

Bladensburg Town Hall and Police Station Cost Analysis

the
Neighborhood
DesignCenter

June 2025

Summary of Method : Comparable Projects Cost Estimate

This table below presents a cost estimation approach for the proposed Bladensburg Town Hall and Police Station, which analyzed five similar precedent projects, adjusting their original costs for inflation and local construction conditions to calculate a projected 2027 cost per square foot. The updated cost estimate ranges from **\$15.5 million to \$19 million**, with an average projected cost of **\$17.25 million**.

Comparables	Year of Cost Basis	Published Total Cost	Building Size (sq. ft.)	Cost / sq. ft.	Consumer Price Index (CPI - U) Inflation factor to bring to 2027 \$	City Cost Index (CCI)	Cost/sq. ft. adjusted for MD - 2027	Cost of 27,483 sq. ft. Bladensburg Municipal Center at comparable rates
Robert Libke Public Safety Bldg. (Oregon City, OR)	2020	\$16,000,000	34,000.	\$471/sq. ft.	x 1.275	0.973	\$584.00	\$16,050,072
Village of Cary Municipal Center (IL)	2021	\$11,400,000	21,000.	\$543/sq. ft.	x 1.250	0.975	\$807.00	\$22,178,781
Gladstone Civic Center & Police (OR)	2020	\$13,500,000	20,700	\$652/sq. ft.	x 1.275	0.973	\$663.00	\$18,221,229
Frederick Police HQ	2025	\$33,500,000	65,000	\$515/sq. ft.	x 1.125	1	\$579.00	\$15,912,657
Hyattsville Police and Public Safety HQ	2024	\$26,200,000	35,000.	\$749/sq. ft.	x 1.115	1	\$835.00	\$22,948,305
							Average = \$693 / sq. ft.	\$19,045,719.00

The estimate includes both hard and soft costs and assumes that portions of the existing site infrastructure—such as utilities, foundation elements, and site preparation—can be reused, which may help keep final costs toward the lower end of the range. A working figure of **approximately \$19 million (or ~\$690/sq. ft.)** is recommended for ongoing project discussions and early-stage planning.

Summary of Method 2: Escalated Prior Estimate

A 2022 estimate of **\$8.2 million** for a 16,326 sq. ft. building ([based on Bond Initiative figures](#)) was escalated at **5% annually over five years**, resulting in a **2027 cost of approximately \$10.5 million**, or **\$643 per square foot**.

Applying this updated cost per square foot to the revised program size of **27,483 sq. ft.** results in a new project estimate of approximately **\$17.67 million**. This figure includes design, construction, and equipment costs, assuming proportional increases in equipment with building size.

Conclusion

Both cost estimation methods—one based on comparable precedent projects and the other on an escalated prior estimate—arrive at a consistent projected cost range for the Bladensburg Town Hall and Police Station. Together, they suggest a **total project cost between \$15 million and \$19 million**, with an average estimate of **approximately \$17 million**. These figures include both hard and soft costs and assume some reuse of existing site infrastructure, which could help reduce overall expenses.

It is important to note that this estimate is **preliminary** and intended to support early-stage planning. Actual costs will be influenced by a range of factors including final square footage, site conditions, market fluctuations, design decisions, permitting requirements, and construction timelines. As the project advances and more information becomes available, cost projections should be refined through detailed design and professional cost estimation.

