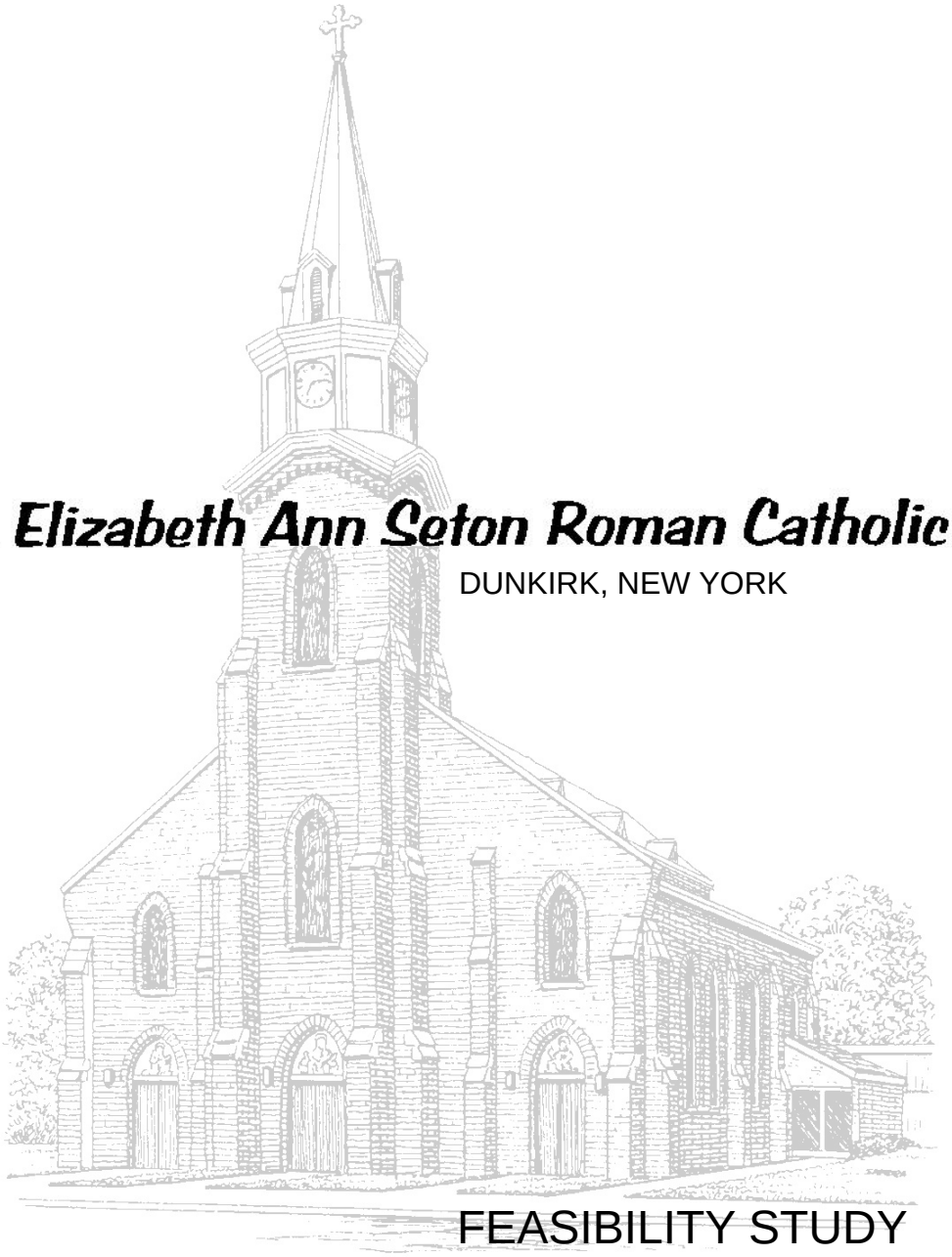

St. Elizabeth Ann Seton Roman Catholic Church

DUNKIRK, NEW YORK

FEASIBILITY STUDY

Meeting Room Addition

Sandberg Kessler
ARCHITECTURE & ENGINEERING, P.C.

Sandberg Kessler
ARCHITECTURE & ENGINEERING, P.C.

STEVEN A. SANDBERG, R.A.
RONALD I. KESSLER, R.A.
I. JOHN FILHABER, P.E.

ASSOCIATES
H.E. "SHANE" McGRANAGHAN, JR., R.A.
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THOMAS W. BIXBY, C.C.S., C.C.C.A.
STEVEN R. STOELTZING

March 31, 2014

Fr. Dennis G. Riter
St. Elizabeth Ann Seton Church
328 Washington Avenue
Dunkirk, New York 14048

RE: FEASIBILITY STUDY
St. Elizabeth Ann Seton Parish
DUNKIRK, NEW YORK

Dear Fr. Riter:

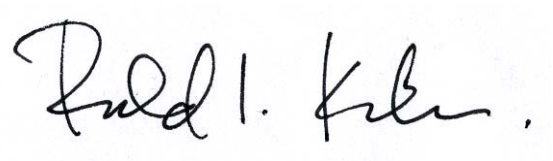
We would like to thank you and the Board of Trustees for the opportunity to prepare this Preliminary Building Study for the development of a new Meeting Room.

