

**APPENDIX D**  
**SUMMARY OF BUILDING COSTS**  
**As of: July 31, 2018**

BLDG #	BUILDING NAME	CLS	BUILDING CONSTRUCTION AND SERVICES	YARD IMPROVEMENTS	BUILDING CODES AND BYLAWS
	<b>1402 - ST. ROSE OF LIMA - BALTIMORE</b>				
1402-001-000	ST. ROSE OF LIMA - CHURCH	C	3,880,000	N/A	NIC
1402-002-000	ST. ROSE OF LIMA - RECTORY	C	999,000	N/A	NIC
1402-006-000	ST. ROSE OF LIMA - STORAGE GARAGE	D	20,800	N/A	NIC
1402-007-000	ST. ROSE OF LIMA - PRAYER GARDEN	C	N/A	8,000	NIC
<b>TOTALS:</b>			<b>\$ 4,899,800</b>	<b>\$ 8,000</b>	<b>\$ -</b>

CRN=COST OF REPRODUCTION NEW  
NIC=NOT IN CONTRACT

**ARCHDIOCESE OF BALTIMORE  
PROPERTY PHOTOGRAPHS**

**PROPERTY: 1402 – ST. ROSE OF LIMA PARISH  
BUILDING: 001**



**CHURCH – FRONT**



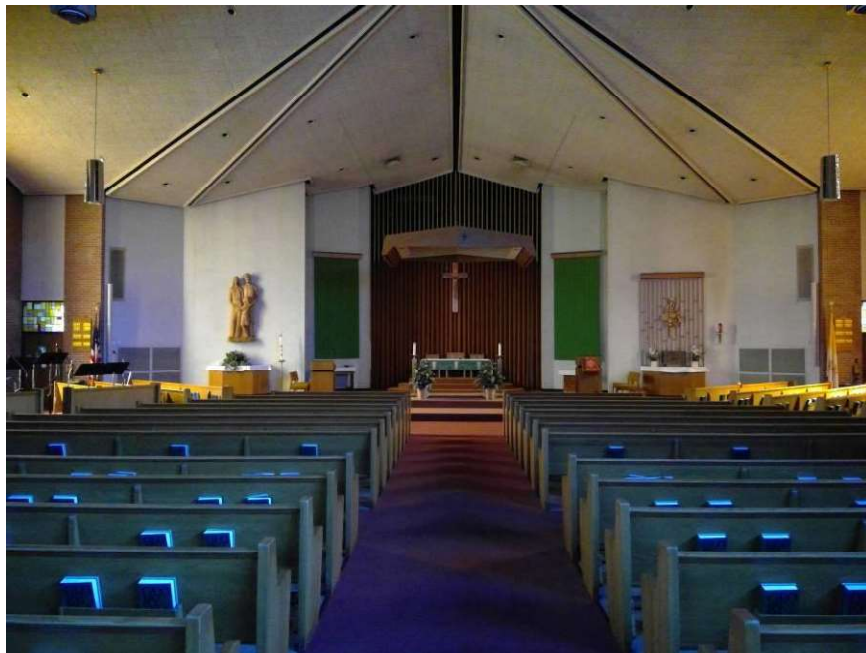
**CHURCH – SIDE**

**ARCHDIOCESE OF BALTIMORE  
PROPERTY PHOTOGRAPHS**

**PROPERTY: 1402 – ST. ROSE OF LIMA PARISH  
BUILDING: 001**



**CHURCH – REAR**



**CHURCH – INTERIOR FRONT**

**ARCHDIOCESE OF BALTIMORE  
PROPERTY PHOTOGRAPHS**

**PROPERTY: 1402 – ST. ROSE OF LIMA PARISH  
BUILDING: 001**



**CHURCH – INTERIOR REAR**

## APPENDIX F BUILDING COST ANALYSIS

ARCHDIOCESE OF BALTIMORE  
ST. ROSE OF LIMA - CHURCH  
3803 4TH STREET  
BALTIMORE, MARYLAND 21225

YEAR BUILT:	1968	EFFECTIVE DATE:	JULY 31, 2018
TOTAL GROSS FLOOR AREA:	21,718 FT <sup>2</sup>	APPRAISAL BUILDING NUMBER:	1402-001-000
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	C
AT GRADE (GROUND FLOOR):	10,859 FT <sup>2</sup>	NUMBER OF STOREYS:	1
BASEMENT AREA:	10,859 FT <sup>2</sup>		
OCCUPANCY:	CHURCH		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS		RCN
EXCAVATION, BACKFILL AND SITE PREPARATION		107,000
FOUNDATIONS		112,000
ARCHITECT OR ENGINEERING FEES		15,000
<b>TOTAL BELOW GRADE ASSETS</b>		<b>\$ 234,000</b>
BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING		96,000
FLOOR STRUCTURE		275,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS		858,000
