



ST. MARY MAGDALENE CATHOLIC CHURCH MASTER PLAN

THE BOUDREAUX GROUP | SEAMON WHITESIDE

ACKNOWLEDGEMENTS

Called by Christ • Growing in Faith • Serving with Love

The St. Mary Magdalene Catholic Church master plan was inspired by this intentional mission of the church, which challenged us to plan a campus (buildings, the landscape and out spaces) that provides:

- rich encounters with Jesus Christ, both communally and one-on-one with God
- places to live in loving communion with the St. Mary Magdalene family
- ways to reach out and welcome the community and parishioners into union with Jesus Christ
- a testament of your stewardship to this place, this community and the souls of your parishioners

Father Theo’s vision and wisdom provided the energy and direction to accomplish a plan that represents a dynamic future for St. Mary Magdalene to build the body of Christ. Ed Walsh was instrumental to the success of the plan through his leadership. He has served as the devoted champion of the parishioners’ ideas and for understanding the capacity of the parish to prayerfully and financially support this vision. The Long Range Planning Committee provided wonderful leadership, candid critique and thoughtful visioning toward the creation of this master plan. We are thankful for the commitment of each committee member and for the generosity of their time to this process.

By listening and engaging parishioners, analyzing the existing conditions of buildings and the site, and by forecasting space needs to support the growing ministries of the church, we created a plan that will provide flexible space and facilities, a design cohesiveness for the campus, and a process of placemaking that will symbolize and encourage your faith through education, outreach, stewardship and hospitality. We believe that this plan represents the love and hope for St. Mary Magdalene Catholic Church that was shared with us.

Shepherding this master plan has been an honor and privilege for The Boudreaux Group team. Thank you for the opportunity.

Respectfully Submitted,

The Boudreaux Group Team

The Boudreaux Group

Heather Mitchell, AIA, LEED AP BD+C
Randy Huth, AIA
Irene Dumas Tyson, AICP, Associate AIA
Keith Richey, Associate AIA

Seamon Whiteside

Clint Rigsby, RLA, ASLA, LEED AP
Joe Bryant, PE, MCE, LEED AP

The Boudreaux Group Project No. S0804-15

The Long Range Planning Committee Members

Rev. Teófilo Trujillo, STL
Pastor

Tom McNamee
Pastoral Council Chair

Greg Haselden
Finance Council Chair

Eileen Coffey
Stewardship Council Chair

Dcn. Bert Chavez
Director of Business Administration

Maribel Martinez
Stewardship & Ministry Coordinator

Ron Koprowski
Liturgy Committee Chair and Chair Committee Chair

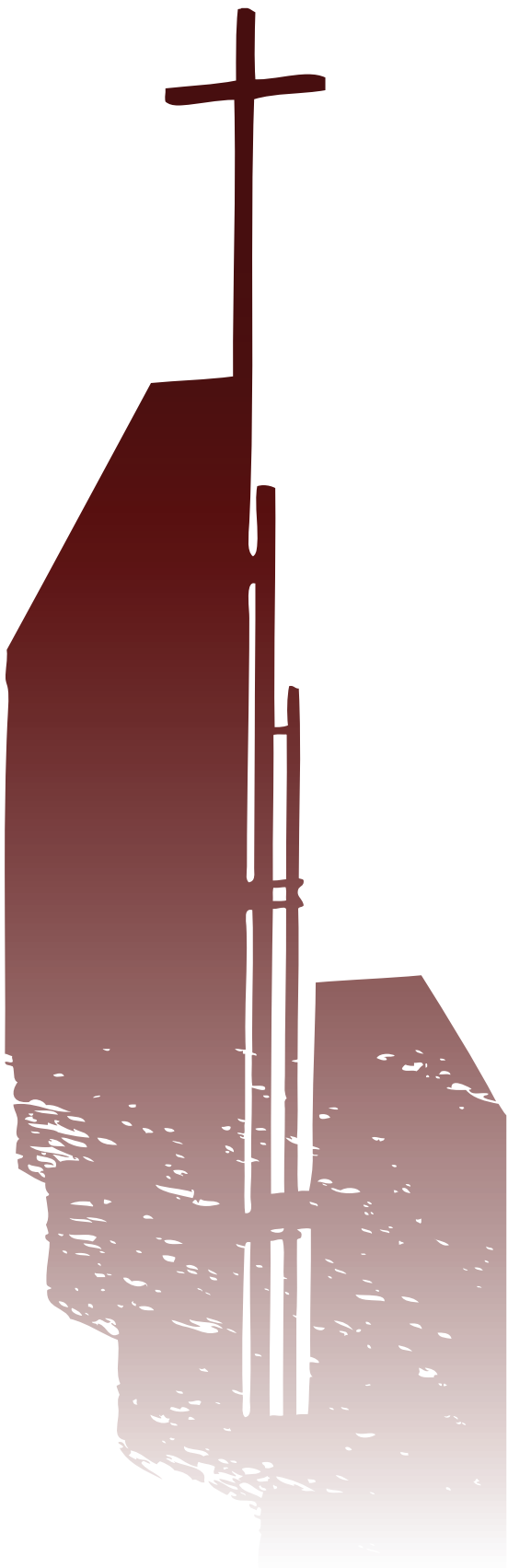
Michael McGarry
Pastoral Council Past-Chair

Jay and Carmen Hamilton
Building and Renovation Committee Co-Chair

Richard Hundsrucker
Facilities & Rectory Manager

Bob Kanto
Adult Evangelization and Catechesis Committee Chair

Ed Walsh
Long Range Planning Committee Chair



- The purpose of this master plan is to provide the following.
- a campus and facilities ‘road map’ for the future of the church
 - a design plan that works hand-in-hand with the church’s *Pastoral Plan*
 - a means of documenting, organizing, and understanding the current and future needs of the church and its people
 - a master plan that will maximize opportunities and resources for continued growth and flexibility in ministry in the years ahead

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EXECUTIVE SUMMARY

Schedule

For ten months, The Boudreaux Group team worked closely with the Long Range Planning Committee and facilitated numerous town hall meetings, focus groups and one-on-one interviews with parishioners. These meetings were instrumental to the creation of the master plan, providing the ideas and the vision that shaped the recommendations.

2015	
April 15	Meeting at The Boudreaux Group office to transfer background information in support of Master Plan
May 21	Site visit, interviews with staff, and Long Range Planning Committee kick-off meeting
June 14	Town Hall Meetings
June 17	Town Hall Meeting and Focus Group meetings (young families, youth, maintenance staff)
June 28	Town Hall Meeting
July 7	Focus Group meetings (ministry leaders, St. Vincent DePaul, Adoration Chapel, AEC, parish nurse, nursery, Ad Hoc Volunteer Maintenance Team, young adults) Site visits to other church facilities (Brookwood Church in Simpsonville, Simpsonville United Methodist Church, Simpsonville First Baptist Church)
July 27	Long Range Planning Committee Meeting
September 17	Long Range Planning Committee Meeting
September 29	Diocesan Building & Renovation Advisory Committee presentation
November 2	Long Range Planning Committee Meeting
December 13	Town Hall Meeting
December 16	Town Hall Meeting
2016	
January 20	Parish Celebration and Presentation of Final Master Plan

Survey and Inputs

In late 2013/early 2014, the church conducted a Space Needs Assessment Survey, 740 parishioners were invited to take the survey, 60% of those invited participated. The survey results provided a sound foundation for the master plan and were affirmed through parishioner input received during the master planning process.

2014 Parish Needs Survey Resulting Priorities

- Multi-purpose Gym Building
- Additional Parking (including more handicap)
- New Buildings (Education and Ministry)
- Family Center Building
- Storage Facility / Building
- Traditional Catholic School (Grades 1 thru 8)
- Outdoor Mixed Use Space/Meditation Areas/Green Space/Playgrounds
- Large Modern, Commercial Kitchen
- Maintenance Facility / Building
- Columbarium

2015 Resulting Priorities from the Master Planning Focus Groups, Town Hall Meetings and Interviews

The following ideas and elements are very much in concert with the 2014 survey and guided the development of the master plan.

Multi-purpose/Flexible Building (Gym/Meeting/Education)

- Family Center Building
- Large Modern, Commercial Kitchen
- Traditional Catholic School

While many parishioners want to have a K-12 Catholic school on site, the campus is not large enough to meet the facilities and programmatic requirements of middle school and high school. The campus can accommodate an elementary school, which has been programmed and planned for the campus.

- Athletic Field
- Dedicated Youth Space
- Improved Office Space
- Vending Machines, Juice and Coffee Bar
- Art and Dance Ministry Space
- Expand Pre-School
- Extra Classrooms/Meeting Rooms and Family/Faith Sharing Spaces

- Basketball Court
- Conference Space (1000-1200 people)
- Permanent Library Space with Appropriate Computer Space
- Infant Child Care
- Scout Meeting Space and Storage
- Space for Individual Ministries (serving, meeting, storage)
- Full WiFi Campus
- Senior Center

Worship

The master plan scope did not address the design of individual buildings or the update of the church. However, many parishioners shared ideas for improving the church facilities, as noted below. A few of the items, such as expanding the narthex and improving the choir rehearsal space are provided for in the master plan. Specific improvements should be studied and designed in concert with the narthex expansion.

- Crucifix above Altar
- Update the Church/Church Renovations
- Move Tabernacle to Center of Sanctuary
- Larger Adoration Chapel
- Choir Rehearsal Space
- Extend Narthex
- Increase Church Capacity
- Larger Work Sacristy/In House Landry/Linen Ministry
- Improve Sound Proof Nature of Perpetual Adoration

Grounds

- Outdoor Mixed Use Space/Meditation Areas/Green Space/Playgrounds
- Columbarium
- Expectant Mom Parking
- Improve Safety/Cameras
- Gathering Space/Picnic Area
- Additional Parking (more ADA)
- More parking

Support

- Maintenance Facility
- Storage Facility

Other

The following are ideas that are not part of the final master plan recommendations but represent a holistic community vision and dare to imagine what could be, particularly from the minds of the youth and young adults.

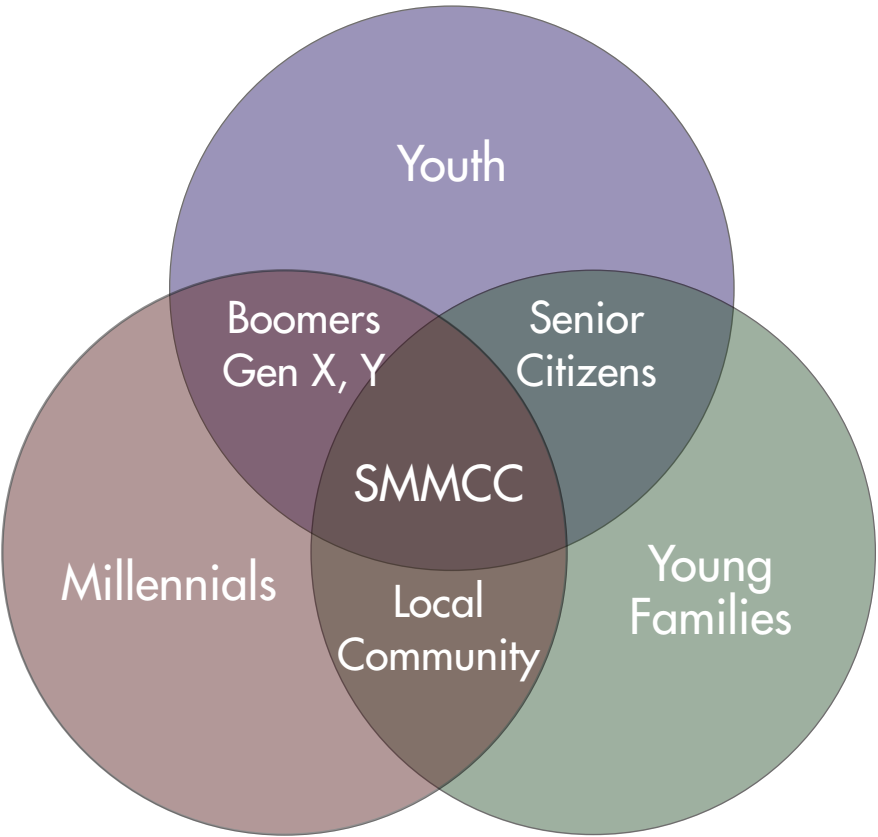
- Traffic Light on Woodruff
- Open Church Facilities to Community Events
- Convent
- Swimming Pool
- Young Adult Community College
- Community Group Home for Young Adults
- Retreat Center

Spirit of the Plan

St. Mary Magdalene is a growing church with an increasing number of young families and young adults joining. The focus groups and town hall meetings revealed that these groups, in addition to the youth, want to participate more fully with ministries *on* campus; yet, the lack of space limits opportunities. For example, while confirmation classes are taking place, there are few rooms available for other groups to meet. The youth and young adults want more active space for hanging out, playing soccer or kickball, places to have cookouts, and more space tailored to their spiritual needs. Parents would like more space for Bible studies, support groups and fellowship while their children are in classes. While the master plan recommends multi-purpose/flexible space that will provide for all ages, the church should focus on the needs of the young adults, young families and the youth. This is where the future of the church lies. They want to be able to spend more time at the church participating in the church community. By meeting the programmatic needs of younger members (as presented in the priorities above), the church will meet the needs of all members and enhance the 25-year foundation of the church. St. Mary Magdalene will truly become a campus that has something for everyone.

Therefore, the spirit of the plan is to:

- create a unified campus that is safe, sustainable and accessible;
- design spaces for community and gathering;
- provide spaces for education;
- include ample outdoor and recreational spaces;
- design efficient and improved spaces for support and storage;
- provide a campus and facilities that enable the church to fully carry out its mission of being *Called by Christ, Growing in Faith, and Serving with Love*; and
- create spaces that provide an opportunity for everyone to meet *God and experience their faith anywhere on campus.*



One Word

During focus groups with the Young Adults and Youth, we asked them to share one word that personally said “St. Mary Magdalene.” The responses were heart-felt and speak to the love and hope they have for this church. These words speak for the whole church community.



EXECUTIVE SUMMARY

BRAC Review

On September 29, 2015, the Long Range Planning Committee and The Boudreaux Group presented the draft master plan to the Diocesan Building & Renovation Advisory Committee (BRAC), which included Mrs. Stephanie Posda McLellan - Building & Renovation Coordinator, Ms. Lydia Doyle - BRAC Committee, and Mr. Frank Szewczak - Regional Project Liaison.

After careful review, the BRAC offered the following suggestions to improve the plan in preparation for their final review and approval. The Long Range Planning Committee (LRPC) and The Boudreaux Group took their recommendations to heart, which resulted in a much better plan. On January 26, 2016, the BRAC approved the master plan pending the inclusion of handicapped parking close to the covered walk way. These recommendations and responses are summarized below and incorporated into the final master plan, as illustrated on the following pages.

BRAC: Ensure the highest level of safety and accessibility through the traffic patterns

Intentions of the Master Plan: Traffic Patterns

- Provide the utmost safety for pedestrians of all ages on the church campus
- Continue the policy of walking preschool children into and out of the buildings
- Ensure the traffic flow from Woodruff Road is efficient and does not disturb other campus activities, with ample queueing space and effective signage/communication
- Discourage cut-through traffic from Brown Road to Woodruff Road through safe and well-designed parking facilities, access roads and signage
- Provide safe drop off and pick up for the Catholic elementary school

BRAC: Ensure there is ample, comfortable space between buildings that supports a unified campus

Intentions of the Master Plan: Location of Buildings

The location of buildings reflects the vision to create a unified campus that fosters a warm sense of community by creating outdoor gathering places between the buildings. Additionally, with parking and vehicular circulation at the perimeter, the campus is safer for parishioners of all ages to move from one building to another. Grouping the buildings in close proximity to each other is also a more cost effective approach as it clusters underground utilities rather than running them across the campus and promotes sharing of spaces among the programs such as the school use of the gym. Finally, because of the topography which slopes downward to the back of the site, the most prudent use for the rear section of the topography is storm water detention. As one additional benefit, clustering the buildings and the energy

of the activities at the center of the site also respects the quiet residential character of the Brown Road neighborhood, which we abut.

- Strengthen the sense of community through facilities (buildings and landscapes) by providing safe, beautiful and accessible places for the parish to gather in large groups and in more intimate groups
- Create a welcoming and unified campus through the architecture and the landscape
- Provide quality, flexible, and purpose-driven spaces that meet the growing needs of the church in religious education, worship, faith formation, outreach ministries, social and family development, and parish administration
- Create a campus that serves as a sanctuary, a place of adoration, worship and personal growth for parishioners, while sharing God’s love to the local community and beyond
- Design and build efficiently and sustainably, while keeping costs down by taking advantage of existing campus infrastructure
- Increase space and ‘breathing room’ between buildings adjacent to the church in order to increase outdoor gathering space and to allow for the existing Parish Hall to remain in place during early phases of construction

BRAC: Ensure the Columbarium location is a peaceful setting

Intentions of the Master Plan: Location of Columbarium

The Columbarium garden will be designed and landscaped as a quiet memorial garden and will improve the sense of safety and security for the Adoration Chapel. This also will create a more beautiful, welcoming doorway to the campus.