Our evaluation and preliminary project budget are based upon our meeting of November 19, 2013, our site visits / documentation, and the development of programmatic and design concepts that evolved during the course of our work with you and Frank, beginning this past November.

The cost figures presented are estimates only and are intended for your use in fundraising and general promotion of the project. Estimates are based upon our best projection of construction costs through 2014 and should be revisited. Additional design work following a fundraising campaign is required before a more accurate Project Budget can be determined.

This document represents the final draft of our study. We look forward to refining these plans and preparing the documents required to bid this work following your direction to obtain Site Plan Approval from the City. Working with you and the Trustees has been a pleasure, and we sincerely appreciate the opportunity to be a part of St. Elizabeth Ann Seton's bright future.

Respectfully Submitted,



Ronald I. Kessler, R.A.
Principal

RIK/skw

FEASIBILITY STUDY
St. Elizabeth Ann Seton Parish
DUNKIRK, NEW YORK

TABLE OF CONTENTS

Sandberg Kessler
ARCHITECTURE & ENGINEERING, P.C.

FEASIBILITY STUDY
St. Elizabeth Ann Seton Church
DUNKIRK, NEW YORK

PROJECT SCOPE

DESCRIPTION

The work consists of the construction of a free standing 2, 076 square foot wood frame, masonry clad meeting room addition to the North side of the existing Historic Church. Work will entail minor modifications to the existing building and reconfiguring of the existing church parking lot.

SITE / UTILITIES

- The study assumes that new connections will need to be made to existing municipal sanitary and storm sewers
- The study assumes that connection will be made to existing domestic water
- Existing asphalt and concrete sidewalks will be reworked to accommodate new addition, the entire parking lot will need to be re-striped.
- At this point it is assumed that the existing building electric service will handle the load of the new addition. This will be investigated in more depth.
- Proposed building pad is relatively flat and slopes gently to Third Street. However no site survey or topographical information has been performed to this point.
- Site geology has not been explored at this point, however construction in the area has typically been performed using standard spread footings.
- Parking lot light pole and one pedestrian pole mounted light will need to be eliminated and supplemented with building mounted lighting.

STRUCTURAL

- Cast-in-place foundation walls on cast-in-place concrete spread footings (assuming minimum 2,500 psi soil boring capacity can be achieved)
- Poured-in-place 4” ‘Nova-mesh” reinforced concrete slab-on-grade floor construction.
- 2” x 6” and plywood frame exterior wall construction with spray applied vapor permeable air barrier, 1” sprayed polyurethane insulation and R-15 fiberglass insulation.
- Structural steel post and beam wind frame.
- 3-5/8” metal stud interior non-load bearing portions

- Pre-Engineered wood trusses (hipped configuration) 24" o.c. with R-30 insulation over meeting room with engineered wood joists over toilet rooms.

ARCHITECTURAL - Addition

- Thermally improved aluminum windows and storefront with 1" low E glazing.
- Thermally improved medium stile glazed aluminum entry doors.
- Building mounted sign letters.
- Brick veneer and cast stone accent to match/compliment existing church building.
- 30 year fiberglass / asphalt shingles, synthetic stone fascia, aluminum downspout and gutters
- Synthetic stone vented soffits
- Solid core rated and non-rated 5 ply interior wood doors with commercial hardware
- Carpet, vinyl tile flooring and ceramic mosaic tile at restrooms. Ceramic wall tile wainscot at restrooms.
- Plastic laminate faced wall and base cabinets at kitchenette.
- Provide manually operated projection screen and projector ceiling plate.
- Solid phenolic toilet partitions
- Painted gypsum board walls and soffits
- Suspended acoustical tile ceiling below concealed fire-taped gypsum board surface.

ARCHITECTURAL – Existing

- Add power operator to existing aluminum entry door at North church entrance.
- At connection to addition modify ceiling, wall and floor finishes to seamlessly blend with new
- Provide flashing repair at existing roof and new roof juncture.

PLUMBING

- Handicapped accessible water closets, lavatories and trim
- Extend gas from existing meter
- Extend existing water service
- Gas fired 124.0 MBH 'Combi' unit for domestic hot water and supplemental base board and convector heat.

