



sfsarchitecture
drivenbyconnections

Queen of the Holy Rosary Wea Master Plan

February 04, 2024

Agenda

1. Introductions
2. Project Background
3. Master Plan
 - + Site Plan
 - + Floor Plans
 - + Images: Bird's Eye View & Interior View
4. Cost Review
5. Questions

Introductions

Team Introduction

Queen of the Holy Rosary

- Building Committee
- Finance Council
- Parish Council

SFS Architecture

- Marsha Hoffman
- Kelly Stindt
- Derek McMurray
- Consultants
 - Bob D. Campbell & Co.
 - PKMR Engineers
 - MKEC Engineers
 - CMR (Construction Management Resources, LLC)

Project Background

Our Process So Far

ASSESSMENTS

- April 2022 – Historic Church Assessment completed
- December 2022 – Campus Structures Assessment completed
- Assessed Church, School, Residence, Chapel, Rectory, Daycare, Parking, Cemetery, and other structures
- *Reports available on the QHR website*

MASTER PLANNING

- December 2023 – Master Plan completed
- Programming Phase
 - Staff and parishioner interviews
 - Space Needs Program
- Campus Planning
 - New church and daycare location options
- New Church Design Concept
- Cost Estimate
- *Report available on the QHR website*



Check under construction following destruction by lightning, 1905



Image 19 (Left) – 1905 construction in progress with wood structural framing visible.
Image 20 (Right) – Looking up at ceiling framing for the bell tower roof.



Image 21 (Left) – Inside face of the west wall at the upper floor level of the bell tower.
Image 22 (Right) – North side of the lower portion of the bell tower.

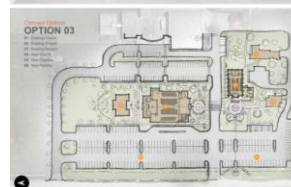


The gutters and downspouts on the east and north additions overhang the wall in a traditional method. A portion of the roof was recently replaced. It was determined the roof still has 5-7 years of life, so the Parish chose to repair areas where leaks occur around penetrations and other areas of concern.

Masonry and Mortar Joints

The structure has a decorative design of 2 shades of red brick on all elevations. The brick is in good condition. The mortar is buff and in good condition as well.

Under the trailers to the north, there are veneer masonry units replicating 8x16 CMU. The veneer is failing at the corners and missing in some areas. Around 40% of the mortar joints are cracked. The veneer was not tooled properly leaving excess mortar on the block veneers.



Master Plan



SITE PLAN

Parking Spaces:

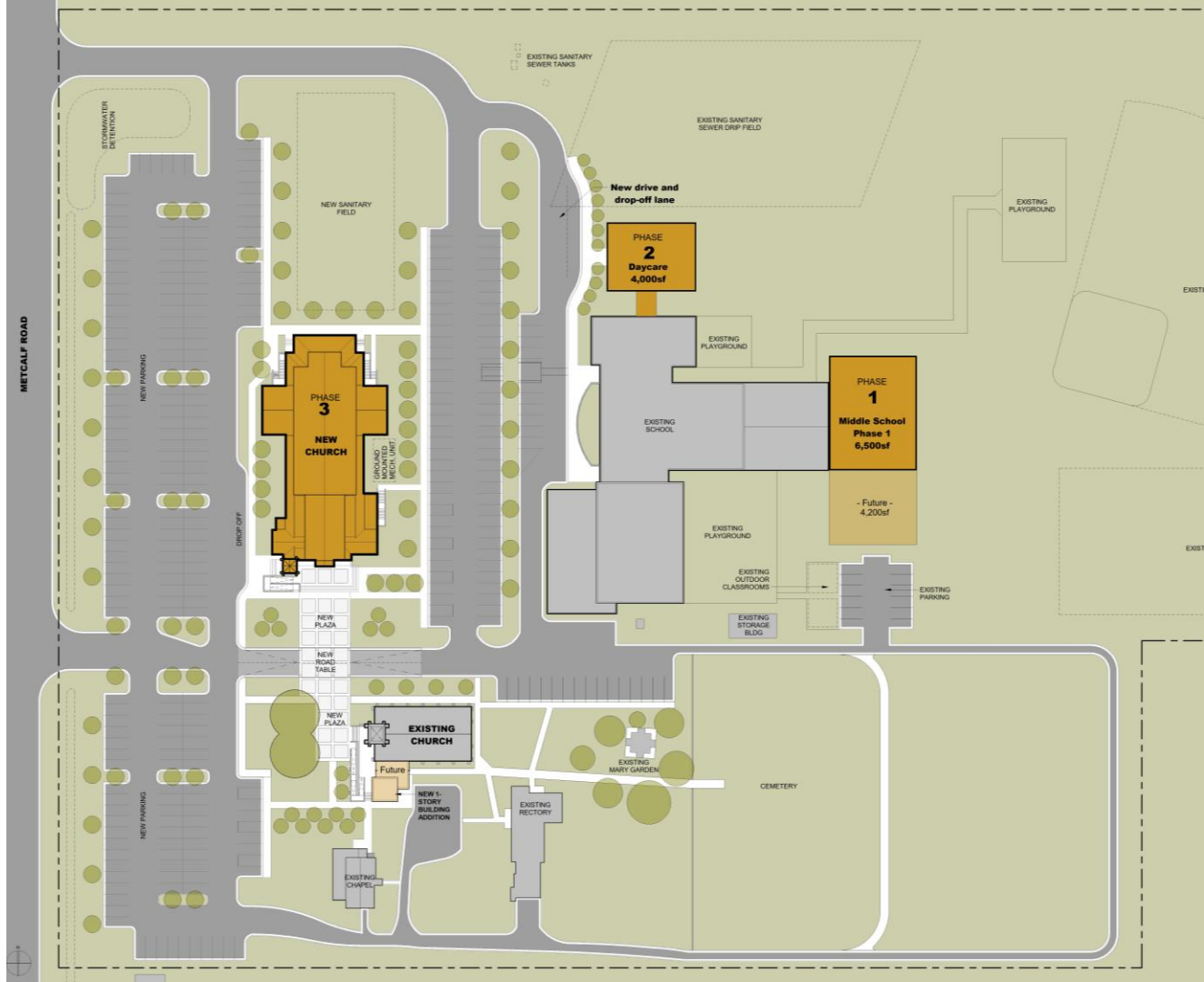
- 187 Existing spaces
- 100 New spaces (Phase 3)
- 287 Total spaces

