

# APPENDIX

THE EPIPHANY OF THE LORD PARISH  
Existing Buildings and  
Site Facility Assessment





PROJECT: Epiphany of the Lord Parish  
2022.084.00  
Subject: St. Agatha

Poor	0-5 Years
Fair	5-10 Years
Good	10+ Years

Date Prepared: 2023-02-06  
Updated: 2023-08-09

**St. Agatha - Capital Improvements**

Description	Condition Indicator	Condition	Estimate			Comments
			Poor	Fair	Good	
<b>Church/Rectory/Office</b>			<b>Poor</b>	<b>Fair</b>	<b>Good</b>	
<i>Exterior Doors</i>						
Replace north door of church		Poor	2,700			Door sticks, creating a safety hazard
Aluminum door paint and caulking		Fair		500		Paint is peeling
<i>Masonry</i>						
Repair defined cracks in limestone		Poor	4,000			Cracks need repaired to avoid water infiltration
Replace cut stone where missing		Poor	2,000			Cut stone missing from what appears to be water damage, replace stone
Repoint defined exterior joints		Poor	3,000			Mortar joints need repaired to avoid water infiltration
Paint areas where paint is peeling		Poor	5,000			
<i>Roofing</i>		Good				
<i>Windows</i>						
Replace broken protective glass at stained-glass		Poor	2,500			
Caulk windows where deteriorated		Poor	3,000			This needs completed soon in order to avoid wood rot
Paint windows and frames where paint is peeling		Poor	10,000			This needs completed soon in order to avoid wood rot
<i>Flooring</i>						
Carpeting		Fair		7,700		allowance for repairs to 15% of carpeted area
Ceramic and Slate Tile		Fair		2,500		allowance for repairs to 15% of tile area
Epoxy-aggregate		Poor	20,000			Brittle and cracking
<i>Walls</i>		Good				
<i>Ceilings</i>		Good				
<i>Interior Doors</i>		Fair		20,000		Could be replaced in next 10 years
<i>Interior Painting</i>		Good				
<i>HVAC</i>						
Upgrade system		Fair		225,000		Install packaged heating and AC unit. Duct work would be installed in basement
<i>Plumbing</i>		Good				
<i>Electrical</i>		Fair		25,000		Upgrade lamps/replace fixtures and install lighting control to improve energy efficiency
Relocate disconnect		Fair		3,000		Relocate basement disconnect switch to location where piping is not overhead
<i>Fire Protection</i>					180,000	Consider installing sprinkler system
<b>Church/Rectory/Office Sub Total</b>			<b>52,200</b>	<b>283,700</b>	<b>180,000</b>	
<b>Social Hall</b>			<b>Poor</b>	<b>Fair</b>	<b>Good</b>	
<i>Exterior Doors</i>		Good				
<i>Masonry</i>						
Repair defined cracks in split faced block		Fair		3,500		Repair structural cracks due to settlement
