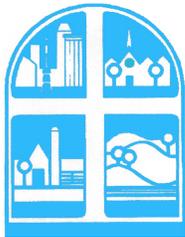


Facility Assessment
of
Saint Paul Catholic Center
prepared for the
Archdiocese of Indianapolis
and
Saint Paul Catholic Center
Bloomington, Indiana

by
entheos ARCHITECTS

April 30, 2015



Archdiocese of Indianapolis



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April 30, 2015

III. Assessment of Physical Facilities

Purpose

The purpose of this Assessment is to investigate the physical conditions of the existing St. Paul Catholic Center facility located at 1413 E. 17th Street, Bloomington, Indiana. This analysis identifies those Site, Structural, Architectural, Food Service, Mechanical, and Electrical elements which may require maintenance or replacement, and may influence decisions regarding expansion or renovations at the current site.

The following observations were noted based upon on-site reviews of the existing facility on July 23 and 24, 2014. All observations were made from ground and interior levels. There was no demolition or removal of materials to observe hidden conditions, nor was there any testing of materials to determine their structural capacity, integrity, or composition.

The presence of any asbestos-containing materials (ACM) or lead-based /lead-containing paints is unknown. No testing for ACM and lead-based / lead-containing paints has been performed.

Existing Facility

1. General Description
 - a. The original church building was constructed in 1968, with the building addition (consisting of the Gathering Space and the Parish Offices) constructed approximately 1992 - 1993.
 - b. The facility's First Floor consists of the Nave, Chapel, Sacristy, Gathering Space, and Parish Offices.
 - c. A Lower Level, located beneath the Nave, Chapel, and Sacristy, consists of Higgins Hall, kitchen, pantry, several gathering / meeting rooms, five additional offices, Resource / AV storage, and the mechanical room. A glass-enclosed porch is located along the west side of this level, currently un-used except for miscellaneous storage.
 - d. The Rectory is located at the east side of the facility. Its Lower Level is located approximately 3-feet lower than the First Floor of the Main Building. The Rectory's Upper Level is located a half-level (approximately 7-feet) above the First Floor of the Main Building.
 - e. A courtyard is located between the east face of the Nave and the west face of the Rectory. Several offices (the offices of the Pastor and the two Associate Pastors) border the southern edge of this courtyard.

- f. General building construction is as follows:
- i. Foundations:
 - (1) Original building (1967):
 - (a) Foundations largely consist of poured-in-place reinforced concrete spread footings with reinforced concrete masonry foundation walls.
 - (2) 1992 Building Addition:
 - (a) Foundations consist of:
 - (i) Poured-in-place reinforced concrete spread footings supporting concrete masonry foundation walls.
 - (ii) Poured-in-place reinforced concrete grade beams supporting concrete masonry foundation walls or reinforced concrete floor slabs.
 - ii. Original building (Nave, Chapel, Sacristy, and the Lower Level below):
 - (1) Masonry bearing walls and steel columns, beams, and joists support the First Floor concrete slab.
 - (2) Masonry bearing walls and steel columns, beams, and joists support metal roof deck.
 - (3) The perimeter walls are masonry (concrete block) with the exterior faces consisting of random ashlar limestone veneer and smooth-cut limestone details.
 - (4) Select interior spaces (the Nave and Chapel) have random ashlar limestone veneer as their wall finish (though this interior limestone is a smoother texture than the exterior limestone veneer).
 - iii. Rectory:
 - (1) Perimeter exterior walls are load-bearing 2x4 wood stud framing.
 - (a) The perimeter walls of the Garage are load-bearing concrete masonry with ashlar limestone veneer at the exterior.
 - (2) Floor framing (at the upper floor) consists of 2x wood floor joists.
 - (3) Roof framing consists of fabricated wood trusses. Roof deck is plywood.
 - iv. Building Addition (Gathering Space and Offices):
 - (1) Perimeter exterior walls are load-bearing 2x6 wood stud framing with exterior faces consisting of random ashlar limestone veneer.
 - (2) Roof framing consists of:
 - (a) At Gathering Space: laminated wood beams, steel beams, and 2x12 wood roof rafters.
 - (b) At Parish Offices: 2x12 roof joists with plywood roof deck.
- g. The facility's main entry is located at grade at the east end of the Gathering Space. An exterior canopy provides for covered drop-off at this entrance. Additional entrances / exits are located at the northwest and southwest corners of the Nave and Lower Level, and at the south wall of the Nave. An additional entrance / exit is located at the north side of the

stairway / connector between the Nave and the Rectory.

- i. The entrances / exits located at the northwest and southwest corners of the Nave are accessed by stairs both from within the building and when approaching the doors from the exterior.
- ii. The exit doors at the south end of the Nave lead to a flight of exterior stairs.
- iii. The entrance / exit located at the southwest corner of the Lower Level is accessed by stairs both from within the building and when approaching the doors from the exterior. The entrance / exit located at the northwest corner of the Lower Level is at grade, with no stairs inside or out.
- iv. The entrance / exit located at the north side of the connector between the Nave and the Rectory is at grade.
- v. Once one is within the building, interior stairs and an elevator provide access between the First Floor and the Lower Level of the main building.
- vi. The elevator does not serve the Rectory, as stairs intervene between the elevator and the Rectory itself.

2. Site and Grounds

a. General Description / Site Utilization

- i. The site is approximately 2.8 acres around the church. It is zoned Institutional, as it is adjacent to the Indiana University campus.
- ii. 17th Street has low traffic volumes except during Indiana University events, particularly football or an event on the adjacent athletic fields. 17th Street is the only access to/from the church and during large events, traffic is increased due to the traffic control put in place by the Indiana University Police, which restricts access to other streets in the area.
- iii. The site overall is well kept, and ongoing maintenance projects are benefitting the use and functionality of the site.
- iv. Much of the site is relatively old but in adequate to good condition.
- v. Entry/Exit and parking lot flow is mainly one direction (counterclockwise).
 - (1) Entry point is on the east of building, exit is on the west side of building.
 - (2) Entry comes in and splits around a tree island/circle. Larger vehicles/buses have trouble navigating around the island.
 - (3) Current configuration of the entry with the island is not marked as 'one way' in either direction, which leads to the drop-off area either as a passenger drop-off on the far side of the vehicle, or the drop-off vehicle facing incoming traffic. Reconfiguration could allow for better flow and possible additional parking spaces.

- vi. Parking for current uses is adequate for most events.
 - (1) Typical weekend masses utilize the parking lot adjacent to the building and occasionally the police department's parking lot to the east.
 - (2) Large events and holiday masses fully utilize additional parking in the adjacent police department parking lot. A re-striping of the existing church lot could be explored to potentially increase the number of spaces.
 - (3) For University events, the church utilizes their parking area to accommodate parking needs. Nothing on their campus restricts parking from non-members.
 - (4) The asphalt parking lot has limited lighting, most of which comes from the building or poles close to the building. This is a safety concern moving forward.
 - (5) No designated visitor spaces are available but are desired.
 - (6) No bike racks are available.

b. Hardscape

- i. Most walks are older, but in reasonable condition. Stairs at the northwest corner of the building are deteriorating worse than the rest of the concrete on the site. Patch repairs are apparent and a full re-pour of the stairs will likely be needed within 5 years.
- ii. The parking lot is asphalt, and appears to be in reasonable condition. It is showing its age, as well as recent trenching where storm and sanitary pipes were installed. There has been some cracking, but it has been repaired. An overlay would be recommended in the next five years for longevity, maintenance, and aesthetics. A restriping is recommended within the next year or so, as there are some areas where it has completely faded.
- iii. Accessibility - there is a single ramp from the cluster of handicapped-accessible parking spaces to the east of the building, just north of the main entrance canopy. It is not compliant with current accessibility requirements.
 - (1) Consideration should be given to create a fully flush sidewalk in front of the accessible parking spaces, allowing for better accessibility- access to the main entry from all these spaces.
 - (2) Grading across the handicap accessible parking spaces should be reviewed if any reconfiguration of the existing entrance occurs to assure that this area is in full compliance with current accessibility requirements.

c. Landscape

- i. Most trees and shrubbery on the site are very mature.
- ii. There is a desire to keep all trees, if possible, if an addition or reconfiguration occurs. However, the tree within the entry island may need to be relocated due to its size and potential conflicts with entering vehicles.

d. Stormwater Drainage

- i. Most of the site sheet drains to the perimeter, with a majority of it draining to the northwest, into a ditch located on the University's property.
 - (1) A small sub-surface drain was installed as part of maintenance by the church to help facilitate the drainage of the two interior parking lot islands. It directly discharges into the aforementioned ditch.
 - (2) It was noted that there are some areas where ponding occurs and rainwater does not reach the ditch. In particular, the northeast corner of the parking lot was an apparent low spot and a fair amount of silt has been left behind from consistent ponding. Other areas included small low spots along the north curblin of the parking lot.

- ii. The existing drainage facilities pre-date the MS-4 designation Bloomington was given by IDEM and the EPA. This designation will require any significant change or disturbance to the property to require both the reduction of the overall flow from the entire site and implementation of water quality control in the form of a Low Impact Site BMP or a Mechanical BMP.
 - (1) It is advisable to continue using the existing discharge point for any improvements - any water quality or detention would need to occur before leaving the property.

- iii. It was noted that, just north of the main entry canopy, there is a downspout discharging into the low planting area, between the elevated walk and building. All other roof drains/downspouts to this area go underground into a sub-grade drainage system. While there was no evidence of issues to date, it is recommended that this downspout either re-routed or tied into the same sub-grade drainage system as the other roof drains.

e. Utilities

- i. All existing utility main lines lie within road right-of-way.
 - (1) Electric and Phone are on overhead lines along the south side of 17th Street. In addition, new phone/fiber optic lines were installed underground on the north side of 17th Street.
 - (a) Phone service comes into the building, underground, on the west side of the building.
 - (b) Power service to the north side of the building is fed from a ground-mounted transformer located along the north property line.
 - (2) It is assumed that the natural gas main is within the right-of-way of 17th Street, as there is no above-ground evidence of the main's location. The service comes into the building at the northeast corner of the main building.
 - (3) The water main is under the pavement along 17th Street. The water service enters the building along the south side.

- (4) The 8" sanitary main runs along the north side of 17th Street.
 - (a) There are multiple service lateral connections from the building that tie together before tying into the main, including two outlet point on the north side of the building, and one on the south side of the building.
 - (b) The final length of the sanitary lateral along the west side of the building has been replaced with PVC due to the deterioration/collapse of the previous clay tile lateral. It is recommended the remaining laterals be videoed to determine their condition and replace them as needed.

