

# VISIONEERING STUDIOS

WACC WHITTIER AREA  
COMMUNITY CHURCH

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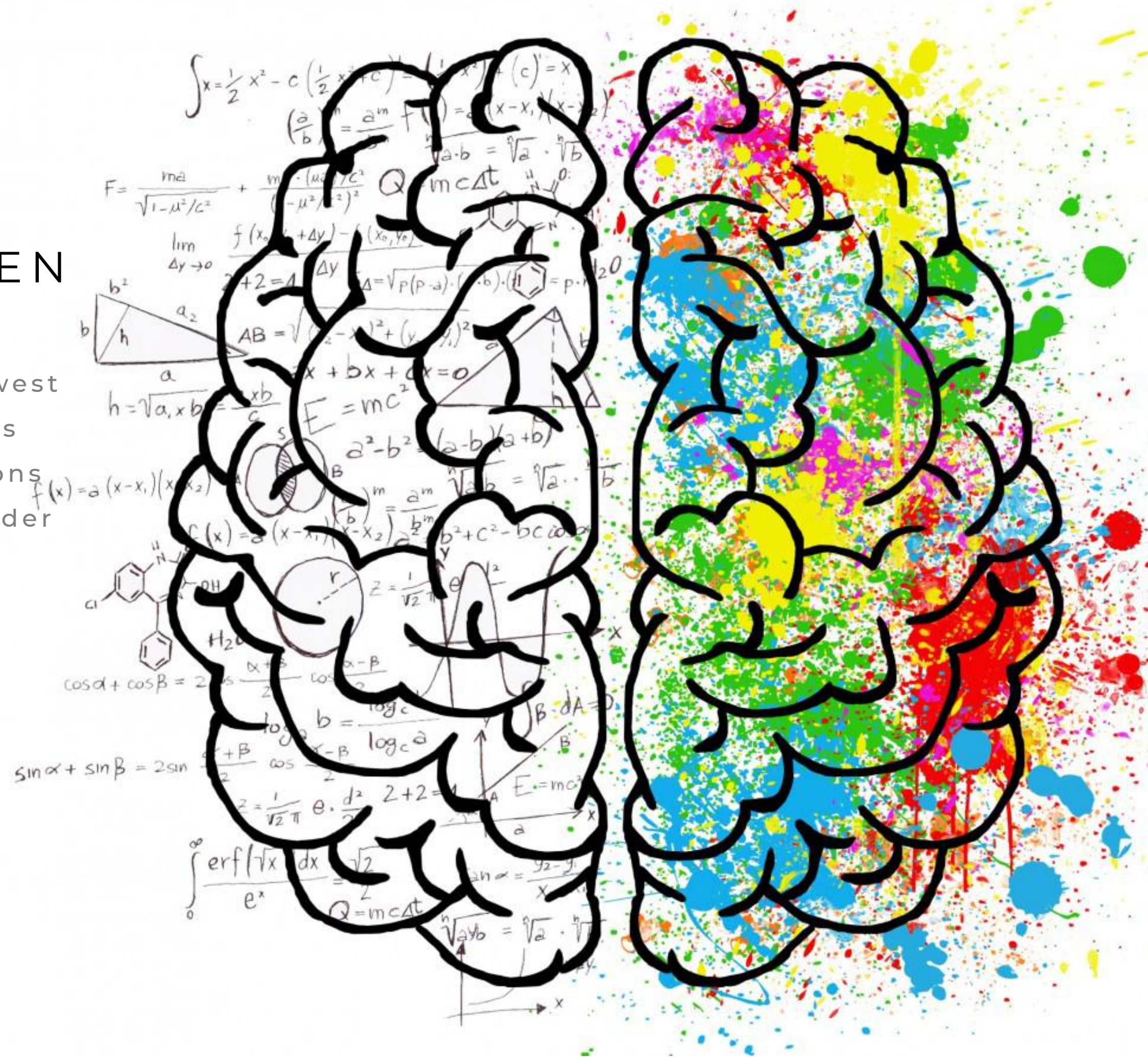
**DETERMINE YOUR  
“TOTAL PROJECT BUDGET”**

# 2 DEADLY PROJECT APPROACHES

## LEFT-BRAIN

### CONTRACTOR-DRIVEN APPROACH

Contractors win jobs by having lowest numbers. As a result, most builders will make builder-grade assumptions about your project then change order the upgrades.



