

St. Clare Parish, ST. PAUL 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. Install additional exit lights in the basement at the eastern stairwells. (see electrical) | |
| 3. Install additional exit lights in the nave at the eastern stairwells. (see electrical) | |
| 4. Make accessibility corrections to the existing accessible features. | |
| a. Add tactile and braille to the elevator controls. | = \$ 1,000 |
| b. Lower or replace mirrors so that the reflective surface is within 40" of the floor. | = \$ 300 |
| c. Add under-lavatory guards to cover piping at lavatories. | = \$ 300 |
| 5. At the open grills to the attic above the choir loft: Foam plastic insulation is apparently used to cover these grills in the winter. Exposed foam plastic is not allowed by code on the interior of a building because of its flammability. An alternate insulation (fiberglass board) / ventilation control system must be considered. | = \$ 400 |
| 6. Rebuild Bell Tower ladders to meet OSHA standards. | = \$ 1,500 |
| | <u>\$ 3,500</u> |

Short-Term (1-5 yrs):

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| 1. Tuck point exterior wall areas where mortar is severely eroded. | = \$ 8,000 |
| 2. Make repairs to south eave of the church. | = \$ 2,500 |
| 3. Inspect and re-caulk exterior joints including leaking window frame(s) at north side of building. | = \$ 1,000 |
| 4. Resurface asphalt areas east and south of the church. | = \$ 25,000 |
| 5. Resurface west parking lot. | = \$ 83,000 |
| 6. Maintenance work on cyclone fence. | = \$ 1,000 |
| 7. Update the sound system equipment for better coverage. | = \$ 25,000 |
| 8. Repair and clean the organ. | = \$ 30,000 |
| 9. Conduct engineering study of the choir balcony to assess need for additional structural reinforcement. Study will require removal of existing ceiling and wall finished in order to observe the existing framing and connections. | = \$ 3,000 |
| 10. Repair Clock Face(s) framing/supports. | = \$ 1,000 |
| 11. Insulate the cap of the elevator shaft. | = \$ 1,200 |

12. Repair wood stairs up to Bell Tower and attic platform.	= \$ 500
13. Review state of exterior bell tower platform. Fix locations of water infiltration as required.	= \$ 500
14. Fix leaking weather stripping/ threshold at north entrance.	= \$ 300
	<u>\$182,000</u>

Long-Term (6-20 yrs):

1. There will be ongoing maintenance of the plaster ceiling and scagliola wall finishes. This is more of an aesthetic issue so maintenance could be minimal.	= \$ 5,000
2. Tuck point the balance of the building facades.	= \$160,000
3. Replace the altar.	= \$ 10,000
4. Create accessible access to alter area.	= \$ 6,000
5. Depending on the results of the choir balcony study described in the short-term maintenance section, provide additional framing or reinforce existing framing to provide additional structural support to the balcony.	= \$ 15,000
6. Demolish existing coal chute. Rebuild existing exterior mechanical room wall to infill hole from coal chute and repair existing cracked and displaced masonry.	= \$ 40,000
	<u>\$236,000</u>

Heating, Ventilation, Air Conditioning

RECOMMENDATIONS

Short-Term (1-5 yrs):

1. Provide exhaust for the Janitor closet.	= \$ 750
2. Provide residential recirculating type range hoods for the ranges.	= \$ 1,000
3. Provide a 1.5 KW electric wall heater in the reconciliation room.	= \$ 750
	<u>\$ 2,500</u>

Long-Term (6-20 yrs):

1. Boiler replacement.	= \$ 30,000
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Plumbing

RECOMMENDATIONS

Short-Term:

1. Push button faucets in basement restrooms should run for 10 seconds. Faucets need adjustment.	= \$ 300
2. A hose thread vacuum breaker is required on the basement janitor sink faucet.	= \$ 50
3. Replace faucet on the sink in the first floor northeast room.	= \$ 300
	<u>\$ 650</u>

