

BUILDING VISIONS & FUTURES SEMINAR



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Planning/Architect: **Plunkett Raysich Architects**
Financing/Fund Development: **The James Company**
Building/Construction Manager: **Miron Construction Co.**

*Best Practices for Religious & School Facility
Planning, Financing & Building*

Building Visions & Futures

BUILDING VISIONS & FUTURES SEMINAR



MARK C. HERR

Partner in Charge, Plunkett Raysich Architects

Mark has over 33 years experience in religious design. He has designed master plans, expansions, interior renovations, and new buildings for church and school projects. Established in 1935, Plunkett Raysich Architects services include architectural design, interior design, master planning, space planning, feasibility studies, historic preservation, site analysis and ADA compliance. Plunkett Raysich Architects has completed over 400 religious and over 2,500 educational facilities across Wisconsin and northern Illinois. In addition, Mark has served on several church and education boards and continuously participates in state, regional and national conferences on religious architecture.

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For over 70 years, Plunkett Raysich Architects has provided architectural and interior design services to Wisconsin religious and educational facilities. Our staff of architectural, design and planning professionals work under the philosophy of design excellence and sensitivity to each client's special needs. Partner participation guarantees each client will receive our highest level of service and quality from design through post-occupancy. The entire project team knows satisfied clients are the firm's best source for future projects. Some of our current clients include:

- Martin Luther College, New Ulm, MN
- Holy Family Catholic Community, Fond du Lac, WI
- Blackhawk Church, Madison, WI
- St. Gall Church, Elburn, IL

Design Philosophy

Our passion is great design. We take pride in bringing together physical elements with pure imagination to compose a facility brand that opens minds. We create spaces that invite people in and inspires all who occupy them. We believe practical can complement innovative. We know that environments are made for the people who use them, and we believe that our vision is matched only by our client's aspirations. Great design is our passion – it's what we bring to our clients every day..

At Plunkett Raysich Architects, we don't merely design buildings, we inspire people. To see our design expertise, visit www.prarch.com.

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John Clark

Principal, The James Company

John has worked professionally with church congregations, hospitals, schools, and social agencies since 1974. He has conducted leadership training seminars, supervised planning processes, and managed stewardship and capital fund appeals for a wide variety of nonprofit institutions. The James Company has provided a full range of development and fundraising services to more than 850 church-related institutions and raised more than \$650M in the process.

The James Company
1805 Tierney Dr.
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The James Company is a professional consulting firm founded in 1986. We offer a wide range of management services and materials to help churches cultivate and gather their resources to accomplish specific goals.

We do not call our work with clients “fundraising campaigns.” In fact, raising funds is only one of many far-reaching benefits of the faith-based financial stewardship programs we direct. They are truly journeys in faith from which naturally flow the resources necessary to improve and expand God’s ministry.

With a staff of full-time Program Directors and Program Administrators, we’ve served over 850 church organizations throughout the Midwest.

We’re proud not only of the range, but also the depth and character of our company’s offerings. Our Program Directors have more than 100 years of church development experience between them.

After listening to your ideas, goals and concerns, we’ll tailor a program to suit your congregation’s needs. Among the services we provide are:

- ✓ Preparing a customized program manual containing written materials for each phase of the program.
- ✓ Writing all program materials.
- ✓ Coordinating printing of all program materials.
- ✓ Planning for an Appeal through consensus building within the congregation.
- ✓ Training of all program volunteers.
- ✓ Implementing a Pacesetter/Advance Gift Phase to the Appeal and training all volunteers.
- ✓ Managing and organizing logistical aspects of the program.
- ✓ Supervising the work of the Appeal Secretary.
- ✓ Providing Program Administrators to support the work of the Appeal Secretary.
- ✓ Consulting with church staff and Appeal Leadership Team on all aspects of the program.
- ✓ Providing ideas to create an environment for enthusiasm and generosity.
- ✓ Working closely with the Follow-up Committee to maximize fulfillment of commitments.
- ✓ Advising on related financial concerns: financial stewardship, budgeting, and planned giving.

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Craig Uhlenbrauck

VP of Marketing, Miron Construction Co., Inc.

Craig has over 15 years of marketing and sales experience (10 in the field of construction). In the last 10 years, Craig's focus on religious projects has afforded him the opportunity to be involved in over 85 church projects, totaling over \$200 million.

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Miron Construction Co., Inc., headquartered in Neenah, WI, with regional offices in Madison and Wausau, WI and Cedar Rapids, IA, provides construction management, design-build, general construction, and industrial services to the following markets throughout the Midwest: religious, educational, healthcare, commercial/retail, industrial, government/institutional, and environmental.

Recently completed projects include:

St. Marks Lutheran Church

Ascension Lutheran Church

St. Clare Catholic Church

Mt. Olive Lutheran Church

All Saints Catholic Church

Trinity Lutheran Church

St. Mary Magdalene Catholic Church

Emanuel Lutheran Church and School

Gloria Dei Lutheran Church

St. Anthony on the Lake Catholic Church

Miron employs more than 1,000 skilled tradespeople to self-perform concrete, masonry, carpentry and precast concrete erection on our construction projects. This gives Miron a unique edge in driving and controlling schedules, assuring quality work, providing leadership to subcontractors and controlling costs on site, with safety as our top priority.

Miron firmly believes in making our customer's involvement in the project as easy and painless as possible. Our proven track record provides Owners with the guarantee that they will sleep well at night. The details of each project are monitored by our comprehensive project management system, providing total documentation of the project's related information regardless of complexity.