## RIGHT-BRAIN

### DESIGN-DRIVEN APPROACH

Designers win jobs by offering the most creative and most attractive solutions to their clients. When the project is "design-driven" there is a danger of a project bust.

# THE BEST PROJECT APPROACH

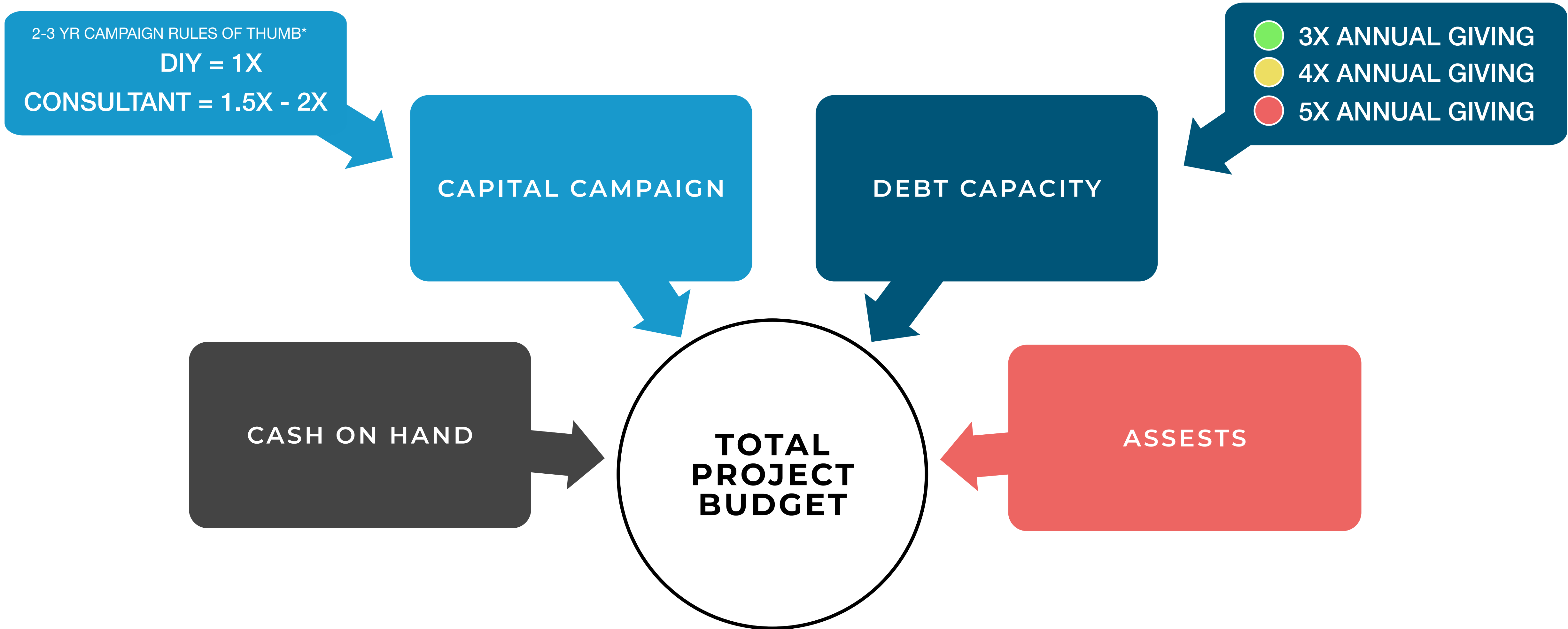
## TRUE COLLABORATION

BETWEEN THE LEFT & RIGHT BRAIN  
AND TARGETS YOUR PROJECT BUDGET

When a project starts with the coordinated efforts of both the design and contractor, your project has the best hope of staying on budget.

