



DECEMBER 13, 2006

HISTORIC ALL SAINTS

STUART, IOWA

MASTER PLANNING REPORT

HERBERT | LEWIS | KRUSE | BLUNCK
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HISTORIC ALL SAINTS

MASTER PLANNING REPORT

HLKB Project No. 0634

December 13, 2006

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1. PROJECT PARTICIPANTS

A. CONTACTS

PROJECT RESTORE FOUNDATION

Tom Smull
Richard Doherty

HERBERT LEWIS KRUSE BLUNCK ARCHITECTURE

Kirk Blunck
Jim Hoff
Jeff Wagner
Danielle Hermann
Matt Niebuhr
Josh Palmer

KOESTER CONSTRUCTION COMPANY, INC.

Paul Koester
Jack C. Daugherty

THE STAINED GLASS STORE

Marty Grunde

2. INTRODUCTION

A. BACKGROUND / HISTORY

All Saints Parish was founded in 1876 in the small community of Stuart, Iowa. Some thirty years later, it became apparent that a new larger church building was required. All Saints Catholic Church was constructed in 1908, in what was truly a community effort. Catholics and non-Catholics alike worked together on the monumental project. Two years later in July of 1910, a special ceremony was held to dedicate the church. The walls of the church were dedicated to God. Ironically, it is the walls that still remain. On August 22, 1995 a lone arsonist, consumed by hate for the Catholic religion, set fire to the historic building. Despite the heroic efforts of the Stuart fire department and nearby communities, All Saints suffered extensive damage. The dome had to be removed to forestall further collapse and the interior was nearly gutted. In the months that followed, the parish council elected to build a new structure outside the city.

"Fashioned in the stoutly proportioned style of Romanesque Revival, the church's design was inspired by the Byzantine cathedral of St. Mark's in Venice, Italy. A simple but powerfully articulate Basilican plan, rendered in a ruggedly rusticated limestone cladding, enclosed a magnificently scaled, 50 foot tall inner sanctuary." (Iowa Architect, Spring, 1996) The rare Byzantine structure is one of very few found in the Midwest and was designed by Boston architects Maginniss and Walsh. The magnificent interior was created in the Italian Baroque tradition. Four hand-painted frescoes adorned the arched ceilings. The altars were of Italian marble constructed by craftsmen brought over from Italy for the job. Also imported from Italy were the hand painted plaster casts of the Stations of the Cross. The windows were ornate stained glass, created in the renowned Meyer Studios in Munich, Germany. The copper dome reached 90 feet into the air, a beacon calling travelers off interstate 80 for years. The church served as a gathering place as well as a tourist attraction for the small rural community. Voted "Most Beautiful Church in Iowa" by *Des Moines Register* readers, it truly was an exquisite place for worship and wonder.

The Project Restore Foundation was formed in 1996 by local residents wishing to see the 90-year-old structure restored. The group intends to renovate the structure for use as a community cultural center. By restoring this structure, Project Restore hopes to save a piece of the cultural history of Stuart, and also to promote understanding among religions.

B. PROJECT SCOPE

The purpose of this project is to identify the work required to stabilize and restore the building's exterior envelope and renovate the interior spaces into a community center. This work will include addition of an internal structural system, repair and restoration of the roof and associated items (including dome options), minor exterior wall restoration and addition of new interior walls at the basement level, and new windows. Other options for future work will be included in the drawings for informational purposes but will not be included in the cost information provided in this report due to budget constraints. The following items are included for construction at a future date: stained glass window restoration, installation of wood floors at the first level, removal of the existing handicapped ramp entrance and addition of a new ramp at the North to restore the historic appearance of the church exterior, addition of an elevator at the East main entrance to provide handicapped accessibility to all levels, and removal of the existing non-original stair from grade to the basement at the North.

Construction items are described in each section of this report and individual components are keyed to the drawings. Preliminary budgets will be established for each building component listed.

3. BUILDING SUMMARY

A. PRELIMINARY SUMMARY OF WORK

This report utilizes plans, elevations, sections and model views to describe the design and work required for the renovation.

Plans:

The floor plans describe the layout of spaces and structure for this project and outline basic areas of work required. Future work is also indicated on these drawings. Square footages and occupancies are noted on these drawings.

Exterior Elevations:

The exterior elevations indicate the location and extent of all window work required. All tuckpointing, stone work and roof work is noted on these drawings. Future work is also indicated on these drawings.

Sections/Interior Elevations:

The sections/interior elevations indicate the extent of interior work required to complete the project. Interior finishes, structural work and general design intent are communicated through these drawings. Future work is also indicated on these drawings.

Model:

The model drawings are included to show the future dome options for this project. Interior renderings are also included to show the overall character of the interior spaces, including future work.

B. PLANS: LOWER LEVEL

1. Install new restrooms as indicated.
2. New stair from basement to balcony.
3. New steel columns and structure.
4. Pour new concrete topping over existing basement slab. Stain, seal and joint concrete for use as finish surface. Basement electrical shall be installed in concrete with floor outlets.
5. Install new elevator from basement to balcony. FUTURE
6. Remove and dispose of existing stair addition and infill masonry wall opening to match original. Waterproof and backfill existing stair area after removal. Rough grade and landscape to match surrounding area. FUTURE
7. Excavate and construct new retaining walls and handicapped accessible ramp to basement level. Cut new opening in masonry wall and add door. FUTURE
8. Mechanical space for new electrical service, new HVAC and plumbing service and new sprinkler service and valves.
9. Remove and dispose of existing ramp and reconstruct entry stairs to match original design. Infill opening into basement with masonry and waterproof. Backfill existing ramp area after removal, rough grade and landscape to match surrounding area. FUTURE
10. New balcony and associated structure.
11. Remove and salvage existing confessionnal for owner.
12. Infill existing opening into basement with masonry and windows to match original. Waterproof and backfill area after construction is complete. Rough grade and landscape to match surrounding area.
13. New floor truss structural system at first level floor with subfloor and hardwood strip flooring, stain and finish. Electrical shall be installed with floor outlets. Run new MEP systems in floor plenum.

