



## **DIocese OF LAREDO**

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TO: All Priests; Dr. Rosa M. Vida, Superintendent of Catholic Schools; Mrs. Rosa Aldape, Director, Calvary Catholic Cemetery

FROM: Most Reverend James A. Tamayo, D.D.

DATE: January 23, 2013

RE: Feasibility Study

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The Diocese of Laredo has accomplished a lot at a very young age. However, the facilities which we use for prayer and celebration are not so young. Our costs to construct and reconstruct our facilities seem to escalate every year. That is why it is important that we maintain the investment in our facilities. We must also ensure that capital improvements are undertaken in a methodical manner.

Please be aware that a Feasibility Study (example attached) shall be required for any capital improvement whose estimate is projected to be \$15,000 or more. A Feasibility Study shall also be required for multiple capital improvements totaling \$15,000 or more within a twelve (12) month period. A capital improvement is defined as the addition of a structural improvement or the restoration of some aspect of a property, including the renovation or purchase of pews, which will either enhance the property's overall value or increase its useful life. The Study shall be submitted to the Bishop, requesting permission to begin the process of planning and fundraising for the capital improvement project. The Feasibility Study must be approved by the Bishop prior to the project being presented to the Construction Committee. A Feasibility Study should, at a minimum, include the following:

1. A description of the project,
2. An explanation as to why the project is needed,
3. The estimated cost of the project,
4. A clear explanation of where funding will come from.

I realize that the maintenance and construction of our facilities are a challenge. However, I am confident that with all of us working together, we will rise to meet this challenge. I am also confident that our Lord is always with us. I assure you of my prayers and thank you for the oversight of our facilities.

# Feasibility Study

## Pastoral Center – 1201 Corpus Christi St. Laredo, TX.

Prepared by: Luis A. Ramirez – November 2012

### **Project Description**

The Diocese of Laredo Pastoral Center is located at 1201 Corpus Christi Street in Laredo, Texas and is almost fifty (50) years old. The two story building was purchased and remodeled by the Diocese in 2004.

### **Project Need**

Although the roof was repaired, it was not replaced in its entirety. There are stains throughout the inside of the building where the roof continues to leak. The roof and windows are leaking due to the age of the roof and stucco. It is necessary to replace the roof and flashing to prevent further water infiltration and damage to the building. It is also necessary to seal the stucco and paint the building with an elastomeric paint to prevent water infiltration.

The air conditioning units are almost 9 years old and are in need of replacement. Several units have leaks at the coils and cannot be soldered. There are four air conditioning units at this facility. All four units are of the same age and all four have been repaired extensively over the years. One unit no longer has an operable heating element and another unit recently had repairs performed every month for three consecutive summer months.

The main water supply line is a galvanized pipe that has corroded therefore limiting the supply of water to the building and causing low water pressure.

### **Estimated Project Cost**

Remove and Replace Five Air Conditioning Units - \$24,200

Replace Roof with Thermoplastic Olefin Roof - \$15,200

Caulk and Paint Building - \$8,300

Remove and Replace Main Water Supply Pipe - \$2,300

Total = \$50,000

### **Funding Plan**

The Pastoral Center applied for and has received a grant in the amount of \$50,000 to accomplish this work.