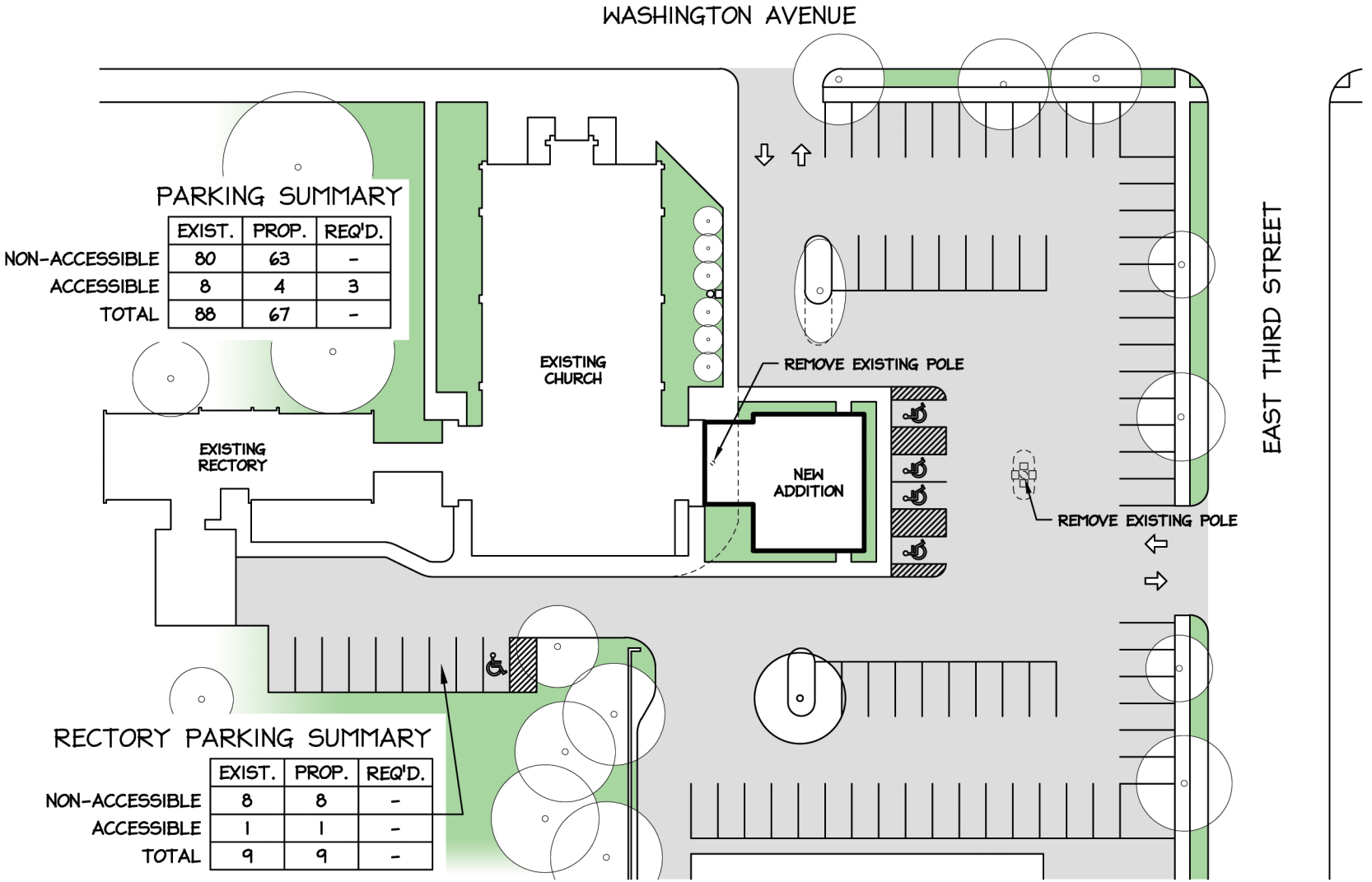
- Electric water cooler with Bottle Filler.
- Dual stainless steel sink at kitchenette.
- Gas piping to owner supplied range
- Mop basin at Janitor closet

HEATING, VENTILATING, AIR CONDITIONING

- Gas-fired roof top heating and cooling unit with single zone and ducted supply and plenum return.
- Wall convectors at toilet rooms (supplied from Combi unit)
- Ventilation and fire suppression system at kitchenette.
- Exhaust ventilation at toilet rooms

ELECTRIC

- Recessed four-lamp lay-in T-8 fluorescent ceiling fixtures with prismatic lenses, dual switching and occupancy sensors. Recessed fluorescent can accent lighting where required.
- All panels, wiring, switching and devices.
- Convenience outlets, phone and data jacks for projector and presentation station.
- Battery-powered emergency lighting and exit signs as required by New York State Code
- Power to other required equipment. (roof top unit, kitchenette appliances, water cooler)
- Light emitting diode (LED) building-mounted exterior lighting
- Provide code required fire alarm extension and new devices.



	EXIST.	PROP.	REQ'D.
NON-ACCESSIBLE	80	63	-
ACCESSIBLE	8	4	3
TOTAL	88	67	-

	EXIST.	PROP.	REQ'D.
NON-ACCESSIBLE	8	8	-
ACCESSIBLE	1	1	-
TOTAL	9	9	-

OVERALL SITE PLAN

SCALE: N.T.S.

