



In 2013 the projected cost for the entire building project was \$6M. Now the projection is between \$12M to \$13M. Why has there been such a dramatic increase in the cost of the project?

During the campaign in 2013, the projected cost of \$6M was the projected cost that the parish, based on the information we had at the time, believed to be a realistic and accurate estimation of the cost. Unfortunately this was not the case for several reasons.

First, the projection of \$6M was based on a cost estimate provided by the previous architectural firm working with St. Ambrose parish. However this cost projection was developed during the **Concept Design Stage** of the project (please see the supplemental handout explaining the various stages of the building process). The **Concept Design Stage** is very early in the process and the cost projection of \$6M was reached before the design team had a chance to prepare the design beyond a preliminary floor plan.

Secondly, the cost projected provided during the **Concept Design Stage** should more accurately been presented as a range of projected costs ranging from \$6M to \$9M, making a distinction between the *renovation* of the existing church building and the *demolition and reconstruction* of the church building.

Furthermore, the total square footage of the design of the church has expanded over the past few years. The original design of the church was **17,000** square feet. With the change in architects, aspects of the original design were reconfigured and a partial lower level was added. This has increased the total square footage of the current design to **21,863**.

The cost of the various studies and surveys (civil engineer, geotechnical engineer, etc) was not fully factored into the 2013 cost projection, nor was the various county fees related to zoning approval, site plan review, permitting, etc.

Moreover, the construction industry is currently very active. As a result the cost of building materials (steel, brick, etc.) and the fees of contractors and subcontractors are higher. This will have an impact on the cost.

Finally, there are **several variables** that could either increase or decrease the cost of construction. **One such example** is the question of soil quality and quantity. It is yet unknown if the current soil on the site of the future parking lot and the church is strong enough to support the parking lot or a church building of the projected size and weight of the one planned for St. Ambrose. If the soil is not “good soil” or if there is not enough “good soil” then the “bad soil” will need to be trucked off site and an adequate amount of “good soil” will need to be brought in. A geotechnical survey was conducted, which included taking deep soil samples, and included with the site plan submitted to Fairfax County. This will help us anticipate if the current soil is good, however a final determination of soil quality will not be reached until the Pre-construction and Construction process is underway.