FLOORS AND CEILING FINISHES		239,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE		144,000
HEATING, VENTILATION AND AIR CONDITIONING		317,000
ELECTRICAL AND LIGHTING		267,000
EXTERIOR WALL CONSTRUCTION, BALCONIES		643,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES		252,000
FIRE PROTECTION		N/A
ELEVATORS		N/A
ADDITIONAL CONSTRUCTION		337,000
ARCHITECT OR ENGINEERING FEES		218,000
<b>TOTAL ABOVE GRADE ASSETS</b>		<b>\$ 3,646,000</b>
<b>TOTAL BUILDING CONSTRUCTION AND SERVICES</b>		<b>\$ 3,880,000</b>
TOTAL YARD IMPROVEMENTS		N/A
PARKING SPACES		NIC
SPECIAL NEEDS ACCESS		NIC
FIRE PROTECTION - BUILDING CODES		NIC
<b>TOTAL BUILDING CODES AND BYLAWS</b>		<b>NIC</b>
TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS		NIC
<b>TOTAL</b>		<b>\$ 3,880,000</b>
<b>FOUNDATIONS</b>	REINFORCED CONCRETE FOUNDATIONS	
<b>FRAMING</b>	CONCRETE BLOCK WALL FRAME	
<b>FLOOR STRUCTURE</b>	CONCRETE SLAB ON GROUND BASEMENT AND LIFT SLAB MAIN	
<b>INTERIOR CONSTRUCTION</b>	DRYWALL AND WALLPAPER ON FRAME AND PART BRICK PARTITIONS	
<b>PLUMBING SYSTEM</b>	STANDARD FIXTURES, PIPING AND SEWERAGE SYSTEM	
<b>H.V.A.C.</b>	FORCED AIR FURNACE HEATING WITH AIR CONDITIONING	
<b>ELECTRICAL AND LIGHTING</b>	STANDARD LIGHTING AND ELECTRICAL SYSTEM	
<b>EXTERIOR WALLS</b>	BRICK ON CONCRETE BLOCK AND PART PRECAST CONCRETE PANELS	
<b>ROOF</b>	SLOPED WOOD FRAME STRUCTURE WITH CLAY TILE ROOF COVER	
<b>FIRE PROTECTION</b>	NO SPRINKLER SYSTEM; STANDARD FIRE PROTECTION SYSTEM INCLUDED IN ELECTRICAL	
<b>ELEVATORS</b>	NIL	
<b>ADDITIONAL CONSTRUCTION</b>	ALTARS, BAPTISMAL FONT, LECTERN, STATIONS OF THE CROSS, TABERNACLE, DIGITAL PIPE ORGAN, PEWS WITH KNEELERS, PEW FRONTS, STEEPLE, ROOF CROSS AND MONEY VAULT	
<b>STOREY HEIGHT (CHURCH)</b>	25'	
<b>SPRINKLER SYSTEM</b>	NIL	
<b>FLOOD ZONE</b>	ZONE X	
<b>CONSTRUCTION CATEGORY</b>	4-MASONRY NON-COMBUSTIBLE	

