Chip Nichols

**Sanctuary Preservation and Readiness**

**Town Hall Meeting**

*June 7, 2015*

**Project Budget**

At the May 2014 Town Hall Meeting we presented a preliminary budget that totaled $8.5 million for construction, landscaping, the new organ, professional fees, permitting, financing, contingencies and $1.5 million for endowment and reserve funds. The construction costs were based on cost estimating by local builder Giffin & Crane, which applied then prevailing Santa Barbara-area average cost-per-square foot figures to each element of the project as reflected in Jock Sewall’s drawings, as well as more detailed estimates where available, such as the Bell Tower and foundation seismic work.

Subsequently, the Easton architectural firm did significant developmental work on the design of the various elements and retained the Parker-Resnick structural engineering firm to perform a complete top-to-bottom engineering study of the Sanctuary. This study confirmed the Dalziel firm’s conclusions about the Bell Tower, established that the foundations under the old west end of the Sanctuary are in even worse condition than thought, and reported that these vertical seismic weaknesses are only part of our problem—in addition, the Sanctuary is not properly braced to withstand lateral seismic disruptions.

With this new information in hand, the Easton firm engaged a different local builder, R. J. Spann, to do a new cost analysis. That analysis is the basis of the new budget that we will present to you in a moment, in which the total projected goal has gone from $8.5 million to $11.6 million.

The new cost analysis is the basis of the budget . . . in which the total projected goal has gone from $8.5 million to $11.6 million.

I should note that, to the extent the project elements did not change, the R. J. Spann analysis came out very close to the earlier Giffin & Crane cost estimates. The increase in cost reflects the additional lateral seismic reinforcement called for by the Parker-Resnick structural engineering study, as well as the greater design detail provided by Bob Easton’s work, increases in contingency reserves recommended by Bob and some material and labor cost inflation. We are in the process of seeking two additional costs estimate reports, from the Schipper firm and from Bob Young Construction, and should have those within a few weeks, but we are pretty confident that the new figures are ballpark. And, of course, the ultimate project costs will be based on fixed-price competitive bidding by multiple construction firms. So, here’s the current preliminary budget. To review the project budget, please click on this link.

The increase in cost reflects the additional lateral seismic reinforcement called for by the Parker-Resnick structural engineering study, as well as the greater design detail provided by Bob Easton’s work, increases in contingency reserves recommended by Bob and some material and labor cost inflation.