General Notes:

- A. Remove and salvage all existing steel columns for possible decorative reuse by owner.
- B. See exterior elevations for window notes.
- C. Demo all lath, plaster, wood furring and electrical from existing walls to remain unless otherwise noted.

TOTAL OF LOWER LEVEL =
7,525 square feet
ASSEMBLY AREA
OCCUPANT CAPACITY =
500 occupants



Lower Level Plan

HISTORIC ALL SAINTS

MASTER PLAN

13 DEC 2006

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NO WORK
 PROPOSED NEW
 REMOVAL AT LATER PHASE
 FUTURE CONSTRUCTION



B. PLANS: FIRST LEVEL

1. Install new restrooms as indicated.
2. New stair from basement to balcony.
3. New steel columns and structure.
4. Pour new concrete topping over existing basement slab. Stain, seal and joint concrete for use as finish surface. Basement electrical shall be installed in concrete with floor outlets.
5. Install new elevator from basement to balcony. FUTURE
6. Remove and dispose of existing stair addition and infill masonry wall opening to match original. Waterproof and backfill existing stair area after removal. Rough grade and landscape to match surrounding area. FUTURE
7. Excavate and construct new retaining walls and handicapped accessible ramp to basement level. Cut new opening in masonry wall and add door. FUTURE
8. Mechanical space for new electrical service, new HVAC and plumbing service and new sprinkler service and valves.
9. Remove and dispose of existing ramp and reconstruct entry stairs to match original design. Infill opening into basement with masonry and waterproof. Backfill existing ramp area after removal, rough grade and landscape to match surrounding area. FUTURE
10. New balcony and associated structure.
11. Remove and salvage existing confessional for owner.
12. Infill existing opening into basement with masonry and windows to match original. Waterproof and backfill area after construction is complete. Rough grade and landscape to match surrounding area.
13. New floor truss structural system at first level floor with subfloor and hardwood strip flooring, stain and finish. Electrical shall be installed with floor outlets. Run new MEP systems in floor plenum.

General Notes:

- A. Remove and salvage all existing steel columns for possible decorative reuse by owner.
- B. See exterior elevations for window notes.
- C. Demo all lath, plaster, wood furring and electrical from existing walls to remain unless otherwise noted.

TOTAL OF FIRST LEVEL =
7,450 square feet
ASSEMBLY AREA
OCCUPANT CAPACITY =
675 occupants

First Level Plan

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NO WORK
 PROPOSED NEW
 REMOVAL AT LATER PHASE
 FUTURE CONSTRUCTION

C. EXTERIOR ELEVATIONS: NORTH

1. Existing window - good condition, to remain.
2. Existing stained glass window - repair damaged portions and add insulating pane. FUTURE
3. New window - fixed pane, insulated clear glass.
4. New window required - Double hung clear glass to match existing.
5. New dome with metal roof. Replace missing decorative metal cornice with integral gutter. New screen required at openings. New weather tight floor and structure required at interior of turret at same elevation as previous.
6. Repointing required.
7. Reset missing stone from salvaged stock.
8. Repair small crack in stone.
9. New roof - install asphalt shingles to match existing over felt, new sheathing and structure. Install ice and water shield from all gutters to 4'-0" up roof slope and in valleys. Replace and install decorative metal coping/cornice with integral gutter at roof intersections with exterior wall when missing.
10. Infill existing opening into basement with masonry and windows to match original. Waterproof and backfill area after construction is complete. Rough grade and landscape to match surrounding area.
11. Remove and dispose of existing ramp and reconstruct entry stairs to match original design. Infill opening into basement with masonry and waterproof. Backfill existing ramp area after removal, rough grade and landscape to match surrounding area. FUTURE
12. Remove and dispose of existing stair addition and infill masonry wall opening to match original. Waterproof and backfill existing stair area after removal. Rough grade and landscape to match surrounding area. FUTURE
13. Excavate and construct new retaining walls and handicapped accessible ramp to basement level. Cut new opening in masonry wall and add door. FUTURE



Construction notes listed as FUTURE are not included in the base estimate for this project. They are included to indicate a recommended scope of future work. All windows shall be replaced with clear, insulated glass as part of the base estimate.



North Elevation

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MASTER PLAN

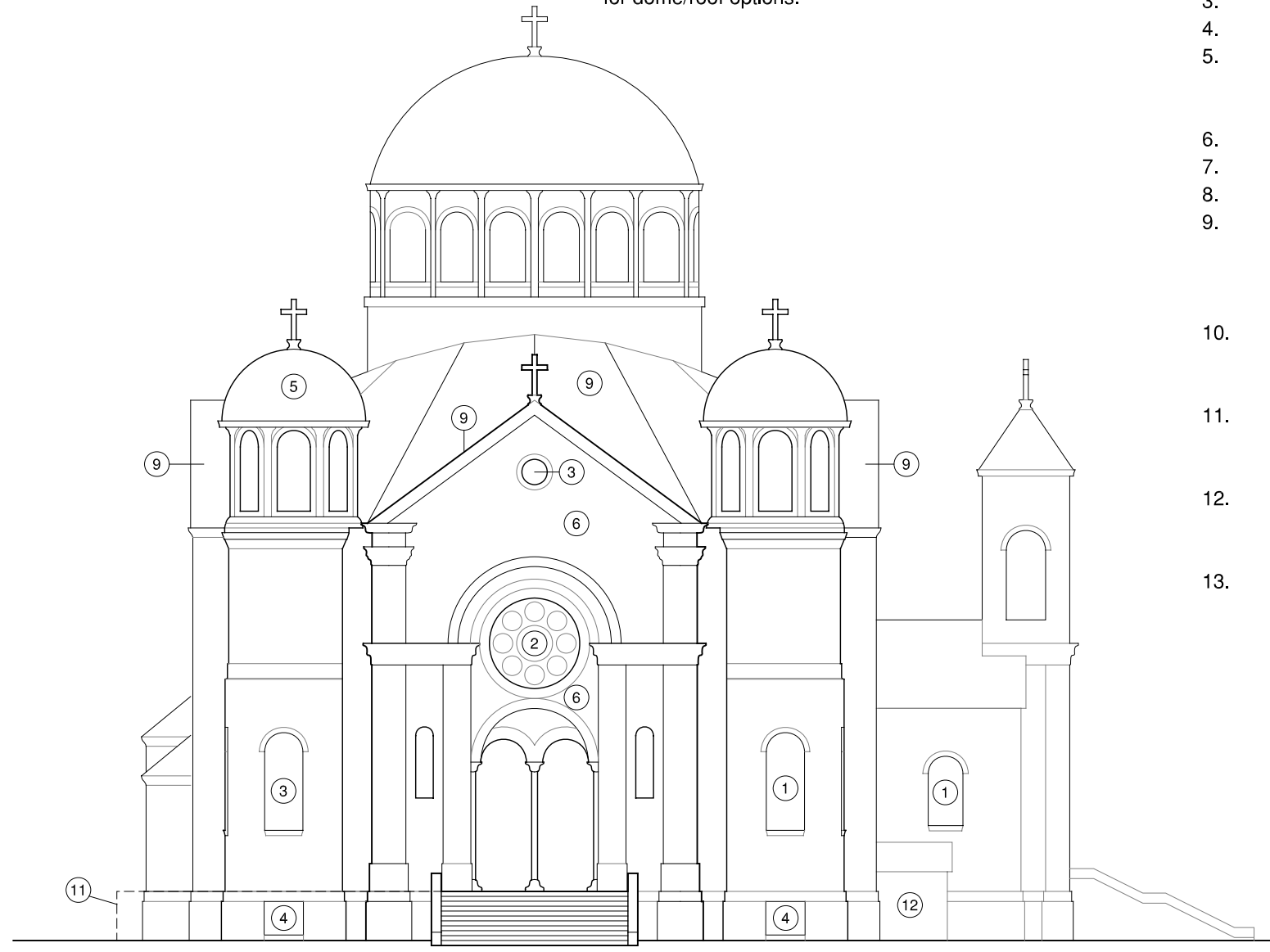
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C. EXTERIOR ELEVATIONS: EAST