RCN = COST OF REPLACEMENT NEW

RCNLD = COST OF REPLACEMENT NEW LESS DEPRECIATION

TOTAL GROSS FLOOR AREA = TOTAL SQUARE FEET ON ALL LEVELS

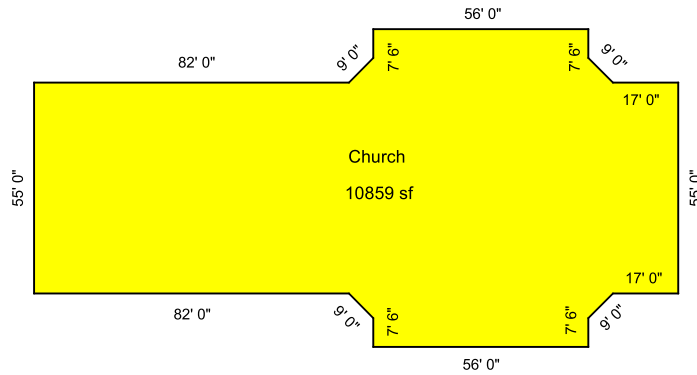
EARTHQUAKE ZONE

MINOR DAMAGE, DISTANT EARTHQUAKES



File No. 51750

Property Address <b>3803 4TH STREET</b>		
City <b>BALTIMORE</b>	Province <b>MD</b>	Postal Code <b>21225</b>
Owner <b>ST. ROSE OF LIMA</b>		
Lender/Client <b>ARCHDIOCESE OF BALTIMORE</b>		
Appraiser Name <b>KORY CHEREPUSCHAK, B.COMM, ASA</b>	Inspection Date <b>AUGUST 16, 2017</b>	



Scale: 1" = 50'

[illegible]

**ARCHDIOCESE OF BALTIMORE  
PROPERTY PHOTOGRAPHS**

**PROPERTY: 1402 – ST. ROSE OF LIMA PARISH  
BUILDING: 002**



**RECTORY – FRONT**



**RECTORY – REAR**



# APPENDIX F

## BUILDING COST ANALYSIS

ARCHDIOCESE OF BALTIMORE  
ST. ROSE OF LIMA - RECTORY  
3803 4TH STREET  
BALTIMORE, MARYLAND 21225

YEAR BUILT:	1920	EFFECTIVE DATE:	JULY 31, 2018
TOTAL GROSS FLOOR AREA:	7,800 FT <sup>2</sup>	APPRAISAL BUILDING NUMBER:	1402-002-000
ABOVE GRADE AREA:	3,000 FT <sup>2</sup>	CONSTRUCTION CLASS:	C
AT GRADE (GROUND FLOOR):	2,550 FT <sup>2</sup>	NUMBER OF STOREYS:	3
BASEMENT AREA:	2,250 FT <sup>2</sup>		
OCCUPANCY:	RECTORY		

