

Good Shepherd Presbyterian Church Master Plan Committee 2018 Report

We have reviewed the current Master Plan from the early 2000s and reached out to BVH Architecture to get updated price estimates. The committee considered 2 options that we felt were important for church growth:

1. Large sanctuary to the south of the current sanctuary
2. Additional office space to the south of the main entrance

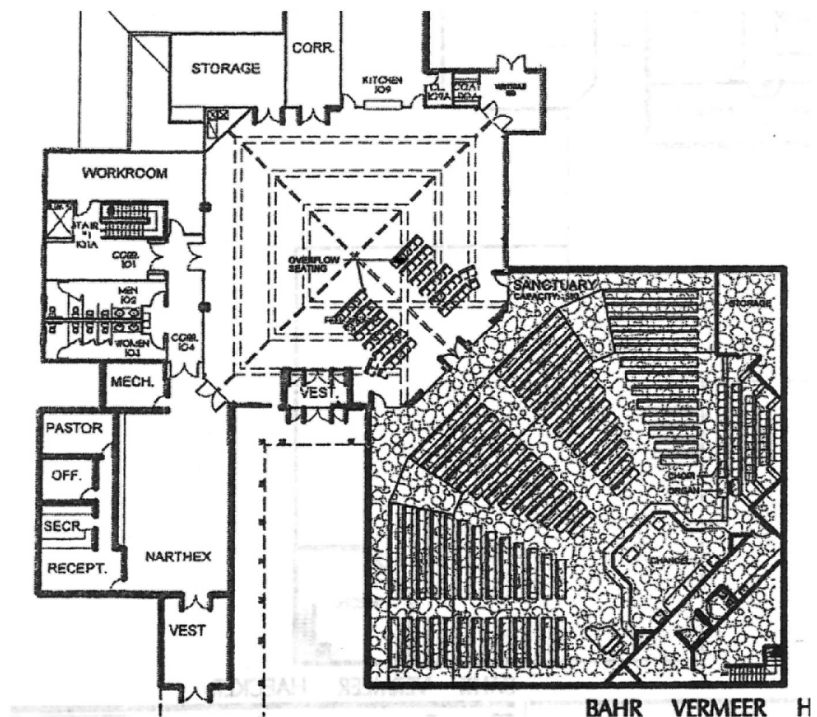
Options not considered included a gym and more classroom space.

Option 1. Sanctuary

Sanctuary Addition /

200 occupants @ 80% perceived full factor = 250 seats.
 250 seats @ 15 nsf/seat = 3,750 nsf
 Mech. @ 10% = 375 nsf
 4,125 nsf

4,125 nsf + 15% net:gross efficiency factor = 4,750 gsf.
 4,750 gsf @ \$350/sf = \$1,662,500 approximate construction value.



Option 2. Office space/Basement Room

Church Office Addition /

Reception @	100 nsf
Secretary @	100 nsf
Assoc. Pastor @	150 nsf
Sr. Pastor @	250 nsf
<hr/>	600 nsf
Entrance @	+200 nsf
	800 nsf
Mech. @ 10%	+ 80 nsf
	880 nsf.

880 nsf + 25% net:gross efficiency factor = 1,100 gsf.

1,100 gsf @ \$250/sf = \$275,000 approximate construction value.

Basement Room Addition /

40 occupants @ 15 nsf	= 600 nsf
Storage/Misc.	200 nsf
	800 nsf
Mech. @ 10%	+ 80 nsf
	880 nsf

880 nsf + 25% net:gross efficiency factor = 1,100 gsf.

1,100 gsf @ \$200 /sf = \$220,000 approximate construction value.