ST. MARY MAGDALENE
CATHOLIC CHURCH
MASTER PLAN

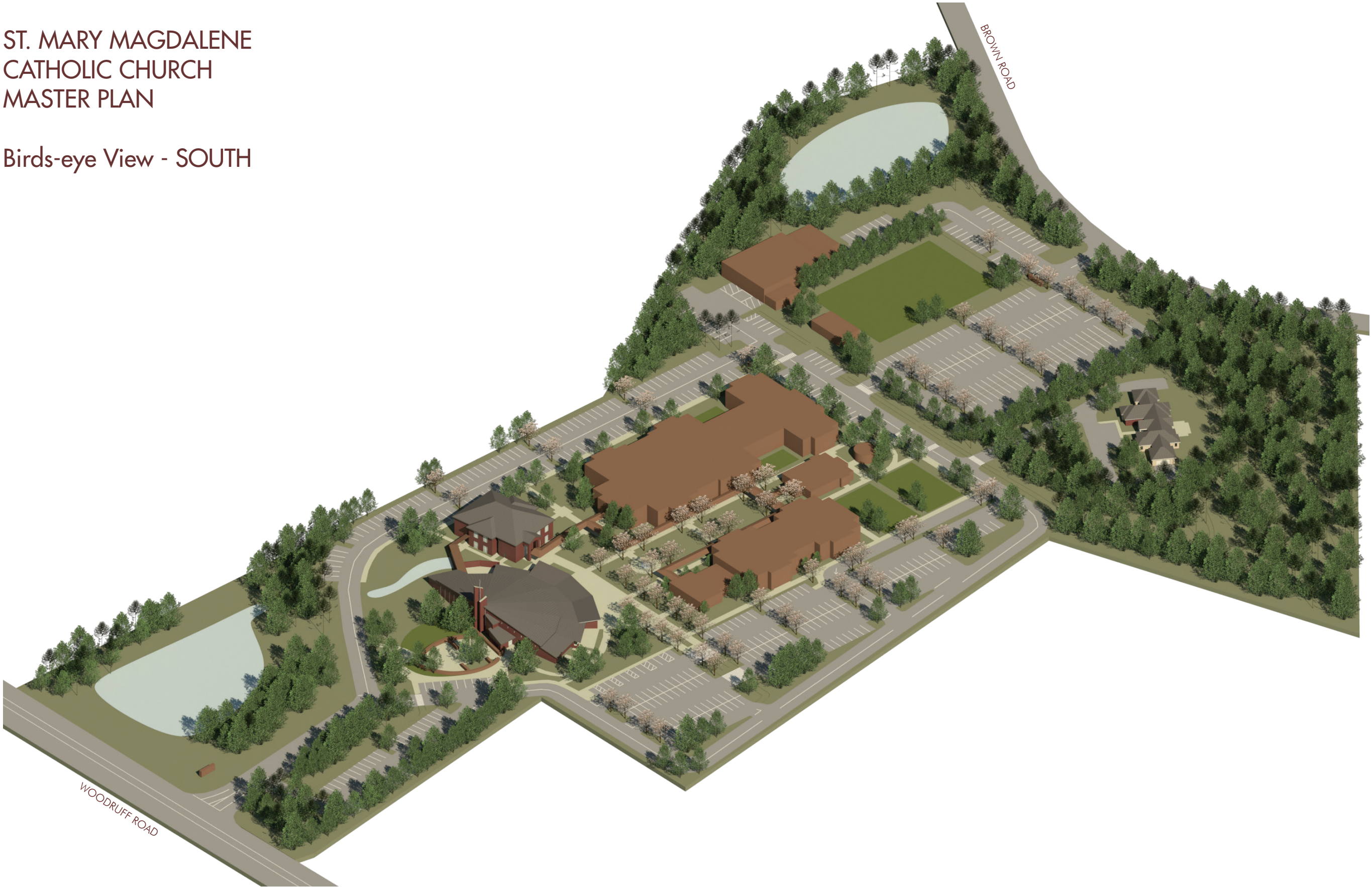
14 YEAR
LONG-TERM BUILD OUT



EXECUTIVE SUMMARY

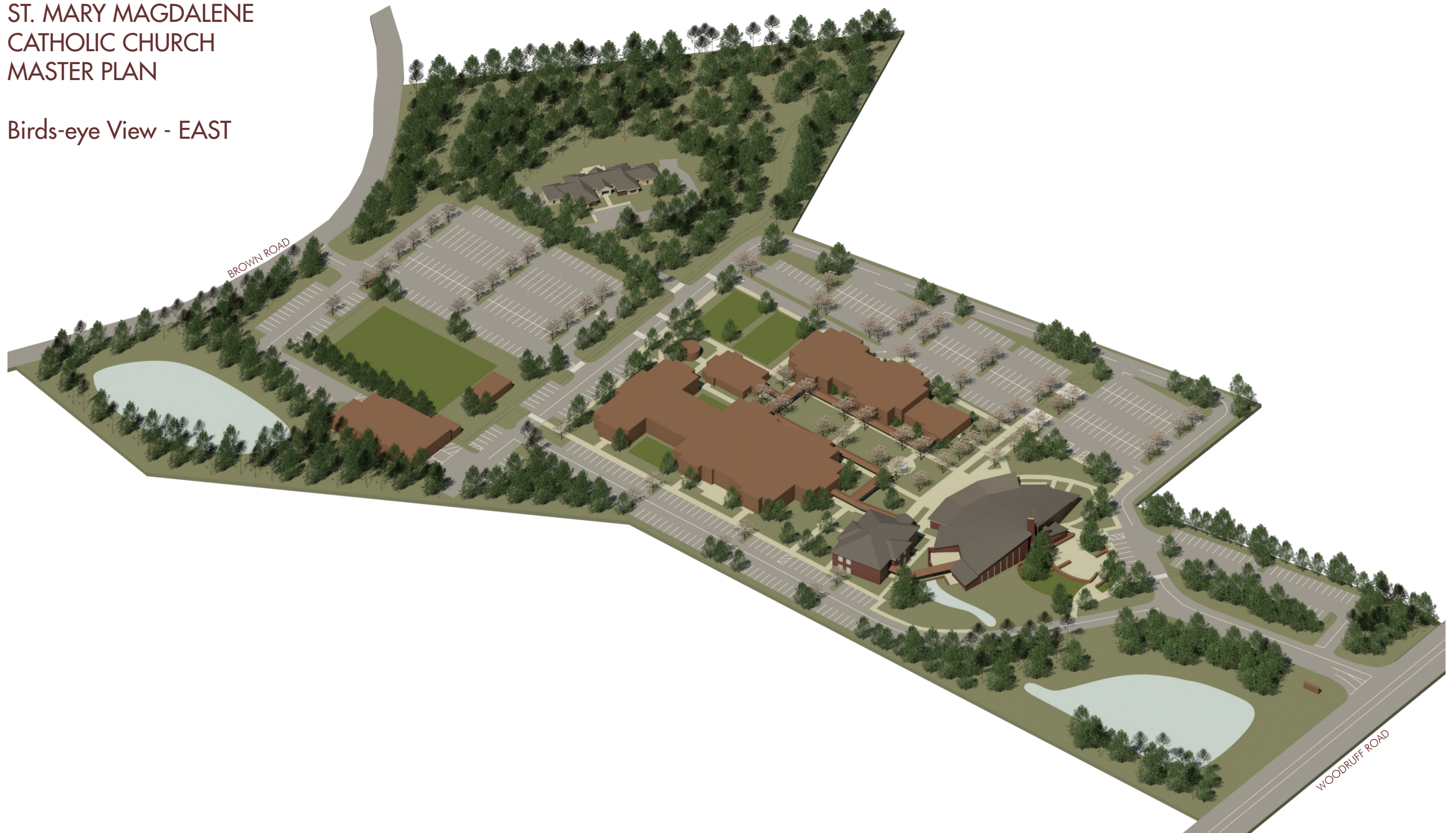
ST. MARY MAGDALENE CATHOLIC CHURCH MASTER PLAN

Birds-eye View - SOUTH



ST. MARY MAGDALENE CATHOLIC CHURCH MASTER PLAN

Birds-eye View - EAST



EXECUTIVE SUMMARY

Key Elements

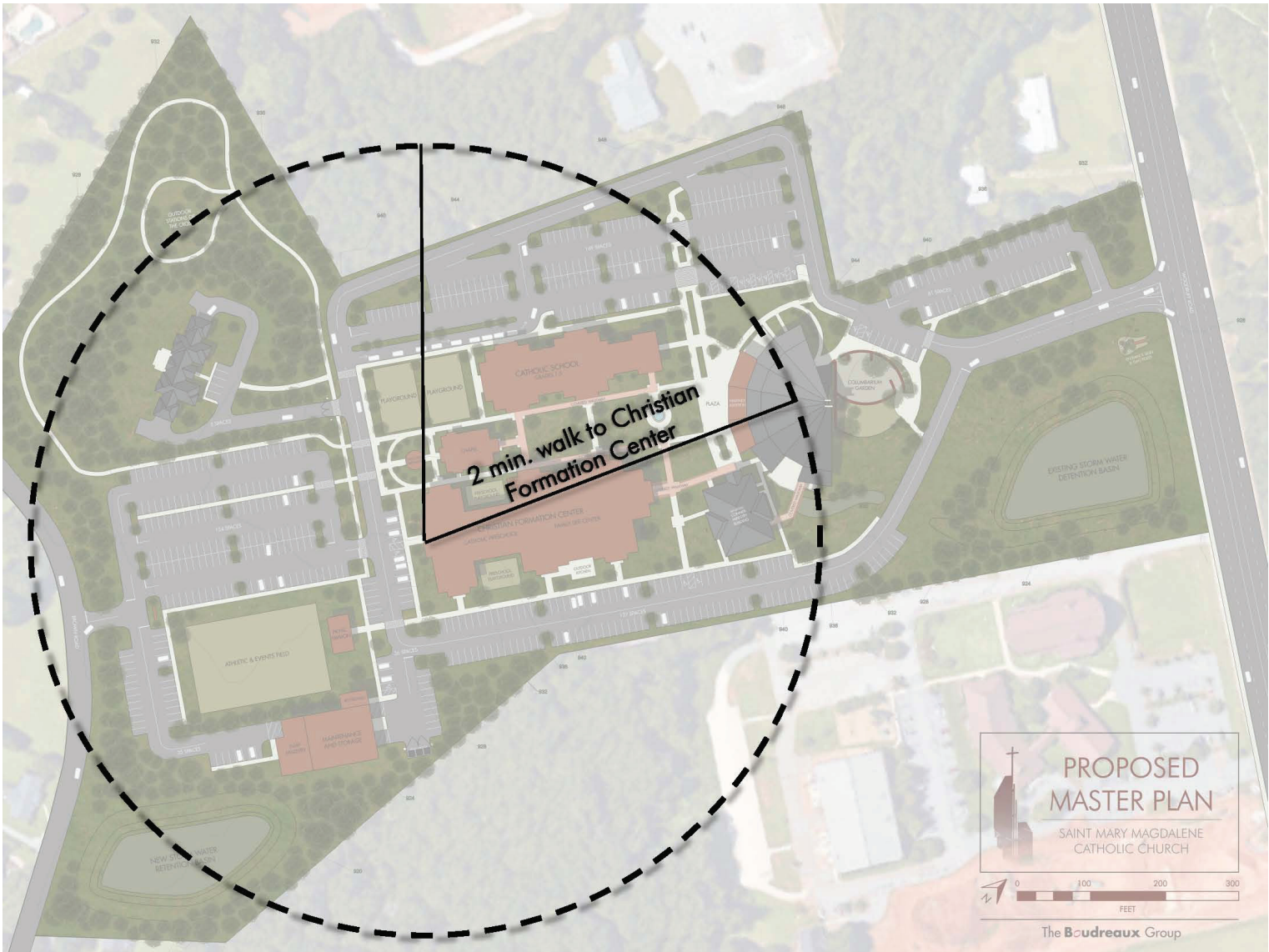
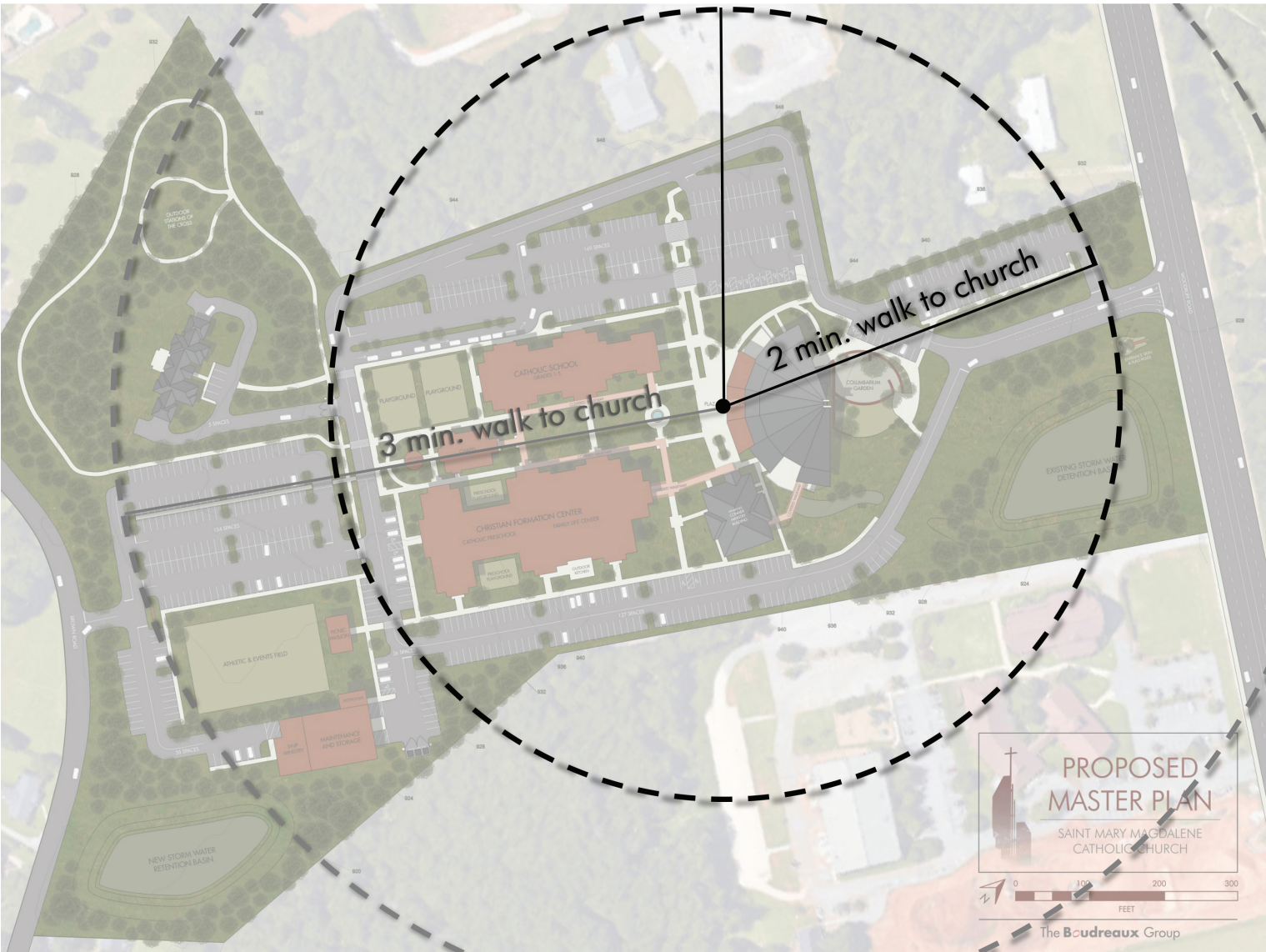
In keeping with the spirit of the master plan, several key elements are incorporated into the plan. These elements create intentional and special places that unify the campus, increase accessibility, and instill senses of community, respect and worship.