1. Existing window - good condition, to remain.
2. Existing stained glass window - repair damaged portions and add insulating pane. FUTURE
3. New window - fixed pane, insulated clear glass.
4. New window required - Double hung clear glass to match existing.
5. New dome with metal roof. Replace missing decorative metal cornice with integral gutter. New screen required at openings. New weather tight floor and structure required at interior of turret at same elevation as previous.
6. Repointing required.
7. Reset missing stone from salvaged stock.
8. Repair small crack in stone.
9. New roof - install asphalt shingles to match existing over felt, new sheathing and structure. Install ice and water shield from all gutters to 4'-0" up roof slope and in valleys. Replace and install decorative metal coping/cornice with integral gutter at roof intersections with exterior wall when missing.
10. Infill existing opening into basement with masonry and windows to match original. Waterproof and backfill area after construction is complete. Rough grade and landscape to match surrounding area.
11. Remove and dispose of existing ramp and reconstruct entry stairs to match original design. Infill opening into basement with masonry and waterproof. Backfill existing ramp area after removal, rough grade and landscape to match surrounding area. FUTURE
12. Remove and dispose of existing stair addition and infill masonry wall opening to match original. Waterproof and backfill existing stair area after removal. Rough grade and landscape to match surrounding area. FUTURE
13. Excavate and construct new retaining walls and handicapped accessible ramp to basement level. Cut new opening in masonry wall and add door. FUTURE

See section E. Model drawings for dome/roof options.



Construction notes listed as FUTURE are not included in the base estimate for this project. They are included to indicate a recommended scope of future work. All windows shall be replaced with clear, insulated glass as part of the base estimate.



East Elevation

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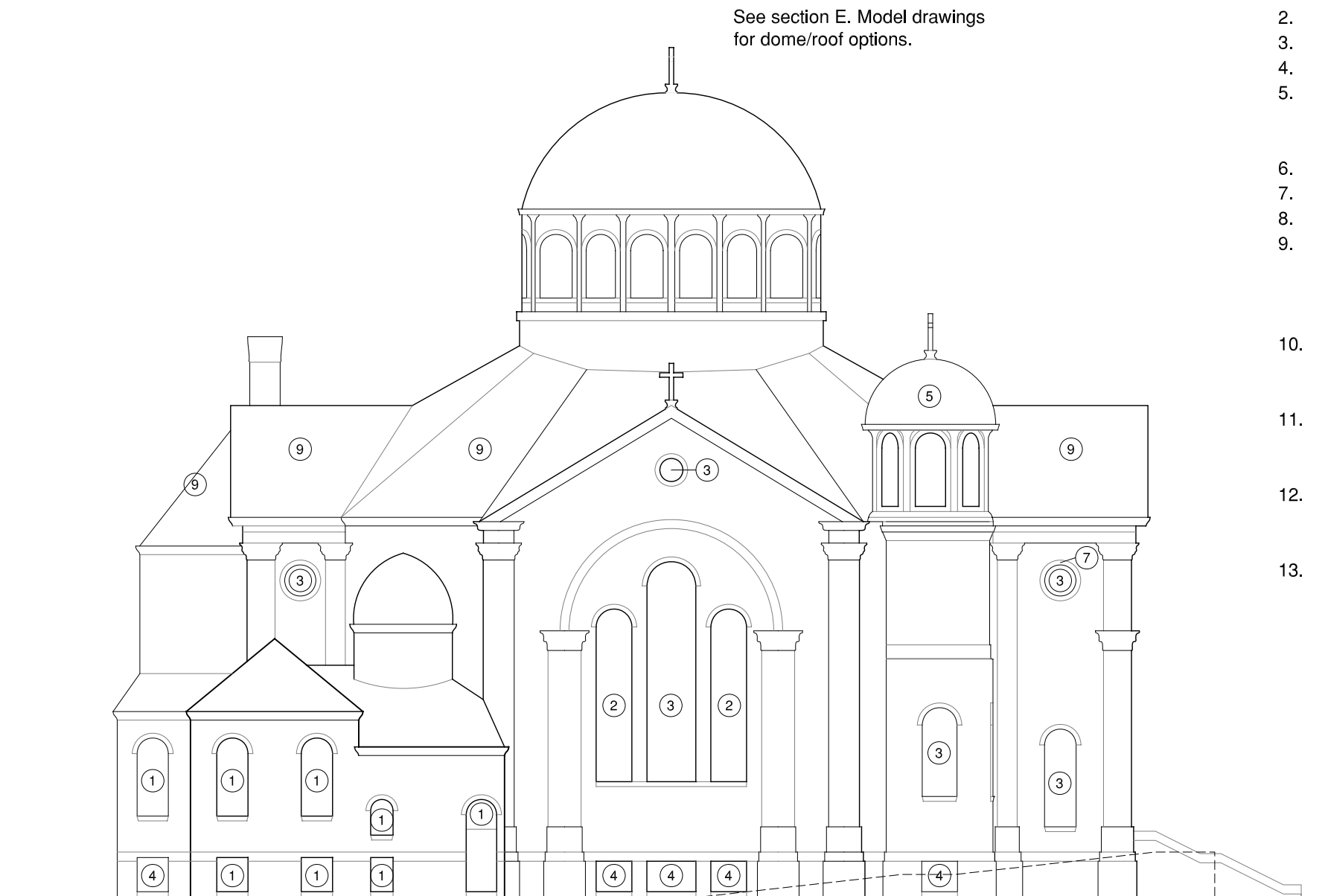
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C. EXTERIOR ELEVATIONS: SOUTH