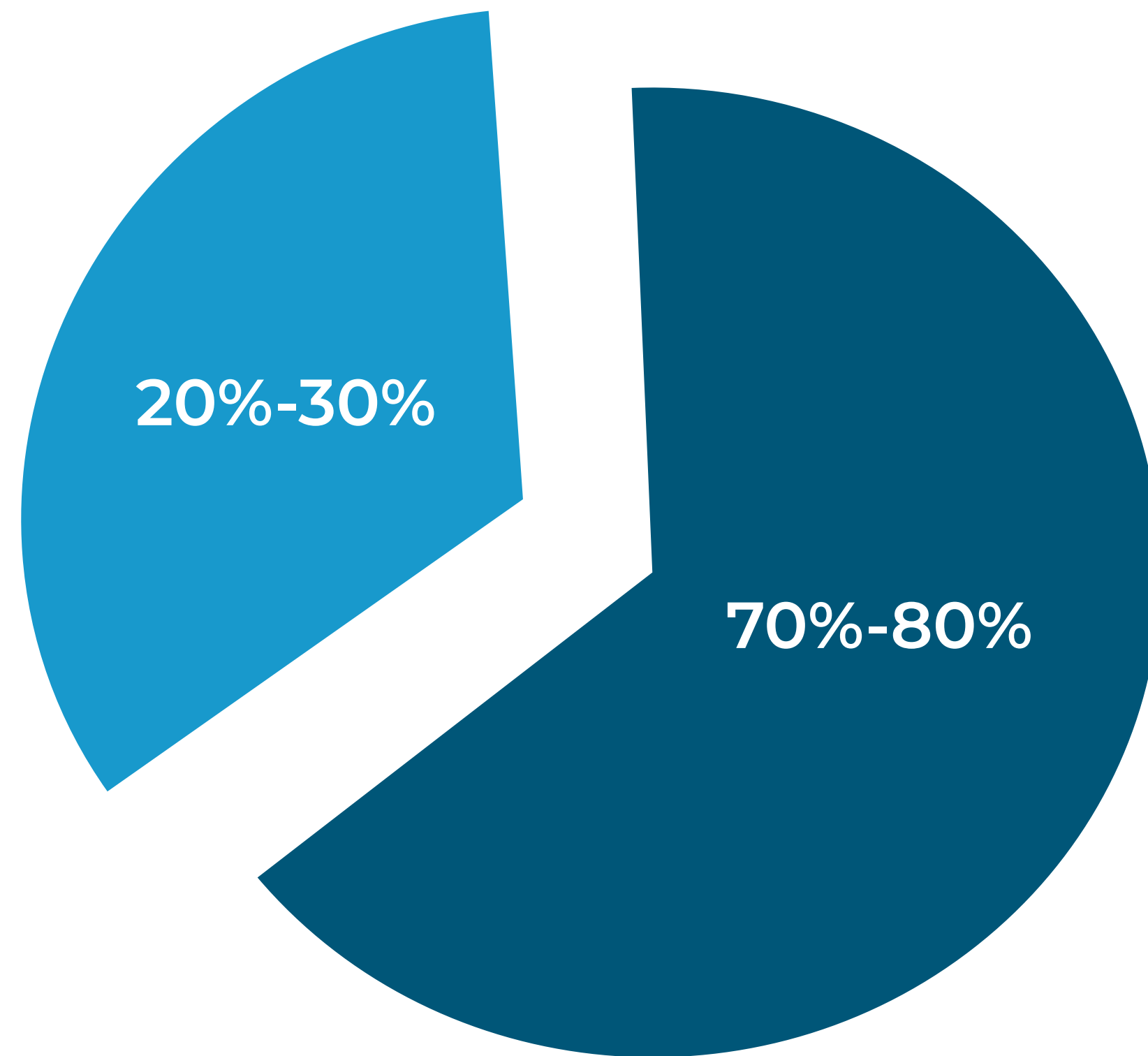


# WHAT CAN WE AFFORD?



*\*Years since last campaign can effect these rules of thumb.*

# THE TOTAL PROJECT BUDGET



**SOFT COST**  
AKA: "HIDDEN COSTS"

- Design Costs
- Permit Fees
- Consultant fees
- Engineering Fees
- Furniture, Fixtures & Equipment
- Audio, Video & Lighting
- WiFi & Security
- Insurance
- Wayfinding & Graphics

**HARD COST**  
AKA: "CONSTRUCTION BUDGET"

The direct construction cost associated with the construction of the project.

*Owner should also have a 5%-10% project contingency on reserve.*

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# ANALYZE YOUR BUDGET & SCOPE ALIGNMENT

# ANALYZE YOUR ALIGNMENT

**WARNING:** always rely on trained professionals to budget your project.

MINOR RENOVATION	MEDIUM RENOVATION	MAJOR RENOVATION	NEW CONSTRUCTION	SITE WORK
Updating finishes of space without removing walls, ceilings, etc.	Updating finishes of space and removing just a few walls, ceilings, etc.	Major renovation of facility that includes moving walls, ceilings, etc.	Ground up construction on a green field site.	Site work could include parking, sidewalks, or water management.
\$30/\$70 <sup>sf</sup>	\$70/\$150 <sup>sf</sup>	\$150/\$180 <sup>sf</sup>	\$180/\$350 <sup>sf</sup>	TBD

