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CHURCH FACILITY SOLUTIONS

# New Building Construction Project Costs Worksheet

This worksheet was created by Church Facility Solutions, LLC (“CFS”) to lead your church through a preliminary planning process to estimate your future building size and then the estimated cost to construct such a new building.

CFS serves its church clients by acquiring land or an existing building, by developing a new building ground-up, by renovating an existing building and/or by listing for lease or sale its existing church property. In addition to the real estate and development aspects of its services, CFS also assists with orchestrating capital campaigns, the new property financing, audio/visual/lighting procurement, furniture/fixtures procurement, congregation communication and church leadership planning.

## Let’s get started.

Whether your church chooses to lease or purchase an existing building, or acquire land and construct a new building, you will need to estimate the square feet of floor space that your church needs. The following criteria will determine the size of building you will need to accomplish your church’s ministry needs:

### Size of Building

Worship space: Multiply the number seats by 15 ft<sup>2</sup> per seat for Sanctuary size

Number of seats \_\_\_\_\_ x 15 ft<sup>2</sup> = \_\_\_\_\_ sanctuary size in square feet

Classrooms: Multiply number of classrooms times the average size of each

Number of classrooms \_\_\_\_\_ x average room ft<sup>2</sup> = \_\_\_\_\_ net classroom ft<sup>2</sup>

Staff office space: Divide the total number of staff work spaces (cubicles and offices) by 5 and then multiply by 1,000

Number of staff office spaces \_\_\_\_\_ / 5 x 1,000 = \_\_\_\_\_ office space ft<sup>2</sup>

Other building areas: Please describe the type, approximate size and use for each desired room.

### Net Square Feet

Add up the useable square footage of all of the items above (net ft<sup>2</sup>) and then multiply by 1.4 to calculate the total gross square footage (ft<sup>2</sup>) of the building.

Size of Building = net ft<sup>2</sup> \_\_\_\_\_ x 1.4 = \_\_\_\_\_ GSF (Gross Square Feet)



## Amount of Parking

Divide the number of seats in the sanctuary by 2.25 persons per seat for the total number of parking spaces needed.

Number of Seats \_\_\_\_\_ / 2.25 = \_\_\_\_\_ parking spaces

Multiply the total number of parking spaces times 350 ft<sup>2</sup> to determine the land for parking

Parking spaces \_\_\_\_\_ x 350 ft<sup>2</sup> = \_\_\_\_\_ ft<sup>2</sup> needed for parking

## Land Area

### Basic method

For most early planning exercises, this basic method will suffice. The number of seats in sanctuary divided by 100 equals the number of acres for both the building and the parking.

**(Note:** Does the land have sewer service? If no, add appropriate land area for septic drainage field or install package plant.)

Land Area = number of seats \_\_\_\_\_ / 100 = \_\_\_\_\_ acres

### Detailed method

If you desire to get more specific, then add the square footage of building footprint, the total parking area, the outdoor recreation areas, the expansion area(s) and the open space required by the municipality to determine the approximate square feet needed for the project. To convert square feet to acres, divide by 43,560 (sf per acre).

Land Area = \_\_\_\_\_ Total ft<sup>2</sup> | Divided by 43,560 = \_\_\_\_\_ acres



Now that you know the size of the building and the approximate amount of land for the building and parking, let us apply some average unit costs to estimate the proposed project's total costs.

### Land Costs

Estimate the likely purchase price of the land per square foot (or per acre). Multiply the cost per SF times 43,560 (SF per acre).

$$\text{Land Cost} = \text{_____ acres} \times 43,560 \times \$ \text{_____} / \text{ft}^2 = \$ \text{_____}$$

### Hard Costs

The cost to prepare and install the site infrastructure and to construct the building will range from \$150-\$200/SF depending on the building shape, the number of rooms and the desire for material enhancements.

Multiply the Gross Building Size (SF above) times the hard cost number you desire to use. Please note that all the following costs are calculated based on this number. Please keep in mind that the percentages below do NOT relate to total project costs, only the hard costs, so they will reflect a higher percentage.

$$\text{Hard Costs} = \text{_____ SF} \times \$ \text{_____} / \text{SF} = \$ \text{_____}$$

### Soft Costs

The most important aspect of any project is its planning. We see projects derail as the result of poor planning. Hire professionals that have previously designed and constructed a church or school project. These projects are very specific and unlike other commercial projects. These professionals will save you more money than you think you will save by using inexperienced volunteers. You will need to hire professionals including an architect, engineers (structural, civil, MEP, acoustic, etc.) and a project manager to orchestrate your new project. Our soft costs also include permits, municipal fees, materials testing (and others) in this soft cost estimate.

Expect to spend 15% of your Hard Costs for Soft Costs.

$$\text{Soft Costs} = \$ \text{_____} (\text{Hard Costs}) \times 15\% = \$ \text{_____}$$

### Furniture Fixtures and Equipment Costs

Don't forget to plan for sanctuary seating, AVL equipment (audio, visual, lighting), chairs for classrooms, furniture for fellowship and administrative areas, playground equipment, signs, etc.

Expect to spend 10% of your Hard Costs (above) for FF&E.

$$\text{FF\&E Costs} = \$ \text{_____} (\text{Hard Costs}) \times 10\% = \$ \text{_____}$$



## Financing Costs

Unless you plan to pay cash for your project, you will need to plan for the cost to underwrite a loan. These costs will include loan origination, appraisal, escrows, fees, closing costs and others.

Expect to spend 8% of your hard costs on Financing.

Financing Costs = \$ \_\_\_\_\_ (Hard Costs) x 8% = \$ \_\_\_\_\_

## Total Project Costs

Land Cost	\$ _____
Hard Costs	\$ _____
Soft Costs	\$ _____
FF&E Costs	\$ _____
Financing Costs	\$ _____

**Total Project Costs = \$ \_\_\_\_\_**

It may be hard to believe just how expensive it really is to construct a new church building from the ground up. Over the past 5 years, the costs of construction have skyrocketed. Fortunately, we are just now seeing both materials and labor costs decrease as heavy demand has subsided. We are happy to give you several specific examples of church construction projects for your review. Perhaps you might want to go on a tour of these projects.

Should you have any questions about anything, please don't hesitate to contact us. We have a skilled staff available to review and guide you through this process. All of us at Development CFS look forward to assisting you and your church with its real estate and development needs.

Best regards,

**Church Facility Solutions LLC**

Scott A. McLean, CEO