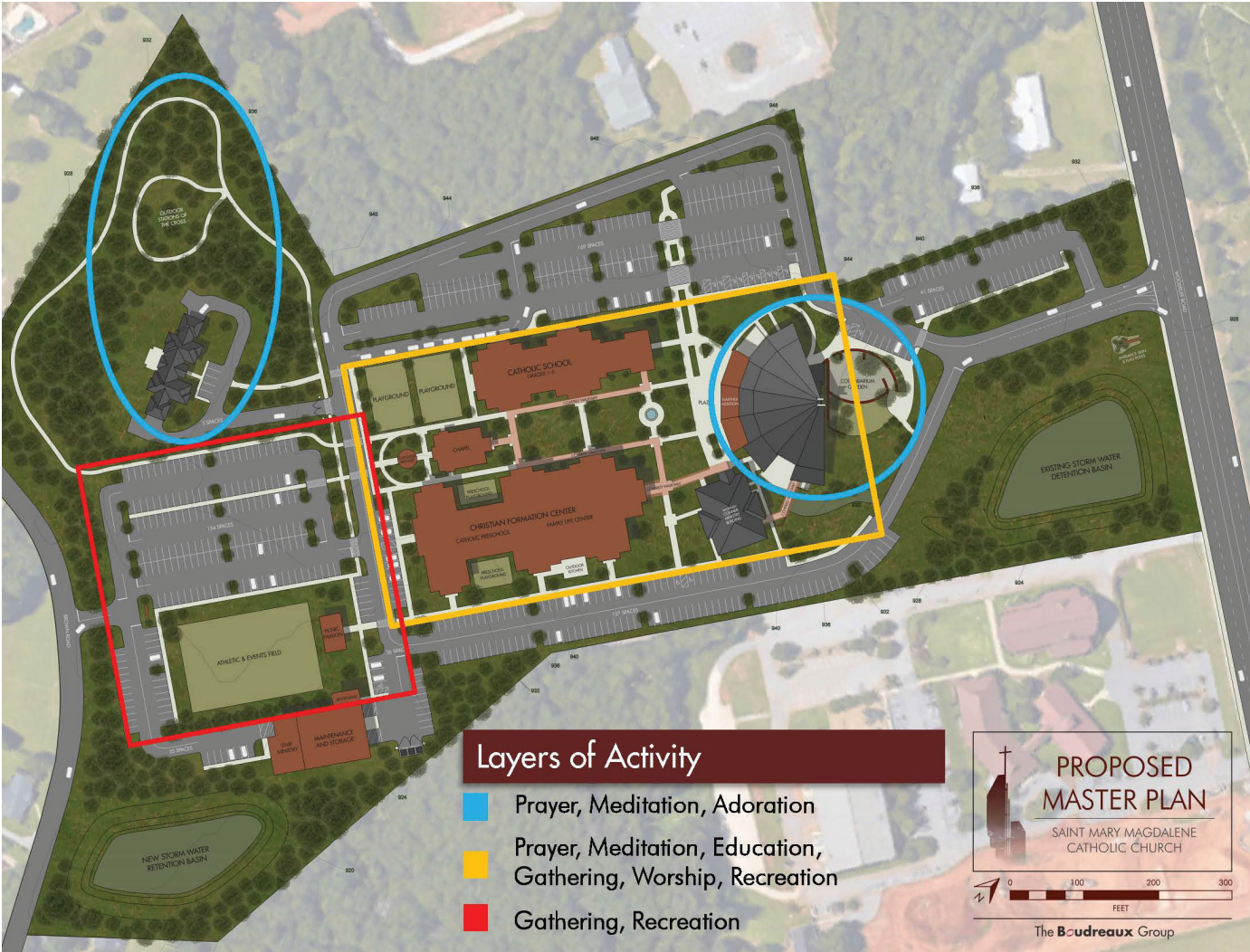
- Parking
- Layers of Activities
- Central Plaza + Covered Walkways
- Connor Ministry Building
- Maintenance and Storage + St. Vincent de Paul
- Walking Trail + Outdoor Stations of the Cross
- Meditation Garden + Columbarium

Parking

Target: Over 600 total parking spaces, which is 1.5 times the current parking capacity of just over 400 spaces
Ample handicap, expectant mothers, and elderly parking

Increasing accessible, safe parking was a major desire from parishioners. As the master plan is implemented and while construction is underway, every effort will be made to minimize the impact on the number of spaces, particularly within easy walking distance of the church. The long term goal is to increase parking to 600+ spaces, which will be addressed through the design and engineering of the plan. This plan provides for this increased parking and also better distributes accessible parking across the campus.





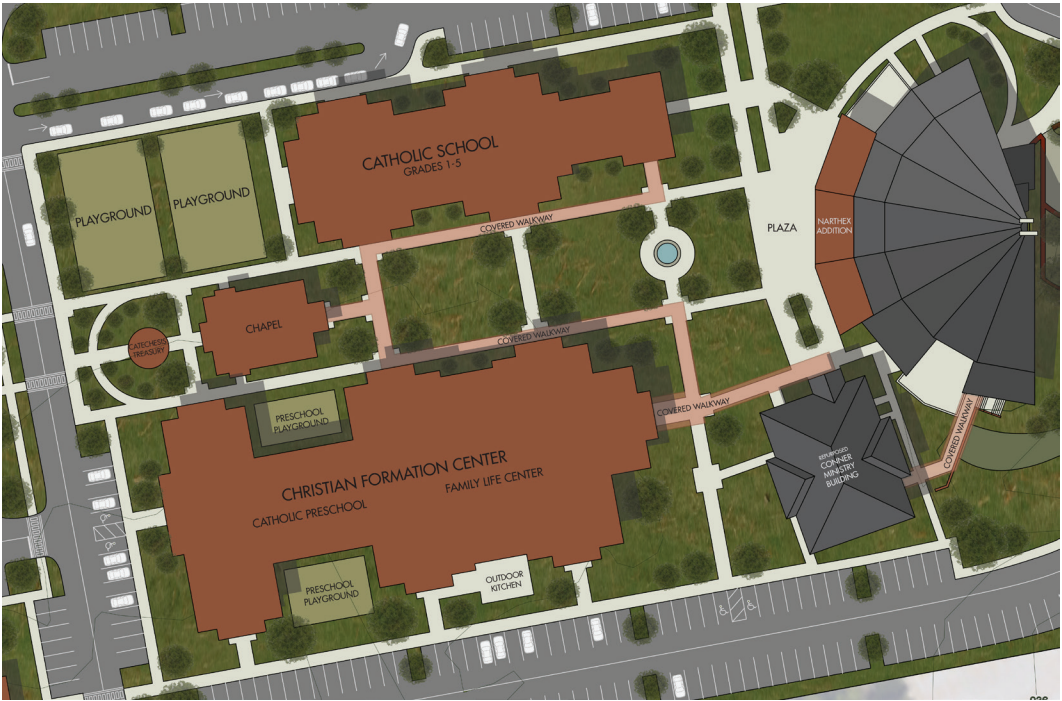
Layers of Activity

The campus needs to be many things to many people: a place for worship, a place for gathering, a place for being alone, a place for play and singing, a place for meditation and prayer, a place to heal, and a place to celebrate. The master plan provides for each of these through layers of activities, as illustrated. The organization of the campus will allow for multiple activities at one time and invite parishioners to find their place at St. Mary Magdalene.



Central Plaza + Covered Walkways

The master plan creates a central plaza and green space that unifies the campus. This plaza will serve as a hub of activity and a crossroads between buildings – a “town square.” The covered walkways connect the buildings and help define the plaza, provided protection from the elements when needed and an intimate sense of scale between the open space and the buildings.



Connor Ministry Building

The Connor Ministry Building will be repurposed and renovated, as part of Phase 1-C, to serve as the Parish Office and provide flexible, multi-purpose space for the choir (rehearsal space and storage) and rooms for meeting, educational programs, and ministries.



EXECUTIVE SUMMARY

Maintenance and Storage + St. Vincent de Paul

Storage is a major challenge at the church, as evidenced by the numerous storage sheds behind the Parish Hall and the items stored in stairwells and corridors. In addition, the records and materials for ministries and programs are stored at members’ homes or in their cars. The church needs to consolidate and manage storage, which can be combined with a maintenance facility.

St. Vincent de Paul is a vital ministry of the church, and so much more can be done if the space was available. The master plan recommends a dedicated facility for St. Vincent de Paul in order to provide more storage and processing space as well as more counseling rooms that are accessible and private.



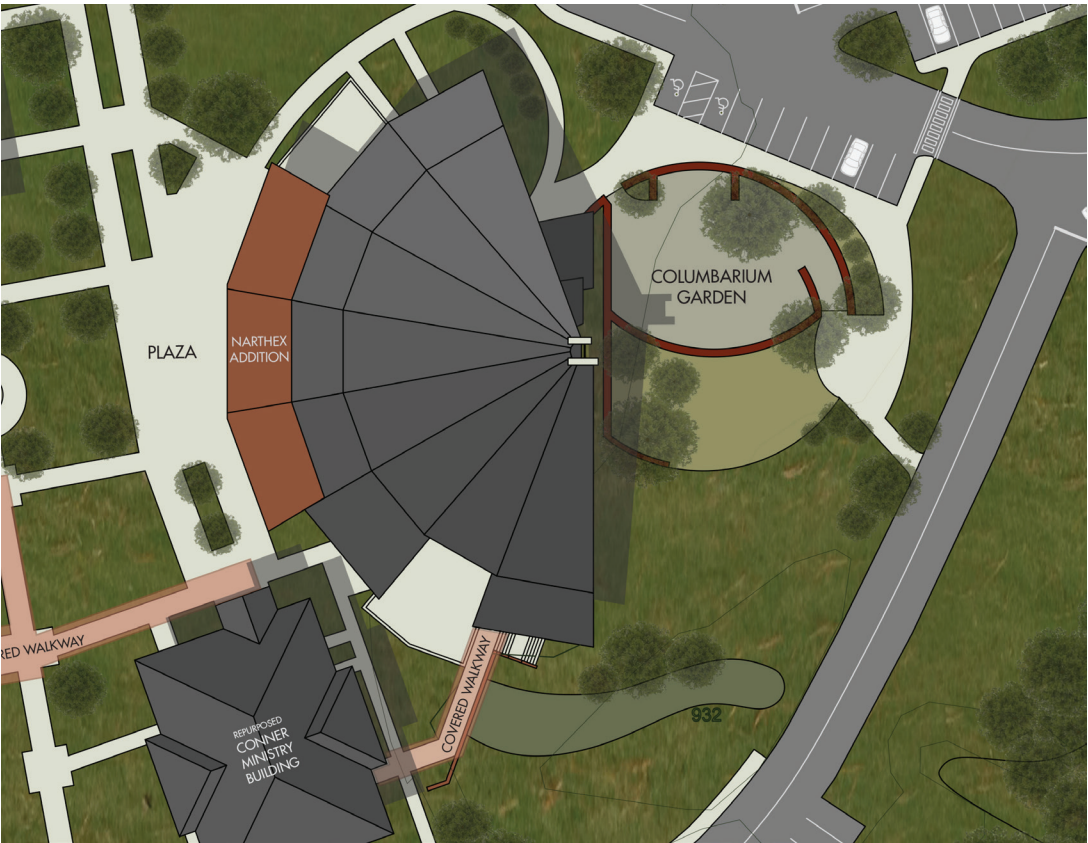
Walking Trail + Outdoor Stations of the Cross

The church campus is a beautiful wooded site adjacent to a residential neighborhood. The area that fronts Brown Road and surrounds the Rectory is an ideal location to incorporate an Outdoor Stations of the Cross with a walking trail. This will provide unique faith formation and meditation opportunities as well as opportunities for health and wellness for the parishioners and those living near the church.



Meditation Garden + Columbarium

The Columbarium has been a goal of the church for years. The master plan recommends that the Columbarium become part of a meditation garden at the entrance of the Adoration Chapel. This will provide a new, more open (safer) entrance to the chapel and create a beautiful garden and focal point at the Woodruff Road entrance to the church.



General Existing Conditions

The church is located between Woodruff Road and Brown Road and is a nice respite from the bustle and traffic of Woodruff Road. The church parking lot is a frequent cut-through for cars between Woodruff and Brown, which creates a dangerous situation for parishioners walking from the parking lot to the church. Eradicating this cut-through traffic is a key goal of the master plan. The site, particularly along Brown Road and around the Rectory and the Brown Road house, is beautifully wooded with areas of lawn, providing nice areas of shade and play.

The existing facilities of St. Mary Magdalene Catholic Church are well-maintained and are utilized at or beyond capacity. The leadership and staff of the church make the most of the space; however, there is a significant space deficit for offices, flexible meeting space, storage and large church gatherings. The plaza between the church, parish center and Connor Ministry building provides space for parishioners to gather, but could benefit from trees and landscaping to provide shade and to diminish heat and light reflection.

The Rectory is a peaceful home for the priests. The privacy of the residence should be preserved through the landscape. The acquisition of the Moffitt Property increases the opportunity for campus development that contributes to the neighborhood, particularly gardens and walking paths.

The church is a very active parish, as is evidenced by the constant activities and people on campus. The master plan seeks to enhance the beauty and the functionality of the campus while increasing the opportunities for parishioners to grow in faith.



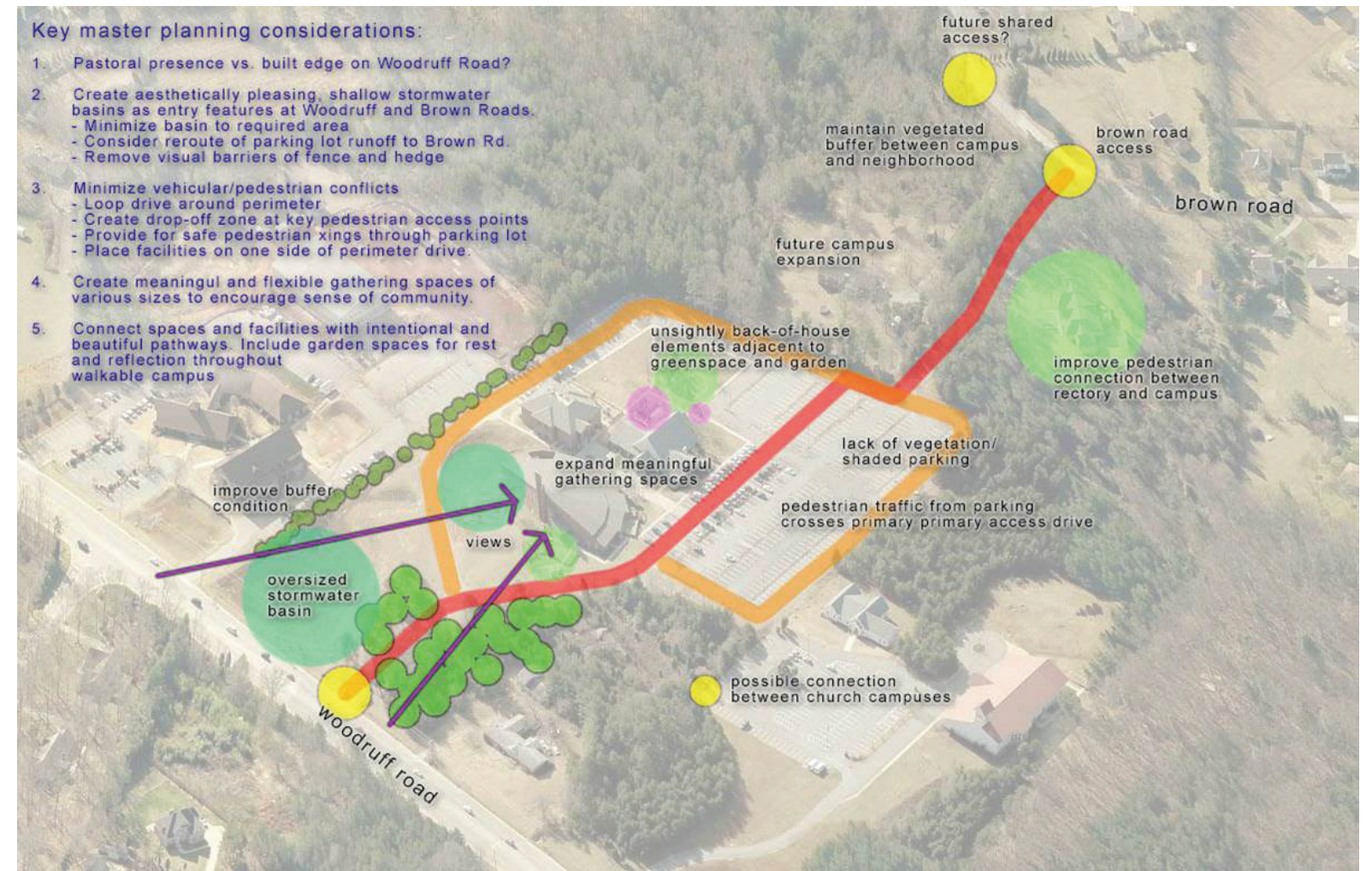
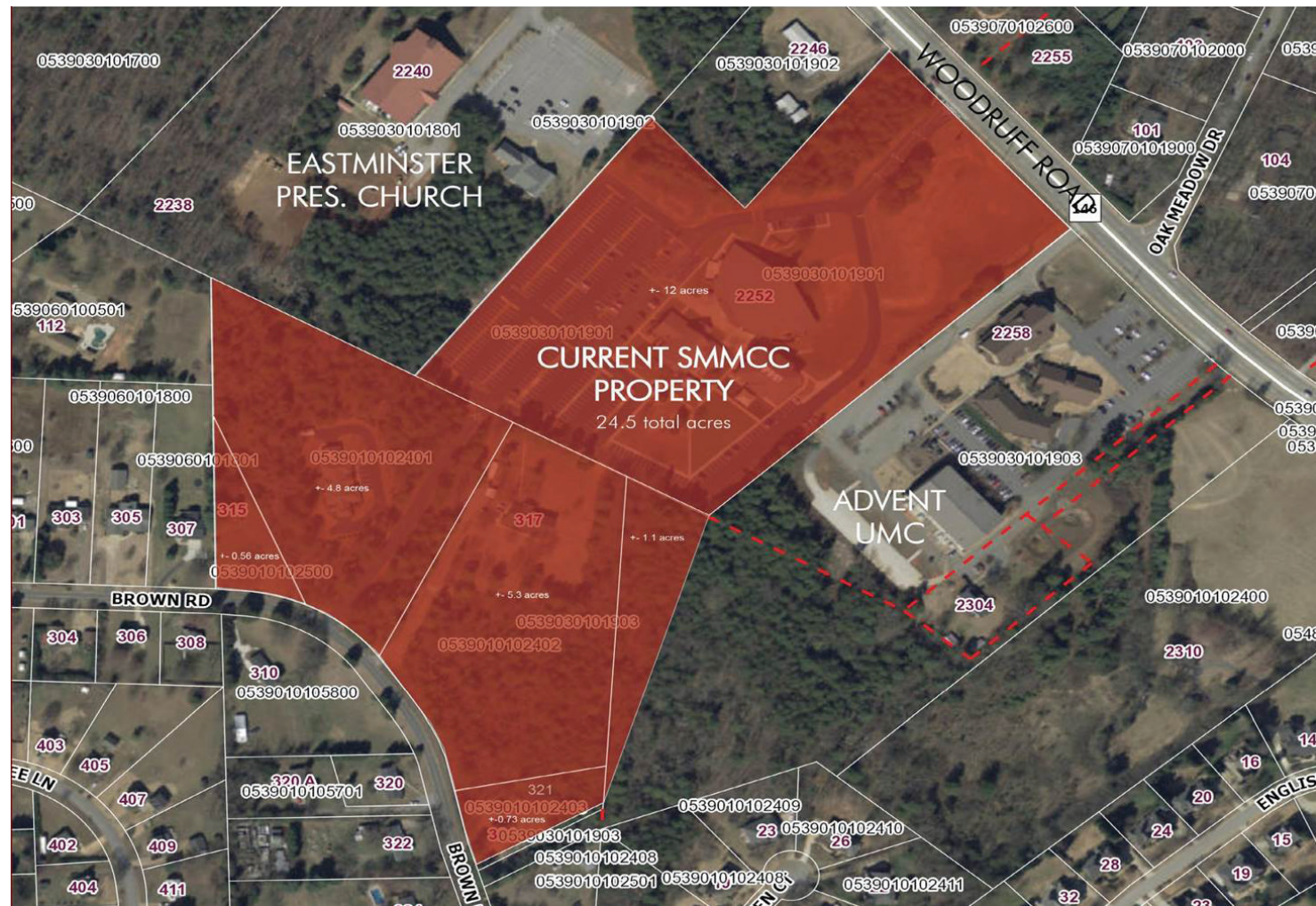
RESEARCH & ANALYSIS

Our Campus



Aerial View: Easter Morning 2015

Site Analysis Diagrams



RESEARCH & ANALYSIS

Zoning and Access

Zoning (Greenville County)

Church is “Special Use Exception” within Residential Suburban (R-S) District. Land acquisitions require Board of Zoning Appeals approval for “Special Use Exception” as well.

