



Project 2020 Design Phase

St. Nicholas Greek Orthodox Church

Townhall

15 September 2019

Agenda

1. Project Update
2. Responses to Comments Received
3. Architectural Drawings
4. Cost Estimates and Alternatives
5. Next Steps

Project 2020

PROJECT UPDATE

Project Update

- June 2nd General Assembly approved \$110,000 for pre-construction work (design, permitting, etc.)
- Demetriou Architects started renderings and drawings in July
- Fundraising continues

Financial Update

as of August 31 st	
Project 2020 Funds in Hand	520,801
Project 2020 Remaining Pledges	67,853
Project 2020 Expected Total	\$588,654
<i>Amount Remaining Unfunded</i>	<i>\$61,346</i>
<i>Other Funds</i>	
<i>General Building Fund</i>	<i>\$64,111</i>
<i>Unrestricted Savings*</i>	<i>\$465,841</i>

* This represents all of the Church's funds not designated for specific special projects. It includes emergency funds and the approximately \$100,000 of Greek Festival "seed money".

Project 2020

RESPONSES TO COMMENTS RECEIVED

Comments Received

- Front Design: Marble versus Brick
- Windows: Lighting & Security
- New Ramp
- New Furniture and Arrangements

Front design: Marble versus Brick

Several comments were received about the initial design which included marble tile at the exterior front façade. This has been changed to brick veneer with accent trim to more closely align with the existing structure, as most commenters suggested.

Windows: Lighting & Security

In keeping with Byzantine tradition, no new windows are planned in the Narthex. Indirect natural light will come from the Sanctuary and Stairwell spaces. To monitor the outside for security purposes, there will be peep holes in the main entrance doors. Furthermore electrical conduits will be provided within the ceiling framing to accommodate future camera monitoring and sound systems, if desired later.

New Ramp

A new ramp would have to extend across a large portion of the exterior of the upper hall, in order to not be too steep. This would intrude into the space taken up by the current ramp. Tearing out the current ramp would be required. That would in turn force a partial remodel of the upper hall. This is not in scope for this project. It makes more sense to add a ramp later, in conjunction with a planned renovation of the entire upper hall.

New Furniture and Arrangements

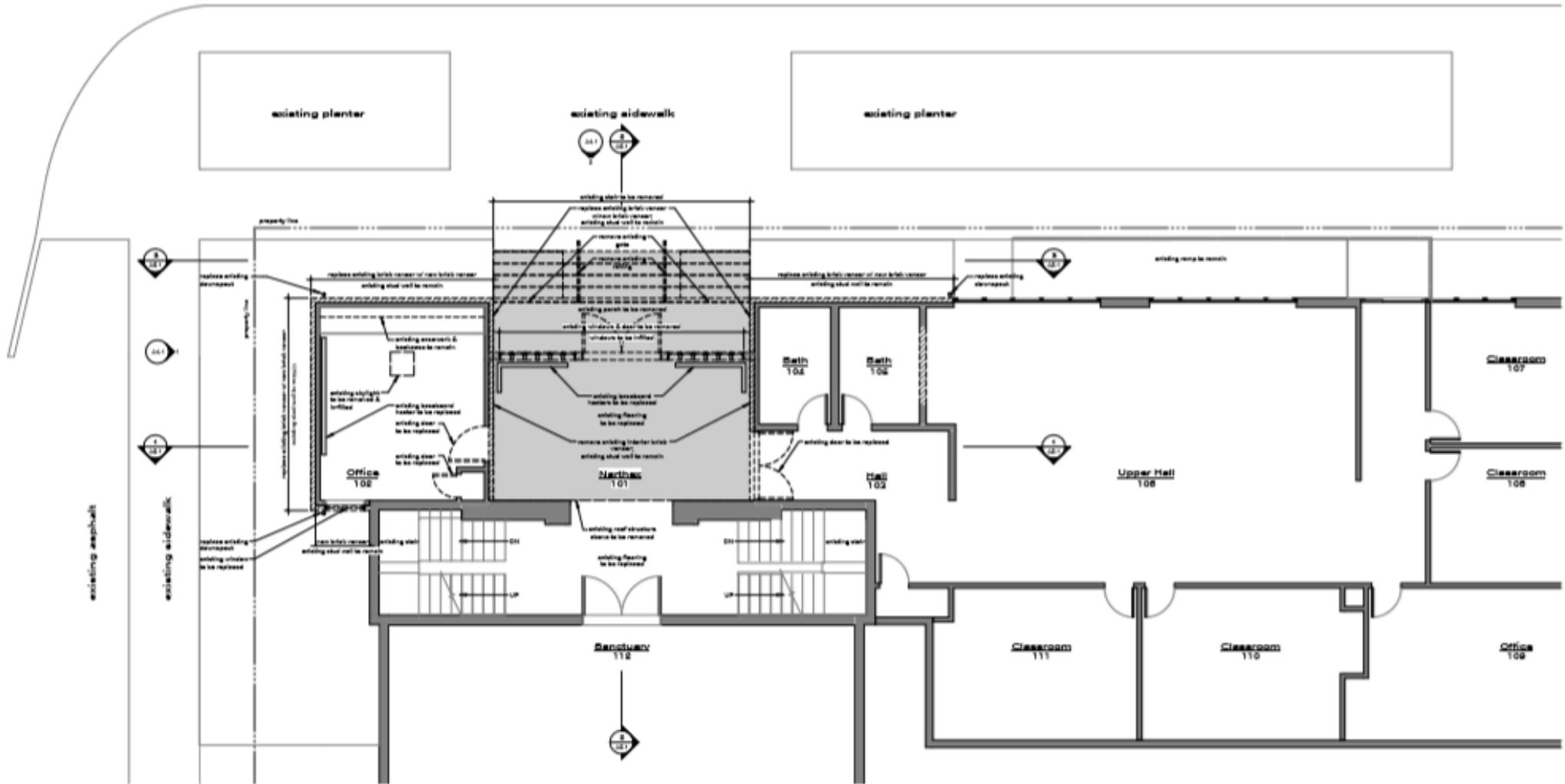
Several commenters had suggestions about new furniture or arrangement of existing furnishings. One person suggested an adult baptismal font, one person suggested moving the candles, and one suggested moving the greeter's desk. The space available does not accommodate any "built-in" furniture. The project does not include purchasing new furniture. Changes to the arrangement of the existing furniture can be made outside the project.

