

Whidbey Presbyterian Church
Budgeting Cost Projection – March 2019

Line	Construction Costs	Area SF	Unit cost	Option/ Scheme1	Area SF	Option/ Scheme 2	Area SF	Recommended Option 3+
1	Welcome Center Expansion							
2	New Construction	342	\$350/	\$119,700	476@ \$350/	\$166,600	1050@ \$350/	\$367,500
3	Remodel	350	\$250/	\$87,500	350@ \$250	\$87,500	350@ \$250/	\$87,500
4	Ramp Roof Allowance							\$15,000
5	Miscellaneous Exterior Modifications			\$20,000		\$20,000		\$20,000
6	Miscellaneous Demo/Patch Repair			\$5,000		\$5,000		\$5,000
7	Welcome Center subtotal							\$495,000
8	Building Modification Sub-total			\$232,200		\$279,150		
9	Elevator ***					\$60,000		
10	Heritage Hall Restroom Remodel							
11	Remodel & Expand Existing Main Floor Restrooms							\$39,275
12								
13	Fire Sprinkler System *							
14	Sprinkler System Expansion including HH & Welcome Center			\$47,125		\$47,125		\$47,125
15								
16	Electrical Modifications@ Sanctuary **							
17	Electrical Service & Panel Replacement			\$10,925		\$10,925		\$10,925
18	Wiring Replacement			\$32,603		\$32,603		\$32,603
19	Miscellaneous Plumbing & Drainage Improvements			\$100,000		\$100,000		\$100,000
20	Sanctuary Insulation ***			\$25,000		\$25,000		\$25,000
21	Chancel Modifications ***			\$20,000		\$20,000		\$20,000
22	Total Building Construction			\$467,853		\$574,753		\$769,928
23	Estimate Contingency@ 15%			\$70,178		\$86,213		\$115,489

* Per Burns Fire Protection Estimate

** Per Case Engineering Estimate & Recommendations

***Placeholder

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	Construction Costs	Option/ Scheme1	Option/ Scheme 2	Recommended Option 3+
24	Contractor Supervision + Overhead & profits @ 20%	\$107,606	\$132,193	\$177,083
25	Total Construction Costs	\$645,637	\$793,159	\$1,062,501
26	Equipment & Furnishings			
27	Furnishings Allowance	\$10,000	\$10,000	\$10,000
28	Soft Costs			
29	Construction Contingency (10%)	\$64,564	\$79,316	\$106,250
30	State Sales Tax (8.7% construction & contingency)	\$61,787	\$75,905	\$101,681
31	Architectural & Engineering Fees (approx. 12% of construction)	\$56,142	\$68,970	\$92,391
32	Permit Fees	\$6000	\$6000	\$6000
33	Bid costs, testing, reimbursables	\$2000	\$2000	\$2000
34	Total Soft Costs	\$190,494	\$232,192	\$308,323
35	Total Construction & Soft Costs	\$846,131	\$1,035,351	\$1,380,823

* Per Burns Fire Protection Estimate

** Per Case Engineering Estimate & Recommendations

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