Building Additions

- Phase 1: Middle School
- Phase 2: Daycare

New Buildings

- Phase 3: New Church



SITE PLAN

PHASE 1: Middle School

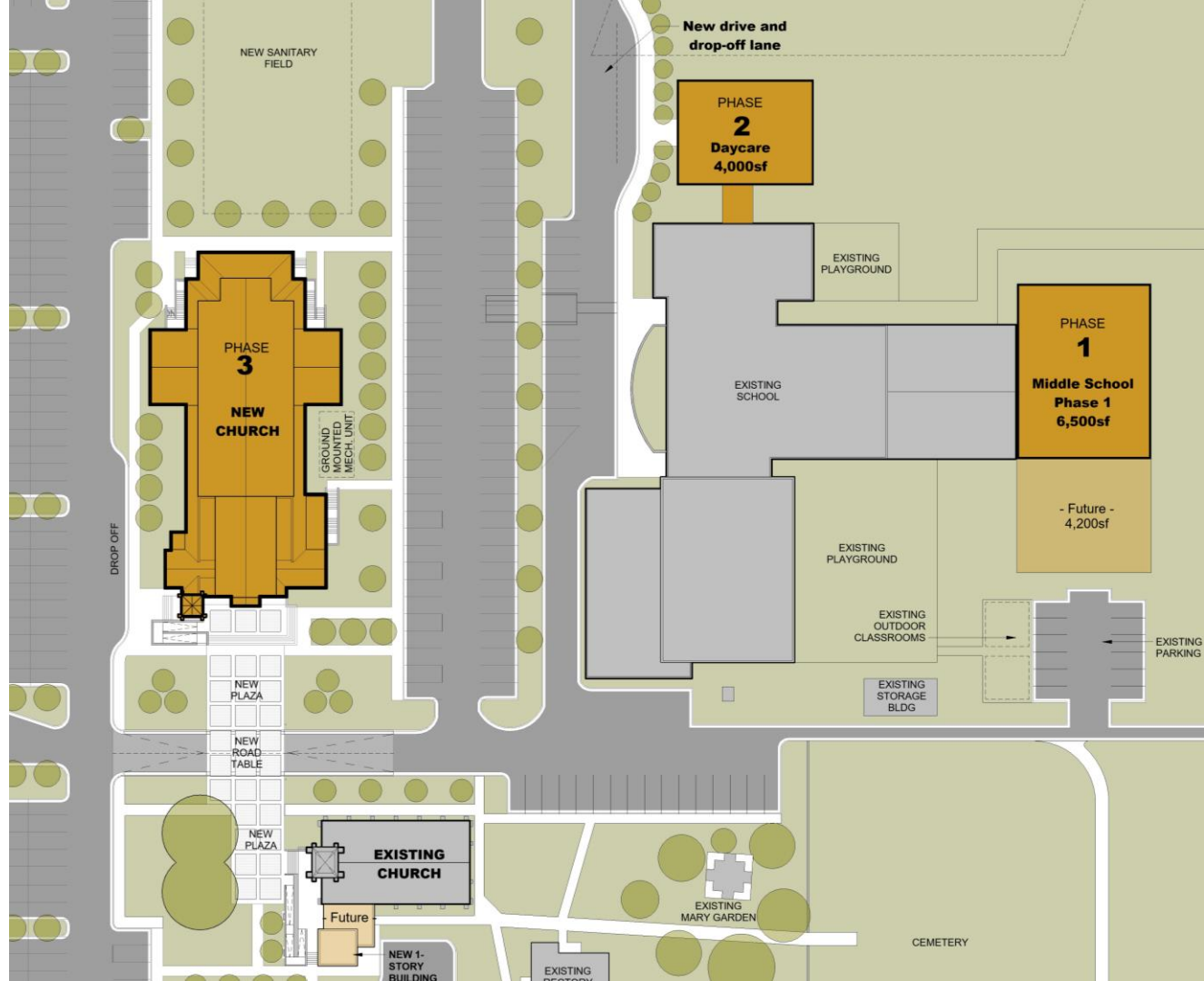
- 4 middle school classrooms
- 1 STREAM classroom
- Support spaces

PHASE 2: Daycare

- 1 Infant room – 3-4 infants
- 1 One y.o. room – 4 kids
- 1 Two y.o. room – 5-6 kids