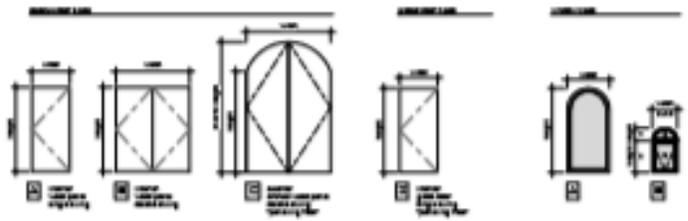
Project 2020

ARCHITECTURAL DRAWINGS

Basic Rendering







Window Schedule									
No.	Description	Size	U-Value	Sound	Glazing	Frame	Notes	Area	Volume
1	Window 1000mm x 1500mm	1000 x 1500	1.2	25	4	1		15.0	22.5
2	Window 1000mm x 2000mm	1000 x 2000	1.2	25	4	1		20.0	30.0
3	Window 1000mm x 2500mm	1000 x 2500	1.2	25	4	1		25.0	37.5
4	Window 1000mm x 3000mm	1000 x 3000	1.2	25	4	1		30.0	45.0

Door Schedule									
No.	Description	Size	U-Value	Sound	Frame	Notes	Area	Volume	
1	Door 1000mm x 2000mm	1000 x 2000	1.2	25	1		20.0	30.0	
2	Door 1000mm x 2500mm	1000 x 2500	1.2	25	1		25.0	37.5	

Glass Schedule									
No.	Description	Size	U-Value	Sound	Frame	Notes	Area	Volume	
1	Glass 1000mm x 1500mm	1000 x 1500	1.2	25	1		15.0	22.5	
2	Glass 1000mm x 2000mm	1000 x 2000	1.2	25	1		20.0	30.0	
3	Glass 1000mm x 2500mm	1000 x 2500	1.2	25	1		25.0	37.5	
4	Glass 1000mm x 3000mm	1000 x 3000	1.2	25	1		30.0	45.0	

symbol legend



plan noise

1. All noise is to be assessed in terms of peak level in dB(A).
2. Assessment is to be based on the noise level in the room at the time of the assessment.
3. Assessment is to be based on the noise level in the room at the time of the assessment.
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opaque door noise