Repoint defined exterior joints		Fair		4,000		Re-mortar deteriorated mortar joints
<i>Roofing</i>		Good				
<i>Windows</i>		Good				
<i>Flooring</i>		Fair		2,400		allowance for repairs to 10% of total SF of social hall
<i>Walls</i>		Fair		1,000		allowance for touch up of 10% of total SF of social hall
<i>Ceilings</i>		Fair		2,000		allowance to replace 10% of ceiling tile due to damage/staining
<i>Interior Doors</i>		Fair		5,000		Could be replaced in next 10 years
<i>Interior Painting</i>		Good				
<i>HVAC</i>						
Replace gas fired furnaces located in attic		Poor	70,000			Replace with packaged AC unit
<i>Plumbing</i>		Good			2,000	Recommend relocating water lines that serve TR's to avoid potential freezing
<i>Electrical</i>						
Upgrade lamps/replace fixtures		Fair		15,000		Upgrade lamps/replace fixtures and install lighting control to improve energy efficiency
<i>Fire Protection</i>					72,000	Consider installation of a sprinkler system
<b>Social Hall Sub Total</b>			<b>70,000</b>	<b>32,900</b>	<b>74,000</b>	
<b>Garage</b>			<b>Poor</b>	<b>Fair</b>	<b>Good</b>	
<i>Exterior Doors</i>						
Man Doors		Good				
Garage Doors		Good				
Trim		Fair		100		Break metal around garage doors needs reattached at the bottom
<i>Masonry</i>		Good				
<i>Roofing</i>		Good				
<i>Windows</i>						
Replace rotted trim		Poor	800			Replace trim at dormer
Caulk windows where deteriorated		Fair		300		
Paint trim at windows		Fair		600		
<i>Flooring</i>						
<i>Walls</i>						
<i>Ceilings</i>						
<i>Interior Doors</i>						
<i>Interior Painting</i>						
<i>HVAC</i>						
<i>Plumbing</i>						
<i>Electrical</i>						
<i>Fire Protection</i>						
<b>Garage Sub Total</b>			<b>800</b>	<b>1,000</b>	<b>-</b>	
<b>Site</b>			<b>Poor</b>	<b>Fair</b>	<b>Good</b>	
<i>Concrete Walks</i>			6,492			
Walk replacement on Pine Street		Poor				Spalling and raveling at control joints. Replace section due to increased tripping hazard
Patch around hand rails at base		Poor				Handrail post showing deterioration and missing concrete at base
Walk between rectory and church including frost slab		Poor				Walk is severely cracked and compromised
Chisel and patch at exposed heating tube		Poor				
<i>Parking Lot Paving</i>		Fair		104,379		
Milling						
Paving						
Pavement Markings						
Remove and Reset Parking Bumpers						
<b>Site Sub Total</b>			<b>6,492</b>	<b>104,379</b>	<b>-</b>	
<b>St. Agatha Sub Total</b>			<b>\$ 129,492</b>	<b>\$ 421,979</b>	<b>\$ 254,000</b>	



