

Commercial Condo Renovation Budget Checklist

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Pre-Construction Phase

- Architectural drawings and permits
- Structural assessment
- MEP inspection (mechanical/electrical/plumbing)
- Asbestos/hazmat survey if pre-2000 build

Construction Costs

- Demolition and disposal (\$15-25/sq ft)
- Framing, drywall, insulation
- Flooring (polished concrete, LVP, carpet tiles)
- Ceilings (T-bar, drywall, exposed)

Mechanical and Electrical

- HVAC upgrades and balancing
- Electrical panel and distribution
- Data/telecom rough-in
- Fire alarm compliance

Finishing and Contingency

- Millwork, glass partitions, doors
- Painting and signage
- 10-15% contingency budget
- Post-construction cleaning and commissioning

