

**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

Yes We Can!



*“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 • February 2014

# BUILDING UPDATE



Construction of our new Cathedral is proceeding well. The shoring columns for the excavation are all installed, and some of the lagging between columns has been installed. The rest of the lagging will be installed as the excavation for the parking garage goes forward.

As was explained at length last month, the soil under the new garage floor needs to be consolidated to provide a good foundation for the new Cathedral due to being near the historic course of a tributary to Mission Creek (a historic creek map can be viewed on the Oakland Museum of California's website at <http://museumca.org/creeks/1640-RescMission.html>). Wet sediments can liquefy during earthquake, which greatly increases the potential damage to structures built on them. Of the various time-proven methods available to correct this, pressure grouting in place - the most economical is suitable for our construction site. A grid is laid out, small diameter pipes are driven down to specified depths at each grid intersection, and sand/cement grout is injected under pressure in stages as the injection pipe is pulled back up. The grid spacing, depth of injection pipe, amount of grout to be injected, and target injection pressure have all been specified by the Cathedral's engineers based on soil tests carried out before construction, and the grouted soil is tested to verify that the compaction has reached target compaction.

The soil over the injection zone is left in place to make the sand/cement grout push out horizontally around the injection tip at each stage, which compacts the soil between injection points. This is the reason why there has not yet been much visible progress on the excavation.

Once the pressure grouting was completed the soil above the grout zone will be excavated. Excavation should start in early February. As excavation is carried out, tiebacks will be installed through the shoring and out into the surrounding soil. Tiebacks act as pins to help the shoring hold back the surrounding soil as excavation proceeds, and are an economical way to increase the strength of shoring like ours. The first seven feet of soil (down to the tieback level) will be excavated before the tiebacks are installed, and the rest of the excavation will follow when they are completed. The remnant shoring elements from the construction next door will need to be removed during excavation, and the Cathedral's construction attorney has sent that building's contractor a letter requiring them to remove the remnants on Cathedral property at their expense, or to reimburse the Cathedral for the cost of removal.

The next steps after excavation are pouring a thin concrete slab to provide a level working surface for creating the garage floor slab, followed by the waterproofing system under the floor (to keep out the

high groundwater near Mission Creek), underfloor pipes and electrical conduits, and rebar for the foundation slab. The foundation slab's thickness and reinforcing steel have been designed to provide strength and stiffness to adequately support the garage and Cathedral above it during a seismic event. The floor will be followed by waterproofing and rebar for the garage walls. The wall concrete will be shot into place (gunite or "shotcrete") rather than being poured from above, which will provide significant cost savings over constructing and removing wooden interior forms.

As we described in last month's update, there is a one- to two-foot thick layer of lead-contaminated debris from the 1906 earthquake and fire that must be disposed of once it's excavated. Disposal of this type of debris can be very costly, and the Cathedral's environmental consultant is working closely with the excavation subcontractor to minimize the amounts of soil that need to go to more costly disposal sites. Also, one of the disposal companies for this kind of material has offered the Cathedral a reduced non-profit disposal fee. As previously mentioned, these higher disposal cost were 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. The construction team is continuing to identify savings to offset the disposal costs and the Parish

Council has authorized the construction team to negotiate a cost sharing arrangement with the contractor for these disposal costs.

The Sunday School children have taken quite an interest in the new Cathedral's construction. This is very encouraging, since one day it will be theirs to enjoy and maintain, together with the mission it embodies for the parish and the larger community.

The Capital Construction Committee continues to reach out to the parish at large and discuss with them how they can take advantage of this opportunity to contribute so tangibly to our community's future. To date, \$7.6 million has been received or pledged for the construction.

**“Now faith is the substance of things hoped for, the evidence of things not seen...”**

**- Hebrews, 11: 1**