



St. Pius X Catholic Church

3663 66th Street
Urbandale, Iowa 50322

Master Planning Report

November 2014



Big Creek Design Group
design | planning | project management

SECTION	TABLE OF CONTENTS	PAGE
1.	Executive Summary	3
2.	Building Program Summary	7
3.	Project Cost Summary	9
4.	Site Planning Working Graphics	10
5.	Final Site and Building Master Planning Graphics	16
6.	Detailed Cost Estimate	23
Appendix		Page
A.	Appendix A: Building Committee	AP-A
B.	Appendix B: Meeting Minutes	AP-B

EXECUTIVE SUMMARY:

St. Pius X Catholic Church & School is located in Urbandale, Iowa in an established neighborhood. The site of this Parish is located at 66th and Douglas in Urbandale, bordered on 3 sides by residential R-1 neighbors and Commercial C-1 to the North on Douglas.

ZONING SUMMARY:

North Half of Site: C-N

South Half of Site: R-1S

A Church is a permitted use in both Zoning Classifications.

PARKING SUMMARY:

Existing On-Site Parking: 244 Stalls

Existing Off-Site Parking: +/- 48 Stalls at Bike World, Riemann Music and Residential Streets.

Total Available Parking: 284 Stalls +/-.

The existing site is approximately 6.5 acres and includes 3 distinct buildings:

1. Church & Office Building
2. K-8 School Building
3. Parish Center Building

The Parish also owns the Rectory property which is directly adjacent to and South of the School Building. This property was not consider in the Site Master Planning except that it might provide access to the playground South of the Parish Center Building.

The Church building underwent a Worship Space Renovation and Addition in 2007 when the Worship Activity was rotated 180 degrees to its current configuration, the addition of the Martha / Mary Fellowship Hall and the kitchen. With the exception of the Office Area, this building is in good repair and meeting the program needs of the Parish.

The School Building has benefitted from ongoing interior renovations, including an addition and office renovation in 1995, and updates to interior finishes from 2012 through 2014, including updates to flooring, painting, more efficient lighting, new cabinets and computer desks, emergency fixtures, classroom doors and locks, renovated restrooms, and a new boiler.

The Parish Center Building is the oldest facilities on the St. Pius Campus. It is the original Church building and has accommodated a variety of functions over the history of this Parish. Currently the Parish Center building provides recreation space, lunch room, meeting rooms, and kitchen facilities for the school. It also provides meeting spaces for other Parish activities. Currently this building has the lowest level of finish and currently requires the most effort to maintain. This space has ongoing maintenance needs that need to be addressed.

MASTER PLANNING EFFORT:

The Parish and School have made continual effort to keep its facilities in good repair, with routine maintenance and updates to each building.

In 2013 the Parish identified a Planning Committee and began a Master Planning Effort to evaluate Site and Building needs in an effort to evaluate existing facilities and develop a Vision and Planning Strategy for Future Facility Needs. Following is a narrative of discussions and evaluation of each building:

1. Church & Office Building: Church building is currently meeting the needs of the Parish, with the following exceptions:
 - a. The kitchen serving Martha / Mary Fellowship hall is too small and suffers functional complications when 4 or more people are working in the kitchen.
 - b. The Office Area needs to be renovated or replaced with additional offices and meeting rooms. More offices are needed and more meeting spaces in a variety of sizes are needed.
 - c. The Planning Committee has determined the existing building is limited, the courtyard space has limited usefulness, and recommends the Office wing be replaced with a new Office Building, designed to maximize the building footprint on the site.
2. School Building:
 - a. The school building provides space sufficient to accommodate the programs provided at St. Pius School. While more space is desirable the Staff and Administration are able to provide a quality education with the current facilities.
 - b. Ongoing renovations are being made in the school building to interior finishes and floor finishes.
3. Parish Center Building:
 - a. The Parish Center Building is the oldest building on the St. Pius Campus. This facility requires ongoing maintenance and has several issues that need to be addressed on an annual basis.
 - b. After much discussion and consideration, the Planning Committee recommends the Parish Center be replaced with a new more modern building.
4. Site Planning:
 - a. It is recommended to look for opportunities for property acquisition SOUTH of the Existing Playground. This may require property acquisition or approaching neighbors about purchasing those back yard parcels.

MASTER PLANNING SUMMARY:

1. Master Planning Strategies and Challenges: The planning committee recognizes the St. Pius Campus is well established on 6.5 acres with limited opportunities to add additional buildings or additional parking on campus.
2. Site Master Planning: Additional Parking expansion will have to occur off site, watching for opportunities to acquire adjacent properties that have potential value to the Parish for future parking. Also watch for opportunities to expand the schools playground to the South.
3. Building Master Planning: Planning options and strategies for Buildings include renovation to existing buildings or building replacement.

4. **Working Graphics: Site Master Planning**

These graphics and design options were developed during the planning phase, and reviewed with the Planning Committee to consider multiple options for the arrangements of buildings on the site. These are Site Design Concepts that will require further development during a Design Phase of a project once a Fund Raising Campaign is completed.

- a. C100 - Aerial Site Plan of Existing Site with Topography.
- b. C101 – Existing Site Survey with Topography.
 - i. Existing Parking Count Identified for On-site Parking and Off-site Parking.
- c. **Site Master Plan Option A:**
 - i. Replace Office Wing, maximizing the Building Footprint, adding a basement and Second Floor.
 - ii. Replace Parish Center, connect to School Building.
 - iii. **This option was selected as the most desirable Site Master Planning Option.**
- d. **Site Master Plan Option B:**
 - i. This option provides the opportunity to connect the Church building with the School Building, but it creates problems with Vehicular Circulation on the Site, leaving an Entrance / Exit ONLY on Douglas, which is not desirable.
- e. **Site Master Plan Option C:**
 - i. This option is identical to Option A, except it replaces the East Wing (2 story portion) of the School Building to solve an accessibility problem.
 - ii. This option was abandoned when it was learned that this building replacement would cost \$2,535,226 to tear down and replace the existing two story wing.
- f. **Site Master Plan Option D:**
 - i. This option asks and answers the question “Is there room for a Parking Structure on Site? By chance, a parking structure does layout nicely on this site, with a lower level entrance on Douglas, a mid-level entrance on the South, and a potential upper level entrance at the Church entrance Circle.
 - ii. The answer is YES this is feasible.
Two Levels (114 stalls x 2 = 228 stalls) at \$19,500 per stall = \$4,450,000.
Three Level (114 stalls x 3 = 342 stalls) at \$18,500 per stall = \$6,400,000.
 - iii. It was determined that the parking need for St. Pius could be met without a Parking Structure, and this idea was determined to be cost prohibitive.

5. **Final Graphics: Building Master Planning**

The following drawings are Site and Building Design Concepts based on needs identified by the Planning Committee. These are Design Concepts and will required further development during the Design Phase of an actual project. A Programming and Schematic Design Phase would follow a Fund Raising Campaign, once the scope of a project is identified.

- a. **C100: Site Master Plan** illustrating Proposed Parish Center and Proposed Office Replacement.
- b. **C101: Site Master Plan** Same as C100 but with Potential Parking Opportunities shown West of 66th Street, and on the East side of St. Pius Campus on 64th Street.

c. PROPOSED OFFICE REPLACEMENT:

- i. **A100: Proposed Basement Floor Plan** below Offices. The existing building has a partial basement, but for the purposes of this planning exercise we are proposing a full basement to provide space for storage and mechanical space.
- ii. **A101: Proposed Main Level Plan.** This drawing illustrates maximizing the foot print to the limits of the site, providing offices, meeting rooms, toilet rooms and a Nursery accessed from the existing Narthex. A chapel space is also provided with 24 hour access, while the rest of the building remains secure. Finally, this drawing proposes converting the existing Courtyard into storage space for the Martha / Mary Fellowship Hall.
- iii. **A102: Proposed Upper Level Floor Plan.** This drawing illustrates a proposed Upper Level above the offices, providing 8 classrooms, toilet rooms and library space. An exit stair and elevator is also provided that will access all three levels.

d. PROPOSED PARISH CENTER REPLACEMENT:

- i. **A101B Main Level Floor Plan.** This drawing suggests the existing Parish Center will be demolished and replaced with a new 22,000 sf building connected to the East end of the existing classrooms building. Spaces provided include a Gymnasium with bleachers and a stage, a new kitchen, locker rooms with showers, band & choir rooms, toilets
- ii. **A102B: Upper Level Floor Plan.** This drawing illustrates classrooms, youth room, toilet rooms, elevator and stairs, and mechanical space to service the gym and stage area.

	St. Pius Catholic Church Master Planning							Thursday, June 5, 2014
	Building Program Summary - OFFICE							Final - for Master Planning
	Activity / Space Name	# of Spaces	Occupants or Length	SF/person or width	Net SF Each Space	Net SF All Spaces	Gross SF = Net + 30%	Comments / Adjacencies
2	CHURCH OFFICES							
3	MAIN FLOOR							
4	Vestibules	2	10	12	120	240	312	
5	Men's Restroom	1	10	15	150	150	195	
6	Women's Restroom	1	10	15	150	150	195	
7	Breakroom	1	15	20	300	300	390	
8	Workroom	1	20	15	300	300	390	
9	Janitor	1	11	8	88	88	114.4	
10	Storage	2	7	17	119	238	309.4	Varies
11	Elevator	1	8	10	80	80	104	
12	Stair	1	10	24	240	240	312	
13	Waiting	1	20	16	320	320	416	
14	Adoration Chapel	1	35	15	525	525	682.5	
15	Vesting Sacristy	1	11	15	165	165	214.5	
16	Nursery	1	20	25	500	500	650	
17								
18	OFFICES							
19	Senior Pastor	1	15	22	330	330	429	
20	Associate Pastor	1	12	14	168	168	218.4	
21	Receptionist	1	11	19	209	209	271.7	
22	Business Manager	1	12	12	144	144	187.2	
23	Elementary Youth Coordinator	1	11	15	165	165	214.5	
24	Middle School Youth Coordinator	1	11	15	165	165	214.5	
25	High School Youth Coordinator	1	11	15	165	165	214.5	
26	Music	1	11	15	165	165	214.5	
27	Developmental Director	1	11	15	165	165	214.5	
28	RCIA	1	11	15	165	165	214.5	
29	Building Manager	1	11	15	165	165	214.5	
30	Open offices (wedding, adult ed, liturgy, pastoral care)	1	15	27	405	405	526.5	
31	Spare Office	1	11	15	165	165	214.5	
32	Meeting room (seats 20)	1	24	21	504	504	655.2	
33	Meeting room (seats 6)	3	12	15	180	540	702	
34	Meeting room (seats 10)	1	12	24	288	288	374.4	9,365.20
35					Actual SF per Drawings -->		9,444.00	
36	UPPER LEVEL							
37	Men's Restroom	1	10	15	150	150	195	
38	Women's Restroom	1	10	15	150	150	195	
39	Kitchenette	1	12	14	168	168	218.4	
40	Janitor	1	9	11	99	99	128.7	
41	Mechanical	1	12	24	288	288	374.4	
42								
43	Elevator	1	8	10	80	80	104	
44	Stair	1	10	24	240	240	312	
45								
46	Atrium Classrooms	8	26	20	520	4160	5408	
47	Library	1	16	16	256	256	332.8	
48	Meeting room	1	12	23	276	276	358.8	
49	Storage	2	9	14	126	252	327.6	7,954.70
50					Actual SF per Drawings -->		7,983.00	
51	BASEMENT							
52	Music practice room	1	28	23	644	644	837.2	
53	Meeting (seats 6)	1	12	13	156	156	202.8	
54	Restrooms	2	6	11	66	132	171.6	
55	Janitor	1	11	12	132	132	171.6	
56	Mechanical	1	11	20	220	220	286	
57	Storage	1	10	11	110	110.00	143	
58	Future Storage - unprogrammed space					7,000.00	7000	Unprgrammed Storage Space
59	Elevator	1	8	10	80	80	104	
60	Stair	1	10	24	240	240	312	9,228.20
61					Actual SF per Drawings -->		9,232.00	
62	Total Square Feet					22,037	26,548	
63	Convert Net to Gross (Corridors, thickness of walls)					1.3		
64	Total Gross Square Feet							28,648.10
65								
66	Actual Square Footage from Drawings:							26,580.20
67								-2,067.90

