

St. Josaphat Parish
Estimated Costs for Top Facility Priorities
12/8/2008

Top Facility Priorities:

Facility	Priority	Quantity	Unit Cost	Total	Notes
All Bldgs	*Engineering Study - Conduct study of building envelope to determine scope of repair work required.			\$15,000	Allowance
All Buildings	Maintenance/Repair - Masonry: Contract a masonry expert to assess condition of the brickwork throughout campus and need to establish a tuck pointing program. Priority areas noted during study include:	100% of Rectory, School. Church TBD.	School: \$370,000 Church ? Rectory: \$395,000	\$765,000	Per 2007 Berglund Construction proposals in 2007, with 5% escalation added. By comparison, 2006 EMG Report assumed approx. 10,000 sf of tuckpointing for \$205,000.
All Buildings	Maintenance/Repair - Roof: Contract a roofing expert to assess condition of roofs and flashing throughout campus. Priority areas noted include:			*TBD	Additional Analysis Required?
Church	Life Safety Issue – Access Stairs: Replace badly damaged access ladder-stairs to the two church towers (South tower access is in extremely poor condition). Upper level stairways in both towers should also be inspected and refurbished as needed.			\$25,000	Allowance
Church	Noted deterioration of internal brickwork in both north and south towers – assessment of severity needed.			*TBD	Will be determined through engineering study. \$28,000 to repair tower roof and flashing.
Church	Noted some missing tiles on south roof near tower.			\$1,625	Jones & Cleary 2008 Analysis
Church	Chapel roof needs replacement			\$25,000	Allowance
Church	Maintenance/Repair – ADA Access: Assess feasibility of a programmatic change to chapel area by providing ADA access and ADA access to church bathroom. (Grant funding may be feasible).	300 SF	\$250/SF	\$75,000	
Church	Maintenance/Repair – Water Damage: Repair damage caused by a major roof leak in the sacristy and connecting walkways.			\$20,000	Allowance
Church	Maintenance/Repair – Potential Asbestos: Replace damaged flooring in and around sacristy – strong potential that current flooring is asbestos tile.			Incl. Above	
Church	Maintenance/Repair - Pews: Replace old pews and kneelers. Separate fundraiser for this issue should also be considered.	74	\$500 to \$1,500 ea.	\$85,000	Proposal from Rigali is \$75,000, plus cost for new kneelers.
Rectory	Potential Life/Safety issue with chimney – should be given a priority.			\$24,000	Cost to re-build per recent Ward quote.
Rectory	Rectory south entrance stair wall and multiple damaged lintels.			*TBD	Stair will be determined through engineering study. Lintels included in Berglund estimate for masonry repair.
Rectory	Life/Safety and Maintenance/Repair – Fire Safety: Identify a fire safety plan for building and provide proper smoke detectors, emergency lighting, fire extinguishers and exit signage.			\$15,000	Allowance

St. Josaphat Parish
Estimated Costs for Top Facility Priorities
12/8/2008

Top Facility Priorities:

Facility	Priority	Quantity	Unit Cost	Total	Notes
Rectory	Maintenance/Repair – Area Separation: Provide a dividing partition at the 2 nd floor to separate the public and private area of the facility.			\$5,000	Allowance
Rectory	Maintenance/Repair - Windows: Provide storm windows where missing to extend life of existing wooden windows in rectory.	120	200	\$24,000	
Rectory	Maintenance/Repair – Basement Flooring: Provide new concrete flooring where needed and repair existing flooring where feasible. Repair all ventilation and moisture problems.	1260 SF	\$20/SF + Finish	\$30,000	
Rectory	Maintenance/Repair – Boilers: Renovate existing boilers to provide a redundant system for both the church and the rectory.			\$30,000	Allowance
School	Committed Capital Improvement: Renovation of bathrooms, classrooms and gym completed during the summer of 2008.			\$900,000	
School	Life Safety Issue – Water Supply: Replace water supply system in new building – potable water has rust color.			\$50,000	Allowance for 6 - 8 Bathrooms
School	Life Safety Issue - Security: Provide security camera system at all school entrances.			\$15,000	Allowance
School	Maintenance/Repair – Ventilation: Provide exhaust fans to all bathrooms that do not have them.	6 Rms.	\$5,000/ea	\$30,000	Excludes Recently Renovated Rms.
School	Maintenance/Repair - Windows: Replace single pane glazing at the newer school building with energy efficient dual glazed window system.	180	\$1200 - \$2000 / Each	\$264,000	
School and Rectory	Repair brickwork problem areas such as the east wall of the old school building and east wall of rectory.			Included in Berglund Numbers	Actual scope will be determined through engineering study.
All Areas	Project Contingency			\$359,794	15% of Costs Indicated Above

TOTAL

\$2,758,419

Plus value of items TBD. Soft costs, which are not reflected, may add another 25% - 30%.