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glassed door noise

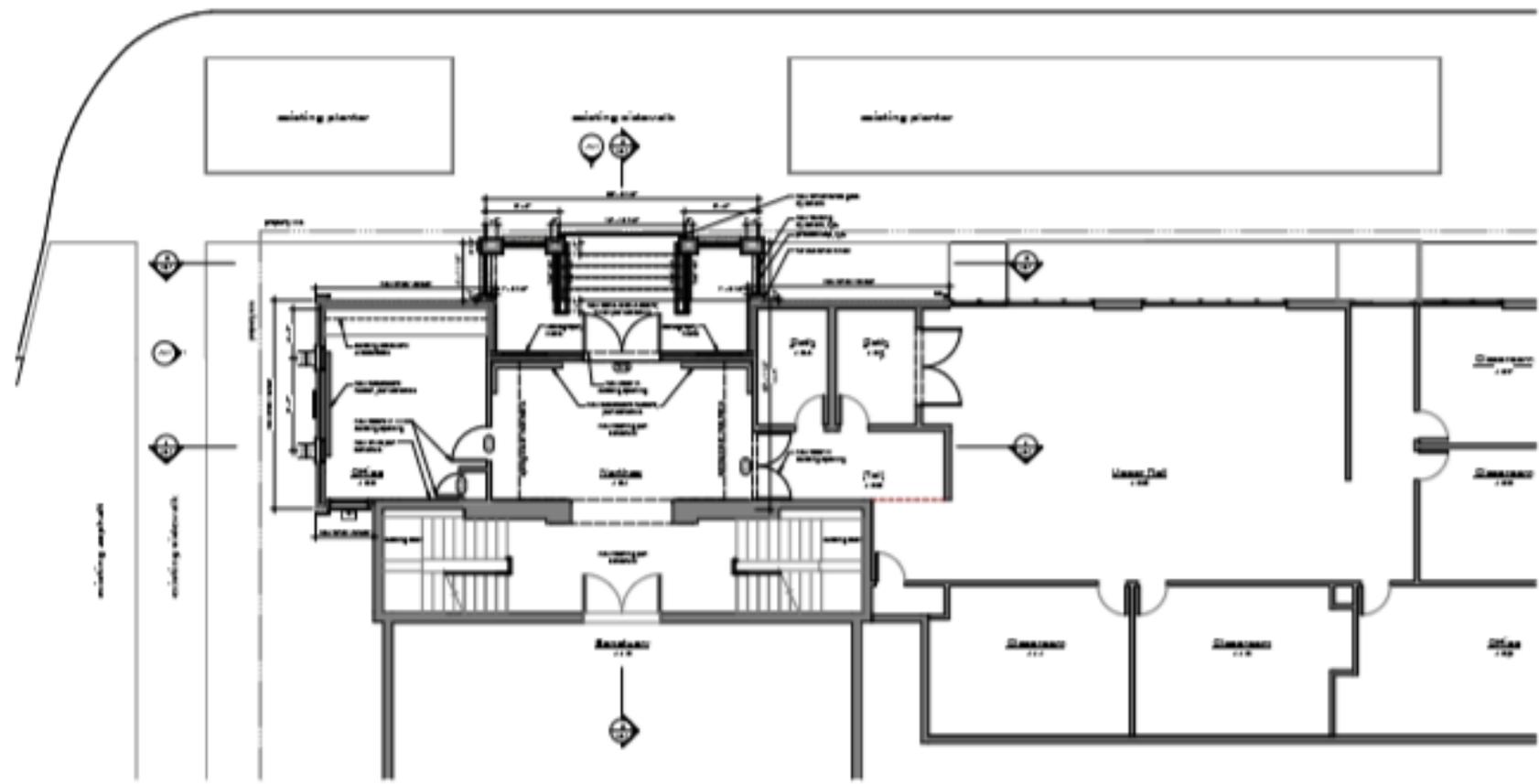
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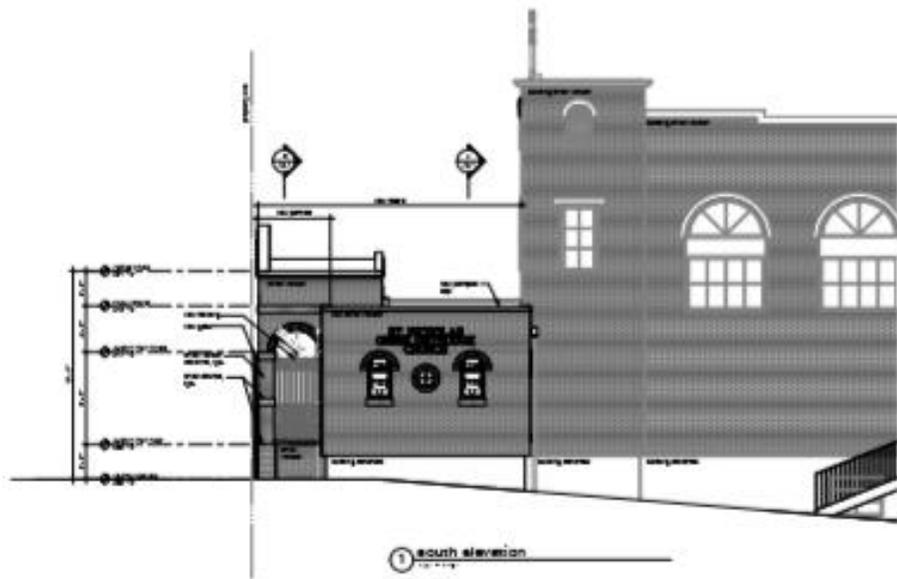
window noise