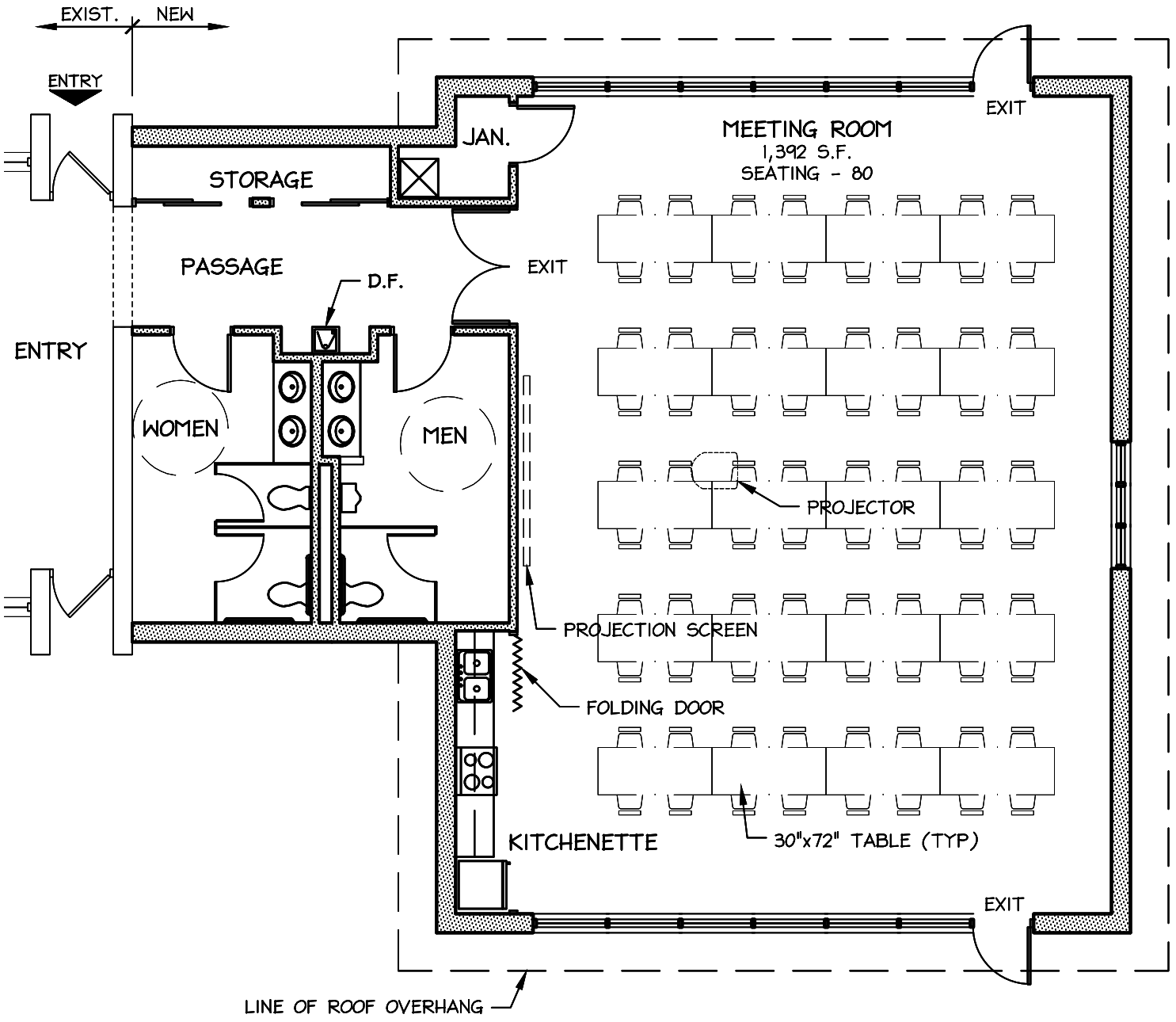
13-123 March 31, 2014 AJM

FEASIBILITY STUDY

St. Elizabeth Ann Seton Parish

DUNKIRK, NEW YORK

Sandberg Kessler
ARCHITECTURE & ENGINEERING, P.C.



FLOOR PLAN

SCALE: N.T.S.

