CLARK & ENERSEN

CHURCH OF THE HOLY SPIRIT

FACILITY CRITICAL NEEDS ASSESSMENT

JANUARY 2024

INTRODUCTION \ PROCESS & ANALYSIS

PROCESS

- INTRODUCTION
  - In order to accurately assess the current physical conditions of Church of the Holy Spirit (CHS) and St. John the Baptist School in Plattsmouth, Nebraska and identify potential corrective measures, CHS elected to hire an outside consultant, Clark & Enersen, to complete a comprehensive Facilities Condition & Needs Assessment (FCNA). This assessment outlines findings and recommendations for CHS in both immediate and long-term needs.
- FCNA OUTLINE
  - Following the outline prescribed in the RFP issued by CHS, Clark & Enersen organized the assessment as follows:
    - ANALYSIS: Current and future enrollment projection and benchmarking
    - PROGRAMMING: Identification of current utilization of spaces
    - ASSESSMENT: Documentation of current conditions of the buildings and property
    - SCORE CARD: Organizing corrective items and alterations including cost analysis

ASSESSMENT OUTLINE

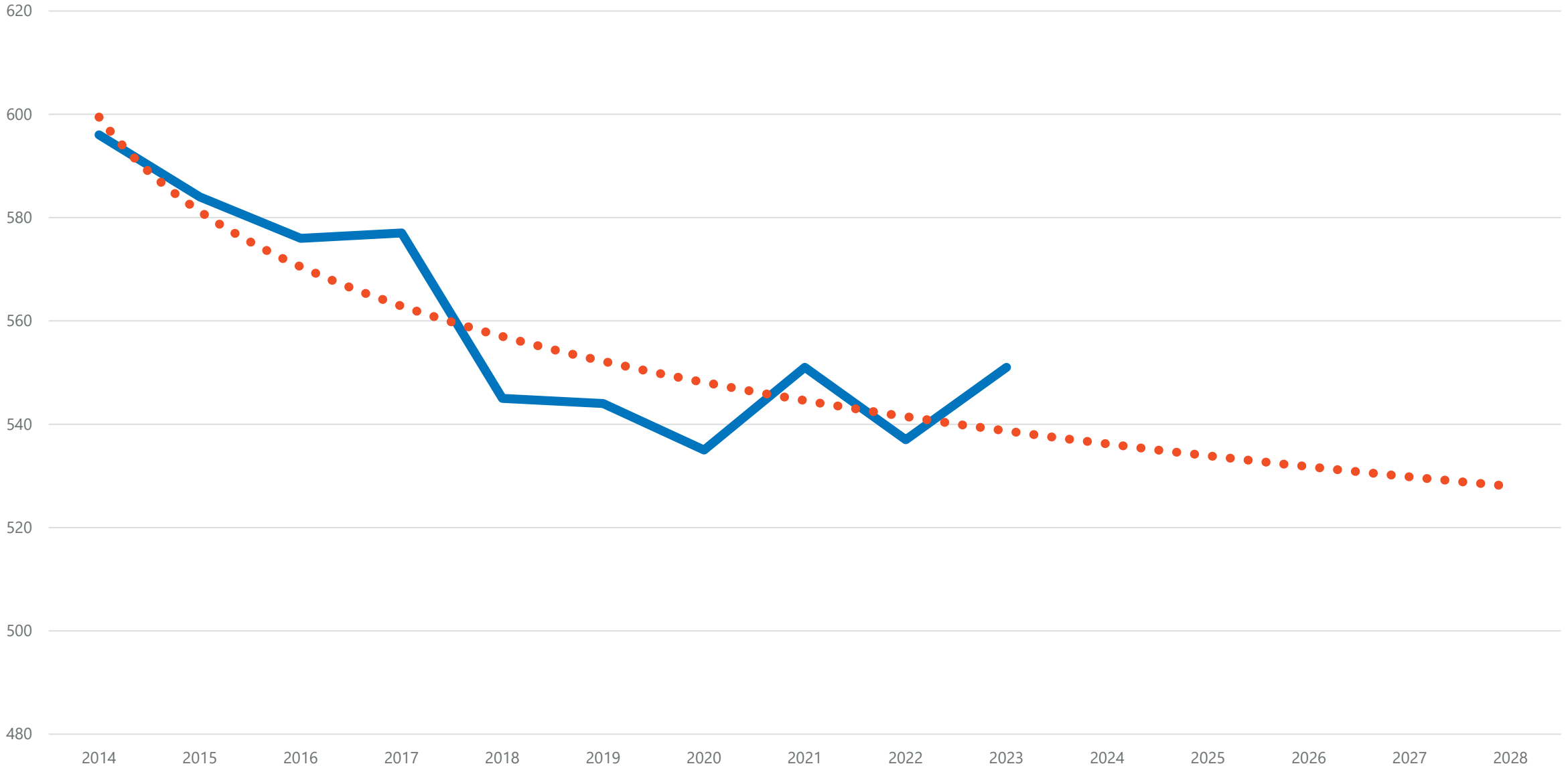
- EXISTING FACILITIES ASSESSMENT
  - An existing facilities assessment is the primary deliverable of this study. Facility and site investigations were conducted to identify:
    - SITE: Topography, drainage, access/egress, paving, curbing, parking, flatwork, utilities
    - EXTERIOR SYSTEMS: Foundation, roofs, walls, window systems, exterior doors, civil/structural components
    - INTERIOR SYSTEMS: Walls, doors, flooring, ceiling, hardware, lighting, architectural components
    - FIRE/LIFE SAFETY ISSUES: Including hazards, alarms, and egress
    - HEATING, VENTILATION, AND AIR CONDITIONING: Including controls and terminal units
    - ELECTRICAL: Including internal electrical distribution
    - PLUMBING SYSTEMS: Fixtures, supply, storm and sanitary sewer drainage, valving, irrigation
    - FIRE PROTECTION
    - SPECIALIZED CONSTRUCTION AND OUTBUILDINGS
    - SPECIALIZED EQUIPMENT AND SYSTEMS