Electrical

RECOMMENDATIONS

1. Consider adding a simple zoned fire alarm system.	= \$ 15,000
2. Provide additional emergency egress lighting, in accordance with Code requirements.	= \$ 1,000
3. Remove and replace the existing 200 amp Square D panel, with the pull-out style main breaker.	= \$ 1,500
4. Remove and replace the existing Pushmatic "Bulldog" panel located in the Sacristy.	= \$ 1,000
5. Reconfigure the coat rack, so as to not be underneath the small circuit breaker panel (lower level).	= \$ 200
6. Replace any non-GFI outlets in the kitchen with GFI-protected outlets.	= \$ 200
7. Remove and replace unsupported cable to basement exit sign.	= \$ 200
8. Have a qualified electrician inspect the building for proper grounding and other possible hidden safety concerns.	= \$ 200
	<u>\$ 19,300</u>
TOTAL of all items at St. Paul Church.	\$473,950

St. Clare Parish, ST. PAUL RECTORY building

Structural

RECOMMENDATIONS

Code/ Life Safety:

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

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 church is roughly 33' from the rectory, the property line is likely to be 20' away which means the exterior walls of the south sacristy need to be one hour rated. The wall itself may be able to meet this requirement but the roof eave may not. There may need to be some revisions to the church eave to address this issue. = \$ 10,000
 2. Tuck point and repair all exposed masonry on the building exterior. = \$ 32,000
 3. Repair cracks and water proof foundation walls. Correct bowing wall. = \$ 30,000
 4. Repair or replace worn stone window sills. = \$ 4,000

 5. Scrape and repaint all exterior wood trim and shingled gable ends. = \$ 5,000
 6. Replace roofing at front porch. = \$ 2,000
 7. Re-side the east vestibule/ entry. = \$ 3,000
 8. Replace deteriorated front walk. = \$ 1,800
 9. Update interior cabinetry and finishes. = \$ 30,000
- \$117,800**

Long-Term (6-20 yrs):

1. Replace windows. = \$ 40,000
 2. Add attic insulation. = \$ 1,800
 3. Replace asphalt shingles and associated flashings. = \$ 10,000
- \$ 51,800**

Heating, Ventilation, Air Conditioning

RECOMMENDATIONS

Short-Term (1-5 yrs):

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| 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. Repair or replace the damaged hot water baseboard. | = \$ 750 |
| 4. Provide exhaust for the toilet rooms. | = \$ 750 |
| 5. Provide heat for the basement office. | = \$ 750 |
| | <u>\$ 10,250</u> |

Long-Term (6-20 yrs):

- None

Plumbing

RECOMMENDATIONS

Short-Term:

- | | |
|---|---------------|
| 1. The leak on the 1½-inch vent in the basement should be repaired. | = \$ 600 |
| 2. The leaking valve in the basement should be replaced. | = \$ 300 |
| | <u>\$ 900</u> |

Long-Term:

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|--|------------|
| 1. Fixtures are older but in good condition. If water consumption reduction is considered the existing 3.5 gallon per flush and 4.0 gallon per flush toilets may be replaced with 1.28 gallon high efficiency toilets. | = \$ 1,100 |
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Electrical

RECOMMENDATIONS

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|---|-----------------|
| 1. Remove and replace the existing 20-circuit, 100 amp panel, and replace with a 30 circuit, 200 amp panel. | = \$ 1,500 |
| 2. Remove and replace the older Romex cables. | = \$ 2,500 |
| 3. Remove all of the old knob and tube wiring, which exists mainly in the attic space. | = \$ 500 |
| 4. Replace all existing 2-pin ungrounded receptacles, replace with grounded type, and re-wire the receptacle circuit using cable that carries a ground conductor. | = \$ 500 |
| 5. Replace existing rotary light switches with AC toggle switches. | = \$ 500 |
| 6. Replace selected older light fixtures. | = \$ 500 |
| 7. Have a qualified electrician inspect the building for proper grounding and other possible hidden safety concerns. | = \$ 200 |
| | <u>\$ 6,200</u> |

TOTAL of all items at St. Paul Rectory. \$188,050

St. Clare Parish, ST. PAUL SCHOOL building

Structural

RECOMMENDATIONS

Code/ Life Safety:

1. Conduct hazardous materials survey to define locations of asbestos and lead paint. See Summary
2. Construct a 1 hour rated room to separate boiler & air handler. = \$ 5,000