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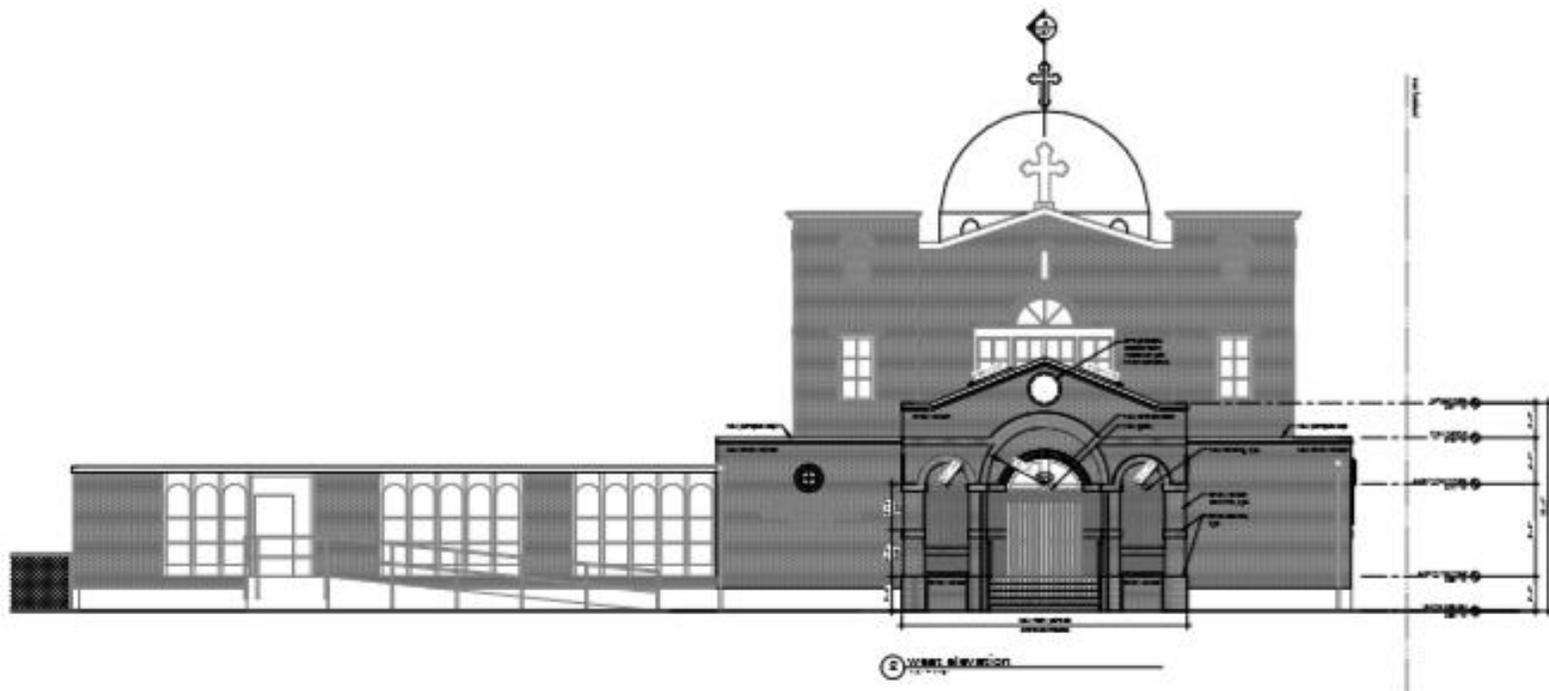
"Notes to be updated"