PROJECT: Epiphany of the Lord Parish  
2022.084.00

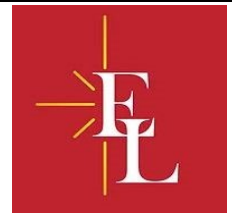
Date Prepared: 2023-02-06  
Updated: 2023-08-09

Subject: St. Mary

Poor	0-5 Years
Fair	5-10 Years
Good	10+ Years

**St. Mary - Capital Improvements**

Description	Condition Indicator	Condition	Estimate			Comments
			Poor	Fair	Good	
<b>Church</b>						
<i>Exterior Doors</i>		Good				Doors are showing some weathering but overall in good condition.
<i>Masonry</i>						
Repoint defined exterior joints		Fair		2,000		Mortar joints need repaired to avoid water infiltration
Staining on stone fascade		Fair		500		Pressure wash/scrub areas of staining to remove black stained areas
<i>Roofing</i>						
Shingled roof		Poor	125,000			Shingles are starting to fall off, roof should be replaced
<i>Windows</i>						
Window caulking		Fair		800		Caulking is cracking and seperating, remove old caulk and replace
<i>Flooring</i>						
Flooring		Fair		7,000		Allowance for flooring repairs, 10% of overall SF
<i>Walls</i>						
Walls		Fair		7,200		Allowance for wall repairs and touch up painting
<i>Ceilings</i>						
Ceilings		Fair		4,500		Allowance for ceiling repairs and touch up painting
<i>Interior Doors</i>						
Interior Doors		Fair		1,500		Minor door repair
<i>HVAC</i>						
HVAC						Overall system is in good working order
HW finned-tube and ductless AC		Fair		50,000		Provide mechanical ventilation and filtration, consider installing packaged heating and air conditioning unit at grade
<i>Plumbing</i>						
Plumbing		Good				
<i>Electrical</i>						
Electrical						
Lighting		Fair		15,000		Fixtures are dated and not energy efficient, upgrade lamps to LED
<i>Fire Protection</i>						
Fire Protection					105,000	Recommend installing sprinkler system
<b>Church SubTotal</b>			<b>125,000</b>	<b>88,500</b>	<b>105,000</b>	
<b>Social Hall</b>						
<i>Exterior Doors</i>						
Hollow Metal Doors		Fair		2,000		Touch up paint to avoid rusting
Aluminum Doors		Good				
<i>Masonry</i>						
Block		Good				
Stone		Fair		5,000		Stone at the fountain has structural cracks, repair to avoid further damage
EIFS		Fair		20,000		Repair defined areas of cracking, some areas show significant deterioration. Cut out and inspect for structural damage due to water infiltration and repair structure and EIFS
<i>Roofing</i>						
Shingles		Fair		175,000		Repair leaks, recommend replacing in the next 10 years
<i>Windows</i>						
Aluminum Windows		Good				
<i>Flooring</i>						
Flooring		Good				
<i>Walls</i>						
Walls		Fair		3,500		Allowance to repair walls and touch up paint
<i>Ceiling</i>						
Water spots		Fair		3,200		Allowance for ceiling repairs and touch up painting
<i>Interior Doors</i>						
Interior Doors		Fair		1,200		Allowance for minor repairs
<i>Painting</i>						
Painting						
<i>HVAC</i>						
HVAC		Good				Overall system is in good working order
<i>Plumbing</i>						
Water to kindergarden bathroom		Fair		1,000		Freezing water line to kindergarder bathroom needs addressed and waterline repaired
<i>Electrical</i>						
Lighting		Fair		25,000		Fixtures are dated and not energy efficient, upgrade lamps to LED
<i>Fire Protection</i>						
Fire Protection					160,950	Recommend installing sprinkler system
<b>Social Hall Sub Total</b>			<b>-</b>	<b>235,900</b>	<b>160,950</b>	
<b>Site</b>						
<i>Concrete Walks</i>						
Walk, stoop and steps on south side of church		Poor	6,523			Excessive deterioration, replace walk, stoop and steps
Lead walk on south side of church		Poor				Walk has settled and become uneven, replace 144 SF
<i>Pavers</i>						
Walk pavers at social hall		Poor	5,000			Areas have settled, remove, add fill and reinstall
<i>Parking Lot</i>						
Main Parking Lot		Fair		89,455		Alligator and shrinkage cracks, mill and overlay within 3-5 years
<b>Site Sub Total</b>			<b>11,523</b>	<b>89,455</b>	<b>-</b>	
<b>St. Mary Sub Total</b>			<b>\$ 136,523</b>	<b>\$ 413,855</b>	<b>\$ 265,950</b>	