Total: 12-14 kids

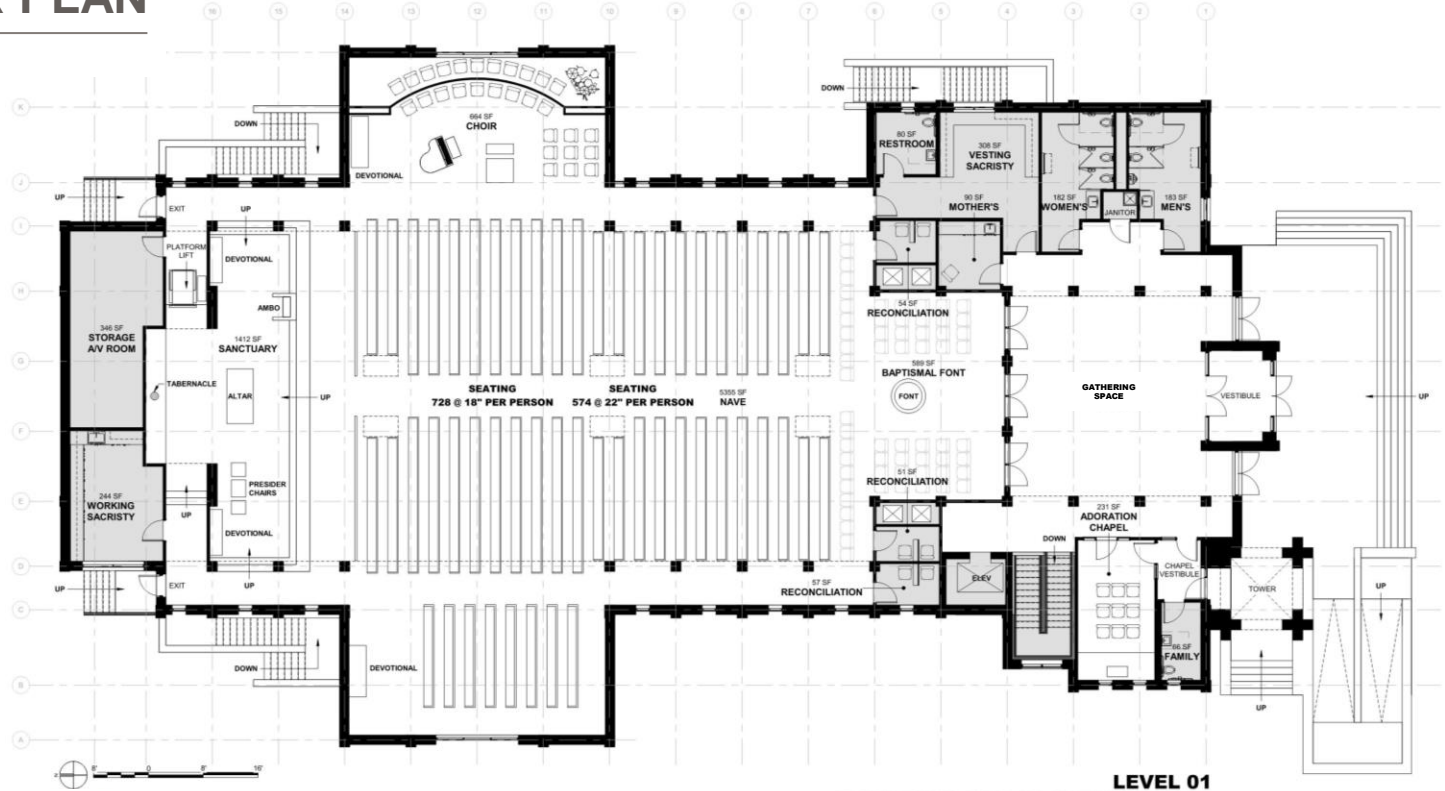
- Indoor Playroom
- Director Office
- Laundry / Kitchen / Support
- Storm shelter
- Outdoor Playground



PHASE 3 FLOOR PLAN

Level 01 - Ground

- *Fully Accessible*
- Gathering Space
- 24/7 Adoration Chapel
- Baptismal Font
- Nave with Seating for:
 - 730 People (tight)
 - 575 People (comfy)
- Full Choir
- Vesting and Working Sacristies
- Ample Storage