Yabima Avenue

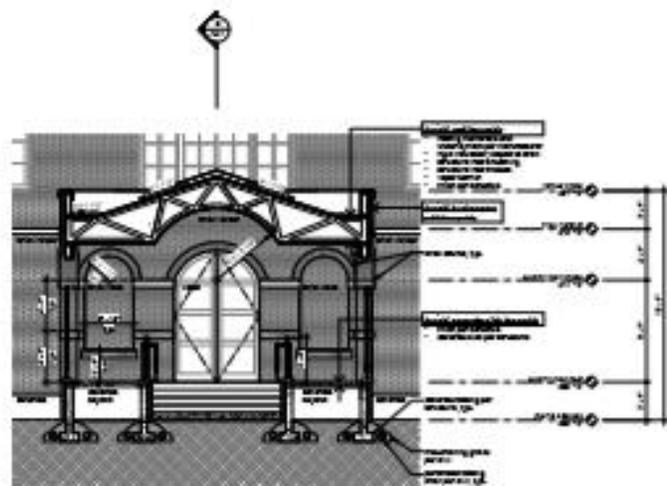




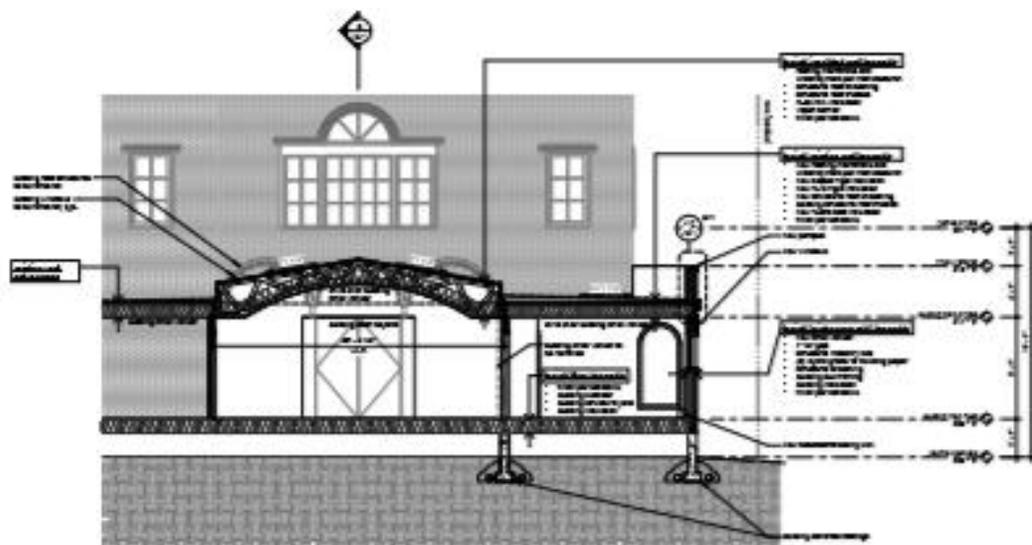
1 south elevation
1:100



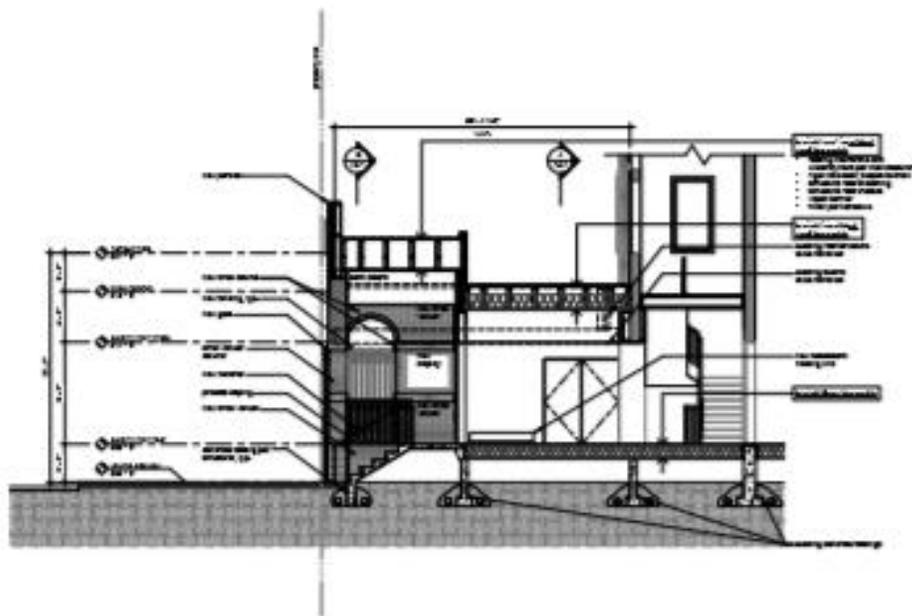
2 west elevation
1:100



2 N/S through Funicular



1 N/S through Nambhar



Project 2020

COST ESTIMATES AND ALTERNATIVES

Project 2020 Grand Summary

Pre-Construction	\$110,000
City-Mandated Site Improvement	\$140,000
Narthex Renovation	
Construction Costs	\$330,000
Contingency	\$35,000
Sales Tax	\$35,000
TOTAL EXPENSES	\$650,000



