

HOLY FAMILY PARISH

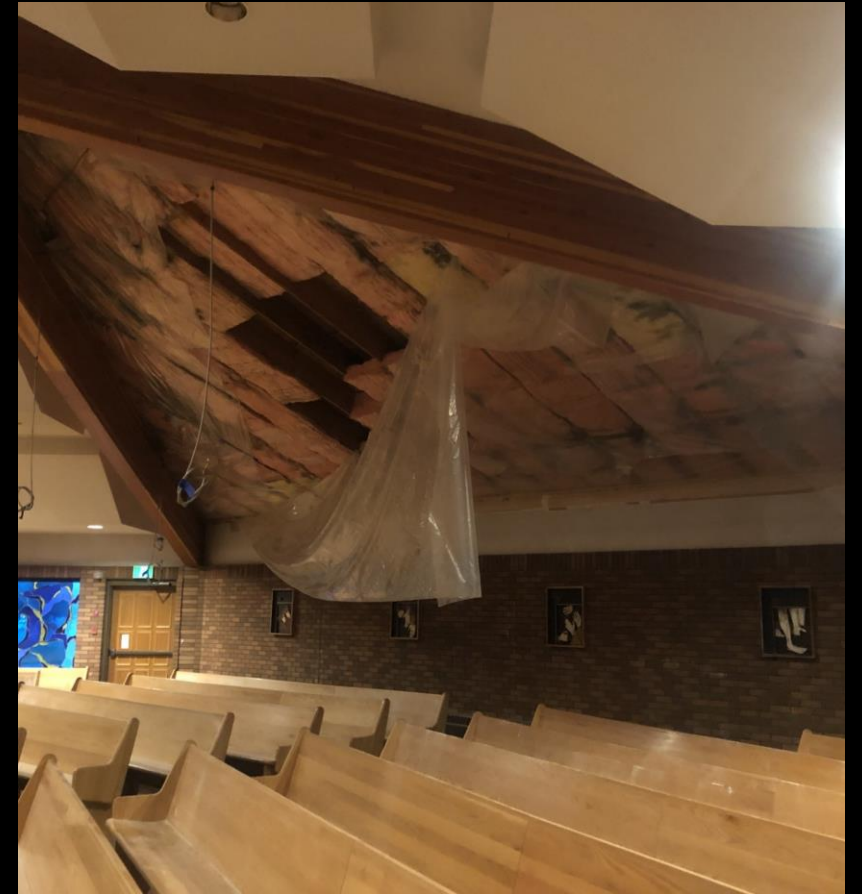
BUILDING RESTORATION
COMMITTEE

JANUARY 2024



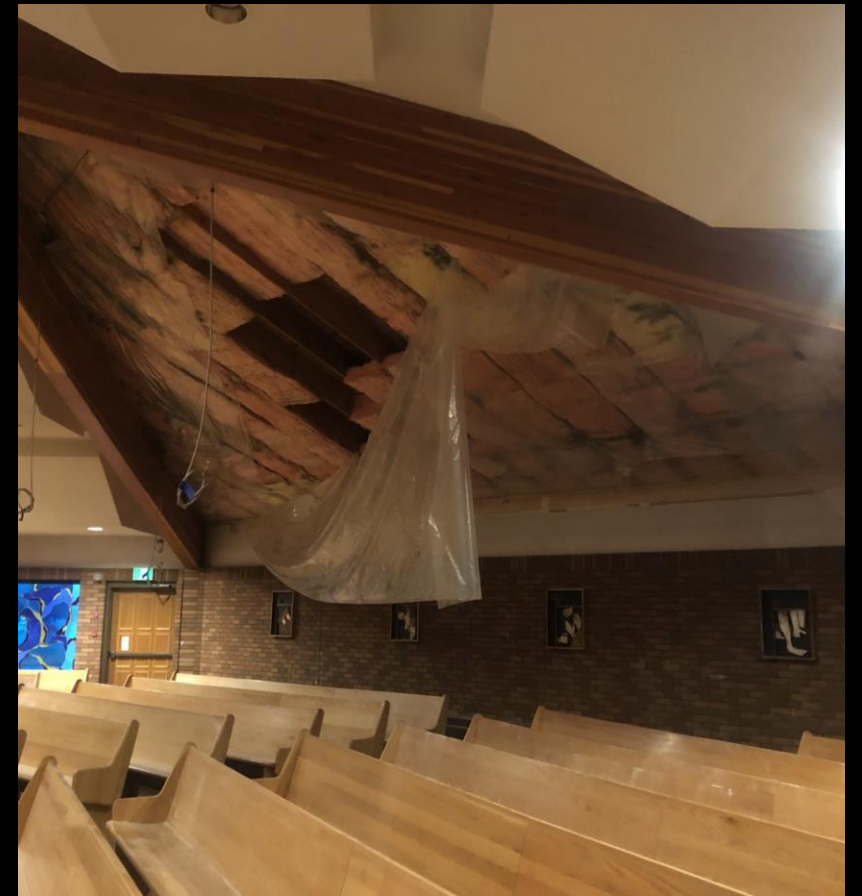
● Building Construction/Failure Cause

- Collapse - Feb 26, 2023, 8:40 am
- Failure assessment completed by Stantec including roof inspection/destructive testing in the Nave area.
- Revised draft report received December 22, 2023.
- Original construction in accordance with the design plans and building code at the time.



● Building Construction/Failure Cause

- Nails used to support the lighting boxes were sufficient and in accordance with code at the time/current.
- Lack of ventilation and accumulation of moisture within the roof/ceiling space created a “wet” condition which resulted in wood expansion, loosening of the nails and the ceiling failure.
- Moisture origin is from the building space through the vapour barrier and not from the roof.



● Restoration Project Scope/Construction Cost – Insurance Claim, Project 1.1 (2024)

- New building code coming into effect in January 2024 no longer allows the current roof/ceiling system.
- Ceiling cannot just be repaired as is and requires redesign to meet the new building code.
- Chosen option suspends a new ceiling below the roof from the glulam beams to create an air space and ventilation above the ceiling and beneath the roof.
- Openings will need to be created/confirmed around the building perimeter to the soffits and vents installed on the roof.
- A new lighting design and system will be required and supported from the new ceiling.
- All of this work plus professional fees are being pursued with the insurer who has proposed limited compensation to date.

