

# What Contingencies Were Included In The New Church Project?

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As with all the inserts that we prepare, this insert will be placed on our website ([www.stedwardsny.org](http://www.stedwardsny.org)) in the Master Planning area. Please feel free to review this and all past inserts as well as other information about our Master Plan there and forward any additional comments, questions, and suggestions.

A number of people asked what assurances we have that we can meet or come in below the projected estimate for the New Church project. There is no way that any of us can predict the future or “guarantee” that schedules or costs won’t be exceeded, but we have done our best to make sure that we have planned for as many contingencies as possible.

The cost for the New Church was originally estimated at \$10.4M for all phases. Phase 1 was estimated to be \$6.2M. Our initial efforts are aimed at Phase 1 only. Under our current schedule we expect to be in our New Church in May 2016. This is a little less than 3 years from now. Much will have to be done for us to meet this schedule, but we are confident that we have budgeted enough time and money to accomplish all of our tasks.

First, what contingencies did we include in the design and construction schedule?

- We have allocated 16 months from project initiation to complete all design and construction documents, prepare and submit our site application, and prepare, submit and obtain permits and approvals. We believe that this timeframe is more than sufficient to complete the tasks listed.
- We have allocated 2 months for the construction bid and award phase and 12 months for construction. All concrete and foundation construction will be done during warm months to prevent delays due to cold weather.
- We have allocated another 2 months for project close out and occupancy. This brings us to May of 2016. If we have any unforeseen delays we have the 3 summer months (June, July, and August) to complete any leftover tasks before our Faith Formation year begins in September.

Second, what contingencies did we include in the costs?

- To make sure we safeguard all church finances we will not start the project until we have gained sufficient pledges to cover all Phase 1 costs. It is estimated that we will start the project in November 2013.
- We have gone beyond the typical initial design stage for purposes of cost estimates. We have already looked into the type of materials we will use and have identified potential areas to scrutinize for cost overruns and savings.
- Our estimated Phase 1 design and construction costs provides for contingencies. These include the following.
  - Design Contingency
  - Construction Manager's General Conditions
  - Construction Manager's Construction Fee
  - Builders & Risk Insurance
  - Personal & Property Bond
  - Construction Contingency
- All of the above estimates were provided by an independent firm and supported by the architect. We intend to go to bid for the project and anticipate that the bid process will further reduce the base line cost associated with the project.

We are confident that all of these steps will insure that we obtain the best possible facility and outcome on schedule and at the lowest possible cost.

If you have any further questions regarding project costs and contingencies or would like to review any aspects of our Master Plan, the information is located in the Master Planning area on the parish website ([www.stedwardsny.org](http://www.stedwardsny.org)). Alternatively, please feel free to contact any member of the Master Planning Committee. Names and contact information for committee members are also located in the Master Planning area on the parish website.