



# YARROW ALLIANCE

DRIVEN BY LOVE

## Yarrow Alliance Church Budget Pricing for the “It’s Time” Project September 7, 2023

### Project Budget Overview

The following is a high-level budget price for the construction of a new multi-purpose facility at the church along with some upgrades to the existing facilities.

The new building will be a single-storey wood frame structure built on a concrete foundation. There will be a crawlspace under the floor for ease of servicing, while keeping the critical areas of the building well above the flood plain. The roof will be a combination of flat and peak areas, constructed with pre-engineered trusses. A 2-hour fire-rated concrete block firewall will separate the new structure from the existing sanctuary building in order to limit costly upgrades to the existing facility to current codes. The original building was built in 1959, so while it is in good condition overall, the seismic upgrades alone would be substantial and would provide no real benefit.

There will be some site upgrades required for drainage, landscape, driveway accesses, and parking. The current electrical service is not adequate to power the new facilities, so an upgrade is necessary.

The church has recently installed a major storm water management upgrade for the existing building and completed the redecorating of the basement after substantial flooding. This next step in the campus development is critical to fulfilling the vision and mission of Yarrow Alliance Church.

Given the information we currently have, we anticipate the budget for the work to be as follows:

1. New 2200 sq ft multi-purpose space x \$600/sq ft	\$1,320,000
2. Kitchen equipment and furnishings	\$50,000
3. Additional parking and site works (allowance)	\$150,000
4. Electrical service upgrade (allowance)	\$75,000
5. Exterior finishes (new windows and siding) for existing	\$185,000
6. Air conditioning for existing (allowance)	\$25,000
7. Contingency	<u>\$150,000*</u>
<b>8. Total budget price</b>	<b>\$1,955,000</b>

\*We have allowed a generous contingency as there are several unknowns at this time.

We have engaged Titan Construction as our Project Manager and are now working with an architectural firm recommended by them to design the project. Preliminary plans have been produced and agreed upon by the Building Committee, so we will now enter the working drawing phase.

We anticipate the working drawings to take approximately 4 - 6 months to complete, followed by 3 months to obtain a building permit. This should allow us to begin construction sometime in March or April 2024.

On behalf of the Building Committee of Yarrow Alliance Church  
Ken Falk