTIAL RENOVATION		LIGHT / COSMETIC RENOVATION	
	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH
COMMERCIAL / OFFICE	Full ground up construction of shell and interior on an undeveloped but "ready to build" parcel excluding land acquisition costs											
Neighborhood Strip Center	\$127	\$248	\$104	\$205	\$97	\$132	\$39	\$86	\$25	\$56	\$11	\$24
Single Story Freestanding	\$191	\$328	\$193	\$302	\$78	\$143	\$60	\$116	\$40	\$79	\$21	\$39
Low-Rise	\$225	\$405	\$209	\$348	\$109	\$196	\$95	\$171	\$60	\$112	\$27	\$49
Mid-Rise	\$303	\$662	\$306	\$561	\$131	\$265	\$96	\$199	\$62	\$136	\$31	\$67
RETAIL / COSMETICS / APPAREL	Full ground up construction of core and shell only on an undeveloped but "ready to build" parcel excluding land acquisition costs											
Neighborhood Strip Center	\$132	\$338	\$125	\$312	\$66	\$176	\$50	\$137	\$33	\$98	\$17	\$55
Single Story Freestanding	\$212	\$368	\$202	\$292	\$101	\$196	\$87	\$138	\$55	\$97	\$26	\$52
Regional Mall	-	-	-	-	\$187	\$366	\$116	\$258	\$71	\$166	\$29	\$68
Resort / Casino	-	-	-	-	-	-	-	-	-	-	-	-
RESTAURANT / BAR / NIGHTCLUB	Full custom build out (walls, ceilings, floors, mechanical, plumbing, electrical) of "grey shell" interior excluding building and FF&E											
Neighborhood Strip Center	\$178	\$349	\$116	\$216	\$101	\$278	\$55	\$112	\$36	\$76	\$19	\$37
Single Story Freestanding	\$210	\$363	\$163	\$246	\$107	\$284	\$80	\$138	\$50	\$91	\$23	\$41
Regional Mall	-	-	-	-	\$162	\$381	\$114	\$269	\$70	\$171	\$28	\$67
Resort / Casino	-	-	-	-	-	-	-	-	-	-	-	-
INDUSTRIAL	Complete gut and remodel to alter the function and layout of an existing structure excluding building core and shell and FF&E											
Regional Distribution/ Fulfillment	\$91	\$294	-	-	-	-	\$31	\$92	\$21	\$64	\$11	\$33
Warehouse/ Light Manufacturing	\$122	\$325	\$95	\$212	\$96	\$211	\$48	\$106	\$31	\$72	\$15	\$35
Heavy Manufacturing/ Data/ Laboratory	\$426	\$777	\$382	\$699	\$171	\$312	\$139	\$251	\$89	\$167	\$42	\$77
MEDICAL	Moderate renovation / restoration of existing structure for similar use excluding major utilities, building core and shell and FF&E											
Medical Office Building	\$333	\$616	\$261	\$554	\$141	\$246	\$105	\$192	\$68	\$129	\$33	\$61
Acute Care Facility	\$369	\$926	\$288	\$704	\$154	\$389	\$118	\$308	\$78	\$210	\$42	\$103
Specialty Clinic	\$411	\$737	\$331	\$574	\$163	\$284	\$132	\$232	\$87	\$159	\$45	\$80
SPECIALTY	Light remodel / refresh of cosmetic and surface finishes fit for same use excluding utilities, building core and shell and FF&E											
Primary & Secondary Education	\$258	\$401	-	-	-	-	\$98	\$141	\$62	\$92	\$28	\$40
Higher Education	\$586	\$971	-	-	-	-	\$186	\$343	\$120	\$224	\$59	\$97
Recreation / Gymnasium	\$396	\$501	\$302	\$352	\$190	\$240	\$136	\$177	\$87	\$116	\$42	\$50
Public Admin / Assembly / Police / Fire	\$602	\$763	-	-	\$206	\$235	\$172	\$272	\$114	\$178	\$60	\$77
Theatre / Museum / Performing Art	\$925	\$1,155	\$719	\$898	\$370	\$462	\$294	\$406	\$190	\$267	\$94	\$117
HOSPITALITY / LODGING	Full ground up construction of shell and interior on an undeveloped but "ready to build" parcel excluding land acquisition costs											
Single Story	\$189	\$361	-	-	-	-	\$57	\$114	\$40	\$82	\$24	\$46
Three Star Hotel	\$281	\$588	-	-	-	-	\$94	\$214	\$63	\$147	\$34	\$74
Five Star Hotel	-	-	-	-	-	-	-	-	-	-	-	-
RESIDENTIAL	Moderate renovation / restoration of existing structure for similar use excluding major utilities, building core and shell and FF&E											
Single Family Detached	\$93	\$205	-	-	-	-	\$40	\$86	\$25	\$57	\$12	\$26
Single Family Attached	\$103	\$238	-	-	-	-	\$44	\$103	\$28	\$67	\$14	\$29
Multi-Family	\$99	\$349	-	-	-	-	\$43	\$154	\$28	\$102	\$15	\$46
Custom Home	\$162	\$545	-	-	-	-	\$66	\$222	\$42	\$146	\$20	\$64

For a detailed project cost estimate contact:

bids@buildersunited.com

D: 775.325.5672
200 S. Virginia St. 8th Floor
Reno, NV 89501

Common Factors that INCREASE Cost/ Sq Ft		Common Considerations to Determining Cost		Common Factors that DECREASE Cost/ Sq Ft	
Unknown Site Conditions	Fast Schedule / Duration	Scale / Scope of Construction	Quality of Design / Information	Larger Square Footage / Size	Close Proximity to Utility / Services
High Density / Complexity / Logistics	Off Hours Work	Material / Labor Market Conditions	Structure Type / Building Methods	Existing Systems / Finishes	Standard Level / Type of Finishes

DISCLAIMER - The information presented in this chart represents estimates of current building costs for the time period identified based on various public data sources from each respective market as of the published date. Actual costs may vary as a consequence due to unique factors such as site conditions, climate, specifications, market conditions, etc. The values above represent hard construction costs based on U.S. dollars per square foot of gross floor area. The data provided in this presentation is for informational purposes only. None of the figures, materials or opinions are offered, or should be construed, as financial advice. As such, no information, figures, forms, opinions or materials should be used as a substitute for consultation with professional financial, construction, legal or other competent advisers. You should not act or rely upon information or use the forms contained in this presentation without specifically seeking competent professional advice. Additional resources or materials that may be referenced are offered merely as a convenience with no guarantees made as to the applicability or validity of the third-party content. We do not take any responsibility for, nor do we warrant the content, accuracy, or timeliness of referenced figures and content, etc.

Design-Build / Design-Assist | Value Engineering | Preconstruction | Construction Management | General Contracting

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