Setback/Building Height:

- Front Setback (Woodruff Road) – 50’
- Side/Rear Setbacks – 5’
- Maximum Building Height – 45’

Parking for Assembly with seating:

- 1 space/4 seats in the assembly area.

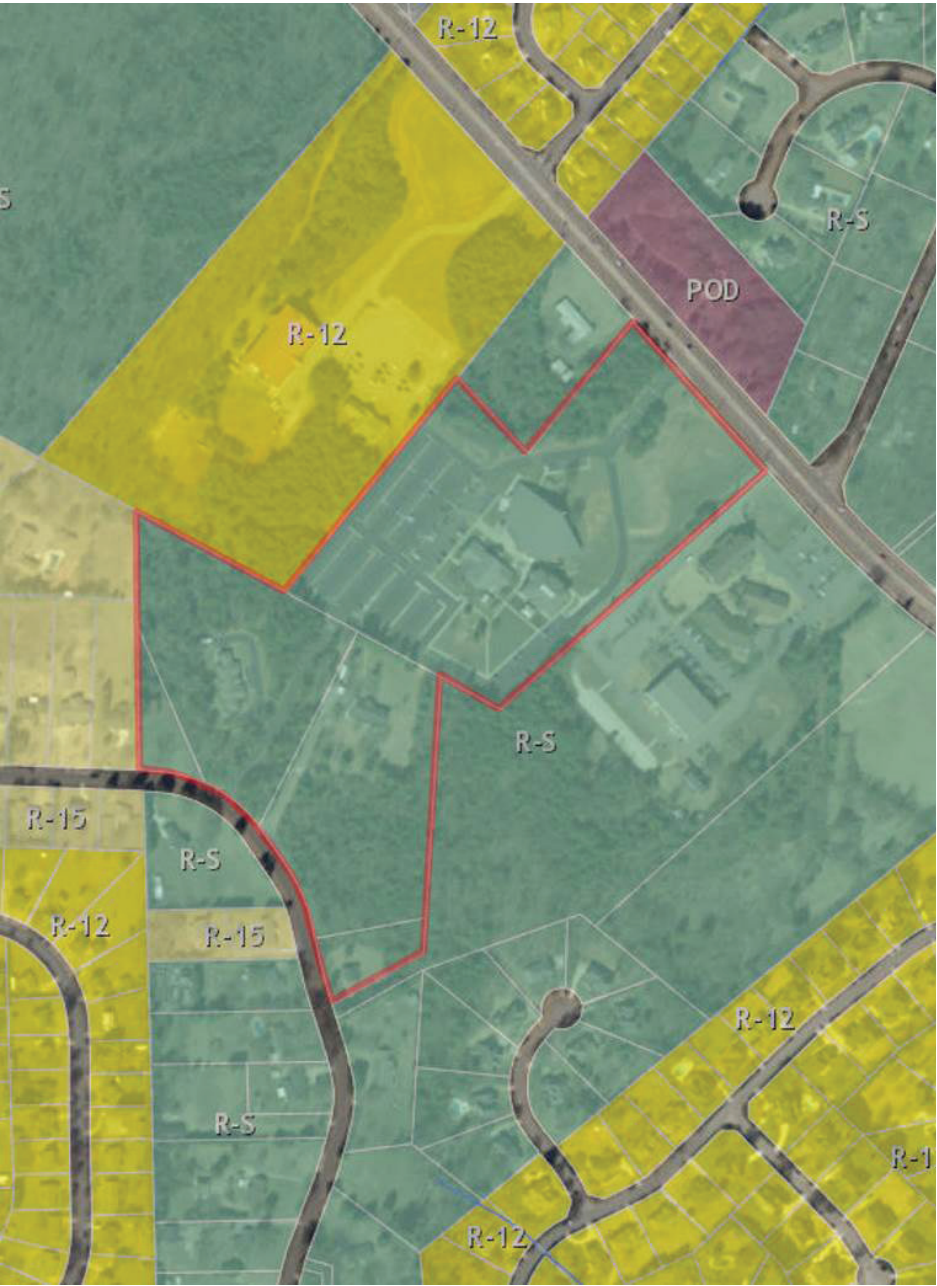
Parking space design:

- 9’x20’ with 24’ wide drive aisle.

Parking lot planting requirements:

- 1 tree/15 parking spaces
- 1 shrub/5 parking spaces
- 8’ min. driveway median width
- All spaces within 90’ of shade tree.

25’ buffer required on side and rear lot lines between non-residential use and residential use/district. Screening shall consist of 6’ wall, fence, max. 3:1 berm, evergreen screening or combination).



Zoning (Greenville County)



SCDOT and Greenville County Traffic Engineering

SCDOT and Greenville County Traffic Engineering

Per County, upgrades to Brown Road are highly unlikely. It has sufficient width and was recently resurfaced. Because of existing access, turn lanes will not likely be required.

Per SCDOT additional curb cuts on Woodruff will be discouraged. At 45 mph, minimum of 325’ of spacing is required between curb cuts.

Distance between existing Woodruff Road access and Advent Methodist curb cut is 295’. Shifting existing access to the east may not be allowed.

Per SCDOT, Primrose School access was located based on Glencove Court and Eastminster Presbyterian curb cuts. Shifting curb cut to west would result in conflicting left turns out of both driveways.

Stormwater Management

Storm Water Management regulations have changed significantly since the last improvements were made on the campus. The necessary storm water infrastructure to support the master plan will be subject to detailed calculations, discussions and negotiations with Greenville County. The master plan prudently anticipates what the requirements will be and provides for flexibility as more detailed design proceeds.

According to conversations with the civil engineer who designed the most recent storm water improvements, the current detention pond is oversized to accommodate the additional impervious area (footprint) of a potential expansion of the Conner Ministry Center, as illustrated in the 2006 Master Plan. This proposed footprint expansion would increase the total footprint to approximately 25,948 SF. Adding impervious area that exceeds this planned expansion footprint will require additional storm water capacity.

The early phases of the master plan include the following steps, which will add an approximately 59,000 SF footprint to the site. This SF does not include the new parking lot, only the building footprints.

- Phase 1-A: new parking lot along Woodruff Road
- Phase 1-B: Christian Formation Center; new loop road and parking; Maintenance, Storage, and St. Vincent de Paul building
- Phase 1-C: demolition of Parish Hall; new bermed covered walkway between the

- church and the Conner Ministry
- Building; new walkway between the Christian Formation Center and the Conner Ministry Building

Even with the demolition of the Parish Hall (8,500 SF) in Phase 1-C, the new construction in these first three phases exceeds the planned capacity of the existing detention pond. Additionally, from a topography standpoint, most of the area of the planned Phase I improvements naturally drains toward the Brown Road side of the site.

- Other considerations and conversations during the master planning process include:
- The area beside the church outside of the choir area, while not a full-fledged detention basin in that it does not store water, is an integral part of the permitted storm water management strategy. Any alteration to it will have to be re-permitted and will trigger modifying and enlarging the current pond to comply with current storm water regulations. The bermed covered walkway will alter the design of this area.
 - Current regulations have new freeboard requirements that were not in place when the Conner Ministry Center was built. This refers to an additional depth/factor of safety between the calculated high water level of the pond and the edge of the

basin. Therefore, touching the pond in any way will most likely trigger enlarging it.

- Any impervious surface added to the Woodruff Road side of the site, such as the new parking lot, would need to drain to the current pond, potentially triggering the need to modify and enlarge the existing pond to accommodate the additional impervious surface and current regulations. The civil engineering team will develop strategies with the goal of delaying the construction of the Brown Road basin until Phase 1-B.
- The existing storm water basin on Woodruff can be deepened by approximately 2' (assuming no rock) to minimize size of its the footprint if increased capacity is needed.

In summary, the master plan shows constructing a new storm water retention basin on the house site at 321 Brown Road during Phase 1-B. The detailed requirements of storm water retention relative to the new parking on Woodruff Road and the new buildings will be calculated and engineered during design. This will determine if the existing basin needs to be enlarged and if the new Brown Road basin should be constructed during Phase 1-A or Phase 1-B.



Fellowship Greenville (Highway 14)



Eastminster Presbyterian Church

Desirable stormwater basin characteristics:

- Naturally shaped
- Gently sloped banks
- Manicured turfgrass
- No fence or hedge
- Strategic tree placement
- Litoral shelves/plantings

Proposed Building Code Analysis By Phase

A preliminary code analysis (*2012 International Building Code*) was performed for each of the existing buildings and for the major proposed buildings. The main purpose of the analysis was to identify occupancy and construction types and allowable areas. The existing buildings were first analyzed to understand their potential for additions or renovations. A key result of this effort was the determination that the existing Parish Center is at its maximum size for its occupancy class and type of construction and cannot be expanded. This finding was one of a number of key factors that led to the decision to demolish the Parish Center at the conclusion of Phase 1.

Phase 1B – New Christian Formation Center

2012 IBC

Proposed Occupancy Groups: Educational E and Assembly A-3

Proposed Building Area: 37,413 sf on the first floor, 32,462 sf on the second floor and **69,875 total sf**. There is 49,643 sf of Assembly A-3 space with **27,297 on the first floor** and 20,232 sf of Education E space with **10,116 sf on the first floor**.

Occupancy groups Assembly A-3 and Education E are not required to be separated by a fire rated wall. A mixed occupancy is assumed as a result.

The allowable areas for Type II B or Type III Construction for Assembly A-3 are the same and as follows:

9,500 sf per floor, 1 level
Sprinkler Increase: (9,500 x 2) = 19,000 sf/floor
Sprinkler Story Increase: 2 stories allowed
Frontage Increase: (9,500 x .75) = 7,125 sf/floor

Total Allowable Area: (9,500 + 19,000 + 7,125) = **35,625 sf/floor**
The allowable areas for Type II B or Type III Construction for Education E are the same and as follows:

14,500 sf per floor, 1 level
Sprinkler Increase: (14,500 x 2) = 29,000 sf/floor
Sprinkler Story Increase: 2 stories allowed
Frontage Increase: (14,500 x .75) = 10,875 sf/floor
Total Allowable Area: (14,500 + 29,000 + 10,875) = **54,375 sf/floor**

With assuming a mixed occupancy of Assembly A-3 and Education E, the sum of the ratios of the proposed building area of each occupancy divided by the allowable building area does not exceed 1.

$27,297/35,625 = .766$ and $10,116/54,375 = .186$ and $.776 = .186 = .952$ **which is less than 1**

Conclusion: The construction type is to be either Type II B or Type III, sprinklered. A fire rated occupancy separation between Education E and Assembly A-3 is NOT required.

Type III Construction Type is to have noncombustible exterior walls and the interior building elements and structure are allowable to be combustible. The structural components do NOT need to be fire rated.

Type IIA Construction Type is to have noncombustible materials and structural elements and the structural components do NOT need to be fire rated.

Phase 1-B Dedicated Ministry Space (St. Vincent de Paul) and Campus Maintenance and Facilities
2012 IBC

Proposed Occupancy Groups: Assembly S-2
Proposed Building Area: 11,118 sf total (8,004 sf + 3,114 sf) on one level
Type VB Construction Type
13,500 sf per floor, 2 levels
The Building does NOT need to be sprinklered.
Frontage Increase: (13,500 x .75) = 10,125 sf/floor
Total Allowable Area: (13,500 + 10,125) = 23,625 sf/floor
Conclusion: The construction type can be Type V B, non-sprinklered.

Type V B Construction is allowed to have noncombustible materials and structural elements. The structural components do NOT need to be fire rated.

Phase 1C – Existing Conner Ministry Building - Renovation

Type V B Construction
Current Occupancy Group: Educational E, with Business Accessory non-separated.
Sprinkler provided for height increase.

Current Building Area: 6,487 sf per floor X 2 floors = **12,974 sf total**

2012 IBC
9,500 sf per floor, 1 level
Sprinkler Increase: (9,500 x 2) = 19,000 sf/floor
Sprinkler Story Increase: 2 stories allowed
Frontage Increase: (9,500 x .75) = 7,125 sf/floor

Total Allowable Area: (9,500 + 19,000 + 7,125) = **35,625 sf/floor**
Assuming the most restrictive occupancy group eliminates the need for fire rated occupancy separation walls.

Proposed Renovations
Revise Occupancy Classification from Educational E throughout to Business B on the first floor and Assembly A-3 on the second floor.
Most restrictive occupancy classification is Assembly A-3, so assume Assembly A-3 throughout.
Type V B Construction, Allowable Area for A-3 occupancy: 6,000 sf per floor.
Sprinkler Increase: (6,000 x 2) = 12,000 sf/floor
Sprinkler Story Increase: 2 stories allowed
Frontage Increase: (6,000 x .75) = 4,500 sf/floor

Total Allowable Area: (6,000 + 12,000 + 4,500) = **22,500 sf/floor**
Assuming the most restrictive occupancy group eliminates the need for fire rated occupancy separation walls.

Conclusion: The building footprint of 12,600 sf is NOT being proposed to be increased. The change in occupancy to Assembly A-3 as the most restrictive is allowed with the current construction Type of V B, sprinklered. Upgrades to the existing building are NOT required for the proposed renovation.

Phase 1-C (continues in Phase 4 and Phase 5) Covered Walks

2012 IBC, Section 3104 Pedestrian Walkways
3104.3 Construction: The pedestrian walkway shall be of noncombustible construction.
Exceptions: 1. Combustible construction shall be permitted where connected buildings are combustible construction.

Conclusion: Where Covered Walks are along or leading to or from the Christian Formation Center with a required construction type is Type IIB or Type III, the

Covered Walks are to be constructed of Noncombustible Materials such as light gage steel roof truss framing. The Covered Walks along the Elementary School and its connection to the Chapel, and the Covered Walk connecting the Conner Ministry Building and the Church, all with a required construction type of V B, (which allows combustible construction) can be constructed of combustible materials such as wood roof trusses.

Parish Hall (to be demolished)

Type V B Construction

This building is not sprinklered and it needs to be to meet current code requirements for an assembly space over 300 people. The building is not required to meet current code until it is renovated for a new use with a new occupancy type or the renovations exceed half its value.

Group: Assembly A-3
Actual Area: 8,519 sf
2012 IBC
Allowable Area with Sprinklers:
6,000 sf, one level
Frontage Increase: = 3000 sf (rough estimate)
Allowable Area: 9,000 sf

Conclusion: Building footprint cannot be increased.

Phase 2 - Existing Church – Narthex Expansion

2012 IBC
Type V B Construction
Occupancy Group: Assembly A-3
Current Building Area: 17,377 sf
2012 IBC
6,000 sf, one level
Sprinkler Increase: (6,000 x 3) = 18,000 sf
Frontage Increase: = 2,820 sf (existing code sheet relative to approximate of adjacent building)
Allowable Area: (6,000 + 18,000 +2,820) = 26,820 sf
26,820 sf – 17,377 sf existing = 9,400 sf ALLOWABLE AREA INCREASE

Conclusion: The footprint can be increased by 9,400 sf. The proposed Narthex Expansion of 3,450 sf would be allowed without any additional upgrades to the existing building.