1. Existing window - good condition, to remain.
2. Existing stained glass window - repair damaged portions and add insulating pane. FUTURE
3. New window - fixed pane, insulated clear glass.
4. New window required - Double hung clear glass to match existing.
5. New dome with metal roof. Replace missing decorative metal cornice with integral gutter. New screen required at openings. New weather tight floor and structure required at interior of turret at same elevation as previous.
6. Repointing required.
7. Reset missing stone from salvaged stock.
8. Repair small crack in stone.
9. New roof - install asphalt shingles to match existing over felt, new sheathing and structure. Install ice and water shield from all gutters to 4'-0" up roof slope and in valleys. Replace and install decorative metal coping/cornice with integral gutter at roof intersections with exterior wall when missing.
10. Infill existing opening into basement with masonry and windows to match original. Waterproof and backfill area after construction is complete. Rough grade and landscape to match surrounding area.
11. Remove and dispose of existing ramp and reconstruct entry stairs to match original design. Infill opening into basement with masonry and waterproof. Backfill existing ramp area after removal, rough grade and landscape to match surrounding area. FUTURE
12. Remove and dispose of existing stair addition and infill masonry wall opening to match original. Waterproof and backfill existing stair area after removal. Rough grade and landscape to match surrounding area. FUTURE
13. Excavate and construct new retaining walls and handicapped accessible ramp to basement level. Cut new opening in masonry wall and add door. FUTURE



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South Elevation

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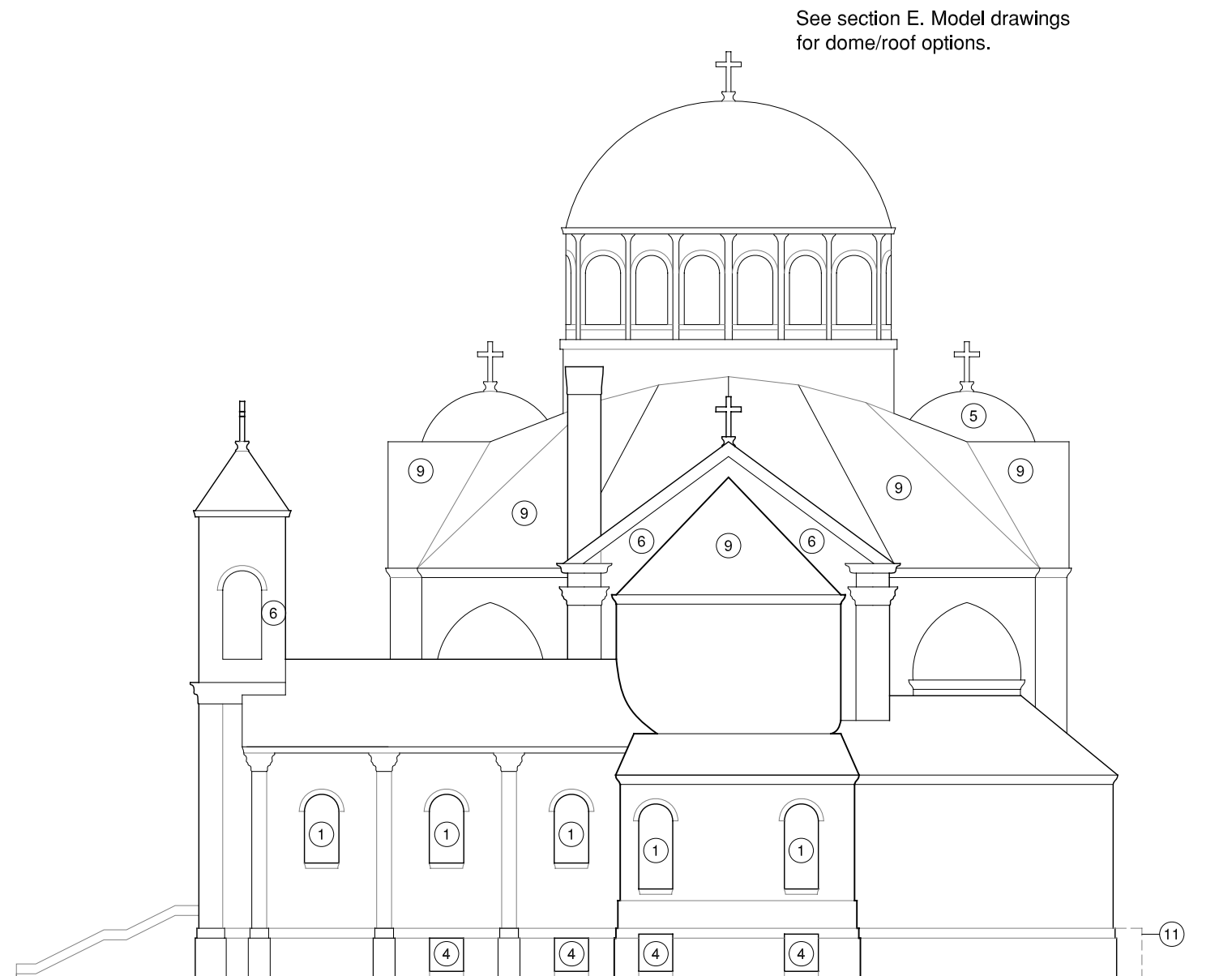
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C. EXTERIOR ELEVATIONS: WEST

