

**WHAT DOES MY GIFT TO THE BUILDING FUND  
REALLY AMOUNT TO OVER A FIVE YEAR PERIOD?**

Below are some different ways to look at how you can make a meaningful gift.

AMOUNT	PER YEAR OVER 5 YEARS	PER MONTH OVER 5 YEARS	PER DAY OVER 5 YEARS	2 PERSON FAMILY- PER DAY (EACH)	3 PERSON FAMILY- PER DAY (EACH)	4 PERSON FAMILY- PER DAY (EACH)
\$100,000	\$20,000	\$1,666.00	\$54.80	\$27.40	\$18.26	\$13.70
\$50,000	\$10,000	\$833.00	\$27.40	\$13.70	\$9.13	\$6.85
\$30,000	\$6,000	\$500.00	\$16.43	\$8.22	\$5.48	\$4.10
\$25,000	\$5,000	\$416.00	\$13.70	\$6.85	\$4.56	\$3.42
\$20,000	\$4,000	\$333.33	\$10.95	\$5.49	\$3.65	\$2.74
\$15,000	\$3,000	\$250.00	\$8.22	\$4.11	\$2.74	\$2.05
\$10,000	\$2,000	\$166.66	\$5.47	\$2.75	\$1.82	\$1.36

# BUILDING UPDATE

## Construction Begins!



*“Behold, I propose to build a house for the name of the Lord my God, as the Lord spoke to my father David, saying, ‘Your son, whom I will set on your throne in your place, he shall build the house for My name.’”*

- 3 Kingdoms 5:17



Annunciation  
Cathedral • 2013

# BUILDING UPDATE



After a few days of initial setup, we broke ground on October 28th, and construction is moving forward at a good pace. During the last several weeks, McNely Construction trimmed back the covered outdoor walkway, and Granite Drilling and Shoring removed the tile from the courtyard and steps and demolished the concrete courtyard slab, steps, and half walls. They also removed the parking lot asphalt together with the parking lot lights and their concrete bases, and the fence along Stevenson Street was removed and replaced with a construction fence. During the demolition, the various materials were kept separated so that the maximum amount possible could be recycled (concrete and asphalt rubble are processed to make recycled aggregate rock for use in new concrete or under new asphalt pavement, metal can be recycled, and clean soil can be sifted and used at other sites that need fill clean fill). Recycling facilities charge less to dispose of materials than landfills, and maximum recycling was taken into account when the contractor developed the final demolition and excavation costs.

While the site demolition was progressing, Granite also set all 59 soldier piles for the shoring system. The shoring system is a kind of retaining wall, consisting of soldier piles with wooden planks (lagging) between each pair of piles; together the piles and lagging hold back the soil around the outside of the excavation. The shoring system was designed by an engineer who specializes in this kind of work, and each I-beam's length was specified to fit site conditions and avoid waste. This system protects adjacent buildings from soil

subsidence and ensures a safe workplace for construction of the underground structures. It also provides the largest possible footprint for the new parking garage - without shoring, the excavation side-walls would need to be sloped back, resulting in an impractically small parking garage. The soldier piles consist of I-beams set into vertical boreholes, and the boreholes are then filled with a special sand-cement mixture, just like setting a post in a picket fence, only much bigger. Once the soldier piles were installed, excavation began just inside of the lines of piles. As this perimeter excavation is deepened, the lagging planks are dropped into place, so that there is never more than 12 inches of bare soil exposed, and that only for a short time, to help prevent cave ins during installation.

Early in the demolition and shoring activities, several small investigation trenches ("potholes") were made to verify various subsurface conditions. These potholes confirmed the presence of an electrical conduit running diagonally under the courtyard and confirmed that the foundations of the existing chapel are poured concrete in excellent condition (which allows us to avoid installing potentially costly waterproofing and drainage for the foundation). Potholing has also uncovered the soldier piles from the construction of the new building next door that are partially on the Cathedral's property. This is not unusual - shoring is usually left in place after construction, since there is generally no way to take it out without damaging the any adjacent new or existing buildings. It is not unusual for soldier piles to extend to - or even a bit beyond - a property line, and where they interfere

with subsequent construction, it is generally the installing contractor's responsibility to remove them. The construction team leaders will be meeting with a project manager hired by the homeowner's association next door to negotiate the best way to resolve this issue.

One unwelcome piece of underground news was confirmation of the presence of a three- to five-foot thick layer of debris dumped onto the property after the 1906 earthquake and fire. This is not an unusual condition throughout the Mission District; our property was a water park in the late 1800's, and Mission Creek still flows (underground) adjacent to the Cathedral. This century-old debris is unsuitable for soil recycling, and will have a higher disposal cost. Unfortunately, the debris included lots of painted wood (from structures that were demolished or burned in 1906) that was painted with lead-based paint (the only kind they used a century ago). The wood has largely rotted away, leaving the lead behind as microscopic particles mixed in with the rest of the debris, which are too small to sift out of the debris. This lead contaminated debris will have to be taken to other disposal sites that are permitted to accept such waste, and which costs more than normal disposal or recycling. The levels of lead contamination vary across our site, and not all of the earthquake debris will need to go to the more expensive disposal sites.

McNely Construction has engaged an environmental consultant who has extensive experience with this kind of contaminated debris to perform the final soil characterization. Their report will allow McNely to propose a cost for lead contamination disposal, which will then be negotiated by the project management team. This disposal cost was not included in the initial bid price because the quantity of contaminated debris, and the levels of contamination, were not completely known at bid time. Contractors general bidding practice would be to use a conservative (high) estimate, which would almost certainly have added greater costs than will actually be needed for this disposal.

The Capital Construction Committee is continuing to reach out to the parish at large and discuss with them how they can take advantage of this opportunity to contributing so tangibly to our community's future. To date, \$4,623,345 (excluding the Mountanos bequest) has been received or pledged for the construction.

**"He will come ready to clean the grain. He will separate the good grain from the straw, and he will put the good part into his barn. . ."**

**- Luke 3:17**