

3.DCP-ZDR-2025-00274

1250 Liverpool Street

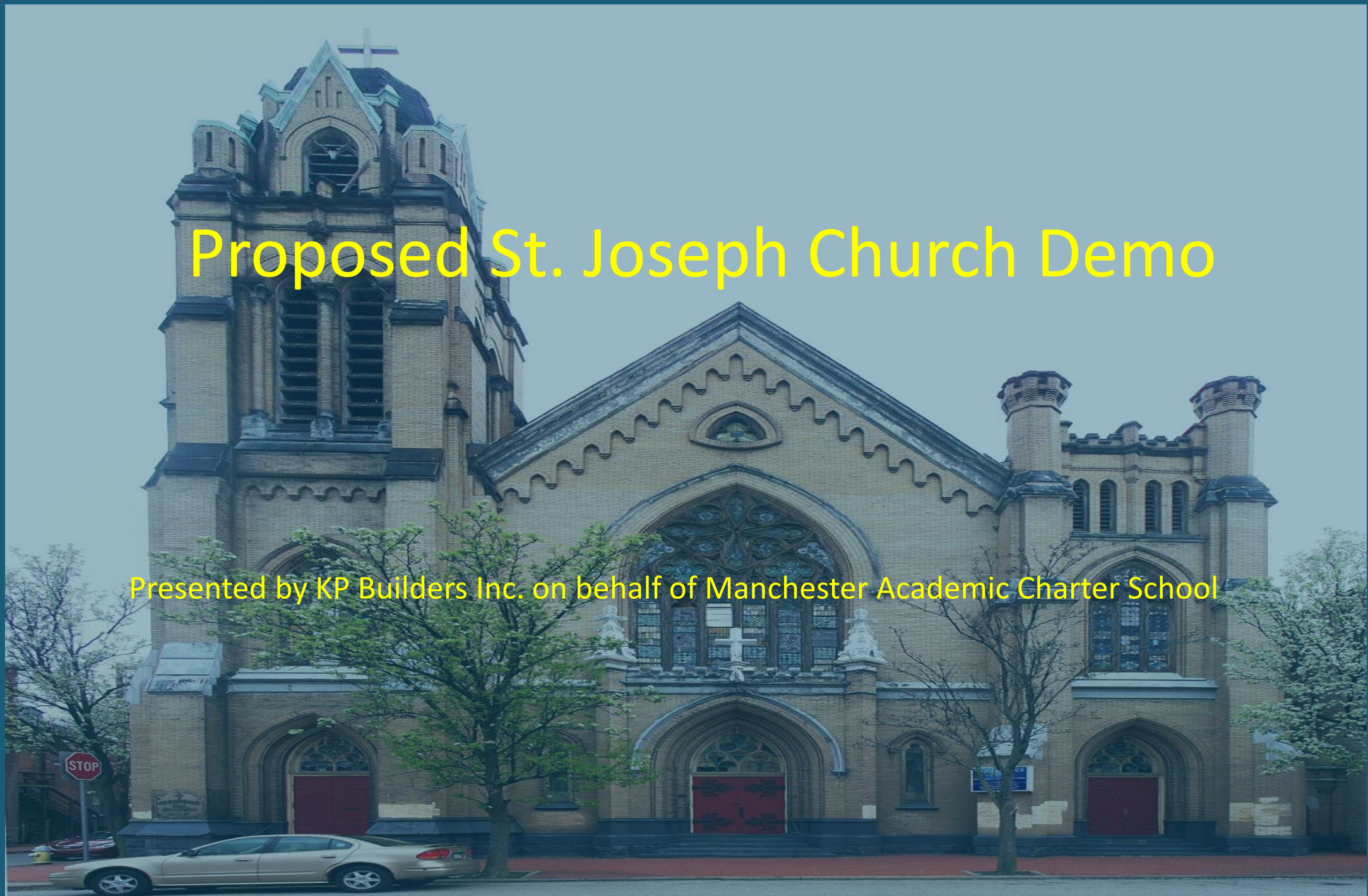
Manchester Historic District

Manchester Neighborhood

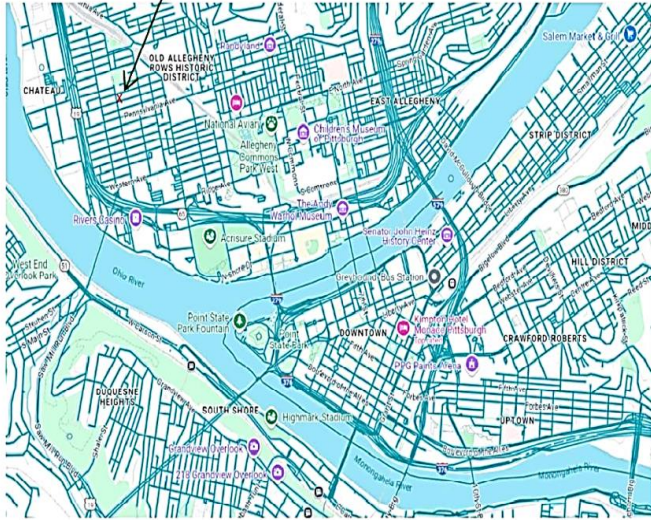
Demolition

Proposed St. Joseph Church Demo

Presented by KP Builders Inc. on behalf of Manchester Academic Charter School



PROJECT LOCATION



Timeline

Church construction
1897-98

Last service in the main
Church
~2014

MACS purchases Church &
Rectory
July 2023

Demolition permit application
submitted
July 2024

Campus Assessment of MACS properties,
including structural assessment of the
Church

History

- The first cornerstone for St. Joseph was in 1897, which was dedicated in 1898.
- In the year 1962, the nearby territorial Parish of St. Andrew closed due to an Urban Renewal Project. This resulted with the Diocese combining the two congregations into St. Joseph. Changing the status from German Parish to a Territorial Parish in 1962.





History

- Between 1962 and 1987 the population of Manchester began to decline rapidly due to Urban Renewal Projects and other factors.
- By mid 1987, Although St. Jospheh officially closed due to the parish population not having a feasible number to remain open.
- Since 1987, a few other church groups have operated from the building, most recently the “Original Church of God.” Although roughly 10-20 years ago services moved into the rectory due to costs becoming too high.

