

**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

D-1

ARCHDIOCESE OF BALTIMORE  
PROPERTY PHOTOGRAPHS

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



CHURCH – FRONT



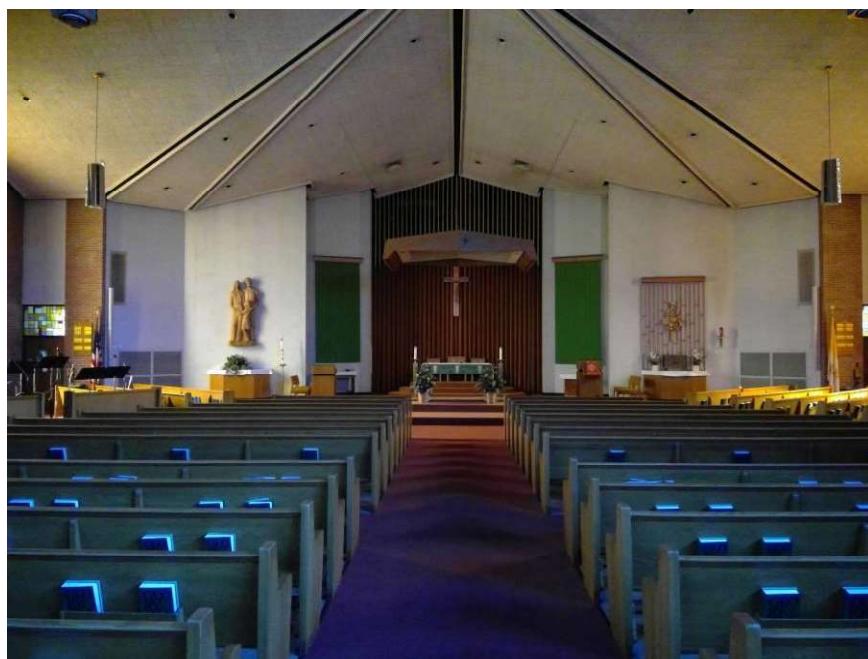
CHURCH – SIDE

ARCHDIOCESE OF BALTIMORE  
PROPERTY PHOTOGRAPHS

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



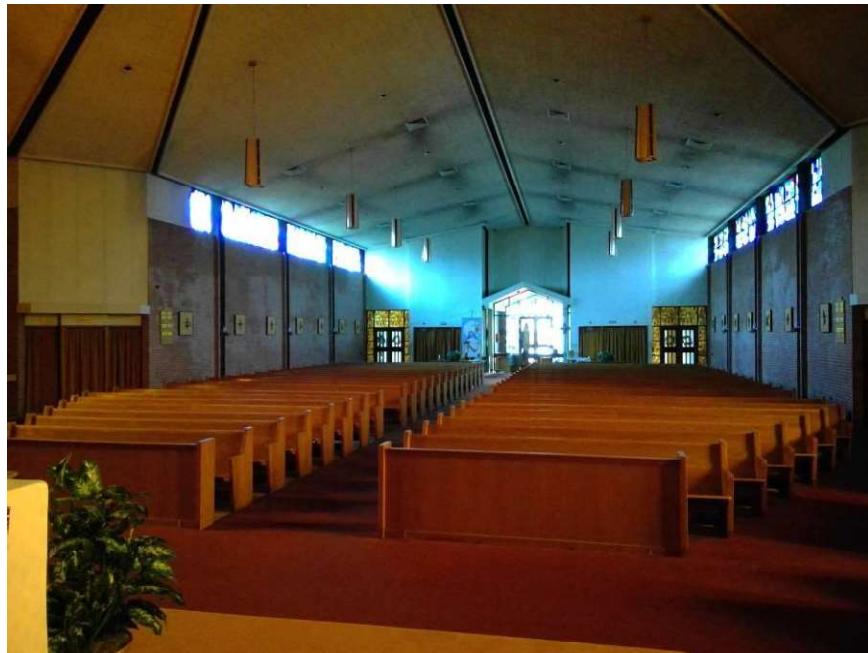
CHURCH – REAR



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

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>
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#### TOTAL YARD IMPROVEMENTS

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

<b>TOTAL</b>	<b>\$ 3,880,000</b>
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<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