TODAY'S
DISCUSSION

Narthex Renovation Essentials

Project Setup & Building Demolition	\$36,930
New Building Rough-In (<i>e.g.</i> entry steps, wall framing, new roof structure)	\$60,480
New Brick & Masonry and Other Exterior Trims & Finishes	\$120,520
Painting and Other Interior Finishes	\$28,880
New Baseboard Heat	\$2,000
New Electrical	\$11,000
General Contractor	\$62,354
TOTAL	\$322,164

**Budget for
Construction =
\$330,000**
\$7,836 under budget

**Budget for
Construction +
Contingency =
\$365,000**
\$42,836 under budget
with contingency

Renovation Essentials Details

Temporary dust & egress walls.	200.00	SF	\$6.00	\$1,200.00	At east & north Narthex interior openings, 10 LF x 10' x 2
Temp. protection at entry area to be demo'd.	1.00	LS	\$4,000.00	\$4,000.00	At Narthex entry door wall & barrel roof area that gets removed
Add for a temporary access doors.	2.00	LS	\$1,200.00	\$2,400.00	Allowance at temporary east Narthex opening and entry
Other coordination & logistics.	1.00	LS	\$5,000.00	\$5,000.00	Allowance for temporary access and maintenance of it
Demo exterior entry steps & landing.	300.00	SF	\$9.00	\$2,700.00	Existing exterior entry to be completely replaced
Remove interior finishes.	1,100.00	SF	\$3.00	\$3,300.00	Primarily carpet in Narthex area, ceilings in Office & Narthex.
Add for electrical demolition.	2.00	LS	\$1,200.00	\$2,400.00	Removal of small fixtures and some rough-in remodel areas.
Balance of interior demolition.	2.00	MD	\$640.00	\$1,280.00	Some furring, minor fixtures, specialties and pick-up.
Remove brick veneer & exterior wall finishes.	900.00	SF	\$2.50	\$2,250.00	At both exteriors and interior, roughly 90 LF x 10'
Add for asbestos abatement & monitoring.	1.00	LS	\$2,000.00	\$2,000.00	Allowance, assumed to be very minor.
Remove barrel roof structure area.	600.00	SF	\$6.00	\$3,600.00	A wood structure with four membranes, no asbestos
Remove balance of roofing & flashings.	400.00	SF	\$4.00	\$1,600.00	Four roofing membranes over existing roof deck that remains.
Clean-up, maintenance & coordination.	8.00	MD	\$650.00	\$5,200.00	Allowance, including weather protection
				<i>Project Set-Up & Building Demolition:</i>	\$36,930.00
New footings & plinths.	4.00	LS	\$900.00	\$3,600.00	A3.2, 2/A4.1, 4'x4'x1' plus plinth premium under HHS columns
Add for continuous footings & stem wall.	40.00	LF	\$200.00	\$8,000.00	A3.2, at main entrance, 8" x 4' walls on 2' x 1' footings
New exterior entry steps & landing.	400.00	SF	\$15.00	\$6,000.00	A3.2, 2/A5.1, new steps, landings and tie-ins
Entry facade area wall framing & sheathing.	720.00	SF	\$12.00	\$8,640.00	40 LF x 18' average with sheathing at both sides
Framing & sheathing at new entrance wall.	360.00	SF	\$9.00	\$3,240.00	30 LF x 12' average with sheathing at exterior side
Add for HHS columns.	4.00	Ea	\$1,000.00	\$4,000.00	A3.2, 2/A4.2, under ends of front arches, +8'.
Add for pre-fab arched lintels.	8.00	Ea	\$600.00	\$4,800.00	A4.1, at main entry area, 1@ 5' R, 4 @ 2' R, 1 @ 4' R
Exterior wall repairs & modifications.	600.00	SF	\$5.00	\$3,000.00	40 LF x 15' avg.
New vaulted roof structure.	600.00	SF	\$16.00	\$9,600.00	A3.2, A4.1, 1/A5.1, initially figured as straight gable
Repairs & modifications @ existing roofs.	400.00	SF	\$6.00	\$2,400.00	Allowance at existing exposed roof decks that remain
Tie-ins, pick-up & coordination.	10.00	MD	\$720.00	\$7,200.00	Allowance, includes masonry blockouts.
				<i>Building Rough-In:</i>	\$60,480.00