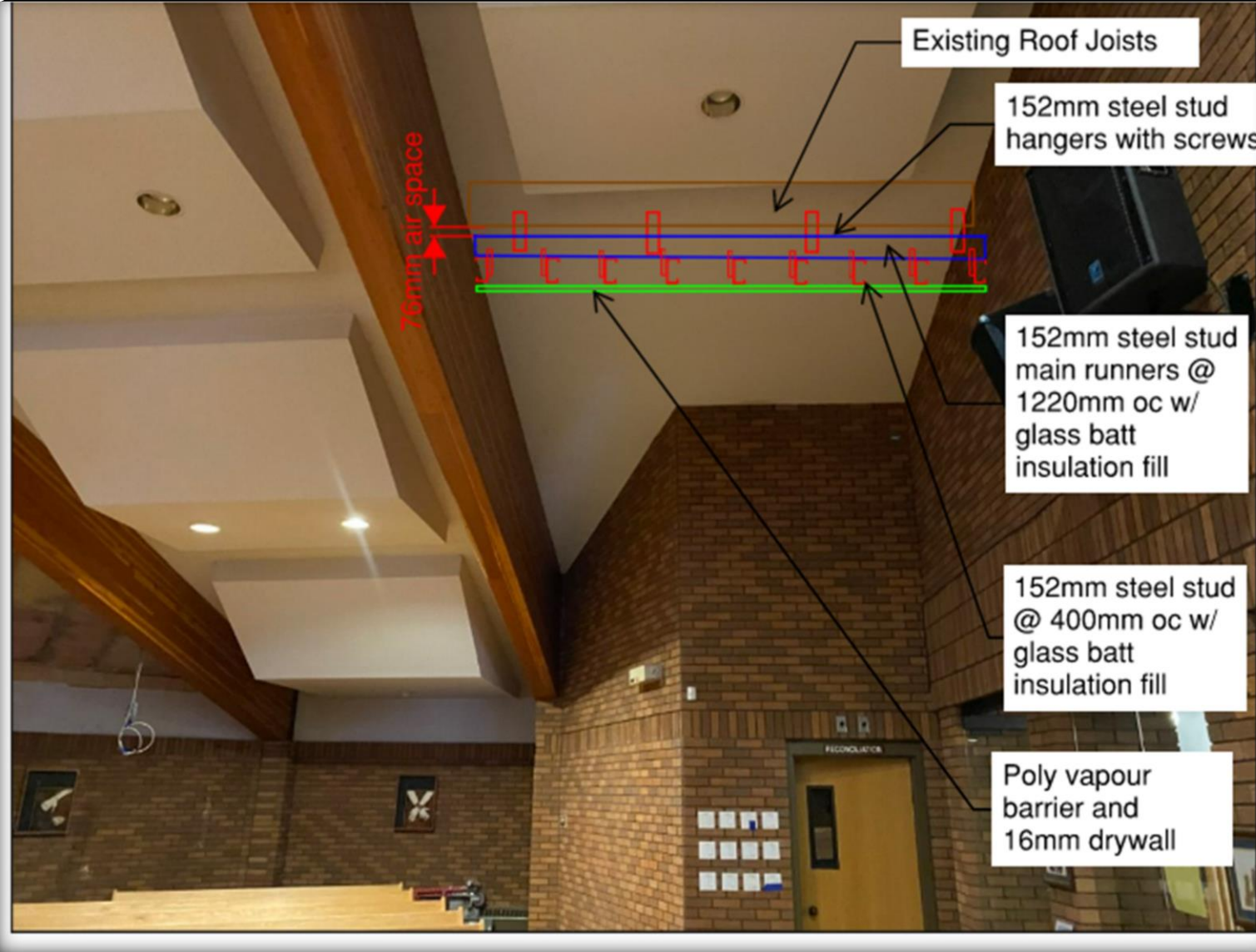
Construction Cost Estimate

- | | |
|---|-----------|
| • Pew Removal/Storage/Reinstall | \$33,522 |
| • Roof/Ceiling Repairs | \$161,569 |
| • Lighting | \$49,773 |
| • Contractor Project Staff | \$30,640 |
| • General Expenses | \$28,580 |
| • Permits, Ins., Contingency, Inflation | \$96,199 |

Construction Cost Estimate \$400,283



● Ceiling Restoration



● Insurance Status

- The insurance policy in place at the time of the failure was recently received through the Archdiocese.
- This insurance policy is being compared to the failure assessment provided by Stantec to determine whether a case exists for a better insurance settlement.
- Randy Duran from our parish who has 40 years experience in insurance assessments and claims is conducting the insurance review.
- The outcomes of the review and discussions with the Archdiocese will help determine the next steps in resolution of the insurance claim.



● Nave Refresh, Project 1.2 (2024)

- Altar area enlargement.
- Demolition of font and removal.
- Roughout for future lift, if needed.
- New handrails.
- Tabernacle relocation.
- Carpet removal and replacement.
- Wall soundproofing, rad painting.