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Building Visions & Futures

The Road Map

15 Steps to a Successful Project

- Step # 1 Congregation develops vision and ministry plan.
- Step # 2 Congregation leadership explores possibilities of renovating or building new facilities to match the ministry plan. Leadership authorizes interviews of professionals.
- Step # 3 Architectural and construction team is hired.
- Step # 4 Fund development consultant is hired. Begin to assess fundraising potential.
- Step # 5 Architectural and construction team apply congregation criteria, prioritize space and existing facility needs, and provide design options and cost estimates.
- Step # 6 Catholic programs authorize interviews with Liturgical Consultant to initiate congregation education if new or renovated church is involved.
- Step # 7 Church initiates congregation wide communication on process to date showing preliminary plan. Fund appeal assessment study is completed.
- Step # 8 Church Governing Body votes on preliminary facility plan, fund appeal, and the consultant to manage the appeal.
- Step # 9 Fund appeal secures gifts and financial commitments.
- Step # 10 Building committee presents revised financial and facility plan. Church Governing Body votes to proceed with design and construction. Catholic programs submit project to Diocese for approval.
- Step # 11 Architectural and construction team proceeds with final design and bids.
- Step # 12 Church Governing Body votes to accept construction bids, secure construction loan, and borrow additional funds as needed.
- Step # 13 Construction period.
- Step # 14 Construction closeout. Debt reduction strategy in-place. Facility management support.
- Step # 15 Congregation dedicates the facility.

Building Visions & Futures



Welcome



Architect
Mark Herr, AIA
Plunkett Raysich Architects



Fundraiser
John Clark
The James Company



Contractor
Craig Uhlenbrauck
Miron Construction



Shepherd of the Hills Lutheran Church WELS

Agenda

- Introduction
- The Role of the Architect
- The Role of the Fundraiser
- The Role of the Construction Manager
- Questions & Answers Open Discussion



Shepherd of the Hills Lutheran Church (WELS)



Trinity Ev. Lutheran Church (WELS)



St. Paul Ev. Lutheran Church (WELS)

Goals For Today

- Share with you our subject matter expertise and learning
- Elaborate on the key phases in a religious facility project
 - ✧ Planning, Financing, and Building
- Providing a detailed road map
 - ✧ 15 Steps for you to follow for success



15 Steps to Success

- Step #1 **VISION** and ministry plan
- Step #2 **POSSIBILITIES** of renovating or building new
INTERVIEW professionals
- Step #3 Architectural, construction and fundraising team is
HIRED
- Step #4 Assess fundraising **POTENTIAL**
- Step #5 Prioritize space needs and provide **DESIGN
OPTIONS** and **COST ESTIMATES**
- Step #6 Interview **LITURGICAL CONSULTANTS** if
appropriate
- Step #7 **INFORMATION MEETINGS** showing
preliminary plans

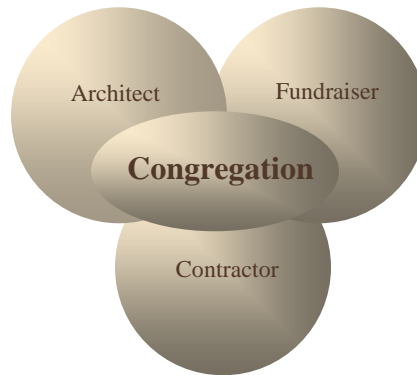


15 Steps to Success

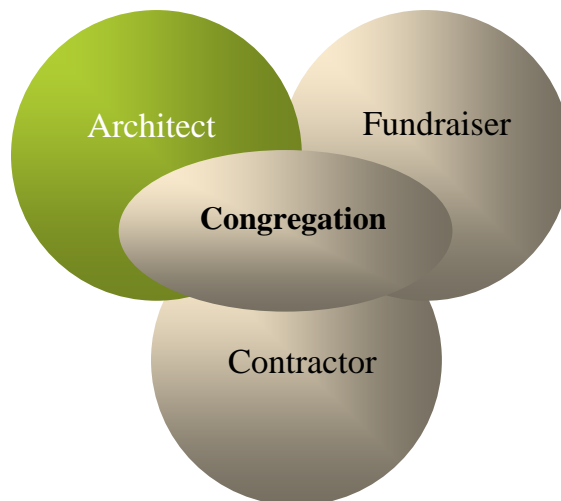
- Step #8 **VOTE** on preliminary plan and fund appeal
- Step #9 Fund appeal secures gifts and financial
commitments
- Step #10 **REVISE** financial and facility plan
VOTE to proceed with design and construction
- Step #11 Final design and **BIDS**
- Step #12 Accept construction bids, secure construction
FINANCING
- Step #13 Construction period
- Step #14 Construction closeout.
DEBT REDUCTION strategy in place.
- Step #15 **DEDICATION**

Formula For Success

- The very best in professional capabilities and skills
- Sufficient internal capacity to manage the project, and ...
- The best methods and processes



Architectural Support for a Successful Project



Plunkett Raysich Architects

- Architects, Planners and Interior Designers
- Office Locations
 - Milwaukee, WI
 - Madison, WI
 - Northbrook, IL



Intelligent Designs | Inspired Results

Plunkett Raysich Architects

- Founded in 1935
- Over 90 employees in three locations
- Studio dedicated to the design of religious facilities
- Over \$20 Million of church construction per year
- Serve all denominations throughout the Midwest
- Completed over 400 churches and over 2,500 schools



Recent Project Locations

1. New Ulm, Minnesota, United States
2. Washington, Illinois, United States
3. Naperville, Illinois, United States
4. Lombard, Illinois, United States
5. Elburn, Kane, Illinois, United States
6. Northbrook, Illinois, United States
7. Kenosha, Wisconsin, United States
8. Muskego, Wisconsin, United States
9. Waukesha, Wisconsin, United States
10. Hartland, Wisconsin, United States
11. Delafield, Wisconsin, United States
12. Germantown, Wisconsin, United States
13. West Bend, Wisconsin, United States
14. Fond du Lac, Wisconsin, United States
15. Appleton, Wisconsin, United States
16. De Pere, Wisconsin, United States
17. Egg Harbor, Door, Wisconsin, United States
18. Woodruff, Oneida, Wisconsin, United States
19. Mosinee, Marathon, Wisconsin, United States
20. Baraboo, Wisconsin, United States
21. Slinger, Washington, Wisconsin, United States
22. Cross Plains, Dane, Wisconsin, United States
23. Lake Mills, Jefferson, Wisconsin, United States
24. Platteville, Wisconsin, United States
25. Prairie du Sac, Sauk, Wisconsin, United States
26. Madison, Wisconsin, United States
27. Milwaukee, Wisconsin, United States