<b>BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS</b>		<b>RCN</b>
EXCAVATION, BACKFILL AND SITE PREPARATION		14,000
FOUNDATIONS		32,000
ARCHITECT OR ENGINEERING FEES		3,000
<b>TOTAL BELOW GRADE ASSETS</b>		<b>\$ 49,000</b>
<b>BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS</b>		
BUILDING FRAMING		25,000
FLOOR STRUCTURE		72,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS		196,000
FLOORS AND CEILING FINISHES		71,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE		64,000
HEATING, VENTILATION AND AIR CONDITIONING		94,000
ELECTRICAL AND LIGHTING		65,000
EXTERIOR WALL CONSTRUCTION, BALCONIES		256,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES		41,000
FIRE PROTECTION		N/A
ELEVATORS		N/A
ADDITIONAL CONSTRUCTION		4,000
ARCHITECT OR ENGINEERING FEES		62,000
<b>TOTAL ABOVE GRADE ASSETS</b>		<b>\$ 950,000</b>
<b>TOTAL BUILDING CONSTRUCTION AND SERVICES</b>		<b>\$ 999,000</b>
<b>TOTAL YARD IMPROVEMENTS</b>		<b>N/A</b>
PARKING SPACES		NIC
SPECIAL NEEDS ACCESS		NIC
FIRE PROTECTION - BUILDING CODES		NIC
<b>TOTAL BUILDING CODES AND BYLAWS</b>		<b>NIC</b>
<b>TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS</b>		<b>NIC</b>
<b>TOTAL</b>		<b>\$ 999,000</b>
<b>FOUNDATIONS</b>	REINFORCED CONCRETE FOUNDATIONS	
<b>FRAMING</b>	SOLID BRICK WALL FRAME	
<b>FLOOR STRUCTURE</b>	CONCRETE SLAB ON GROUND BASEMENT AND WOOD JOISTS WITH WOOD DECKS UPPER FLOORS	
<b>INTERIOR CONSTRUCTION</b>	PLASTER WITH LATH, PART WOOD PANELING AND CERAMIC TILE ON FRAME PARTITIONS	
<b>PLUMBING SYSTEM</b>	STANDARD FIXTURES, PIPING AND SEWERAGE SYSTEM	
<b>H.V.A.C.</b>	HOT WATER RADIATORS WITH BOILER HEATING WITH AIR CONDITIONING	
<b>ELECTRICAL AND LIGHTING</b>	STANDARD LIGHTING AND ELECTRICAL SYSTEM	
<b>EXTERIOR WALLS</b>	SOLID BRICK	
<b>ROOF</b>	FLAT AND SLOPED WOOD FRAMED STRUCTURE WITH COMPOSITE MEMBRANE AND ASPHALT SHINGLE ROOF COVER	
<b>FIRE PROTECTION</b>	NO SPRINKLER SYSTEM; STANDARD FIRE PROTECTION SYSTEM INCLUDED IN ELECTRICAL	
<b>ELEVATORS</b>	NIL	
<b>ADDITIONAL CONSTRUCTION</b>	CAMERA SYSTEM	
<b>STOREY HEIGHT</b>	9'	
<b>BASEMENT TYPE</b>	PARTIALLY FINISHED	
<b>SPRINKLER SYSTEM</b>	NIL	
<b>FLOOD ZONE</b>	ZONE X	

RCN = COST OF REPLACEMENT NEW

RCNLD = COST OF REPLACEMENT NEW LESS DEPRECIATION

TOTAL GROSS FLOOR AREA = TOTAL SQUARE FEET ON ALL LEVELS

CONSTRUCTION CATEGORY	4-MASONRY NON-COMBUSTIBLE
EARTHQUAKE ZONE	MINOR DAMAGE, DISTANT EARTHQUAKES

# SKETCH/AREA TABLE ADDENDUM

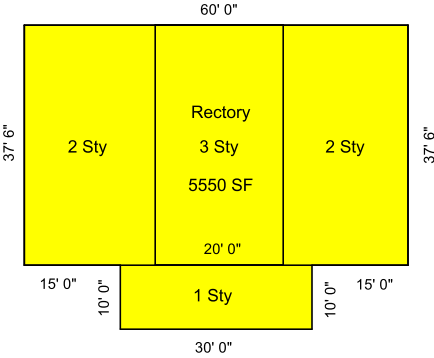
Parcel No. 1402-002-000

File No. 51750

SUBJECT

Property Address	3803 4TH STREET		
City	BALTIMORE	Province	MD
		Postal Code	21225
Owner	ST. ROSE OF LIMA		
Lender/Client	ARCHDIOCESE OF BALTIMORE		
Appraiser Name	KORY CHEREPUSCHAK, B.COMM, ASA	Inspection Date	AUGUST 16, 2017

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY						BUILDING AREA BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Breakdown				Subtotals	
GBA1	Rectory	1.00	2550	215	2550	Rectory	30	x	10	300	
GBA2	Rectory	1.00	2250	195	2250		37	x	60	2250	
GBA3	Rectory	1.00	750	115			60	x	38	2250	
							20	x	38	750	
Net BUILDING Area (rounded w/ factors)					5550	4 Items(rounded w/o factors)				5550	