3. Building Exterior Envelope and Structural Systems

- a. The purpose of this study was to observe and document the condition of the various components of the building's exterior envelope. To make this assessment, ARSEE Engineers first made observations of the interior finishes utilizing high-intensity lighting to view conditions up to existing ceiling levels. They also supplemented visual observations using thermal imaging technology. Exterior observations were made from various ground and roof level positions. Most observations were made with the unaided eye and supplemented with binoculars and telephoto camera lenses as needed. No large scale destructive testing techniques were used to complete this study and any finishes disturbed as a result of study activities were repaired to return them to their condition prior to this study.
- b. Project Characteristics:
 - i. The Nave is a structure that utilizes steel columns and beams as its primary frame with steel bar joist and corrugated metal decking for the various roof systems. The primary weather barrier system installed on each of the upper and lower roof areas is a fully-adhered EPDM membrane system. Perimeter walls are laid-in-place masonry utilizing 4" concrete block positioned between a 3 1/2" interior and exterior stone veneer. These walls typically project above the roofline to create a short parapet wall that is capped with a break-metal coping over the original limestone segments.
 - ii. The structural systems for the office area and residence is a conventional wood-framed platform system with a stone masonry veneer. The main roof above the office area is rock-ballasted EPDM membrane and the clear-story roof over the Gathering Space is standing-seam copper. The roof of the residence is a low slope gable configuration covered with conventional three-tab asphalt shingles.
- c. Observations:
 - i. The most frequently observed damage found on interior finishes within the church was water damage and staining on ceiling tiles. Typically these were located adjacent to the building columns where the low roof of the Nave transitions to the

high roof. Removing the ceiling panels adjacent to the columns revealed evidence of water infiltration on several of the primary and secondary steel framing components supporting the masonry walls above.

- ii. At the high and low roof areas of the church, the EPDM roof membrane was replaced in 2004. Each roof area is in generally good condition, properly sloped and efficiently draining. The original exposed stone copings have now been covered with break-metal caps and the adjacent roof membrane extends up and appears to extend under the cap. The outer face of the coping caps extends downward only two inches and overlaps the face of masonry by approximately one inch. Unfortunately the cap installation was not tightly-fitted to the wall making the stone to coping interface vulnerable to wind-driven rain. Uprturned roof membrane flashings, installed at the low roof to perimeter clear-story walls, are equipped with break-metal counter-flashings that have been inserted into saw-cut reglets. Liquid applied sealants installed to weather-seal this interface are not providing long lasting results. Previously-applied sealants were not properly removed and new sealant was improperly profiled leading to significant de-bonding and separation. Window sills have also been covered with break-metal covers. These do not appear to have been configured to serve as a through-wall flashing detail that would have extended beneath the window frame to collect and remove water entering at these windows.
- iii. Mortar joints throughout the limestone masonry veneer of the upper clear-story walls have been recently repointed. In numerous locations, hairline shrinkage cracks in the mortar, mortar-to-brick separations, and small open voids were observed. The joint preparation and installation techniques used by the mason completing this task do not appear to have followed the repointing guidelines of Preservation Brief 2 "Repointing Mortar Joints in Historic Buildings" intended to provide owners with long-lasting results. Additional repointing will be needed to correct these deficiencies.
- iv. The clear-story windows within the Nave are in fair condition at this time. Multiple attempts have been made to remove and replace liquid-applied sealants. Generally this practice has served the church well, however, the age of the system suggests that an extensive rework will be required in the near future. When this time arrives, the restoration or replacement will need to fully comprehend the unique wall system where they will be installed.
- v. Mortar joints within the stone veneer walls of the office and residence are in generally good condition. A few joints were found to have cracks or separations that should be repaired. Joints within most windowsills were found to be cracked or eroded and in need of repair. Repointing will be needed for the wall cracks and the detail for the windowsills will need to be modified.
- vi. Sealants installed around doors and windows, as well as those within expansion joints and joints at intersecting walls, have typically weathered and some have de-

bonded. Removal and replacement of these joints will be necessary. Several pipes and electrical conduits penetrating through these masonry veneer walls do not appear to have ever been sealed. Weatherproof seals are necessary at all wall penetrations.

- vii. Rock-ballasted roof areas at the Gathering Space and the adjacent office area remains in fair condition. Lap joint seals within the field sheets, joints within upturned curb flashings and transitions to roof edge flashings are beginning to separate. Each should be exposed, cleaned, and resealed with lap joint sealant.
- viii. The asphalt shingles above the residence have lost a significant amount of the embedded aggregate granules and edge curling was evident in a number of areas. A number of nail pops were observed to be in the early stage of withdrawal but only two shingles were missing. Missing shingles should be replaced and nail pops should be addressed by re-setting the nail and sealing the penetration. Roof edge gutters and downspouts were found to be in generally good condition, however the brackets utilized to mount these have allowed the gutter to rotate downward. In a few locations the rotation is noticeable and may make the gutter more susceptible to future damage. Gutters were also installed without provisions for expansion and contraction. The long length of some of the gutter runs has caused the intersecting corners to split. Ports installed to connect these gutters to the downspouts were configured in a manner that significantly reduces the overall discharge capacity of the system. As installed the ports have approximately half of the open area compared to the connected downspout. Discharge ports should be reworked to maximize gutter capacity that will result in less water being held by the gutters. General maintenance is needed for all gutters and downspouts.
- ix. The standing-seam copper roofing above the Gathering Space clear-story is in generally good condition. A few locations were noted where the ridge cap is out of alignment suggesting strong winds may have caused significant amounts of uplift. Roof edge gutters and downspouts were found to be in generally good condition however the gutters have rotated downward and are bent out of alignment in a few locations. It is presumed that sliding snow and ice formation are the cause of this damage. These gutters have been lined with EPDM strips at most of the splices. These were chemically adhered to the metal, however the bond has failed allowing the membrane strip to pull away from the gutter. General maintenance will be needed to return these systems to good operating condition.
- x. A synthetic stucco finish is applied to the exterior walls of the Gathering Space clear-story. These walls have collected significant amounts of airborne dust and debris. As these deposits increase they slightly increase the weight of the applied finish and naturally trap and hold water that further adds weight to the system. Prolonged periods while in a wetted condition increases the likelihood that water will find and exploit breaches in the system that will, in turn, damage currently intact structure and applied interior finishes. This finish should be cleaned and carefully assessed for hidden damage.

- xi. Steel handrail posts installed at the northwest entrance to the church have experienced significant damage due to corrosion. Lost steel cross-section effectively reduces the load resisting capacity of the railing system making it vulnerable to excessive deflection. Expansive forces generated by this deterioration have also caused damage to the concrete steps and landings adjacent to these posts. Concrete repairs have been attempted in the past, however the conditions causing the damage remain and many of the repairs are now failing. All of the components within this stair and handrail system will need to be extensively reworked.
 - xii. Cast-in-place concrete steps installed adjacent to the main entrance of the church are weathered with several spalled nosing edges. The weathering damage is believed to be minimal however the spalled edges produce conditions that affect the walkability of the stair run. Repairs to concrete nosings are difficult to execute and rarely produce long lasting results. Nosing inserts or overlays may be reasonable options for addressing this condition.
 - xiii. Concrete aprons adjacent to the garage doors are significantly damaged. Exposed surfaces are cracking and disintegrating, producing irregular walking surfaces and loosely held aggregate. It appears that a skim-coat overlay has been applied to portions of these aprons. Historically these thin overlays do not perform well in exposed exterior environments. Full depth replacement will likely be needed at these locations.
- d. Conclusions
- i. Conditions that involve walking surfaces and safety railings will need to be addressed as soon as possible.
 - ii. The recurring damage to interior finishes within the Nave's ceiling is attributable to continuing water infiltration through the building's exterior masonry envelope. The recent replacement of roof membranes and the addition of break-metal coping caps and flashings have greatly improved the weather-resistive characteristics of the church. The water management characteristics of a solid masonry wall system relies on keeping the water out rather than collecting and redirecting water that does find a way in. Unfortunately, the masonry restoration work that was recently performed has not been as effective as it should have been.
 - iii. Roofs above the Gathering Space, the offices, and the residence are nearing the end of their expected service lives. Elevated levels of maintenance should be directed at these systems to extend their service for a few more years. Repairs to gutters and downspouts are now necessary. Minor modifications to select details within these systems would allow them to be more effective.

- e. Remediation:
 - i. Suggested repair activities have been provided above within each discussion topic of the observed conditions. Conditions such as concrete step repairs and handrail repairs are considered to be the highest priority due to their relationship to the safe usage of the facility. Water infiltration within the Nave remains as a significant problem that will require more repointing and replacement of ineffective details. Short term measures could be implemented to stop the recurring damage to interior finishes. As time and appropriate budgets can be arranged, more permanent measures can be implemented. Routine building maintenance needs to be elevated in priority to take a proactive approach that will likely prevent collateral damage to currently intact structure and applied finishes. Items such as shingle replacement, roof membrane lap joint sealing, gutter and downspout repair, sealant replacement, and cleaning EIFS finishes would be in this category.
 - ii. Details and materials necessary to accomplish these various activities should be developed by individuals familiar with the types of repairs necessary and installed by skilled mechanics. When properly executed, these activities will prolong the life of the facility and enhance its operational characteristics and appearance.

4. Architectural Systems - Interior

a. **Description of Conditions**

The following descriptions of the conditions of materials and finishes are used throughout the assessment of the facility's interior below. These descriptions, while general, are based upon the following criteria:

- i. Excellent:
 - (1) Showing virtually no wear or deterioration.
- ii. Good:
 - (1) Showing normal (but not excessive) wear and condition for its age.
 - (2) No specific conditions of deterioration.
 - (3) Normal maintenance (such as painting) may be required.
- iii. Fair:
 - (1) Showing a general state of wear, soiling, discoloration, or other deterioration.
 - (2) In the latter stages of its service life.
 - (3) Due to the age of the installation, weathertightness may be in question, but there are no specific conditions of leakage noted.
- iv. Poor:
 - (1) The material or system is at the end of its service life.
 - (2) Overt and specific wear, damage, deterioration, or lack of performance.

b. **First Floor**

i. **Main Entry Vestibule (at canopy)**

- (1) Flooring:
 - (a) Material: Slate tiles. There is an aluminum-framed walk-off mat recessed into the floor.
 - (b) Condition: The tile themselves are in good condition, however the grout joints are dirty. Due to the traffic it takes, the recessed mat looks worn and dirty and is in poor condition.

- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Poor.

- (3) Walls:
 - (a) Material: Painted gypsum board (drywall) on wood stud framing.
 - (b) Condition: Good.

- (4) Ceiling:
 - (a) Material: Painted gypsum board (drywall).
 - (b) Condition: Good.

- (5) Doors and Frames (*at exterior entrance*):
 - (a) Material: Hollow-metal (steel) frames with hollow-metal door leaves. Door leaves have narrow glass lites. All hollow-metal frames and doors have a painted finish.
 - (b) Condition: Good. The interior and exterior faces of frames and doors need to be repainted.
 - (c) Hardware:
 - (i) Exit (panic) devices.
 - (ii) Closers.
 - (iii) Weatherstripping and thresholds.

- (6) Doors and Frames (*at interior doors to Gathering Space*):
 - (a) Material: Hollow-metal (steel) frames with stile-and-rail wood doors with narrow glass lites. Frames have a painted finish. Door leaves have a stained finish.
 - (b) Condition: Good.
 - (c) Hardware:
 - (i) Closers.
 - (ii) Push plates and pull handles.
 - (iii) Mop plates.

ii. **Gathering Space**

- (1) Flooring:
 - (a) Material: Slate tiles.
 - (b) Condition: The tile themselves are in good condition, however the grout joints are dirty
- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Fair.
- (3) Walls:
 - (a) Material: Painted gypsum board (drywall) on wood and/or metal stud framing, depending upon exact location.
 - (b) Condition: Good.
- (4) Ceiling:
 - (a) Material: Painted gypsum board (drywall).
 - (i) Main ceiling planes are painted white.
 - (ii) The structural members crossing the raised clear-story are clad with drywall and are painted with a faux finish.
 - (b) Condition: Good.
- (5) Doors and Frames (*interior doors*):
 - (a) Material: Door frames are hollow-metal (steel) frames, with solid-core wood door leaves. Doors to the Nave and Parish Office are stile-and-rail wood doors with narrow glass lites.
 - (b) Condition: Good. There are some scratches and scuffs in the faces of the doors.
 - (c) Hardware:
 - (i) At doors to Nave:
 - 1) Exit (panic) devices with vertical rods. Pulls are located on the Gathering Space face of each door leaf.
 - 2) Closers.
 - (ii) Door to Parish Office:
 - 1) Lockset.
- (6) Doors and Frames (*at exterior doors onto terrace*):
 - (a) Material: Hollow-metal (steel) frames with hollow-metal door leaves with full-glass lites. All hollow-metal frames and doors have a painted finish.
 - (b) Condition: Good. The interior and exterior faces of frames and doors need to be repainted.
 - (c) Hardware:
 - (i) Locksets.