Construction Cost Estimate

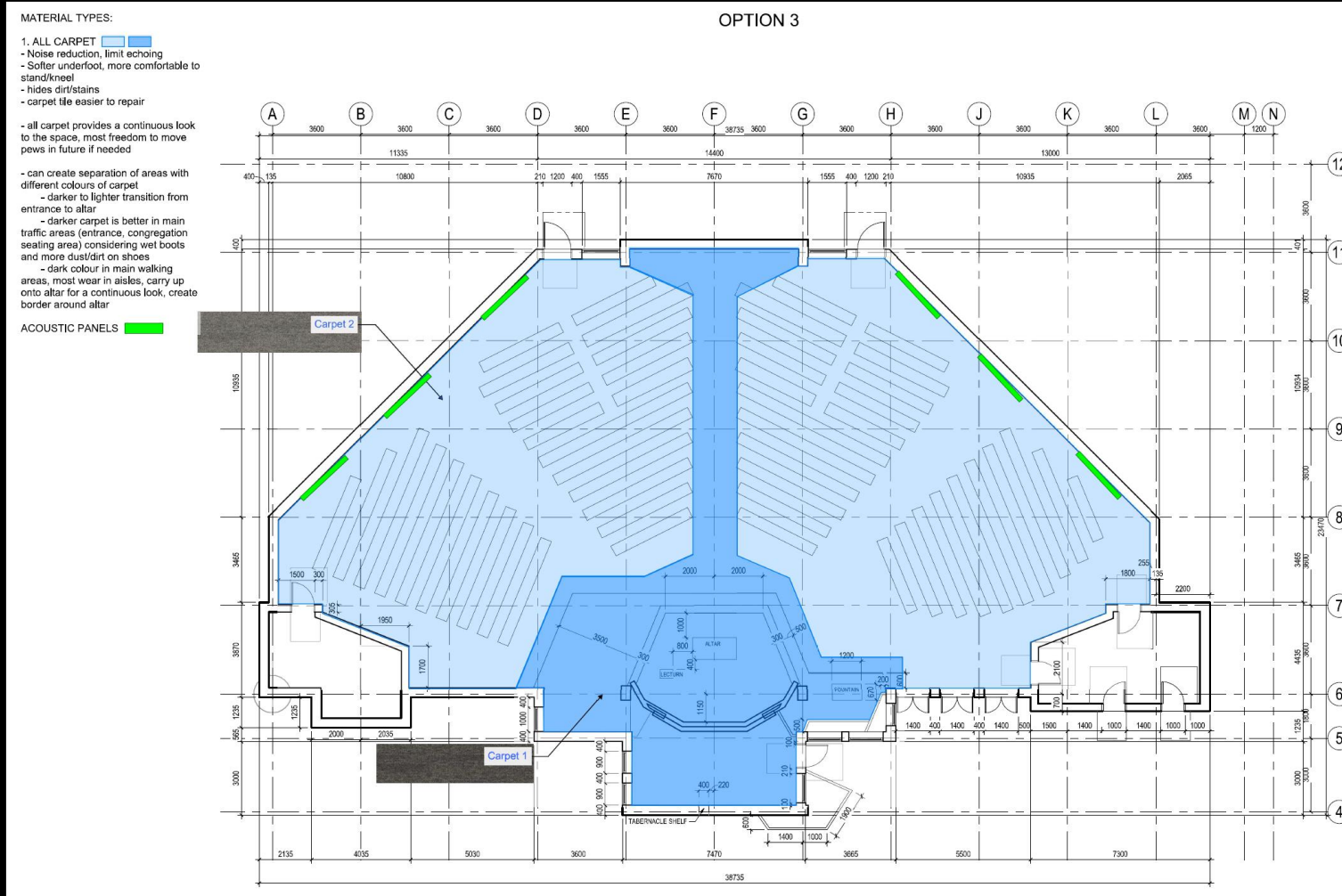
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|---|----------|
| • Altar Redesign | \$32,176 |
| • Flooring Replacement | \$69,248 |
| • Perimeter Refresh | \$11,190 |
| • Project Staff | \$30,640 |
| • General Expenses | \$20,637 |
| • Permits, Ins., Contingency, Inflation | \$51,848 |

