

**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

Building a Legacy



*“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 • March 2014

# BUILDING UPDATE



The new Cathedral's construction has reached its first major milestone - the shoring and excavation are substantially complete! The tasks completed so far include: installation of shoring and tiebacks, pressure grouting the subgrade to compact it, mass excavation for the new parking garage (including removing and disposing of the lead contaminated soil discussed in previous construction updates), additional work to further consolidate subgrade soil in two places, and pouring concrete underpinning along the property line shared with the building at 380 14th Street. The construction team has worked diligently to keep the project on track while dealing with the removal and disposal of lead-contaminated soil. Although this pushed the project schedule back somewhat, excavation is also the phase with the highest potential for "surprises." The project is now on track to complete Phase I (completely finished parking garage, Cathedral shell, and all landscaping) by May 2015, with completing the interior following that.

The excavation will accommodate the parking garage under the new Cathedral. The new parking garage will extend under the courtyard and will provide 58 parking spaces. Early in the design phase, a two-level parking garage was considered, which would have provided more parking spaces. However, it was found that even during the dry part of the year, the water table at the site would be at or above the first level's ceiling. Accommodating year-round water in the surrounding soil would have added greatly to the construction cost for a lower parking level, and it so it was not included in the final design.

During excavation, all the lead-contaminated soil within the excavation footprint has been removed and properly disposed of. As explained in previous building updates, there were two ranges of lead contamination levels found on the site. The less-contaminated material was sent

to a local landfill for use there, and the more-contaminated material was sent to an out of state facility for disposal. The disposal costs for the lead-contaminated soil was greater than the amount budgeted in the contract bid, and the difference will be paid as a contract change order (CCO). While final costs are still pending, the final added soil disposal costs will be about 3% of the overall contract bid cost, and the construction team is continuing to find added savings opportunities to keep the total construction costs at or below the contracted guaranteed maximum cost of \$10,788,610.

The next task will be compacting the bottom of the excavation so that it will support the Cathedral's structural foundation slab. After that, the deepest drain and sewer lines for the new Cathedral will be installed below the future foundation slab. Once the drains lines have been installed and their trenches backfilled, a thin concrete working slab ("mud slab") will be poured. The mud slab will provide a dry and level surface for constructing the structural foundation slab ("mat slab"). The compaction, trenching, and sewer line installation will take several weeks, and by late march, the mud slab will be in place.

The mat slab will support the rest of the structure, serving to spread the loads of the structure evenly across the compacted subgrade soil beneath it, and will help protect the Cathedral during an earthquake. There are

several types of foundation that would have been suitable to provide support and seismic protection for the new Cathedral. Of the various types of foundation, the mat slab design is the most economical while still providing the needed seismic support for the finished Cathedral. The mat slab will be constructed in layers on top of the mud slab: first the waterproofing layer (to keep Mission Creek from wandering into the parking garage during wet weather), then the rebar mat, and then pouring the first structural concrete. The finished foundation slab will be two feet thick, and will be poured in two or more pours.

Although concrete gains most of its strength in the first four weeks after it is mixed and poured, within a few days it will have cured enough to support the weight of foot traffic and light construction work, allowing construction on the garage walls to commence soon after the mat slab is poured. The walls will also have a waterproofing layer on the outside to keep the garage dry on the inside, followed by erecting the rebar and placing the concrete. The wall concrete will be placed by shooting it from a nozzle, which eliminates the time and expense of constructing interior forms for the walls, and is an accepted practice that produces walls identical to those from poured-in-place construction. After the walls have

cured, the upper slab will be constructed. It is expected that all concrete work will be completed and ready for raising the new Cathedral's steel frame.

The Capital Construction Committee continues to reach out to members of the parish and discuss with them how they can contribute this legacy for future parishioners. To date, \$5,259,011 has been received or pledged for the construction.

**Therefore thus says the Lord God, "Behold, I am the one who has laid as a foundation in Zion, a stone, a tested stone, a precious cornerstone, of a sure foundation: 'Whoever believes will not be in haste.'"**

- Isaiah 28:16