- (ii) Closers.
 - (iii) Weatherstripping and thresholds.
- (7) Windows:
- (a) Material: Window frames are hollow-metal frames with insulated glazing. Window frames are painted at both interior and exterior faces.
 - (b) Condition: Good. Exterior faces of frames need to be repainted.

iii. **Nave**

- (1) Flooring:
- (a) Material: Sheet carpeting throughout.
 - (b) Condition: Fair. The steps at the Sanctuary show wear. There are also stains on the carpet at the Sanctuary.
- (2) Wall base:
- (a) Material: 4" resilient cove base.
 - (b) Condition: Fair.
- (3) Walls (Nave):
- (a) Material: Random ashlar limestone veneer. Limestone has a horizontally-striated texture finish.
 - (b) Condition: Good. There is some evidence of water streaks and staining beneath some of the high windows.
 - (c) It is reported that moisture that infiltrates the exterior face of the high walls of the Nave (parallel to the center aisle) and reaches the horizontal through-wall flashing that is approximately in line with the sills of the high windows. As this flashing reportedly does not have end-dams at the window openings, the moisture flows off the end of the flashing, penetrating through the wall thickness and dripping onto the ceiling below these windows.
- (4) Wall (north wall of Sanctuary):
- (a) Material: Raised gypsum board (drywall) panels arranged in a grid pattern over another gypsum board plane. Each raised panel is painted with a polychrome design that when viewed as a whole present an abstract scene of the Crucifixion.
 - (b) Condition: Good.
- (5) Column enclosures (at free-standing columns):
- (a) Material: Painted cement plaster on metal lath.
 - (b) Condition: Fair. Painted finish needs to be repainted.
- (6) Ceiling:
- (a) Material: 2x2 suspended acoustic ceiling.
 - (b) Condition: Fair. Some water stains are apparent where roof and/or wall leaks have occurred. (*Refer to the discussion above*)

regarding leakage at the high walls of the Nave.) At the high ceiling of the Nave, some ceiling tiles have been replaced. The replacement tiles are whiter (perhaps cleaner) than the adjacent ceiling tile.

- (7) Doors and Frames:
 - (a) Material: Door frames are hollow-metal (steel) frames, with stile-and-rail wood doors with narrow glass lites. Solid-core wood doors are located at the Cry Room and the Sacristy. The exit doors at the south wall of the Nave are hollow-metal (steel) door leaves with no glass lites.
 - (b) Condition: Good.
 - (i) The large exterior doors at the south wall of the Nave are difficult to open. These doors are in fair condition.
 - (c) Hardware:
 - (i) At the Cry Room and the Sacristy:
 - 1) Locksets.
 - (ii) At interior exit doors from the Nave:
 - 1) Exit (panic) devices with vertical rods.
 - 2) Closers.
 - (iii) At exterior exit doors from the Nave:
 - 1) Exit (panic) devices with vertical rods.
 - 2) Closers.
 - 3) Threshold and weatherstripping.
- (8) Windows:
 - (a) Material: Aluminum frames with clear / natural finish. The glazing consists of stained glass panels, with protective clear glass at the exterior face. There are operable sash spaced periodically along the length of the Nave.
 - (b) Condition: Fair.
- (9) Pews:
 - (a) Material: Pews are wood veneer with stain finish. The seat of the pews is padded and upholstered. The seat backs of the pews are unpadded. Hymnal racks are affixed to the back of each pew. Kneelers are attached at each pew except at the rear-most pew at a cross aisle.
 - (b) Condition: Generally good. The pew upholstery is showing wear and some staining.
- (10) Sanctuary platform and Music risers.
 - (a) The raised Sanctuary platform is concrete, and was constructed in the 1992 addition / renovation project.
 - (b) The Music risers are believed to be wood-framed.

iv. **Cry Room**

- (1) Floor, wall base, wall, and ceiling finishes are virtually identical to those adjacent in the Nave. Conditions are also virtually identical.
 - (a) The north, south, and west walls of the room are painted gypsum board (drywall) on stud framing.

- (2) Door and Frame:
 - (a) Material: Door frame is a hollow-metal (steel) frame, with a solid-core wood door.
 - (b) Condition: Good.
 - (c) Hardware:
 - (i) Lockset.

- (3) Window:
 - (a) Windows at the exterior wall are virtually identical to those adjacent in the Nave, including the stained glass.
 - (b) The interior window between the Cry Room and the Nave is butt-glazed glazing set in a hollow-metal frame.

v. **Chapel (including Reconciliation Room)**

- (1) Flooring:
 - (a) Material: Sheet carpeting throughout.
 - (b) Condition: Poor.

- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Poor.

- (3) Walls:
 - (a) At the north, south, and east walls:
 - (i) Material: Random ashlar limestone veneer. Limestone has a horizontally-striated texture finish.
 - (ii) Condition: Good. There are some water streaks and staining at the north wall extending down from the ceiling. It is not known whether this evidence of leakage is the result of active leakage or previous leakage that has been repaired.
 - (b) At the center portion of the south wall and at the west walls:
 - (i) Material: Painted gypsum board (drywall) on stud framing.
 - (ii) Condition: Good.
 - (c) At Reconciliation Room:
 - (i) Material: Painted gypsum board (drywall) on stud framing.

- (ii) Condition: Good.
- (4) Ceiling:
 - (a) Material: Painted gypsum board (drywall).
 - (b) Condition: Good.
- (5) Doors and Frames:
 - (a) At doors at the bottom of the Chapel's ramp to the Nave and the northwest exit stair:
 - (i) Materials: Door frames are hollow-metal (steel) frames, with stile-and-rail wood doors with narrow glass lites.
 - (ii) Condition: Good.
 - (iii) Hardware:
 - 1) Closer.
 - 2) Lockset (no exit device).
 - (b) At passageways between the Chapel and the Sanctuary platform:
 - (i) Material: Decorative steel gates with painted finish.
 - (ii) Condition: Good.
 - (iii) Hardware:
 - 1) Lockset.
 - (c) At Reconciliation Room:
 - (i) Material: Door frame is a hollow-metal (steel) frame, with a solid-core wood door.
 - (ii) Condition: Good.
 - (iii) Hardware:
 - 1) Lockset.
- (6) Windows:
 - (a) Exterior windows:
 - (i) Material: Aluminum frames with clear / natural finish. The glazing consists of stained glass panels, with protective clear glass at the exterior face. Each of the eight windows at the north wall have an operable sash at the bottom of the window opening.
 - (ii) Condition: Fair.
 - (b) Interior windows at Reconciliation Room:
 - (i) Material: Clear glazing set into drywall wall with "frameless" detail and appearance.

- vi. **Sacristy**
- (1) Flooring:
- (a) Material: Sheet carpeting throughout, except for vinyl composition tile (VCT) in storage closets and in the small room containing the countertop and sink.
 - (b) Condition:
 - (i) Carpet: Poor. Heavier wear shows at the steps leading to the Chapel.
 - (ii) VCT: Fair.
- (2) Wall base:
- (a) Material: 4" resilient cove base.
 - (b) Condition: Fair.
- (3) Walls:
- (a) Material:
 - (i) At the north and east exterior walls: Painted concrete masonry.
 - (ii) At the other three walls of the room (including some of the walls of the passage to the Chapel and some of the walls in the room with the countertop and sink): Pre-finished wood paneling.
 - (iii) Condition:
 - 1) The painted concrete masonry walls are in good condition.
 - 2) The wood paneling appears to be in good condition, however it is residential in appearance.
- (4) Ceiling:
- (a) Material:
 - (i) At the main room of the Sacristy: 12" x 12" acoustic tile.
 - (ii) At the adjoining rooms (the passage to the Chapel and the room with the countertop and sink): Painted gypsum board (drywall).
 - (iii) Condition: Both types of ceilings are in fair condition.
- (5) Doors and Frames:
- (a) Material:
 - (i) At the Sacristy door from the Nave: Door frame is a hollow-metal (steel) frame, with a solid-core wood door.
 - 1) Condition: Fair, due to age. (This door appears to be original to the building.)
 - (ii) At the door to the Chapel: Door frame is wood, with a solid-core wood door.

- 1) Condition: Fair, due to age. (This door appears to be original to the building.)
- (b) Hardware:
 - (i) Locksets, with traditional door knobs (no handicapped-accessible lever handles).
- (6) Windows:
 - (a) Material: Aluminum frames with clear / natural finish. The glazing consists of stained glass panels, with protective clear glass at the exterior face.
 - (b) Condition: Fair.

vii. **Stairs at the following locations:**

- (1) Stairs at northwest corner of building.**
- (2) Stairs at southwest corner of building.**
- (3) Stairs located at the east side of the Nave (between Nave & Rectory).**
- (4) Stairs at the south side of the Gathering Space (down to the Lower Level).**

- (a) Flooring:
 - (i) Material:
 - 1) 12" x 12" vinyl composition tile at northwest, southwest, east, and south stairs.
 - 2) 9" x 9" vinyl tile at the Lower Level of the southwest stairs.
 - 3) Resilient treads and risers. Treads have abrasive strips at the tread nosings.
 - 4) There is an aluminum-framed walk-off mat recessed into the floor at the exterior doors at the northwest, southwest, and east stairs.
 - (ii) Condition: Poor.
 - 1) The resilient treads show wear. Their dark color conceals the ground-in dirt that is undoubtedly present.
 - 2) The resilient treads and risers at the south stair are difficult to clean and look dirty.
 - 3) Due to the traffic they take, the recessed mats looks worn and dirty.
- (b) Wall base:
 - (i) Material: painted steel stringer of the stair and landing construction.
 - (ii) While the steel stringers appears to be in good condition, their painted finish is in poor condition.

- (c) Walls:
 - (i) At the northwest, southwest, and east stairs:
 - 1) Material: Painted concrete masonry.
 - 2) Condition: Good.
 - (ii) At the south stair:
 - 1) Material: Painted gypsum board (drywall).
 - 2) Condition: Good.

- (d) Ceiling:
 - (i) At the northwest and south stairs:
 - 1) Material: Suspended acoustic ceiling.
 - 2) Condition: Good to Fair.
 - (ii) At the southwest and east stair:
 - 1) Material: 12" x 12" acoustic tile.
 - 2) Condition: Fair to Poor.