1. Existing window - good condition, to remain.
2. Existing stained glass window - repair damaged portions and add insulating pane. FUTURE
3. New window - fixed pane, insulated clear glass.
4. New window required - Double hung clear glass to match existing.
5. New dome with metal roof. Replace missing decorative metal cornice with integral gutter. New screen required at openings. New weather tight floor and structure required at interior of turret at same elevation as previous.
6. Repointing required.
7. Reset missing stone from salvaged stock.
8. Repair small crack in stone.
9. New roof - install asphalt shingles to match existing over felt, new sheathing and structure. Install ice and water shield from all gutters to 4'-0" up roof slope and in valleys. Replace and install decorative metal coping/cornice with integral gutter at roof intersections with exterior wall when missing.
10. Infill existing opening into basement with masonry and windows to match original. Waterproof and backfill area after construction is complete. Rough grade and landscape to match surrounding area.
11. Remove and dispose of existing ramp and reconstruct entry stairs to match original design. Infill opening into basement with masonry and waterproof. Backfill existing ramp area after removal, rough grade and landscape to match surrounding area. FUTURE
12. Remove and dispose of existing stair addition and infill masonry wall opening to match original. Waterproof and backfill existing stair area after removal. Rough grade and landscape to match surrounding area. FUTURE
13. Excavate and construct new retaining walls and handicapped accessible ramp to basement level. Cut new opening in masonry wall and add door. FUTURE



Construction notes listed as FUTURE are not included in the base estimate for this project. They are included to indicate a recommended scope of future work. All windows shall be replaced with clear, insulated glass as part of the base estimate.



West Elevation

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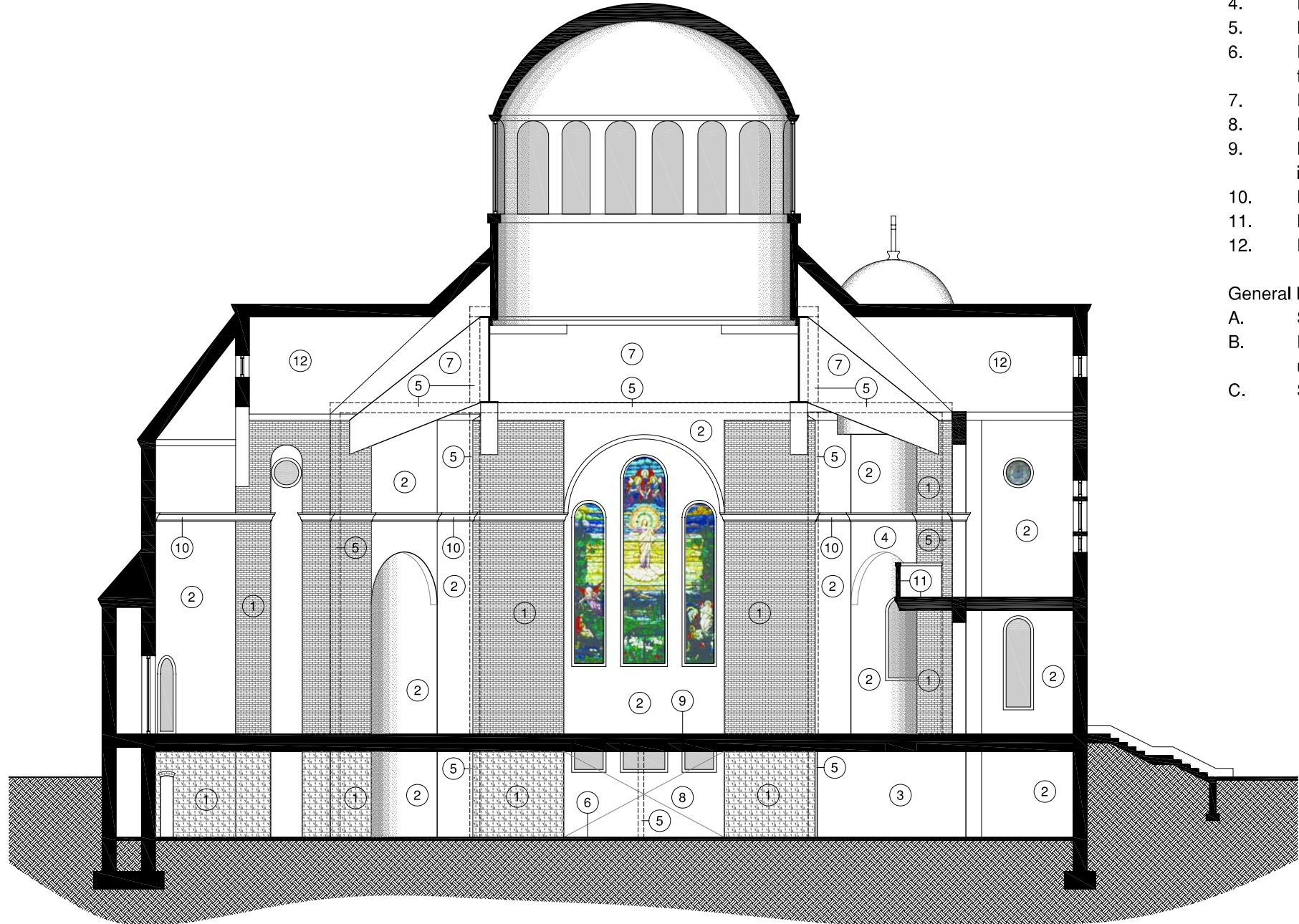
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D. SECTIONS / INTERIOR ELEVATIONS: NORTH

1. Existing brick/stone - exposed. Clean brick/stone with mild masonry cleanser and rinse completely.
2. New gypsum board wall on new furring/studs over existing wall.
3. New free-standing gypsum board wall at restrooms - conventional frame construction.
4. Rebuild arch to match existing using gypsum board on wood construction.
5. New steel columns and structure.
6. Pour new concrete topping over existing basement slab. Stain, seal and joint concrete for use as finish surface. Basement electrical shall be installed in concrete with floor outlets.
7. Existing steel structure - sandblast and clear coat.
8. New masonry infill with gypsum board finish. Install 3 windows to match original.
9. New floor truss structural system at first level floor with subfloor and carpet. Electrical shall be installed with floor outlets. Run new MEP systems in floor plenum.
10. New molding - run electrical and indirect lighting.
11. New balcony and associated structure.
12. Rebuild roof to match original with new gypsum board ceiling surface.