**ARCHDIOCESE OF BALTIMORE  
PROPERTY PHOTOGRAPHS**

**PROPERTY: 1402 – ST. ROSE OF LIMA PARISH  
BUILDING: 006**



**STORAGE GARAGE – FRONT**

# APPENDIX F

## BUILDING COST ANALYSIS

ARCHDIOCESE OF BALTIMORE  
ST. ROSE OF LIMA - STORAGE GARAGE  
3803 4TH STREET  
BALTIMORE, MARYLAND 21225

YEAR BUILT:	2012	EFFECTIVE DATE:	JULY 31, 2018
TOTAL GROSS FLOOR AREA:	720 FT <sup>2</sup>	APPRAISAL BUILDING NUMBER:	1402-006-000
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	D
AT GRADE (GROUND FLOOR):	720 FT <sup>2</sup>	NUMBER OF STOREYS:	1
BASEMENT AREA:	N/A		
OCCUPANCY:	STORAGE GARAGE		

<b>BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS</b>		<b>RCN</b>
EXCAVATION, BACKFILL AND SITE PREPARATION		1,200
FOUNDATIONS		N/A
ARCHITECT OR ENGINEERING FEES		0
<b>TOTAL BELOW GRADE ASSETS</b>		<b>\$ 1,200</b>
<b>BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS</b>		
BUILDING FRAMING		N/A
FLOOR STRUCTURE		4,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS		N/A
FLOORS AND CEILING FINISHES		700
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE		N/A
HEATING, VENTILATION AND AIR CONDITIONING		N/A
ELECTRICAL AND LIGHTING		900
EXTERIOR WALL CONSTRUCTION, BALCONIES		4,600
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES		5,600
FIRE PROTECTION		N/A
ELEVATORS		N/A
ADDITIONAL CONSTRUCTION		3,100
ARCHITECT OR ENGINEERING FEES		700
<b>TOTAL ABOVE GRADE ASSETS</b>		<b>\$ 19,600</b>
<b>TOTAL BUILDING CONSTRUCTION AND SERVICES</b>		<b>\$ 20,800</b>
<b>TOTAL YARD IMPROVEMENTS</b>		<b>N/A</b>
PARKING SPACES		NIC
SPECIAL NEEDS ACCESS		NIC
FIRE PROTECTION - BUILDING CODES		NIC
<b>TOTAL BUILDING CODES AND BYLAWS</b>		<b>NIC</b>
<b>TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS</b>		<b>NIC</b>
<b>TOTAL</b>		<b>\$ 20,800</b>
<b>FOUNDATIONS</b>	REINFORCED CONCRETE FOUNDATIONS - INCLUDED IN FLOOR STRUCTURE	
<b>FRAMING</b>	WOOD FRAME - INCLUDED IN EXTERIOR WALLS	
<b>FLOOR STRUCTURE</b>	CONCRETE SLAB ON GROUND	
<b>INTERIOR CONSTRUCTION</b>	NIL - OPEN TO EXTERIOR WALLS	
<b>PLUMBING SYSTEM</b>	NIL	
<b>H.V.A.C.</b>	NIL	
<b>ELECTRICAL AND LIGHTING</b>	LIGHTING FIXTURES	
<b>EXTERIOR WALLS</b>	WOOD SIDING ON WOOD FRAME	
<b>ROOF</b>	SLOPED WOOD FRAMED STRUCTURE WITH ASPHALT SHINGLE ROOF COVER	
<b>FIRE PROTECTION</b>	NIL	
<b>ELEVATORS</b>	NIL	
<b>ADDITIONAL CONSTRUCTION</b>	GARAGE DOORS	
<b>STOREY HEIGHT</b>	8'	
<b>BASEMENT TYPE</b>	N/A	
<b>SPRINKLER SYSTEM</b>	NIL	
<b>FLOOD ZONE</b>	ZONE X	
<b>CONSTRUCTION CATEGORY</b>	1-FRAME	