Construction Cost Estimate \$215,739

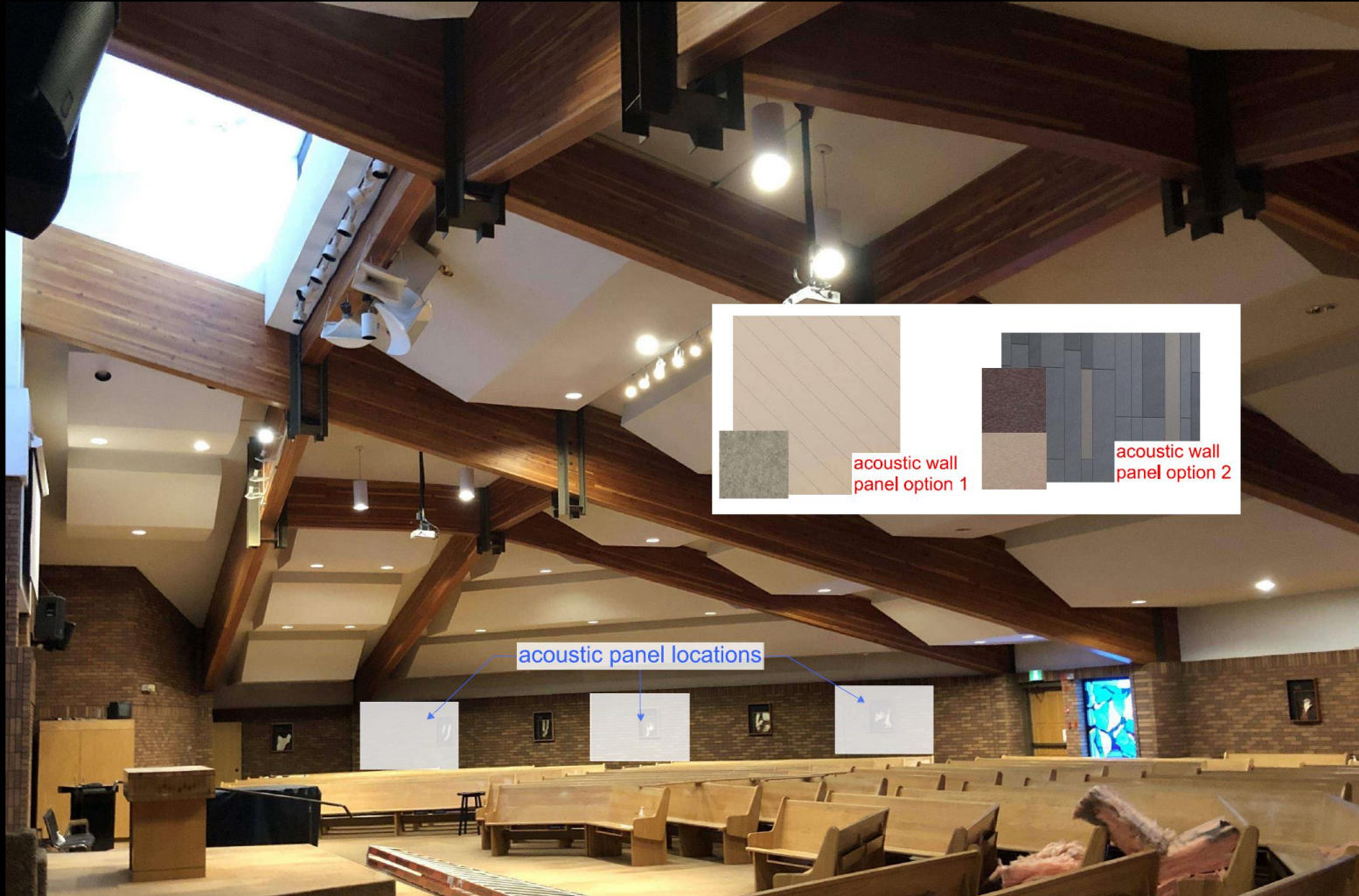




Flooring Option



Potential Accoustical Panels



● Nave Ceiling Soundproofing, Foyer Refresh, Project 2 (2025)

- Nave ceiling soundproofing.
- Foyer carpet removal and replacement.
- Ceiling and bulkhead painting.

