

St. Clare Parish, St. Mary Church building

Structural

RECOMMENDATIONS

Code/ Life Safety:

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|---|-----------------|
| 1. Conduct hazardous materials survey to define locations of asbestos and lead paint. | See Summary |
| 2. Add code compliant exit sign at second exit through sacristy. | = \$ <u>300</u> |
| | \$ 300 |

Short-Term (1-5 yrs):

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| 1. Pipe all roof drainage to drain away from the foundation walls. | = \$ 5,500 |
| 2. Excavate around the perimeter of the church and tuck point foundation wall, install water proofing membrane, rigid insulation, perimeter drain tile system and new sump pump. Repair landscaping and walks. | = \$ 30,000 |
| 3. Demolish existing north planter and construct new planter on concrete foundation to mask former building entrance. | = \$ 5,000 |
| 4. Inspect and replace damaged or cracked roof tiles. | = \$ 3,000 |
| 5. Tuck point the chimney and bell tower structure as well as other areas where significant deterioration is evident. Repair window sills. | = \$ 30,000 |
| 6. Inspect and re-caulk exterior joints. | = \$ 1,000 |
| 7. Maintenance on pews and kneelers. | = \$ 2,000 |
| 8. Replace the organ with electronic organ system. | = \$ 40,000 |
| 9. Resurface asphalt parking lot and drives. | = \$ 72,000 |
| 10. Refurbish site signage. | = \$ 2,000 |
| 11. Remove cyclone fence. | = \$ 1,000 |
| 12. Update the central vac system. | = \$ <u>1,000</u> |
| | \$162,500 |

Long-Term (6-20 yrs):

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| 1. Plan and implement ADA accessibility including providing accessible entrance, accessibility to first floor, accessible restrooms (could be at adjacent school building), accessible altar access, and accessible accessories. (1,700 SF addition) | = \$375,000 |
| 2. Replace all roofing and associated flashing. (For improved energy performance consider adding rigid insulation and new wood deck over existing roof structure.) | = \$ 30,000 |
| Add additional insulation. | = \$ 15,000 |
| 3. Tuck point the balance of the building facades. | = \$ 30,000 |
| 4. Refurbish the pews and kneelers. | = \$ 20,000 |
| 5. Update altar area furnishings. | = \$ 10,000 |
| 6. Replace carpeting in narthex, nave, altar and sacristy. | = \$ <u>16,000</u> |
| | \$496,000 |

Heating, Ventilation, Air Conditioning

RECOMMENDATIONS

Short-Term (1-5 yrs):

- Set-up existing furnaces for economizer operation. This would involve installation of a 48"x24" intake louver in the exterior wall of the furnace room, 28/16 externally wrapped ductwork to the furnaces r.a. main, and r.a. / o.a. automatic dampers, and associated controls. With economizer operation building relief air must also be addressed.
1. Replace (2) air cooled condensing units with high efficiency air cooled condensing units. = \$ 3,500
 2. Provide a 1.5 KW electric wall heater in the server's garment room. = \$ 6,500
 3. Provide a 1.5 KW electric wall heater in the toilet. = \$ 750
 4. Provide a ceiling exhaust fan for the toilet complete with all ducting and termination on outside wall of building. = \$ 750
 5. Remove abandon fuel oil tank in basement. = \$ 500
- \$ 12,750

Long-Term (6-20 yrs):

1. Replace furnaces in approximately 10 yrs. = \$ 5,000

Plumbing

RECOMMENDATIONS

Long-Term:

1. If hot water is desired, a small electric water heater could be provided in the basement, to serve the restroom and sacristy sink. = \$ 1,700
2. The church does not have accessible restroom facilities and an accessible unisex toilet room is recommended. See Architecture
\$ 1,700