Phase 3 – Outdoor Picnic Shelter

2012 IBC
Proposed Occupancy Groups: Assembly A-3 (most restrictive possible interpretation)
Proposed Building Area: 1,500 sf total on one level and open air
Type VB Construction Type
6,000 sf per floor, 1 level
The Building does NOT need to be sprinklered.
Frontage Increase: (6,000 x .75) = 4,500 sf/floor
Total Allowable Area: (6,000 + 4,500) = 10,500 sf/floor

Conclusion: The construction type can be Type V B, non-sprinklered.

Type V B Construction is allowed to have noncombustible materials and structural elements. The structural components do NOT need to be fire rated.

Phase 4 – Elementary School – 1st Grade through 5th Grade

2012 IBC
Proposed Occupancy Groups: Educational E
Proposed Building Area: 13,707 sf on the first floor, 13,706 sf on the second floor and 27,413 total sf. Type VB Construction
9,500 sf per floor, 1 level
Sprinkler Increase: (9,500 x 2) = 19,000 sf/floor
Sprinkler Story Increase: 2 stories allowed
Frontage Increase: (9,500 x .75) = 7,125 sf/floor
Total Allowable Area: (9,500 + 19,000 + 7,125) = 35,625 sf/floor

Conclusion: The construction type can be Type V B, sprinklered.

Type V B Construction is allowed to have noncombustible materials and structural elements. The structural components do NOT need to be fire rated.

Phase 5 Chapel

2012 IBC
Proposed Occupancy Groups: Assembly A-3
Proposed Building Area: 4,950 sf total on one level
Type VB Construction Type
6,000 sf per floor, 1 level
Occupancy Count: 150 people
The Building does NOT need to be sprinklered.
Frontage Increase: (6,000 x .75) = 4,500 sf/floor
Total Allowable Area: (6,000 + 4,500) = 10,500 sf/floor

Conclusion: The construction type can be Type V B, not sprinklered.

Type V B Construction is allowed to have noncombustible materials and structural elements. The structural components do NOT need to be fire rated.

Catechesis Treasury

2012 IBC
Proposed Occupancy Groups: Assembly A-3 (most restrictive possible interpretation)
Proposed Building Area: 530 sf total on one level and open air
Type VB Construction Type
6,000 sf per floor, 1 level
The Building does NOT need to be sprinklered.
Frontage Increase: (6,000 x .75) = 4,500 sf/floor
Total Allowable Area: (6,000 + 4,500) = 10,500 sf/floor

Conclusion: The construction type can be Type V B, non-sprinklered.

Type V B Construction is allowed to have noncombustible materials and structural elements. The structural components do NOT need to be fire rated.

MASTER PLAN

Final Program Sheets

Space	#	NSF	Total NSF	Remarks
Family Life Center				
Gathering and Recreation				
Meeting Hall / Gymnasium	1	6,500	6,500	500 people (15 SF pp) for seated dining, 700 people in rows of chairs; stage on side of court, 84' x 50' high school regulation size court with fold-up goals, access to serving line and kitchen. Enhanced interior aesthetics so space feels appropriate for large banquets and conference meetings; possible fold-away bleachers along walls
Reception lobby / informal gathering space	1	500	500	Could be utilized as an alternative to the narthex for gatherings
Stage	1	400	400	will require handicapped accessible ramp
Audio-Visual Room	1	-	-	included in grossing factor
Chair / Table Storage				included in grossing factor
Commercial Kitchen	1	1,200	1,200	Serving line to be adjacent to Gym/Meeting hall
Conference / Banquet space	1	3,000	3,000	For more formal meetings, funeral/wedding receptions; 200 people (15 SF pp) Have the space dividable into two 1500 SF rooms for smaller gatherings.
Vending machine area / refreshments bar	1	300	300	For coffee, and other smaller food/beverage preparations
Classroom	1	1,600	1,600	Can be divided into two 800 SF rooms, flexible meeting space
Classrooms	3	500	1,500	Flexible for classrooms and meeting
Laundry facility	1	200	200	Washer and Dryer for church linens / linen ministry
Office Space	1	100	100	Shared office for volunteers, program leaders
Fitness Room	1	800	800	variety of cardio and weight machines; secured
Work / Copy room	1	150	150	
Ministry Resource Room	1	192	192	Storage lockers or locking cabinets for individual ministries
Sports Storage				included in grossing factor
Walking Track	1	2,705	2,705	elevated above gym floor, 0.05 mile (290'), 8' wide
Restrooms				included in grossing factor
Showers				included in grossing factor
		Subtotal	19,147	
Catholic Education				
Christian Formation and Youth (Grades 7-12)				
Youth Zone social space	1	1,500	1,500	Informal gathering space, 'living room' feel with kitchenette / snack bar area, stage and instrument storage, games, tables, flexible
Classrooms	6	800	4,800	
Youth Minister's office	1	168	168	
Intern/assistants office	1	80	80	
Hispanic Youth Program classroom	1	800	800	
		Subtotal	7,348	
Adults				
Millennials Coffee House/Special Place	1	1,800	1,800	kitchenette, coffee, hi tech
Classrooms	4	500	2,000	
Classroom Quad	1	1,600	1,600	can serve as flexible adoration chapel space; seating for 106 in chairs
Library	1	700	700	containing physical collection for the Virtual Library
Lobby/Common Ground	1	500	500	can serve a flexible meeting and social space
		Subtotal	6,600	
		Total NSF	33,095	
		Grossing Factor	1.5	multiplier to account for structure, circulation, storage, restrooms, electrical, mechanical, communications, janitorial
		Total Building GSF	49,643	

Connor Ministry Hall				
Parish Office				
Father Theo's (Pastor's) Office	1	320	320	includes private bath
Offices for Priests	3	168	504	
Office for Deacons	1	168	168	shared office (2 workstations) with secured storage
Secured storage for Priests/Deacons	1	100	100	6 closets for priests
Lobby				included in grossing factor
Receptionist	1	100	100	
Management Offices	5	168	840	
Administrative Offices	5	80	400	one space available for volunteers; workstation cubicles
Conference Room	1	300	300	15 people at 20 SFpp
Conference Rooms	3	120	360	4-6 people at 20 SFpp, also used for counseling
Stewardship Workroom	1	120	120	
Workroom and office supply storage	1	220	220	
Kitchenette	1	80	80	
Vending	1	40	40	
Ministry Resource room	1	120	120	Storage lockers or locking cabinets; for the 'office angels'
Secured Storage				included in grossing factor
Parish IT Hub / Server Room	1	250	250	to serve as the hub room for all campus IT and server equipment
		Subtotal	3,922	
Parish Nurse				
Reception	1	100	100	privacy is important
Office	1	120	120	
Consultation Room	1	80	80	
Storage (secured)				included in grossing factor
		Subtotal	300	
Music				
General music/choir rehearsal room	1	1,275	1,275	Space for 65 people plus 10 instrumentalists
Secondary rehearsal / Bells	1	825	825	For bell rehearsal; can also serve as a secondary choir rehearsal
Office space - music ministry director	1	168	168	
Music instrument room / storage	1	100	100	
Music Library and work space	1	280	280	
Choir green room / robing	-	910	-	Existing choir rehearsal in church would become Green room / robing
		Subtotal	2,648	
		Total NSF	6,870	
		Grossing Factor	1.5	multiplier to account for structure, circulation, storage, restrooms, electrical, mechanical, communications, janitorial
		Total Building GSF	10,305	
		Total Existing GSF Connor Ministry Building	12,974	
		available GSF	2,669	

Grossing Explanation

A building grossing factor (multiplier) is added to the total net (usable) square feet to account for structure, circulation (corridors, elevator, stairs, fire stairs), electrical, mechanical, communications, janitorial, general storage and restrooms. The grossing factor for the St. Mary Magdalene Master Plan is 1.5, which provides the gross square footage (GSF) of each building. This 1.5 grossing factor was tested and determined by analyzing the recommended facilities use and recent church projects: 1) St. Matthew Catholic Church in Waxsaw, North Carolina at 1.54, and 2) Clemson United Methodist Church at 1.6. While some of the buildings planned for the campus will require a slightly higher or slightly lower multiplier, 1.5 is 65% efficient and is an appropriate grossing factor for master planning purposes.

MASTER PLAN

Final Program Sheets

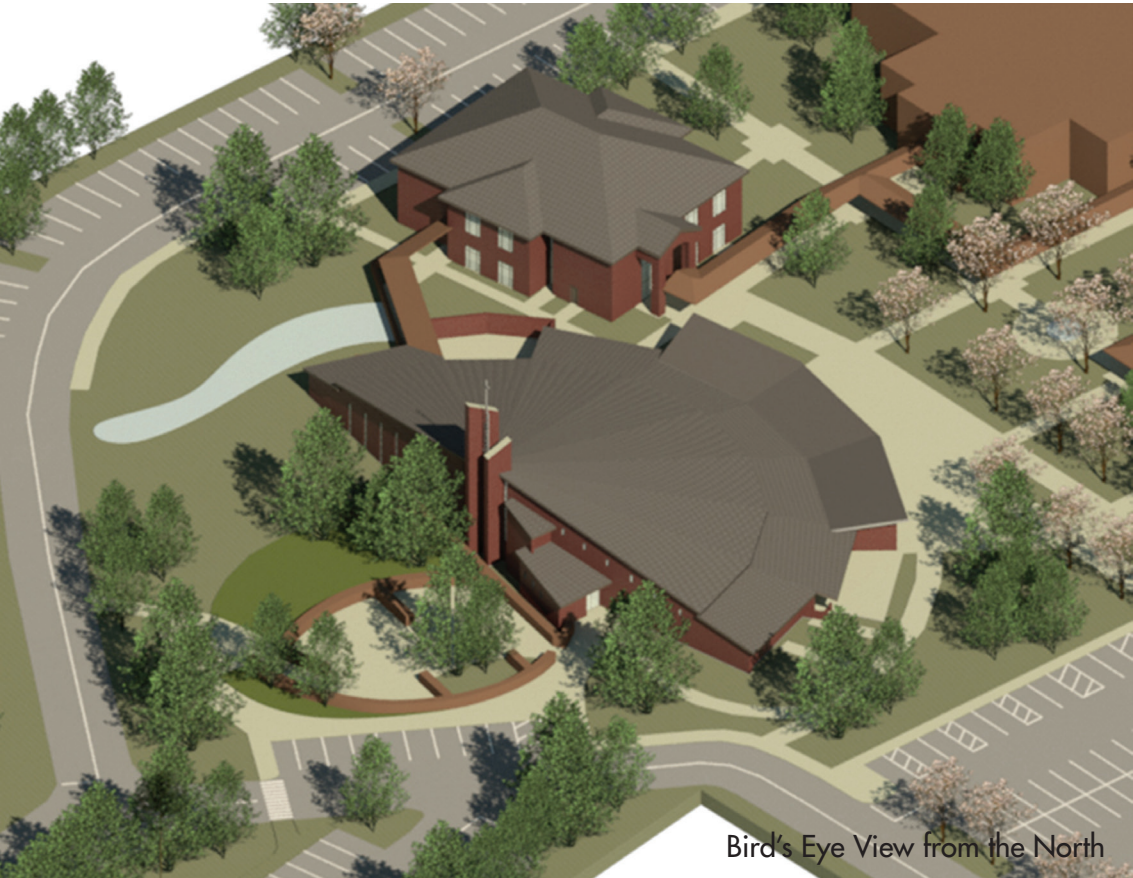
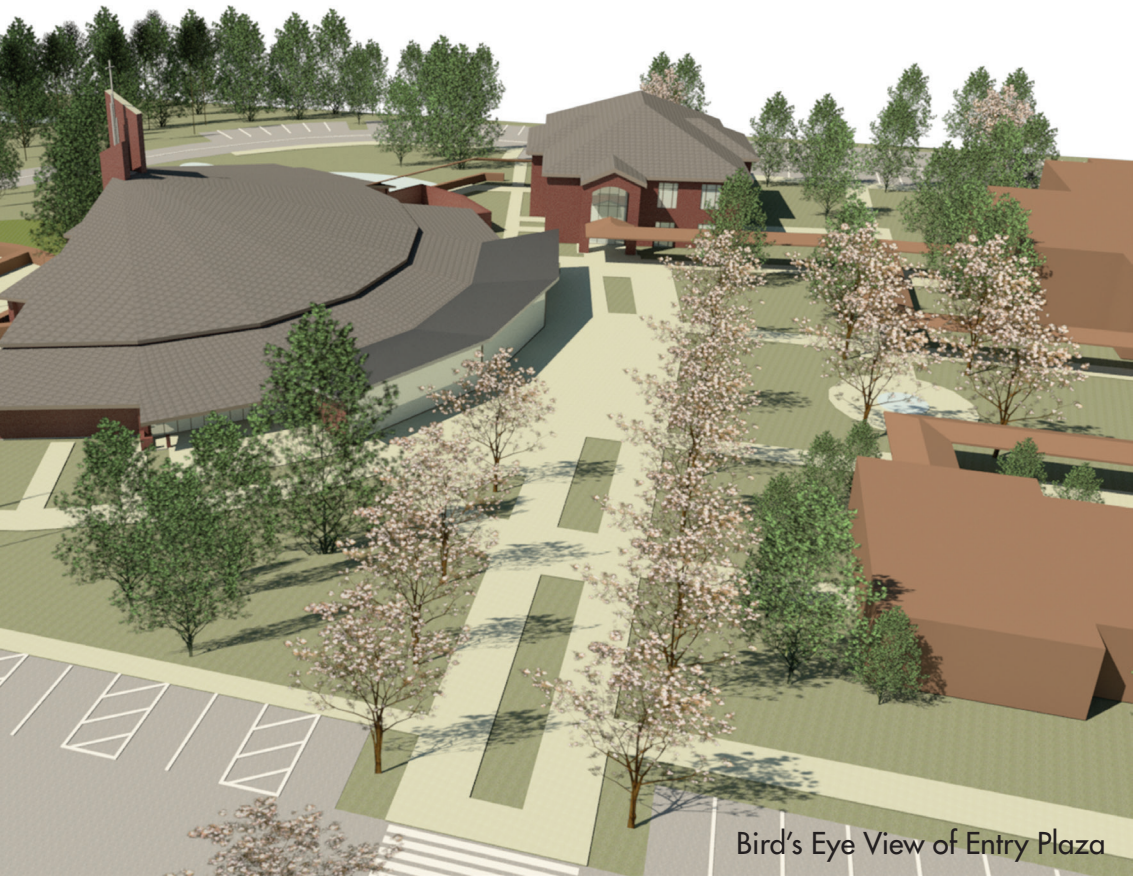
Space	#	NSF	Total NSF	Remarks
Worship				
Chapel				
Small Chapel	1	3,000	3,000	150 people at 20 SF pp
Sacristy Work Area	1	100	100	
Narthex	1	200	200	
Storage				included in grossing factor
Restrooms				included in grossing factor
		Total NSF	3,300	
		Grossing Factor	1.5	multiplier to account for structure, circulation, storage, restrooms, electrical, mechanical, communications, janitorial
		Total Building GSF	4,950	
Church				
Expanded Narthex	1	2,300	2,300	
		Total NSF	2,300	
		Grossing Factor	1.5	multiplier to account for structure, circulation, storage, restrooms, electrical, mechanical, communications, janitorial
		Total Building GSF	3,450	
Dedicated Ministry Spaces				
St. Vincent de Paul				drop off for donations, accesible, privacy for clients
Reception	1	100	100	private entrance
Office	1	120	120	
Food Pantry	1	1,200	1,200	For storage of dry foods
Donation Receiving Area	1	200	200	
SVdP Interview rooms	4	64	256	Could use general ministry offices
Ministry Resource/Work room	1	200	200	Space for lockers or locking cabinets for ministry storage
Secured storage				client database and information; included in grossing factor
		Subtotal	2,076	
		Total NSF	2,076	
		Grossing Factor	1.5	multiplier to account for structure, circulation, storage, restrooms, electrical, mechanical, communications, janitorial
		Total Building GSF	3,114	
Campus Maintenance and Facilities				
Equipment garage / storage	1	1,500	1,500	For storing of yard tools, etc.
Workshop	1	600	600	Use for small shop tools and basic maintenance; includes a work table
Storage	8	200	1,600	For seasonal liturgical decorations, VBS, etc. (for materials needed on an infrequent basis), individual ministries; Boy Scouts
Secured, fireproof storage with vault	1	180	180	archives, drawings, surveys, CDs
High Bay Storage	1	500	500	
Office	1	168	168	
Office	1	300	300	Shared office space with 2 workstations; includes work area with large table to spread out drawings, etc.
Athletic Fields Storage	2	64	128	
Picnic Shelter Restrooms	2	180	360	
		Subtotal	5,336	
		Total NSF	5,336	
		Grossing Factor	1.5	multiplier to account for structure, circulation, storage, restrooms, electrical, mechanical, communications, janitorial
		Total Building GSF	8,004	