Narthex: Highly-Recommended Add-Ins

Framed parapet wall extensions.	\$3,360
Premium for an arched roof structure.	\$2,400
Replace Father's office window.	\$1,200
Add for arched window lintel headers.	\$300
Add for brick veneer at parapet walls.	\$3,840
Add for arched soffit premium.	\$3,000
Ornamental entry fencing & gages.	\$8,000
Add for arched ceiling premium.	\$2,100
Tile flooring premium.	\$5,000
Add for conduit rough-in.	\$1,000
General Contractor	\$7,248

TOTAL:
\$37,448

This would bring total to \$359,612 before sales tax, which would use all but \$5,388 of contingency.

Renovation Highly-Recommended Details

NARTHEX AREA REPLACEMENT & RENOVATION, HIGHLY RECOMMENDED SCOPE PREMIUMS:

Framed parapet wall extensions.	240.00	SF	\$14.00	\$3,360.00	On top of existing exterior side walls, with bracing, 60 LF x 4'
Premium for an arched roof structure.	600.00	SF	\$4.00	\$2,400.00	A3.2, A4.1, 1/A5.1, over new Narthex and exterior entry
Replace Father Seraphim's window.	1.00	Ea	\$1,200.00	\$1,200.00	2' x 1.5' hopper with half round above.
Add for arched window lintel header.	1.00	Ea	\$300.00	\$300.00	At east wall of Father's office.
Add for brick veneer at parapet walls.	120.00	SF	\$32.00	\$3,840.00	A4.1, A5.1, at north and south ends beyond façade, 60 LF x 2'
Add for arched soffit premium.	300.00	SF	\$10.00	\$3,000.00	Premium over main entry.
Ornamental entry fencing & gages.	8.00	Ea	\$1,000.00	\$8,000.00	A4.1, A5.1, allowance for safety & security
Add for arched ceiling premium.	350.00	SF	\$6.00	\$2,100.00	Over Narthex interior space.
Tile flooring premium.	500.00	SF	\$10.00	\$5,000.00	With an eagle and other accent features.
Add for conduit rough-in.	1.00	LS	\$1,000.00	\$1,000.00	Allowance for future monitoring and sound systems.
Construction Cost Total Before Mark-Ups:			\$30,200.00		
<i>Add 24% for General Contractor Mark-Ups:</i>			<i>\$7,248.00</i>		
Construction Cost With General Contractor Mark-Ups:			\$37,448.00		

HIGHLY RECOMMENDED SCOPE PREMIUMS

Narthex: “Wouldn’t It be Nice...”

New architectural entry doors.	\$9,000
New office windows.	\$2,400
Arched window lintel headers.	\$600
South side church logo.	\$3,000
South side church sign lettering.	\$3,000
Exterior specialties & pick-up.	\$1,500
New GWB between stairwells.	\$2,240
Premium for new interior doors.	\$10,000
Interior trim specialties & pick-up.	\$3,500
New exhaust in Narthex.	\$2,500
General Contractor	\$9,058

**TOTAL:
\$46,798**

This would bring total budget to \$406,410 before sales tax, which is about \$41,410 above budget.

Renovation “Nice-to-Have” Details

NARTHEX AREA REPLACEMENT & RENOVATION, IT WOULD BE NICE HAVE SCOPE PREMIUMS:

Premium for new architectural entry doors.	2.00	Ea	\$4,500.00	\$9,000.00	Custom, oversized, with new panic hardware
New office windows.	2.00	Ea	\$1,200.00	\$2,400.00	2' x 1.5' hopper with half round above.
Add for arched window lintel headers	2.00	Ea	\$300.00	\$600.00	At south wall of Father's office.
New church logo.	1.00	Ea	\$3,000.00	\$3,000.00	Between new windows at 1/A4.1 south wall
New church lettering.	30.00	Ea	\$100.00	\$3,000.00	Over new windows and church logo at south wall
Exterior specialties & pick-up.	1.00	LS	\$1,500.00	\$1,500.00	Allowance for possible new outside display case and misc
Add for possible new GWB between stairwells.	560.00	SF	\$4.00	\$2,240.00	Between Narthex & Sanctuary beyond stairs, 40 LF x 14' avg
Premium for new interior doors.	5.00	Ea	\$2,000.00	\$10,000.00	Allowance, at doors leading into Sanctuary, Hall & Office
Interior trim specialties & pick-up.	1.00	LS	\$3,500.00	\$3,500.00	Allowance, scope to be determined, does NOT include icons
New exhaust in Narthex.	1.00	LS	\$2,500.00	\$2,500.00	Allowance, scope to be determined.
Construction Cost Total Before Mark-Ups:			\$37,740.00		
<i>Add 25% for General Contractor Mark-Ups:</i>			<i>\$9,057.60</i>		
Construction Cost With General Contractor Mark-Ups:			\$46,797.60		
					<u>IT WOULD BE NICE TO HAVE SCOPE PREMIUMS</u>

Narthex: “Wouldn’t It be Nice...”