PROJECT: Epiphany of the Lord Parish  
2022.084.00

Date Prepared: 2023-02-06  
Updated: 2023-08-09

Subject: St. Brigid

Poor	0-5 Years
Fair	5-10 Years
Good	10+ Years

**St. Brigid - Capital Improvements**

Description	Condition Indicator	Condition	Estimate			Comments
			<b>Poor</b>	<b>Fair</b>	<b>Good</b>	
<b>Church</b>						
<i>Exterior Doors</i>		Good				Doors are showing some weathering but overall in fair condition.
<i>Masonry</i>						
Repair cracks at outside corners		Fair		10,000		Repair to eliminate water infiltration
Replace chimney in courtyard		Poor	50,000			Chimney has significant structural cracks
Paint trim and louvers		Fair		8,000		Paint and caulking is peeling in several areas
<i>Roofing</i>						
Shingled roof		Good				
Bell tower roof		Fair		7,000		Paint is peeling and should be re-painted
<i>Windows</i>						Stained glass windows in need of structural repair.
Paint trim around windows		Poor	10,000			Trim around all windows should be scraped, caulked and painted
<i>Water Damage</i>						
Bell tower		Poor	4,000			Repair areas of water damage
<i>Flooring</i>		Fair		5,220		Allowance to repair 10% of overall flooring SF
<i>Walls</i>		Fair		6,500		Allowance to make repairs to cracked plaster, water damaged areas and touch up painting
<i>Ceilings</i>		Fair		7,200		Allowance to make repairs to cracked plaster, water damaged areas and touch up painting
<i>Interior Doors</i>		Fair		3,200		Allowance to repair/replace door hardware that is not operating properly
<i>HVAC</i>						Overall system is in good working order
Air cooled condensing units		Fair		80,000		Units are dated, recommend replacing
<i>Plumbing</i>		Good				
<i>Electrical</i>						
Lighting		Fair		60,000		Fixtures are dated and not energy efficient, upgrade lamps to LED
<i>Fire Protection</i>					87,000	Recommend installing sprinkler system
<b>Church SubTotal</b>			<b>64,000</b>	<b>187,120</b>	<b>87,000</b>	
<b>Social Hall</b>						
			<b>Poor</b>	<b>Fair</b>	<b>Good</b>	
<i>Exterior Doors</i>						
Hollow Metal Doors		Fair		1,000		Touch up paint where peeling
Aluminum Doors		Good				
Aluminum Garage Doors		Good				
<i>Masonry</i>						
Columns at Main Entry		Poor	4,000			Block at sidewalk level are deteriorated and need replaced
<i>Roofing</i>						
Shingles		Good				
<i>Windows</i>						
Vinyl Windows		Fair		700		One window on the east elevation is broken and should be replaced
<i>Flooring</i>		Fair		15,100		Allowance for flooring repairs - 10% of overall flooring SF
<i>Walls</i>		Poor	10,000			Allowance for wall repair and touch up painting
<i>Ceiling</i>		Poor	6,700			Allowance to replace 10% of ceiling tile
<i>Interior Doors</i>		Fair		1,800		Allowance for door hardware repairs
<i>HVAC</i>						Overall system is in good working order
Furnace serving office, nursery, hallway and lounge		Fair		40,000		No mechanical ventilation, install air to air heat recovery on existing residential furnaces
<i>Plumbing</i>		Good				
<i>Electrical</i>						
Lighting		Fair		30,000		Fixtures are dated and not energy efficient, upgrade lamps to LED
<i>Fire Protection</i>					252,000	Recommend installing sprinkler system
<b>Social Hall Sub Total</b>			<b>20,700</b>	<b>88,600</b>	<b>252,000</b>	
<b>Site</b>						
			<b>Poor</b>	<b>Fair</b>	<b>Good</b>	
<i>Concrete Walks and Driveway</i>			128,070			
Elevated walk west side of church		Poor				Walk is cracked and control joints raveled, replace approximately 228 SF
Walk off Liberty Street		Poor				Walk is cracked and uneven, replace approximately 1335 SF walk, 178 LF curb
Walk off Arch Street		Poor				Replace 120 SF of walk and 40 LF of curb
Handicap ramp off of main parking lot		Poor				Cracked causing tripping hazard, replace 90 SF
Walk on Clinton Street		Poor				Cracked in many areas, replace 380 SF
Driveway at garage		Poor				Cracked and control joints raveling, replace 900 SF
<i>Parking Lot</i>			50,872			
Auxiliary lot off Liberty Street		Fair				Monitor and perform routine maintenance
Main parking lot off Arch Street		Poor				Concrete is stressed and poses tripping hazards, replace 8100 SF parking lot
<i>Landscape Timbers</i>		Poor	2,500			Deteriorated and misaligned
<i>Courtyard</i>		Poor	7,500			Re-grade courtyard to shed water properly to the drain
<b>Site Sub Total</b>			<b>188,942</b>	<b>-</b>	<b>-</b>	
<b>St. Brigid Sub Total</b>			<b>\$ 273,642</b>	<b>\$ 275,720</b>	<b>\$ 339,000</b>	



**PROJECT:** Epiphany of the Lord Parish  
 2022.084.00

**Date Prepared:** 2023-08-02  
**Updated:** 2023-08-04

**Subject:** St. Agatha OPT 1A  
 Two Story Addition

	New Construction	Demo Existing
1st Floor	5,900	4,800
2nd Floor	5,400	
<b>Totals</b>	<b>11,300</b>	<b>4,800</b>