- (e) Doors and Frames:
 - (i) At the exterior entrance / exit doors (where applicable at the northwest, southwest, and east stairs):
 - 1) Material: Hollow-metal (steel) frames with hollow-metal door leaves. Door leaves have full-glass lites. All hollow-metal frames and doors have a painted finish.
 - 2) Condition: Good. Exterior faces of frames and doors need to be repainted.
 - 3) Hardware:
 - a) Exit (panic) devices with vertical rods.
 - b) Closers.
 - c) Weatherstripping and thresholds.
 - (ii) At the interior doors to the Nave at the northwest, southwest, and east stairs, and at the Lower Level doors at the southwest stair:
 - 1) Material: Door frames are hollow-metal (steel) frames, with stile-and-rail wood doors with narrow glass lites.
 - 2) Condition: Good. However, there are scratches and scuffs in the doors' finish.
 - 3) Hardware:
 - a) Exit (panic) devices with vertical rods. A lever is located at one leaf on the pull side of the door.
 - b) Closers.

- (f) Windows at the northwest stair:
 - (i) Material: Aluminum frames with clear / natural finish.

The glazing consists of stained glass panels, with protective clear glass at the exterior face.

(ii) Condition: Fair.

viii. **Restrooms**

- (1) Flooring:
 - (a) Material: 2" x 2" ceramic tile.
 - (b) Condition: The tile itself is in fair condition. The grout joints are stained and dirty.
- (2) Wall base:
 - (a) Material: Ceramic cove base, consisting of 2" x 2" tiles. Overall height is approximately 4".
 - (b) Condition: The tile itself is in fair condition. The grout joints are stained and dirty.
- (3) Walls:
 - (a) Material: Painted gypsum board (drywall).
 - (b) Condition: Good. The walls are undoubtedly in need of painting.
- (4) Ceiling:
 - (a) Material: 2x2 suspended acoustic ceiling.
 - (b) Condition: Fair.
- (5) Doors and Frames:
 - (a) Material: Door frame is a hollow-metal (steel) frame, with a solid-core wood door.
 - (b) Condition: Fair.
 - (c) Hardware:
 - (i) Push plate and pull handle.
 - (ii) Closer.
- (6) Countertops:
 - (a) Material: Plastic laminate.
 - (b) Condition: Poor. The laminated is dated, and some of it is coming loose from the substrate.
- (7) Toilet partitions:
 - (a) Material: Plastic laminate.
 - (b) Condition: Fair.

ix. **Kitchenette (located adjacent to the Gathering Space)**

- (1) Flooring:
 - (a) Material: Slate tiles.

- (b) Condition: The tiles themselves are in good condition, but the grout joints are dirty.
- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Fair.
- (3) Walls:
 - (a) Material: Painted gypsum board (drywall).
 - (b) Condition: Good.
- (4) Ceiling:
 - (a) Material: 2x2 suspended acoustic ceiling.
 - (b) Condition: Fair. There is some staining from piping or roof leaks above.
- (5) Door and Frame:
 - (a) Material: Door frame is a hollow-metal (steel) frame, with a solid-core wood door.
 - (b) Condition: Good.
 - (c) Hardware:
 - (i) Lockset.
- (6) Countertop and cabinetry:
 - (a) Material: Plastic laminate.
 - (b) Condition: Good.

x. **Offices:**

- (1) Flooring:
 - (a) Parish Office, Work Room, and Hallway:
 - (i) Material: Slate tile.
 - (ii) Condition: Good.
 - (b) Pastor, Associate Pastors, Business Office:
 - (i) Material: Sheet carpeting.
 - (ii) Condition: Good.
 - (c) Stairs down to Work Room:
 - (i) Resilient treads and risers. Treads have abrasive strips at the tread nosings.
 - (ii) Condition: Poor.
- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Fair.

- (3) Walls:
 - (a) Material: Painted gypsum board (drywall).
 - (i) There is wallpaper and a wallpaper border in the Business Office.
 - (b) Condition: Good.
- (4) Ceiling:
 - (a) Material: 2x2 suspended acoustic ceiling (except as indicated below).
 - (i) Fr. Jude's office has 12" x 12" acoustic tile.
 - (b) Condition: Fair. Some of the ceiling tiles are chipped and dirty.
- (5) Doors and Frames:
 - (a) Door frames are a hollow-metal (steel) frame, with a solid-core wood doors.
 - (b) Condition: Good.
 - (c) Hardware:
 - (i) Lockset.
- (6) Windows at Pastor's Office and Associate Pastors' Offices:
 - (a) Wood-framed windows with pre-finished aluminum cladding at the exterior face.
 - (i) The windows in Fr. Jude's office are fixed (not operable).
 - (ii) The windows in Fr. John's and Fr. Simon's offices are sliding glass doors of similar construction to that described above.
 - (b) Condition: Good.

c. **Lower Level**

i. **Center Hall**

- (1) Flooring:
 - (a) 12" x 12" and 9" x 9" vinyl tile. (The 9"x 9" size is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.)
 - (b) Condition: Poor.
 - (i) Tile are worn and dated.
 - (ii) The 9" x 9" tile is undoubtedly original to the building.
- (2) Wall base:
 - (a) Material: 4" resilient cove base.

- (b) Condition: Poor.
- (3) Walls:
 - (a) Material:
 - (i) At north, east, and west walls: Pre-finished (stained) wood paneling.
 - (ii) At south wall: Painted concrete masonry.
 - (iii) Conditions: Good. (The dark color of the stained wood paneling does nothing to brighten a windowless room.)
- (4) Ceiling:
 - (a) Material: 2'x 4' suspended acoustic ceiling.
 - (b) Condition: Fair. The ceiling is dingy and the grid is discolored.
- (5) Doors and Frames:
 - (a) Material: Frames are wood, with solid core wood doors. Both frames and doors have a stain finish.
 - (b) Condition: Fair.
 - (i) The louvers in the doors contribute to noise transfer from one space to another.
 - (c) Hardware:
 - (i) Locksets at adjoining offices.
 - (ii) Push plates and pull handles at the doors to Higgins Hall.
 - (iii) Closers at the doors to Higgins Hall.

ii. **Newman Student Study Room and Mary Ann Stephens Room**

- (1) Flooring:
 - (a) Newman Room:
 - (i) Material: 9" x 9" vinyl tile. (The 9"x 9" size is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.)
 - (ii) Condition: Poor.
 - 1) Tile are worn and dated.
 - 2) The 9" x 9" tile is undoubtedly original to the building.
 - (b) Stephens Room:
 - (i) Material: Sheet carpeting.
 - (ii) Condition: Poor.
 - 1) It is highly likely that 9" x 9" vinyl tile exists beneath this carpet.

- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Poor.

- (3) Walls:
 - (a) At the west walls of these rooms:
 - (i) A faux-brick wood paneling is attached to wood studs to cover the existing glazing / sliding glass doors leading to the enclosed porch area. Painted concrete masonry is located above the faux-brick paneling.
 - (ii) Condition: Fair. (This paneling was a relatively inexpensive material.)
 - (b) At the north, east, and south walls of these rooms:
 - (i) Pre-finished (stained) wood paneling.
 - (ii) Condition: Good. (The dark color of the stained wood paneling does nothing to brighten a windowless room.)

- (4) Ceiling:
 - (a) Material: 2' x 4' suspended acoustic ceiling.
 - (b) Condition: Fair. The ceiling is dingy and the grid is discolored.
- (5) Doors and Frames:
 - (a) Material: Frames are wood, with solid core wood doors. Both frames and doors have a stain finish.
 - (b) Condition: Fair.
 - (i) The louvers in the doors contribute to noise transfer from one space to another.
 - (c) Hardware:
 - (i) Locksets at closet doors in Newman Room.
 - (ii) Push plates and pull handles at the rooms' doors to the Central Hall.

iii. **South Corridor and Elevator Lobby**

- (1) Flooring:
 - (a) Material: 12" x 12" vinyl composition tile (VCT).
 - (b) Condition: Poor.

- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Poor.

- (3) Walls:
 - (a) Material: Painted concrete masonry.
 - (b) Condition: Good.

- (4) Ceiling:
 - (a) Material: 2' x 4' suspended acoustic ceiling.
 - (b) Condition: Poor.

- (5) Doors and Frames:
 - (a) At the door between the corridor and the elevator lobby:
 - (i) Material: Door frame is a hollow-metal (steel) frame, with a solid-core wood door. The frame has a sidelight glazed with wire glass.
 - (b) Condition: While the door / sidelight frame is in good condition, the door leaf is in poor condition, as it's faces are heavily scratched and scuffed.
 - (c) Hardware:
 - (i) Passage set.

iv. **Restrooms**

- (1) Floors:
 - (a) Material: Ceramic tile.
 - (b) Condition: The tile itself is in good condition, however the grout joints are dirty and stained.

- (2) Wall base:
 - (a) Material: The glazed wall block extend down to the tile floor. There is no cove.

- (3) Walls:
 - (a) Material: Glazed masonry block.
 - (b) Condition: The glazed masonry itself is in good condition. (It is largely indestructible.) The mortar joints are dirty and stained.

- (4) Ceilings:
 - (a) Material: Painted gypsum board or plaster.
 - (b) Condition: Good. However, the ceiling needs to be re-painted.

- (5) Doors and Frames:
 - (a) Door frames are a hollow-metal (steel) frame, with solid-core wood doors.
 - (b) Condition: Fair. The faces of the doors are scratched and scuffed.
 - (c) Hardware:
 - (i) Hospital-type accessible passage set.
 - (ii) Closers.

- (6) Toilet Partitions:
 - (a) Material: Painted metal partitions.
 - (b) Condition: Fair to Poor.

v. **Offices adjacent to the Central Hall (Deacon Office and Seminarists / Library Office)**

- (1) Flooring:
 - (a) Material: Sheet carpeting.
 - (b) Condition: Fair.
 - (i) It is highly likely that 9" x 9" vinyl tile exists beneath this carpet.
- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Fair.
- (3) Walls:
 - (a) Materials (depending upon the specific wall):
 - (i) Painted gypsum board.
 - (ii) Painted concrete masonry:
 - (iii) Pre-finished (stained) wood paneling.
 - (b) Condition: Good. (The dark color of the stained wood paneling does nothing to brighten a windowless room.)
- (4) Ceiling:
 - (a) Material: 2' x 4' suspended acoustic ceiling.
 - (b) Condition: Fair. The ceiling is dingy and the grid is discolored.
- (5) Doors and Frames:
 - (a) Material: Frames are wood, with solid core wood doors. Both frames and doors have a stain finish.
 - (b) Condition: Fair.
 - (i) The louvers in the doors contribute to noise transfer from one space to another.
 - (c) Hardware:
 - (i) Lockset.

vi. **DRE Office, Youth Ministry Office, and Development Office (including the corridor leading to these offices)**

- (1) Flooring:
 - (a) Material: Sheet carpeting throughout.
 - (b) Condition: Fair.

- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Fair.
- (3) Walls:
 - (a) Material: Painted gypsum board (drywall).
 - (b) Condition: Good.
- (4) Ceiling:
 - (a) Material: 2' x 4' suspended acoustic ceiling.
 - (b) Condition: Fair.
- (5) Doors and Frames:
 - (a) Material: Door frames are a hollow-metal (steel) frame, with a solid-core wood door.
 - (b) Condition: Good.
 - (c) Hardware:
 - (i) Lockset.

vii. **Higgins Hall (including the northwest entrance / exit vestibule)**

- (1) Flooring:
 - (a) Higgins Hall:
 - (i) Material: 9" x 9" vinyl tile. (The 9"x 9" size is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.)
 - (ii) Condition: Poor.
 - 1) Tile are worn and dated.
 - 2) The 9" x 9" tile is undoubtedly original to the building.
 - (b) Northwest vestibule:
 - (i) Material: 12" x 12" vinyl composition tile.
 - (ii) Condition: Poor.
- (2) Wall base:
 - (a) Material: 4" resilient cove base throughout.
 - (b) Condition: Poor.
- (3) Walls:
 - (a) Higgins Hall:
 - (i) East and south walls:
 - 1) Pre-finished (stained) wood paneling.
 - 2) Condition: Good. (The dark color of the

stained wood paneling does nothing to brighten a windowless room.)