**NOTE:** Increase SF cost for Restrooms, Kitchens, structural modifications. Mechanical Unit upgrades are separate from budget cost. Unforeseen code upgrades will increase if you need to do ADA, Electrical upgrades or Fire Safety. Owner's contingency should be at least 5%-10%.



# PROJECT ESCALATION

BUDGETS SHOULD ALWAYS ACCOUNT FOR ESCALATION (MIN 3%) BASED ON DURATION FROM ESTIMATE TO START.



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# REVIEW THE BUDGET THROUGHOUT DESIGN

THE  
**Block**  
Student Building  
GRADES 6-12  
  
Connecting people to Jesus and one another



# THE FOUR KINDS OF PROJECT BUDGETS

- ① **ROUGH ORDER OF MAGNITUDE BUDGET**  
A preliminary estimate usually based on square footage.
- ② **UNIT/QUANTITY ESTIMATE**  
An estimate usually performed by a professional budget estimator.
- ③ **SUBCONTRACTOR ESTIMATE**  
An estimate compiled from each trade; usually performed by a general contractor
- ④ **BID ESTIMATE**  
An estimate compiled from competitive trade bids obtained by a general contractor; often the final price.

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**PRE-CONSTRUCTION  
CASH-FLOW STRATEGY**

# PRE-PROJECT CASHFLOW COSTS

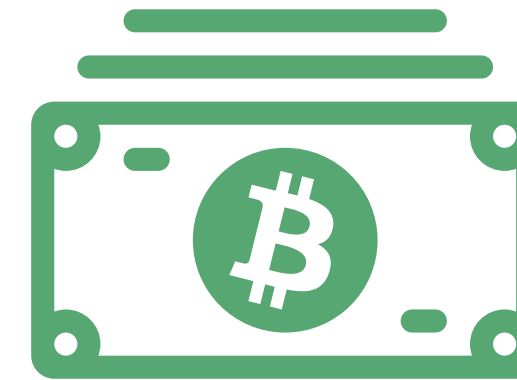
TYPICALLY, FEES ARE DETERMINED BY A SLIDING-SCALE BASED ON  
SIZE AND SCOPE OF THE PROJECT



**\$10K-\$50K**

MASTER PLAN  
& CONCEPT DESIGN

Engage potential architects for concept design pricing  
information to clarify expected costs.