Selecting the Architect

Church Planning Committee selects the architect based on:

- Similar Experience
- Qualifications of the Architect's Team
- Compatibility of the Planning Committee and the Architect
- The Architect's Passion for the Project
- AIA Wisconsin Qualifications Based Selection

www.aiaaw.org or www.qbswi.org

Role of the Architect

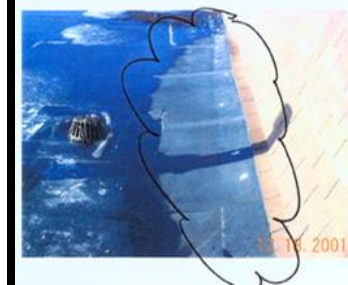
The Architect works with the planning committee to develop:

- Existing Facility Audit
- Space Needs Study
- Site Study

Existing Facility Audit



Note EPDM membrane shrinkage pulling flashing membrane away from shingle roof. Bottom course of shingles are almost horizontal.



Close-up of membrane tenting due to shrinkage.

Existing Facility Audit

TRINITY EV. LUTHERAN CHURCH & SCHOOL FACILITY MAINTENANCE ITEMS		PLUNKETT RAYSICH ARCHITECTS PROJECT NO. 99063				
NO.	PROJECT (WORK DESCRIPTION)	PRIORITY	NO. UNITS	UNIT MEASURE	UNIT COST	COST
A SITE						
A1.1	Remove portion of existing pavement and repave all asphalt parking lots	B	50,000	SF	\$3.25	\$162,500.00
A1.2	Overlay remainder of existing w/ new layer of asphalt	B	14,900	SF	\$1.25	\$18,625.00

NO.	PROJECT (WORK DESCRIPTION)	PRIORITY	NO. UNITS	UNIT MEASURE	UNIT COST	COST
B CHURCH / SCHOOL ROOF						
B1	Replace low roof over church offices & side aisles	A	3,700	SF		\$25,000.00
	Complete replacement including insulation - see detailed estimate					
B2	Replace high roof over church nave & entire school roof	B	23,870	SF		\$197,500.00
	Complete replacement including insulation - see detailed estimate					
B3	Repair / replace exterior plaster soffit of overhang @ round school entrance	A	275	SF	\$12.00	\$3,300.00

C7	Remove thru-wall HVAC units (7) in church office addition and infill wall with face brick on metal stud backup	B	7		\$825.00	\$5,775.00
C8	Replace exterior windows in 1965 school building with double-glazed, thermal pane w/operable sections in clear anodized aluminum frames	B	9	48 SF ea.	\$32.00	\$13,824.00

Priority A: Work done as soon as possible (1 yr). Priority B: Work done as part of larger project (2 yrs). Priority C: Lower priority at this time (5+ yrs). 7/22/99 Page 1

Space Needs Study

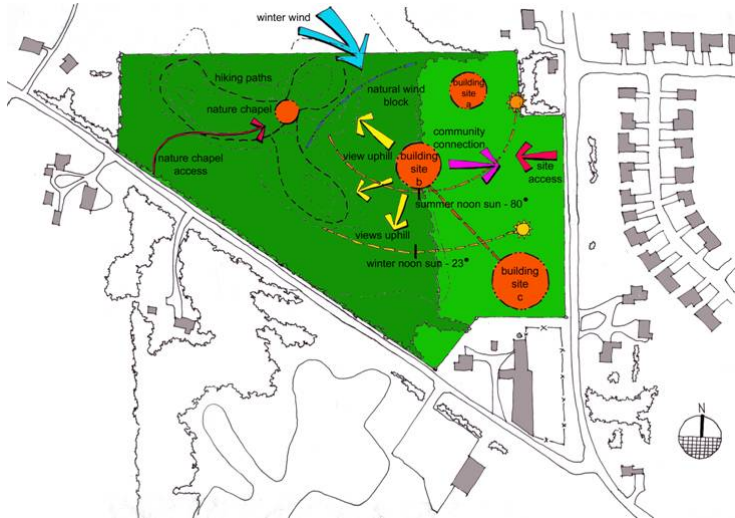
24 June 1999 TRINITY EV. LUTHERAN CHURCH AND SCHOOL - WELS FACILITY STUDY/MASTER PLAN PRA PROJECT NO. 99063 Trinity's Space Needs				24 June 1999 TRINITY EV. LUTHERAN CHURCH AND SCHOOL - WELS FACILITY STUDY/MASTER PLAN PRA PROJECT NO. 99063 Trinity's Space Needs			
	Existing Square Feet	Short Term Need (1 - 5 years) Square Feet	Long Term Need (5-10 years) Square Feet		Existing Square Feet	Short Term Need (1 - 5 years) Square Feet	Long Term Need (5-10 years) Square Feet
SCHOOL - UPPER LEVEL (CONT)				SCHOOL - LOWER LEVEL			
CHURCH - MAIN LEVEL							
Nave (increase capacity by 100)	3,008	4,300	5,580				
Chancel	680	600	600				
Narthex	750	2,800	2,800				
Trinity Room	1,241	1,240	1,240				
Chapel	0	400	400				
Mothers Room	208	400	400				
Toilet	40	40	40				
ADA Toilet Room/Cluster	0	500	500				
Storage	33	70	70				
Coat Room/Elevator Lobby	264	300	300				
Subtotal - Main Level	6,224	10,650	11,930				
Corridors, Walls and Mechanical Spaces	2,006	3,334	3,718				
Total Gross Sq. Ft. - Main Level	8,230	13,984	15,648				
Storage	33	33	33	Small Group Instruction	0	300	300
Subtotal - Balcony	1,185	1,185	1,185	Girls Toilet	152	152	200
				Boys Toilet	160	160	200
				ADA Toilet Room Cluster	0	400	400