St. Pius Catholic Church Master Planning								Thursday, June 5, 2014
Building Program Summary - PARISH HALL								Final - for Master Planning
	Activity / Space Name	# of Spaces	Occupants or Length	SF/person or width	Net SF Each Space	Net SF All Spaces	Gross SF = Net + 30%	Comments / Adjacencies
	PARISH CENTER							
	MAIN FLOOR							
4	Vestibules	2	12	8	96	192	249.6	
5	Men's Restroom	1	10	25	250	250	325	
6	Women's Restroom	1	10	25	250	250	325	
7	Coats	1	15	10	150	150	195	
8	Mechanical/Maintenance	1	25	60	1500	1500	1650	
9	Janitor/Laundry	1	7	10	70	70	91	
10	Storage	1			0	0	0	
11	Elevator	1	8	10	80	80	104	
12	Stair	2	10	22	220	440	572	
13	Gym	1	71	100	7100	7100	7171	
14	Gym storage	1	10	21	210	210	273	
15	Chair/table storage	1	10	21	210	210	273	
16	PE Office	1	10	12	120	120	156	
17	Boy's Locker Room	1	18	20	360	360	468	
18	Boy's Restroom	1	11	20	220	220	286	
19	Boy's Shower	1	6	10	60	60	78	
20	Girl's Locker Room	1	19	20	380	380	494	
21	Girl's Restroom	1	10	20	200	200	260	
22	Girl's Showers	1	9	14	126	126	163.8	
22	Stage	1	40	20	800	800	1040	
23	Stage Storage	1	7	12	84	84	109.2	
24	Backstage	1	14	25	350	350	455	
25	Kitchen	1	21	50	1050	1050	1365	
26	Dishroom	1	10	11	110	110	143	
27	Kitchen manager office	1	10	12	120	120	156	
28	Dry storage pantry	1	9	10	90	90	117	
29	Band room	1	36	41	1476	1476	1918.8	
30	Band Office	1	12	13	156	156	202.8	
31	Band Practice Rm	2	9	8	72	144	187.2	
32	Band Storage	1	10	22	220	220	286	
33	Choir Room	1	35	26	910	910	1183	
34	Choir Storage	1	14	18	252	252	327.6	
35	Choir Director's Office	1	12	14	168	168	218.4	
36	Meeting Room	1	26	25	650	650	845	21,688.40
37						Actual SF per Drawings -->		21,790.00
38	UPPER LEVEL							
39	Men's Restroom	1	10	25	250	250	325	
40	Women's Restroom	1	10	25	250	250	325	
41	Elevator	1	8	10	80	80	104	
42	Stair	2	10	24	240	480	624	
43	Meeting Rooms	6	18	26	468	2808	3650.4	
44	Meeting Room	1	22	35	770	770	1001	
45	Youth Room	1	51	58	2958	2958	3697.5	
46	Work Room	1	13	25	325	325	422.5	
47	Youth Room Storage	1	13	13	169	169	219.7	
48	Mechanical	2	22	30	660	1320	1716	12,085.10
49						Actual SF per Drawings -->		12,103.00
50	Total Square Feet					27,908	33,774	
51	Convert Net to Gross (Corridors, thickness of walls)					1.3		
52	Total Gross Square Feet						Check	36,280.40
53								
54	Actual Square Footage from Drawings:							33,893.00
55								-2,387.40

St. Pius Catholic Church - Urbandale

11/10/2014

Cost Estimate Summary: Site & Building Master Plan

1	SITE MASTER PLANNING - PARKING	Stalls	Cost Est	Total Construction Cost
2	Existing Parking (on site)	244		
3	Neighborhood Parking (Reimans, Bike World, Street)	40		
4	Total Existing Parking	284		
5				
6	Future Parking: Potential West Parking Lot	82	\$406,726	
7	Future Parking: Potential East Parking Lot	59	\$204,420	
8				
9	Total Cost: Potential Future Parking		\$611,146	
10	Parking Depends on Property Acquisition			
11				
12	BUILDING MASTER PLANNING	GSF	Cost / SF	Total Construction Cost
13	Office Replacement			
14	Basement	9,239		
15	Main Level Floor Plan	9,455		
16	Upper Level Floor Plan	8,500		
17	Estimated Construction Cost: Office Replacement	27,194	\$154	\$4,194,701
18				
19	Parish Center Replacement			
20	Main Level Floor Plan	21,791		
21	Upper Level Floor Plan	11,887		
22	Estimated Construction Cost: Parish Center Replacement	33,678	\$201	\$6,770,099
23				
24	Estimated Total Construction Costs (both projects)	This number from detail on p. 23 ---->		\$10,964,800
25				
26	Cost of Property Acquisition for Parking			Not Included
27	Parking - Future Potential Parking			Not Included
28	Site Survey			\$5,000
29	Soil Borings			\$6,000
30	Special Inspections during Construction			\$25,000
31	Furniture, Fixtures and Equipment - Office			\$75,000
32	Furniture, Fixtures and Equipment - Parish Center			\$125,000
33	Contingency		5.00%	\$548,240
34	Professional Design Fees: Architecture & Engineering	Estimated	6.00%	\$657,888
35	Subtotal Soft Costs			\$1,442,128
36				
37	Total Project Cost (figuring both buildings as one project)			\$12,406,928
38				
39	© 2014 Big Creek Design Group			

C100

PROJECT NUMBER:
130260

SHEET NUMBER:

DATE:

BY:

CHECKED BY:

DATE:

BY:

REFERENCE NUMBER:

ST. PIUS X MASTER PLANNING
SITE & SURROUNDING AREA

MAPPING WITH AERIAL

Civil Engineering & Land Surveying
Established 1999

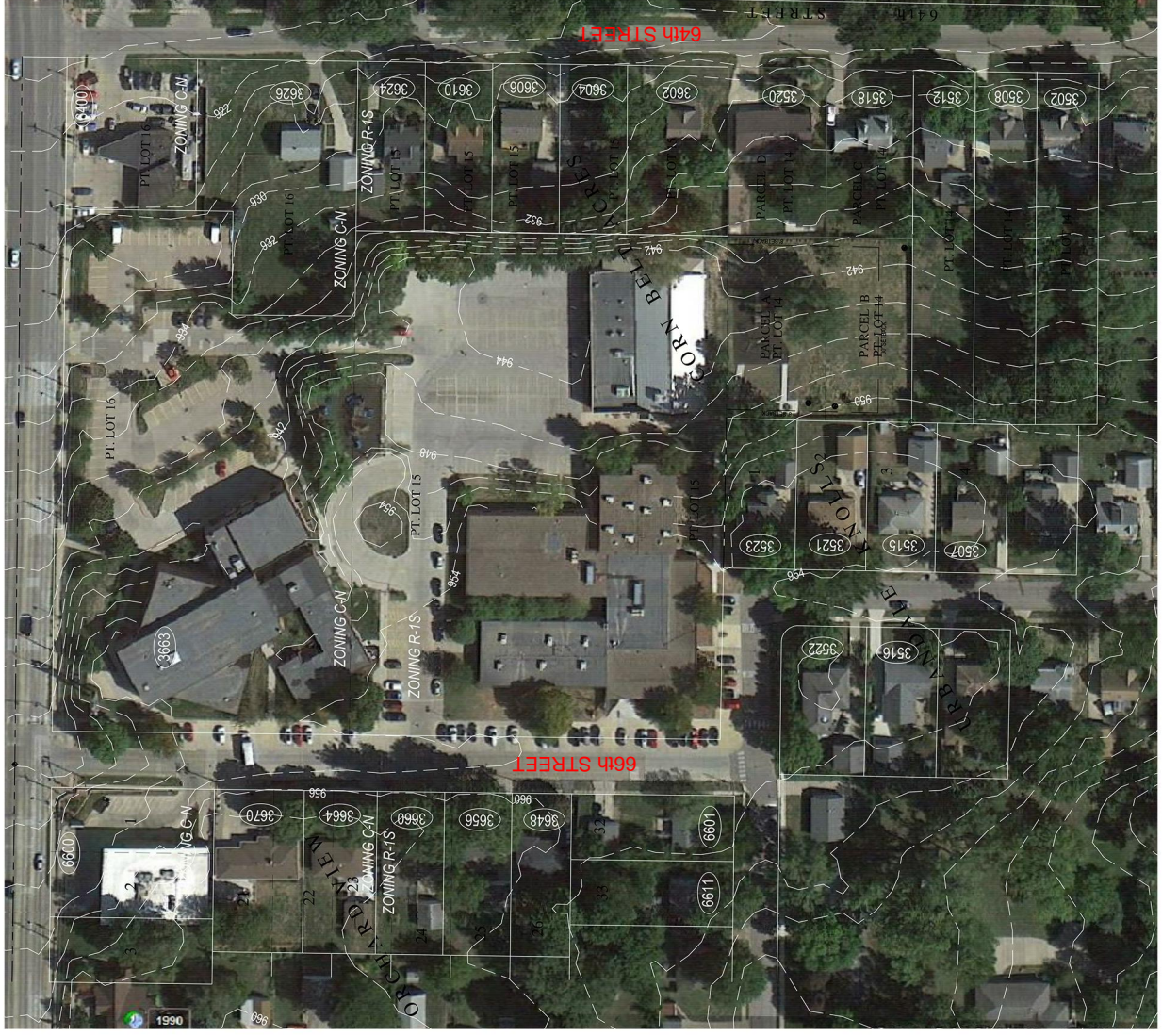
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217

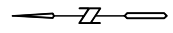
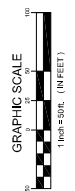
Planning Your Successful Development

Bishop Engineering

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 276-0467 Fax: (515) 276-0217