- (ii) West wall:
 - 1) A faux-brick wood paneling is attached to wood studs to cover the existing glazing / sliding glass doors leading to the enclosed porch area. Painted concrete masonry is located above the faux-brick paneling.
 - 2) Condition: The faux-brick wood paneling is in fair condition; this paneling was a relatively inexpensive material.
- (iii) North wall and column enclosures throughout the room:
 - 1) Painted concrete masonry.
 - 2) Condition: The concrete masonry is in good condition.

- (b) Northwest Vestibule:
 - (i) Painted concrete masonry.
 - (ii) Condition: Good.

(4) Ceiling:

- (a) Higgins Hall:
 - (i) Material: 2' x 4' suspended acoustic ceiling.
 - (ii) Condition: Poor. The ceiling is dingy and the grid is discolored.
- (b) Northwest Vestibule:
 - (i) Material: Painted gypsum board (drywall) or plaster.
 - (ii) Condition: Good.

(5) Doors and Frames:

- (a) Higgins Hall:
 - (i) Material: Frames are wood, with solid core wood doors. Both frames and doors have a stain finish.
 - (ii) Condition: Fair.
 - 1) The louvers in the doors contribute to noise transfer from one space to another.
 - (iii) Hardware:
 - 1) Push plates, pull handles, and closers at the doors to the Central Hall and the East Corridor (leading to the east stairs).
- (b) At Northwest Vestibule:
 - (i) Exterior Doors and Frame:
 - 1) Material: Hollow-metal (steel) frames with hollow-metal door leaves. Door leaves have narrow glass lites. All hollow-metal frames

- and doors have a painted finish.
- 2) Condition: Fair. There is some corrosion evident on the exterior of the frame. The interior and exterior faces of frames and doors need to be repainted.
- 3) Hardware:
 - a) Exit (panic) devices.
 - b) Closers.
 - c) Weatherstripping and thresholds.
- (ii) Interior Doors and Frames:
 - 1) Door frames are hollow-metal (steel) frames, with stile-and-rail wood doors with narrow glass lites.
 - 2) Condition: Fair. The faces of the door leaves are scratched and scuffed.
 - 3) Hardware:
 - a) Push plates and pull handles.
 - b) Closers.

viii. **North Room and South Room**

- (1) Flooring:
 - (a) Material: 9" x 9" vinyl tile. (The 9"x 9" size is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.)
 - (i) Condition: Poor.
 - 1) Tile are worn and dated.
 - 2) The 9" x 9" tile is undoubtedly original to the building.
- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Poor.
- (3) Walls:
 - (a) East and south walls of the South Room, and the east wall of the North Room:
 - (i) Material: painted gypsum board (drywall).
 - (ii) Condition: Good.
 - (b) West wall of the South Room, and the west and north walls of the North Room:
 - (i) Material: Pre-finished (stained) wood paneling.
 - (ii) Condition: Good. (The dark color of the stained wood

paneling does nothing to brighten a windowless room.)

- (4) Ceiling:
 - (a) Material: 2' x 4' suspended acoustic ceiling.
 - (b) Condition: Fair. The ceiling is dingy and the grid is discolored.

- (5) Doors and Frames:
 - (a) A vinyl-faced operable (accordion) partition separates the North Room and the South Room.
 - (i) Condition: Visual appearance is poor. The operating condition of this operable partition is reported to be poor as well.
 - (b) Door frames are wood, with solid core wood doors. Both frames and doors have a stain finish.
 - (i) Condition: Fair.
 - 1) The louvers in the doors contribute to noise transfer from one space to another.
 - (ii) Hardware:
 - 1) Push plates, pull handles, and closers at the doors to Higgins Hall and the East Corridor (leading to the east stairs).

ix. **Enclosed Porch**

- (1) Flooring:
 - (a) Material: Bare concrete slab.
 - (b) Condition: Good. The slab appears to be relatively free of cracks.

- (2) Wall base: None.

- (3) Walls:
 - (a) Material: The solid wall area above the glazing at the east (interior) wall, and the north and south end walls, consist of random ashlar limestone veneer and smooth-cut limestone details.
 - (b) Condition: Good, however, there is staining from roof leaks.

- (4) Ceiling:
 - (a) Material: Exposed metal roof deck with exposed tube steel beams. The deck and the beams have been painted.
 - (b) Condition:
 - (i) Numerous screw anchors for the roofing system atop the deck penetrate through the deck.
 - (ii) As this space is not heated or cooled, the dampness has caused surface rust to appear on the steel deck

and beams. Roof leaks have also contributed to the rust. The rust at this steel roof deck appears to be more significant against the east wall, undoubtedly caused by leakage at the roof or flashing.

- (5) Windows and doors:
 - (a) At the east (interior) wall:
 - (i) Aluminum-framed sliding glass panels. (These glass panels have had wood stud framing and paneling erected at their eastern face to conceal them.)
 - (b) At the west (exterior) wall:
 - (i) Aluminum-framed sliding glass panels and jalousie windows.
 - (c) Condition: The sliding glass panels and jalousie windows at the west (exterior) wall are in poor condition due to their age and exposure. The sliding glass panels at the east (interior) wall are also in poor condition. The interior sliding glass doors are undoubtedly single-glazed and have no thermal breaks, so they are also currently a large source of energy loss.

x. **Kitchen (including Pantry)**

- (1) Floor:
 - (a) Material: 9" x 9" vinyl tile. (The 9"x 9" size is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.)
 - (b) Condition: Poor.
 - (i) Tile are worn and dated.
 - (ii) The 9" x 9" tile is undoubtedly original to the building.
- (2) Wall base:
 - (a) Material: 4" resilient cove base.
 - (b) Condition: Poor.
- (3) Walls:
 - (a) Material: Glazed masonry.
 - (b) Condition: The glazed masonry itself is in good condition. (It is largely indestructible.) The mortar joints are dirty.
- (4) Ceiling:
 - (a) Material: Painted gypsum board (drywall) or plaster.
 - (b) Condition: Good.
- (5) Doors and Frames (Interior):
 - (a) Material: Door frames are hollow-metal (steel) with solid core

- wood doors. The doors have a stain finish.
 - (b) Condition: Fair.
 - (i) The louvers in the doors contribute to noise transfer from one space to another.
 - (c) Hardware:
 - (i) At the doors to Higgins Hall: Push plates, pull handles, and closers.

- (6) Door and Frame (to exterior):
 - (a) Material: Hollow-metal (steel) frame with hollow-metal door leaf. Door leaf has full-glass lite. Hollow-metal frame and door have a painted finish.
 - 1) Condition: Good. Exterior face of frame and door needs to be repainted.
 - 2) Hardware:
 - a) Lockset.
 - b) Closer.
 - c) Weatherstripping and threshold.

- (7) Windows:
 - (a) Material: Wood-framed windows with pre-finished aluminum cladding at the exterior face. There are operable sash that can allow natural ventilation.
 - (b) Condition: Good.

- (8) Countertops and cabinetry:
 - (a) Material: Cabinets are painted metal. Countertops are plastic laminate.
 - (i) The shelving in the Pantry is painted wood.
 - (b) Condition: The cabinets and countertops are in poor condition; it is obvious that they are old and probably original to the building.
 - (i) The shelving in the Pantry is also in poor condition.

- (9) *Refer to assessment of the Food Service fixtures and components below.*

xi. **Mechanical Room**

- (1) Flooring:
 - (a) Material: bare concrete slab.
 - (b) Condition: Good.

- (2) Wall base: None.

- (3) Walls:
 - (a) Unpainted concrete masonry.
 - (b) Condition: Good.

- (4) Ceiling:
 - (a) Material: There is a plaster ceiling above the exposed HVAC ducts and mechanical/electrical piping and conduits.
 - (b) Condition: Fair.

- (5) Doors and Frames:
 - (a) Material: Hollow-metal (steel) frame with hollow-metal door leaves. Door leaves have full-glass lite. Hollow-metal frame and doors have a painted finish.
 - 1) Condition: Good. Exterior face of frame and doors needs to be repainted.
 - 2) Hardware:
 - a) Lockset.
 - b) Closer.
 - c) Weatherstripping and threshold.

xii. Refer to assessment of all stairs in the First Floor text above.

d. **Rectory**

- i. Flooring:
 - (1) Living / Dining:
 - (a) Material: Sheet carpeting. (It is reported that 9" x 9" vinyl tile exists beneath the carpeting. The 9"x 9" size is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.)
 - (b) Condition: Poor. This carpeting is dated and stained.

 - (2) Bedrooms:
 - (a) Material: Sheet carpeting. (It is reported that 9" x 9" vinyl tile exists beneath the carpeting. The 9"x 9" size is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.)
 - (b) Condition: The carpeting in the bedrooms at both floor levels is in fair condition.
 - (i) The carpeting in the Second Floor "double" room on the west side of the corridor is in poor condition.

 - (3) Kitchen:
 - (a) Material: Sheet vinyl.

- (b) Condition: Poor.
- (4) Laundry:
- (a) Material: Sheet vinyl.
 - (b) Condition: Poor.
- (5) Restrooms / Showers:
- (a) Material:
 - (i) Private Bathrooms:
 - 1) There are two private bathrooms that have sheet vinyl flooring.
 - a) Condition: Fair.
 - 2) There are two private bathrooms that have ceramic tile flooring.
 - a) Condition: Fair. Grout joints are dirty.
 - (ii) Shower Rooms:
 - 1) Ceramic tile.
 - a) Condition: Fair. The tile appears dated and the tile joints are dirty.
 - 2) There are three shower stalls that appear to have terrazzo basins forming the floor of the stall. This terrazzo appears to have been painted. These basins are in poor condition.
 - 3) There are two other shower stalls that have ceramic tile at the floor of the stall. This tile appears to be in fair condition.
- (6) Corridors throughout and Stairs at southeast corner of Rectory:
- (a) Material: Sheet carpeting and 9" x 9" vinyl tile, depending upon exact location. (It is reported that 9" x 9" vinyl tile exists beneath the carpeting.) The 9"x 9" size is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.
 - (b) Condition: Both carpet and vinyl tile are in poor condition.
 - (i) The carpeting at the Stairs is worn.
- (7) Storage:
- (a) Material: 9" x 9" vinyl tile. (The 9"x 9" size is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.)