RCN = COST OF REPLACEMENT NEW

RCNLD = COST OF REPLACEMENT NEW LESS DEPRECIATION

TOTAL GROSS FLOOR AREA = TOTAL SQUARE FEET ON ALL LEVELS



EARTHQUAKE ZONE

MINOR DAMAGE, DISTANT EARTHQUAKES

# SKETCH/AREA TABLE ADDENDUM

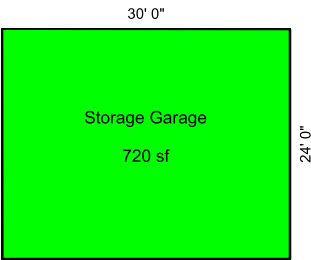
Parcel No. 1402-006-000

File No. 51750

SUBJECT

Property Address	3803 4TH STREET				
City	BALTIMORE	Province	MD	Postal Code	21225
Owner	ST. ROSE OF LIMA				
Lender/Client	ARCHDIOCESE OF BALTIMORE				
Appraiser Name	KORY CHEREPUSCHAK, B.COMM, ASA	Inspection Date	AUGUST 16, 2017		

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY						BUILDING AREA BREAKDOWN		
Code	Description	Factor	Net Size	Perimeter	Net Totals	Breakdown		Subtotals
GBA1	Storage Garage	1.00	720	108	720	Storage Garage		
						30 x 24		720
Net BUILDING Area (rounded w/ factors)					720	1 Item (rounded w/o factors)		720

**ARCHDIOCESE OF BALTIMORE  
PROPERTY PHOTOGRAPHS**

**PROPERTY: 1402 – ST. ROSE OF LIMA PARISH  
BUILDING: 007**



**PRAYER GARDEN**

## APPENDIX F BUILDING COST ANALYSIS

ARCHDIOCESE OF BALTIMORE  
ST. ROSE OF LIMA - PRAYER GARDEN  
3803 4TH STREET  
BALTIMORE, MARYLAND 21225

YEAR BUILT:	EFFECTIVE DATE:	JULY 31, 2018
TOTAL GROSS FLOOR AREA: N/A	APPRAISAL BUILDING NUMBER:	1402-007-000
ABOVE GRADE AREA: N/A	CONSTRUCTION CLASS:	C
AT GRADE (GROUND FLOOR): N/A	NUMBER OF STOREYS:	
BASEMENT AREA: N/A		
OCCUPANCY:		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS		RCN
EXCAVATION, BACKFILL AND SITE PREPARATION		N/A
FOUNDATIONS		N/A
ARCHITECT OR ENGINEERING FEES		N/A
<b>TOTAL BELOW GRADE ASSETS</b>		<b>N/A</b>
BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING		N/A
FLOOR STRUCTURE		N/A
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS		N/A
FLOORS AND CEILING FINISHES		N/A
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE		N/A
HEATING, VENTILATION AND AIR CONDITIONING		N/A
ELECTRICAL AND LIGHTING		N/A
EXTERIOR WALL CONSTRUCTION, BALCONIES		N/A
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES		N/A
FIRE PROTECTION		N/A
ELEVATORS		N/A
ADDITIONAL CONSTRUCTION		N/A
ARCHITECT OR ENGINEERING FEES		N/A
<b>TOTAL ABOVE GRADE ASSETS</b>		<b>N/A</b>
<b>TOTAL BUILDING CONSTRUCTION AND SERVICES</b>		<b>N/A</b>
<b>TOTAL YARD IMPROVEMENTS</b>		<b>\$ 8,000</b>
PARKING SPACES		NIC
SPECIAL NEEDS ACCESS		NIC
FIRE PROTECTION - BUILDING CODES		NIC
<b>TOTAL BUILDING CODES AND BYLAWS</b>		<b>NIC</b>
<b>TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS</b>		<b>NIC</b>
<b>TOTAL</b>		<b>\$ 8,000</b>
<b>YARD IMPROVEMENTS</b>	PRAYER GARDEN	