Space Needs Study

24 June 1999 TRINITY EV. LUTHERAN CHURCH AND SCHOOL - WELS FACILITY STUDY/MASTER PLAN PRA PROJECT NO. 99053 Trinity's Space Needs				24 June 1999 TRINITY EV. LUTHERAN CHURCH AND SCHOOL - WELS FACILITY STUDY/MASTER PLAN PRA PROJECT NO. 99053 Trinity's Space Needs			
	Existing Square Feet	Short Term Need (1 - 5 years) Square Feet	Long Term Need (5-10 years) Square Feet		Existing Square Feet	Short Term Need (1 - 5 years) Square Feet	Long Term Need (5-10 years) Square Feet
CHURCH OFFICES				DAYCARE - MAIN LEVEL (Goal is to increase daycare enrollment from 18 to 42 with 3 full-time workers and 1 director)			
Pastor's Office - Schaumburg	238	250	250	Kitchen	181		
Pastor's Office - Oshkosh	238	250	250	Dining/Project Room	206		
Pastor's Office - Gates	163	250	250	Large Play Room	225		
Conference Room	370	600	600	Quiet Room	175		
Office	135	135	135	Toy Room	175		
Sacristy	165	200	200	Office	79		
Secretary/Waiting	234	500	500	Toilet Room	14		
Work Room	90	200	200	Cat Storage	15		
Toilet	25	50	50	Storage Area - Basement	100		
Janitor's Closet	30	30	30	Subtotal - Daycare	1,170	3,000	3,000
Storage	90	200	200	Corridors, Walls, Mechanical Spaces	125	1,000	1,000
Subtotal - Office	1,778	2,665	2,665	TOTAL GROSS SQ. FT. - DAYCARE	1,295	4,000	4,000
Corridors, Walls and Mechanical Spaces	507	800	800	DAYCARE - 2ND FLOOR/ AREAS NOT USED			
Total Gross Sq. Ft. - Office	2,285	3,465	3,465	Bedroom	130		
CHURCH - FELLOWSHIP HALL LEVEL				Bedroom	130		
Fellowship Hall/Cafeteria	3,008	4,300	5,580	Bedroom	120		
Kitchen/Kitchen Storage	680	680	680	Bedroom	130		
Copy Room	200	200	200	Toilet Room	54		
Nursery	476	476	476	Daycare - Basement	80		
Coat Room	290	290	290	Daycare - Garage			
Men's Toilet	175	175	175	GROSS SQ. FT. TOTAL			
Women's Toilet	175	175	175	FOR ENTIRE FACILITY INCLUDING			
Toilet	40	40	40	CHURCH, SCHOOL AND DAYCARE	53,490	75,109	91,297
Storage	600	600	600				
Storage	89	89	89				
Subtotal - Fellowship Hall	5,733	7,025	8,305				
Corridors, Walls and Mechanical Spaces	2,982	3,375	3,764				
Total Gross							
TOTAL GROSS SQ. FT. TOTAL FOR ENTIRE FACILITY INCLUDING CHURCH, SCHOOL AND DAYCARE		Existing Square Feet	Short Term Need (1-5 years) Square Feet	Long Term Need (5-10 years) Square Feet			
		53,490	75,109	91,297			

