# *Sample Capital Campaign Budget*

## Constructing a Childcare Center in a Former School Building

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| **Predevelopment** |  |
| Option Payments | $20,000.00 |
| Appraisal | $5,000.00 |
| Structural Inspection | $4,000.00 |
| Mechanical/Electrical Inspections | $7,500.00 |
| Environmental Inspection | $7,500.00 |
| Lead/Asbestos Testing | $1,000.00 |
| Preliminary Architectural Drawings | $15,000.00 |
| Project Management | $10,000.00 |
| Contingency | $4,500.00 |
| Total Predevelopment | $74,500.00 |
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| **Acquisition** |  |
| Building Purchase | $550,000.00 |
| Title Insurance | $3,500.00 |
| Closing Costs | $1,500.00 |
| Total Acquisition | $555,000.00 |
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| **Hard Construction Costs** |  |
| Childcare Spaces | $1,500,000.00 |
| Site Work | $152,000.00 |
| Toxic Abatement | $175,000.00 |
| Construction Contingency @ 15% | $275,550.00 |
| Total Hard Construction | $2,102,550.00 |
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| **Soft Costs** |  |
| Architectural/Engineering | $150,000.00 |
| Project Manager | $35,000.00 |
| Permits/Fees | $15,000.00 |
| Construction Period Insurance & Taxes | $35,000.00 |
| Bridge Loan Costs (if needed) | $100,000.00 |
| Development/Administrative Costs | $50,000.00 |
| Soft Cost Contingency @ 6% | $23,100.00 |
| Total Soft Costs | $408,100.00 |
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| **Other Development Costs** |  |
| Indoor Fixtures & Furnishings | $75,000.00 |
| Outdoor Playground Equipment | $45,000.00 |
| Other Development Total | $120,000.00 |
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| **Deferred Maintenance Fund** | $150,000.00 |
| **Loan Repayment Fund** | $280,000.00 |
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| **Total Estimated Costs** | $3,690,150.00 |
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