13-123 March 31, 2014 AJM

FEASIBILITY STUDY

St. Elizabeth Ann Seton Parish

DUNKIRK, NEW YORK

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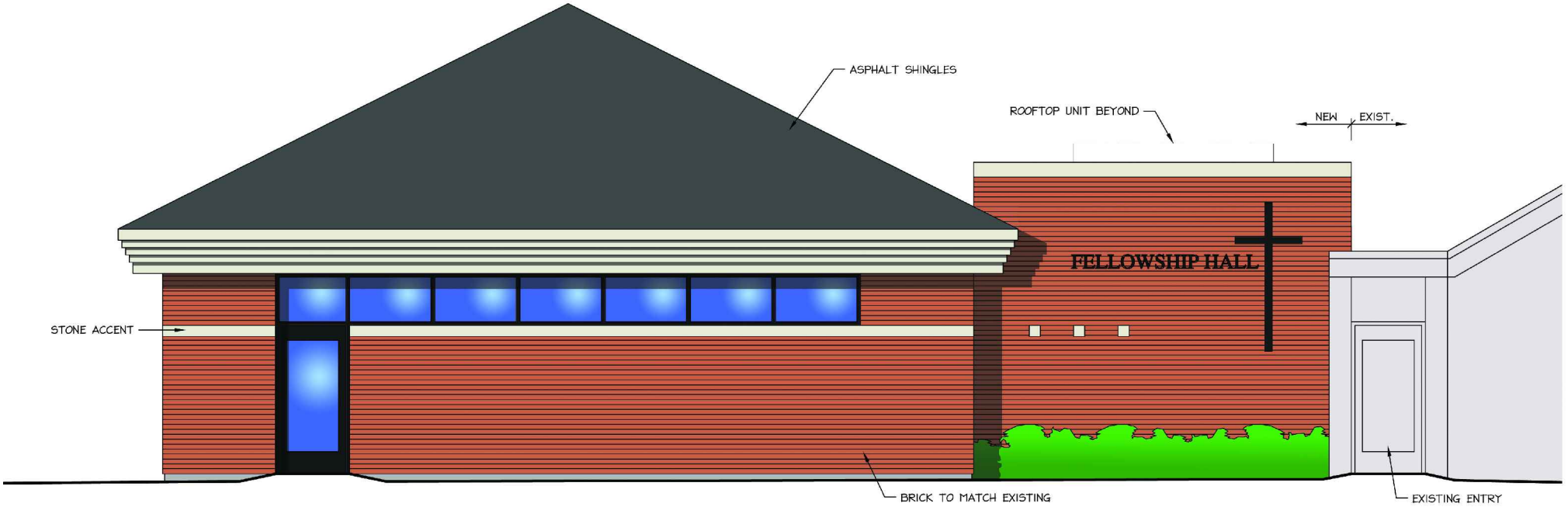

WEST ELEVATION

SCALE: N.T.S.

13-123 March 31, 2014 AJM

FEASIBILITY STUDY

St. Elizabeth Ann Seton Parish

DUNKIRK, NEW YORK

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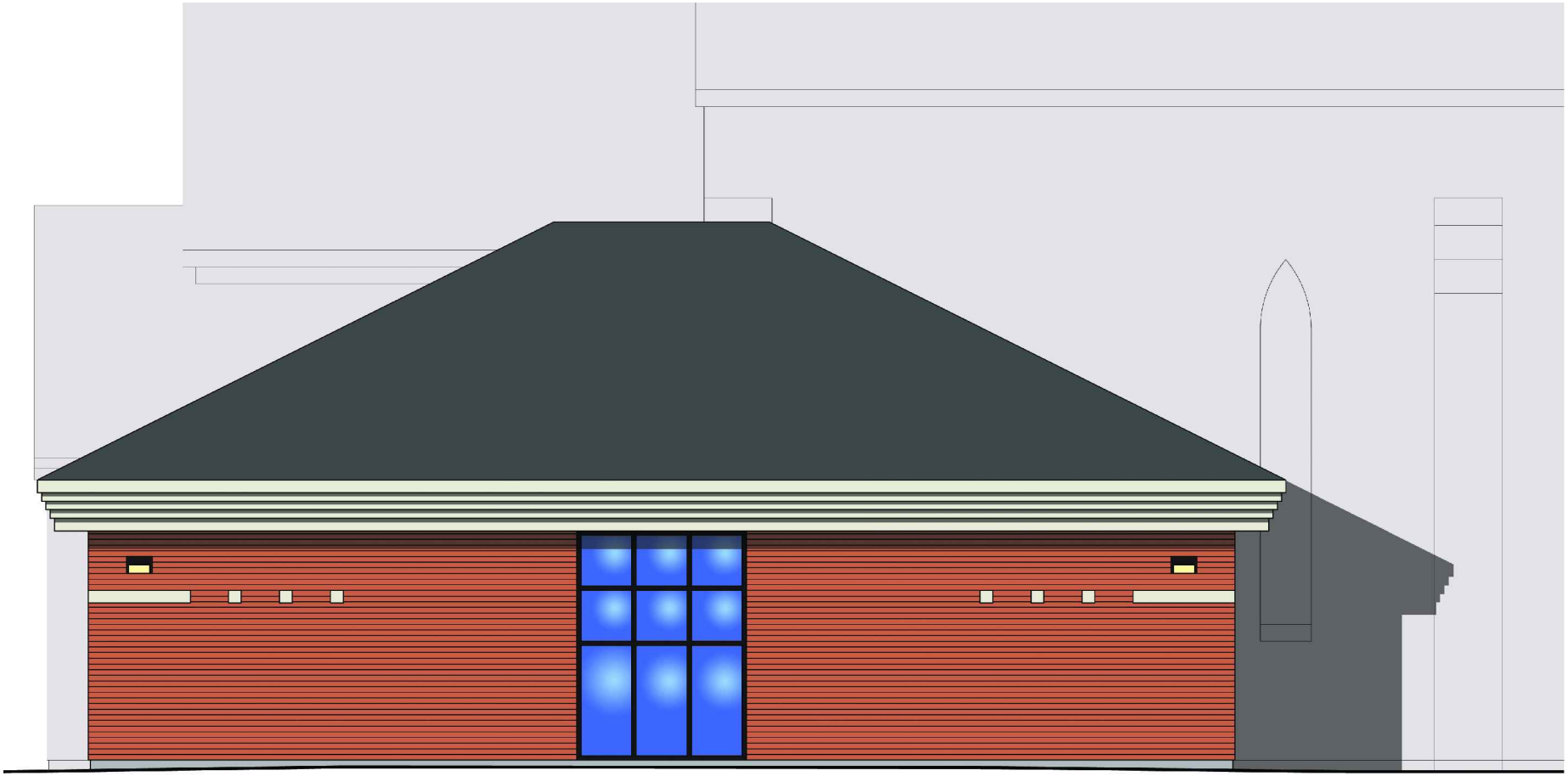