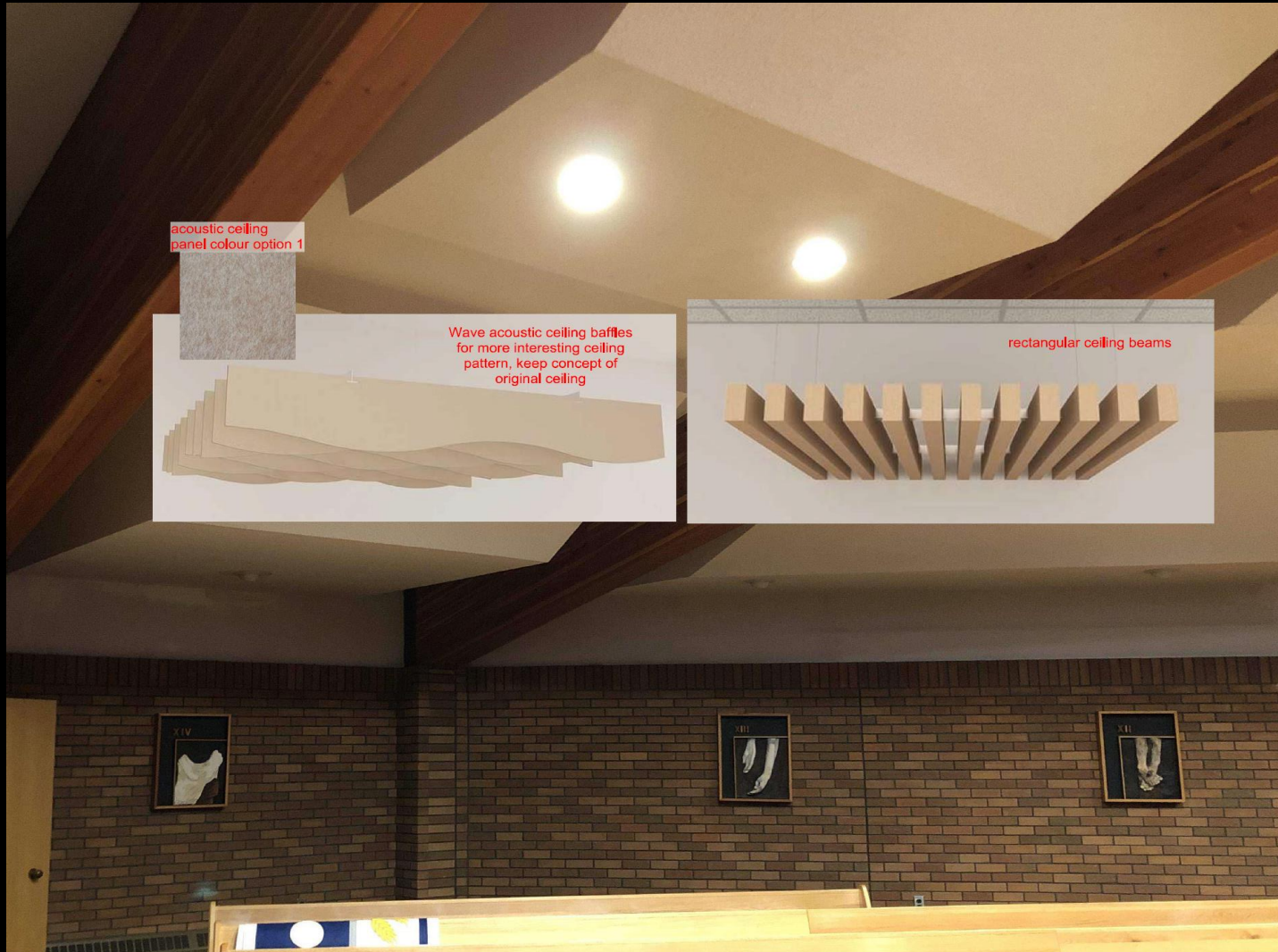
Construction Cost Estimate

- | | |
|---|----------|
| • Soundproofing | \$73,840 |
| • Flooring Replacement | \$30,302 |
| • Foyer painting | \$7,740 |
| • Project Staff | \$22,980 |
| • General Expenses | \$19,106 |
| • Permits, Ins., Contingency, Inflation | \$62,221 |

Construction Cost Estimate \$216,189



● Ceiling Soundproof Options





● Exterior Works, Project 3 (2026)

- Planter/paver/stair demolition.
- Regrade area with new subgrade.
- New grade beam, ramp and hard surfacing.
- New handrails.
- Landscape completion.

Construction Cost Estimate

• Demolition	\$20,517
• Concrete	\$45,392
• Handrails	\$22,900
• Earthworks/sidewalk/landscape	\$30,878
• Project Staff	\$19,150
• General Expenses	\$20,991
• Permits, Ins., Contingency, Inflation	\$76,611

Construction Cost Estimate \$236,438



Project Cost Summary

OVERALL PROJECT "OPINION OF PROBABLE COST" - CLASS D

Summary

			0.0%			25.0%	-15.0%
	Construction cost (Incl applicable taxes)	potential savings if combined (% wise)	updated construction value	Prof fee allowance based on SAA fee schedule. Incl applicable taxes	Overall Project Cost	high range	low range
#1.1 - Insurance - 2024	\$444,314			\$67,572	\$511,886	\$639,858	\$435,103
