

# St. Clare Parish, ST. PATRICK CHURCH building

## Structural

### RECOMMENDATIONS

#### Code/ Life Safety:

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.	See Electrical
3. Lift sidewalks at the south entry to eliminate tripping hazard.	= \$ 500
4. Reconstruct north entry stairs and railings provide footings and foundations.	= \$ 5,000
5. Rebuild Bell Tower ladders.	= \$ 1,500
6. Vent boilers out the side wall.	= \$ 2,000
7. Improvements to make boiler room 1 hour rated.	= \$ 4,000
	<u>\$ 13,000</u>

#### Short-Term (1-5 yrs):

1. Repair or replace and reinstall kneelers.	= \$ 8,000
2. Tuck point the chimney, front entry stairs as well as other areas where significant deterioration is evident.	= \$ 5,000
3. Inspect and re-caulk exterior joints.	= \$ 600
4. Inspect and fill gaps at bell tower/ roof juncture as well as at all eaves and soffits above the church roof. Eliminate the bats.	= \$ 3,500
5. Replace missing cornice panels on south side of bell tower.	= \$ 1,500
6. Replace the sound system.	= \$ 35,000
7. Resurface portions of north parking lot.	= \$ 8,000
8. Resurface eastern driveway.	= \$ 10,000
9. Clean/ repair water damaged areas of stained plywood ceiling.	= \$ 4,000
10. Perform engineering analysis of bowing exterior walls and roof trusses to determine appropriate stabilization method. Options may include installing interior tie rods or exterior buttresses. (This should be done <b>within</b> 12 months.)	= \$ 3,000
11. Replace Plexiglas faces on site signage.	= \$ 500
12. Replace the organ with electronic organ system.	= \$ 40,000
	<u>\$119,100</u>

#### Long-Term (6-20 yrs):

1. Complete ADA accessibility plan including accessible parking stalls, installation of elevator, accessible restrooms, accessible altar access, and accessible accessories.	= \$125,000
2. Consider replacing light fixtures in the Nave and Choir with more energy efficient fixtures in a style that complements the building architecture.	= \$ 18,000
3. Install corrective measures to stabilize bowing exterior walls (75 K → 125K).	= \$100,000
	<u>\$243,000</u>

## Heating, Ventilation, Air Conditioning

### RECOMMENDATIONS

#### Short-Term (1-5 yrs):

1. Boiler replacement with a high efficiency, sealed combustion, condensing boiler. = \$ 25,000
2. Reroute the boiler venting to go out the sidewall. = see Architectural Summary
3. Seal all penetrations into boiler room with fire caulk. Install 1 hr rated door. = see Architectural Summary
4. Install 200 cfm kitchen exhaust fan and duct to outside. = \$ 750

5. Install domestic recirculating type range hood over each domestic range. = \$ 750
  6. Install exhaust for toilet rooms. = \$ 1,000
  7. Provide a 1.5 KW electric wall heater in the room opposite the sacristy that currently does not have heat. = \$ 750
- \$ 28,250

#### Long-Term (6-20 yrs):

1. None.

## Plumbing

### RECOMMENDATIONS

#### Long-Term:

1. A grease interceptor is required if food is prepared in the kitchen, as required by current codes.  
A grease interceptor would be required for the (2) kitchen sinks. = \$ 5,000
  2. The water piping system is functioning, but has been revised, especially in the boiler room.  
We recommend replacing the Watts 9D backflow preventer at the boiler, and the janitor sink faucet. = \$ 1,500
- \$ 6,500

## Electrical

### RECOMMENDATIONS

- Consider adding a simple zoned fire alarm system. = \$ 15,000
  - Replace the existing Cutler Hammer main circuit breaker panel with a new panel. = \$ 1,000
  - Demolish and re-run all electrical circuits which serve, or pass through, the kitchen area. = \$ 8,000
  - Other 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
  - Have a qualified electrician inspect the building for proper grounding and other possible hidden safety concerns. = \$ 200
  - Add emergency egress lighting, in accordance with current building Code. = \$ 500
  - Replace kitchen receptacles with GFCI-protected receptacles. = \$ 500
- \$ 30,200

TOTAL of all items at St. Patrick Church. . . . . \$440,050

# St. Clare Parish, ST. PATRICK RECTORY building

## Structural

### RECOMMENDATIONS

#### Code/ Life Safety:

- |   |                 |
|---|-----------------|
| 1. Conduct hazardous materials survey to define locations of asbestos and lead paint. | See Summary     |
| 2. Replace the garage to house door with a fire rated door.                           | = \$ 800        |
| 3. Reconstruct the stairs at the entry walk at the street.                            | = \$ 1,200      |
|   | <u>\$ 2,000</u> |

#### Short-Term (1-5 yrs):

1. It is our understanding that the Parish would like to separate this parcel and sell it as a single family residence. If the rectory property is separated from the church property a new property line must be established. If the property line is within 30' of the church building itself, all walls of the church within that 30' are to be one hour rated per the commercial building code (2009 IBC Table 602). Since the south addition to the church is only roughly 20' from the rectory, the property line is likely to be 10' away which means the majority of the exterior walls of the north addition need to be one hour rated.

The wall itself may be able to meet this requirement but the wood framed overhangs will not. There will need to be some revisions to the south addition to address this issue. = \$ 4,000

## Heating, Ventilation, Air Conditioning

### RECOMMENDATIONS

#### Short-Term (1-5 yrs):

1. Extend metal boiler vent up existing chimney. Terminate with rain cap. = \$ 1,000

#### Long-Term (6-20 yrs):

1. Replace boiler with a high efficiency, sealed combustion, fully condensing boiler in approximately 15 yrs. = \$ 7,500

## Plumbing

### RECOMMENDATIONS

#### Short-Term:

1. If the house is utilized as a function of the church, the existing water and sanitary services may stay as currently installed. If the property is sold, a new well and septic system will be required.
2. If the 3/4-inch water line from the basement is not in use, the line should be capped in the basement.
3. A shutoff valve should be added to the 1-inch line from the crawl space.
4. The laundry tub drain in the basement needs a vent.

### COST ESTIMATES

#### Short-Term:

- |   |                  |
|---|------------------|
| 1. Septic well and septic system for house. | = \$ 21,000      |
| 2. Cap unused water pipe at basement wall.  | = \$ 500         |
| 3. Add studor vent to laundry tub.          | = \$ 250         |
|   | <u>\$ 21,750</u> |

## Electrical

### RECOMMENDATIONS

- Replace the ungrounded receptacle in the back entry way with a GFCI-protected receptacle. = \$ 100

TOTAL of all items at St. Patrick Rectory. . . . . \$ 36,350

# St. Clare Parish, ST. PATRICK SCHOOL 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. This existing building is not used and is in very poor condition. To renovate it for any public use would require upgrades including providing an accessible entry, accessible restroom, structural review of existing framing system for load requirements, code compliant electrical and HVAC systems, in addition to the exterior and interior maintenance items described above.
  - a. If there is no reasonable use for the building it should be razed. = \$ 32,000

#### Short-Term:

1. Excavate and cap sanitary sewer to septic system. = \$ 2,000

### RECOMMENDATIONS

- If there is any consideration that this building remain for habitable use, the entire existing electrical system would need to be demolished, and the building be re-wired complete. = N/A

TOTAL of all items at St. Patrick School . . . . . \$ 34,000