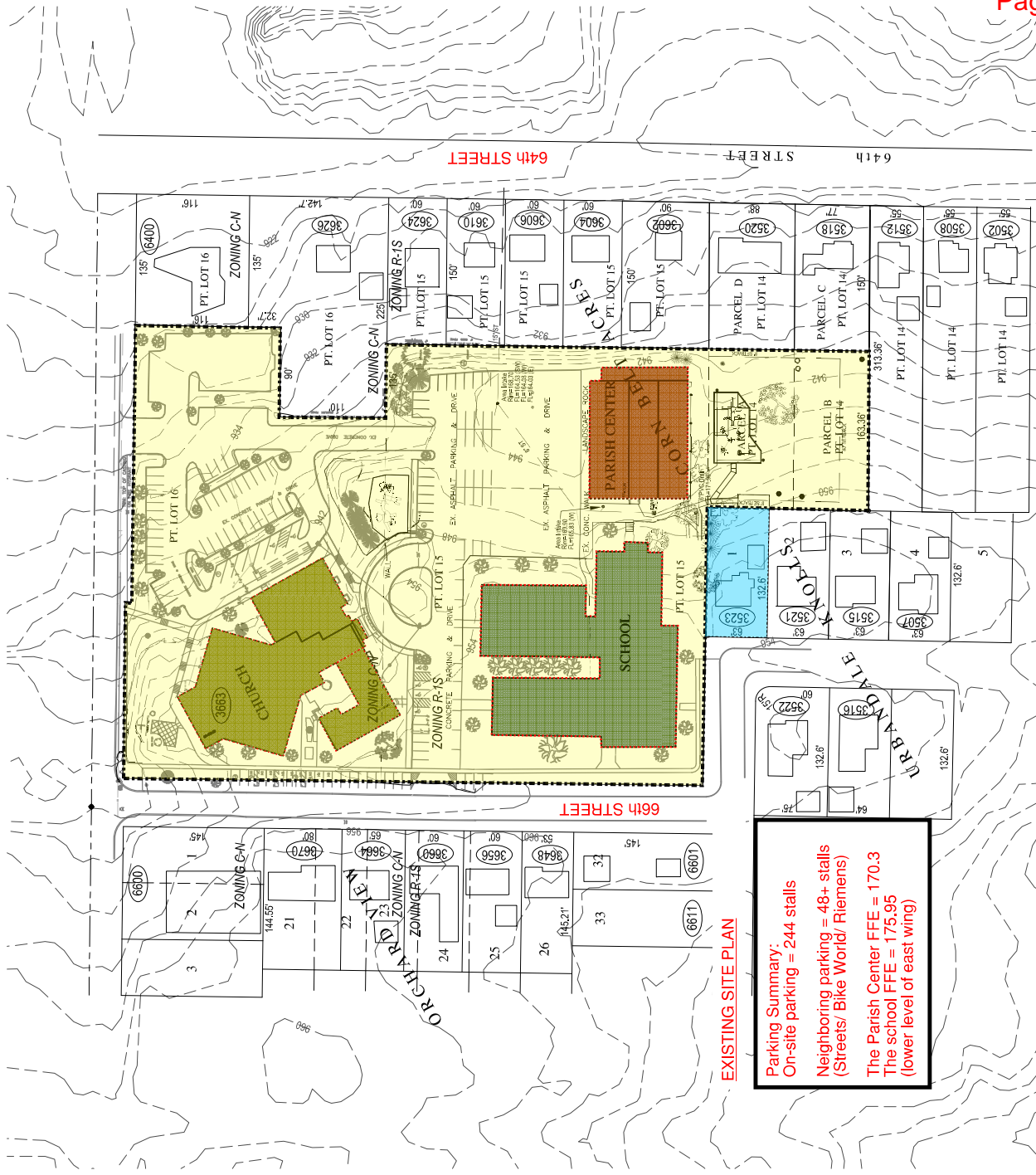
Planning Your Successful Development



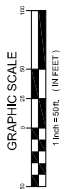
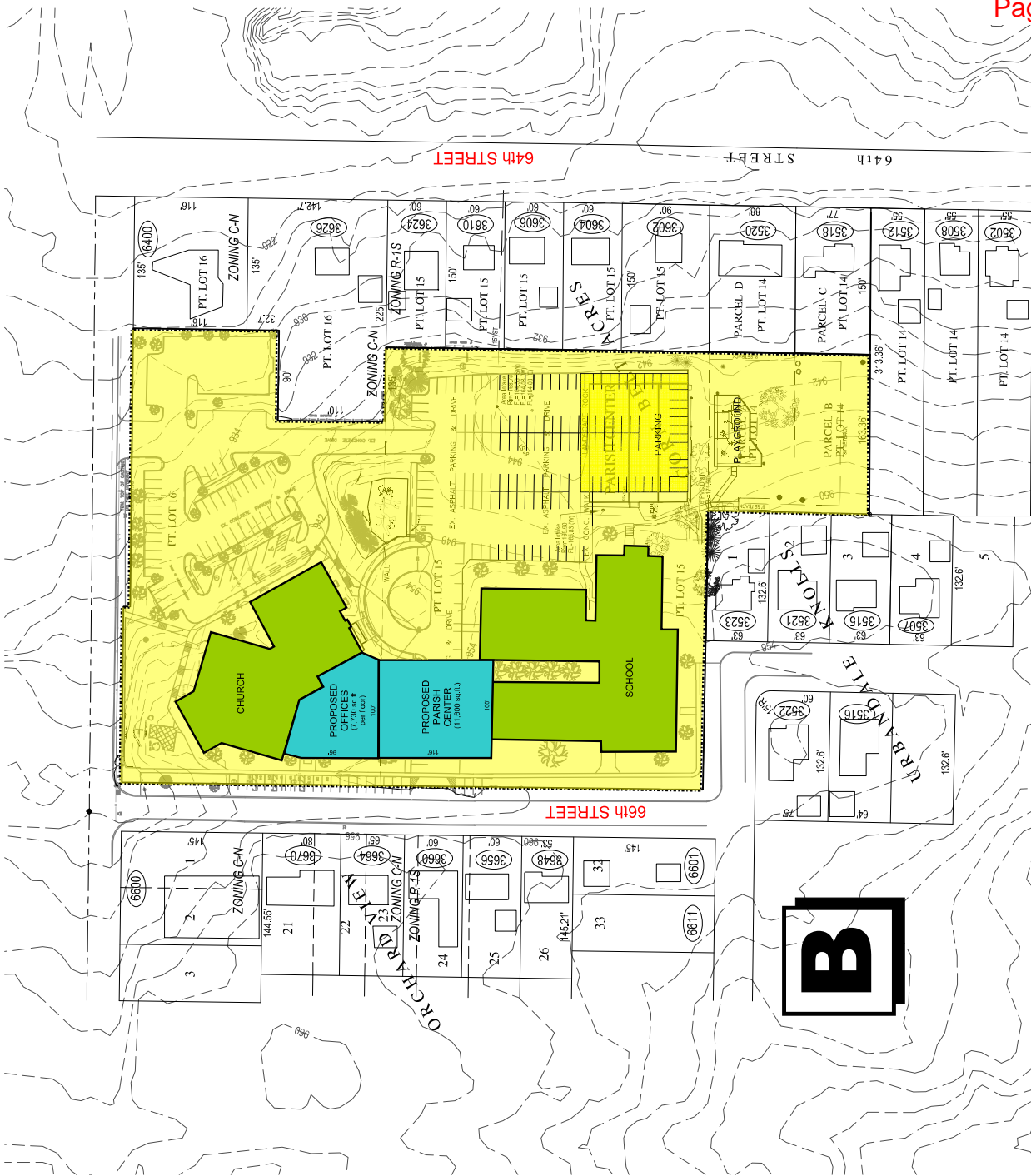


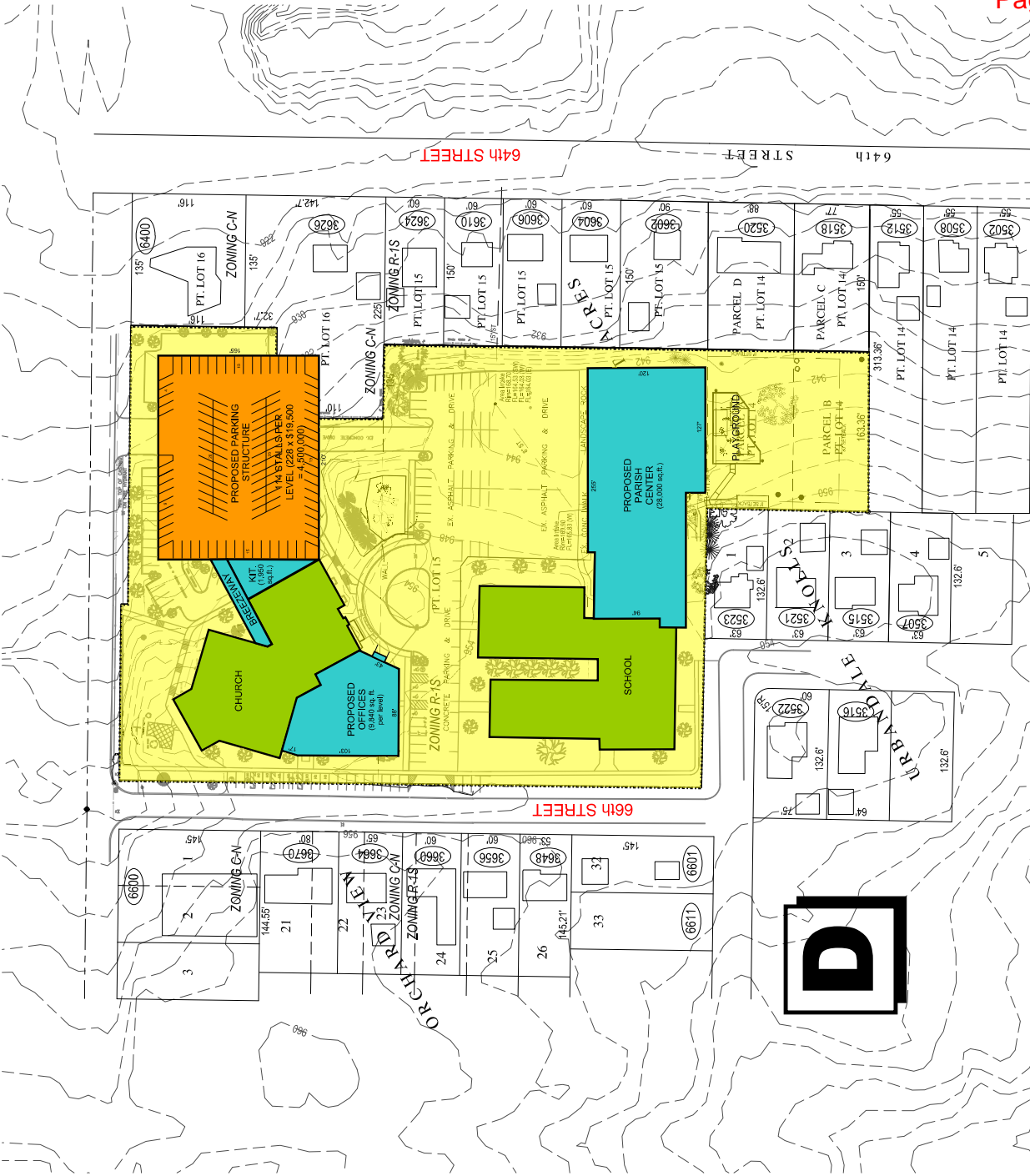
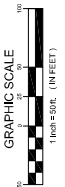
Parking Summary:
On-site parking = 244 stalls
Neighboring parking = 48+ stalls
(Streets/ Bike World/ Riemens)
The Parish Center FFE = 170.3
The school FFE = 175.95
(lower level of east wing)

EXISTING SITE PLAN



MAPPING WITH EXISTING SITE





PROJECT NUMBER: 130260	SHEET NUMBER: OptD
DATE: 12-20-13	PROJECT NAME: ST. PIUS X MASTER PLANNING SITE & SURROUNDING AREA
DRAWN BY: CER	REFERENCE NUMBER:
CHECKED BY:	

MAPPING WITH EXISTING SITE

Big Creek Design Group
design | planning | project management

109 Second Street PO Box 11 Port City, IA 50226
O: 515.864.3377 C: 515.450.4088 F: web@bigcreekdesign.com
www.bigcreekdesign.com

SEAL / LOGO

PROJECT NAME:

ST. PIUS CATHOLIC CHURCH
3663 66th Street
Urbandale, IA 50322

DRAWING ISSUE INFORMATION:
ISSUE NO. 1
ISSUE DATE 07/26/2014

MANAGEMENT INFORMATION:
BIDS PROJECT NO. 2013.117

CHD DWG FILE:
PROJECTED: TIM OLSON
DESIGNED BY: HRC
CHECKED BY: TIM OLSON
© 2014 BIG CREEK DESIGN GROUP
THIS PROJECT IS THE PROPERTY OF BIG CREEK DESIGN GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN APPROVAL AND PARTICIPATION OF BIG CREEK DESIGN GROUP.

SHEET TITLE:
SITE PLAN

SHEET NO.
C100





MAIN LEVEL FLOOR PLAN
9,455 SF

Big Creek Design Group
design | planning | project management
109 Second Street, PO Box 11, Pole City, IA 50226
P: 515.984.3077 F: 515.480.4088 E: info@bigcreekdesign.com
www.BigCreekDesignGroup.com

SHAWN E. BUCHHEIT, INC. LANDSCAPE ARCHITECT
109 SECOND STREET, PO BOX 11, POLE CITY, IA 50226
P: 515.984.3077 F: 515.480.4088 E: info@bigcreekdesign.com
www.BigCreekDesignGroup.com

SEAL / LOGO

PROJECT NAME
CHURCH OFFICE

ST. PIUS CATHOLIC CHURCH
3653 66th Street
Urbandale, IA 50322

DESIGN / ISSUE INFORMATION
DESIGNED FOR: MASTER PLANNING
ISSUE DATE: 07/23/2014

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION
BIDDING PROJECT NO: 2013.117

CAD DWG FILE:

PROJECT
IN CHARGE: TIM OLSON ARCHITECT
DRAWN BY: HRC CHECKED BY: TIM OLSON

© 2014 BIG CREEK DESIGN GROUP
THIS DOCUMENT IS THE PROPERTY OF BIG CREEK DESIGN GROUP. IT IS TO BE USED ONLY FOR THE PROJECT REFERENCED ABOVE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BIG CREEK DESIGN GROUP.

SHEET TITLE:
MAIN LEVEL FLOOR PLAN

SHEET NO.:

109 Second Street PO Box 11 Polk City, IA 50226
o: 515.984.3077 c: 515.480.4088 f: we dont fax!
www.BigCreekDesignGroup.com

CIVIL ENGINEER - LANDSCAPE ARCHITECT
BISHOP ENGINEERING, INC.
3501 14TH STREET
DES MOINES, IOWA 50322
515.281.0400 FAX

SEAL / LOGO

PROJECT NAME.
PARISH HALL

ST. PIUS CATHOLIC CHURCH
3663 66th Street
Urbandale, IA 50322

DRAWING ISSUE INFORMATION.
ISSUE FOR: MASTER PLANNING
ISSUE DATE: 07.25.2014

MARK	DATE	DESCRIPTION
------	------	-------------

MANAGEMENT INFORMATION.

BCOG PROJECT NO : 2013.117

CAD DWG FILE :

PRINCIPAL
IN CHARGE : TIM OLSON

PROJECT
ARCHITECT: TIM OLSON

DRAWN BY : HRC

CHECKED BY: TIM OLSON

© 2014 BIG CREEK DESIGN GROUP

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE PROJECT REFERENCED ABOVE. THEY ARE NOT TO BE USED FOR OTHER PROJECTS OR IN LOCATIONS OTHER THAN SPECIFIED WITHOUT THE WRITTEN APPROVAL AND PARTICIPATION OF BIG CREEK DESIGN GROUP.

SHEET TITLE.