Space	#	NSF	Total NSF	Remarks
Catholic Education				
Christian Formation - Administration				
Directors Office	1	168	168	
Staff Offices	4	80	320	
Conference Room	1	240	240	12 people @ 20 SF pp
Library	1	600	600	
Art/Teacher's Resource Workroom	1	240	240	
Lobby/Reception	1	200	200	
Kitchenette	1	60	60	
Ministry Resource room	1	192	192	Storage lockers or locking cabinets for individual ministries
Storage				included in grossing factor
		Subtotal	2,020	
Christian Formation (Grades 1-6)				
Classrooms	6	400	2,400	
Classroom Quad	4	400	1,600	flexible adoration chapel or program space for religious ed
		Subtotal	4,000	
Catholic Preschool				
Reception				Secured entrance for child drop-off and pick-up; included in grossing factor
Director's Office	1	168	168	
Assistant Director's Office	1	100	100	
Teachers' lounge / workroom	1	300	300	space for copier, etc., restroom
Kitchenette	1	80	80	
Sickroom	1	100	100	
Secured Storage				included in grossing factor
Classroom - Infants	1	500	500	8 people in each classroom @ 35 SF pp
Classroom - toddlers	1	500	500	8 people in each classroom @ 35 SF pp
Classroom - K2	3	420	1,260	12 people per classroom @ 35 SF pp
Classroom - K3	3	420	1,260	12 people per classroom @ 35 SF pp
Classroom - K4	3	420	1,260	12 people per classroom @ 35 SF pp
Classroom - K5	3	420	1,260	12 people in each classroom @ 35 SF pp
Childrens' changing rooms	3	60	180	With changing table area and sink
Childrens' bathroom	6			With child - height toilet and sink; included in grossing factor
Indoor Play Space	1	500	500	Large indoor play space shared by all classes
Two's - Five's playground	1	2,500		*Not calculated in overall program SF
Infant / toddler's playground	1	1,000		*Not calculated in overall program SF
		Subtotal	7,468	
		Total NSF	13,488	
		Grossing Factor	1.5	multiplier to account for structure, circulation, storage, restrooms, electrical, mechanical, communications, janitorial
		Total Building GSF	20,232	

MASTER PLAN

Final Program Sheets

Space	#	NSF	Total NSF	Remarks
Catholic Elementary School (Grades 1-5, 220 Students)				
Reception / Secure visitor entrance	1	300	300	Secure entrance with receptionist / administrator
Administrative offices	6	100	600	For principal, bookkeeper, administrative support
Teachers' lounge	1	200	200	Kitchenette area and table with seating
Work room	1	200	200	Copy machine, cabinetry, etc.
Nurse / Sick child isolation room	2	100	200	One room for nurse's office, with connecting sick child room
Attendance Room	1	150	150	
Guidance Room	1	150	150	
Conference Room	1	225	225	
Classroom - First Grade	2	800	1,600	22 Students in each classroom, @ 35 sqft per student
Classroom - Second Grade	2	800	1,600	22 Students in each classroom, @ 35 sqft per student
Classroom - Third Grade	2	800	1,600	22 Students in each classroom, @ 35 sqft per student
Classroom - Fourth Grade	2	800	1,600	22 Students in each classroom, @ 35 sqft per student
Classroom - Fifth Grade	2	800	1,600	22 Students in each classroom, @ 35 sqft per student
Art Room	1	1,500	1,500	30 Student capacity, @ 50 sqft per student
Media Center / Library	1	2,000	2,000	42 Student capacity, @ 35 sqft per student
Science Lab	1	1,000	1,000	28 Student capacity, @ 35 sqft per student
Computer lab	1	1,000	1,000	28 Student capacity, @ 35 sqft per student
Music Room	1	1,000	1,000	28 Student capacity, @ 35 sqft per student, storage for instruments
Bathrooms	4	-	-	*Included in Grossing Factor
Catering Kitchen	1	250	250	
Student Lunch Room	1	1,500	1,500	Could serve as multipurpose gathering space
Gymnasium	1	-	-	Use gymnasium / meeting hall in Family Center
		Total NSF	18,275	
		Grossing Factor	1.5	multiplier to account for structure, circulation
		Total Building GSF	27,413	
Outdoor Space				
Covered walkway connectors	1	8,574	8,574	
Covered choir connector	1	945	945	bermed walkway, also serve to improve stormwater drainage
Soccer / athletic fields			0	not included in GSF totals above
Columbarium			0	not included in GSF totals above
Covered picnic area	1	1,500	1,500	
Youth Playground			0	not included in GSF totals above
Catechesis Treasury	1	530	530	
Outdoor Kitchen				adjacent to kitchen and family life center
		Total NSF	11,549	
		Grossing Factor	0	
		Total Building GSF	11,549	
Total GSF Building Space			141,328	
less existing Connor Ministry Building GSF			12,974	
Recommended New Construction GSF			128,354	
Recommended Renovation GSF			12,974	





Bird's Eye View of Columbarium and Memorial Garden



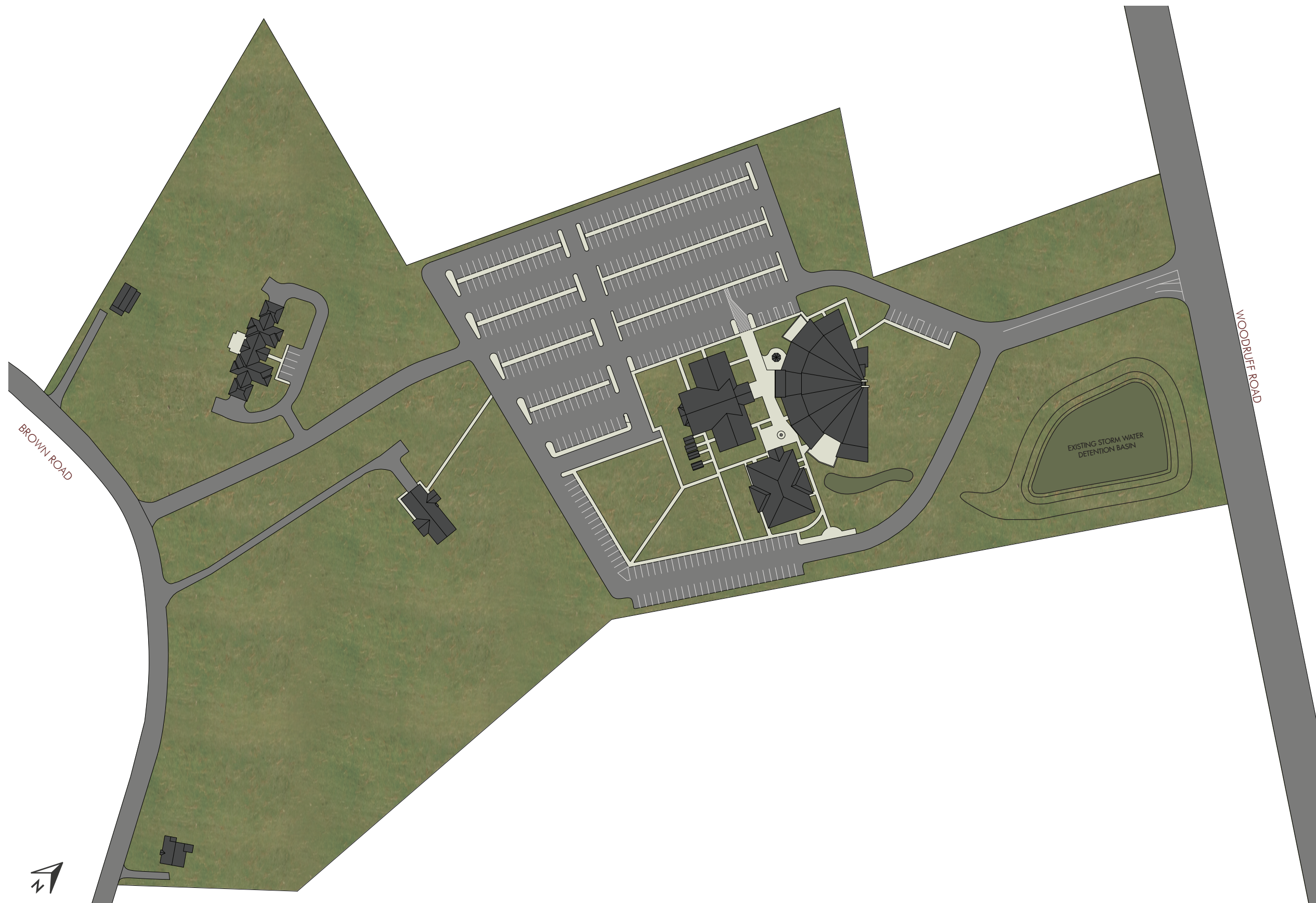
Bird's Eye View of School and Chapel



Bird's Eye View from the Southeast

MASTER PLAN

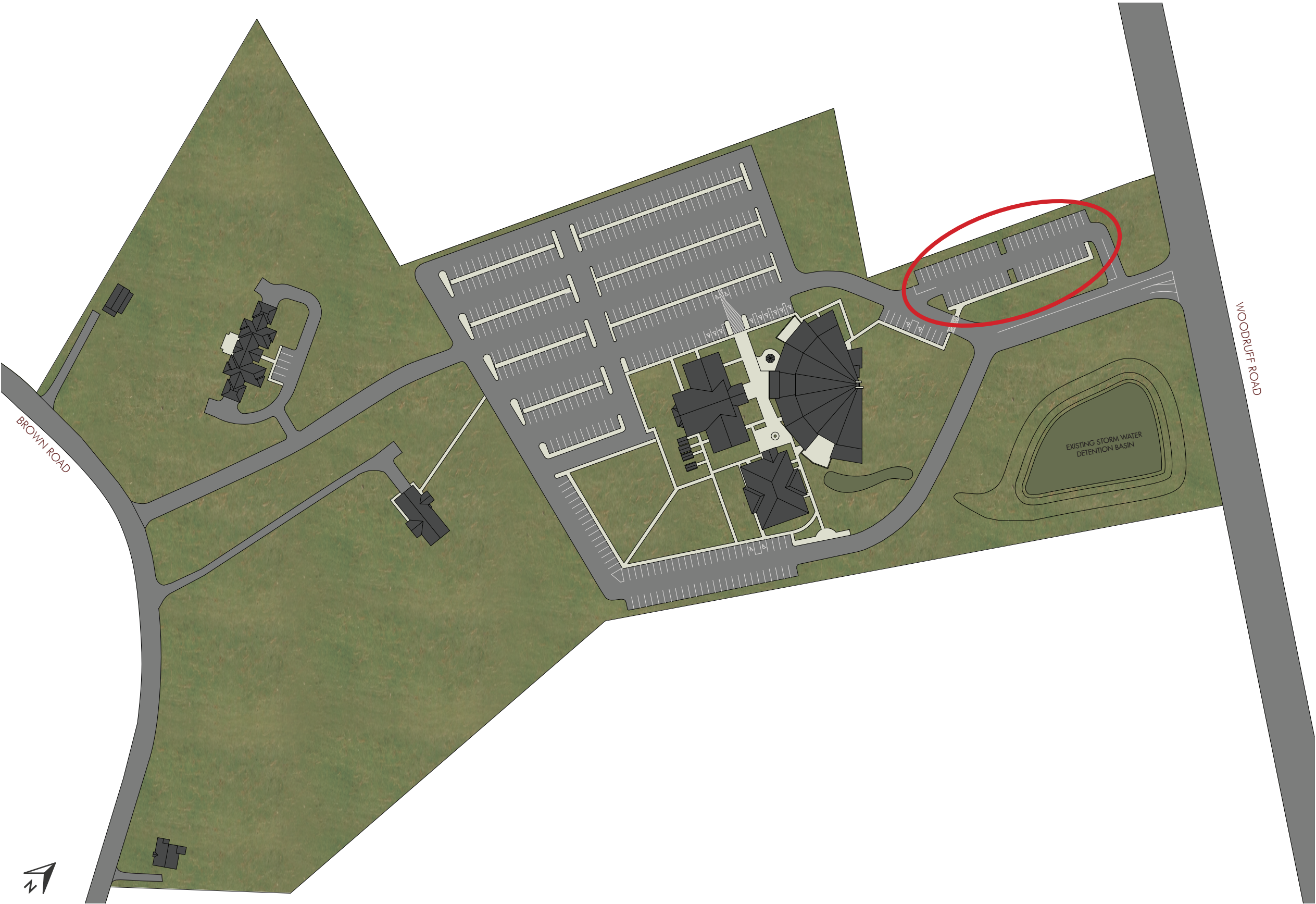




EXISTING CONDITIONS

- 410 PARKING SPACES

MASTER PLAN



PHASE 1-A

- NEW FRONT PARKING LOT

CONCEPTUAL PARKING GOALS

- 410 SPACES DURING CONSTRUCTION
- 460 SPACES AT COMPLETION

MASTER PLAN



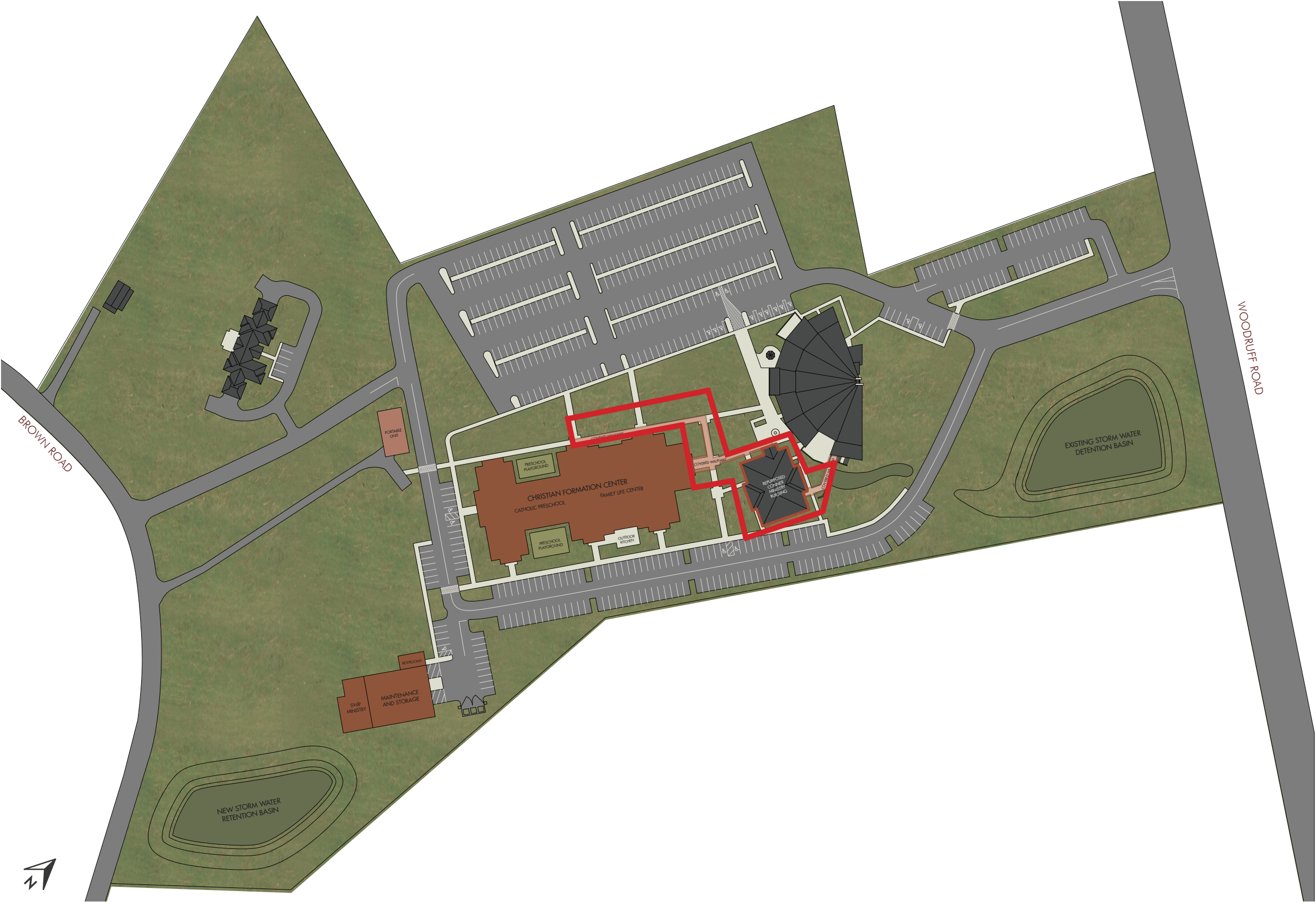
PHASE 1-B

- DEMOLISH 317 BROWN ROAD (BROWN ROAD HOUSE)
- DEMOLISH 321 BROWN ROAD
- REAR STORM WATER BASIN
- ADD PORTABLE UNIT TO OFFSET BROWN ROAD HOUSE
- NEW LOOP ROAD AND PARKING
- BUILD CHRISTIAN FORMATION CENTER
- BUILD MAINTENANCE, STORAGE, AND SVdP BUILDING

