

OWNER'S GUIDE · EARLY FEASIBILITY

Commercial Interiors & Retrofit Budget Guide

Early-stage cost ranges for commercial interiors and building retrofits in the Edmonton region, so you can test feasibility before design starts.

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- Cost ranges by interior scope
- Exterior retrofit ranges
- What pushes cost up or down
- Soft costs and contingency

Written for: Building owners, tenants and developers sizing a commercial project.

Boald Construction Management Ltd.

12 Hebert Rd, St. Albert, AB T8N 5T8

(780) 497-0099 · andrew@boaldconstruction.com

www.boald.ca

How to use these numbers

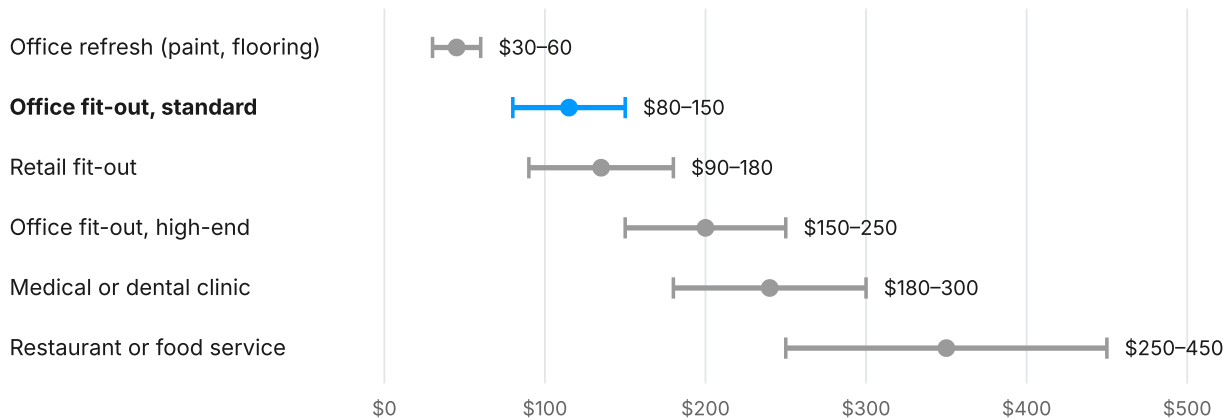
These ranges help you test whether a project is feasible before design starts. They are not a quote.

Hard construction costs in 2026 Canadian dollars, excluding GST, design fees, furniture and IT. Actual pricing depends on site conditions, scope, schedule and the market at the time of tender. Ask Boald for a project-specific budget before you commit.

Interior fit-outs

Kitchens, exhaust, plumbing and medical gases drive the high end. A standard office fit-out is the most common starting point.

Hard construction cost, \$ per sq ft of floor area · dot = midpoint



Approximate ranges, Edmonton region, October 2026.

Exterior retrofits

Scope	Approx. \$ per sq ft of wall area
EIFS over existing substrate	\$45 – 90
Metal panel or fluted aluminum re-clad	\$80 – 150
Storefront and glazing replacement	\$120 – 200

What moves the number

Pushes cost up	Holds cost down
New washrooms, kitchens or plumbing far from existing stacks	Reusing existing walls, ceilings and washrooms
Added HVAC capacity or new rooftop units	Working within base building HVAC and power
Sprinkler, fire alarm or exit changes	Keeping the existing exit layout
After-hours work in an occupied building	Unrestricted daytime access
Glass partitions, custom millwork, feature ceilings	Standard drywall, stock millwork, grid ceilings
Hazardous materials abatement	Newer base building with no hazmat
Winter exterior work: hoarding and heat	Exterior work from May to September
Unknown existing conditions	Exploratory openings and accurate as-builts

Soft costs and contingency

Hard construction cost is typically 70–80% of the total project budget. Carry these on top, as a share of construction cost:

Item	Typical allowance
Design and engineering fees	8 – 15%
Permits and approvals	1 – 2%
Contingency, interiors	10 – 15%
Contingency, existing envelope retrofits	15 – 20%
Furniture, IT, AV, security, signage	Priced separately by owner
GST	5%

A landlord's tenant improvement allowance offsets part of this. Check what it covers — some exclude soft costs or furniture.

Get a budget for your space

These ranges get you to a go / no-go decision. A Boald budget gets you to a number you can take to your lender or landlord, built from your space, your scope and current subtrade pricing.

Andrew Thomsen · Principal & Construction Manager
(780) 497-0099 · andrew@boaldconstruction.com · www.boald.ca

Ranges are approximate, for early feasibility only, and are not a quotation. Ranges as of October 2026. © 2026 Boald Construction Management Ltd.