# SKETCH/AREA TABLE ADDENDUM

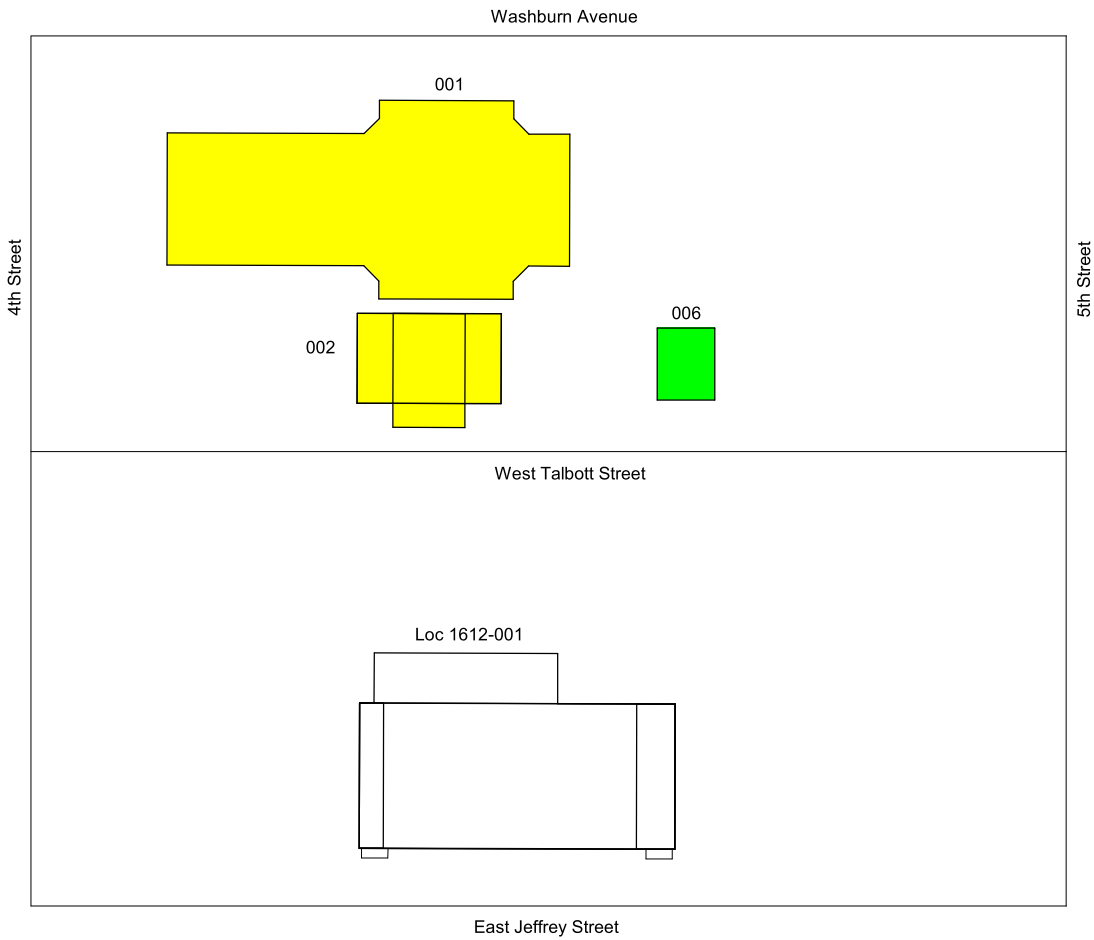
Parcel No. 1402-PLOT PLAN

File No. 51750

SUBJECT

Property Address	3803 4TH STREET				
City	BALTIMORE	Province	MD	Postal Code	21225
Owner	ST. ROSE OF LIMA				
Lender/Client	ARCHDIOCESE OF BALTIMORE		GPS Coordinates N39°14.091', W76°36.377'		
Appraiser Name	KORY CHEREPUSCHAK, B.COMM, ASA		Inspection Date AUGUST 16, 2017		

IMPROVEMENTS SKETCH



Scale: 1" = 80'