CONCEPTUAL PARKING GOALS

- 380+ SPACES DURING CONSTRUCTION
- 530 SPACES AT COMPLETION

MASTER PLAN



- ### PHASE 1-C
- REMODEL CONNER MINISTRY BUILDING
 - DEMOLISH PARISH HALL
 - ADD COVERED WALKWAY CHRISTIAN FORMATION CENTER
 - ADD COVERED WALKWAY TO CHOIR AREA
 - PORTABLE UNIT CAN BE REMOVED AT COMPLETION

CONCEPTUAL PARKING GOALS

- 530 SPACES



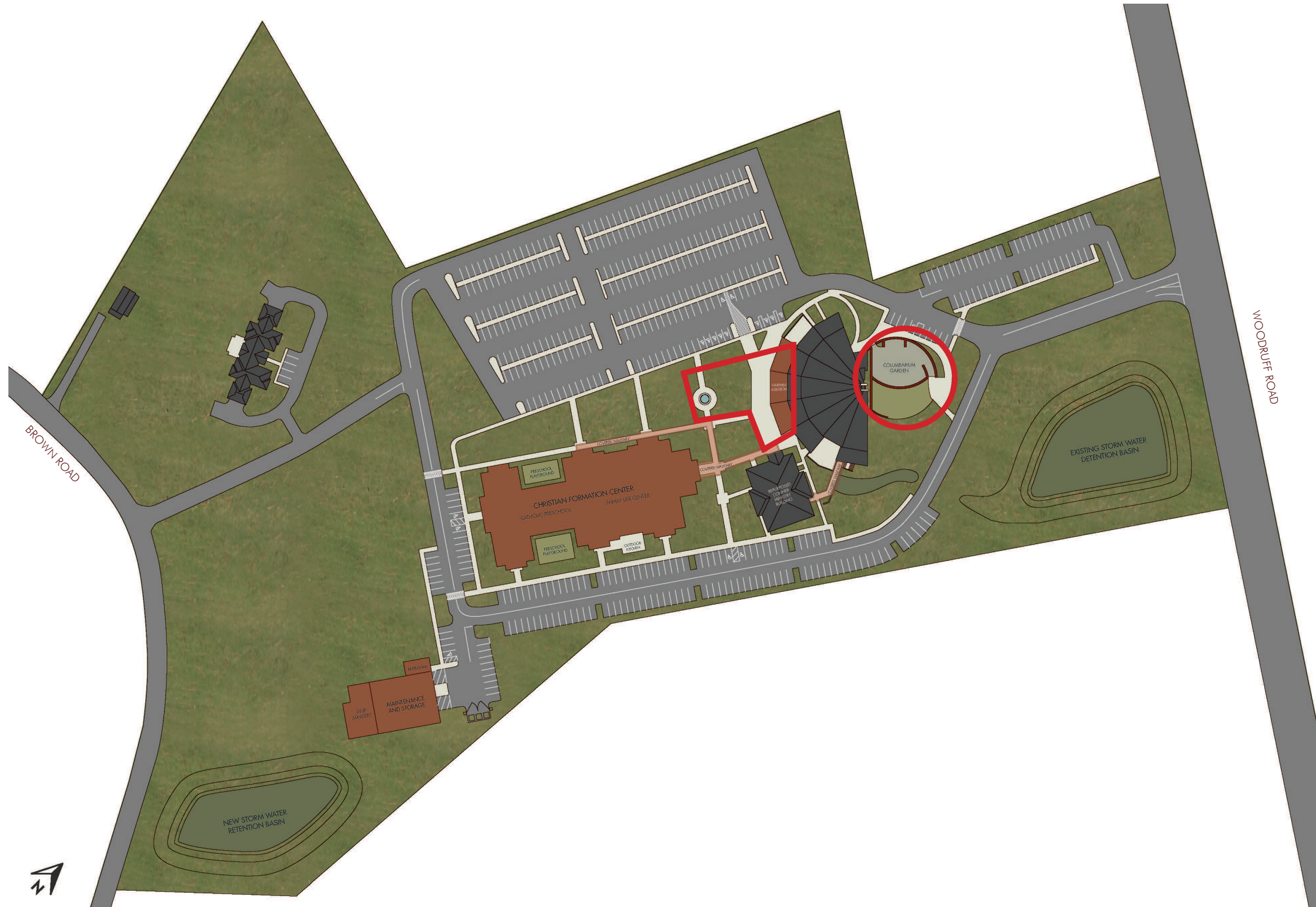
MASTER PLAN

PHASE 2

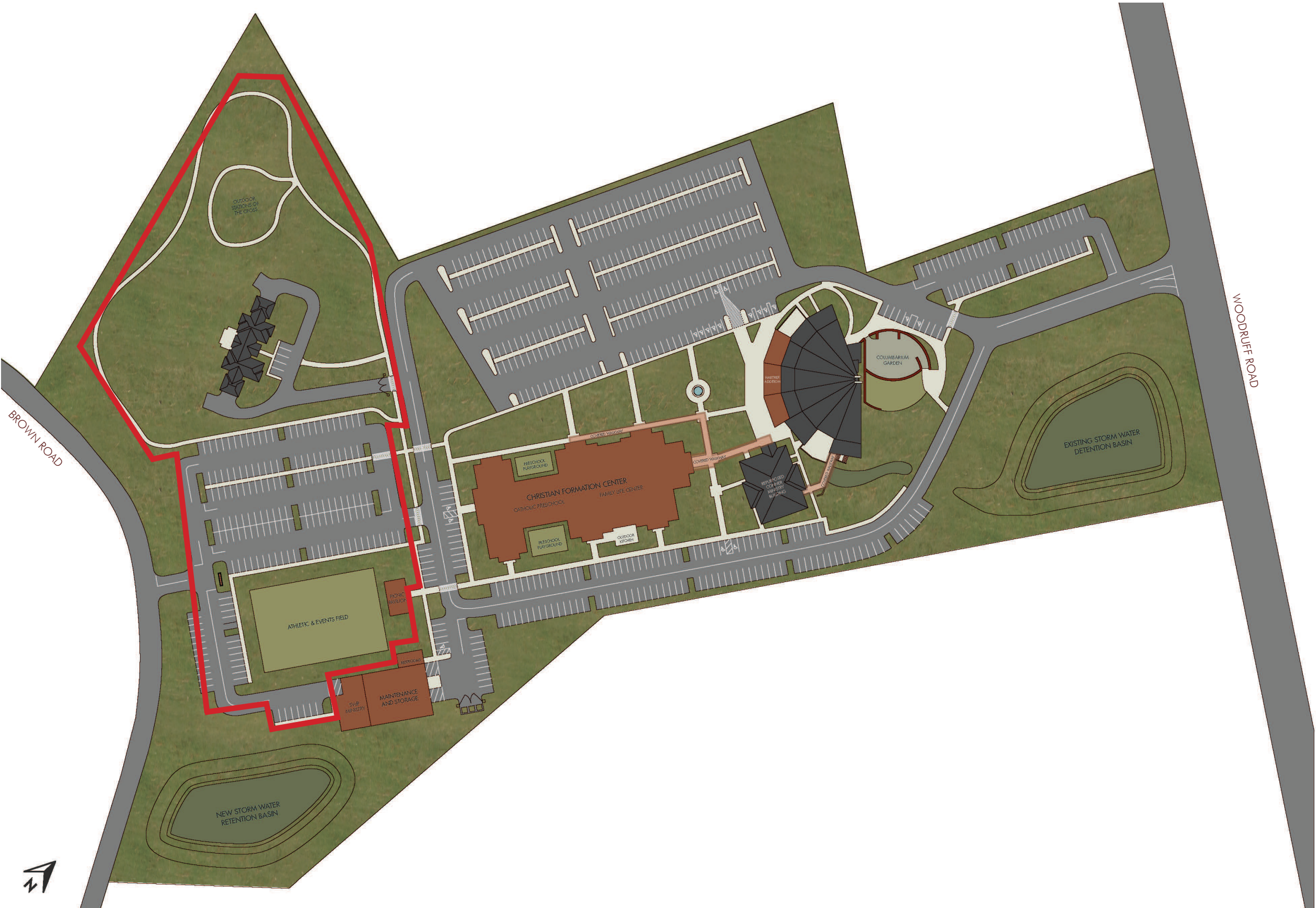
- COLUMBARIUM, GARDENS, AND FOUNTAIN
- BUILD NARTHEX ADDITION

CONCEPTUAL PARKING GOALS

- 600+ SPACES



MASTER PLAN



PHASE 3

- DEMOLISH MOFFIT PROPERTY
- NEW REAR PARKING LOT AND ROADWAYS
- ATHLETIC AND EVENTS FIELD
- PICNIC PAVILION
- WALKING TRAIL AND OUTDOOR STATIONS OF THE CROSS

CONCEPTUAL PARKING GOALS

- 530 SPACES DURING CONSTRUCTION
- 600+ SPACES AT COMPLETION

MASTER PLAN



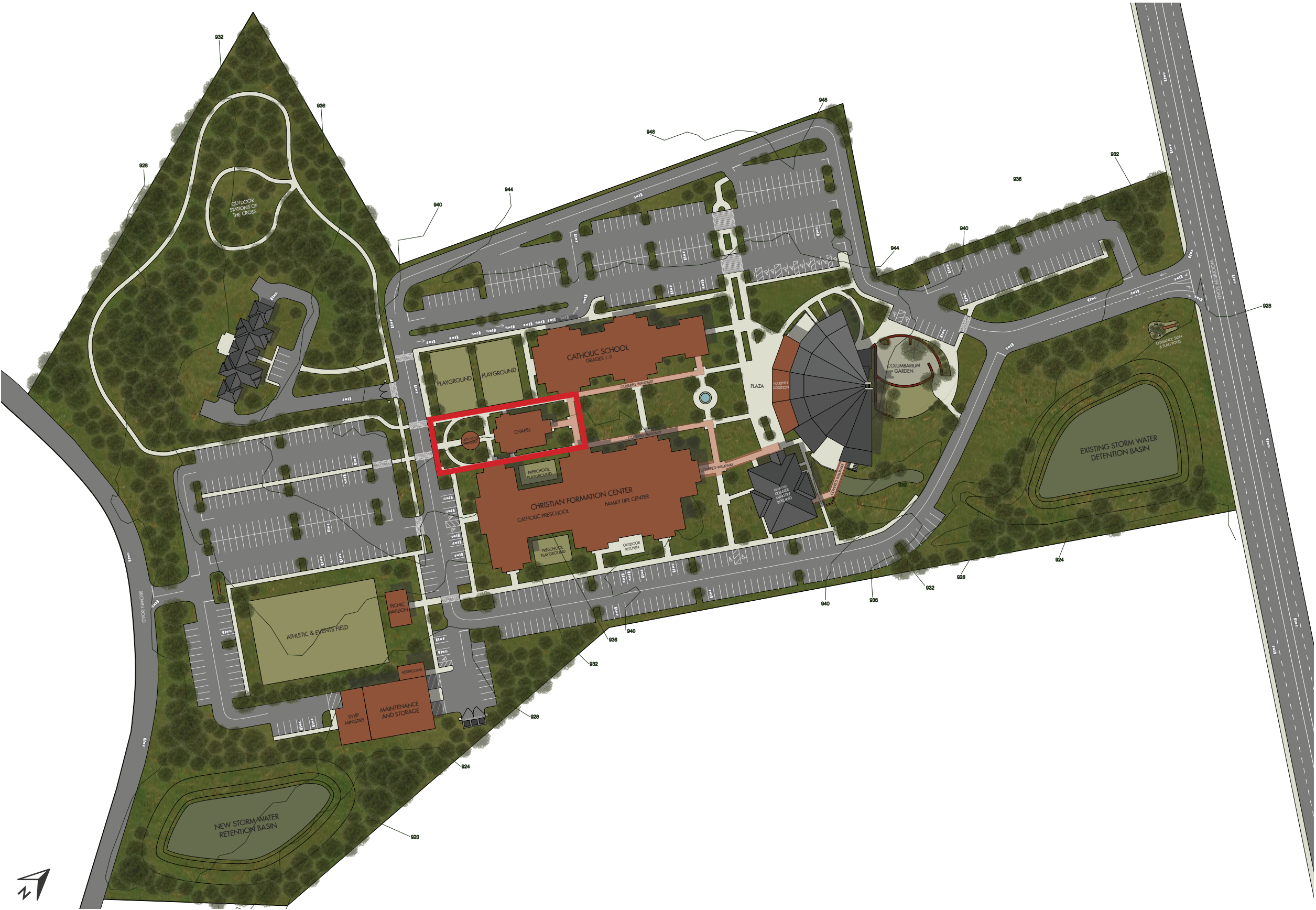
PHASE 4

- DEMOLISH MAIN PARKING LOT
- NEW MAIN PARKING LOT, ROADWAYS, CENTRAL GREEN SPACE, AND SCHOOL DROP-OFF AREA
- BUILD ELEMENTARY SCHOOL
- NEW PLAYGROUNDS
- EXTEND COVERED WALKWAY TO ELEMENTARY SCHOOL

CONCEPTUAL PARKING GOALS

- 380+ SPACES DURING CONSTRUCTION
- 600+ SPACES AT COMPLETION

MASTER PLAN



PHASE 5

- BUILD CHAPEL
- EXTEND COVERED WALKWAY TO CHAPEL
- BUILD CATECHESIS TREASURY

CONCEPTUAL PARKING GOALS

- 600+ SPACES AT COMPLETION



MASTER PLAN



Cost Estimate

One of the key master plan drivers is to unify the campus. The consistency of the architectural character throughout the campus is essential to St. Mary Magdalene. With that in mind, the cost estimates were developed so the approximate cost per square foot allocated would provide for the level of quality and character the Church enjoys on both the Church and the Conner Ministry Center.

The opinion of cost is intended to be a preliminary order of magnitude estimate for planning purposes. At the outset and throughout each phase, the numbers will need confirmed and updated to reflect current market conditions, increased level of detail in the program and design. The construction costs for the buildings are based upon related experience by the design team within the southeast and particularly South Carolina. Site development costs were estimated based upon the unique conditions of the site and anticipated master plan improvements. The estimate also provides for an itemized list of soft costs so that the bottom line number is a total project cost, not just a construction cost. The estimate is divided into three sections: definitions which describe the terms and assumptions utilized, an overall summary for the entire master plan based upon 2016 construction costs if were to be built all at once today, and phase by phase estimates that incorporates escalation to correlate with the master plan timeline also included in this report.

It was discussed and acknowledged during the master planning process, that the cost estimates, particularly for the first phase, represent quite ambitious goals. However, the master plan program was developed with an “all in” mentality and most every desire and wish has been included in the program. The master plan footprints and massing for proposed new buildings should be thought of as maximum envelopes. At the outset of each phase; opportunities to question, prioritize and “tighten up” the program will be diligently undertaken. The design effort will organize the desired spaces in the most efficient manner possible with the target of improving the ratio of net to gross square footage. The program necessarily allowed for a conservative average grossing factor across all space types. The goal will be to align the scope of each phase within the spirit of the master plan with what the church determines are achievable capital campaign fundraising targets.

Definitions

Building Cost

This includes all costs of construction within 5 feet of building line, all items required by codes (fire extinguisher cabinets, fire alarm systems, etc.), and items normally found in buildings regardless of type (drinking fountains, built-in cabinetry).

Fixed Equipment

This includes all equipment items that may be installed before completion of the building and that are part of the construction contract, such as lockers, food service equipment, fixed seating, fixed medical equipment, security equipment, stage equipment, stage lighting, etc.

Site Preparation & Development

This includes all work required that lies within the site boundary and 5 feet from the edge of the building, that is, grading and fill, fencing, electronic perimeter system, roads and parking, utilities, landscape development, athletic fields, walks, site lighting, street furniture, site graphics, on-site sewage treatment plan and unusual foundation conditions.

Total Construction Cost

This represents the total budget for construction (building and site,) usually the contract documents base bid.

Site Acquisition and/or Demolition

The money budgeted for purchasing the project site and/or demolishing existing structures.

Sustainable Design

The Church is committed to creating a campus that is sustainable through the design, construction, operations and maintenance of each building and the landscape. As the master plan is implemented, the design of each building will be addressed through high standards of sustainability, such as LEED Silver. Sustainable design will demonstrate St. Mary Magdalene’s devotion to stewardship of resources and this special place on which the church is built.

Movable Equipment

This category includes all movable equipment and furniture items, but does not include operational equipment (i.e. microscopes, library books, and so on, purchased from operating funds).

Professional Fees/Soft Costs

Costs of architectural and engineering services and of consultant services. Items the owner is responsible for during the planning process, that is, legal fees, site survey, soil testing, insurance and material testing.

Contingency

A percentage of the total construction cost is included to serve as a planning contingency, bidding contingency, and construction reserve (change orders, etc.)

Total Project Cost Budget

This represents the total budget required to occupy the new facility and/or renovated areas.

Escalation

Accounts for increase in construction costs due to passage of time. A 4% increase per year is historically an appropriate planning number and is valid as an average, however actual increases may be less or more depending on market conditions.