Electrical

RECOMMENDATIONS

1. Replace the existing 20 circuit main panel (which has no main disconnecting means) with a new 30 circuit main circuit breaker panel. = \$ 1,000
 2. Consider adding a fire alarm system. = \$ 15,000
 3. Remove and replace any inoperable exit signs. = \$ 500
 4. Install emergency egress lighting in basement, in accordance with Code. = \$ 500
 5. Remove and replace existing circuits using old cotton braid cables. = \$ 5,000
 6. Existing branch circuit wiring should be inspected by a qualified electrician. Any conductors showing signs of wear, or conductors which are brittle, should be pulled and replaced. = \$ 5,000
 7. Remove and replace existing electrical cables routed via inadequate sleeving or support methods. = \$ 3,000
 8. Have a qualified electrician inspect the building for proper grounding and other possible hidden safety concerns. = \$ 200
- \$ 30,200

TOTAL of all items at St. Mary Church \$708,450

St. Clare Parish, ST. MARY RECTORY building

Structural

RECOMMENDATIONS

Code/ Life Safety:

1. Conduct hazardous materials survey to define locations of asbestos and lead paint. See Summary

Short-Term (1-5 yrs):

1. Renovate kitchen: refurbish/ replace cabinets and counter tops, replace flooring, update electrical and lighting. = \$ 10,000
 2. Move washer/ dryer to first floor. Create a laundry room out of one of the underutilized bedrooms or offices. = \$ 5,000
 3. Fix water leaks at front stoop by removing brick veneer on each side of the entry down to the brick ledge and installing flashing with end dams. Reinstall brick. Repair or replace concrete foundation and steel beam as required. = \$ 5,000
 4. Lift existing concrete driveway to meet garage floor.
 5. Inspect and re-caulk exterior joints. = \$ 500
 6. Replace or fix / replace drafty windows (west wall of Fathers bedroom). = \$ 1,000
 7. Repaint wood man door at garage. = \$ 300
 8. Add insulation to the attic. = \$ 4,000
 9. Resurface the asphalt driveway. = \$ 5,000
 10. Add a yard drain to the front planting bed of the house and pipe it to the system installed to the northeast. Tie in the downspouts on the north side of the house to this system as well. See Plumbing
 11. Inspect / clean and insure fireplace is operational. = \$ 500
- \$ 29,400**

Long-Term (6-20 yrs):

1. Replace asphalt roofing and associated flashing and trim. = \$ 15,000
 2. Excavate around the perimeter of the rectory and install new water proofing membrane, rigid insulation, and replace existing drain tile system. = \$ 23,000
 - a. Repair landscape and walks.
 - b. Replace window wells with larger, deeper units. Run drain tile from bottom of the new wells to perimeter system below.
 - c. Repair cracks in concrete foundation walls.
- \$ 38,000**

Heating, Ventilation, Air Conditioning

RECOMMENDATIONS

Short-Term (1-5 yrs):

1. Replace existing boiler with a high efficiency, sealed combustion, fully condensing, natural gas fired boiler. = \$ 7,500
 2. Replace the current Aprilaire unit with new. = \$ 500
 3. Provide exhaust for the powder room. = \$ 500
- \$ 8,500**

Plumbing

RECOMMENDATIONS

Short-Term (1-5 yrs):

1. Water which leaks through the windows, walls, and ceilings will be addressed in the architectural/structural portion of this report.
2. The drain tile sump should discharge to grade or a storm sewer and the sanitary floor drain, laundry tub, and washing machine should run to a separate sump. Whether the washer and laundry is relocated upstairs, another sanitary sump is required for the floor drain.

We recommend utilizing the existing sump pit for the drain tile and repipe the floor drain, washer, and laundry tub to the new pit. The new pump pit will connect to the sanitary drain, and the existing sump can discharge to grade through the wall, or connect to the storm sewer at the northeast corner of the house. = \$ 4,200

3. We recommend replacing the storm sewer to the downspout located at the northeast corner of the garage. The new storm sewer could run separately to the ditch or connect to the 6-inch storm sewer from the church. Add yard drain in planting area at the front of the house. = \$ 3,500

4. The downspout located at the northwest corner of the garage can be disconnected from the underground storm sewer and discharge to grade. = \$ 7,700

Long-Term (6-20 yrs):

1. If Avacado colored fixtures are not in style, we recommend replacing the fixtures with a less objectionable color. = \$ 4,000
\$ 4,000