Short-Term (1-5 yrs):

1. Replace porch soffits. = \$ 11,000
 2. Repair roof edge retainers at porch roofs. = \$ 1,000
 3. Plan and implement ADA accessibility plan including providing accessible entrance, accessibility to each of the floors, accessible restrooms, drinking facilities and accessories. = \$335,000
 4. Tuck point and repair the north air intake housing. Tuck point and repair the south and west entry planters along with all stone work at the planters and building facades. = \$ 12,000
 5. Replace carpet in the classrooms. = \$ 22,000
- \$381,000**

Long-Term (6-20 yrs):

1. Install fire suppression and alarm system in the basement. = \$ 30,000
 2. Repair cracks in exterior masonry walls. = \$ 10,000
 3. Inspect and re-caulk exterior joints. = \$ 1,000
 4. Resurface asphalt around the school. = \$ 40,000
- \$ 81,000**

Heating, Ventilation, Air Conditioning

RECOMMENDATIONS

Short-Term (1-5 yrs):

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|--|-----------------------------|
| 1. Replace the central station air handling unit. | = \$ 20,000 |
| 2. Insulate the existing outside air duct in the boiler room with 3" foil-faced insulation. | = \$ 750 |
| 3. Replace the outside air intake louver. | = \$ 750 |
| 4. The boiler is only 14 yrs old but is a low efficiency atmospheric boiler and is also located within the same room as the central station air handling unit. This is not allowed per code. It is therefore recommended that the boiler be replaced with (2) high efficiency, sealed combustion, fully condensing boilers. The boilers shall be located in a separate 1 hr rated room that can be constructed within the current boiler room to ensure separation from the central station air handling unit. The boilers shall be piped in a primary/secondary arrangement and the existing leaking main system pump shall also be replaced. The boiler system shall come complete with its' own stand-alone digital control system. | = \$ 60,000 |
| 5. 1-Hr. rated room for boiler. | = see Architectural Summary |
| 6. Provide cooling to the existing I.T. closet. | = \$ 3,500 |
| 7. Provide exhaust to the Janitor closet. | = 500 |
| 8. Provide ventilation air for the reception area. | = \$ 1,200 |
| 9. Provide cooling for the basement computer lab. | = \$ 7,500 |
| 10. Provide residential recirculating type range hoods for the (2) ranges in the kitchen. | = \$ 1,000 |
| 11. Provide an exhaust hood for the commercial dishwasher in the kitchen per code. | = \$ 2,500 |
| | <u>\$ 97,700</u> |

Long-Term (6-20 yrs):

- | | |
|---|------------------|
| 1. Hot water unit heater and unit ventilator replacement. | = \$ 30,000 |
| 2. Control upgrade from pneumatic to digital. | = \$ 30,000 |
| | <u>\$ 60,000</u> |

Plumbing

Short-Term (1-5 yrs):

1. Water to the building is discolored and has a taste. The City of Wrightstown delivers hard water to the customer. There has been a filter added to the water service which may assist in removing some particulate, but does not help remove hardness or taste. We recommend replacing the existing water softener and repiping the cold water so that all cold water is softened except for the toilets and urinals. = \$ 4,000
 2. Leaks on the urinals may involve removing the ABS pipe riser to each urinal and replacing with cast iron or galvanized pipe. The lead joint at the urinal strainer is usually the cause of urinal leaks. = \$ 2,400
 3. The sanitary drain into the classroom east of the boy's restroom, appears to be common to the lavatories in the boy's restroom. If the problem with backups is related to the under floor piping, the drain may be relocated to the main sanitary drains in the lower mechanical room. = \$ 1,500
 4. The grease interceptor at the kitchen scullery sink is undersized. The estimated flow rate for the existing grease interceptor is 10 GPM with grease holding capacity of 20 lbs. of grease. The required grease interceptor is rated at 54 GPM with a grease holding capacity of 110 lbs. = \$ 6,000
 5. The overhead sprayer near the dishwasher hangs into the sink and should be replaced. = \$ 800
- \$ 14,700

Long-Term:

1. Asbestos abatement may be considered on the sanitary drain and water piping. See Summary
 2. Remodeling of the toilet rooms may be considered to provide handicapped accessibility and update plumbing fixtures for dependability and decreased water consumption. = see Architectural Summary
 - Older toilets consume 3 ½ - 4 gallons per flush and modern toilets consume 1.28 gallons per flush.
 - Older lavatory faucets consume 2-3 gallons per minute, and modern faucets may be reduced to 0.5 gallons per minute.
 3. Urinals may be replaced with individual electronic flush valves that flush only after the urinal is used. This replaces the multiple gang flushers. = \$ 9,000
- \$ 9,000

Electrical

RECOMMENDATIONS

• Demolish and replace all of the old Square D distribution equipment, and replace with new.	= \$ 10,000
• Provide a new outdoor utility electric meter cabinet, in accordance with current electric utility practice.	= \$ 2,000
• Pull and replace all of the old feeder cables that run from the distribution equipment to the remote circuit breaker panels.	= \$ 8,000
• 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.	= \$ 3,000
• Eliminate the non-code-compliant 'Panel E,' wired on the line side of the main switch.	= \$ 1,000
• Rewire to the new distribution. Provide a UPS for any equipment deemed "critical" in nature.	= \$ 500
• Replace any non-GFI receptacles with GFI receptacles in areas where ground fault circuit protection is required by Code.	= \$ 500
Update the lighting in the classrooms with current style lighting, which offers greater efficiency and greater visual comfort for the students.	= \$ 10,000
• Rearrange the switching in most of the rooms, to allow the occupant to reduce the light level in a reasonably uniform pattern (a Code requirement). This allows the occupant to select the level of illumination based on available ambient light level, and activity circumstances.	= \$ 500
Perform an assessment of the fire alarm detection, and notification devices.	
Supplement existing devices in accordance with the findings of that review.	= \$ 500
• Replace outdoor wall-mounted perimeter lights.	= \$ 500
• Have a qualified electrician inspect the building for proper grounding and other possible hidden safety concerns.	= \$ 200
	<u>\$ 36,700</u>
TOTAL of all items at St. Paul School.	\$685,100

St. Clare Parish, ST PAUL 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. This existing building is not used and to convert it to a school use would require upgrades including providing an accessible entry, accessible restroom, structural review of existing framing system for increased floor live load requirements, replacement windows, tuck painting and new interior finishes. These items would cost \$75,000 - \$125,000.
 - a. If there is no reasonable use for the structure it should be razed or as an option sold and moved to another site. = \$ 15,000

Heating, Ventilation, Air Conditioning

RECOMMENDATIONS

Short-Term (1-5 yrs):

- Replace the bathroom exhaust fan. = \$ 300

Long-Term (6-20 yrs):

- Replace the boiler in approximately 6 yrs with a high efficiency, sealed combustion, fully condensing boiler. = \$ 7,500

Plumbing

RECOMMENDATIONS

Long-Term:

- Occupants may require additional restroom facilities on the first floor and remodeling of the second floor restroom.
- Replace exterior faucets with frost proof anti-syphon style.

COST ESTIMATES

Long-Term:

1. Add first floor restroom with toilet and lavatory. = \$ 7,000
 2. Remodel second floor restroom with toilet, bathtub & lavatory. = \$ 10,000
 3. Replace exterior faucets. = \$ 1,200
- \$ 18,200**

Electrical

RECOMMENDATIONS

* If there is any consideration that this building remain for habitable use, the entire existing electrical system should be demolished, and the building be re-wired complete. = \$ 30,000

TOTAL of all items at St. Paul Convent. \$156,000

Opinion of Probable Cost to Demolish \$ 15,000

St. Clare Parish, ST. PAUL GARAGE building

Structural

RECOMMENDATIONS

Code/ Life Safety:

1. None

Short-Term (1-5 yrs):

1. Replace asphalt shingles and associated flashing. = \$ 2,500

Long-Term (6-20 yrs):

1. Replace main door. = \$ 600
2. Paint. = \$ 400

Heating, Ventilating & Air Conditioning - Not Applicable

Plumbing - Not Applicable

Electrical - Not Applicable

TOTAL of all items at St. Paul Garage. \$ 3,500