13881

UPPER FLOOR PLAN

UPPER FLOOR PLAN 11,887 SF

11,887 SF

A102B

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

DESCRIPTION OF WORK	TOTAL
SITEWORK	-
1 - WEST PARKING LOT	\$ 406,726
2 - EAST PARKING LOT	\$ 204,420
BUILDING ADDITIONS ESTIMATED COST : FUTURE PARKING	\$ 611,146
LAND PURCHASE NOT INCLUDED	-
3 - OFFICE ADDITION	\$ 4,194,701
4 - PARISH HALL	\$ 6,770,099
4A - CLASSROOM ADDITION	\$ 2,535,226 COST PROHIBITIVE
	-
ESTIMATED CONSTRUCTION COST: BUILDING REPLACEMENT - OFFICE AND PARISH CENTER	\$ 10,964,800

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	<u>SITEWORK</u>				
2	1 - WEST PARKING LOT				
3					
4	SITE DEMOLITION				
5	REMOVE EXTG TREES	15	EA	500.00	7500
6					
7	REMOVE EXTG HOUSES - 5 EA	7000	SF	7.00	49000
8	- BASEMENTS	7000	SF	2.00	14000
9	FILL BASEMENT HOLES W/ENGINEERED FILL	1556	CY	22.72	35342
10					
11	REMOVE GARAGES & OTHER BUILDINGS	1728	SF	4.00	6912
12					
13	MISC. DEMOLITION	1	LS	5000.00	5000
14					
15					
16	REMOVE EXTG PAVING	3375	SF	1.50	5063
17					
18	REMOVE EXTG SIDEWALK	1280	SF	1.00	1280
19					
20					
21					
22	NEW CONSTRUCTION				
23	PATCH EXTG CURB & GUTTER @ STREET	75	LF	15.00	1125
24					
25	CUT & REMOVE EXTG CURB & GUTTER	70	LF	5.00	350
26					
27	STRIP & STOCKPILE TOPSOIL	561	CY	5.00	2803
28	GRADE FOR PAVING	30274	SF	0.10	3027
29					
30	NEW CONCRETE PAVING				
31	- PARKING - 6"	30274	SF	5.25	158940
32	INTEGRAL CURB	975	LF	7.00	6822
33					
34	PAVEMENT MARKINGS - STALLS	82	EA	20.00	1640
35	NEW SIDEWALK - NOTHING REQUIRED				
36					
37	RESPREAD TOPSOIL & FINISH GRADE	561	SF	0.75	420
38					
39	SEED/SOD	19844	SF	0.20	3969
40					
41	LANDSCAPING ALLOWANCE	1	LS	5000.00	5000
42					
43	SIGNAGE - ALLOWANCE	1	LS	5000.00	5000
44					
45					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
46	<u>SITE UTILITIES</u>				
47	WATER SERVICE - DISCONNECT HOUSES	5	EA	250.00	1250
48					
49	SANITARY SEWER - DISCONNECT HOUSES	5	EA	150.00	750
50	STORM SEWER - NOTHING REQUIRED				
51					
52	ELECTRIC SERVICE - DISCONNECT HOUSES	5	EA	500.00	2500
53	NEW SERVICE FOR LIGHTS	1	LS	1500.00	1500
54	LIGHT POLES @ PARKING	4	EA	2500.00	10000
55					
56					
57					
58					
59					
60	1 - WEST PARKING LOT - SUBTOTAL				329194
61					
62	ADD FOR GENERAL REQUIREMENTS	4.00%			13,168
63					
64					342,362
65					
66	CONTRACTOR'S MARKUP	8.00%			27,389
67					
68					369,751
69					
70	DESIGN CONTINGENCY	10.00%			36,975
71					
72	1 - WEST PARKING LOT - TOTAL				\$406,726
73					
74	2 - EAST PARKING LOT				
75					
76	SITE DEMOLITION				
77	REMOVE EXTG TREES	3	EA	500.00	1500
78					
79	REMOVE EXTG HOUSE	980	SF	10.00	9800
80	- BASEMENT	980	SF	2.00	1960
81	FILL BASEMENT HOLE W/ENGINEERED FILL	218	CY	22.72	4948
82					
83	REMOVE GARAGE	672	SF	4.00	2688
84					
85	MISC. DEMOLITION	1	LS	250.00	250
86					
87	REMOVE EXTG PAVING	1999	SF	1.50	2998
88					
89	REMOVE EXTG SIDEWALK	206	SF	1.00	206
90					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
91	NEW CONSTRUCTION				
92	PATCH EXTG CURB & GUTTER @ STREET	25	LF	15.00	375
93	CUT & REMOVE EXTG CURB & GUTTER	25	LF	5.00	125
94					
95	STRIP & STOCKPILE TOPSOIL	379	CY	5.00	1895
96	GRADE FOR PAVING	20464	SF	0.10	2046
97					
98	NEW CONCRETE PAVING				
99	- PARKING - 6"	20464	SF	5.25	107435
100	INTEGRAL CURB	975	LF	7.00	6822
101					
102	PAVEMENT MARKINGS - STALLS	59	EA	20.00	1180
103	NEW SIDEWALK - NOTHING REQUIRED				
104	RESPREAD TOPSOIL & FINISH GRADE	7605	SF	0.50	3803
105					
106	SEED/SOD	7605	SF	0.20	1521
107	LANDSCAPING ALLOWANCE	1	LS	2500.00	2500
108	SIGNAGE - ALLOWANCE	1	LS	1000.00	1000
109					
110					
111	<u>SITE UTILITIES</u>				
112	WATER SERVICE - DISCONNECT HOUSE	1	EA	250.00	250
113					
114	SANITARY SEWER - DISCONNECT HOUSE	1	EA	150.00	150
115	STORM SEWER - NOTHING REQUIRED				
116					
117	ELECTRIC SERVICE - DISCONNECT HOUSE	1	EA	500.00	500
118	NEW SERVICE FOR LIGHTS	1	LS	1500.00	1500
119	LIGHT POLES @ PARKING	4	EA	2500.00	10000
120					
121					
122	2 - EAST PARKING LOT - SUBTOTAL				165452
123					
124	ADD FOR GENERAL REQUIREMENTS	4.00%			6,618
125					
126					172,070
127					
128	CONTRACTOR'S MARKUP	8.00%			13,766
129					
130					185,836
131					
132	DESIGN CONTINGENCY	10.00%			18,584
133					
134	2 - EAST PARKING LOT - TOTAL				\$204,420
135					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
136	<u>BUILDING ADDITIONS</u>				
137	3 - OFFICE ADDITION				
138					
139	SITEWORK				
140	REMOVE EXTG TREES	6	EA	500.00	3000
141	- SHRUBERY	1	LS	1500.00	1500
142					
143	REMOVE EXTG SIDEWALKS	1631	SF	1.00	1631
144					
145	MISC. SITE DEMOLITION	1	LS	1000.00	1000
146					
147	<u>NEW WORK</u>				
148	SIDEWALKS - 5"	300	SF	4.00	1200
149	FINISH GRADE	3629	SF	0.50	1815
150					
151	SEEDING/SODDING	3629	SF	0.25	907
152	LANDSCAPING ALLOWANCE	1	LS	2500.00	2500
153					
154	SITE UTILITIES - NO WORK REQUIRED				
155					
156					
157	BUILDING DEMOLITION				
158	REMOVE EXTG WINDOWS & EXTERIOR DOORS	21	EA	165.00	3465
159					
160	REMOVE EXTG BRICK VENEER	3856	SF	4.30	16583
161					
162	REMOVE EXTG ROOF STRUCTURE	3698	SF	6.95	25702
163					
164	REMOVE EXTG INTERIOR FINISHES	3698	SF	5.95	22004
165					
166	REMOVE EXTG EXTERIOR WALLS	3856	SF	7.60	29309
167					
168	REMOVE EXTG FLOOR SYSTEM	3698	SF	9.25	34208
169					
170	REMOVE EXTG INTERIOR BASEMENT FINISHES	3698	SF	1.65	6102
171	REMOVE EXTG BASEMENT SLAB	3698	SF	2.33	8598
172	REMOVE EXTG FOUNDATION SYSTEM	3698	SF	6.95	25702
173					
174	MECHANICAL DEMOLITION	7396	SF	1.50	11094
175	ELECTRICAL DEMOLITION	7396	SF	1.00	7396
176					
177	MISC. DEMOLITION	1	LS	2500.00	2500
178					
179	REMOVE & DISPOSE OF DEBRIS	1	LS	10000.00	10000
180					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
181	TEMPORARY PARTITIONS @ EXTG BLDG	1159	SF	7.42	8602
182					
183	HAZARDOUS MATERIAL REMOVAL BY OTHERS				
184					
185					
186	BUILDING ADDITION				
187	BASEMENT EXCAVATION	3078	CY	7.00	21545
188	- BACKFILL W/GRANULAR FILL	1027	CY	25.67	26352
189	REMOVE EXCAVATED MATERIAL FROM SITE	3078	CY	5.00	15389
190					
191	BASEMENT FOOTINGS	267	LF	16.26	4345
192	FOUNDATION WALLS - 14"	3920	SF	19.97	78282
193					
194	UNDERPIN EXTG FOUNDATION WALLS	74	LF	96.30	7126
195					
196	SLAB-ON-GRADE - 4" W/4" GRAN. FILL, MESH, POLY	9239	SF	4.00	36956
197					
198	ELEVATOR PIT EXCAVATION & BACKFILL	21	CY	20.00	427
199	- SLAB	120	SF	10.00	1200
200	- WALLS	152	SF	17.26	2624
201					
202	INTERIOR COLUMN PAD FOOTINGS	96	SF	18.97	1821
203					
204	PERIMETER DRAIN TILE W/GRAVEL BACKFILL	267	LF	14.84	3965
205	WATERPROOF FOUNDATION WALLS	3920	SF	4.36	17091
206					
207	MAIN FLOOR STRUCTURAL STEEL SYSTEM	9109	SF	6.95	63307
208	- METAL DECKING	9109	SF	2.17	19744
209	- CONCRETE TOPPING	9109	SF	2.91	26507
210					
211	EXTERIOR WALLS - MASONRY CAVITY WALL	3946	SF	35.00	138094
212					
213	UPPER LEVEL FLOOR STRUCTURAL STEEL SYSTEM	9109	SF	6.95	63307
214	- METAL DECKING	9109	SF	2.17	19744
215	- CONCRETE TOPPING	9109	SF	2.91	26507
216					
217	EXTERIOR WALLS - MASONRY CAVITY WALL	3946	SF	35.00	138094
218					
219	ROOF STRUCTURAL STEEL SYSTEM	9109	SF	5.48	49894
220	- METAL ROOF DECK	9109	SF	2.53	23068
221					
222	SINGLE MEMBRANE ROOFING W/INSULATION & FLASHING	9109	SF	7.00	63763
223	- ROOF COPING W/BLOCKING	269	LF	30.00	8069
224	- FLASHING @ EXTG BUILDING	125	LF	10.00	1249
225					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
226	ALUMINUM WINDOWS				
227	- BASEMENT	200	SF	45.00	9000
228	- MAIN LEVEL	500	SF	45.00	22500
229	- UPPER LEVEL	425	SF	45.00	19125
230					
231	EXTERIOR ENTRANCE ALUMINUM SYSTEM	455	SF	50.00	22733
232	- ADD FOR DOORS	3	EA	2500.00	7500
233					
234	ALUMINUM SYSTEM @ VESTIBULE	121	SF	40.00	4836
235	- ADD FOR DOORS	2	EA	2000.00	4000
236					
237					
238	EXTG COURTYARD				
239	- MISC. DEMOLITION	220	SF	5.00	1100
240	- ROOF STRUCTURE	220	SF	15.00	3300
241	- ROOFING & FLASHINGS	220	SF	15.00	3300
242	- SLAB-ON-GRADE	220	SF	5.00	1100
243	- MECHANICAL	220	SF	5.00	1100
244	- ELECTRICAL	220	SF	5.00	1100
245					
246					
247	<u>INTERIOR FINISH OUT</u>				
248	BASEMENT				
249	- PARTITIONS	5548	SF	12.00	66579
250	- DOORS - SINGLE	12	EA	2000.00	24000
251	- CEILINGS	2911	SF	4.00	11644
252	- FLOORING	2911	SF	3.00	8733
253	- SPECIALTIES	2911	SF	1.00	2911
254					
255	MAIN LEVEL				
256	- PARTITIONS	16870	SF	12.00	202442
257	- DOORS - SINGLE	39	EA	2000.00	78000
258	- DOORS - DOUBLE	1	EA	3000.00	3000
259	- CEILINGS	9455	SF	4.00	37820
260	- FLOORING	9455	SF	3.00	28365
261	- CABINetry	568	SF	100.00	56785
262	- STAGE @ CHAPEL	76	SF	25.00	1912
263	- SPECIALTIES	9455	SF	2.00	18910
264					
265	UPPER LEVEL				
266	- PARTITIONS	10525	SF	12.00	126302
267	- DOORS - SINGLE	22	EA	2000.00	44000
268	- OPERABLE PARTITIONS	919	SF	90.00	82683
269	- CEILINGS	8500	SF	4.00	34000
270	- FLOORING	8500	SF	3.00	25500