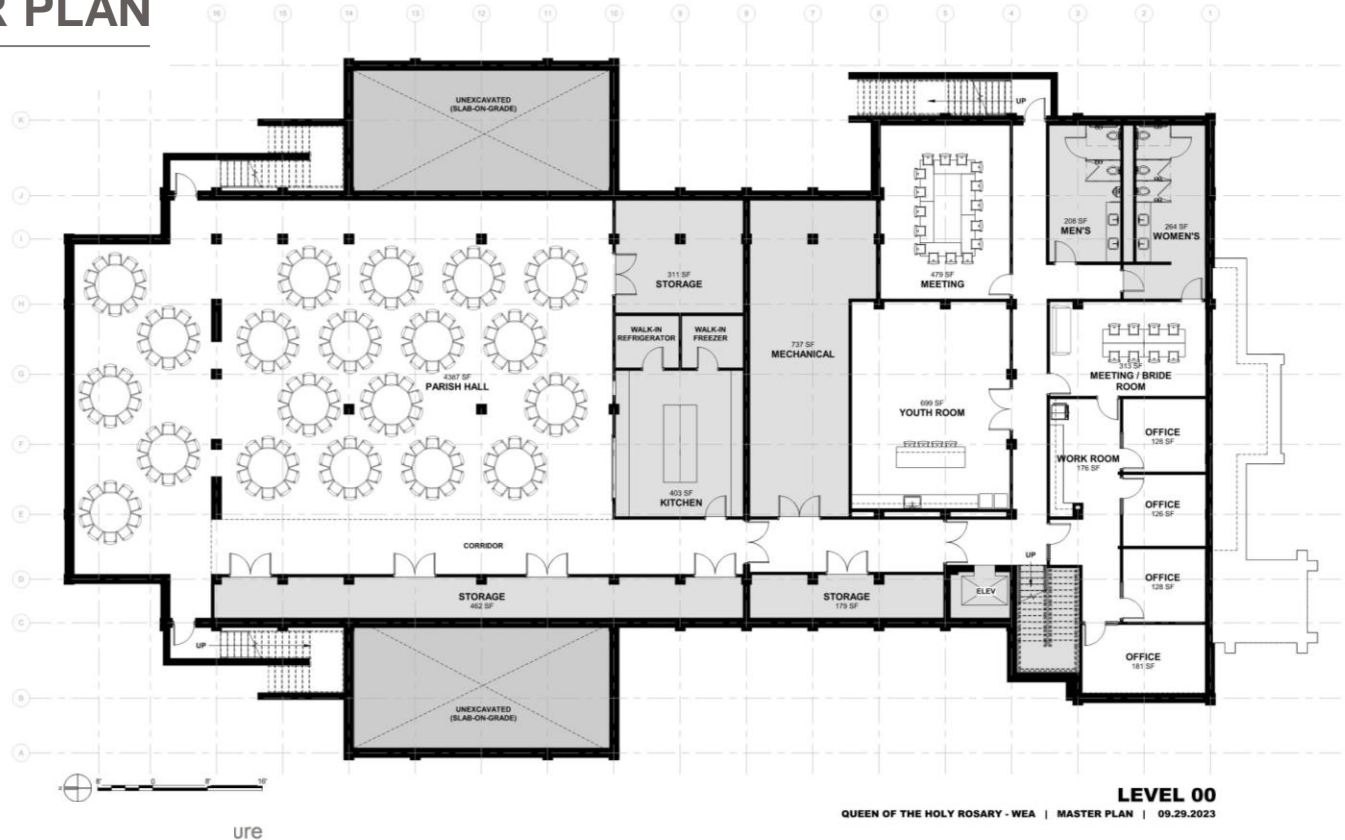
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LEVEL 01
QUEEN OF THE HOLY ROSARY - WEA | MASTER PLAN | 09.29.2023

PHASE 3 FLOOR PLAN

Level 00 - Basement

- Fully Accessible
- Youth Room
- Meeting Room
- Parish Offices
- Additional Restrooms
- Future:
 - Parish Hall and support spaces