Currently, most items in the “wouldn’t it be nice...” category are beyond scope and budget. Parishioners are welcome to give feedback about which of these item(s), if any, they would prefer. The Project 2020 Committee will also entertain donations for line items, if feasible.

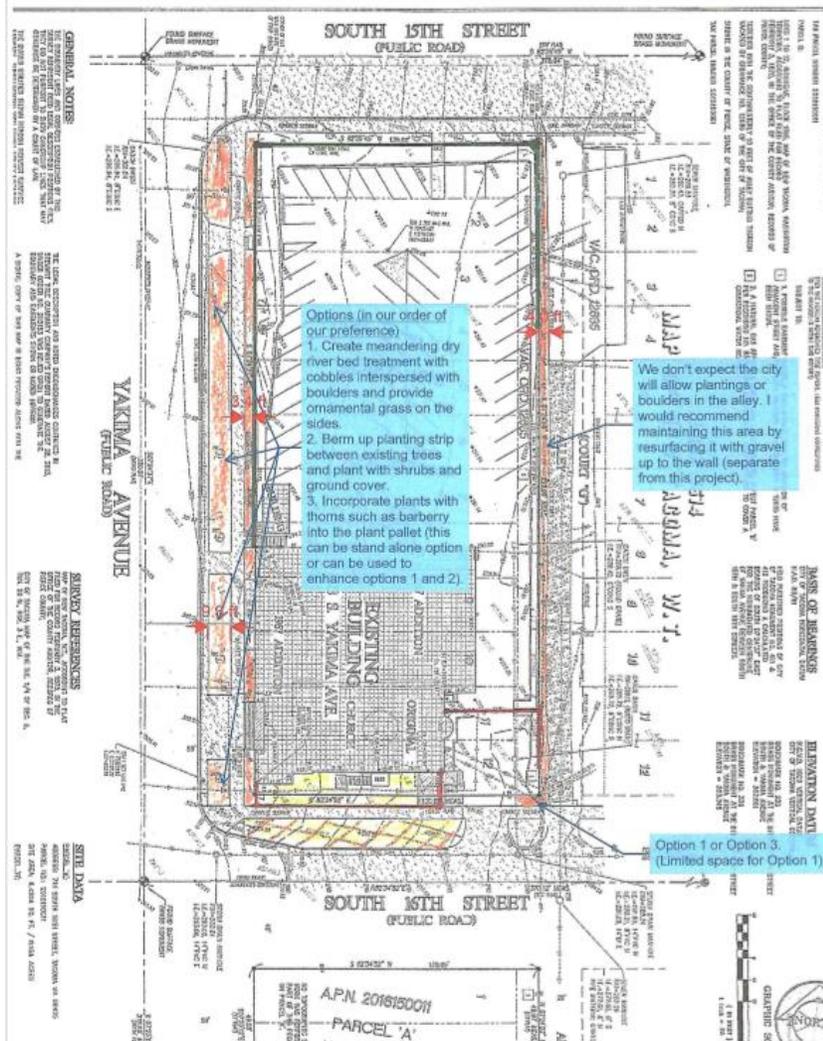
Project 2020

NEXT STEPS

Site Upgrade Discussion October 20th

City-Mandated Site Perimeter Upgrades and Potential Enhancements

We will discuss options and costs to fulfill City mandates, as well as possibilities to harden the landscaping against trespassing, fence the south side of the site & parking lot entry, and fence the north parking lot perimeter.



Timeline

- Next Town Hall: **October 20th**
Focus: Site Upgrades
- **General Assembly October 27th**
Final authorization to spend funds on project.

When will construction begin?

The tentative bid opening date is planned for February 2020 after permitting approval. This is typically the best time of the year to receive competitive bids from the owner's standpoint. The timing also provides 2 to 2-1/2 months to get contracts in order and provide the awarded contractor time to pre-plan, procure materials, and get off to a running start when ground breaking takes place shortly after Pascha.