# 1.2 - nave refresh - 2024	\$239,470			\$36,419	\$275,889	\$344,862	\$234,506
# 2 - Clouds & Foyer - 2025	\$239,970			\$36,495	\$276,465	\$345,581	\$234,995
#3 - exterior - 2026	\$262,447			\$39,914	\$302,361	\$377,951	\$257,007
Total	\$1,186,202	\$0	\$0	\$180,400	\$1,366,601	\$1,708,252	\$1,161,611

Probable Costs if projects combined

#1.1 and #1.2 together - 2024	\$683,784	-2.50%	\$ 666,690	\$101,392	\$ 768,081	\$960,102	\$652,869
#1.1, #1.2 and 2 together - 2024	\$923,754	-5.00%	\$ 877,566	\$133,462	\$ 1,011,029	\$1,263,786	\$859,374

Possible Savings if projects are combined

#1.1 and #1.2 together - 2024			\$ 17,095	\$2,600	\$19,694	\$24,618	\$16,740
#1.1, #1.2 and 2 together - 2024			\$ 46,188	\$7,024	\$53,212	\$66,515	\$45,230



● Next Steps

- Complete insurance assessment, discuss with the Archdiocese, and negotiate settlement with the insurer.
- Complete all preliminary design activities including preparation of renderings.
- Determine preferred works to be undertake and the proposed schedule.
- Pursue Archdiocesan approval to undertake and complete the design phase of the works (1-2 months).
- Fundraise to execute the plan.
- Determine the best approach for contractors to complete the work.
- Award the construction contract and complete construction(2-3 months).



- Questions?