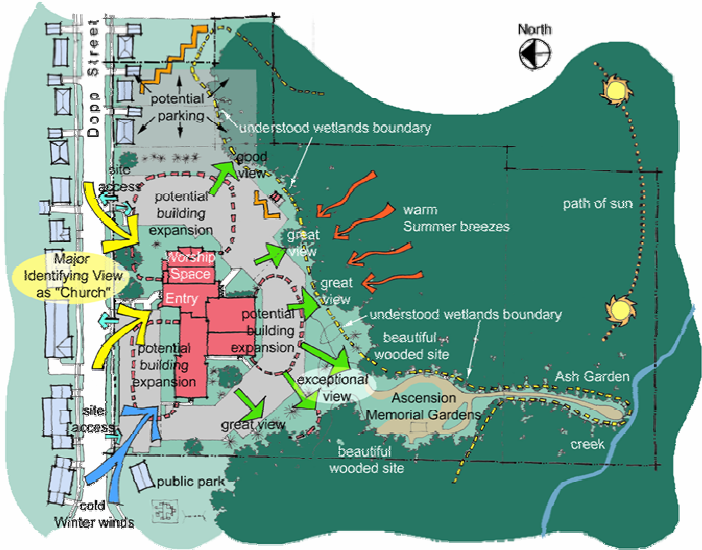
Site Study

Shepherd of the Hills Evangelical Lutheran Church (WELS)
West Bend, WI



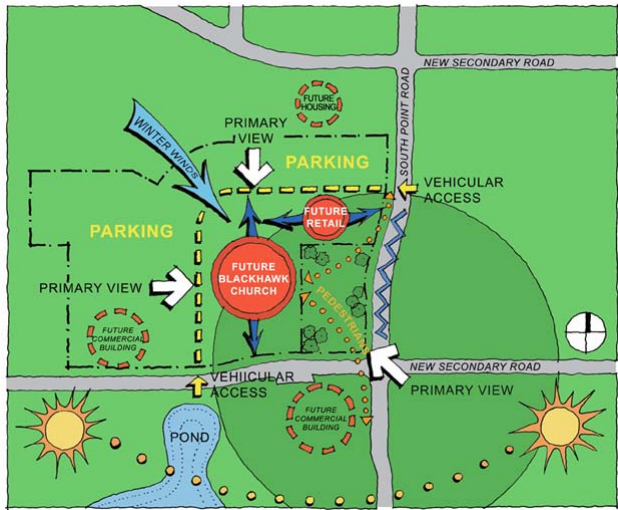
Site Study

Ascension Lutheran Church
Waukesha, WI



Site Study

Blackhawk Church
Madison, WI



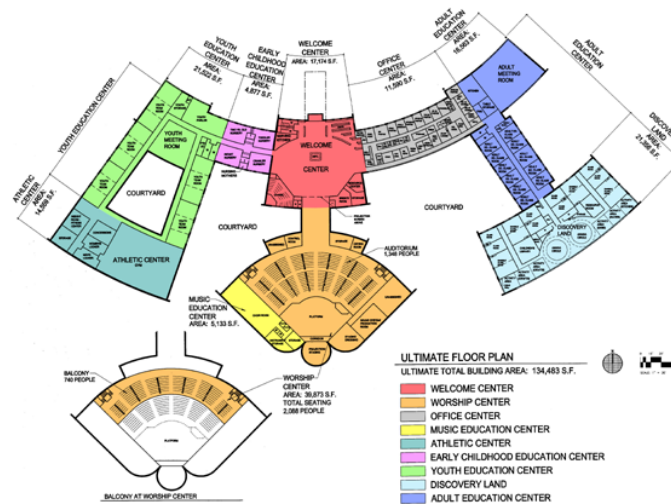
Role of the Architect

The Architect Presents the design to the Congregation

- Master Plan Development
- Schematic Design is based on Construction Manager's cost estimate and Fundraising Feasibility
- Floor Plans are designed
- Exterior and Interior Renderings are developed
- Presentations to Congregation
- Congregation vote
- Fundraising Appeal

