



Date: June 21, 2016

To: Fr. Bernard Maloney

From: Sean Moran

Re: St. James the Apostle, St. Francis Solanus, Holy Cross Church

Scope

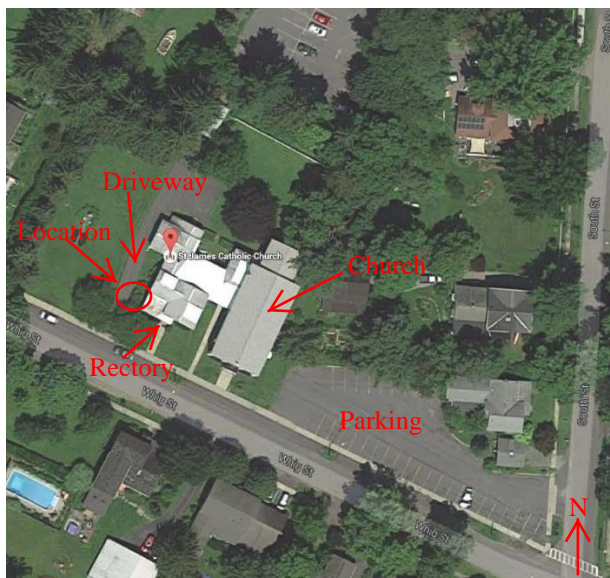
Observe facilities at each location for potential Church Offices serving all three parishes; St. James the Apostle, St. Francis Solanus, and Holy Cross Church. Space program: Office, (3) workstations, files, copier, Reception desk, (3) chairs, Consultation Room, Pastor's Office.

St. James the Apostle, Trumansburg

- Greek Revival style Rectory building in good condition.
- Provide Ramp with railings to front porch to create an accessible entrance.
- Enlarge Toilet Room to comply with ADA Requirements.
- Provide power outlets and lighting
- Provide (1) ADA parking stall
- Future need; living quarters for Priest, 2nd floor is very limited, low ceiling height, (2) bedrooms, (2) baths.
- Budget: \$30,000.00
(Plus 20% contingency)



Front Elevation



Aerial View



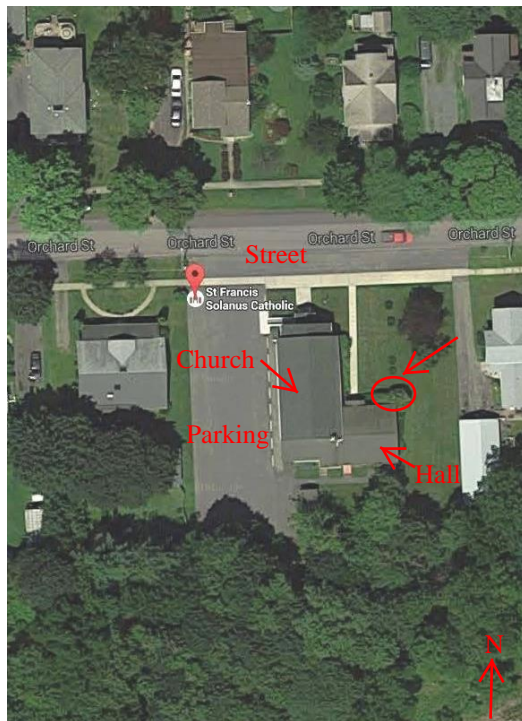
Side Elevation

St. Francis Solanus, Interlaken

- Rectory Offices proposed in the existing Lower Level Social Hall space.
- Renovate existing space, remove kitchen, provide elevator to access levels.
- Enlarge Toilet Room, plumbing areas are on raised floor indicating issue with sanitary piping in order to connect to existing sewer. ADA Accessible Toilet would need to be on the same level.
- Replace heating and air conditioning, replace existing electric area heaters with baseboard radiation and provide air conditioning to dry the air in this below grade space.
- Currently there is a ramp to the front door of the church and an accessible Toilet Room off the Vestibule, opposite the Crying Room. This is on a different level and physically removed from the proposed office location.
- Budget: \$120,000.00
(Plus 20% contingency)



Front Elevation



Aerial View



Interior View

Holy Cross Church, Ovid

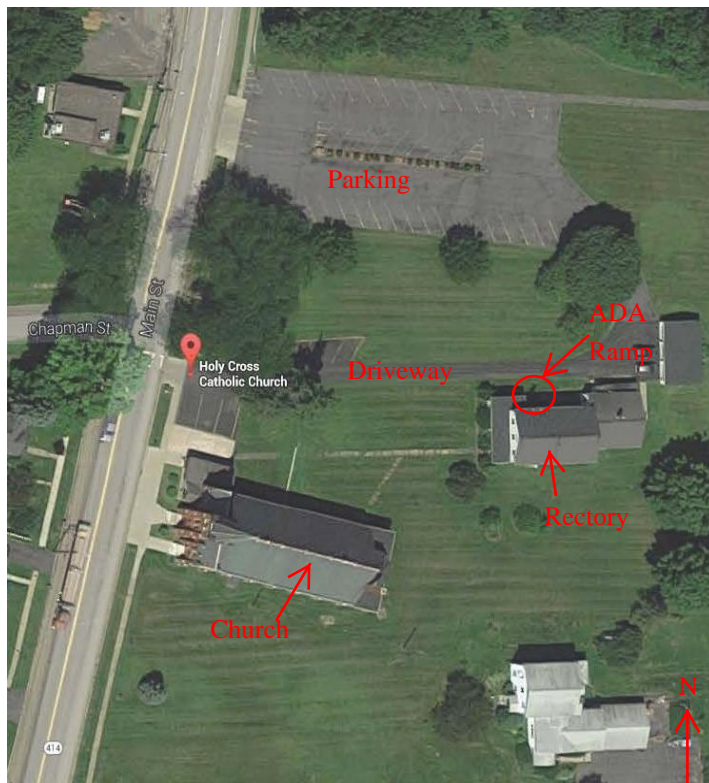
- Large house with ample space.
- Second floor has (5) bedrooms and (2) baths
- First Floor has living, dining Room, kitchen, existing office, toilet room.
- Relocate Church Office into Living room space in front of house.
- Open Office plan
- Consultation Room
- Provide zone controls on heating system, currently on thermostat controls entire house.
- Provide air conditioning consoles in office space
- Provide ramp to front porch and ramp threshold at front door.
- Renovate existing Toilet Room to comply with ADA Requirements
- Close off back room making this area storage.
- Replace propane heater in Kitchen with electric baseboard heaters in both the Toilet Room and Kitchen.
- Budget: \$45,000.00
(Plus 20% contingency)



Exterior View



Potential Office Area



Aerial View

Conclusion

Therefore, based on my site visits to each church (St. James the Apostle, St. Francis Solanus and Holy Cross Church), St. James the Apostle, Trumansburg offers the most straightforward adaptation of the rectory to office space. By adding a ramp to the front porch and enlarging the toilet room, accessibility can be addressed. In the future, additional alterations may be required if a priest were to choose to live at this location.

The other two locations require additional alterations and expense in order to accomplish the conversion to office space and accessibility. The budgets are only a ballpark estimate. I recommend an architect design the necessary improvements and provide a construction cost estimate for the proposed improvements.

Thank you for the opportunity to review and comment on these important improvements.