



BUILDING SYSTEMS, INC.

General Contractor

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Date: May 1, 2019

To: Saint Stephens Roman Catholic Church
21 State Street
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. Stephens 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: **\$2,763,000.00 to \$3,100,000.00**

Breakdown of Costs:

- Architectural, Engineering & Permit Fees:	\$ 98,000.00
- General Construction:	\$ 203,000.00
- Demolition Work:	\$ 79,000.00
- Asphalt Parking Lot Removal & Replacement:	\$ 125,000.00
- Exterior Restoration Allowance:	\$ 604,000.00
- Exterior CONCRETE front stairs and railing replacement	\$ 84,000.00
- Roofing Removal & Replacement:	\$ 207,000.00
- Windows:	\$ 222,000.00
- Flooring and Painting Improvements:	\$ 240,000.00
- HVAC Allowance	\$ 302,000.00
- Plumbing Allowance:	\$ 21,000.00
- Electrical Allowance:	\$ 483,000.00
- Upgrades for code compliance to kitchen exhaust hood	\$ 20,000.00
- <u>Suggested Owner Contingency:</u>	<u>\$ 75,000.00</u>

Overall budget total: **\$2,763,000.00**

Highlights, clarifications, expectations

Parking lot

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

Where asphalt is present that surface is in fair condition. The stone parking lot should be improved by installing asphalt binder and wearing course. This would improve the quality of the lot and allow more parking for the parishioners

Exterior restoration

This work is dire and is in severe need of being done. This should be completed ASAP.

The exterior face is visibly falling off and severely damaged

There is great concern of pieces falling from the face and potentially injuring pedestrians

The water infiltration penetrating thru the openings in the façade is most certainly causing damage to the super structure behind which could fail if damaged beyond repair

Exterior front stairs and railing

These stairs and railings are in poor shape. Concrete is deteriorated and unsafe. Railings are rusted

This work should be done ASAP. Most of the steps are barricaded currently because they are not usable

These stairs and risers would not be replaced with granite but modern concrete

Roofing

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

There are parts of the roof that appear to be wearing or fading

Valleys and flashings are areas of concern with roofs as they age and wear

Windows

This work should be done in the next 5-10 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

All exterior work with restoration, roofing, windows and concrete work should be completed BEFORE the painting work is completed. All of that work may take several years to complete depending on funding.

For the reasons listed above, this work could be completed in the next 4-6 years. There is visible peeling and flaking that should be addressed sooner, but we judge it would only make sense to do that work after other more pressing work is completed

Any peeling will need addressed

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

HVAC

The boiler is in poor to non-operable condition and needs replaced immediately

There is no AC or fresh air in the church or social hall on the lower level

It is recommended to remove the boiler immediately and replace entire heating system with forced air gas fired heating and air conditioning. This would condition both the social hall and church on main floor

There appears to be suspicious pipe wrap on the heating lines that should be addressed immediately and would be removed if the new HVAC system would be installed

Electrical

This work should be completed in the next 1-3 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.

Kitchen Exhaust

The current hood doesn't appear to have an Ansul Fire protection system and proper intake air

This may be something that could be a safety hazard and should be replaced as soon as possible

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 asphalt to prepare for new parking surface
- Removal of existing roof shingles
- Removal of all interior floor finishes
- New asphalt binder and wearing course at parking lot
- Exterior restoration work to complete necessary repairs to the large and small tower
- Masonry restoration to the main body of the church building
- Replacement of front steps and railing
- Furnish and install architectural asphalt roof shingles
- New aluminum windows with thermally improved glazing to fill in existing opening sizes
 - **Note:** Within this budget the existing stain glass units would be removed and salvaged. A detail would need to be worked out to re-install the stain glass units in some fashion
- New flooring in all areas of the building
- Prep, prime, paint all existing wall and ceiling surfaces
- Allowance to construct ADA restroom facilities
- Remove boiler, radiators, expansion tank, pumps, supply and return lines, pipe insulation
- Install forced air gas fired HVAC system which will provide heating and air conditioning for the lower level and 1st floor
- This HVAC system will also provide much needed fresh air into the space that currently doesn't exist and would be a code violation by today's standards
- Remove and replace plumbing fixtures in the restrooms
- Demo existing electrical system as required to update main service, sub-panels, circuitry, lighting and convenience outlets
- Modern fire alarm system
- Replacement of kitchen exhaust hood 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