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
271	- CABINETRY	99	SF	100.00	9850
272	- STATUE CABINETS	8	EA	500.00	4000
273	- LIBRARY SHELVING	251	SF	29.80	7489
274	- RAILINGS @ BALCONIES AND OPEN AREAS	120	LF	111.90	13476
275	- SPECIALTIES	8500	SF	2.00	17000
276					
277					
278	ALL FURNISHINGS BY OWNER				
279	ALL EQUIPMENT BY OWNER				
280					
281	<u>VERTICAL CIRCULATION</u>				
282	ELEVATOR - 3 STOP - SINGLE DOOR	1	LS	75000.00	75000
283	- SHAFT WALLS	1818	SF	25.00	45462
284					
285	STAIRS - 5'0	51	RSRS	450.00	22950
286	- LANDINGS	198	SF	51.25	10148
287					
288					
289	<u>MECHANICAL</u>				
290	FIRE SPRINKLERS	27194	SF	2.00	54388
291	PLUMBING	27194	SF	5.00	135970
292	HVAC	27194	SF	25.00	679850
293					
294	<u>ELECTRICAL</u>				
295	SERVICE PANELS	1	LS	10000.00	10000
296	POWER WIRING	27194	SF	4.00	108776
297	LIGHITNG	27194	SF	5.00	135970
298	COMMUNICATIONS & FIRE ALARM	27194	SF	1.00	27194
299					
300					
301					
302	3 - OFFICE ADDITION - SUBTOTAL				3395090
303					
304	ADD FOR GENERAL REQUIREMENTS	4.00%			135,804
305					
306					3,530,893
307					
308	CONTRACTOR'S MARKUP	8.00%			282,471
309					
310					3,813,365
311					
312	DESIGN CONTINGENCY	10.00%			381,336
313					
314	3 - OFFICE ADDITION - TOTAL				\$4,194,701
315					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
316	4 - PARISH HALL				
317					
318	DEMOLITION				
319	REMOVE EXTG SIDEWALK & STAIRS	1691	SF	2.00	3382
320	REMOVE EXTG LANDSCAPE ROCK	1403	SF	0.50	701
321					
322	REMOVE & RELOCATE PLAYGROUND EQUIPMENT	1	LS	2500.00	2500
323					
324	GUT & REMOVE INTERIOR FINISHES	13931	SF	2.00	27863
325					
326	REMOVE EXTG WOOD FRAMED GARAGE	1316	SF	5.00	6578
327					
328	REMOVE EXTG MASONRY BUILDING	5082	SF	10.00	50821
329					
330	REMOVE EXTG PRE-ENGINEERED BUILDING	7534	SF	8.00	60270
331					
332	REMOVE CONCRETE SLABS	13931	SF	1.00	13931
333	REMOVE EXTG FOUNDATIONS	13931	SF	1.50	20897
334					
335					
336	MECHANICAL DEMOLITION	13931	SF	1.00	13931
337	ELECTRICAL DEMOLITION	13931	SF	1.00	13931
338					
339	MISC. DEMOLITION	13931	SF	0.50	6966
340					
341	HAZARDOUS MATERIAL REMOVAL BY OTHERS				
342					
343					
344	REMOVE EXTG TREES	4	EA	500.00	2000
345					
346	MISC. SITE DEMOLITION	1	LS	2500.00	2500
347					
348					
349	NEW CONSTRUCTION				
350	GRADE BLDG PAD	21791	SF	0.50	10896
351					
352	FOOTING EXCAVATION	328	CY	10.00	3280
353	BACKFILL W/GRANULAR FILL	328	CY	24.67	8091
354					
355	WASTE EXCAVATED MATERIAL ON SITE	328	CY	5.00	1640
356					
357	GRADE PERIMETER OF BLDG @ COMPLETION	17157	SF	0.50	8579
358					
359	SEED/SOD	17157	SF	0.25	4289
360					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
361	LANDSCAPING ALLOWANCE	1	LS	5000.00	5000
362					
363	CONCRETE PAVING ALLOWANCE	1000	SF	5.00	5000
364					
365	RETAINING WALL NORTH OF BLDG				
366	- FOOTINGS W/EXCAVATION & BACKFILL	48	LF	37.10	1781
367	- WALLS	480	SF	23.80	11424
368	- RAILINGS	48	LF	87.75	4212
369					
370					
371	CONCRETE FOOTINGS	556	LF	18.97	10543
372	FOUNDATION WALLS	2223	SF	17.32	38503
373					
374	SLAB-ON-GRADE - 4" W/4" GRAN. FILL, MESH & POLY	21791	SF	3.85	83950
375					
376	ELEVATOR PIT				
377	- EXCAVATION & BACKFILL	15	CY	25.00	367
378	- FOOTING SLAB	99	SF	10.00	990
379	- WALLS	144	SF	17.91	2579
380					
381	EXTERIOR STOOP SLABS				
382	- SINGLE DOOR	1	EA	750.00	750
383	- DOUBLE DOORS	7	EA	1250.00	8750
384					
385	EXTERIOR MASONRY WALLS	17784	SF	35.00	622451
386					
387	SECOND FLOOR STRUCTURAL STEEL SYSTEM	11887	SF	6.95	82615
388	- METAL DECKING	11887	SF	2.17	25765
389	- CONCRETE TOPPING	11887	SF	2.91	34591
390					
391	STRUCTURAL STEEL ROOF SYSTEM	21791	SF	6.01	130909
392	- METAL ROOF DECKING	21791	SF	2.53	55186
393					
394	CENTER MASONRY BEARING WALL	4324	SF	15.00	64854
395					
396					
397	SINGLE MEMBRANE ROOFING W/INSULATION & FLASHING	21791	SF	7.00	152537
398	- ROOF COPING W/BLOCKING	21791	LF	30.00	653730
399	- FLASHING @ EXTG BUILDING	89	LF	10.00	889
400					
401	ALUMINUM WINDOWS				
402	- MAIN LEVEL	225	SF	45.00	10125
403	- UPPER LEVEL	675	SF	45.00	30375
404	- UPPER GYM	197	SF	45.00	8865
405					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
406	EXTERIOR ENTRANCE ALUMINUM SYSTEM	265	SF	50.00	13261
407	- ADD FOR DOORS	4	EA	2500.00	10000
408					
409	ALUMINUM SYSTEM @ VESTIBULES	265	SF	40.00	10608
410	- ADD FOR DOORS	4	EA	2000.00	8000
411					
412	EXTERIOR DOORS				
413	- SINGLE HM	1	EA	3500.00	3500
414	- DOUBLE HM	5	EA	5000.00	25000
415					
416					
417	<u>INTERIOR FINISH OUT</u>				
418	MAIN LEVEL				
419	- PARTITIONS	20765	SF	12.00	249183
420	- STAGE FRAMING	838	SF	25.00	20949
421	- RISER FRAMING @ BAND ROOM	531	SF	35.00	18602
422	- DOORS - SINGLE	26	EA	2000.00	52000
423	- DOORS - DOUBLE	9	EA	3000.00	27000
424	- CEILINGS	12222	SF	4.00	48890
425	- FLOORING	13821	SF	3.00	41463
426	- WOOD GYM FLOOR	7970	SF	8.00	63759
427	- CABINETRY	188	SF	100.00	18819
428	- SPECIALTIES	21791	SF	2.00	43582
429	- LOCKERS	112	EA	250.00	27903
430	- STAGE FURNISHINGS - ALLOWANCE	1	LS	100000.00	100000
431	- GYM EQUIPMENT - BASKETS	6	EA	8500.00	51000
432	- BLEACHERS	627	EA	100.00	62658
433	- KITCHEN EQUIPMENT - ALLOWANCE	1	LS	200000.00	200000
434					
435					
436	UPPER LEVEL				
437	- PARTITIONS	9872	SF	12.00	118460
438	- DOORS - SINGLE	14	EA	2000.00	28000
439	- DOORS - DOUBLE	2	EA	3000.00	6000
440	- OPERABLE PARTITIONS	1693	SF	90.00	152395
441	- CEILINGS	11887	SF	4.00	47548
442	- FLOORING	11887	SF	3.00	35661
443	- CABINETRY	64	SF	100.00	6404
444	- RAILINGS @ OPEN AREA	37	LF	111.90	4113
445	- SPECIALTIES	11887	SF	1.00	11887
446					
447					
448	ALL FURNISHINGS BY OWNER				
449	ALL EQUIPMENT BY OWNER				
450					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
451	<u>VERTICAL CIRCULATION</u>				
452	ELEVATOR - 2 STOP - SINGLE DOOR	1	LS	65000.00	65000
453	- SHAFT WALLS - CMU	1152	SF	25.00	28800
454					
455					
456	STAIRS - 5'0	62	RSRS	450.00	27900
457	- LANDINGS	120	SF	51.25	6150
458	- SHAFT WALLS - CMU	4232	SF	25.00	105797
459					
460					
461					
462	<u>MECHANICAL</u>				
463	FIRE SPRINKLERS	33678	SF	2.00	67356
464	PLUMBING	33678	SF	5.00	168390
465	HVAC	33678	SF	25.00	841950
466					
467					
468	<u>ELECTRICAL</u>				
469	SERVICE PANELS	1	LS	15000.00	15000
470	POWER WIRING	33678	SF	4.00	134712
471	LIGHITNG	33678	SF	5.00	168390
472	COMMUNICATIONS & FIRE ALARM	33678	SF	1.00	33678
473					
474					
475					
476					
477					
478					
479					
480					
481					
482	4 - PARISH HALL - SUBTOTAL				5479555
483					
484	ADD FOR GENERAL REQUIREMENTS	4.00%			219,182
485					
486					5,698,737
487					
488	CONTRACTOR'S MARKUP	8.00%			455,899
489					
490					6,154,636
491					
492	DESIGN CONTINGENCY	10.00%			615,464
493					
494	4 - PARISH HALL - TOTAL				\$6,770,099
495					

PROJECT: **ST. PIUS CATHOLIC CHURCH ADDITIONS**
 OWNER: **ST. PIUS CATHOLIC CHURCH**
 ARCHITECT: **BIG CREEK DESIGN GROUP**

LOCATION: **URBANDALE, IOWA**
 DATE: **SEPTEMBER 19, 2014**
 STATUS: **MASTER PLANNING**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
496	4A - CLASSROOM ADDITION				
497					
498	DEMOLITION				
499	REMOVE EXTG CLASSROOMS				
500	- ROOF	4900	SF	5.30	25970
501	- EXTERIOR WALLS	5040	SF	7.60	38304
502	- INTERIOR FINISHES	9800	SF	5.95	58310
503	- FLOOR STRUCTURE	4900	SF	9.25	45325
504	- SLAB-ON-GRADE	4900	SF	1.50	7350
505	- FOUNDATIONS	4900	SF	5.30	25970
506	- MECHANICAL	9800	SF	1.50	14700
507	- ELECTRICAL	9800	SF	1.00	9800
508	- MISC. DEMOLITION	9800	SF	1.00	9800
509					
510	NEW CONSTRUCTION				
511	FOOTINGS W/EXCAVATION & BACKFILL	260	LF	37.10	9646
512	FOUNDATION WALLS	1040	SF	17.32	18013
513	SLAB-ON-GRADE	7000	SF	3.85	26968
514	SECOND FLOOR STRUCTURE	7000	SF	12.08	84525
515	EXTERIOR WALLS	8320	SF	35.00	291200
516	ROOF STRUCTURE	7000	SF	8.01	56070
517	ROOFING	7000	SF	10.00	70000
518					
519	INTERIOR FINISH-OUT				
520	- LOWER LEVEL	7000	SF	50.00	350000
521	- UPPER LEVEL	7000	SF	50.00	350000
522					
523	MECHANICAL	14000	SF	30.00	420000
524	ELECTRICAL	14000	SF	10.00	140000
525					
526	4A - CLASSROOM ADDITION - SUBTOTAL				2051950
527					
528	ADD FOR GENERAL REQUIREMENTS	4.00%			82,078
529					
530					2,134,028
531					
532	CONTRACTOR'S MARKUP	8.00%			170,722
533					
534					2,304,751
535					
536	DESIGN CONTINGENCY	10.00%			230,475
537					
538	4A - CLASSROOM ADDITION - TOTAL				\$2,535,226
539					

1. **St. Pius MASTER PLANNING COMMITTEE:** The following people made up the planning committee and attended meetings during the planning phase of the project.
 1. Fr. David Fleming
 2. Rick Baumhover, member and Civil Engineer
 3. Norm Bormann, Part time facilities at St Pius and Diocese
 4. Deana Sargent
 5. Jan Holtcamp
 6. Fr. John Harmon - Vicar
 7. Ann Merschman
 8. Dave Merschman
 9. Don Brush – 50 years, retired. Mercy Foundation, Living History Farms
 10. Sherri Hunt – 20 years – on staff
 11. Mike Mahoney – school lunch director – 10 years
 12. Mike Carver – 1995, Commercial Real Estate
 13. Alex Kautzky – coordination of information.
 14. Bill Duff – Business Manager
 15. Larry Zahm – Principal 15 years
 16. Gordon Hendrickson, Holy Name
 17. Dave Leonetti – Member 25 years
 18. David Schmidt
 19. Vicki Ferin – Secretary at Pius
 20. Chris Breuss – receptionist
 21. Dave Breuss – IT for Pius.
 22. Joanne Kuster
 23. Gary Seymour
2. **Meeting Notes:** Following are meeting notes from each meeting.
 1. Meeting #01: February 20, 2014
 2. Meeting #02: February 27, 2014
 3. Meeting #03: March 13, 2014
 4. Meeting #04: March 25, 2014
 5. Meeting #05: April 08, 2014
 6. Meeting #06: July 31, 2014 – Drawing Review with Fr. Fleming, Norm, Rick, Tim, Heather
 7. Meeting #07: September 19, 2014 – Cost Estimate Review with Fr. Fleming, Norm, Tim



Master Planning 2014

BCDG Project #: 2013.117

Thursday, February 20, 2014

Meeting #01: Strategy Meeting: Fr. Fleming, Norm Bormann, Rick Baumhover, Tim Olson

1. Site Survey - Complete

- a. The Survey will identify Buildings, Roadways, and other significant landmarks on the St. Pius Campus.