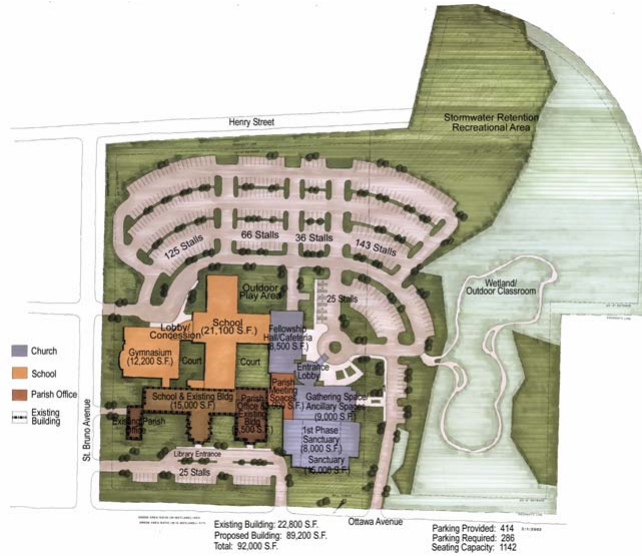
Master Plan Development

Appleton Alliance Church
Appleton, WI



Master Plan Development

St. Bruno Parish and School
Dousman, WI



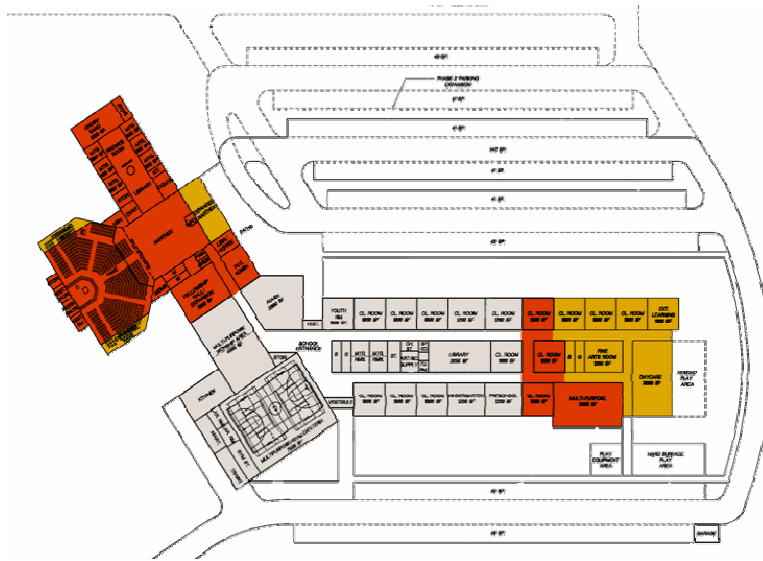
Master Plan Development

Our Saviour's Evangelical Lutheran Church
Naperville, IL



Master Plan Development

St. Paul's Evangelical Lutheran Church (WELS)
Lake Mills, WI



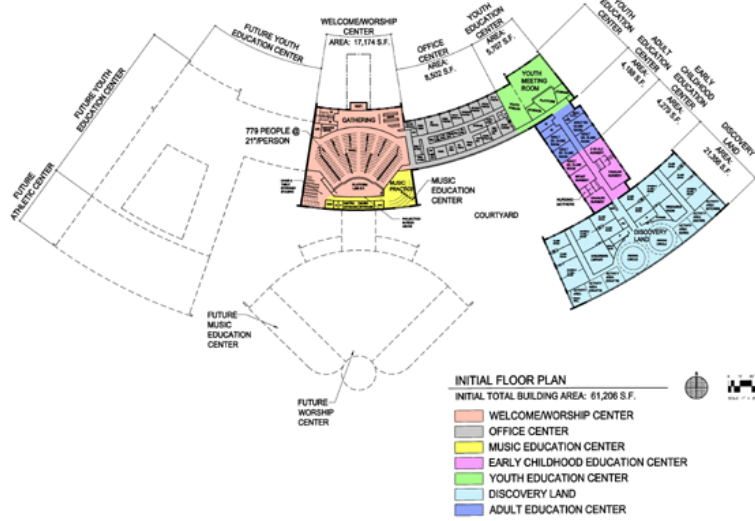
Master Plan Development

Holy Family Catholic Community
Fond du Lac, WI



Schematic Design/Floor Plans

Appleton Alliance Church
Appleton, WI



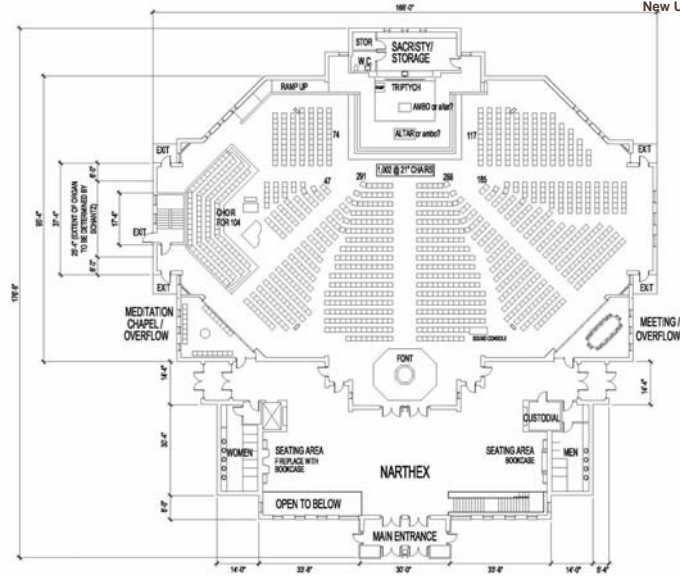
Schematic Design/Floor Plans

St. Bruno Parish and School
Dousman, WI



Schematic Design/Floor Plans

Martin Luther College Chapel (WELS)
New Ulm, MN



Schematic Design/Floor Plans

Trinity Evangelical Lutheran Church
Milwaukee, WI



Exterior & Interior Renderings

St. Paul Ev. Lutheran Church
(WELS)
Lake Mills, WI

Exterior & Interior Renderings

Shepherd of the Hills
Lutheran Church (WELS)
West Bend, WI

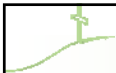


Exterior & Interior Renderings






Trinity Ev. Lutheran Church
(WELS)
Waukesha, WI



Computer Animations



Congregation Vote/Fundraising Appeal



Role of the Architect

Based on successful Fundraising Appeal and positive congregation vote the Architect prepares plans and specifications for bidding and construction

- Construction Documents
- Bidding
- Construction Administration

Construction Documents/Bidding



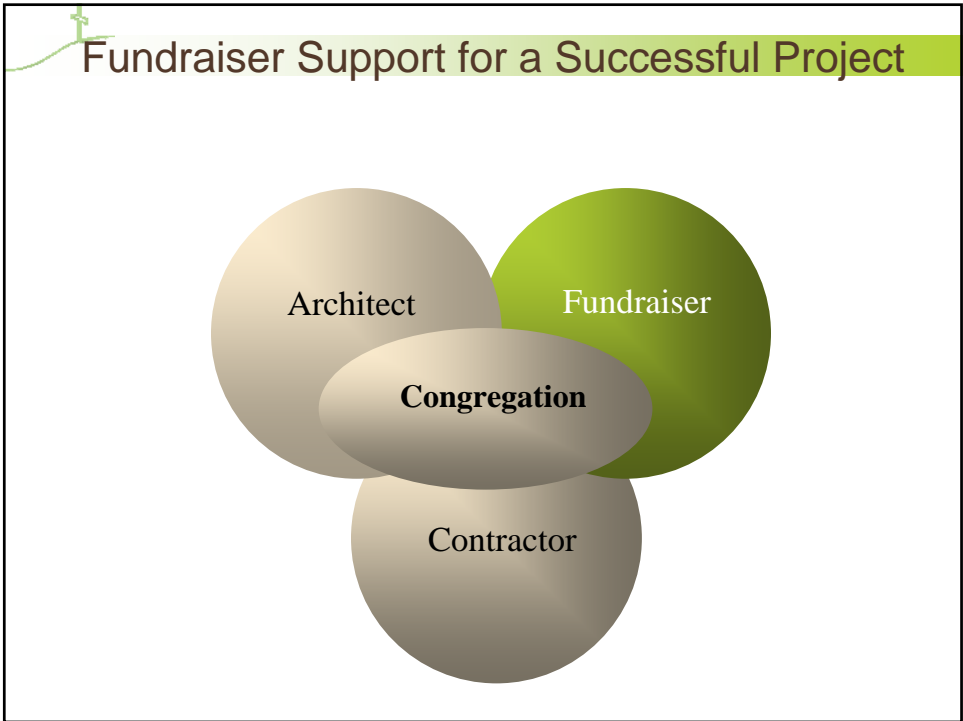

Construction Observation



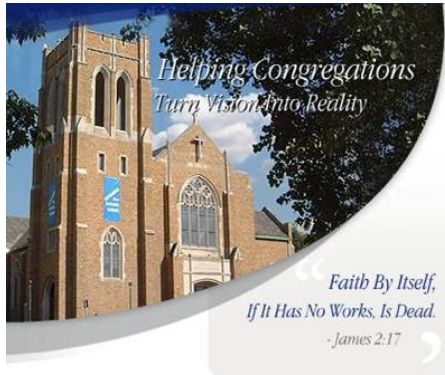
St. Paul Ev. Lutheran Church (WELS)
Lake Mills, WI

Dedication of the Church

St. Mary Catholic Faith Community
Hales Corners, WI



The James Company



- Consultants in Philanthropy
- Office Locations
 - ✧ Chicago
 - ✧ Madison
 - ✧ Milwaukee
 - ✧ Minneapolis
- John Clark
 - ✧ One of the owners
 - ✧ Based in Chicago

The James Company

- 25 years
- Staff of 19 (100+ years of experience)
- 1350 appeals for 900 clients
- \$770 million raised
- Managed 43 appeals for 31 WELS Congregations



In the next 15 minutes

I will discuss...

