



CAGE TECHNICAL SERVICES
CONSULTING ENGINEERS

Parish Hall Status Report
June 13, 2017

November 2016

- Solicited additional bids for metal building systems from Delta Buildings (built St Joachim's hall in Lockeford) and CBC Steel Buildings with downsized design. All bids were similar to Star Metal Building's original bid at approx. \$150K but did not include needed customizations. After consulting with Fr. Jorge, abandoned the metal building concept as a base for the building and switched to wood framed structure.
- Approved contract revision for Gabbart & Woods to engineer the building as a wood framed shell with select steel components where needed. Original contract \$5,800, new contract \$13,948. (+\$8,148) Includes \$1,948 already spent to support operable wall support beam design.
- Revised renderings of the hall were completed.
- Revised the kitchen plan to include a floor sink in the concrete slab floor that would be needed if a commercial kitchen was ever developed. Kitchen was scaled back to be very basic, just for parish use. Commercial hood with full fire suppression and makeup air system is part of kitchen design. No equipment (i.e. sink, refrigerator, counters, etc.) are included in plans. Does include a pass-through counter with a roll up door that connects to the hallway.

December 2016

- Gabbart & Woods completed the structural design of the downsized hall with full plans and structural calculations
- Marcus Romani completed the full mechanical system design of the building for plan check.
- Title 24 Energy compliance documentation was revised for plan check submittal.
- Triad revised the site and grading plan for plan check submittal.
- Robert Creasy got back to town and completed a full plan check submittal set and submitted the package on December 30, 2106. Last day to submit before the building code changed. Was missing many final architectural details but was adequate for project submittal.

January & February 2017

- Initial plan check comments came back and first round of plan revisions and responses were submitted.
- Dealt with some snow storage issues with Dean Taff's property at south end of lot. Added a 6 ft high block wall at the property line along the full length of Dean Taff's property to the parish hall site plan to minimize any snow from the new building contributing to the collapse of his illegal deck. He has a habit of shoveling the snow from his illegal deck onto our property right where we will

be needing to store snow to prevent snow from our new building from damaging his property. This is something we will have to monitor.

March 2017

- Robert Creasy worked with Modernfold to finalize the detail detailed of our operable wall system.
- Hired David Baumwohl to help obtain an easement from The Lodges HOA for a new fire hydrant to service the hall. Required by the Fire Dept.

April 2017

- Robert worked all the final, detailed architectural specifications, including windows, doors, hardware, bathroom fixtures and partitions. Updated architectural plans.

May 2017

- Met with Corrine Brown & Robert Creasy to finalize all the interior finishes and colors for the hall. Corrine will create a specification book to include in the project manual for the building.
- Negotiated a different location for the new fire hydrant that didn't require an easement from The Lodges. Much lower cost location.
- Robert prepared a request for bids letter for interested general contractors.
- Solicited 3 well qualified general contractors to bid on the new hall: Gerry Laframboise (parishioner), Greg Enright & Gerren Philbrook. Greg Jennison reviewed and approved all three as highly qualified.

June 2017

- All agencies approved plans and after fees are paid and a licensed contractor is selected, a building permit will be issued by the Town. Fees still owed are \$49,336.09 to the Town & \$ 1438.50 to the School District.
- Had a phone consult with Msgr Ryan and Doug Adel to review the "final working drawings" of the building. Answered questions and sent them plans to review. Follow up letter on June
- Reviewing project expenditures for compliance to contracts. G&W is OK. Still need to meet with Robert Creasy for review of his contract compliance. Cost of fall re-design was \$22,562.50 (preliminary, pending confirmation with architect)
- See Parish Center billings document maintained by Helen Shepard for details of expenditures.
- \$1,414,043 available for construction (preliminary, includes fees & all site work). For a 4001 sq ft building, that translates into \$308/sq ft available for construction.

Kathy Cage
St Joseph Parish Hall Project Manager