Electrical

RECOMMENDATIONS

- Replace the underground cable entry sleeve with cable routing means which are acceptable to Code. (Consult local inspector, or other Authority Having Jurisdiction, as to what means would be acceptable in retrofit fashion.) = \$ 1,000
- Remove and replace the existing 20-circuit, 100 amp panel, and replace with a 30 circuit, 200 amp panel. = \$ 1,000
- Remove and replace the older cotton braid electrical cables. = \$ 1,000
- Replace any non-GFI receptacles with GFI receptacles in areas where ground fault circuit protection is required by Code (i.e., kitchen and bath). = \$ 500
\$ 3,500

TOTAL of all items at St. Mary Rectory. \$ 91,100

St. Clare Parish, St. Mary School and Offices (Convent) building

Structural

RECOMMENDATIONS

Code/ Life Safety:

1. Conduct hazardous materials survey to define locations of asbestos and lead paint. See Summary

Short-Term (1-5 yrs):

1. Monitor foundation system to determine if building foundation shows signs of settling. This may be done by verifying the levelness of the floor at several times during the year and by monitoring the progression and expansion of concrete foundation and masonry wall cracks. Particular attention shall be paid to the southeast corner of the building, where the boiler room is located. = \$ 500
 2. Monitor first floor building corners, where concrete spandrel beam ends at perpendicular perimeter building walls, to determine if the beam shows signs of movement. = \$ 500
 3. After addressing any foundation settlement issues, tuck point and repair exterior masonry wall cracks, the masonry planter and masonry chimney. Repair corresponding interior wall damage. = \$ 10,000
 4. Inspect and re-caulk exterior joints. = \$ 600
 5. Repair porch soffits to prevent birds/ bats from nesting. = \$ 500
 6. Repair gutters and downspouts. = \$ 500
 7. Demolish or repair playground equipment. = \$ 1,000
 8. If the building is to be used in the long term, implement ADA accessibility plan including providing accessible entrance, accessibility to each of the floors, accessible restrooms, drinking facilities and accessories. = \$150,000
 9. Replace vestibule carpeting. = \$ 500
 10. Repair ceiling in community room. = \$ 500
- \$163,600**

Long-Term (6-20 yrs):

1. Replace asphalt roof shingles. = \$ 37,000
 2. Add attic insulation. = \$ 12,000
 3. Depending on state of foundation walls as determined in Short Term maintenance section, excavate around entire perimeter of building to repair and/or apply waterproofing. = \$ 30,000
 4. Excavate the foundation wall at the basement knock out panel and repair waterproofing. = \$ 3,500
- \$ 82,500**

Structural continued

RECOMMENDATIONS

Code/ Life Safety:

1. Conduct hazardous materials survey to define locations of asbestos and lead paint. See Summary

Short-Term (1-5 yrs):

1. If the building is to be used in the long term as the parish office, implement ADA accessibility plan including providing accessible entrance, accessibility to each of the floors, accessible restrooms, drinking facilities and accessories. = \$ 30,000
(This is in addition to the ADA accessibility costs identified in the school)

Long-Term (6-20 yrs):

1. Replace asphalt roof shingles. = \$ 9,000
 2. Add roof insulation. = \$ 2,500
 3. Inspect and re-caulk exterior joints. = \$ 500
- \$ 42,000

Heating, Ventilation, Air Conditioning

RECOMMENDATIONS

Short-Term (1-5 yrs):

