



BUILDING SYSTEMS, INC.

General Contractor

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Date: May 8, 2019

To: Saint Joseph's Roman Catholic Church
35 Pearl Ave.
Oil City, PA 16301

Attn: Fr. McElrath & Fr. Miller

RE: Building Renovations

Thank you for the opportunity to provide budgetary pricing for the exterior and interior renovations to St. Joseph's Church in Oil City, PA. We have visited the site to collect existing dimensions, confirm materials and evaluate the extent of repairs required. With the information gathered we developed the attached floor plans and budgetary pricing listed below.

Budget Cost Range: **\$ 2,255,000.00 to \$2,500,000.00**

Breakdown of Costs:

- Architectural, Engineering & Permit fees:	\$ 88,000.00
- General Construction:	\$ 191,000.00
- Demolition Work:	\$ 40,000.00
- Exterior Restoration Allowance:	\$ 564,000.00
- Replace railings at front entrance	\$ 24,000.00
- Roofing Removal & Replacement:	\$ 232,000.00
- Windows:	\$ 299,000.00
- Flooring and Painting Improvements:	\$ 160,000.00
- Fire sprinkler system repairs	\$ 25,000.00
- HVAC Allowance:	\$ 81,000.00
- Plumbing Allowance:	\$ 16,000.00
- Electrical Allowance:	\$ 475,000.00
- <u>Suggested Owner Contingency:</u>	<u>\$ 60,000.00</u>

Overall budget total: **\$2,255,000.00**

Highlights, clarifications, expectations

Exterior restoration

This work should be completed in the next 1-2 years

There are areas of the bldg that need to be patched and tuck pointed to prevent water from penetrating into the bldg. Over the front doors will need attention very soon

The towers should be maintained to ensure a solid structure. Louvers appear to be wood and will need patched or repaired to ensure the slats remain in place.

The flashings at the towers should be inspected and sealed. It would appear that there are some issues in this area.

The work on the towers could be done in the next 2-3 years

Roofing

This work should be completed in the next 1-4 years

The roofing will be damaged from exterior restoration and should be replaced once restoration work is completed

Improvements to the overhangs and flashings will help to ensure the super structure stays in place

Windows

This work should be done in the next 1-5 years

The value of replacing the windows will help to improve the exterior envelope of the building

Insulating quality of newer windows compared to the windows that are in place will help with energy consumption

Flooring

This work could be completed in the next 4-6 years or as the congregation judges the interior color scheme should be changed

The condition of the flooring is fair

Painting

This work should be completed in the next 1-2 years

The walls are peeling in spots and will need addressed when the finish is removed

Patching of the surfaces will be required prior to re-painting

HVAC

This work should be completed in the next 3-5 years

We were given budget pricing from a local heating contractor based on the condition of the system at that time

The existing furnaces are between 15-20 years old

Life expectancy for furnaces is 20-25 years

Replacement of the units will provide modern high efficient units

Adding of air conditioning would benefit the comfort of the church and improve the longevity of the wood trim and frames

Electrical

This work should be completed in the next 5-10 years

Our budget assumes that the service and wiring for new lighting would need completed

We have budgeted new lighting and controls to take advantage of the energy savings of new fixtures and convenience of a modern lighting control package

A fire alarm system that is reportable to an emergency response operation is a requirement when upgrades are completed.

Brief Scope of Work:

- Supervision of subcontractors during construction process
- Architectural & Engineering Fees to develop code approved drawings
- CAD time to create construction level drawings
- Removal of existing roof shingles
- Removal of all interior floor finishes
- Restoration work to complete necessary repairs to the (2) Steeple Roofs
- Restoration work to rebuild the Louvers and Clock faces
- Masonry restoration to the main body of the church building
- Replacement of wrought iron railings at front doors
- Furnish and install architectural asphalt roof shingles
- Fabricate and install aluminum windows with thermally improved glazing to replace the existing openings
 - **Note:** this budget assumes the existing stain glass units would remain in place or be re-installed on the inside of the new windows. This detail has not been worked out at this time.
- Furnish and install new flooring in all areas of the building
- Prep, prime, paint all existing wall and ceiling surfaces
- Remove and replace existing furnaces
- Allowance to perform construction work to develop ADA restroom facilities
- Furnish and install condensing units to accompany each furnace, existing ductwork will have cooling coils installed
- Remove and replace plumbing fixtures in the restrooms
- Demo existing electrical system as required to update sub-panels, circuitry, lighting and convenience outlets
- Modern fire alarm system

Attached please find floor plans of the existing buildings, upon review of these documents if you should have any questions or concerns please feel free to contact us at any time.

Sincerely,

Reviewed by DJS



Keith Hodinko
Project Manager
KH/km