2. Project Approach:

- a. Basic Assumptions: We assume our work will be directly with Fr. Fleming and a group of congregants (a Building Committee) that is able to objectively represent the needs of St. Pius Parish. This group should be empowered with decision making authority, sufficient to move the planning process forward. We understand that it may be necessary to pause during the Planning Process to build consensus or communicate with the Congregation.
- b. Visioning & Evaluation: St. Pius is an established Campus with multiple existing buildings. We will begin with a discussion of assets and liabilities, what works and what needs fixing, what are the current and future needs of the Parish, what are the deficiencies of the existing facilities, and finally, a discussion of the future of the St. Pius Congregation, your growth potential, and the ability to expand your existing Campus.
- c. Programming: We will work with the Owner to develop a Site & Building Program Document that will identify the following:
 - i. What issues with your existing facilities need to be addressed, short term & long term?
 - ii. What Building Systems are working and which are in need of further evaluation?
 - iii. What are the future Site & Building needs of the Parish, near term and long term?
- d. Site Diagramming & Building Diagramming:
 - i. Using the Site Survey (noted above) we will illustrate opportunities for Parking Expansion. We assume that in order to provide significant parking expansion, it will be necessary for the Parish to acquire adjacent properties. In our analysis of the neighborhood we will make recommendations for future property acquisitions that will accommodate parking expansion.
 - ii. We will illustrate opportunities for Building Expansion.
- e. Schedule: We assume 5 to 7 meetings with the Parish Building Committee, meeting every 2 weeks. We believe this process should be completed in 10 to 12 weeks.

3. Drawings and Deliverables:

- a. Site Survey of existing Conditions, illustrating Existing Buildings and Parking.
- b. Site Diagram illustrating Maximum Build-out future Parking and Building Expansion.
- c. Cost Estimate: We will provide an opinion of probable cost for Parking and Building Expansion. This estimate will not include the cost of property purchases.



4. Visioning:

- a. What issues with your existing facilities need to be addressed, short term & long term?
 - i.
 - ii.
 - iii.
- b. What Building Systems are working and which are in need of further evaluation?
 - i.
 - ii.
 - iii.
- c. What are the future Site & Building needs of the Parish, near term and long term?
 - i.
 - ii.
 - iii.
 - iv.

5. Issues and needs we know:

- a. Building Expansion
- b. Building Connection
- c. Need for additional
- d. Office Demo / Redesign



Master Planning 2014

BCDG Project #: 2013.117

Thursday, February 27, 2014

Meeting #02: Overview, Process, Goals & Objectives

1. Introductions:

- a. Fr. David Fleming – Parish Leader, Pastor, Preacher,
- b. Rick Baumhover, P.E./PLS Civil Engineer at Bishop Engineering, St. Pius Member for 25 years.
- c. Tim Olson, AIA, Architect with Big Creek Design Group. A good Lutheran.
- d. Master Plan Visioning Committee: (You!)
 - i. Please provide your contact information on the Sign-in Sheet.

2. Background, Overview, Goals & Objectives: Fr. David Fleming

- a. St. Pius has done several successful projects over the past 10 years.
- b. Recent projects: School Renovation.
- c. Upcoming projects.
- d. Capital Campaign – fund allocations.

3. Site Analysis: Rick Baumhover

- a. Site Analysis: Buildings, Roadways, and other significant landmarks on the St. Pius Campus.
- b. Challenges & Opportunities
- c. Limits of development

4. The Planning Process: Tim Olson

- a. Basic Assumptions: We assume our work will be directly with Fr. Fleming and a group of congregants (a Building Committee) that is able to objectively represent the needs of St. Pius Parish. This group should be empowered with decision making authority, sufficient to move the planning process forward. We understand that it may be necessary to pause during the Planning Process to build consensus or communicate with the Congregation.
- b. Visioning & Evaluation: St. Pius is an established Campus with multiple existing buildings. We will begin with a discussion of assets and liabilities, what works and what needs fixing, what are the current and future needs of the Parish, what are the deficiencies of the existing facilities, and finally, a discussion of the future of the St. Pius Congregation, your growth potential, and the ability to expand your existing Campus.
- c. Programming: We will work with the Owner to develop a Site & Building Program Document that will identify the following:
 - i. What issues with your existing facilities need to be addressed, short term & long term?
 - ii. What Building Systems are working and which are in need of further evaluation?
 - iii. What are the future Site & Building needs of the Parish, near term and long term?



Big Creek Design Group

design | planning | project management

Our projects are about YOU, the client.

- d. Site Diagramming & Building Diagramming:
 - i. Using the Site Survey (noted above) we will illustrate opportunities for Parking Expansion. We assume that in order to provide significant parking expansion, it will be necessary for the Parish to acquire adjacent properties. In our analysis of the neighborhood we will make recommendations for future property acquisitions that will accommodate parking expansion.
 - ii. We will illustrate opportunities for Building Expansion.
- e. Schedule: We assume 5 to 7 meetings with the Parish Building Committee, meeting every 2 weeks. We believe this process should be completed in 10 to 12 weeks.

5. Drawings and Deliverables:

- a. Site Survey of existing Conditions, illustrating Existing Buildings and Parking.
- b. Site Diagram illustrating Maximum Build-out future Parking and Building Expansion.
- c. Cost Estimate: We will provide an opinion of probable cost for Parking and Building Expansion. This estimate will not include the cost of property purchases.

6. Issues and needs we know:

- a. Building Expansion
- b. Building Connection
- c. Need for additional Parking
- d. Office Demo / Redesign

7. Visioning:

- a. What issues with your existing facilities need to be addressed, short term & long term?
 - i. Church
 - 1. Parish offices: more space, better office space,
 - a. Meeting rooms, new windows,
 - b. More technology
 - c. Used to be the rectory
 - d. Heating & Cooling issues – 1 stat
 - e. Storage
 - f. Workroom
 - g. Need small meeting rooms
 - h. Accessibility to Church / need a front door
 - i. Lighting, better more open reception area, that is more secure.
 - j. Right now it's an open door, and there are 3 entrances.
 - 2. Worship spin 2007
 - 3. Martha / Mary - Fellowship Hall
 - a. Kitchen issues – needs to be redone.
 - b. Fellowship Hall – we don't have a space where we can host most of our congregation. Parish Center – largest space – can accommodate 350 at tables. Can do 400.
 - c. How big does it need to be?
 - 4. 1700 households
 - 5. Since 2008 we've a net gain of 250 households
 - 6. Martha Mary Fellowship Hall – capacity: 180 at tables
 - 7. Security issues – campus wide
 - 8. Adoration Chapel – open to exterior – can get in with code, but can come out another door to bathroom, but it gives access to entire facility.

9. Keyless entry
 10. Current system – Tyco.
 11. Multiple automated controls in buildings, but all building are half automatic and partially manual.
 12. Lighting – flipping breakers in Worship space.
 13. Not enough switches,
 14. To turn off lights – 20 switches
 15. Library – wasted space – needs to be reviewed.
 16. Need a Nursery Space – we had one but it died out for lack of support when we had a Sunday preschool space with 250 kids,
 17. Need a cry room / nursery
 18. Covered Canopy at South Entry
 19. Circle drive – place for the Easter Fire.
 - 20.
 - 21.
- ii. Parish Center
1. Kitchen Remodel
 2. Gym Space remodel
 3. Gym Lobby Expanded (not much of a lobby)
 4. Better lighting in Gym Entry
 5. Storage Space – cleaned and reconfigured.
 6. Bathrooms needs to be updated, or rebuilt.
 7. Media, Internet, computer access, projector, sound system
 8. Need a stage
 9. Additional Meeting Space – on upper level of Parish Center
 10. Dedicated space for Youth Programming.
 11. Roof Work – metal roof
 - 12.
- iii. School:
1. Improve courtyard space – make it into usable space
 2. Roof Replacement pending on 2 sections.
 3. Connection between School and Parish Center
 4. Storage Space – need more.
 5. Boilers – out of service – need to be removed.
 6. Two levels – have to use stairs – Add elevator.
 7. Another PreK Classroom,
 8. Repurpose Meeting Room
 9. Add Daycare
 10. Wireless – needs to be upgraded.
 11. Need more technology.
 12. Kiln in basement needs to be moved upstairs. Stairs are the problem.
 13. Science & Technology space – STEM Science Technology, Math
 14. Security Updates – Interior and exterior access control. Keyless entry.
 15. More cameras – campus wide.
 16. Better lighting – building exterior
 17. Church to change its address. 6500 Douglas?
- iv. Campus Wide
1. Signage
 2. Security / Access Control

3. HVAC
 4. Curb Appeal – can we light up the bell tower
 5. Bell Tower – bells are not working.
 6. Better light
 - 7.
- v.
- b. What Building Systems are working and which are in need of further evaluation?
 - i.
 - ii.
 - iii.
 - c. What are the future Site & Building needs of the Parish, near term and long term?
 - i.
 - ii.
 - iii.
 - iv.

Next Meeting: Continue Discussion



Master Planning 2014

BCDG Project #: 2013.117

Thursday, March 13, 2014

Meeting #03: Programming, Overview, Process, Goals & Objectives

1. Introductions:

Present:

1. Fr. David Fleming
2. Rick Baumhover
3. Norm Bormann, Part time facilities at St Pius and Diocese
4. Deana Sargent
5. Jan Holtcamp
6. Ann Merschman
7. Dave Merschman
8. Don Brush – 50 years, retired. Mercy Foundation, Living History Farms
9. Sherry 20 years – on staff
10. Mike Mahoney – school lunch director – 10 years
11. Mike Carver – 1995, Commercial Real Estate -
12. Alex Kautzky – coordination of information.
13. Bill Duff – business manager
14. Larry Zahn – Principal 15 years.
15. Gordon Hendrickson, Holy Name
16. Dave Leonetti – 25 years
17. David Schmidt –
18. Vicki Ferren – Secretary at Pius
19. Chris Breuss – receptionist
20. Dave Breuss – IT guy at Pius.
21. Joanne Kuster
22. Fr. David Fleming – Parish Leader, Pastor, Preacher,
23. Rick Baumhover, P.E./PLS Civil Engineer at Bishop Engineering, St. Pius Member for 25 years.
24. Tim Olson, AIA, Architect with Big Creek Design Group.
25. Heather Culbertson, Big Creek Design Group

2. Beginnings & Reflections: Fr. David Fleming

3. Site Design: Rick Baumhover, P.E.

- a. Opportunities for Additional Parking
 - i. West Opportunity
 - ii. East Opportunity
- b. Discussion



Big Creek Design Group

design | planning | project management

Our projects are about YOU, the client.