**St Agatha OPT 1A**

Cost per SF	Description	Quantity	Unit Cost	Estimated Cost
	<b>Structure Demolition</b>	<b>4,800</b>	<b>\$10</b>	<b>\$48,000</b>
	<b>New Construction - Social Hall Addition</b>	<b>11,300</b>	<b>\$315</b>	<b>\$3,559,500</b>
23	Footings / Foundations / Concrete			
20	Masonry			
24	Structural Steel / Metal Fabrications			
5	Fire Wall			
15	Exterior Wall Systems			
10	Millwork / Casework			
21	Building Envelope / Exterior Cladding			
21	Roofing			
12	Doors & Frames			
16	Aluminum Entrances / Windows			
14	Drywall / Interior Wall Systems			
5	Acoustical Ceilings			
9	Floorcoverings			
5	Painting			
8	General Trades / Specialties			
6	Elevator			
10	Food Service			
5	Fire Protection			
15	Plumbing			
38	HVAC			
30	Electrical			
2	Technology			
1	Security			
315				
	<b>Site Development</b>			<b>120,000</b>
25,000	Utility Preparation			
0	Clearing & Grubbing			
20,000	Earthwork / Excavation			
0	Asphalt Paving (Parking Lot & Roadway)			
15,000	Concrete Paving			
0	Site Lighting			
10,000	Landscape Work			
50,000	Stormwater Management			
120,000				

<b>EXISTING CONDITIONS SUBTOTAL</b>	allowance for environmental abatement	<b>\$0</b>
<b>STRUCTURE DEMOLITION</b>		<b>\$48,000</b>
<b>NEW CONSTRUCTION SUBTOTAL</b>		<b>\$3,559,500</b>
<b>SITE DEVELOPMENT SUBTOTAL</b>		<b>\$120,000</b>
Contractor OH & P	included in unit cost	-
General Conditions	included in unit cost	-
<b>SUBTOTAL</b>		<b>\$3,727,500</b>
<b>Design Contingency</b>	<b>8%</b>	<b>\$298,200</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$4,025,700</b>
<b>Soft Costs</b>	<b>20%</b>	<b>\$805,140</b>
Architecture and Engineering Fees	6%	
Financing Costs	1%	
Furniture, Fixtures and Equipment	4%	
Site Acquisition	0%	
Construction Testing and Permits	2%	
Construction Contingency	7%	



**PROJECT:** Epiphany of the Lord Parish  
 2022.084.00

**Date Prepared:** 2023-08-02  
**Updated:** 2023-08-04

**Subject:** St. Agatha OPT 1B  
 Single Story Addition

	New Construction	Demo Existing
1st Floor	11,800	4,800
2nd Floor		
<b>Totals</b>	<b>11,800</b>	<b>4,800</b>

**St Agatha OPT 1B**

Cost per SF	Description	Quantity	Unit Cost	Estimated Cost
	<b>Structure Demolition</b>	<b>4,800</b>	<b>\$10</b>	<b>\$48,000</b>
	<b>New Construction - Social Hall Addition</b>	<b>11,800</b>	<b>\$304</b>	<b>\$3,587,200</b>
23	Footings / Foundations / Concrete			
20	Masonry			
24	Structural Steel / Metal Fabrications			
5	Fire Wall			
15	Exterior Wall Systems			
10	Millwork / Casework			
21	Building Envelope / Exterior Cladding			
21	Roofing			
12	Doors & Frames			
16	Aluminum Entrances / Windows			
14	Drywall / Interior Wall Systems			
5	Acoustical Ceilings			
9	Floorcoverings			
5	Painting			
8	General Trades / Specialties			
	Elevator			
10	Food Service			
-	Fire Protection			
15	Plumbing			
38	HVAC			
30	Electrical			
2	Technology			
1	Security			
304				
	<b>Site Development</b>			<b>370,000</b>
25,000	Utility Preparation			
0	Clearing & Grubbing			
30,000	Earthwork / Excavation			
220,000	Asphalt Paving (Parking Lot & Roadway)			
30,000	Concrete Paving			
0	Site Lighting			
15,000	Landscape Work			
50,000	Stormwater Management			
370,000				

<b>EXISTING CONDITIONS SUBTOTAL</b>	allowance for environmental abatement	<b>\$0</b>
<b>STRUCTURE DEMOLITION</b>		<b>\$48,000</b>
<b>NEW CONSTRUCTION SUBTOTAL</b>		<b>\$3,587,200</b>
<b>SITE DEVELOPMENT SUBTOTAL</b>		<b>\$370,000</b>
Contractor OH & P	included in unit cost	-
General Conditions	included in unit cost	-
<b>SUBTOTAL</b>		<b>\$4,005,200</b>
<b>Design Contingency</b>	<b>8%</b>	<b>\$320,416</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$4,325,616</b>
<b>Soft Costs</b>	<b>20%</b>	<b>\$865,123</b>
Architecture and Engineering Fees	6%	
Financing Costs	1%	
Furniture, Fixtures and Equipment	4%	
Site Acquisition	0%	
Construction Testing and Permits	2%	
Construction Contingency	7%	