NORTH ELEVATION

SCALE: N.T.S.

13-123 March 31, 2014 AJM

FEASIBILITY STUDY

St. Elizabeth Ann Seton Parish

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FEASIBILITY STUDY
St. Elizabeth Ann Seton Parish
DUNKIRK, NEW YORK

PRELIMINARY BUILDING CODE ANALYSIS

Sandberg Kessler Project No. 13-123
March 2014

USE AND OCCUPANCY CLASSIFICATION:

Section 303: Assembly Group A

303.1 - Use Group A-3 Assembly

GENERAL BUILDING HEIGHTS AND AREAS

Section 503: General Height and Area Limitations

Limitations per Table 503 for Type VB Construction (Addition)
Number of Stories – 1

Area - 6,000 S.F.

Proposed
Number of Stories – 1

Area – 2,076 S.F.

TYPES OF CONSTRUCTION

Section 602: Construction Classification

602.5: Type VB Construction for 1-story addition

FIRE PROTECTIVE SYSTEMS

Section 903: Automatic Sprinkler Systems

903.2.1.3 Group A-3: An automatic sprinkler system is not required for 1-story addition because the occupant load does not exceed 100 people.

Section 907: Fire Alarm and Detection Systems

907.2.1 Group A: A manual fire alarm system and an automatic fire detection system are required.

MEANS OF EGRESS

Section 1004: Occupant Load

Table1004.1.2: 93 Occupants based on 15 s.f., not per person.

A minimum of two exits are required.

FEASIBILITY STUDY

St. Elizabeth Ann Seton Parish

DUNKIRK, NEW YORK

PRELIMINARY PROJECT BUDGET

CONSTRUCTION

Building

Addition (2,076 sf)		$ 420,000		
Alterations		$ 15,000		
Site Work		$ 40,000		
	Total Building		**$**	**475,000**
(Allow 10%)	**Design/Construction Contingency**		**$**	**48,000**
	TOTAL - CONSTRUCTION COSTS		**$**	**523,000**

