

5 BUDGET

BUSTING SPACES

YOU THINK YOU NEED BUT REALLY DON'T

#1

COMMERCIAL

KITCHEN



RUN THE NUMBERS

CONSTRUCTION COST:	\$262,750	(1,051sf @ \$250/sf)
EQUIPMENT COST:	\$200,000	
INITIAL INVESTMENT:	\$462,750	
MAINTENANCE:	\$10,000	
ANNUAL FEES:	\$500	

TOTAL: \$473,250



WHY IS IT A BUST ?

- 70,000 catered meal worth
- Ongoing operational costs
- Food handling concerns
- Volunteer management



WHAT'S THE ALTERNATIVE ?

- PREP KITCHEN / CAFE
- CATER OVER COOK
- FOOD TRUCKS
- BOXED MEALS
- STARVE “FAST”







#2

GYMNASIUM /

LIFE CENTER



RUN THE NUMBERS

CONSTRUCTION COST:	\$2,200,000	(10,000sf @ \$220/sf)
SOFT COST:	\$400,000	
INITIAL INVESTMENT:	\$2,600,000	
STAFFING:	\$50,000	
ANNUAL MAINTENANCE:	\$15,000	
UTILITIES:	\$20,000	

TOTAL: \$2,685,000



WHY IS IT A BUST ?

- Ongoing operational costs
- Minimal People Usage (Sports)
 - Basketball: 20 people
 - Volleyball: 12 people
- Undersized for church-wide events with multiple services (700-800 @ roundtables)
- Takes up acreage on site



WHAT'S THE ALTERNATIVE ?

- Rent facilities as needed in the community
- Invest in outdoor spaces such as playgrounds, basketball court, pickleball or walking trails
- Multi-purpose auditorium for church events







#3

FELLOWSHIP

HALL



RUN THE NUMBERS

CONSTRUCTION COST: \$1,700,000 (6,800sf @ \$250sf: 400 people)

SOFT COSTS: \$300,000

UTILITIES: \$14,000

TOTAL: \$2,014,000



WHY IS IT A BUST ?

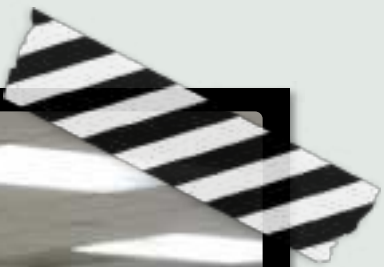
- Undersized for church-wide events with multiple services (400 @ roundtables)
- Takes up acreage on site
- Competes with main lobby



WHAT'S THE ALTERNATIVE ?

- Enlarge main lobby to increase engagement
- Rent facilities as needed for large gatherings
- Multi-purpose auditorium for church events
- Invest in outdoor spaces for social interaction and larger events







#4

**NON-ESSENTIAL
STORAGE**



RUN THE NUMBERS

CONSTRUCTION COST: \$100,000 (400sf @ \$250sf: 20'X20' space)

SOFT COSTS: \$10,000

TOTAL: \$110,000



WHY IS IT A BUST?