**PROJECT:** Epiphany of the Lord Parish  
 2022.084.00

**Date Prepared:** 2023-08-02  
**Updated:** 2023-08-04

**Subject:** St Agatha & St Mary Opt 2

	St Agatha Moderate Renovation	St Mary Classroom Renovations	St Mary Classroom Addition
Renovate Kitchen	420	1,000	2,400
Expand Kitchen	250		
<b>Totals</b>	<b>670</b>	<b>1,000</b>	<b>2,400</b>
<b>Grand Total</b>	<b>4,070</b>		

**St Agatha & St Mary Opt 2**

Cost per SF	Description	Quantity	Unit Cost	Estimated Cost
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	<b>Structure Demolition - Existing Rectory</b>	<b>1,952</b>	<b>\$15</b>	<b>\$29,280</b>
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	<b>St Agatha Renovate Kitchen</b>	<b>420</b>	<b>\$167</b>	<b>\$70,140</b>
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- Footings / Foundations / Concrete
- Masonry
- Structural Steel / Metal Fabrications
- Exterior Wall Systems
- 10 Millwork / Casework
- Building Envelope / Exterior Cladding
- Roofing
- 12 Doors & Frames
- Aluminum Entrances / Windows
- 14 Drywall / Interior Wall Systems
- 5 Acoustical Ceilings
- 15 Floorcoverings
- 5 Painting
- 8 General Trades / Specialties
- Elevator
- 10 Food Service
- 5 Fire Protection
- 15 Plumbing
- 38 HVAC
- 30 Electrical
- Technology
- Security

167

	<b>St Agatha Expand Kitchen</b>	<b>250</b>	<b>\$223</b>	<b>\$55,750</b>
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- Footings / Foundations / Concrete
- Masonry
- Structural Steel / Metal Fabrications
- Exterior Wall Systems
- 10 Millwork / Casework
- Building Envelope / Exterior Cladding
- Roofing
- 12 Doors & Frames
- Aluminum Entrances / Windows
- 14 Drywall / Interior Wall Systems
- 10 Acoustical Ceilings
- 15 Floorcoverings
- 5 Painting
- 12 General Trades / Specialties

- Elevator
- 35 Food Service
- 10 Fire Protection
- 20 Plumbing
- 45 HVAC
- 35 Electrical
- Technology
- Security

223

**St Mary Classroom Renovation**

1,000

\$106

\$106,000

- 12 Selective Demolition
- Footings / Foundations / Concrete
- Masonry
- Structural Steel / Metal Fabrications
- Exterior Wall Systems
- 6 Millwork / Casework
- Building Envelope / Exterior Cladding
- Roofing
- 9 Doors & Frames
- Aluminum Entrances / Windows
- 14 Drywall / Interior Wall Systems
- 5 Acoustical Ceilings
- 9 Floorcoverings
- 5 Painting
- 7 General Trades / Specialties
- Elevator
- Food Service
- Fire Protection
- Plumbing
- 20 HVAC
- 16 Electrical
- 2 Technology
- 1 Security

106

**St Mary Classroom Addition**

2,400

\$294

\$705,600

- 23 Footings / Foundations / Concrete
- 20 Masonry
- 24 Structural Steel / Metal Fabrications
- 5 Fire Wall
- 15 Exterior Wall Systems
- 10 Millwork / Casework / Lockers
- 21 Building Envelope / Exterior Cladding
- 21 Roofing
- 12 Doors & Frames
- 16 Aluminum Entrances / Windows
- 14 Drywall / Interior Wall Systems
- 5 Acoustical Ceilings
- 9 Floorcoverings
- 5 Painting
- 8 General Trades / Specialties
- Elevator
- Food Service
- Fire Protection
- 15 Plumbing
- 38 HVAC
- 30 Electrical
- 2 Technology
- 1 Security