General Notes:

- A. See exterior elevations for window notes.
- B. Demo all lath, plaster, wood furring and any electrical from existing walls to remain unless otherwise noted.
- C. See Section E - Model Drawings for dome/roof options



North Int. Elevation (South Sim.)

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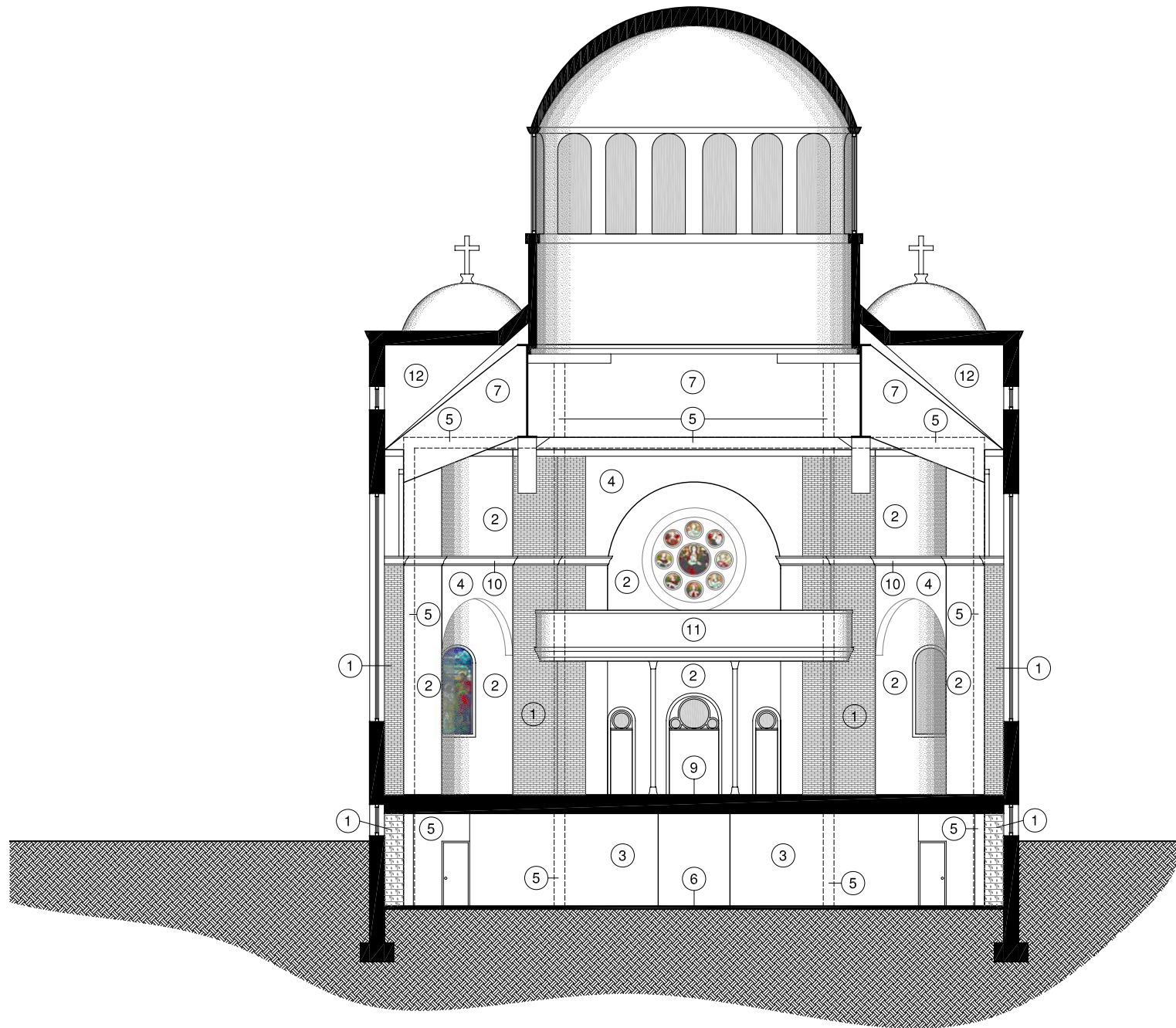
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D. SECTIONS / INTERIOR ELEVATIONS: EAST

1. Existing brick/stone - exposed. Clean brick/stone with mild masonry cleanser and rinse completely.
2. New gypsum board wall on new furring/studs over existing wall.
3. New free-standing gypsum board wall at restrooms - conventional frame construction.
4. Rebuild arch to match existing using gypsum board on wood construction.
5. New steel columns and structure.
6. Pour new concrete topping over existing basement slab. Stain, seal and joint concrete for use as finish surface. Basement electrical shall be installed in concrete with floor outlets.
7. Existing steel structure - sandblast and clear coat.
8. New masonry infill with gypsum board finish. Install 3 windows to match original.
9. New floor truss structural system at first level floor with subfloor and carpet. Electrical shall be installed with floor outlets. Run new MEP systems in floor plenum.
10. New molding - run electrical and indirect lighting.
11. New balcony and associated structure.
12. Rebuild roof to match original with new gypsum board ceiling surface.