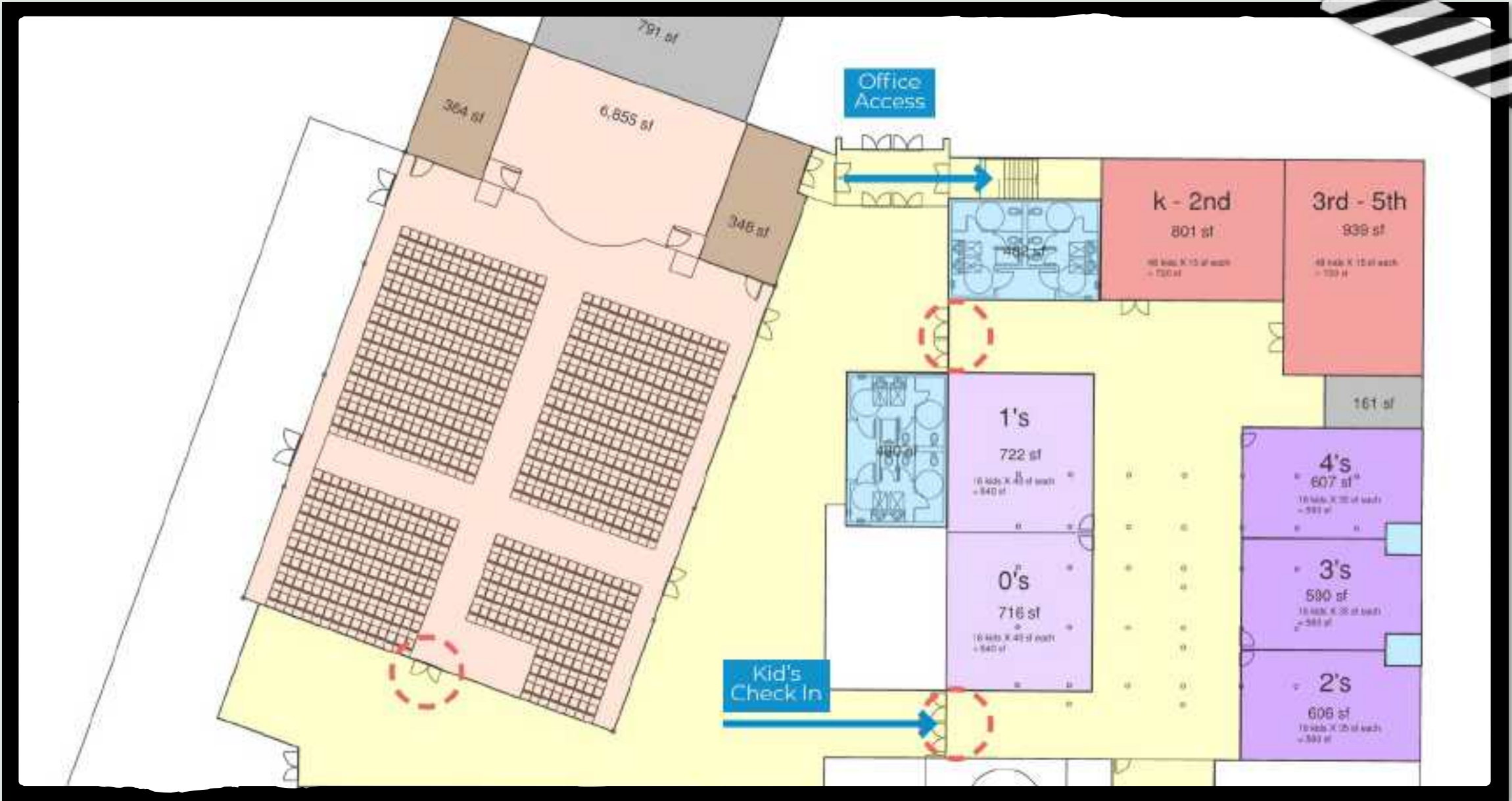
- The stuff isn't worth the cost.
 - Rental at same size is \$300/month. Would take over 27 years to pay off space!
- If you build it, they will fill it.
- Inefficient use of space
- Takes up building square footage



WHAT'S THE ALTERNATIVE?

- Maximize designated storage
- Rent storage unit off property (\$300/month)
- Unconditioned storage container on property
- Get rid of the junk!





#5

STUDENT

BUILDING



RUN THE NUMBERS

CONSTRUCTION COST: \$1,250,000 (5,000sf @ \$250sf: 200 students)

SOFT COSTS: \$500,000

UTILITIES: \$10,500

TOTAL: \$1,560,500



WHY IS IT A BUST?

- Game Room: 10% of students engaged
- Duplicating Buildings
- Segments Students from adults
- Takes up Acreage on site



WHAT'S THE ALTERNATIVE?

- Reprogram to maximize building efficiency
- Enlarge main lobby to serve student needs
- Rent facilities as needed for large gatherings
- Modular sets / signs to transform space
- Invest in outdoor spaces for social interaction and larger events







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