- (b) Condition: Poor.
 - (i) Tile are worn and dated.
 - (ii) The 9" x 9" tile is undoubtedly original to the building.
 - (8) Garage:
 - (a) Material: Unpainted concrete slab.
 - (b) Condition: Fair.
- ii. Wall base:
- (1) With the exception of the rooms identified below, wall base throughout the Rectory is wood with a paint or transparent (stain) finish, depending upon exact location.
 - (a) Condition: Good, however the wood needs to receive a new paint or transparent finish.
 - (2) Kitchen: 4-inch resilient cove base.
 - (a) Condition: Poor.
 - (3) Laundry: 4-inch resilient cove base.
 - (a) Condition: Poor.
 - (4) Restrooms:
 - (a) Private Bathrooms:
 - (i) Generally , where the floor finish is ceramic tile, the wall base is also ceramic tile.
 - 1) Condition: This tile is in fair condition. Grout joints are dirty.
 - (ii) Generally, where the floor finish is sheet vinyl, the wall base is 4-inch resilient cove base.
 - 1) Condition: Fair.
 - (b) Shower Rooms:
 - (i) At the southernmost Shower Room, the wall base is a combination of 4-inch resilient cove base and ceramic tile.
 - 1) Condition: Poor. The plane of the ceramic floor tile is higher than the bottom of the ceramic base, creating a channel that can hold water.
 - (ii) At the northern shower room, there is no wall base, as the FRP / Marlite panels on the wall simply extend to the floor. Where the panels meet the floor, there is no cove detail to make cleaning easier and more effective.
 - (5) Storage:
 - (a) Material: 4-inch resilient cove base.
 - (b) Condition: Poor.

- iii. Walls:
 - (1) With the exception of the rooms identified below, walls are painted plaster or gypsum board (drywall).
 - (a) Condition: Good.
 - (i) At the lavs in the bedrooms, there is a marlite wainscot with metal edging at the walls behind and alongside the lav.
 - (ii) Condition: Fair.
 - (2) Kitchen:
 - (a) There is a ceramic tile backsplash which extends from the countertop up to the bottom of the wall cabinets.
 - (b) Condition: Good.
 - (3) Restrooms:
 - (a) Private Bathrooms:
 - (i) Depending upon the exact bathroom in question, walls finishes consist of the following:
 - 1) Painted gypsum wallboard or plaster.
 - a) Condition: Fair.
 - 2) Ceramic tile (usually a partial height wainscot with painted plaster above).
 - a) Condition: Fair.
 - 3) Marlite or FRP panels (usually a partial height wainscot). The panels are trim with wood with a stain finish.
 - a) Condition: Fair.
 - b) The wood trim over time will absorb moisture generated by showering or by cleaning processes. This will cause deterioration of the wood.
 - 4) One of the Private Bathrooms has a fiberglass surround at the tub / shower. This surround is in fair condition.
 - (b) Shower Rooms:
 - (i) The Shower Rooms have ceramic tile walls surfaces as a wainscot, or full-height in shower stalls. The Shower Rooms also have wood-trimmed FRP (plastic) panels as a wainscot. Painted plaster is the wall surface above the wainscot.
 - (ii) Conditions:
 - 1) Some of this tile is undoubtedly original to the building. The tile appears dated and the tile joints are dirty.
 - 2) The tile in some of the shower stalls is in poor condition, with cracked grout joints. The tile

- (b) The countertop is plastic laminate.
 - (c) Condition: Both the countertop and cabinetry are in poor condition and are dated.
- (3) There are several wood sink cabinets in Private Bathrooms and Shower Rooms. These cabinets have a stain finish. These cabinets appear to be residential grade.
 - (a) Condition: Generally Fair. However, the cabinet in the southern Shower Room is in poor condition.
- viii. Toilet partitions at shower rooms:
 - (1) Material: Painted metal partitions and doors.
 - (2) Condition: Poor.
- ix. Wood railing at Stair in southeast corner of Rectory:
 - (1) Material: Wood railing and spindles with a stain finish.
 - (2) Condition: The wood components appear to be in good condition, however the spindles are loose.

5. Food Service

- a. The basic problems are insufficient work surface area, inadequate storage space, production workflow, security of kitchen area and ease of receiving. These problems can readily be resolved with proper planning. The following recommendations of renovating the existing Food Service area will sum up possible solutions to rectify the current problems, which will result in a more functional, safe and modern food facility.
- b. **RENOVATION OF EXISTING MAIN KITCHEN**
 - i. **PROVIDE A WAREWASHING AREA**
 - (1) Keeping the soiled wet area separate from the main kitchen prep cooking area would be beneficial. This area would include the existing three compartment sink however moving it off the wall and locating it where the island table is closer to the dishwasher. Use the existing soiled dish table with sink and disposer to scrap and load racks into a new upright door type dishwasher with a exhaust hood. Provide a new longer clean dish table to dry dishes/pots and pans.
 - ii. **REDESIGN DRY FOOD STORAGE ROOM**
 - (1) A dry food storage room could be redesigned to have separate designated shelf areas for the different groups needing space. The use of lockable shelves is a possibility.
 - iii. **KITCHEN PRODUCTION AREA / SERVING AREA**
 - (1) To create a safer traffic flow with functional workspace it is best to create

a proper flow within the kitchen. To eliminate cross traffic within the space along with wider isle space to safely allow eight to ten workers to move freely.

- (2) It would be suggested to move the existing reach in's to the location where the existing three compartment sinks are. Move the island hood to the wall where the reach ins are currently located. Provide a large island table with outlets and storage below, front counter with or without a service window. Provide separate circuits on all outlets to minimize tripping of breakers.

iv. **MAIN COOKING BATTERY**

- (1) The owner's existing equipment is commercial and residential equipment. They are too small and inefficient do not keep up with the demand. New efficient commercial equipment with a new hood exhaust system that is energy efficient will benefit the safety of the workers and guests. To meet the demands, it is recommended to provide a new gas range with 6-8 burners and one freestanding convection oven. Provide pot filler for ease of filling large pots on the range.

v. **PROVIDE CUSTODIAL ROOM**

- (1) To provide a area not within the kitchen that would include a mop sink for spills for clean up, storage of chemicals and a washer and dryer for towels. This room does not have to be within the kitchen, but should be close.

vi. **RECEIVING**

- (1) The above recommendations are solved by adding square footage to the existing kitchen. However, the method of bringing supplies into the exiting kitchen is by use of stairs which is not ideal. At this time not knowing the future design of the Church, I would recommend installing a ramp.

6. **Mechanical Systems**

a. **Heating, Ventilation and Air-Conditioning**

i. **HEATING**

The facility, for the most part, is heated with steam produced by a Kewanee Model 3R-12-G 54 horsepower low pressure steam boiler. Output is 1800 MBH using natural gas. The boiler has had a rebuild that included retubing. The boiler is in working order and can continue in service. Condensate is returned to the boiler from two (2) Sterling Model 4128-GMX receivers with a Simplex Pump (1/3 HP). These are fairly new and in good working condition.

The boiler flue is intact and insulated. The steam piping and valves are original to the building. The valves may not be effective for full shutoff. Some pipe insulation

has been removed. Most newer piping, especially the condensate piping, was not insulated. The internal condition of the existing piping is not known. It was reported that several chemical agents have been used over the years and was not necessarily consistent or reliable. A water softener has recently been installed to treat boiler water makeup. Though this is a positive step, it is likely there is significant corrosion in all original piping from 1967.

Steam is piped to Air Handling Units in the Church and the Rectory. Condensate is returned by gravity to the condensate receivers. One is located adjacent to the Boiler and the other in the Lower Level's Northwest Maintenance Room.

ii. COOLING AND AIR HANDLING

The cooling for the Facility is all direct expansion utilizing split system air-cooled condensing units and evaporator coils. The exception is the Gathering Space, which is served by a single package rooftop unit.

The differing systems are assessed as follows:

(1) AHU-1

This unit is suspended in the garage and serves both floors of the Rectory. The equipment is a replacement of the original 1967 installation and utilizes the original fully-ducted supply and return system. The current equipment was installed in 2000. (Trane Model TWE 180 horizontal indoor air handler coupled to a Trane Model TTA180 outdoor air cooled condensing unit.) Nominal capacity is 15 tons. The unit includes a steam coil, served by the boiler, for heating.

The unit transmits significant vibration to the building structure. It was reported that the Air Handling Unit has had moisture carryover and leaks. A drip pan has been installed under the unit.

This system does not have a fresh air source. Although this system has the capacity to effectively condition the Rectory, there is no zone control. The Rectory's Upper Level is reported to overheat when the thermostat on the Lower Level is satisfied.

(2) AHU-4

This system is comprised of a suspended Air Handling Unit in the Boiler Room and an outdoor Air Cooled Condensing Unit.

The system is ducted single zone supply, serving the Sanctuary, Chapel, and Nave through perimeter and aisle floor registers. There is no fresh air source to this system. The return air is ducted from ceiling grilles back to

the unit.

The Air Handling Unit is a McQuay packaged unit containing a DX cooling coil, steam heating coil, and a flat filter section. The unit is original to 1967 and is in working condition at this time. It is very noisy, especially on startup. This could be attributed to aged fan bearings.

The condensing unit is an older replacement of original equipment. It is a McQuay Model ALP, of a nominal 32 ton capacity, and contains a single 30 HP compressor. Refrigerant could not be confirmed, but suspected to be R22. The unit is in working condition at this time.

It is reported that this system does not maintain capacity consistent with seasonal events in the space. Without a fresh air source or exhaust available, it is not possible to offer ventilation or relief. There is also a reported concern with incense odor removal in the Sanctuary which should be relieved.

In a review of the internal loads, the calculated heat gain from the installed lighting and people is approximately 38 - 40 tons. Even assuming the building load during worship is neutral, the installed equipment capacity of 32 tons is considerably inadequate.

The Chapel area, behind the Sanctuary, currently has a supplemental ductless split system for use during events. This system was installed a few years ago and is in good condition. However, as it is noisy and drafty for the occupants, it is not used during the events. It was reported that it's use for the future is not desired.

(3) AHU-5

This system is located in the Lower Level's Northwest Maintenance Room. The air handling unit is suspended and supplies, as a single zone unit, conditioned air to the west side of the Lower Level Activities Rooms. The unit includes a flat filter section, steam coil, and DX cooling coil. The DX coil is coupled to an outdoor Air Cooled Condensing Unit. Both pieces of equipment were manufactured by McQuay and are original to 1967. This unit has the capability of about 15% outside air with a motorized damper and louver in the north wall. It is not known if the outside air damper is functioning as intended. It is reported there are no current issues with the system having adequate capacity. There is no zone control for the enclosed rooms served by this system.

The Air Handling Unit is in working order. The outdoor condensing unit contains the original single reciprocating compressor with a capacity of approximately 21 tons. The refrigerant is R22. The unit is in working

condition at this time.

(4) AHU-6

This system includes a suspended Air Handling Unit in the Lower Level Storage Room, just south of the Boiler Room. The unit has ducted supply and return to the east side of the Lower Level Activities Rooms.

The unit is suspended and includes a flat filter section, steam coil, and DX cooling coil. The DX coil is coupled to an outdoor Air Cooled Condensing Unit. Both pieces of equipment were manufactured by McQuay and are original to 1967. They are both currently in working condition.

This unit has a capability of approximately 26% outside air with a motorized damper and louver in east wall. A relief air damper and louver was added in the 1992 project in the east wall. It is not known if these function properly.

It is reported there are no current issues with the system having adequate capacity.

There is not any zone control for the enclosed rooms served by this system.

The Air Handling Unit is in working order. The outdoor condensing unit contains a single, original, reciprocating compressor with a capacity of approximately 11.5 tons. The refrigerant is R22. This unit is also in working condition at this time.

(5) Rooftop Unit - 3

This unit was installed in 1992 to serve the Gathering Space Addition. The unit has a cooling capacity of 12.5 tons and natural gas heat of 201 MBH. The unit was manufactured by Trane, Model YCD, and has two (2) refrigeration circuits using R22. The supply is routed through underground distribution ducts to floor registers in the Gathering Space. The unit is in the working order and is reported to effectively heat and cool the space.