General Notes:

- A. See exterior elevations for window notes.
- B. Demo all lath, plaster, wood furring and any electrical from existing walls to remain unless otherwise noted.
- C. See Section E - Model Drawings for dome/roof options



East Interior Elevation

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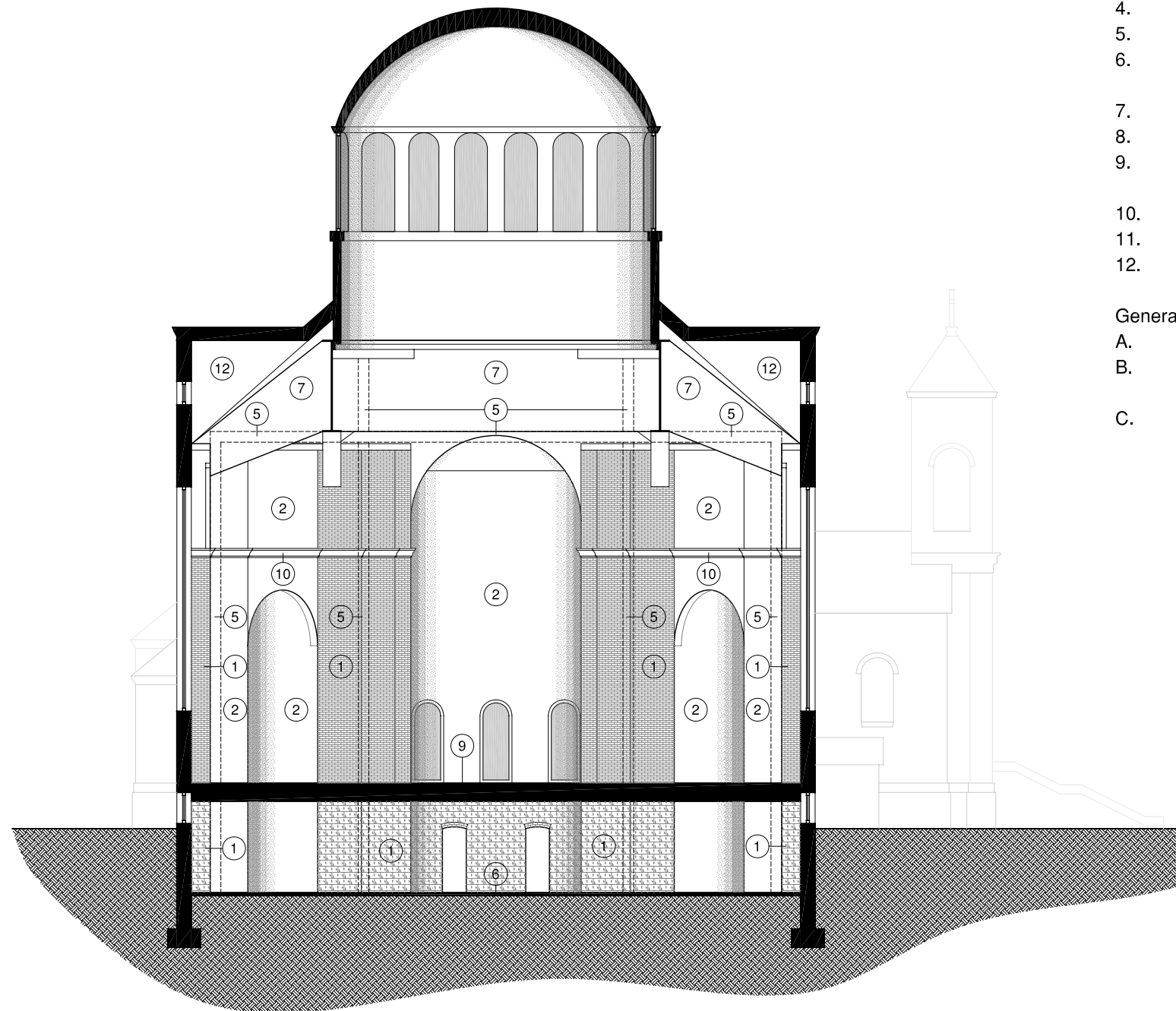
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D. SECTIONS / INTERIOR ELEVATIONS: WEST

1. Existing brick/stone - exposed. Clean brick/stone with mild masonry cleanser and rinse completely.
2. New gypsum board wall on new furring/studs over existing wall.
3. New free-standing gypsum board wall at restrooms - conventional frame construction.
4. Rebuild arch to match existing using gypsum board on wood construction.
5. New steel columns and structure.
6. Pour new concrete topping over existing basement slab. Stain, seal and joint concrete for use as finish surface. Basement electrical shall be installed in concrete with floor outlets.
7. Existing steel structure - sandblast and clear coat.
8. New masonry infill with gypsum board finish. Install 3 windows to match original.
9. New floor truss structural system at first level floor with subfloor and carpet. Electrical shall be installed with floor outlets. Run new MEP systems in floor plenum.
10. New molding - run electrical and indirect lighting.
11. New balcony and associated structure.
12. Rebuild roof to match original with new gypsum board ceiling surface.

General Notes:

- A. See exterior elevations for window notes.
- B. Demo all lath, plaster, wood furring and any electrical from existing walls to remain unless otherwise noted.
- C. See Section E - Model Drawings for dome/roof options



West Interior Elevation

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E. MODEL: DOME OPTION 1

Install pitched roof to match original with flat roof and membrane at future dome location. Interior ceiling surfaces to be gypsum board. No cylinder or dome at this time. Structural capability installed for future addition of cylinder and dome as part of work at a later date.

(This option is included in the base estimate for the project. Costs for dome options 2 and 3 are not included in the base estimate for this project. They are included to indicate a recommended scope of future work.)



Dome Option 1

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E. MODEL: DOME OPTION 2

Install pitched roof and cylinder to match original with parapet cornice, flat roof and membrane at future dome location. Use conventional frame construction with interior wall and ceiling surfaces to be gypsum board and with windows glazed in clear glass. No dome at this time. Structural capability installed for future addition of dome as part of work to be done at a later date.

(This option is not included in the base estimate for this project. It is included to indicate a recommended scope of future work. See estimated costs for alternates at the end of the report.)



Dome Option 2

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E. MODEL: DOME OPTION 3

Provide and install pitched roof, cylinder and dome to match original. Copper roof and decorative metal work at dome to match original. Use conventional frame construction with interior wall and ceiling surfaces to be gypsum board and with windows glazed in clear glass.