**\$10K-\$100K**

GENEROSITY INITIATIVE  
& LENDING RESEARCH

Engage potential consultant for campaign pricing  
information to clarify expected costs.

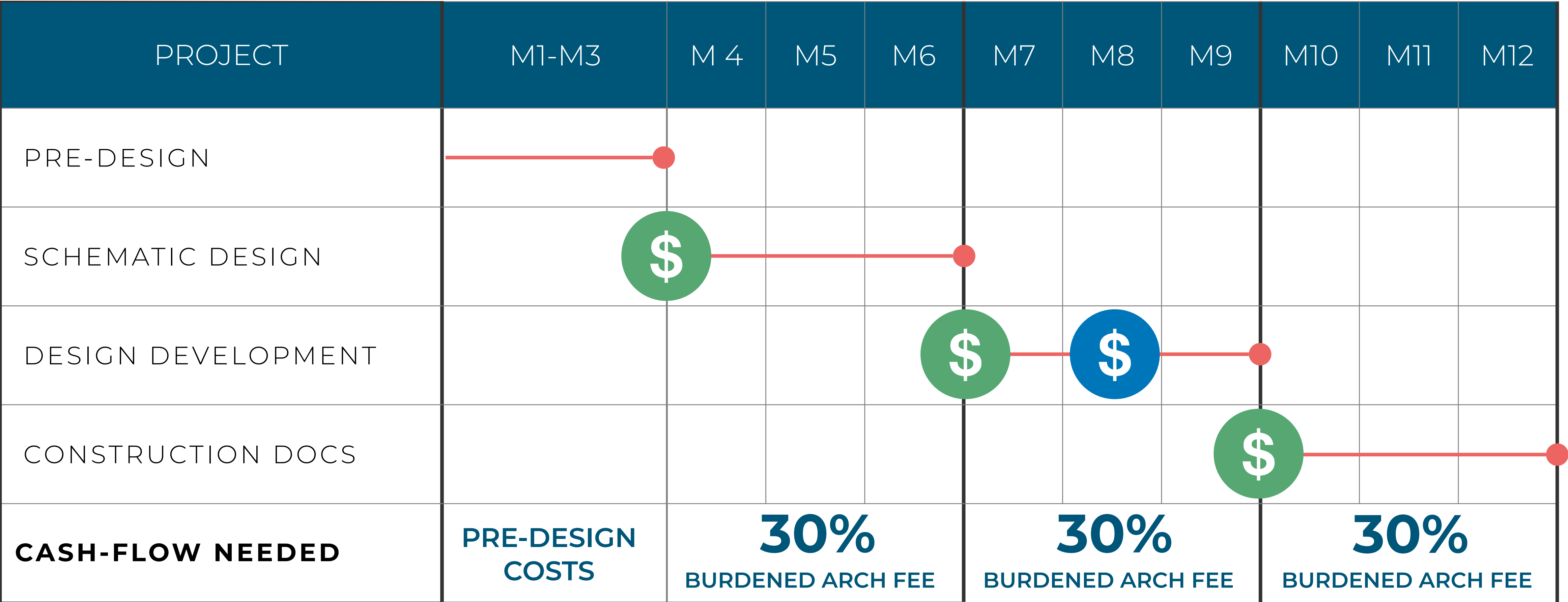
# BURDENED ARCHITECTURAL FEES

THESE AVERAGE SLIDING-SCALE BURDENED FEES ARE  
CALCULATED FROM THE "HARD COST" / CONSTRUCTION BUDGET



Burdened fee include **architectural design**, **interior design** and  
engineering for **structural engineering, mechanical, electrical, plumbing.**

# PRE-CONSTRUCTION CASH-FLOW



Project Construction Budgeting

M1 - "Month One (1)"



Campaign Public Commitment Day

# VISIONEERING STUDIOS