

## **Blessed Kateri New Project Presentation – by David Maddox To Kateri Parish Council – April 12, 2005**

### **Welcome and Thank you**

I want to welcome you who are attending this meeting this evening to learn more about the process associated with the construction project at Blessed Kateri. I also want to thank you for inviting me to share this information with you.

### **Goal of this Meeting**

My hopes for this evening is to start the education process with you on the approval, design, construction and protocol procedures for your project. This includes soliciting an Architect, developing a Budget, obtaining Diocesan Approval for the project, selection of a Construction Manager and other information.

This project will be team effort. My key function with this project is to provide the guidance, information and experience to aid in the development, planning, budgeting, approval, design and construction. My department The Building Commission, is the owners representative for the Archdiocese of New York and your parish.

I will work with Msgr. Belford, your building committee or other committee you have during each step of the way. We provide the Basic Scope of work, the Architect List and Vendor list for the bids. I welcome parish participation and suggestions with possible contractors for the project.

### **Key Steps of the Project**

You have taken the **first step** of this project by deciding to build a new church and purchase the land to build it. At this point you also have established communications with the Archdiocese to obtain the first part of the approval process for this project by receiving permission to raise the money and purchase the land for the church.

The **second step** is to develop the financial commitment required for this project. This can be done by developing a budget for the construction of the buildings and required site work for the project. A review the church current finances and seeking a fund raising service to aid in a campaign fund to reach the project goal is important.

The **third step** is to solicit the services of an Architectural firm to develop the design. We are reviewing two projects for this parish. The first is an Education Center with a Gym for Mass and other social activities and the other is a 1000 seat church with a new rectory. A sub project is to convert the existing church main level into additional classrooms and meeting rooms for CCD and other functions. After the Architect is selected it will take approximately 9 to 12 months to develop the Construction Document and go through zoning and file for a Building Permit. The timetable for this process will depend on the zoning approval for the site.

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After the Construction commences, **the normal length of time to build a church is 14 to 18 months** depending on site conditions and weather. **So the total project timetable is approximately 2 to 2 ½ years precluding any financial delays.**

### **Current Project Cost**

A rule of thumb is an average cost for a church is \$7000/ seat. Or a 1000 seat church would cost approximately \$ 7.0 million dollars with an additional \$900,000 to \$ 1M for site work preparation and parking. The soft cost for A/E services, permits and other services would be approximately \$ 700,000. FF&E cost would be approximately \$ 500,000. Which brings the project total to **\$ 9.2 M dollars.**

An Education Building with a Gym runs approximately **\$ 5M to \$ 5.5M dollars** for the same items. Again, the construction phase of the project depends on the design but normally it takes **14 to 18 months** to complete the construction of a church.

The Archdiocese has issued a Request for Proposal (RFP) for two projects on the current site:

- 1) An Education Building with a Gym and,
- 2) A Church / Rectory with renovations to the existing mission church to convert the church into additional classrooms and meeting rooms.

The received RFP's are currently being reviewed but the initial information is indicating the following:

- 1) The Budget for the Site work, which includes the parking lot for 290 cars, roads, drainage, septic and well regardless, which of the two projects are selected will be approximately \$ 1M dollars.
- 2) The Budget for the Renovations to the Mission Church main floor for the meeting rooms, classrooms with A/E fees and FF&E would be approximately \$ 400,000.
- 3) The Budget for the Education Building with the Gym, which includes 8 classrooms, two offices, a meeting room, a kitchen off the Gym, a basement for future growth, A/E services and FF&E will be approximately \$ 5.9M dollars.
- 4) The budget for the Church and Rectory with a seating capacity of 1,000 in the church, with a partial basement, A/E services and FF&E will be approximately \$ 9.5 M dollars.

Further information has been requested for clarity and scope comparison.

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### **Other Information**

An **RFA** or Request for Approval will be submitted to the Chancery for approval after the budget is determined. The financial review of the parish is done it is time to ensure the funding is in placed or is development. After the approval is received the project design can fully commence.

The interior design of the church will require two approvals. The first approval will be from the Liturgical Review Committee and the second will be from the Cardinal. The Cardinal will also review and approve the over all project and review the finances of the project as well.

One way to design the project and reduce the construction cost is to hire a Construction Manager to work with the Architect aid in the budgeting and cost of the project. This can help greatly in watching the construction budget. One will be on board for the construction of either project.

The parish will be requested to have a building committee to review and approve the design and be kept inform of all steps and procedures along the way.

I know I have giving a general over all review of this process are there any questions at this time?

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