

General

- Tables I to III below show the actual and projected costs to construct Fire Stations in the Tampa Bay Region from 2021 to 2025 and by Contracting Method.
- For comparison, in 2024 dollars, the cost of a new fire station nationally is in the range of \$412–\$1,171 per square foot. For County's the size of Hernando County and larger (above 100,000 citizens) the average cost per square foot is \$1,000/sqft. Source: [National Fire Protection Association](#)

Table I: Comparison Station Design-Bid-Build Contracting Method

Station Location	Initial Bid	Final/Current Cost	\$ / SQFT	Year of Award	SQFT
Pasco FS 9	\$4,763,478.00		\$292.24	2021	
Pasco FS 17	\$5,679,287.00		\$324.53	2021	
Pasco FS 20	\$7,583,047.00		\$465.21	2022	
Pasco FS 18	\$7,883,769.00		\$483.67	2022	
Hernando Station 5	\$5,072,518.00	\$5,860,897.35	\$505.25	2021	11600
Pasco FS 3	\$8,709,200.00		\$534.31	2022	
Hernando Station 2	\$6,187,194.00	\$6,034,949.26	\$628.64	2023	9600
Hernando Station 6	\$1,719,147.00	\$2,130,992.61	\$656.50	2021	3246
Avg \$/SQFT (2021 to 2023)			\$486.29		

Note: Final costs and actual square foot for Pasco stations is unknown.

- From 2021 to 2023, in Hernando County, there was an inverse relationship between sqft and price/per sqft.
- Station 6 is not yet complete and was originally scoped to be completed in 2022. Stations 2 and 5 were both completed well beyond the originally scoped completion date as well and there were other issues that led to additional contract management time including, cost increase, project delays, and quality of work. As such, and is true for many Fire Station Construction projects Hernando County transitioned to the CMAR contracting method to help mitigate these risks.

Table II: Comparison Construction/Site Cost Only isolated from CMAR Contracting Method

Station Location	Initial Bid/GMP	\$/ SQFT	Year of Award	SQFT
Pasco Station 1	\$7,788,171.00	\$544.63	2025	14300
Pasco Station 2	\$9,092,171.00	\$635.82	2024	14300
Hernando Station 15	\$6,706,978.00	\$698.64	2025	9600
Pasco Station 19	\$12,456,146.00	\$711.78	2024	17500
Avg \$/SQFT (2024 to 2025)		\$647.72		
% Change in Avg. Price since 21-23 period		33%		

Table II isolates the costs from these projects that would be comparable to the Design-Bid-Build Contracting Method.

- Regionally the average price per square foot has increased 33% from the 2021 to 2023 period.
- The current proposed costs from Station 15 are above average but below the median (\$667.23) for the region in the current fiscal environment. Median is recognized as a more reliable statistic than average.

Table III: Comparison Total Cost CMAR Contracting Method

Station Location	Initial Bid	\$/sq ft	Year of Award	SQFT
Pasco FS 1	\$10,020,183.00	\$700.71	2025	14300
Clearwater Station 47	\$8,500,362.00	\$815.00	2024	10441
Pasco FS 19	\$15,379,609.00	\$878.83	2024	17500
Pasco FS 2	\$11,885,234.00	\$881.96	2024	14300
Hernando Station 15	\$8,660,404.00	\$902.13	2025	9600
S. Pasadena Station 20	\$10,376,214.00	\$947.00	2024	10956
Largo FS 39	\$9,920,595.00	\$949.00	2024	10449
Average Price/SQFT		\$867.80		

- The total cost for Station 15 using the CMAR method, is slightly above the average and median cost for the comparison stations. The cost is within the expected range for Fire Stations nationally and below the average sqft price for County's the size of Hernando County.