294

**Site Development**

65,000

- 15,000 Utility Preparation
- 0 Clearing & Grubbing
- 10,000 Earthwork / Excavation
- 5,000 Asphalt Paving (Parking Lot & Roadway)
- 5,000 Concrete Paving

0	Site Lighting		
5,000	Landscape Work		
25,000	Stormwater Management		
65,000			
<b>DEMOLITION SUBTOTAL</b>			<b>\$29,280</b>
<b>EXISTING CONDITIONS SUBTOTAL</b>		allowance for environmental abatement	
<b>RENOVATE KITCHEN</b>			<b>\$70,140</b>
<b>EXPAND KITCHEN</b>			<b>\$55,750</b>
<b>ST MARY CLASSROOM RENOVATION</b>			<b>\$106,000</b>
<b>ST MARY CLASSROOM ADDITION</b>			<b>\$705,600</b>
<b>SITE DEVELOPMENT SUBTOTAL</b>			<b>\$65,000</b>
<b>Contractor OH &amp; P</b>		included in unit cost	-
<b>Add for Prevailing Wage</b>		included in unit cost	-
<b>General Conditions</b>		included in unit cost	-
<b>SUBTOTAL</b>			<b>\$1,031,770</b>
<b>Design Contingency</b>		<b>8%</b>	<b>\$82,542</b>
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$1,114,312</b>
		combined total cost per sf	<b>\$274</b>
<b>Soft Costs</b>		<b>20%</b>	<b>\$222,862</b>
<b>Architecture and Engineering Fees</b>	<b>6%</b>		
<b>Financing Costs</b>	<b>1%</b>		
<b>Furniture, Fixtures and Equipment</b>	<b>4%</b>		
<b>Site Acquisition</b>	<b>0%</b>		
<b>Construction Testing and Permits</b>	<b>2%</b>		
<b>Construction Contingency</b>	<b>7%</b>		



**PROJECT:** Epiphany of the Lord Parish  
 2022.084.00

**Date Prepared:** 2023-08-02  
**Updated:** 2023-08-04

**Subject:** St Agatha & St. Brigid Opt 3

	St Agatha Moderate Renovations	St Brigid Restroom Renovations	St Brigid Kitchen Addition	Add Sprinkler Social Hall
Renovate Kitchen	420	1,100	1,000	16,764
Expand Kitchen	250			
<b>Totals</b>	<b>670</b>	<b>1,100</b>	<b>1,000</b>	<b>16,764</b>
<b>Grand Total</b>	<b>19,534</b>			

**St Agatha & St Brigid Opt 3**

Cost per SF	Description	Quantity	Unit Cost	Estimated Cost
	<b>Structure Demolition Garage &amp; Rectory</b>	<b>3,748</b>	<b>\$15</b>	<b>\$56,220</b>
	<b>St Agatha Renovate Kitchen</b>	<b>420</b>	<b>\$167</b>	<b>\$70,140</b>
-	Footings / Foundations / Concrete			
-	Masonry			
-	Structural Steel / Metal Fabrications			
-	Exterior Wall Systems			
10	Millwork / Casework			
-	Building Envelope / Exterior Cladding			
-	Roofing			
12	Doors & Frames			
-	Aluminum Entrances / Windows			
14	Drywall / Interior Wall Systems			
5	Acoustical Ceilings			
15	Floorcoverings			
5	Painting			
8	General Trades / Specialties			
-	Elevator			
10	Food Service			
5	Fire Protection			
15	Plumbing			
38	HVAC			
30	Electrical			
-	Technology			
-	Security			
167				
	<b>St Agatha Expand Kitchen</b>	<b>250</b>	<b>\$223</b>	<b>\$55,750</b>
-	Footings / Foundations / Concrete			
-	Masonry			
-	Structural Steel / Metal Fabrications			
-	Exterior Wall Systems			
10	Millwork / Casework			
-	Building Envelope / Exterior Cladding			
-	Roofing			
12	Doors & Frames			
-	Aluminum Entrances / Windows			
14	Drywall / Interior Wall Systems			
10	Acoustical Ceilings			
15	Floorcoverings			
5	Painting			
12	General Trades / Specialties			