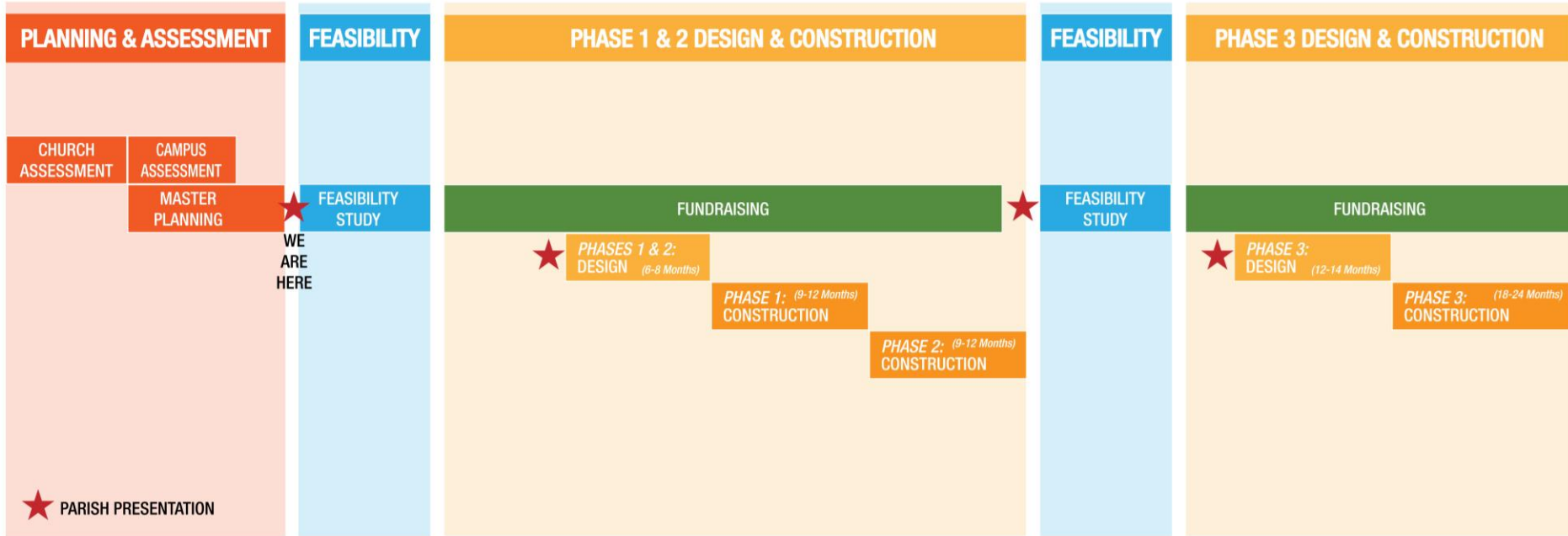
Concept Images
Bird's Eye



Concept Images
Interior Nave



Master Plan Implementation Sequence



Cost Estimate

Conceptual Costs Per Phase

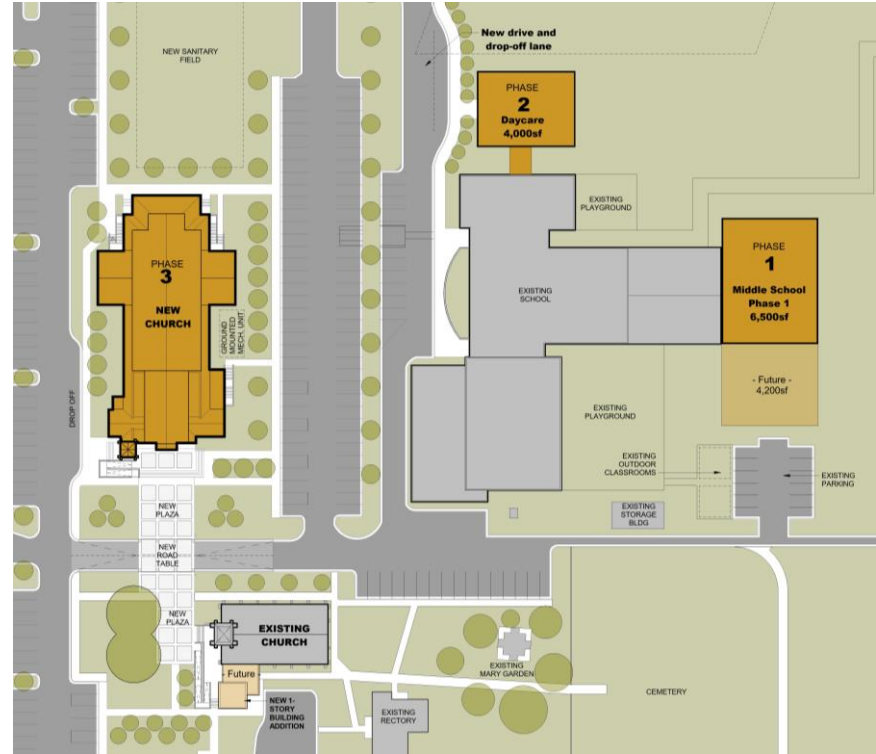
Building Project:

- Phase 1 – Middle School Classrooms – \$2.7 million*
- Phase 2 – Daycare - \$1.7 million*
- Phase 3 – New Church - \$26 million*

Spring Feasibility Study

Summer Capital Campaign

**Total project cost*



Project Cost vs. Construction Cost

Construction Cost

+

Soft Costs

= PROJECT COST

Soft Costs include:

- Professional Fees
- Civil Engineering & Landscape Design
- Geotechnical Testing
- Permitting
- Special Inspections
- A/V Systems
- Fixtures, Furniture, and Equipment
- Artwork and Pews
- Etc.

PHASE 3: NEW CHURCH

Construction Cost	\$22,551,390*
New Church	\$22,551,390
Design Contingency (17.5%)	(Included above)

Soft Costs	\$3,403,167
Fees, FFE, etc.	\$2,501,112
Const. Contingency (4%)	\$902,055

TOTAL PROJECT COST	\$25,954,557
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* Includes escalation to midpoint of construction: March 2026

Next Steps

1. Spring Feasibility Study
2. Summer Capital Campaign