Building Evaluation: Tim Olson

1. Church Building
 - a. Parish offices: more space, better office space,
 - i. Meeting rooms, new windows,
 - ii. More technology
 - iii. Used to be the rectory
 - iv. Heating & Cooling issues – 1 stat
 - v. Storage
 - vi. Workroom
 - vii. Need small meeting rooms
 - viii. Accessibility to Church / need a front door
 - ix. Lighting, better more open reception area, that is more secure.
 - x. Right now it's an open door, and there are 3 entrances.
 - b. Worship spin 2007
 - c. Martha / Mary - Fellowship Hall
 - i. Kitchen issues – needs to be redone.
 - ii. Fellowship Hall – we don't have a space where we can host most of our congregation.
Parish Center – largest space – can accommodate 350 at tables. Can do 400.
 - iii. How big does it need to be?
 - d. 1700 households
 - e. Since 2008 we've a net gain of 250 households
 - f. Martha Mary Fellowship Hall – capacity: 180 at tables
 - g. Security issues – campus wide
 - h. Adoration Chapel – open to exterior – can get in with code, but can come out another door to bathroom, but it gives access to entire facility.
 - i. Keyless entry
 - j. Current system – Tyco.
 - k. Multiple automated controls in buildings, but all building are half automatic and partially manual.
 - l. Lighting – flipping breakers in Worship space.
 - m. Not enough switches,
 - n. To turn off lights – 20 switches
 - o. Library – wasted space – needs to be reviewed.
 - p. Need a Nursery Space – we had one but it died out for lack of support when we had a Sunday preschool space with 250 kids,
 - q. Need a cry room / nursery
 - r. Covered Canopy at South Entry
 - s. Circle drive – place for the Easter Fire.
2. Parish Center
 - a. Kitchen Remodel
 - b. Gym Space remodel
 - c. Gym Lobby Expanded (not much of a lobby)
 - d. Better lighting in Gym Entry
 - e. Storage Space – cleaned and reconfigured.
 - f. Bathrooms need to be updated, or rebuilt.
 - g. Media, Internet, computer access, projector, sound system
 - h. Need a stage
 - i. Additional Meeting Space – on upper level of Parish Center
 - j. Dedicated space for Youth Programming.
 - k. Roof Work – metal roof

3. School:
 - a. Improve courtyard space – make it into usable space
 - b. Roof Replacement pending on 2 sections.
 - c. Connection between School and Parish Center
 - d. Storage Space – need more.
 - e. Boilers – out of service – need to be removed.
 - f. Two levels – have to use stairs – Add elevator.
 - g. Another PreK Classroom,
 - h. Repurpose Meeting Room
 - i. Add Daycare
 - j. Wireless – needs to be upgraded.
 - k. Need more technology.
 - l. Kiln in basement needs to be moved upstairs. Stairs are the problem.
 - m. Science & Technology space – STEM Science Technology, Math
 - n. Security Updates – Interior and exterior access control. Keyless entry.
 - o. More cameras – campus wide.
 - p. Better lighting – building exterior
 - q. Church to change its address. 6500 Douglas?
4. Campus Wide
 - a. Signage
 - b. Security / Access Control
 - c. HVAC
 - d. Curb Appeal – can we light up the bell tower
 - e. Bell Tower – bells are not working.
 - f. Better light
5. Blue Sky:
 - a. Senior Housing
 - b. Parking Ramp
 - c. Property Acquisition
 - d. Parking Ramp with senior housing on top level.
 - e. Close the Street – if 5 west residential properties were acquired.
6. What Building Systems are working and which are in need of further evaluation?
 - a. Church Building
 - i. HVAC / Heating & Cooling
 - ii. HVAC Controls / Zoning
 - iii. Plumbing
 - iv. Electrical
 - v. Lighting
 - b. School Building
 - i. HVAC / Heating & Cooling
 - ii. HVAC Controls / Zoning
 - iii. Plumbing
 - iv. Electrical
 - v. Lighting
 - c. Parish Center
 - i. HVAC / Heating & Cooling
 - ii. HVAC Controls / Zoning
 - iii. Plumbing
 - iv. Electrical

- v. Lighting
- 7. Which Buildings on the St. Pius Campus may need to be replaced / redesigned in the future?
 - a. Parish Center
 - i. Gym for school with Stage
 - ii. Seating – bleachers
 - iii. Storage
 - iv. Elevator
 - v. Coat Room
 - vi. Restrooms / Locker Rooms
 - vii. Offices
 - 1. PE Teacher
 - 2. Music / Band
 - 3. Food Service Director
 - viii. Kitchen
 - 1. Cold Storage
 - 2. Dry Storage
 - 3. Laundry
 - ix. Band & Music
 - x. Auditorium
 - xi. Rooms for Youth Programming
 - xii. Flexible Spaces
 - xiii. Meeting Space
 - xiv. Maintenance Equipment (replace existing garage)
 - xv. Fitness Equipment / Wellness Space
 - xvi. Idea: Demo Two Story Wing of School Building, extend Parish Center 2 story to West.
 - b. Office Wing of Church Building
 - i. Offices
 - ii. Full Basement
 - iii. Second Story
 - iv. Meeting Rooms
 - v. Conference Rooms
 - vi. Toilet Rooms
 - vii. Work Room
 - viii. Elevator?
 - ix. Reception / Lobby / Receiving
 - x. Change the Entrance – relate to circle drive
 - xi. Parish Library / Media / Store
 - xii. Bill's bathroom
 - xiii. Nursery
 - xiv. Fill in courtyard
 - xv. Larger Staff Break Room
 - xvi. Dedicated Youth Programming – Ages 3-6
 - c. School
 - i. Replace Two story area with new 2 story – solve ADA problem
 - ii.



Master Planning 2014

BCDG Project #: 2013.117

Tuesday March 25, 2014

Meeting #04: Programming, Overview, Process, Goals & Objectives

1. Introductions:

- a. Fr. David Fleming – Parish Leader, Pastor, Preacher,
- b. Rick Baumhover, P.E./PLS Civil Engineer at Bishop Engineering, St. Pius Member for 25 years.
- c. Tim Olson, AIA, Architect with Big Creek Design Group.
- d. You. The Master Planning Committee.

2. Prayer & Introductions: Fr. David Fleming

3. Site Design:

- a. Review Site Design Options:
 - i. Option A
 - 1. Pros
 - a. Increase SF of office and parish Center
 - b. Leaves options open for future property acquisition
 - c. Flexible
 - 2. Cons
 - a. Have to acquire property to expand parking
 - b. Gym – have to build square footage for stairs. Option C – would be better
 - c. 3 story office addition – would eliminate natural light in worship.
 - d.
 - ii. Option B
 - 1. Pros
 - a. Contiguous Space – connections all buildings
 - b.
 - 2. Cons
 - a. Limits opportunity to expand office or gym
 - b. Entire building
 - c. Parking and Traffic Issues
 - d. Would require another drive thru Parsonage



Big Creek Design Group

design | planning | project management

Our projects are about YOU, the client.

- iii. Option C
 - 1. PROS
 - a. Increase SF of office and parish Center
 - b. Leaves options open for future property acquisition
 - c. Flexible
 - 2. Cons
 - a. Have to acquire property to expand parking
 - b. Gym – have to build square footage for stairs. Option C – would be better
 - c. 3 story office addition – would eliminate natural light in worship.
 - d. What are the square footage
- iv. Option D – Yes, there's room on site for a Parking Structure, but it's difficult for any Church to justify the cost of a Parking Structure at \$18,000 per parking stall.
- v. Any other options that should be considered?
 - 1. STORM SHELTER
- b. Discussion

4. Building Programming:

- 1. Church Building
 - a. Parish offices: more space, better office space,
 - i. Meeting rooms, new windows,
 - ii. More technology
 - iii. Used to be the rectory
 - iv. Heating & Cooling issues – 1 stat
 - v. Storage
 - vi. Workroom
 - vii. Need small meeting rooms
 - viii. Accessibility to Church / need a front door
 - ix. Lighting, better more open reception area, that is more secure.
 - x. Right now it's an open door, and there are 3 entrances.
 - b. Worship spin 180 in 2007
 - c. Martha / Mary - Fellowship Hall
 - i. Kitchen issues – needs to be redone.
 - ii. Fellowship Hall – we don't have a space where we can host most of our congregation. Parish Center – largest space – can accommodate 350 at tables. Can do 400.
 - iii. How big does it need to be?
 - d. 1700 households
 - e. Since 2008 we've a net gain of 250 households
 - f. Martha Mary Fellowship Hall – capacity: 180 at tables
 - g. Security issues – campus wide
 - h. Adoration Chapel – open to exterior – can get in with code, but can come out another door to bathroom, but it gives access to entire facility.
 - i. Keyless entry
 - j. Current system – Tyco.
 - k. Multiple automated controls in buildings, but all building are half automatic and partially manual.
 - l. Lighting – flipping breakers in Worship space.
 - m. Not enough switches,
 - n. To turn off lights – 20 switches
 - o. Library – wasted space – needs to be reviewed.

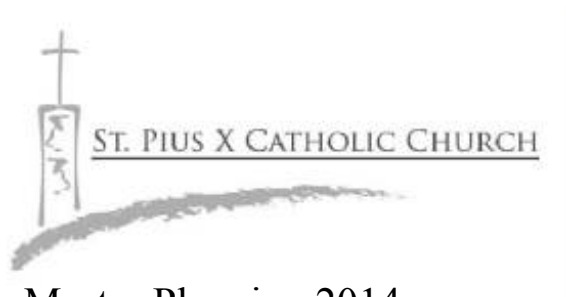
- p. Need a Nursery Space – we had one but it died out for lack of support when we had a Sunday preschool space with 250 kids,
 - q. Need a cry room / nursery
 - r. Covered Canopy at South Entry
 - s. Circle drive – place for the Easter Fire.
- 2. Parish Center
 - a. Kitchen Remodel
 - b. Gym Space remodel
 - c. Gym Lobby Expanded (not much of a lobby)
 - d. Better lighting in Gym Entry
 - e. Storage Space – cleaned and reconfigured.
 - f. Bathrooms need to be updated, or rebuilt.
 - g. Media, Internet, computer access, projector, sound system
 - h. Need a stage
 - i. Additional Meeting Space – on upper level of Parish Center
 - j. Dedicated space for Youth Programming.
 - k. Roof Work – metal roof
- 3. School:
 - a. Improve courtyard space – make it into usable space
 - b. Roof Replacement pending on 2 sections.
 - c. Connection between School and Parish Center
 - d. Storage Space – need more.
 - e. Boilers – out of service – need to be removed.
 - f. Two levels – have to use stairs – Add elevator.
 - g. Another PreK Classroom,
 - h. Repurpose Meeting Room
 - i. Add Daycare
 - j. Wireless – needs to be upgraded.
 - k. Need more technology.
 - l. Kiln in basement needs to be moved upstairs. Stairs are the problem.
 - m. Science & Technology space – STEM Science Technology, Math
 - n. Security Updates – Interior and exterior access control. Keyless entry.
 - o. More cameras – campus wide.
 - p. Better lighting – building exterior
 - q. Church to change its address. 6500 Douglas?
 - r. STORM SHELTER
- 4. Campus Wide
 - a. Signage
 - b. Security / Access Control
 - c. HVAC
 - d. Curb Appeal – can we light up the bell tower
 - e. Bell Tower – bells are not working.
 - f. Better light
- 5. Blue Sky:
 - a. Senior Housing
 - b. Parking Ramp
 - c. Property Acquisition
 - d. Parking Ramp with senior housing on top level.
 - e. Close the Street – if 5 west residential properties were acquired.

6. What Building Systems are working and which are in need of further evaluation?
 - a. Church Building
 - i. HVAC / Heating & Cooling
 - ii. HVAC Controls / Zoning
 - iii. Plumbing
 - iv. Electrical
 - v. Lighting
 - b. School Building
 - i. HVAC / Heating & Cooling
 - ii. HVAC Controls / Zoning
 - iii. Plumbing
 - iv. Electrical
 - v. Lighting
 - c. Parish Center
 - i. HVAC / Heating & Cooling
 - ii. HVAC Controls / Zoning
 - iii. Plumbing
 - iv. Electrical
 - v. Lighting
7. Which Buildings on the St. Pius Campus may need to be replaced / redesigned in the future?
 - a. Parish Center
 - i. Gym for school with Stage
 - ii. Seating – bleachers
 - iii. Storage
 - iv. Elevator
 - v. Coat Room
 - vi. Restrooms / Locker Rooms
 - vii. Offices
 1. PE Teacher
 2. Music / Band
 3. Food Service Director
 - viii. Kitchen
 1. Cold Storage
 2. Dry Storage
 3. Laundry
 - ix. Band & Music
 - x. Auditorium
 - xi. Rooms for Youth Programming
 - xii. Flexible Spaces
 - xiii. Meeting Space
 - xiv. Maintenance Equipment (replace existing garage)
 - xv. Fitness Equipment / Wellness Space
 - xvi. Idea: Demo Two Story Wing of School Building, extend Parish Center 2 story to West.
 - b. Office Wing of Church Building
 - i. Offices
 - ii. Full Basement
 - iii. Second Story
 - iv. Meeting Rooms
 - v. Conference Rooms

- vi. Toilet Rooms
- vii. Work Room
- viii. Elevator?
- ix. Reception / Lobby / Receiving
- x. Change the Entrance – relate to circle drive
- xi. Parish Library / Media / Store
- xii. Bill's bathroom
- xiii. Nursery
- xiv. Fill in courtyard
- xv. Larger Staff Break Room
- xvi. Dedicated Youth Programming – Ages 3-6
- c. School
 - i. Replace Two story area with new 2 story – solve ADA problem