# SKETCH/AREA TABLE ADDENDUM

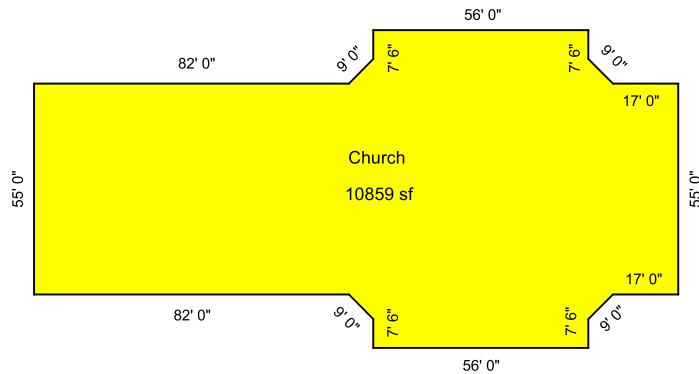
Parcel No. 1402-001-000

File No. 51750

SUBJECT

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

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Church	1.00	10859	486	10859

Net BUILDING Area (rounded w/ factors) 10859

BUILDING AREA BREAKDOWN					
Breakdown				Subtotals	
Church					
0.5 x	6	x	6	20	
0.5 x	6	x	6	20	
	55	x	168	9225	
0.5 x	6	x	6	20	
	56	x	14	776	
	14	x	56	776	
0.5 x	6	x	6	20	
7 Items (rounded w/o factors)				10859	

Scale: 1" = 50'

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>
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<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>
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<b>FOUNDATIONS</b>	REINFORCED CONCRETE FOUNDATIONS
FRAMING	SOLID BRICK WALL FRAME
FLOOR STRUCTURE	CONCRETE SLAB ON GROUND BASEMENT AND WOOD JOISTS WITH WOOD DECKS UPPER FLOORS
INTERIOR CONSTRUCTION	PLASTER WITH LATH, PART WOOD PANELING AND CERAMIC TILE ON FRAME PARTITIONS
PLUMBING SYSTEM	STANDARD FIXTURES, PIPING AND SEWERAGE SYSTEM
H.V.A.C.	HOT WATER RADIATORS WITH BOILER HEATING WITH AIR CONDITIONING
ELECTRICAL AND LIGHTING	STANDARD LIGHTING AND ELECTRICAL SYSTEM
EXTERIOR WALLS	SOLID BRICK
ROOF	FLAT AND SLOPED WOOD FRAMED STRUCTURE WITH COMPOSITE MEMBRANE AND ASPHALT SHINGLE ROOF COVER
FIRE PROTECTION	NO SPRINKLER SYSTEM; STANDARD FIRE PROTECTION SYSTEM INCLUDED IN ELECTRICAL
ELEVATORS	NIL
ADDITIONAL CONSTRUCTION	CAMERA SYSTEM
STOREY HEIGHT	9'
BASEMENT TYPE	PARTIALLY FINISHED
SPRINKLER SYSTEM	NIL
FLOOD ZONE	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

RCN = COST OF REPLACEMENT NEW

RCNLD = COST OF REPLACEMENT NEW LESS DEPRECIATION

TOTAL GROSS FLOOR AREA = TOTAL SQUARE FEET ON ALL LEVELS

**F-164**

0017 BALARO 51750

# SKETCH/AREA TABLE ADDENDUM

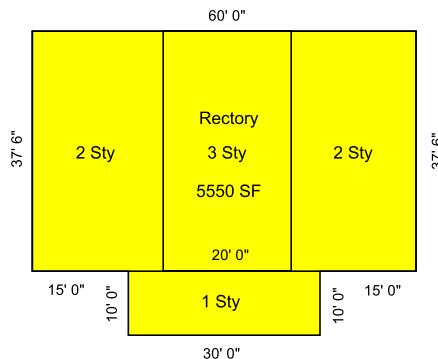
Parcel No. 1402-002-000

File No. 51750

SUBJECT

Property Address	3803 4TH STREET	Province	MD	Postal Code	21225
City	BALTIMORE				
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	750		60 x	38	2250
							20 x	38	750
Net BUILDING Area		(rounded w/ factors)			5550	4 Items (rounded w/o factors)			

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		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS		RCN
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>

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
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>
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<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
FRAMING	WOOD FRAME - INCLUDED IN EXTERIOR WALLS
FLOOR STRUCTURE	CONCRETE SLAB ON GROUND
INTERIOR CONSTRUCTION	NIL - OPEN TO EXTERIOR WALLS
PLUMBING SYSTEM	NIL
H.V.A.C.	NIL
ELECTRICAL AND LIGHTING	LIGHTING FIXTURES
EXTERIOR WALLS	WOOD SIDING ON WOOD FRAME
ROOF	SLOPED WOOD FRAMED STRUCTURE WITH ASPHALT SHINGLE ROOF COVER
FIRE PROTECTION	NIL
ELEVATORS	NIL
ADDITIONAL CONSTRUCTION	GARAGE DOORS
STOREY HEIGHT	8'
BASEMENT TYPE	N/A
SPRINKLER SYSTEM	NIL
FLOOD ZONE	ZONE X
<b>CONSTRUCTION CATEGORY</b>	<b>1-FRAME</b>