Appendix:

Program Summary

PROGRAM	SQ. FT.
Police	14,800
Town Hall (Council + Town Admin)	8,690
Total Net Program	23,490
Circulation - hallways, lobbies, vestibule, stairwell (15% of total)	3,524
Mech (2 % of total)	470
Total Gross Program (New Construction)	27,483

Program Square Footage Summary

TOWN HALL PROGRAM		
	SPACE/ROOM TYPE	SQ. FT.
	Council Chambers Flex	2,000
	Council Recess Space - Adj	400
	Council Office Space (3)	250
	Cable/AV Room	100
		2,750
COMMUNITY - SHARED		
	SPACE/ROOM TYPE	SQ. FT.
	Training Room	500
	Phone Booth Space (2)	100
	Huddle Room (2)	200
	Public Kitchen	400
	Lactation Room	80
	Server Room (IT - Phone)	150
	Vestibule	250
	Restrooms	750
	Janitorial Closet	75
	Storage - Building	400
		2,905
TOWN STAFF - ADMIN		
	SPACE/ROOM TYPE	
Offices		
	Town Administrator - Huddle	225
	Assistant TA (Clerk)	180
	Treasurer	180
	Financial Analyst	100
	Deputy Clerk	100
	Events	100
	Growth Financial /Analyst	100
	Growth Manager (HR)	100
Shared Space		
	Open Workstation(s) - Cubes	300

	Conference Room- Shared	400
	Phone Booth Space 1	50
	Open Huddle Area (2)	140
	Huddle Room (1)	100
	Mini/Coffee Area	80
	Huddle Room Reception	130
	Reception Area - Shared	180
	Copy/Printer	
Common Areas/Storage		
	Clerk Storage Room	200
	Supply Storage	120
	Events Storage Room	150
	Finance Storage	100
		3,035
	Total	8,690

POLICE		
SHARED		
	SPACE/ROOM TYPE	SQ.FT.
	PD Information Desk/waiting	150
	PD Roll Call Area	700
	PD Training Room	800
	Huddle Rooms (2)	200
	Phone Booth (1)	50
	Interview Rooms (2)	200
	Hotel Workstations (4)	200
	PD Kitchen	500
	PD Locker Rooms	1,500
	PD GYM	800
	Restrooms	750
	Lactation Room	80
	Copy/Printer	100
		6,030
DISPATCH		
	SPACE/ROOM TYPE	SQ. FT.
	Records Management - Supervisor	120
	Dispatch Center - Open	1,000
	Huddle Room	120

	Mini/Coffee	50
	Printer/Copier	80
	Storage	150
		1,400
POLICE - PATROL		
	SPACE/ROOM TYPE	SQ. FT.
	LT	150
	LT	150
	SGT	100
	SGT	100
	Open Workspace- Cubes	400
	Phone Booth (2)	100
	Printer/Copier	80
	Mini/Coffee	50
		1,130
POLICE LEADERSHIP		
	SPACE/ROOM TYPE	SQ. FT.
	Chief of Police + Huddle	250
	Deputy Chief	175
	Major	140
	Captain	140
	LT	140
	Communications Manager	140
	Executive Assistant	140
	Growth PD - Analyst	140
	Growth PD	140
	Growth - extra	140
	Open Workstation(s) - Cubes	150
	Huddle Room (2)	150
	PD Lead Conference Room	240
	Reception Area	175
	Deluxe/Coffee Area	120
	Records Storage Room	400
	Supply Storage	100
		2,880
CODE ENFORCEMENT		
	SPACE/ROOM TYPE	SQ. FT.
	Supervisor	150
	Officer	100
	Officer	100
	Open Workstations	150

	Storage	150
	Printer/Copier	80
		730
CID + SAT		
	SPACE/ROOM TYPE	SQ. FT.
	LT	150
	SGT	100
	SGT	100
	Open Workspace - Cube	200
	Copy/Printer	80
	Records Storage	150
		780
Special Areas		
	SPACE/ROOM TYPE	SQ. FT.
	K-9	200
	Booking	400
	Cells	280
	Quartermaster	100
	Evidence Room	200
	Safes	150
	Fire Arm Storage	200
	Uniforms	320
		1,850

Program Recommended for Annex: This sqft is not included in the total sqft below.

Community Action Team (Annex)		
	SPACE/ROOM TYPE	
	SGT	120
	Admin	120
	Open Workspace - Cube	300
	Copy/Printer	80
	Records Storage	150
	Storage	150
		920