- Elevator
- 35 Food Service
- 10 Fire Protection
- 20 Plumbing
- 45 HVAC
- 35 Electrical
- Technology
- Security

223

**St Brigid Moderate Renovation of Restrooms**

1,100

\$151

\$166,100

- 12 Selective Demolition
- Footings / Foundations / Concrete
- Masonry
- Structural Steel / Metal Fabrications
- Fire Wall
- Exterior Wall Systems
- 10 Millwork / Casework
- Building Envelope / Exterior Cladding
- Roofing
- 12 Doors & Frames
- Aluminum Entrances / Windows
- 14 Drywall / Interior Wall Systems
- 5 Acoustical Ceilings
- 9 Floorcoverings
- 5 Painting
- 8 General Trades / Specialties
- Elevator
- Food Service
- Fire Protection
- 20 Plumbing
- 38 HVAC
- 30 Electrical
- Technology
- Security

151

**St Brigid Kitchen Addition**

1,000

\$346

\$346,000

- 23 Footings / Foundations / Concrete
- 20 Masonry
- 24 Structural Steel / Metal Fabrications
- 15 Exterior Wall Systems
- 5 Fire Wall
- 10 Millwork / Casework
- 21 Building Envelope / Exterior Cladding
- 21 Roofing
- 12 Doors & Frames
- 16 Aluminum Entrances / Windows
- 14 Drywall / Interior Wall Systems
- 5 Acoustical Ceilings
- 9 Floorcoverings
- 5 Painting
- 8 General Trades / Specialties
- Elevator
- 35 Food Service
- 5 Fire Protection
- 15 Plumbing
- 50 HVAC
- 30 Electrical
- 2 Technology
- 1 Security

346

**Add Social Hall Sprinklers**

16,764

\$21

\$352,044

- 5 Selective Demolition
- Footings / Foundations / Concrete
- Masonry
- Structural Steel / Metal Fabrications

- Exterior Wall Systems
- 5 Fire Wall
- Millwork / Casework / Lockers
- Building Envelope / Exterior Cladding
- Roofing
- Doors & Frames
- Aluminum Entrances / Windows
- 1 Drywall / Interior Wall Systems
- 5 Acoustical Ceilings
- Floorcoverings
- 1 Painting
- 1 General Trades / Specialties
- Elevator
- Food Service
- 5 Fire Protection
- 1 Plumbing
- 1 HVAC
- 1 Electrical
- Technology
- Security

21

**Site Development**

**87,000**

- 10,000 Utility Preparation
- 0 Clearing & Grubbing
- 5,000 Earthwork / Excavation
- 50,000 Asphalt Paving (Parking Lot & Roadway)
- 5,000 Concrete Paving
- 0 Site Lighting
- 2,000 Landscape Work
- 15,000 Stormwater Management

87,000

<b>EXISTING CONDITIONS SUBTOTAL</b>	allowance for environmental abatement	<b>\$25,000</b>
<b>ST AGATHA RENOVATE KITCHEN</b>		<b>\$70,140</b>
<b>ST AGATHA EXPAND KITCHEN</b>		<b>\$55,750</b>
<b>ST BRIGID RENOVATION OF RESTROOMS</b>		<b>\$166,100</b>
<b>ST BRIGID KITCHEN ADDITION</b>		<b>\$346,000</b>
<b>ADD SOCIAL HALL SPRINKLER SYSTEM</b>		<b>\$352,044</b>
<b>SITE DEVELOPMENT SUBTOTAL</b>		<b>\$87,000</b>
<b>Contractor OH &amp; P</b>	included in unit cost	-
<b>Add for Prevailing Wage</b>	included in unit cost	-
<b>General Conditions</b>	included in unit cost	-
<b>SUBTOTAL</b>		<b>\$1,102,034</b>

**Design Contingency** 8% **\$88,163**

**TOTAL ESTIMATED CONSTRUCTION COST** **\$1,190,197**

combined total cost per sf **\$61**

**Soft Costs** 20% **\$238,039**

- Architecture and Engineering Fees** 6%
- Financing Costs** 1%
- Furniture, Fixtures and Equipment** 4%
- Site Acquisition** 0%
- Construction Testing and Permits** 2%
- Construction Contingency** 7%