(This option is not included in the base estimate for this project but is included here to indicate a recommended scope of future work. See estimated costs for alternates at the end of this report for more information.)



Dome Option 3

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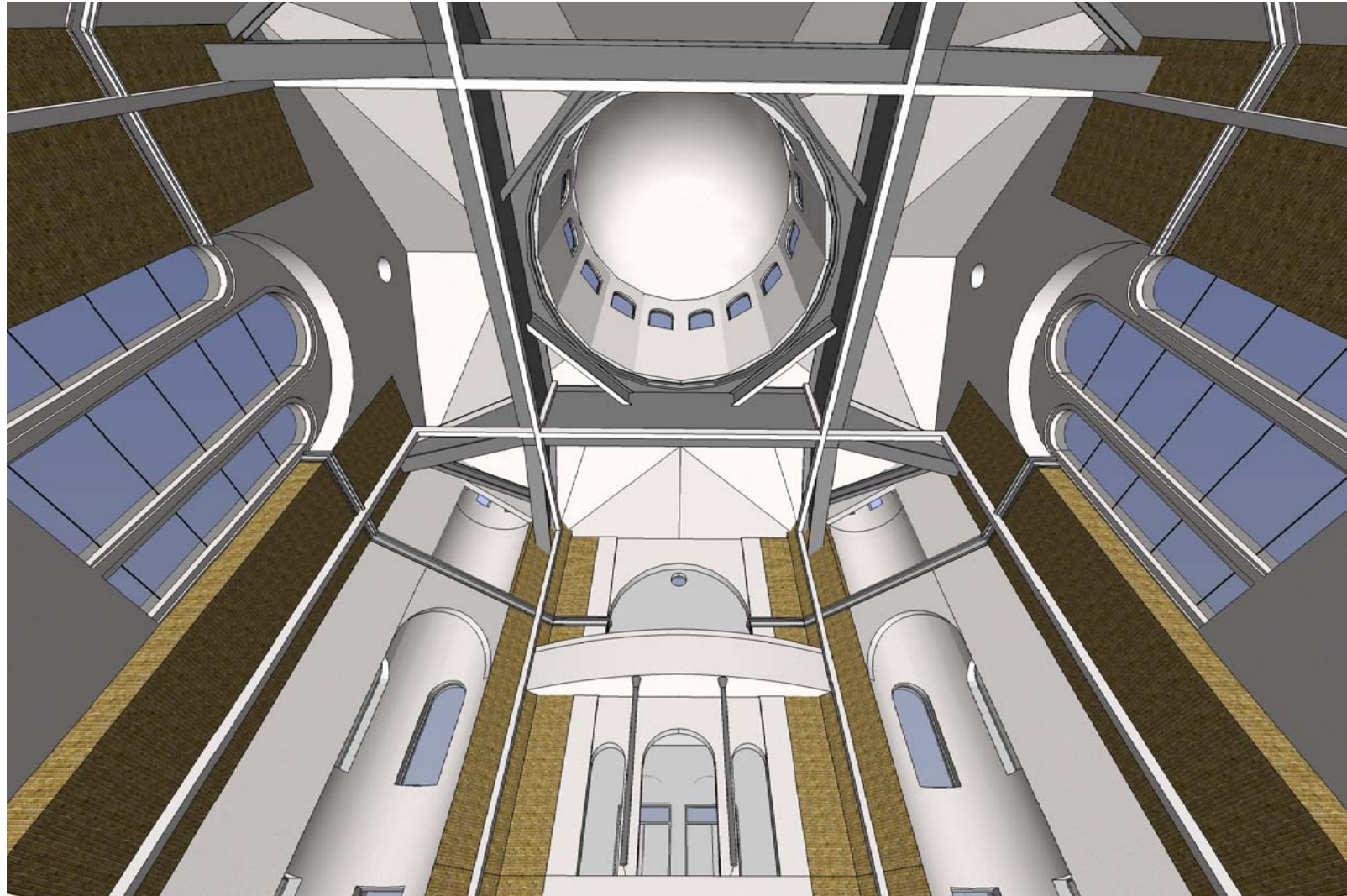
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E. MODEL: INTERIOR VIEW EAST AND TO DOME



Interior View East and Dome

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E. MODEL: INTERIOR VIEW TO NORTH



Interior View to North

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4. COST

ESTIMATED COSTS OF ALTERNATES

1.	Dome Option 2	\$	+ 48,000
2.	Dome Option 3	\$	+ 322,600
3.	Install Copper in lieu of standard finish metal at small dome and cornices	\$	+ 30,000
4.	Tongue and groove wood floor - main level	\$	+ 35,000
5.	Stained glass estimates:		
	A. Restore existing and recreate missing panels - entire building	\$	+ 500,000
	B. Restore/recreate - north and south sets of three arched windows	\$	+ 320,000
	C. Restore/recreate - Rose window above entrance	\$	+ 35,000

A. PRELIMINARY SUMMARY OF ESTIMATED COSTS

1.	General Conditions	\$	133,500
2.	Scaffolding/Set-up	\$	125,000
3.	Sitework	\$	45,000
4.	Demolition	\$	20,000
5.	Concrete	\$	36,000
6.	Masonry/Tuckpointing	\$	50,000
7.	Steel Structure	\$	35,000
8.	Carpentry - Framing/Trim	\$	425,000
9.	Thermal and Moisture Protection	\$	39,400
10.	Doors and Windows	\$	108,483
11.	Wall Materials and Finishes	\$	141,047
12.	Floor Finishes	\$	33,340
13.	Plumbing	\$	35,000
14.	HVAC	\$	100,000
15.	Fire Sprinkler	\$	30,000
16.	Electrical	\$	150,000
	SUBTOTAL	\$	1,506,770
17.	General Contractor Overhead and Profit	\$	90,406
18.	Project Contingency	\$	100,000
19.	Builders Risk	\$	2,500
20.	Architecture/Engineering/Special Consultant Fees	\$	295,000
	TOTAL	\$	1,994,676

Note: This estimate was prepared by Koester Construction Company based on the information included in this report. This estimate was prepared assuming current construction costs on the submittal date listed for this Masterplanning report. Historical averages suggest that construction costs increase an average of 4% a year.