8. Present:

- 1. Fr. David Fleming
- 2. Rick Baumhover
- 3. Norm Bormann, Part time facilities at St Pius and Diocese
- 4. Deana Sargent
- 5. Jan Holtcamp
- 6. Ann Merschman
- 7. Dave Merschman
- 8. Don Brush – 50 years, retired. Mercy Foundation, Living History Farms
- 9. Sherry 20 years – on staff
- 10. Mike Mahoney – school lunch director – 10 years
- 11. Mike Carver – 1995, Commercial Real Estate -
- 12. Alex Kautzky – coordination of information.
- 13. Bill Duff – business manager
- 14. Larry Zahn – Principal 15 years.
- 15. Gordon Hendrickson, Holy Name
- 16. Dave Leonetti – 25 years
- 17. David Schmidt –
- 18. Vicki Ferren – Secretary at Pius
- 19. Chris Breuss – receptionist
- 20. Dave Breuss – IT guy at Pius.
- 21. Joanne Kuster
- 22. Gary Seymour - Waldinger



Master Planning 2014

BCDG Project #: 2013.117

Tuesday April 08, 2014

Meeting #05: Programming: Office Area and Parish Center

1. Site Design:

a. Review Site Design Options:

i. Option A

1. Pros

- a. Increase SF of office and parish Center
- b. Leaves options open for future property acquisition
- c. Flexible

2. Cons

- a. Have to acquire property to expand parking
- b. Gym – have to build square footage for stairs. Option C – would be better
- c. 3 story office addition – would eliminate natural light in worship.

ii. Option B

1. Pros

- a. Contiguous Space – connections all buildings

2. Cons

- a. Limits opportunity to expand office or gym
- b. Entire building
- c. Parking and Traffic Issues
- d. Would require another drive thru Parsonage

iii. Option C

1. PROS

- a. Increase SF of office and parish Center
- b. Leaves options open for future property acquisition
- c. Flexible

2. Cons

- a. Have to acquire property to expand parking
- b. Gym – have to build square footage for stairs. Option C – would be better
- c. 3 story office addition – would eliminate natural light in worship.
- d. What are the square footage

3.

- iv. Option D – Yes, there's room on site for a Parking Structure, but it's difficult for any Church to justify the cost of a Parking Structure at \$18,000 per parking stall.

v. Any other options that should be considered?

1. STORM SHELTER

b. Discussion



Big Creek Design Group

design | planning | project management

Our projects are about YOU, the client.

Building Programming:

1. Church Building
 - a. Parish offices: more space, better office space,
 - i. Meeting rooms, new windows,
 - ii. More technology
 - iii. Used to be the rectory
 - iv. Heating & Cooling issues – 1 stat
 - v. Storage
 - vi. Workroom
 - vii. Need small meeting rooms
 - viii. Accessibility to Church / need a front door
 - ix. Lighting, better more open reception area, that is more secure.
 - x. Right now it's an open door, and there are 3 entrances.
 - b. Worship spin 180 in 2007
 - c. 1700 households
 - d. Martha / Mary - Fellowship Hall
 - e. Parish Center
 - i. Kitchen issues – needs to be redone.
 - ii. Fellowship Hall – we don't have a space where we can host most of our congregation.
 - iii.
 - f. Since 2008 we've a net gain of 250 households
 - g. Martha Mary Fellowship Hall – capacity: 180 at tables
 - h. Security issues – campus wide
 - i. Adoration Chapel – open to exterior – can get in with code, but can come out another door to bathroom, but it gives access to entire facility.
 - j. Keyless entry
 - k. Current system – Tyco.
 - l. Multiple automated controls in buildings, but all building are half automatic and partially manual.
 - m. Lighting – flipping breakers in Worship space.
 - n. Not enough switches,
 - o. To turn off lights – 20 switches
 - p. Library – wasted space – needs to be reviewed.
 - q. Need a Nursery Space – we had one but it died out for lack of support when we had a Sunday preschool space with 250 kids,
 - r. Need a cry room / nursery
 - s. Covered Canopy at South Entry
 - t. Circle drive – place for the Easter Fire.

2. Church Offices:

- a. Entry Vestibule: need a front door
- b. Offices:
 - i. Front Desk – Receptionist / hospitality room
 - 1. Computer / space for volunteers
 - 2. Could open into Narthex
 - 3. Work area that has privacy
 - 4. Storage
 - 5. Seating for 4 / table to fill our forms.
 - ii. Secretary: Office for one person. Could be open
 - iii. Pastoral Care: Office for one PT. Open
 - iv. Liturgy: FT Open
 - v. Music: PT ¾ time Private
 - vi. RCIA: FT Private
 - vii. Pastor: FT+ Private
 - viii. Associate: FT Private
 - ix. HS Youth: FT Private
 - x. MS Youth: FT Private
 - xi. Elem Youth: FT Private
 - xii. Business Manager: FT Private
 - xiii. Building Manager: PT Private
 - xiv. Adult Ed: PT Open
 - xv. Wedding Coordinator: PT Open
 - xvi. Development Director: Private
 - xvii. 2 spare offices / Volunteers
- c. Office Complex should have Accessibility to Church
- d. Storage Room: Office supplies
- e. Workroom: Copier, Office Machines, Standing Counters, work area.
- f. Toilet Room
- g. Staff Room / Collaboration space /
- h. Break Room / Lunch Room: Kitchenette
- i. Conference Room / Meeting rooms: 20 people.
- j. Meetings Rooms: 2 rooms for 6 people
- k. Meeting Room: 10-12 people
- l. Janitor – adjacent to Narthex
- m. Adoration Chapel / access to a toilet room
- n. Lower Level
 - i. Music / practice rooms
 - ii. Youth Room – will move to Parish Center
 - iii. Toilet rooms?
- o. Upper:
 - i. 8 Atrium Rooms – One atrium is currently located under Narthex
 - ii. Stairs = 2
 - iii. Elevator?
 - iv. Atrium spaces
 - v. Additional Meeting Rooms
 - vi. Toilet Rooms
 - vii. Kitchenette
 - viii. Library

3. Parish Center

- a. Parish Center – largest space – currently: 350-400
- b. How big does it need to be?
 - i. We set up 425 four times each year
 - ii. Auction: 350
 - iii. Seating for functions: 500-600.
 - iv. USE 600 people x 15 sf = 9000 sf.**
- c. We don't want it to "look like a gym"
- d. Gym Lobby Expanded (not much of a lobby)
 - i. Need a Larger Entry Area.
 - ii. Coats, Bathrooms, Fellowship space outside activity.
 - iii. Will need a both North and South Entry
 - iv. Elevator & Stairs
 - v. Better lighting in Gym Entry
 - vi.
- e. Gym Space (same space as Parish Hall)
 - i. Office for PE Teacher
 - ii. Storage for Balls and equipment
 - iii. Storage for Tables & Chairs
 - iv. Maintenance Equipment
 - v. Bleachers
 - vi.
- f. New Kitchen!
 - i. Counter & Prep space
 - ii. Service Entrance off parking lot
 - iii. Pantry Storage
 - iv. Laundry
 - v. Serving area / window
 - vi. Walk-in Cooler / Freezer
 - vii. Dishroom
 - 1. 3 well pots & pans sink
 - viii. Cooking / Food Prep / Ovens / microwave /
 - ix. Office for Kitchen director
 - x. Storage for School Kitchen
 - xi. Storage for Parish Functions
 - xii. Hand wash sink
 - xiii. Food Prep Sink
 - xiv. Ice Machine
 - xv. Separate storage for School Lunch Room
- g. Locker Rooms / Toilet Room / Showers
- h. Permanent Stage:
 - i. Lighting & Sound Control
 - ii. Green Room
 - iii. Storage for costumes
- i. Band Room – 75 band members
 - i. Storage for instruments
 - ii. 2 Practice Rooms:
 - iii. Office
- j. Music Room – 50 per grade

- i. Storage for music
 - ii. Office
 - k. 4 Meeting Rooms: In addition to classrooms
 - i. 4 spaces that become 2 spaces
 - ii. Each space can accommodate 40 per room x 4 = 160.
 - iii. Flexible spaces with movable partitions for before and after school care.
 - iv. Space for retreats
 - v. Need water / coffee (sink)
 - vi. Dual Purpose for Before and After School Care
 - 1. Need access to kitchen
 - vii. Meetings: Provide Storage space for 6 groups in meeting room space.
 - 1. Holy Name
 - 2. Knights of Columbus
 - 3. Adult Education
 - 4. Cub Scouts
 - l. Youth Center: Grades 7-12.
 - i. Space for 150 x 20 sf = 3000.
 - ii. 4 Smaller breakout spaces – need flexibility
 - iii. Projector & Screen / Technology
 - iv. Need water / coffee (sink)
 - v. Close to kitchen
 - vi. Close to toilet rooms
 - vii. Storage
 - viii. Workroom
 - 1. Offices for Youth Space will be in Main Office area.
 - m. Classrooms: Replace one for one and existing classrooms that might be demolished. (Option C)
 - i. New Classrooms would be larger
 - ii.
 - n. Alternate: if we have space.
 - i. 2 Preschool Classrooms
 - ii. 3 year old day program – would have to be dedicated space.
 - iii. Day Care Center – daytime.
 - o. Storage Space – cleaned and reconfigured.
 - p. Toilet Rooms
 - i. Unisex toilet room / family restroom
 - q. Technology
 - i. Media, Internet, computer access, projector, sound system
 - r.
- 4. School:
 - a. Improve courtyard space – make it into usable space
 - b. Roof Replacement pending on 2 sections.
 - c. Connection between School and Parish Center
 - d. Storage Space – need more.
 - e. Boilers – out of service – need to be removed.
 - f. Two levels – have to use stairs – Add elevator.
 - g. Another PreK Classroom,
 - h. Repurpose Meeting Room
 - i. Add Daycare
 - j. Wireless – needs to be upgraded.

- k. Need more technology.
 - l. Kiln in basement needs to be moved upstairs. Stairs are the problem.
 - m. Science & Technology space – STEM Science Technology, Math
 - n. Security Updates – Interior and exterior access control. Keyless entry.
 - o. More cameras – campus wide.
 - p. Better lighting – building exterior
 - q. Church to change its address. 6500 Douglas?
 - r. STORM SHELTER
5. Campus Wide
- a. Signage
 - b. Security / Access Control
 - c. HVAC
 - d. Curb Appeal – can we light up the bell tower
 - e. Bell Tower – bells are not working.
 - f. Better light
6. Blue Sky:
- a. Senior Housing
 - b. Parking Ramp
 - c. Property Acquisition
 - d. Parking Ramp with senior housing on top level.
 - e. Close the Street – if 5 west residential properties were acquired.
7. What Building Systems are working and which are in need of further evaluation?
- a. Church Building
 - i. HVAC / Heating & Cooling
 - ii. HVAC Controls / Zoning
 - iii. Plumbing
 - iv. Electrical
 - v. Lighting
 - b. School Building
 - i. HVAC / Heating & Cooling
 - ii. HVAC Controls / Zoning
 - iii. Plumbing
 - iv. Electrical
 - v. Lighting
 - c. Parish Center
 - i. HVAC / Heating & Cooling
 - ii. HVAC Controls / Zoning
 - iii. Plumbing
 - iv. Electrical
 - v. Lighting
8. Which Buildings on the St. Pius Campus may need to be replaced / redesigned in the future?
- a. Parish Center
 - i. Gym for school with Stage
 - ii. Seating – bleachers
 - iii. Storage
 - iv. Elevator
 - v. Coat Room
 - vi. Restrooms / Locker Rooms
 - vii. Offices

1. PE Teacher
 2. Music / Band
 3. Food Service Director
- viii. Kitchen
 1. Cold Storage
 2. Dry Storage
 3. Laundry
- ix. Band & Music
- x. Auditorium
- xi. Rooms for Youth Programming
- xii. Flexible Spaces
- xiii. Meeting Space
- xiv. Maintenance Equipment (replace existing garage)
- xv. Fitness Equipment / Wellness Space
- xvi. Idea: Demo Two Story Wing of School Building, extend Parish Center 2 story to West.
- b. Office Wing of Church Building
 - i. Offices
 - ii. Full Basement
 - iii. Second Story
 - iv. Meeting Rooms
 - v. Conference Rooms
 - vi. Toilet Rooms
 - vii. Work Room
 - viii. Elevator?
 - ix. Reception / Lobby / Receiving
 - x. Change the Entrance – relate to circle drive
 - xi. Parish Library / Media / Store
 - xii. Bill's bathroom
 - xiii. Nursery
 - xiv. Fill in courtyard
 - xv. Larger Staff Break Room
 - xvi. Dedicated Youth Programming – Ages 3-6
- c. School
 - i. Replace Two story area with new 2 story – solve ADA problem

END OF MASTER PLANNING REPORT