INCIDENTAL

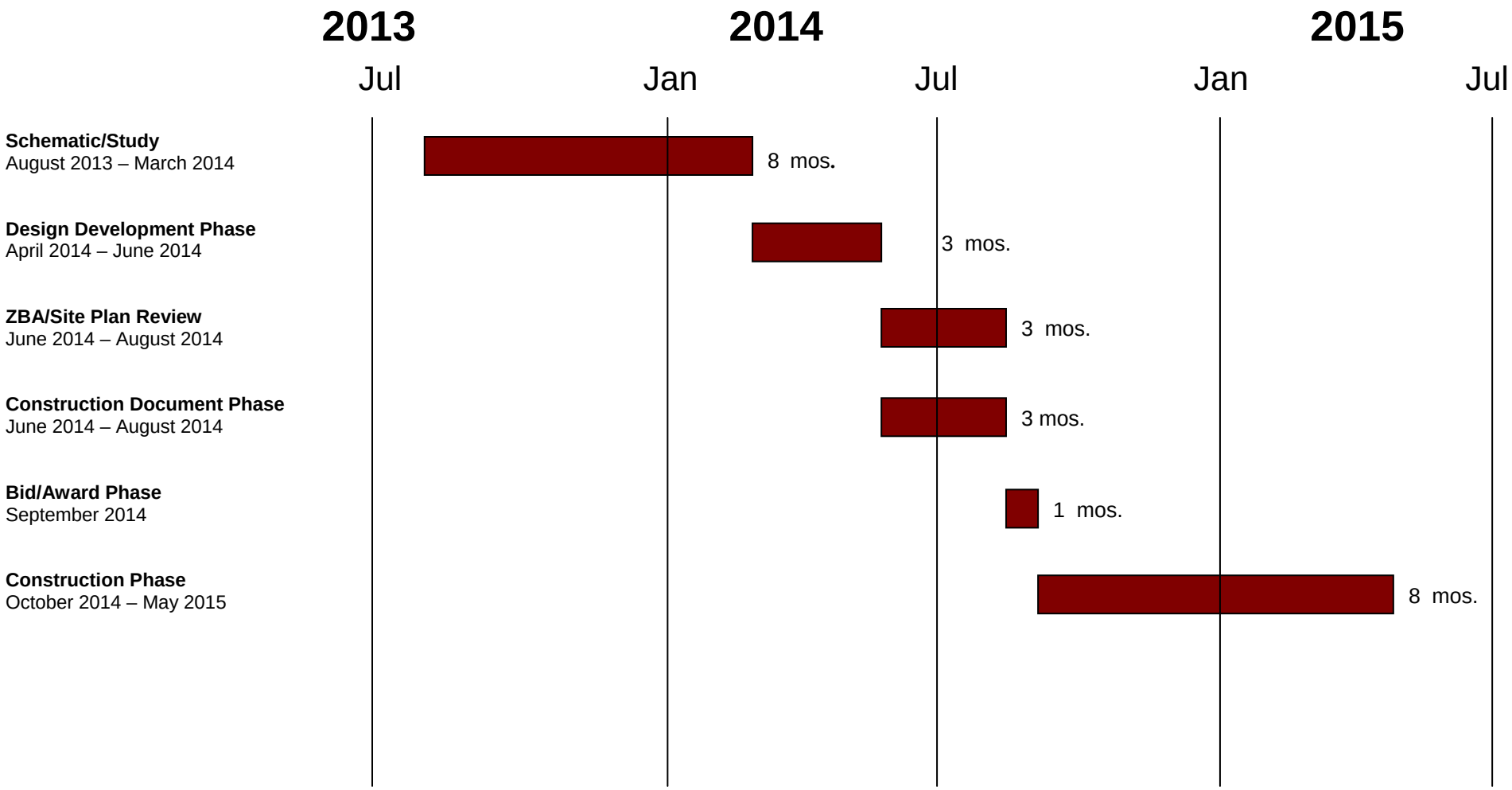
Architectural and Engineering Services
Owner's Project Representative
Bidding Expenses
Testing during construction
FF&E (Appliances, furniture, computers, projectors, etc.)

(Allow 20%)	**TOTAL INCIDENTAL COSTS**		**$**	**105,000**
	TOTAL PRELIMINARY PROJECT BUDGET	*****	**$**	**628,000**

* 2014 Dollars
Add 3% for 2015 Construction
Add 7% for 2016 Construction

FEASIBILITY STUDY
St. Elizabeth Ann Seton Parish
DUNKIRK, NEW YORK

PRELIMINARY PROJECT SCHEDULE



Note: This Schedule is for discussion purposes only and may change pending Fundraising, Site Plan or Diocese approval process.

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STEVEN R. STOELTZING

November 20, 2013

DESIGN MEETING NO. 1 - MINUTES

PROJECT: FEASIBILITY STUDY
ST. ELIZABETH ANN SETON PARISH
DUNKIRK, NEW YORK

PROJ. NO.: 13-123

DATE OF MEETING: November 19, 2013

PARTICIPANTS:
ST. ELIZABETH ANN SETON PARISH
Frank Valone, Trustee
Zen Olow, Trustee
Fr. Dennis Riter, Pastor

SANDBERG KESSLER ARCHITECTURE & ENGINEERING, P.C.
Ronald I. Kessler, R.A., Principal Architect

TEXT OF MEETING

1.1 The purpose of the meeting was to discuss/review multiple solutions for the creation of an accessible multi-purpose room at St. Elizabeth Ann Seton Parish.

1.2 Ron reviewed the advantages and disadvantages of the following solutions:

- Alter a portion of the Rectory to house a meeting room on the first or second floor.
- Renovate the existing garage, build new.
- Build a new meeting space, north of the church.
- Add limited use/limited access (LULA) elevator to gain access to existing basement meeting room.

1.3 A sketch floor plan showing viable 3rd and 4th options above were reviewed at the meeting. All agreed that an addition to the North of the church would work best considering access and construction logistics. Comparative construction costs were also shared.

1.4 Fr. Riter stated that no budget or timeline for construction has been established by the Parish.

1.5 Fr. Riter will locate a boundary survey for the Architect's use in developing a site plan which would indicate changes to the parking lot.

1.6 The Architect will further develop the selected option and forward Fr. Riter a 'Draft' report in December containing the following:

- Scope and Project Budget
- Annotated (colored) floor plan

- Annotated (colored) site plan
- Colored 2-D exterior elevation view

1.7 Air conditioning would be required in lieu of natural ventilation (noise from neighboring railroad tracks would deter open windows).