RCN = COST OF REPLACEMENT NEW

RCNLD = COST OF REPLACEMENT NEW LESS DEPRECIATION

TOTAL GROSS FLOOR AREA = TOTAL SQUARE FEET ON ALL LEVELS



# SKETCH/AREA TABLE ADDENDUM

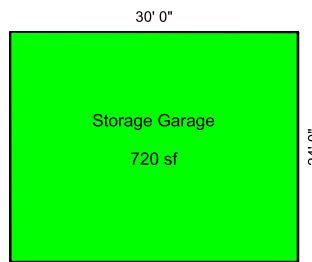
Parcel No. 1402-006-000

File No. 51750

SUBJECT

Property Address	3803 4TH STREET	Province	MD	Postal Code	21225
City	BALTIMORE				
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:			
<b>BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS</b>			
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>
<b>BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS</b>			
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>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>TOTAL</b>			<b>\$ 8,000</b>
<b>YARD IMPROVEMENTS</b>	PRAYER GARDEN		

RCN = COST OF REPLACEMENT NEW

RCNLD = COST OF REPLACEMENT NEW LESS DEPRECIATION

TOTAL GROSS FLOOR AREA = TOTAL SQUARE FEET ON ALL LEVELS

# 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

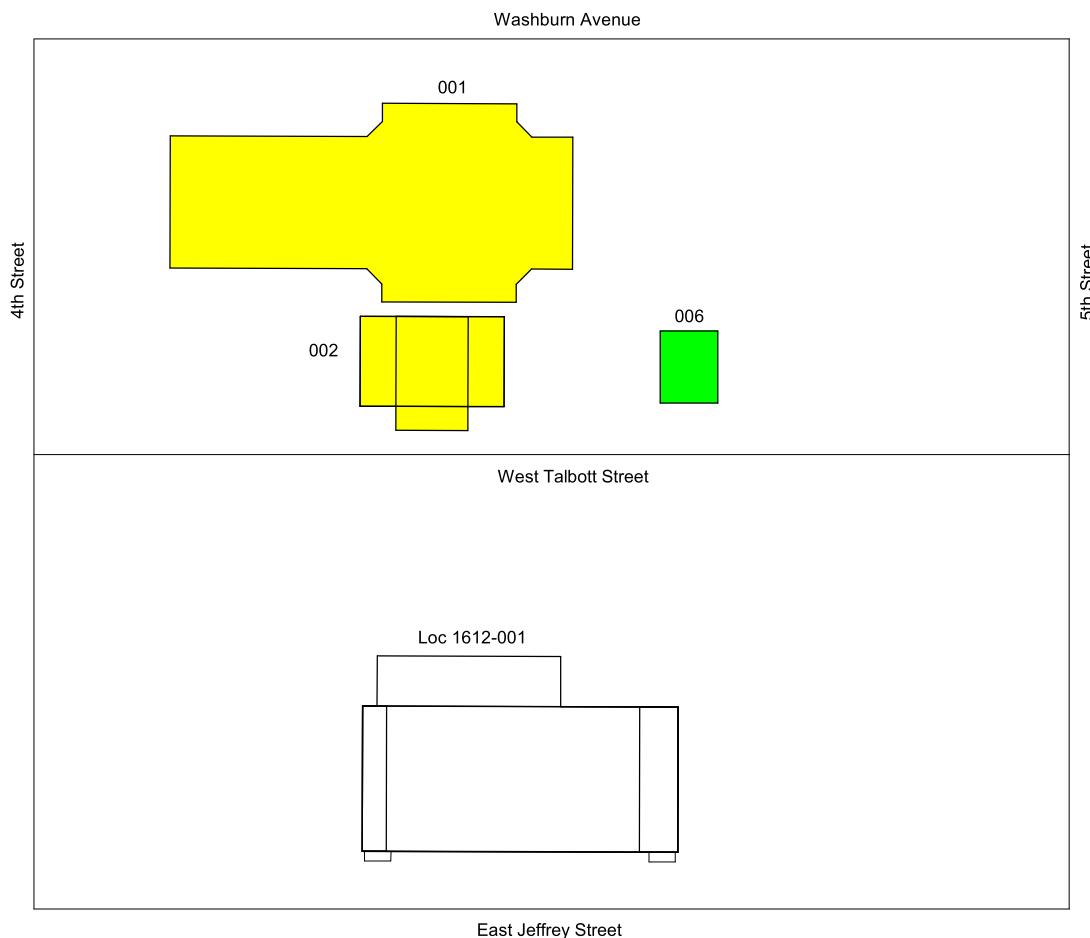
Owner ST. ROSE OF LIMA

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



Scale: 1" = 80'