1. Replace the (3) existing furnaces with (1) natural gas fired central air handling unit complete with variable frequency drive for supply fan, sealed combustion furnace section (with modulating burner), existing zone dampers with VAV boxes, and all necessary digital controls. Provide economizer controls. Consider providing air cooled condensing unit for cooling as well. = \$ 60,000
For Cooling, Additional = \$ 25,000
 2. Provide outdoor ventilation air to the (2) existing fan coils serving the lower level library and classroom. = \$ 1,250
 3. Provide exhaust for the lower level Janitor closet. = \$ 1,000
 4. Replace the exhaust fan serving the school areas toilets. = \$ 750
 5. Remove and replace the entirety of the office areas heating and cooling systems with (2) high efficiency, sealed combustion, natural gas fired furnaces and provide a high efficiency air cooled condensing unit for each. One furnace shall be located either in the second floor storage closet or in a horizontal arrangement in the attic space. All distribution ductwork (supply and return) associated with this furnace shall be located in the attic space with a supply and return grille provided for each room on the second floor. The second furnace will be located in the office area's basement with all distribution ductwork located in the basement as well. Supply grilles shall be located in the floor of each office on an outside wall with return grilles being on the opposite side of the room. Provide outdoor ventilation air to each furnace's return main per code requirements. Provide a digital programmable t'stat for each furnace. Provide a 3 KW electric wall heater in the office area entrance and back exit. = \$ 25,000
 6. Provide a residential recirculating type range hood. = \$ 500
 7. Provide dishwasher exhaust hood per code. = \$ 2,500
- \$116,000

Long-Term (6-20 yrs):

1. None.

Plumbing

RECOMMENDATIONS

Short-Term:

1. Faucets with hose threads should be retrofitted with a hose thread vacuum breaker. = \$ 75

Long-Term:

1. Asbestos abatement may be considered for the insulated sanitary drain and water piping. See Summary
2. Remodeling of the first floor boys and girls restrooms may be considered to provide accessible facilities and upgrade the fixtures for dependability and decreased water consumption. = \$ 32,000
3. An accessible drinking fountain or electric water cooler in hallway may be considered. = \$ 1,900
4. The water heater is an oil fired unit. If the building is converted to natural gas, the oil fired water heater could be replaced with a high efficiency natural gas unit. = \$ 7,000
= \$ 40,975

Electrical

RECOMMENDATIONS

- Replace the existing main 600 amp "Bulldog" switch, and the old style fused main distribution panel, with a new 600 amp main circuit breaker panel, with circuit breaker branches (similar to Square D I-Line style panel). Pull and replace all feeder circuits with new conductors. = \$ 5,000
- All existing branch circuit wiring should be inspected by a qualified electrician. Any conductors showing signs of wear, or conductors which are brittle, should be pulled and replaced. = \$ 1,000
- Have a qualified electrician inspect the building for proper grounding and other possible hidden safety concerns. = \$ 200
- Remove and replace the existing old ITE style branch circuit breaker panels located within the building. Replace with new panels, similar to Square D "NQ" panels. = \$ 10,000
- Add visual notification appliances to the fire alarm system. Replace old manual pull stations with new. (The fire alarm system may need further study, as existing system panel and field devices may not be compatible with new devices.) = \$ 2,000
- Provide a lighting retrofit to replace existing T12 lamps with T8 lamps. The lighting retrofit would also replace existing fluorescent ballasts for T12 lamps. (As an alternative, remove and replace existing light fixtures with new fixtures. The cost effectiveness of each solution would require closer study.) = \$ 3,000
- Repair/replace any existing exit signs which are not illuminated, or are in disrepair. = \$ 1,000
- Add emergency egress lighting in areas (i.e. lower level) which are lacking egress illumination, in accordance with Code requirements. = \$ 1,000
\$ 23,200

TOTAL of all items at St. Mary School/Convent. \$468,350

St. Clare Parish, ST. MARY GARAGE building

Structural

RECOMMENDATIONS

Code/ Life Safety:

1. None

Short-Term (1-5 yrs):

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|---|---------------|
| 1. Paint man door to prevent further deterioration. | = \$ 100 |
| 2. Add gravel at apron to make smooth transition. | = \$ 300 |
| 3. Inspect and replace caulk. | = \$ 100 |
| | <u>\$ 500</u> |

Long-Term (6-20 yrs):

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|--|-----------------|
| 1. Replace vinyl siding. | = \$ 3,000 |
| 2. Replace garage doors and opener(s). | = \$ 2,500 |
| | <u>\$ 5,500</u> |

Heating, Ventilating & Air Conditioning – Not Applicable

Plumbing – Not Applicable

Electrical – Not Applicable

TOTAL of all items at St. Mary Garage. \$ 6,000