- ✧ Assessment Studies
- ✧ Capital Appeals
- ✧ Debt Reduction Strategy



Assessment Studies

Building Consensus

- Readiness for an appeal
- Realistic appeal goal
- Study elements:
 - ✧ Interviews: leaders, key donors
 - ✧ Information meetings: entire congregation
 - ✧ Congregational survey
 - ✧ Financial analysis
- Self directed or managed



Assessment Studies (cont)

- Preliminary master plan or concept
- Asks:
 - ✧ What do you like about the proposed plan?
 - ✧ What would you change in the proposed plan?
 - ✧ Should we undertake a fund appeal?
- Proceed with an appeal?



Is The Congregation Ready for an Appeal?

- 60% - 90% approval
- Adequate annual giving
- No major conflicts
- Consensus for building project
- Leadership



Capital Fund Appeals

- 3-4 months to conduct
- Special 3-5 year commitments over and above existing giving
- Raising 2 to 4 times annual envelope giving:
 - ✧ Annual giving: \$800,000 \$200,000
 - ✧ Raise: \$1.6 to \$3.2 million \$400,000 to \$800,000



Capital Fund Appeals (cont)

- Variables affecting goal achievement:
 - ✧ Type of program (new construction, maintenance, debt reduction)
 - ✧ Number of major gifts
 - ✧ Strength of consensus
 - ✧ Quality of appeal leadership
 - ✧ Professional management



Success Of An Appeal

- Faith-filled approach
- Communication: mailings, written materials
- Personal contacts: visits, gatherings, phone calls
- Asking properly: pray and consider
- Ask for enough: double giving, major gifts
- Volunteer involvement: 1/4 to 1/3 of active adults



Scope of Building Program

- Appeal results
 - ✧ Collect 95% to 105%
- Savings/assets
 - ✧ Down payment or borrow against
 - ✧ In Kind Gifts
- Borrowing power
 - ✧ 1 to 2 times what was raised
 - ✧ \$3,000 to \$3,500 per active confirmed member

Scope of Building Program (cont)

• Example:	#1	#2
Raise	\$1,600,000	\$500,000
Savings	\$ 200,000	\$100,000
Borrow	\$1,600,000	\$500,000
Building Program Budget =		
	\$3.4 Million	\$1.1 Million

Debt Reduction Strategy

- Debt payments separate from operating budget
- Special appeals until debt is retired
- 2nd appeal retains 80% of 1st appeal
- 3rd and following appeals retain 90% of 2nd appeal
- 20-year loan - 12-year payoff
- Good stewardship - Save \$ in interest

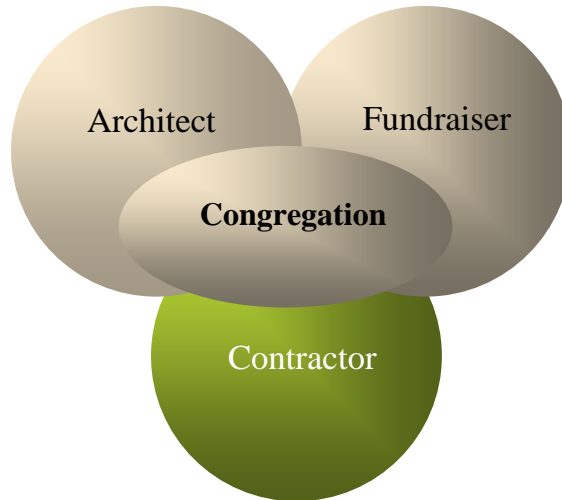
Debt Reduction Strategy (cont)

• Example:	#1	#2
1st Appeal	\$1,600,000	\$500,000
2nd Appeal	\$1,300,000	\$400,000
3rd Appeal	\$1,100,000	\$360,000
4th Appeal	\$1,100,000	\$360,000
	\$5.1 Million	\$1.6 Million

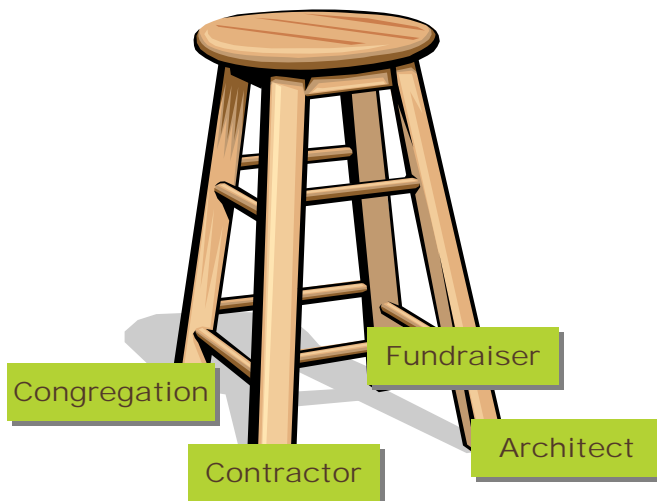
John's Best Building Advice

- Raise as much as you can
- Borrow as much as you can
- Build as much as you can
- Pay off as fast as you can

Contractor Support for a Successful Project



Support for a Successful Project



Miron Construction Co., Inc.

