



Historical Costs to create a Church Facility

An expanding church's goal is to create a fully functioning church facility at the lowest possible cost that will succeed in retaining existing members and capturing new attendees. By "fully functioning" we mean all project costs including formulating a strategic planning document, acquiring real property, retaining professionals for engineering, designing, fund raising, financing, construction, installation of audio, visual, lighting, security and outfitting with furniture, fixtures and equipment—all costs from A to Z.

Over the years, Church Facility Solutions (CFS) has been involved with every kind of church facility project—from renovating an existing church or retail box, to acquiring land and developing ground-up. The total project costs for these projects can vary widely.

Here is the historical cost spectrum:

Existing Church. Acquisition: \$60-120/SF; Renovation Costs: \$20-100/SF for same use. Total Costs: \$80-\$220/SF

Existing Big Box Retail. Acquisition: \$60-100/SF; Renovation Costs: \$80-\$140/SF for adaptive reuse. Total Costs: \$140-240/SF

Ground-Up Development. Total Costs: \$285-\$350/SF for a fully functioning church facility.

Here are several examples:

Renovation of Existing Building with Ground-Up Addition (2016)

The Rock of Southwest Church (Littleton, Colorado) acquired an existing church property at 12472 W. Belleview Avenue through a merger with Belleview Community Church. The original building, purchased from First Christian Church, was relocated to this site in 1975. It had no historic value and in 2016 was demolished.

Building Size. 54,296 square feet total. The two-story building constructed in 1978 and the gymnasium constructed in 1993, comprising 14,542 square feet, were completely renovated. A new ground-up addition, comprising 39,754 square feet, was constructed.

Seating. 866 fixed seats in a theatre style auditorium.

Total Project Costs. Maximum budget was \$12,566,000 (\$231/SF) total for 73% of building being developed ground-up). There was no cost to acquire the existing property which included the undeveloped land. *Here are the details of the project:*

- Renovation Costs - Fransen Pittman contract including all change orders - \$9,162,000
- Permits, Fees - \$140K
- AVL, Cabling, Security, Radio Amplification - \$1.03 million
- Furniture (excluding playground) - \$300K
- Theming – ‘Wow’ factor and interior signage - \$75K
- Exterior Signage - \$30K
- Design, Engineering - \$521K
- Project Management - \$300K
- Due Diligence - \$25K
- Construction Loan Interest - \$233K

Renovation of Existing Building—Minor Interior Renovations (2012)

Crossroads Community Church (Parker, Colorado) purchased the former Burt Chrysler, Jeep property that was originally constructed in 2006 and in excellent condition. CFS coordinated minor renovations to convert this into a fully functioning church facility. *Here are the details of the project:*

Building Size. 45,000 SF on 8.7 acres.

Seating. 550 in Phase 1 up to 1,000 in later phases.

Total Project Costs. Maximum budget was \$6,900,000 (\$230/SF) for 30,000 SF (67% of building being renovated) including acquisition cost (\$4,500,000) of the existing 45,000 SF automobile dealership building. *Here are the details of the project:*

- Renovation Costs: Fransen Pittman contract including all change orders - \$950,000
- AVL, Acoustic treatments - \$336K
- Furniture - \$90K of furniture
- Cabling, Phone, Security - \$50K
- Theming – ‘Wow’ factor and interior signage - \$20K

- Exterior Signage - \$12K
- Design, Project Management - \$215K
- Due Diligence - \$22K

Renovation of Existing Shell—Complete Interior Improvements (2011)

Stapleton Fellowship Church (Denver, Colorado) purchased a historic building (former aircraft hangar) that had all horizontal in-place and a renovated shell finished. CFS coordinated all the renovations from this condition. The cost per SF was quite high for so much already in place because it's amortized over a very small area. *Here are the details of the project:*

Building Size. 8,723 SF plus installed new mezzanine for additional 4,373 SF on second floor (with elevator). Total = 13,098 SF

Seating. 300-350 in auditorium. Christmas Eve (2012) had 400+ attendees.

Total Project Costs. \$4,173,000 (\$319/SF) as follows:

- Building Acquisition: purchase of existing renovated core & shell - \$1,825,000
- Renovation Costs: Fransen Pittman GC contract including all change orders - \$1,412,000
- AVL, Acoustic treatments - \$350K
- Furniture - \$55K
- Cabling, Phone System, Security - \$32K
- Theming - 'Wow' factor and interior signage - \$66K
- Exterior Signage - \$12K
- Window treatments - \$30K
- Building permit including increasing size of water tap - \$42K
- Design, Project Management - \$300K
- Due Diligence - \$20K

Ground-Up Development—Development of a New Church Facility (2007)

Living Way Fellowship (Highlands Ranch, Colorado) purchased a 5 acre land parcel in Highlands Ranch at the corner of Broadway and Wildcat. CFS represented the church through project planning, site acquisition, design, engineering, construction and outfitting of the building with audio, visual, lighting, furniture, fixtures and equipment. *Here are the details of the project:*

Building Size. 28,000 SF

Seating. 500 seats

Total Project Costs. \$7,674,000 (\$274/SF) as follows:

- Land Acquisition: 5 acres for \$1.34 million
- Construction Costs: Waner Construction GC contract including all change orders - \$4.63 million
- AVL/Acoustic treatments - \$150,000
- Finance Fees/construction interest/bonds costs – \$315,000
- Building permit/ water taps/testing - \$300,000
- Professional Services (design, engineering, project management - \$615,000
- Cabling, phone, security, window coverings - \$75,000
- FF&E - \$105,000
- Playground - \$50,000

Ground-Up Development—Development of a New Church Facility (2009)

Mission Hills Church (Littleton, Colorado) purchased a vacant land parcel in SouthPark. Advisors was successful in changing the zoning to allow for a church use. Advisors then acted as the representative for the church through the design, engineering, construction and outfitting of the building with audio, visual, lighting, furniture, fixtures and equipment. *Here are the details of the project:*

Building Size. 100,000 SF

Seating. 1,100 expandable to 1,700

Total Project Costs. \$28,372,000 (\$284/SF) as follows:

- Land Acquisition: 20 acres for \$5.88 million
- Construction Costs: Fransen Pittman GC contract including all change orders - \$16.1 million
- AVL, Acoustic treatments - \$1,800,000
- Finance Fees, construction interest, bonds costs – \$1,100,000
- Building permit, water taps, materials testing - \$1,065,000
- Design, Project Management - \$1,722,000
- FF&E - \$720,000 – included \$55,000 of Theming

*Church Facility Solutions, LLC believes that our greatest calling is to shepherd churches through the facility development process, so that the pastors, staff, and elders can stay focused on their mission, knowing that every step of facility growth is in the hands of the best possible real estate development team. If you would like to discuss your future expansion project with us, please contact our team at **1-800-200-2089** or at info@churchfacilitiesolutions.com.*