

GENERALIZED FORMULA FOR CALCULATING THE COST OF A PROJECT

- 1) Take Desired Square Footage**
- 2) TIMES (X) Matriculation / Mechanical Space Multiplier**
- 3) TIMES (X) Unit Cost**
- 4) TIMES (X) Sitework Multiplier**
- 5) TIMES (X) Construction Contingency Multiplier**
- 6) TIMES (X) Soft Costs Multiplier**

1) New Building Square Footage Calculations

- Worship: 15 to 20 sf / person
(Includes ancillary spaces such as sacristies, usher rooms, cry room, etc.)
- Education/Meeting: 20 to 25 sf / person – Adults
35 to 45 sf / person - Children
Or 400 to 700 sf / classroom
- Administration: 175 - 220sf / person
(Includes conference space and commons areas)
- Fellowship: 13 to 15 sf / person
(Hall only. Does not include space for kitchen, storage, etc.)

2) Add 20% to the sf totals generated above for mechanical/electrical systems and circulation/public spaces.

3) UNIT COST RANGES – (Hard Costs)

- Renovation of existing space: \$75 to \$150 / sf
- New construction:

Classroom / Parish Hall / Admin - \$120 to \$200 / sf (and up)

Church - \$200 to \$500 / sf (and up)

4) SITWORK RANGE – 25% to 50% of hard construction budget (Included as part of hard costs on application)

***NOTE: Site costs are affected by a multitude of items that cannot be accurately estimated without investigation. These items include:**

- Site Topography
- Site Geology (rock, wetlands)
- Easements
- Zoning setbacks and regulations
- Restrictive Covenants

- Property shape
- Municipal restrictions
- Utilities available
- Other Partnerships
- Septic or sewer
- Road classifications

5) ADD 10% CONSTRUCTION CONTINGENCY

The Construction Contingency is an Archdiocesan required allowance added to the hard cost of all large capital improvement projects. This allowance is designed to cover the unforeseen costs that every project incurs such as bad soils, rock removal, design changes, unknown existing conditions, owner changes, etc.

6) SOFT COST RANGES (Per attached breakdown)

- Renovation of existing space = 15 to 20% of Total Budget
- New construction:
 - Classroom / Parish Hall / Admin – 20 to 30% of Total Budget
 - Church - 30 to 50% of Total Budget

Example using the information above:

If a parish wanted to build a new church capable of seating 500 people and they used the lower end of the ranges; the equation would be as follows:

- 1) $500 \times 15 \text{ sf/person} = 7,500 \text{ sf}$
- 2) $7,500 \times 1.2 \text{ (Mech / circulating space)} = 9,000 \text{ sf}$
- 3) $9,000 \text{ sf} \times \$200 / \text{sf (hard costs)} = \$1,800,000$
- 4) $\$1,800,000 \times 1.25 \text{ (sitework)} = \$2,250,000$
- 5) $\$2,250,000 \times 1.10 \text{ (construction contingency)} = \$2,475,000$
- 6) $\$2,475,000 \times 1.30 \text{ (soft costs)} =$

\$3,217,500 – APPROXIMATE TOTAL BUDGET