(6) Office Furnace

The office area, constructed in 1992, is conditioned from a single zone, residential style, natural gas (50 MBH) furnace (Trane Model XL80). The cooling coil on the furnace is coupled to a roof-mounted air cooled condensing unit (Trane Model XE1000, 2-1/2 tons).

This system was designed to introduce 75 CFM of fresh air to the Office Area, from a roof-mounted intake vent.

The system is in working order. There is no zone control available to the individual offices.

(7) Exhaust Systems

There are three (3) roof-mounted exhaust fans, installed in 1992. #1 is for the Elevator Machine Room. This fan is noisy and may have bearing or motor issues. #2 is for the First Floor restrooms adjacent to the Office Area. The fan is in working order. #3 is for the Lower Level restrooms. Fans #2 and #3 are reported to be inadequate to effectively exhaust the toilets. The scheduled airflow for each fan is typical, but they likely do not achieve design, as the pressure loss through the ducts exceed the scheduled capacity.

A wall fan is available in the Kitchen to exhaust the dishwasher. The fan is original to 1967. The original duct is now open-ended at the ceiling above the dish machine. The fan runs, but is not effective to remove vapors.

A second wall fan in the kitchen exhausts the hood over the ranges. The hood and fan are original to 1967. The hood is inadequate in length for the appliances currently beneath. The hood's internal surfaces and grease filters are in need of cleaning.

7. Plumbing Systems

a. **Plumbing**

i. DOMESTIC WATER SERVICE

- (1) The facility is served by a 2" domestic water service that enters the basement near the elevator, above the ceiling. A Simplex booster pump with expansion tank was added at this location but is no longer functioning.
- (2) The domestic water pipe material is copper with fiberglass insulation.
- (3) There are two domestic hot water systems:
 - (a) A recently-installed high efficiency gas fired water heater is located in the Lower Level Mechanical Room with a circulated loop that serves the Church and Rectory.
 - (b) A 30 gallon electric water heater is located in the Office Area and serves the adjacent First Floor restrooms.

- (4) A Simplex softener provides soft cold water to the steam boiler while hard cold water is supplied to the domestic water heater.

ii. SANITARY WASTE AND VENT SYSTEM

- (1) The entire facility drains by gravity via four (4) separate sanitary exit points. 4" and 6" sanitary sewers are routed on site to collect the four (4) exit points.
- (2) The site sewers are vitrified clay tile.
- (3) Interior waste piping is comprised of galvanized steel, PVC, and cast iron.
- (4) No grease collection is currently provided in the kitchen waste system.

iii. STORM DRAINAGE SYSTEM

- (1) Rain water is conveyed from the Nave, Chapel, Sacristy, and "flat-roof" areas of the Gathering Space Addition via roof drains and internal storm piping. The remainder of the facility (Office Area and Rectory) utilizes gutters and downspouts.
- (2) Underground storm piping is comprised of cast iron below the structure and vitrified clay tile on site.

iv. NATURAL GAS SYSTEM

- (1) Natural gas enters the Lower Level Mechanical Room to serve the steam boiler and water heater.
- (2) A 2" gas branch was extended to the roof to serve the Gathering Space and Office Additions. The gas serves rooftop units and one (1) furnace located indoors.
- (3) Gas piping on the roof is threaded black steel, unpainted and rusted.

v. PLUMBING FIXTURES

- (1) Plumbing fixtures in the Kitchen are comprised of: commercial stainless steel three-compartment sink, china wall-hung hand washing sink, and a residential cast iron kitchen counter sink with disposer.
- (2) Public restrooms located in the Lower Level and First Floor include: floor-mounted vitreous china water closets and vitreous china urinals with manual flushvalves. Wall-hung china lavatories are located in the Lower Level. Counter-mounted china lavatories are located in the First Floor

restrooms. All public lavatories have dual handle-operated faucets.

- (3) Refer to the text regarding Accessibility (page XX) for descriptions of where plumbing fixtures, and access to them, are not compliant with current accessibility requirements.
- (4) Additional plumbing fixtures in the Gathering Space Addition include a single wall-hung electric water cooler and a kitchen sink (located in the Kitchenette).
- (5) Plumbing Fixtures in the Rectory's First Floor kitchen and laundry room include:
 - (a) Double bowl stainless steel kitchen sink with disposer and dishwasher. The kitchen faucet has been upgraded recently with a pull down spray hose and single lever handle.
 - (b) Residential washer hook-up.
 - (c) A cast iron service sink is located in the garage.
- (6) Plumbing fixtures in the Rectory's Second Floor include:
 - (a) Floor-mounted flush tank type water closets in varying degrees of operating conditions.
 - (b) Bath/Shower assemblies with surround wall coverings.
 - (c) A variety of wall-hung and counter-mounted lavatories with dual handle faucets.
 - (d) Student showers include tank type water closets, urinals with flush-valves, wall hung china lavatories, two (2) built-up tile shower stalls with molded stone shower drain pans, and floor drains.
 - (e) Priest showers include tank type water closets, urinals with flush-valves, a bath tub with shower, three (3) built-up showers with tile walls and molded stone shower drain pans and floor drain.

8. Electrical System

a. Electrical

i. ELECTRICAL SERVICE

The existing facility is fed from a utility company pad-mounted transformer located

at the northwest corner of the site. Metering of the service is accomplished with a meter at the transformer. Two (2) secondary underground conduits extend to an 800A, 120/208 volt, 3 phase, 4 wire fused service disconnect switch in the Lower Level Mechanical Room.

The main service disconnect is an 800A fused safety switch with 400A twin fuse blocks on each phase. This switch feeds an 800A fused distribution section located adjacent to the service disconnect. Additionally, a 100A, 3-pole fused safety switch (elevator service), a 200A, 3-pole fused safety switch (Panel 'F') and a 30A, 3-pole fused safety switch (emergency lights) are fed from conductors which tap the bussing within the main service disconnect switch.

Some code violations noted in previous assessments have been remediated, but issues with common neutrals and ground in branch panels, multiple conductors terminated at 1 pole breaker, and no grounding bushings have not been corrected at this time.

The main 800A service disconnect and distribution section are original to the building (1967) and consideration should be given to replacing these two (2) units with a single 800A panel with a main fused switch and more fused branch device capacity. This would allow for the elimination of the undesirable buss taps and provide additional space for devices to serve new panels or equipment.

ITE branch panels which are original to the building are approaching 50 years of service and should be considered for replacement. Panels from the 1992 alterations could be re-used.

Based on the demand load from the local utility company, the 800A service is likely sufficient to serve the facility, even if some additional air conditioning is added to the Nave. This would need to be revisited at the time any proposed changes are designed.

The existing copper conductors from the transformer to the building could be reused if the service stays at 800A and new equipment can be provided which allows for connections in the base of the replacement panel, since service entrance conductors cannot be spliced to extend their length.

ii. LIGHTING

The Nave and Sanctuary lighting is all incandescent halogen-lamped fixtures. Most are recessed in the lay-in ceiling tiles but surface-mounted aimable fixtures are used to highlight the Sanctuary. Lights on or in the high ceiling area are 500W. Lights in the lower side areas are 250W. No complaints were mentioned about the light levels in the Nave or Sanctuary, but the amount of energy used and

subsequent heat gain to the space is considerable with these fixtures.

The Sanctuary/Nave lights are controlled via a Lehigh dimmer panel located in the vestibule adjacent to the Sacristy. Lehigh still produces this line of panels, although it would probably be replaced as part of a general upgrade to more efficient lighting in the church.

A portion of the stained glass windows along the southeast wall of the Nave have been cut-off from daylight by the addition of the offices. These windows show as dark in comparison to the other naturally lit stained glass windows. Some method to artificially light these windows is suggested.

Lighting for the Gathering Space is accomplished with 250 T-4 quartz recessed and semi-recessed fixtures. These fixtures provide adequate light levels, but use an excessive amount of energy compared to available L.E.D. alternatives. The Gathering Space lights are switch control only, although these fixtures are capable of being dimmed.

The majority of the lighting throughout the remainder of the facility (Offices, Meeting Rooms, Circulation Spaces, and Restrooms) consist of fluorescent lay-ins and can lights. Most utilize T-12 40 watt lamps with magnetic ballasts.

Federal law has phased out the domestic production of T-12 lamps and current electronic ballasts provide more efficient operation.

Replacement of T-12 magnetic-ballasted-fixtures with T-8 or T-5 electronically-ballasted-fixtures is generally a more cost effective solution over upgrading existing T-12 fixtures. The labor and material cost to retrofit a fixture typically exceeds the cost of new fixtures.

iii. EXTERIOR LIGHTING

Site lighting consists of four (4) pole lights, one (1) near the southwest entry, one (1) at the southeast entry and two (2) in the east parking area. Additionally H.I.D. flood lights and wall packs have been placed on the west, north and east sides of the building to supplement light to the parking areas.

The desire to eliminate the building-mounted lights and improve the light levels throughout the parking areas was expressed by the Parish. Pole-mounted L.E.D. parking luminaires would be an energy efficient option.

Control of exterior lighting appears to be via a time clock.

Exit lighting throughout the building was originally fed from a 30A fused service which is tapped off of the main service disconnect.

Most of the original non-battery exit lights have been replaced by the Parish with combination L.E.D. exit and emergency lights with integral battery packs. These fixtures have improved the emergency lighting, but the Parish reports that many areas still have low levels of emergency egress light.

The quantity of night lights was also mentioned by the Parish as a concern.

iv. CONVENIENCE OUTLETS AND BRANCH WIRING

The quantity of duplex convenience outlets in areas renovated in 1992 appears adequate. Additional outlets may be desired in Meeting Rooms and Kitchen.

The condition of branch wiring conductors from the 1992 renovation should be fine for re-use. Conductors from the original 1968 construction should be serviceable unless the insulation has degraded from heat due to loose terminations or proximity to hot lighting fixtures.

Wiring connected to the 250W and 500W halogen fixtures will warrant inspection when an upgrade is planned.

Convenience outlets, switches and cover plates should be replaced as part of a renovation.

v. FIRE ALARM SYSTEM

The existing fire alarm system is a Simplex 4002, hard-wired, non-addressable system located in the Lower Level Mechanical Room. The system does not have any type of digital communicator or dialer to notify the Fire Department or an outside monitoring company in the event of a fire.

The system lacks annunciation to identify the area or device that is in alarm.

The Parish expressed a desire to upgrade this system to allow for improved annunciation and offsite monitoring.

vi. SECURITY AND ACCESS CONTROL SYSTEM

Currently access control is accomplished with a manual key system only. Roll down gates and/or doors were intended to isolate areas of the building, but the Owner reports that the gates are no longer utilized.

The Owner expressed a need for possible emergency call-in stations (blue light pedestals) in the parking lots as well as possible security cameras to monitor the building's exterior and parking areas.

vii. TELE / DATA SYSTEMS

The main telephone backboard is located in the Lower Level Mechanical Room adjacent to the fire alarm panel.

The location of the backboard makes the addition of new data jacks and wiring difficult and costly.

The Parish expressed a desire to relocate the main rack (MDF) to a location on the First Floor convenient to the offices.

