

CAGE TECHNICAL SERVICES
CONSULTING ENGINEERS

St Joseph Parish Hall
(updated 4/12/16)

Table 1 Projected Maintenance & Replacement Costs

Lump sum to save for 10 yr life cycle items	\$24,730
OR	
Annual set aside for 10 yr life cycle items (Exterior and interior re-painting, PV system inverter, carpet tiles, kitchen refrigeration equipment: PV=\$18,400)	\$2,157

Table 2 Projected Operating Costs (yearly)

Heating*	\$0
(geothermal ground source heating system)	
Electric*	\$0
(photovoltaic roof panel electrical generating system)	
Propane	\$200
(kitchen range)	
Water & sewer	\$950
(same as current cost of church & rectory combined w/o outside watering)	
Solid Waste	\$1368
(residential pick up service, 1x/wk)	
Snow Removal	\$4500
(around doors and entry walkways, all 4 sides)	
Insurance	\$8000
(\$1.8M building replacement cost)	
Light Bulbs	\$500
(indoor and outdoor)	
Supplies	\$1500
(TP, hand towels, trash can liners, hand soap, floor cleaner, dishwasher detergent, etc.)	
Weekly Cleaning	\$8320
(4 hrs/wk)	
 Total	 \$25,338
*Building is designed to be a “net-zero” energy building, meaning our yearly energy cost for heating, cooling and electricity should be zero.	

Building Fund Balance (as of 4/1/16)	\$ 1,839,000
Set-aside to cover shortfall for first 7 years of projected O&M costs ((\$25K for 10 yr life cycle cost items, \$25K/yr operating costs)	\$ 200,000 _____
Balance available for building construction (including design and project management costs)	\$ 1,639,000