- **Services Provided**

- ✧ General Construction
- ✧ Design-Build
- ✧ Construction Management
- ✧ Industrial Services



- **89 year heritage**

- **Over \$500 million in religious/educational construction**

- ✧ Average project size: \$2.5 million

Miron's Geographic Area

Corporate Headquarters

1471 McMahon Drive
Neenah, WI 54956
Phone: (920) 969-7000
Fax: (920) 969-7393
www.miron-construction.com

Madison Office

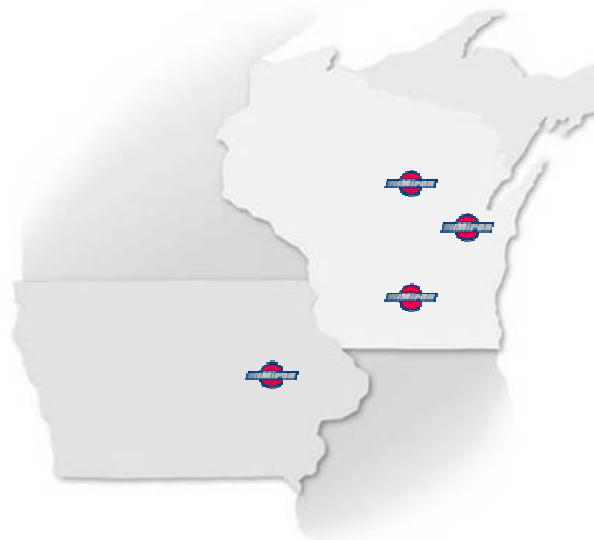
2810 Crossroads Dr.
Suite 2800
Madison, WI 53718

Wausau Office

816 North Third Street
Wausau, WI 54403


Iowa Office

9440 Atlantic Drive SW
Suite 3
Cedar Rapids, IA 52404




Building Types


- Wood/Metal Stud Construction (\$110 - \$135)




Trinity Lutheran, Marshfield, WI




St. Clare, Wind Lake, WI



Riverview Lutheran, Appleton, WI



St. Clare, Wind Lake, WI



Ss. Peter & Paul, Hortonville, WI

Building Types

- Brick and Block Construction (\$135 - \$175)



St. Mary Magdalene, Waupaca, WI



Peace Lutheran, Pitsfield, WI



Emanuel Lutheran, New London, WI



St. Mary Magdalene, Waupaca, WI



St. Mary Central, Neenah, WI

Building Types

- Brick and Block with Wood Beams (\$150 - \$190)



St. Mary Community, De Pere, WI
St. Anthony on the Lake, Pewaukee, WI



St. Mary Community, De Pere, WI



St. Mary Community, De Pere, WI
St. Peter the Fisherman, Eagle River, WI



Pre-Construction Process

- Existing facility review
- Constructability review
- Lifecycle costing
- Sustainable design
- Develop detailed budgets throughout design
- Ability to provide GMP (Guaranteed Maximum Price)
- Establish bidders list
 - ✧ Utilize local vendors/volunteer labor
- Open book bid process

Sample Estimate

Recap Sheet		Recap Sheet		Recap Sheet		Recap Sheet		Recap Sheet	
Recap Sheet				BID DATE					
July 07, 2003.		September 22, 2003.		December 17, 2003.		January 27, 2004.		BASE BID	
				Sales Tax		LABOR & MISC.			
				Tax Exempt					
BUILDING S.F.		BUILDING S.F.		BUILDING S.F.		BUILDING S.F.		\$ 2,046,655	
25,080		23,560		23,560		23,792			
\$ 2,580,010		\$ 2,634,625		\$ 2,633,256		\$ 2,532,774		\$ 486,119 \$ 21,546	
				Bid Day		Owner Direct Purchases		Alt. # 1	
Budget				Base Project		Add Bell Tower			
124,347		127,571		129,812		\$ 119,575		\$ - \$ -	
65,378		68,369		70,449		\$ 61,800		\$ -	
50,000		50,000		50,000		\$ 50,000		\$ -	
8,969		9,202		9,363		\$ 7,775		\$ -	
						N.I.C.		N.I.C.	
						N.I.C.		N.I.C.	
148,914		129,348		129,348		\$ 158,027		\$ - \$ -	
in below		in below		in below		\$ 94,200		\$ -	
						\$ 10,000		\$ -	
1,500		1,500		1,500		\$ 8,500		Need \$	
82,957		89,500		89,500		IN ABOVE			
in above		in above		in above		IN ABOVE			
in below		in below		in below		IN BELOW			
55,125		22,335		22,335		\$ 24,977		\$ - \$ -	

Cost Per Square Foot Calculation

- Construction Only
 - ✧ Construction \$2,000,000 ÷ 20,000 SF = \$100/SF
- Construction Plus Fees
 - ✧ Construction \$2,000,000 + \$350,000 Fees/FFE = \$2,350,000
 - \$2,350,000 ÷ 20,000 SF = \$117.50/SF

Be careful when hearing cost per square foot.

Guidelines for Using Cost Per Square Foot

Additional Costs to Include

- Fees (architectural, contractor, consultants)
- Sound / acoustical design
- Land cost / survey / soil borings
- Furnishings / fixtures / equipment (FF&E)
 - ✧ Any loose items (tables, chairs, appliances)
- Technology (phones, computers)
- Security system

Guidelines for Using Cost Per Square Foot

Additional Costs to Include

- Sound system
- Utility / sewer fees
- State and local permits
- Asbestos abatement
- Storm water management plan
- Builders Risk Insurance



Construction Process

- Conduct pre-construction meeting
- Coordinate owner-direct purchasing (sales tax savings)
- Manage and supervise construction
- Implement site safety program
- Maintain and update construction schedule
- Communicate daily with team and conduct periodic tours with congregation
- Coordinate project closeout/warranty



Summary

- Need four legs for stability
- Hire an experienced contractor early
- Evaluate types of building construction
- Establish budgets early in process
- Make sure budget is all inclusive of total project costs
- Make sure experience is enjoyable and rewarding for all involved



