

St. Michael Parish Building Committee Meeting Construction Budget Overview & Financial Proforma

December 4, 2019

Father Borowiak, and Randy Chevalier, Saint Michael Parish Building Committee chair, met with representatives of RDG Planning & Design, Sampson Construction and members of the Diocesan Liturgical Commission, the Diocesan Building Commission and Tracy Lockwood, the chief financial officer for the Diocese of Lincoln. Present were, Fr. Dan Rayer, Fr. Jamie Hottovy, Fr. Eric Clark, Msgr. John Perkinton, Fr. Andrew Schwenka, Nick Cusick and Bill Graeve. Representing RDG Planning & Design were Randy Milbrath, Joe Kotulak and Micaela Sharp, and representing Sampson Construction was Ben Huck.

Architect Randy Milbrath of RDG gave an overview of the project to date in terms of the budget [see Sampson Project Estimate Summary on the last page], scope of the site plan and square footage design of both levels, proposed timeline for construction, bidding process, etc.

Architect Joe Kotulak of RDG gave a more detailed description of square footage in terms of space usage on both levels, which includes approximately 930 sq. ft. for the sanctuary area. He explained the social and ministerial usage of the narthex, bride's room, Adoration Chapel, sanctuary and other designated spaces.

Micaela Sharp explained floor finish materials for the narthex, including floor tiles for weather related usage. She exhibited and described faux marble for aisles, carpet for the borders for the faux marble, carpet selections for auxiliary rooms such as bride's room, sacristy, as well as wood finishes for the pews and trim work for casework. In addition, she displayed the base color for walls and exhibited the faux marble underpinning the pews.

Joe Kotulak spoke about ornamentation for the interior the church and exterior brick work or cut stone that will match or complement the existing building.

Randy Milbrath talked about schematic and design development to date. He said these two phases are largely completed and that construction documents are in progress for bid letting which should be conducted by mid-January 2020. He also said the construction for the project will likely be 18 to 20 months.

Nick Cusick then gave an update on the financial status of the project. He began with an overview of the current status of the most recent capital campaigns which are scheduled to be completed by the end of the calendar year 2020. He also spoke about initial plans for a five-year capital campaign. He explained the details of the financial pro forma which has been determined for the construction project [see Financial Proforma below].

**St. Michael Phase 2
Financial Proforma
as of December 1, 2019**

Estimated Phase 2 Costs:

Construction Costs	\$10,200,000
Architectural & Engineering Fees, Testing, Etc.	\$ 1,100,000
Liturgical Furnishings, Fixtures and Art	\$ 900,000
Lower Level Furnishings	\$ 100,000
Prefunding of 5 Years of Increased Operating Expenses	\$ 500,000
2020 Capital Campaign Fundraising Costs	\$ 150,000
* Updated Estimated Dial Interest	\$ 500,000
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TOTAL ESTIMATED PHASE 2 COSTS	\$13,450,000

*Assumes 4.25% interest rate.

Source of Funds:

Cash on Hand 12/1/19	\$5,186,000
Project Costs Already Paid	\$ 232,000
* Estimated Collectable Pledges from 2014-15, 2017-18 Campaign and Major Additional Pledges (\$2 million x2)	\$4,600,000
** Required Minimum Net Proceeds from 2020-21 Capital Campaign	\$3,500,000
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TOTAL FUNDING	\$13,518,000

*Excludes estimated additional pledge uncollectables.

** Excludes 10% estimated uncollectable pledges.

PROJECT ESTIMATE SUMMARY



Project: St. Michael Church Addition - 2A & 2B
Owner: St. Michael Catholic Church
Architect: RDg & The Clark Enersen Partners
Estimate: Design Development Estimate (Rev 1)
Duration: 18 Months

Date: November 7, 2019
Estimator: BH
Building SF: 35,937
Parking Stalls: 125 (new)
Site Area (Acre): 4.92

DIRECT COSTS SUMMARY

Division	Division Description	Cost	Building Cost/SF	% of Building Total
02	Existing Conditions	\$31,944	\$0.89	0.39%
03	Building Concrete	\$524,992	\$14.61	6.39%
04	Masonry	\$621,136	\$17.28	7.56%
05	Metals	\$1,280,711	\$35.64	15.58%
06	Wood, Plastics, Composites	\$382,398	\$10.64	4.65%
07	Thermal & Moisture Protection	\$408,215	\$11.36	4.97%
08	Doors & Windows	\$346,865	\$9.65	4.22%
09	Finishes	\$1,606,457	\$44.70	19.54%
10	Specialties	\$129,125	\$3.59	1.57%
11	Equipment	\$0	\$0.00	0.00%
12	Furnishings - Liturgical Painting, Art, Furnishings & Pews	By Owner	\$0.00	0.00%
13	Special Construction	\$0	\$0.00	0.00%
14	Conveying Equipment	\$120,000	\$3.34	1.46%
21	Fire Suppression	\$147,342	\$4.10	1.79%
22	Plumbing	\$378,600	\$10.54	4.61%
23	Heating, Ventilation, Air Conditioning, Geothermal	\$1,071,300	\$29.81	13.03%
26	Electrical/Fire Alarm	\$1,046,815	\$29.13	12.73%
27	Communications - AV Budget	\$125,000	\$3.48	1.52%
28	Electronic Safety & Security	\$0	\$0.00	0.00%
TOTAL BUILDING COSTS		\$8,220,899	\$228.76	100.00%
Division	Division Description	Cost	Site Cost/Acre	% of Site Total
31	Earthwork	\$307,488	\$62,498	34.03%
32	Exterior Improvements	\$509,041	\$103,464	56.33%
33	Utilities	\$87,125	\$17,708	9.64%
TOTAL SITE COSTS		\$903,654	\$183,669	100.00%

INDIRECT COSTS SUMMARY

Description		Cost	Building Cost/SF	
Preconstruction services	1 ls	\$7,000	\$0.19	
Building permit/Plan review fees	0.00%	\$0	\$0.00	by Owner
Capital facility fees	\$0.00 /sf	\$0	\$0.00	by Owner
City use tax	0.00%	\$0	\$0.00	Exempt
State sales tax	0.00%	\$0	\$0.00	Exempt
Builder's risk insurance	0.21%	\$19,162	\$0.53	
Performance & payment bond	0.42%	\$38,323	\$1.07	
Construction cost escalation	0.00%	\$0	\$0.00	
Construction contingency	4.00%	\$364,982	\$10.16	
General Conditions*	4.70%	\$446,008	\$12.41	
Sampson fee	2.30%	\$229,840	\$6.40	
TOTAL INDIRECT COSTS		\$1,105,315		
TOTAL DIRECT & INDIRECT COSTS		\$10,229,867	\$284.66	Per SF of Building

Footnotes

Explanation, examples, and scope of work for each division

- 02 interior and exterior demolition where buildings will meet
- 03 footings, poured walls
- 04 concrete block, brick, cut stone
- 05 structural steel, framing studs
- 06 casework, interior, finishes, trim
- 07 roof, insulations, water sealants
- 08 exterior windows
- 09 drywall, acoustical ceiling
- 10 fire extinguishers, toilets, etc.
- 14 elevators
- 22 domestic plumbing, sanitary sewer
- 31 grading, excavation
- 32 paving and parking lot
- 33 storm sewer

*General Conditions - Everything necessary for the construction of the building

- 1) superintendent
- 2) project manager
- 3) dumpsters
- 4) safety