9. Sound Reinforcement

- a. Acoustical enhancement for Nave provides more balanced, integrated worship support for three “decoupled seating chambers”. A replacement of the sound system includes some reintegration of existing electronics. This improves musical impact and speech clarity and better “ties” worship acoustics to music for improved participation. Congregant connection across all three of the current Nave side “chambers” is enhanced.
- b. The Choir is relocated to the Main Nave to connect to the larger cubic volume and its acoustical signature (in lieu of being isolated in a low ceiling “side chamber”). Room reflectance is modified and enhanced with diffusion on ceilings, with some use of absorptive treatment (for destructive echo concerns). An acoustics “time lag” potential between choir and Cantor is addressed and certain “sending” surfaces are used for nearby support and reflectance for the choir to hear themselves better in a large cubic volume (NOTE, this will be a significant change for the choir and different than in their current position).
- c. Simplicity is important for this style of worship and architecture. A new sound system is certainly required with (software) preset for operation consistency. This allows simple daily use plus a 2nd preset for the Contemporary Group. A remote control is used without hands on operation. Height, profile and location of loudspeakers are precision designed for permanent optimization, integrated with wall or artwork in Main Nave. Distribution speakers with volume controls for outlying areas are included. Poorly located side chamber loudspeakers are removed!
- d. A “Contemporary Music Group” is supported with a simpler operation and also a preset condition for special functions such as live “mixing” with electronic instruments. Defined audio “production”/live mixing capability is integrated, preset and placed discretely. Height, profile and location of loudspeakers are precision designed for permanent optimization, integrated with wall or artwork in Main Nave.
- e. An ADA function is a feature for hard of hearing and improved participation, especially needed for any elderly congregants. A “loop” option exists for permanent use of parishioner’s hearing aids, when t-coil equipped. We find this a high interest level in the Bloomington area, currently, including Indiana University.

- f. EXECUTIVE SUMMARY
- i. Improved “balance” and better connection via acoustics in Nave and between side seating in the low ceiling “chambers”.
 - ii. New sound system required with some integration of existing.
 - iii. Nave reflectance is improved at lowest possible costs.
 - iv. Congregational support (both singing and speech), is enhanced.
 - v. Remove some carpet beneath pews, also under choir.
 - vi. Maintain carpet in side aisles for footfall noise control.
 - vii. Better projection of choir and Cantor/soloist, with piano in Nave proper. New acoustic “sending” surfaces near the choir.
 - viii. Choir ensemble is enhanced (timing and blend).
 - ix. Lower level Higgins Hall AV system-simple but effective video use for large gatherings.
 - x. Gathering space acoustics for noise control is addressed.
 - xi. AV connectivity is stabilized, cleaned up and more reliable.
 - xii. New 20 amp circuits required, (Nave mid wall) and new (rack) headend/niche.
 - (1) New dedicated 20 amp circuit at the AV rack (headend). This circuit would be ground isolated or dedicated to the main AC panel as required, with a unipoint technical ground that is not shared with any ballasts, fans, motors or dimmers.
 - (2) Two new dedicated 20 amp circuits on the Sanctuary platform and choir area. Also extend and locate approximately 5 feet AFF on the west side walls at new loudspeaker locations (2- powered speakers). Additional praise band or Cantor locations typically require a floorbox utility power outlet at 2-3 locations in the Sanctuary platform.
 - (3) Conduit paths are typically 1-1.25 inch capacity between choir to AV rack headend, and also Sanctuary platform floor boxes at contemporary or sacred worship / praise band and Cantor locations. Also included are Ambo and Director floor boxes for AV and AC power.
 - (4) Floorbox reference is Legrand #RFB 9 or FSR #FL 500 types with cable pass through.
 - (5) AV remote control path is hardwired, with iPad option.
 - xiii. A specification for a qualified AV contractor is required (a simpler “design build” AV approach is not appropriate for this project, if the owner should be satisfied with both acoustics and sound system working together). Products will not become a solution alone, and will be adjusted depending on the final acoustics of the space and resulting design.
 - xiv. Current budgets are real figures from other Catholic Church competitive bid arrangements with similar scope and likely the minimum to be expected. A balance between both acoustics and sound system technology is required. One fully affects the other.
 - xv. Acoustical surfaces for choir are rear and some Nave side wall treatments (band

of diffusion/absorption under window windows on each side). These Nave side areas can be adjusted for type of surface, look, and product surface area, but in all cases will add at least 2 inches of thickness to their substrate/base mount. The product reference for choir curved wall is RPG QRD, Flutterfree or equal by Kinetics.

- xvi. Nave side wall panels can be cloth covered #Hardside, B.A.D. or T.A.D wood, cloth covered or even painted panels for diffusion. Details include:
 - (1) Hard, formed surfaces behind the choir, possibly wood or angled and paneled sending surface. A small acoustical shelf or partial “canopy” located above choir is important for them to hear near side sources. Front modesty panels are important to adjust for return acoustic paths.
 - (2) These surfaces are relatively small areas, but must be large enough to provide reflection back to the choir and focus reflection to the Nave seating. This supports a better ratio of direct to reflected sound for the choir in a space that is distant sounding with a high ceiling.

10. Elevator needs to be evaluated by industry expert.

11. Hazardous materials:

- a. The presence of any asbestos-containing materials (ACM) or lead-based / lead-containing paints is unknown. No testing for ACM and lead-based / lead-containing paints has been performed.
- b. Virtually all the vinyl floor tile throughout the Lower Level and the Rectory is 9" x 9", which is often indicative of vinyl-asbestos tile, which as its name suggests, is asbestos-containing. However, as stated above, no physical testing of any materials has actually been conducted to determine actual asbestos-content.
- c. It has been reported that there is also 9" x 9" vinyl tile beneath virtually all existing carpeting throughout the Rectory. Certain carpeted rooms in the Lower Level may also have 9" x 9" tile beneath the carpeting.

12. Accessibility

- a. The following observations are based on the Indiana Building Code, 2003 Edition, Chapter 11, Accessibility.
- b. As there were no accessibility standards or codes in effect at the time, the original building would have been designed without regard for the handicapped. The 1992 addition and renovations are assumed to be have been in compliance with the accessibility code in effect when constructed.
- c. The following items are in non-compliance with current codes and may be required to be addressed with any major construction or renovation project involving the building.

- i. Only two of the church building's seven entrances / exits are accessible.
- ii. The entrance / exits doors at the northwest stair, the southwest stair, the east stair, and the corresponding doors leading from these stairs to the Nave are 2'-6" wide leaves. 3'-0" wide leaves are required to comply with current accessibility code requirements.
- iii. The exterior doors at the south face of the Gathering Space (leading to the exterior terrace) are less than 3'-0" wide door leaves. 3'-0" wide leaves are required to comply with current accessibility code requirements.
- iv. The interior ramp leading to the Sanctuary platform from the Nave is steeper than allowed by the current code. Additionally, the ramp's railing is not compliant with current code.
- v. The curved interior ramp leading up to the Chapel appears to be steeper than allowed by the current code. Additionally, the ramp's railing is not compliant with current code.
- vi. The code-required clear-approach dimensions at the doors at the bottom of the curved Chapel ramp are not available.
- vii. The ramps from the Sanctuary platform to the Chapel (and their railings) do not meet current accessibility code requirements.
- viii. Other than the doors at the restrooms and the three newer offices, the Lower Level has almost no lever hardware at doors. Most interior doors with locksets are equipped with doorknobs, which do not meet current accessibility code requirements.
- ix. There is no elevator access from the main church building to either floor of the Rectory.
- x. The Sacristy's door is not equipped with lever hardware.
- xi. The Sacristy's sink and countertop are not accessible.
- xii. The Kitchenette adjacent to the Parish Offices is not accessible.
- xiii. The Lower Level Kitchen is not accessible.
- xiv. While the two existing electric water coolers (drinking fountains) at the Gathering Space and at the Lower Level may technically meet the Indiana Accessibility Code requirements (two drinking fountains, one for people using wheelchairs and one for people standing), in practical application they each create a hardship for the group other than who the particular drinking fountain was designed for.
- xv. Refer to the Code Compliance section below for description of issues at interior and exterior stair railings. These are both building code and accessibility code issues relative to current requirements.
- xvi. First Floor restrooms (adjacent to the Gathering Space):
 - (1) Men's Restroom:
 - (a) The restroom door's swing encroaches on the required clear floor area (5-foot diameter circle) for wheelchair turning.
 - (b) The toilet stall's door swing encroaches on the required clear floor area (5-foot diameter circle) for wheelchair turning.
 - (c) There is insufficient clear floor area for a wheelchair to enter the restroom without the restroom door's swing being an obstacle.
 - (d) There is not a 56" deep x 60" wide (minimum dimensions)

- b. The 1967 Construction Drawings don't identify the specific building code-defined Construction Type.
- c. The 1992 Construction Drawings for the Gathering Space Addition and the various renovations show the following information:

	<u>Occupancy</u>	<u>Construction Type</u>
Church:	A2.1	V-1 hour
Rectory:	R1	V-N

- i. The 1992 Construction Drawings contain the following statement:
 "Building to be constructed for Type V-1 (one) hour construction. To include 1 (one) hour construction for all exterior and interior walls, shaft enclosures, structural frame (excluding heavy timber members), mezzanine floor - ceiling assembly, roof construction assembly and ceilings as indicated on Room Finish Schedule."
- d. The following items are in non-compliance with current building code and may be required to be addressed with any major construction or renovation project.
 - i. The existing building is not equipped with an automatic fire suppression system (sprinkler system). Under the current Indiana Building Code, Group A (Assembly) occupancies of this type and the occupant load existing within the building would require a sprinkler system. Should major alterations or renovations occur within the existing building, the State Building Officials may require that a sprinkler system be installed, unless a variance is obtained.
 - ii. The Chapel has the following building code deficiencies, based upon current building code. (These are base upon a code-calculated occupant load of 65 people.)
 - iii. Number of exits: There is some question as to whether the Chapel has more than one exit (the door leading to the Nave). The door leading to the northwest stair is swinging in the wrong direction, and the gates leading to the Sanctuary platform may have several code-deficiency issues. An occupant load of 50 or more requires two exits.
 - iv. Exit (panic) devices: There are no exit devices. An occupant load of 50 or more requires the use of exit devices.
 - v. Exit door swing to the northwest stair: For this door to serve as an exit, it should be swinging toward the stairs, but not encroach on the required width of the stair and the landing.
 - vi. Exit signage: The are no illuminated exit signs. Exit signs are required where two

or more exits are required.

- e. Current code requires that storage rooms that exceed 100 square feet should be separated from the remainder of the building by 1-hour fire-resistive construction with 45-minute opening protection. It appears that several existing storage rooms do not meet this requirement (the Resource / AV Storage Room in the Lower Level and several liturgical / seasonal storage rooms in the Rectory, for example).
- f. The guardrail at the First Floor landing of the Southwest Stair in the Main Church Building does not meet the height requirement of the current Building Code.
- g. Virtually all stairs within the Main Church Building and the Rectory have handrails and/or guardrails that do not meet the current building code's dimensional requirements for height and/or extension beyond the stair's top and bottom riser. (These conditions vary from one existing stair to another.) These are both building code and accessibility code issues relative to current requirements.
 - i. Existing railings at exterior stairs likewise do not meet the current building code's dimensional requirements for height and/or extension beyond the stair's top and bottom riser. These conditions vary from one existing stair to another.
 - ii. The existing exterior stairs outside the Southwest Stairs do not have railings that extend down to the bottom of the stair flight.
 - iii. The existing exterior stairs at the south exit door from the Nave (the original main entry stairs) have no railings at all.
 - iv. The existing exterior stairs at the Kitchen entry / exit door do not have railings at both sides of the stairs. There is a railing at one side only.