1.8 Frank mentioned that the report should contain allowances for escalation costs.

1.9 Ron mentioned that as long as a rated separation was constructed between the church and meeting room, and the occupancy load is under 100, then a sprinkler system would not be required.

1.10 Upon approval of the Draft report, a presentation will be made to the council on either January 14th or February 11, 2014.

1.11 Fr. Riter stated that Financial and Diocesan Approval would also be required prior to authorizing the next Phase of design development.

Respectfully submitted,

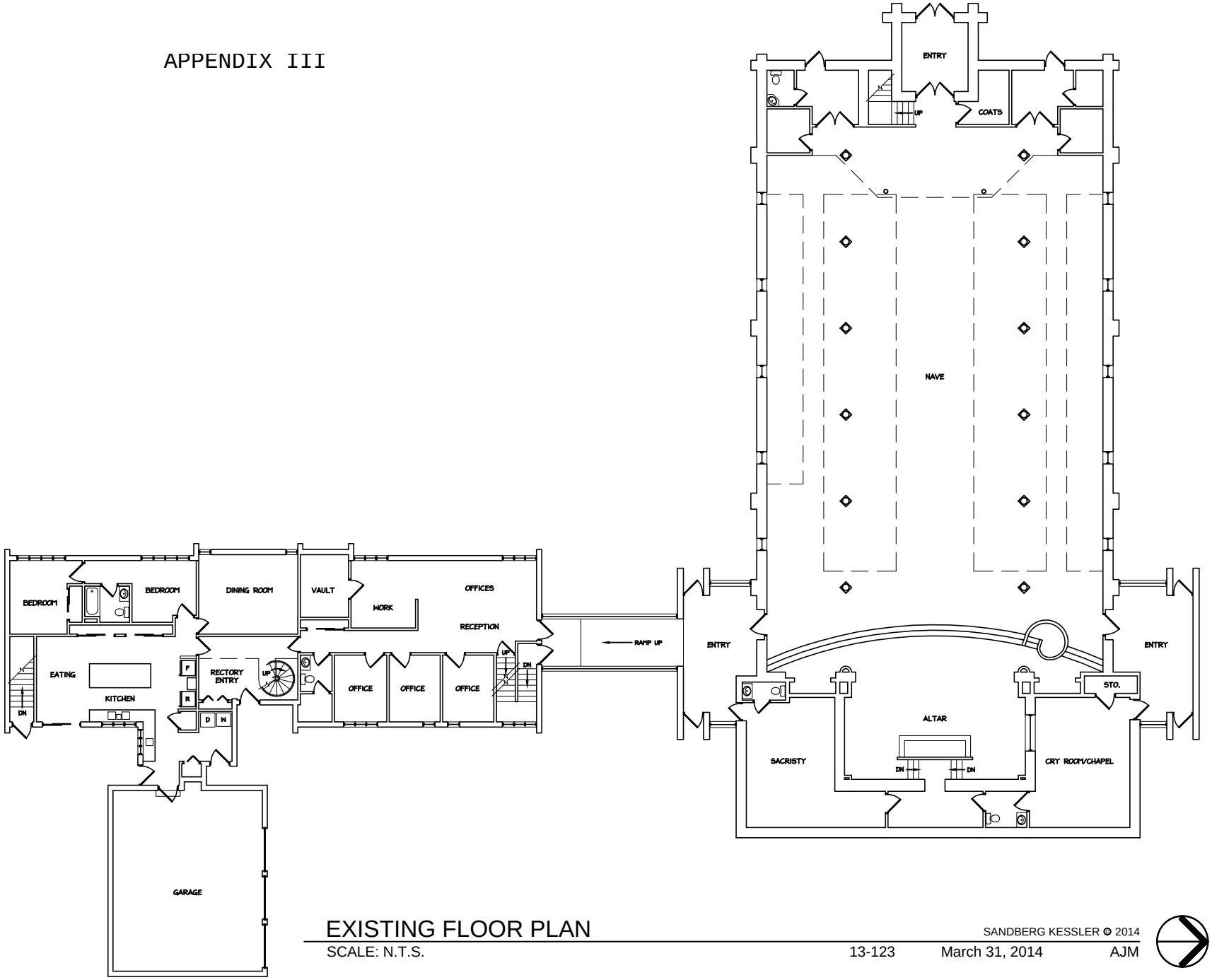
Ronald I. Kessler, R.A.
Project Architect

RIK/mjk

xc: Fr. Dennis Riter (email for distribution)
SAS (email)

These minutes are not intended to be an exact transcript of the meeting, but only to highlight the major issues discussed. Please address any requests for corrections or clarifications to Sandberg Kessler Architecture & Engineering, P.C. within five (5) days of receipt.

APPENDIX III



EXISTING FLOOR PLAN

SCALE: N.T.S.

13-123 March 31, 2014 AJM

FEASIBILITY STUDY

St. Elizabeth Ann Seton Parish

DUNKIRK, NEW YORK

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