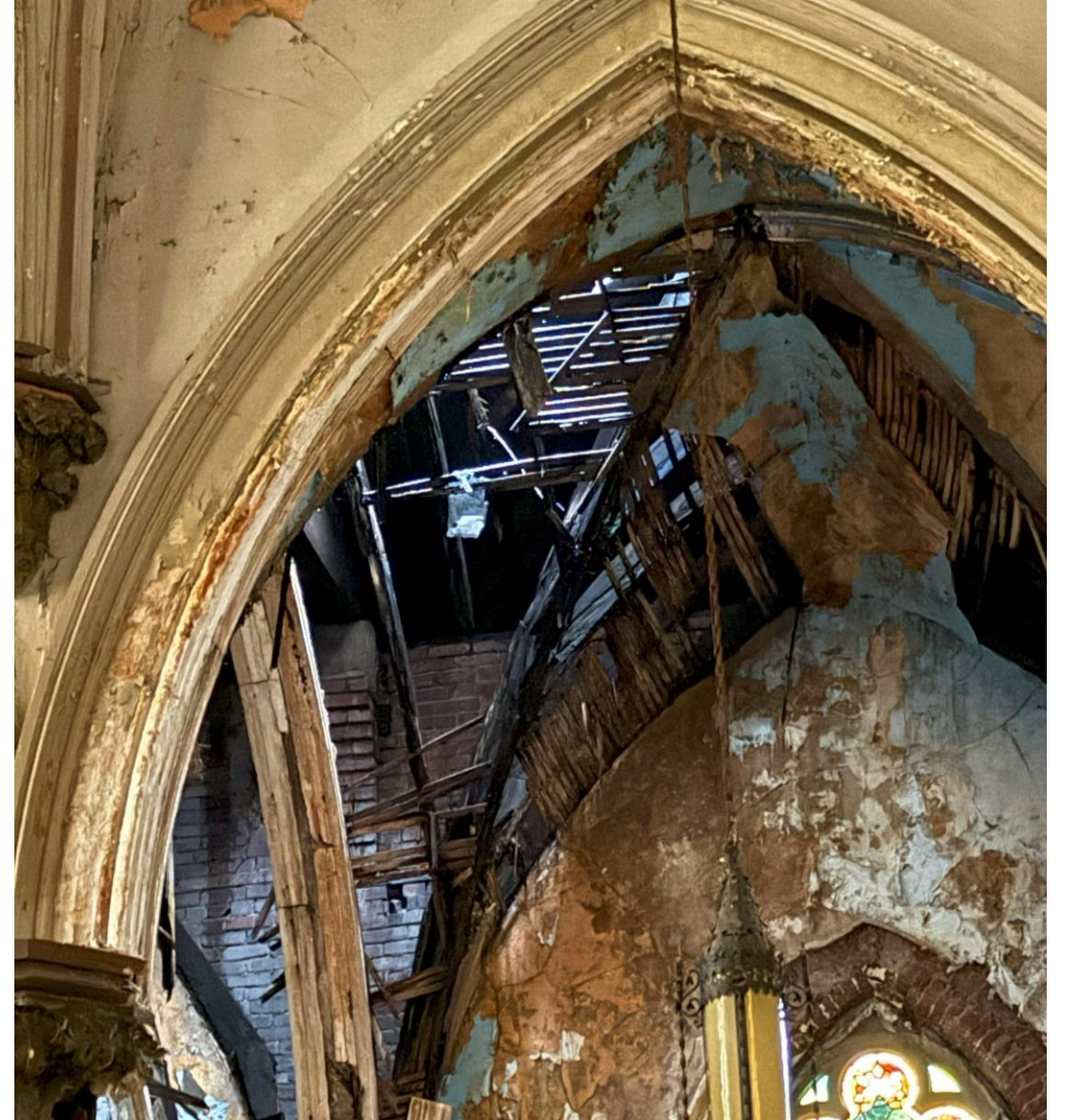




- We are proposing to demolish the St Joseph Church on 1250 Liverpool Street on behalf of Manchester Academic Charter School. Due to the building falling into disrepair.
- The plan would be to remove this structure, while leaving the rectory intact, to prepare the land for future development and use. The land may be used as outdoor play space, or gardening programs in the interim.
- During this demolition, the plan would be to save as much as possible from inside.
- Continuing to allow the building to age and fall apart could result in external damage to other property, or worse case scenario, to bystanders walking by.

MACS Liverpool Street Campus









- The goal would be to keep Fulton St, Liverpool St, and Decatur St open to traffic to the greatest extent possible.
- Due to the construction of the building, we would unzip the roof working from Decatur St to Liverpool St and then remove the corresponding sidewalls as we progress through the building.
- Removing this way, we would limit debris and risk to adjacent property and pedestrians.
- The site would be filled with clean fill, matching the grade to the street, and would be finished with fresh grass seed and straw.





Stabilization Scope Proposal

Date: February 17, 2025

Job: Manchester Church Stabilization

Below is the requested estimated cost for the stabilization of Manchester Church. The overall goal of this proposal is to make the building safe for occupancy and remove the need for protective scaffolding outside. Please acknowledge that these numbers are rough estimates based on ariel measurements, as well as, estimated interior work due to the unsafe nature of the building as it sits currently.