Cost Estimate Analysis - Overall Master Plan - January 20, 2015									
Introductory Boudreaux Comments: This summary should be referenced as an overall initial order of magnitude summary. The following tabs indicate a cost per phase based upon the master plan phasing and timeline and include appropriate escalation relative to the anticipated construction timelines. All costs here are 2016 dollars.									
Building		NSF		GSF		Cost/GSF		Cost	Comments
Family Life Center		33,095		49,643		\$233		\$11,566,703	New Building
RE Admin; RE Grade 1-6; Catholic Preschool		13,488		20,232		\$226		\$4,572,432	New Building (Part of Family Life Center)
Repurposed Conner Building				12,974		\$70		\$908,180	Refurbished Existing Building (includes interior demolition)
Chapel		3,300		4,950		\$275		\$1,361,250	New Building
Expanded Narthex		2,300		3,450		\$250		\$862,500	New Structure
St. Vincent de Paul		2,076		3,114		\$145		\$451,530	New Building (connected to Maintenance)
Campus Maintenance & Facilities		5,336		8,004		\$160		\$1,280,640	New Building
Catholic Elementary School		18,275		27,413		\$233		\$6,387,113	New Building
Sub-total Building Construction Cost								\$27,390,347	2016 Dollars
Demolition									
Parish Center				9,900		\$5		\$49,500	
Brown Rd House				3,300		\$5		\$16,500	
Moffit Property Barn				1,800		\$5		\$9,000	
Bishop’s House				1,000		\$5		\$5,000	
Outdoor Amenities									
picnic pavilion				1,500		\$60		\$90,000	
covered walkways				8,574		\$60		\$514,440	
Catechesis Treasury				530		\$60		\$31,800	
Columbarium Allowance								\$200,000	this assumes it is part of a prayer garden with other site amenities in addition to the niche structures
choir covered connector				945		\$75		\$70,875	includes retaining wall structure
Sub-total Building(s) and Outdoor Amenities Cost				141,328				\$28,373,462	2016 Dollars
Fixed Equipment								\$0	kitchen equipment, casework, recreation equipment included in cost/sf
Site Preparation & Development								\$3,325,000	allowance based on Dec 2015 S+W Estimate
Total Construction Cost								\$31,698,462	2016 Dollars
Site Acquisition								\$0	Assumes the campus canvas of ~24.5 Acres has all been acquired
Moveable Equipment (10% of Building Construction Cost)								\$2,739,035	furnishings, AV equipment, playground equipment allowance and site furnishings allowance
Portable (2850 sf and 30 months) Rental and Install Allowance								\$50,000	
Professional Fees/ Soft Costs (12% of Total Construction Cost)								\$3,803,815	includes architectural and engineering fees, surveying, geotechnical exploration, construction inspections, but does not include capital campaign consultant costs or associated costs such as mailings, print items, events, etc.
Contingencies (10% of Total Construction Cost)								\$3,169,846	
Total Budget Required								\$41,461,158	2016 Dollars

MASTER PLAN

Cost Estimate Analysis - Phase 1										
Building		NSF		GSF		Cost/GSF		Cost		Assumed midpt of construction
Family Life Center		33,095		49,643		\$233		\$11,566,703		New Building
RE Admin; RE Grade 1-6; Catholic Preschool		13,488		20,232		\$226		\$4,572,432		New Building (Part of Family Life Center)
Repurposed Conner Building				12,974		\$70		\$908,180		Refurbished Existing Building (includes interior demolition)
St. Vincent de Paul		2,076		3,114		\$145		\$451,530		New Building (connected to Maintenance)
Campus Maintenance & Facilities		5,336		8,004		\$160		\$1,280,640		New Building
Sub-total Building Construction Cost								\$18,779,485		
Sub-total Escalated Building Construction Cost								\$20,311,890	2018	Escalation at 4% compounded annually from 2016
Demolition										
Parish Center				9,900		\$5		\$49,500		
Brown Rd House				3,300		\$5		\$16,500		
Bishop’s House				1,000		\$5		\$5,000		
Outdoor Amenities										
covered walkways				8,574		\$60		\$175,800		
choir covered connector				945		\$75		\$70,875		includes retaining wall structure
Sub-total Outdoor Amenities Cost								\$317,675		
Total Escalated Outdoor Amenities Cost								\$343,597	2018	Escalation at 4% compounded annually from 2016
Fixed Equipment								\$0		kitchen equipment, casework, recreation equipment included in cost/sf
Site Preparation & Development								\$1,100,000		allowance based on Dec 2015 S+W Estimate and increased to include additional parking at front of site and new storm water basin added to Phase I
Total Escalated Site Preparation & Development								\$1,189,760	2018	Escalation at 4% compounded annually from 2016
Total Escalated Construction Cost								\$21,845,248	2018	Escalation at 4% compounded annually from 2016
Site Acquisition								\$0		Assumes the campus canvas of ~24.5 Acres has all been acquired
Moveable Equipment (10% of Building Construction Cost)								\$2,031,189		furnishings, AV equipment, playground equipment allowance and site furnishings allowance
Portable (2850 sf and 30 months) Rental and Install Allowance								\$50,000		
Professional Fees/ Soft Costs (12% of Total Construction Cost)								\$2,621,430		includes architectural and engineering fees, surveying, geotechnical exploration, construction inspections, but does not include capital campaign consultant costs or associated costs such as mailings, print items, events, etc.
Contingencies (10% of Total Construction Cost)								\$2,184,525		
Total Budget Required								\$28,732,391		

Cost Estimate Analysis - Phase 2										
Building		NSF		GSF		Cost/GSF		Cost	Assumed midpt of construction	Comments
Expanded Narthex		2,300		3,450		\$250		\$862,500		New Structure
Sub-total Building Construction Cost								\$862,500		
Sub-total Escalated Building Construction Cost								\$1,049,363	2021	Escalation at 4% compounded annually from 2016
Demolition										
Outdoor Amenities										
Columbarium Allowance				3,450				\$200,000		this assumes it is part of a prayer garden with other site amenities in addition to the niche structures
Sub-total Outdoor Amenities Cost								\$200,000		
Total Escalated Outdoor Amenities Cost								\$243,331	2021	Escalation at 4% compounded annually from 2016
Fixed Equipment								\$0		kitchen equipment, casework, recreation equipment included in cost/sf
Site Preparation & Development								\$1,070,000		allowance based on Dec 2015 S+W Estimate and increased to include additional parking at front of site and new storm water basin added to Phase I
Total Escalated Site Preparation & Development								\$1,301,819	2021	Escalation at 4% compounded annually from 2016
Total Escalated Construction Cost								\$2,594,512	2021	Escalation at 4% compounded annually from 2016
Site Acquisition								\$0		Assumes the campus canvas of ~24.5 Acres has all been acquired
Moveable Equipment (10% of Building Construction Cost)								\$104,936		furnishings, AV equipment, playground equipment allowance and site furnishings allowance
Professional Fees/ Soft Costs (12% of Total Construction Cost)								\$311,341		includes architectural and engineering fees, surveying, geotechnical exploration, construction inspections, but does not include capital campaign consultant costs or associated costs such as mailings, print items, events, etc.
Contingencies (10% of Total Construction Cost)								\$259,541		
Total Budget Required								\$3,270,241		

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Cost Estimate Analysis - Phase 3											
Building		NSF		GSF		Cost/GSF		Cost		Assumed midpt of construction	Comments
Demolition											
Moffit Property Barn				1,000		\$5		\$5,000			
Outdoor Amenities											
picnic pavilion				1,500		\$60		\$90,000			
Sub-total Outdoor Amenities Cost				1,500				\$95,000			
Total Escalated Outdoor Amenities Cost								\$115,582		2021	Escalation at 4% compounded annually from 2016
Fixed Equipment								\$0			kitchen equipment, casework, recreation equipment included in cost/sf
Site Preparation & Development								\$905,000			parking, field and walking trail
Total Escalated Site Preparation & Development								\$1,101,071		2021	Escalation at 4% compounded annually from 2016
Total Escalated Construction Cost								\$1,216,653		2021	Escalation at 4% compounded annually from 2016
Site Acquisition								\$0			Assumes the campus canvas of ~24.5 Acres has all been acquired
Movable Equipment (10% of Building Construction Cost)								\$5,000			picnic pavilion tables
Professional Fees/ Soft Costs (12% of Total Construction Cost)								\$145,998			includes architectural and engineering fees, surveying, geotechnical exploration, construction inspections, but does not include capital campaign consultant costs or associated costs such as mailings, print items, events, etc.
Contingencies (10% of Total Construction Cost)								\$121,665			
Total Budget Required								\$1,489,317			

Cost Estimate Analysis - Phase 4											
Building		NSF		GSF		Cost/GSF		Cost		Assumed midpt of construction	Comments
Catholic Elementary School		18,275		27,413		\$233		\$6,387,113			New Building
Sub-total Building Construction Cost								\$6,387,113			
Sub-total Escalated Building Construction Cost								\$9,090,853	2025		Escalation at 4% compounded annually from 2016
Demolition											(parking demo in site costs)
Outdoor Amenities											
Columbarium Allowance				3,450				\$199,140			
Sub-total Escalated Outdoor Amenities Cost								\$283,438	2025		Escalation at 4% compounded annually from 2016
Fixed Equipment								\$0			kitchen equipment, casework, recreation equipment included in cost/sf
Site Preparation & Development								\$1,050,000			allowance based on Dec 2015 S+W Estimate and increased to include additional parking at front of site and new storm water basin added to Phase I
Total Escalated Site Preparation & Development								\$1,494,477	2025		Escalation at 4% compounded annually from 2016
Total Escalated Construction Cost								\$10,868,768	2025		Escalation at 4% compounded annually from 2016
Site Acquisition								\$0			Assumes the campus canvas of ~24.5 Acres has all been acquired
Movable Equipment (10% of Building Construction Cost)								\$909,085			furnishings, AV equipment, playground equipment allowance and site furnishings allowance
Professional Fees/ Soft Costs (12% of Total Construction Cost)								\$1,304,252			includes architectural and engineering fees, surveying, geotechnical exploration, construction inspections, but does not include capital campaign consultant costs or associated costs such as mailings, print items, events, etc.
Contingencies (10% of Total Construction Cost)								\$1,086,877			
Total Budget Required								\$14,168,983			

MASTER PLAN

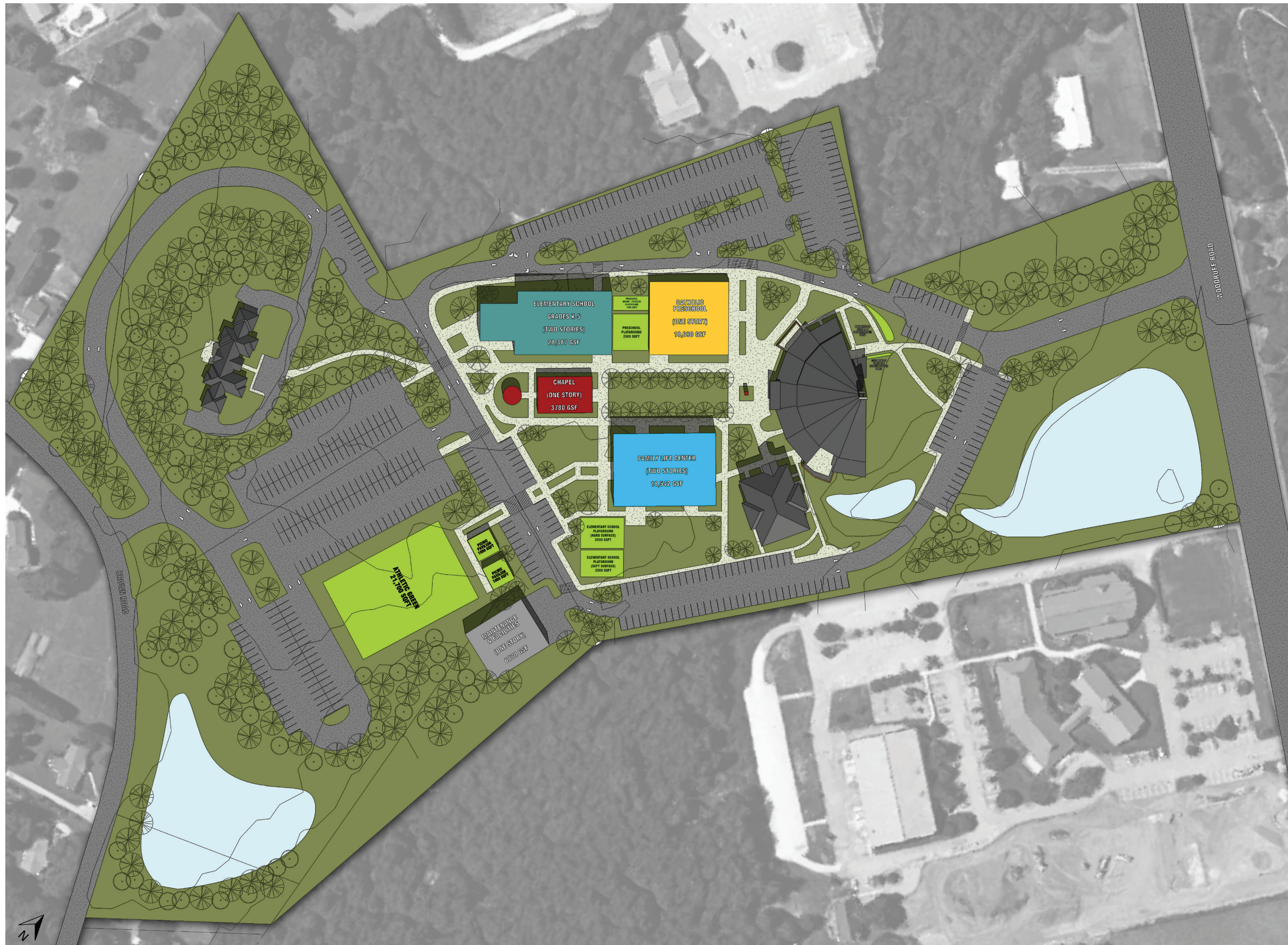
Cost Estimate Analysis - Phase 5											
Building		NSF		GSF		Cost/GSF		Cost		Assumed midpt of construction	Comments
Chapel		3,300		4,950		\$275		\$1,361,250			New Building
Sub-total Building Construction Cost								\$1,361,250			
Sub-total Escalated Building Construction Cost								\$2,266,581	2029		Escalation at 4% compounded annually from 2016
Demolition											
Outdoor Amenities											
covered walkways				400		\$60		\$24,000			
Catechesis Treasury				530		\$60		\$31,800			
Sub-total Outdoor Amenities Cost								\$55,800			
Sub-total Escalated Outdoor Amenities Cost								\$92,911	2029		Escalation at 4% compounded annually from 2016
Fixed Equipment								\$0			kitchen equipment, casework, recreation equipment included in cost/sf
Site Preparation & Development								\$15,000			minimal grading and sidewalks
Total Escalated Site Preparation & Development								\$24,976	2029		Escalation at 4% compounded annually from 2016
Total Escalated Construction Cost								\$2,384,469	2029		Escalation at 4% compounded annually from 2016
Site Acquisition								\$0			Assumes the campus canvas of ~24.5 Acres has all been acquired
Moveable Equipment (10% of Building Construction Cost)								\$226,658			furnishings, AV equipment, playground equipment allowance and site furnishings allowance
Professional Fees/ Soft Costs (12% of Total Construction Cost)								\$286,136			includes architectural and engineering fees, surveying, geotechnical exploration, construction inspections, but does not include capital campaign consultant costs or associated costs such as mailings, print items, events, etc.
Contingencies (10% of Total Construction Cost)								\$238,447			
Total Budget Required								\$3,135,710			

MASTER PLAN

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PROCESS PROJECT SCHEDULE

Saint Mary Magdalene MAster Plan Process, Scope, and Schedule									
	2015								2016
Task	May	June	July	August	September	October	November	December	January
Phase I - Listening, Researching, Analyzing									
Kick-off meeting with the Long Range Planning Committee (LRPC)									
Review of planning assumptions and project goals, project schedule, visioning/brainstorming									
Further review and discussion of previous plans, space data, existing reports, needs assessment									
Site analysis and facilities evaluation									
photo, walk through buildings and site, general observations									
Code review and parking analysis									
Preliminary storm water research and analysis									
Focus groups and stakeholder meetings as determined by the LRPC									
Produce draft facilities assessment report									
existing facilities, code review, parking analysis, site conditions									
Draft preliminary facilities program and vision statement									
Review of analysis and initial program and vision by the LRPC									
Phase II - Program and Plan Development Options									
Develop master plan options with cost estimates (facilities program, illustrations, 3D model)									
Develop design standards and planning principles as well as sustainability criteria (LEED Silver) to guide master plan implementation									
Review and work session with the LRPC									
2-3 hour design work session to present and discuss each master plan option and principles									
Review by the Diocese of Charleston Building and Renovation Advisory Committee (BRAC)									
Reach consensus on preferred Master Plan option									
LRPC to determine preferred option to develop into final master plan									
Phase III - Final Master Plan and Report									
Final development of master plan design									
narrative report of preferred master plan with illustrations and 3D model, facilities program, design principles, outdoor spaces, storm water strategies, conceptual cost estimates, development options, phasing schedule									
Final review by the Long Range Planning Committee									
extended design work session to review and approve the study and recommendations, confirm phasing plan									
Finalize 3D Fly-thru									
Town hall meetings to receive final comments on the master plan									
Produce and deliver Final Master Plan Report based on LRPC consensus									
Present Master Plan to the Parish									



APPENDICES - SECOND ITERATION