Proposal

- Establish Safe Working Conditions
 - Shoring the entire floor to allow equipment and work inside the building - roughly 8,200 sq/ft
 - Initial Debris Removal – Estimating roughly 3-4 weeks
 - Remove falling balcony – Estimating roughly 4-5 weeks
 - Asbestos Removal
- Subtotal \$1,653,800.00
- General Conditions
 - Set up scaffolding around the entire perimeter of the building – Roughly 400 Linear feet
 - Set up scaffolding throughout the entire inside of the building – roughly 8,200 sq/ft
 - Lull rental – 2 machines (18 months)
 - Project Management
 - Security – 24/7 onsite supervision
 - Fencing
 - Daily Maintenance
 - Permitting
 - Engineering

Subtotal \$2,182,540.00

- Roof Replacement
 - Remove existing roof
 - Reframe entire roof – roughly 13,972 sq/ft
 - Shingle Roof – roughly 13,972 sq/ft
 - Flashing – roughly 1,283 LF

Subtotal \$1,095,500.00

- Building Façade
 - Repoint entire building – includes securing any loose brick/block, roughly 23,230 sq/ft
 - Secure openings – includes windows and doors, securing from interior and exterior

Subtotal \$919,100.00

- Interior Framing
 - Structural floor replacement – estimating roughly 75% of floor space, around 6,150 sq/ft
 - Replacement of stairs – tower and main stairs

Subtotal \$1,072,500.00

Total - \$6,923,440.00

20% Contingency – \$1,384,688.00

Grand Total - \$8,308,128.00

Assumptions/Exclusions/Clarifications

- MEP systems are not included.
- Does not include restoring finishes beyond means for life safety.
- Costs for historical sensitive work are included.
- Does not include retrofit for new occupancy.