SCORE CARD OUTLINE

- DEVELOPMENT OF PRIORITIZATION PROCESS
  - As part of the Existing Facilities Assessment, recommendations and prioritizations were assigned for all issues identified. This assists the parish in understanding what items are critical to maintain and correct the integrity of the building.
- OPINION OF PROBABLE COSTS
  - Using all of the information gathered through the assessment, meetings, and documents provided by CHS, a preliminary Opinion of Probable Cost was developed as part of the Score Card for the issues identified in the FCNA. This was completed using a “macro” approach to this process. As a result of past experience, Clark & Enersen has developed an extensive data base of construction costs for similar facilities and can make reasonable assumptions regarding potential site, architectural, mechanical and electrical systems, and materials based on the issues identified. This assists in planning and prioritization purposes at early stages of the process. Potential soft costs of design fees, fundraising costs, and temporary utilities and facilities has been included. During this volatile market, it’s difficult to predict costs in the future, but escalation and contingency percentages have been applied to more accurately portray a restoration cost in 2024.

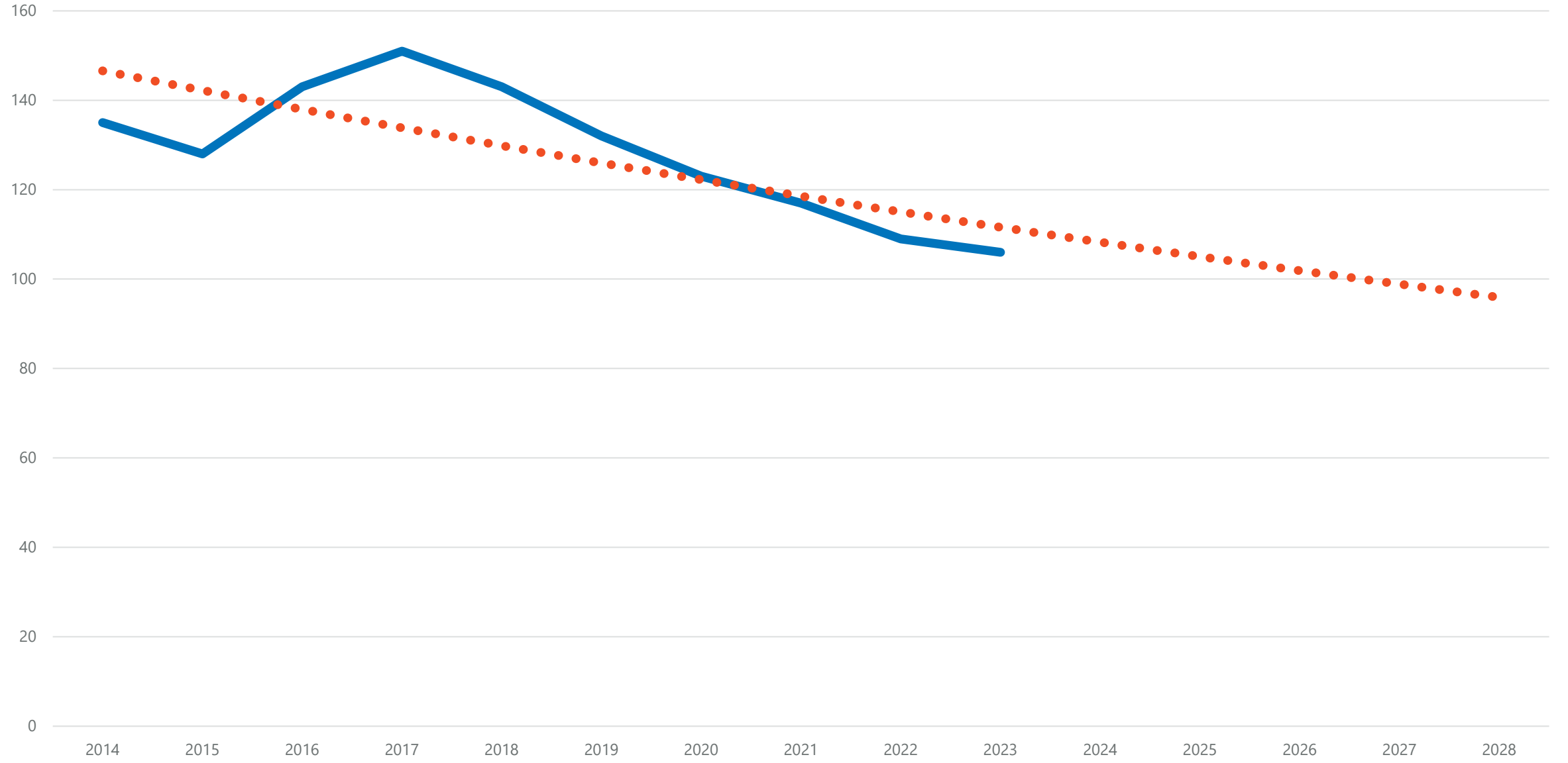
CHURCH – REGISTERED FAMILIES

PROGRAMMING



SCHOOL – STUDENT ENROLLMENT

PROGRAMMING



SF: *11,000*

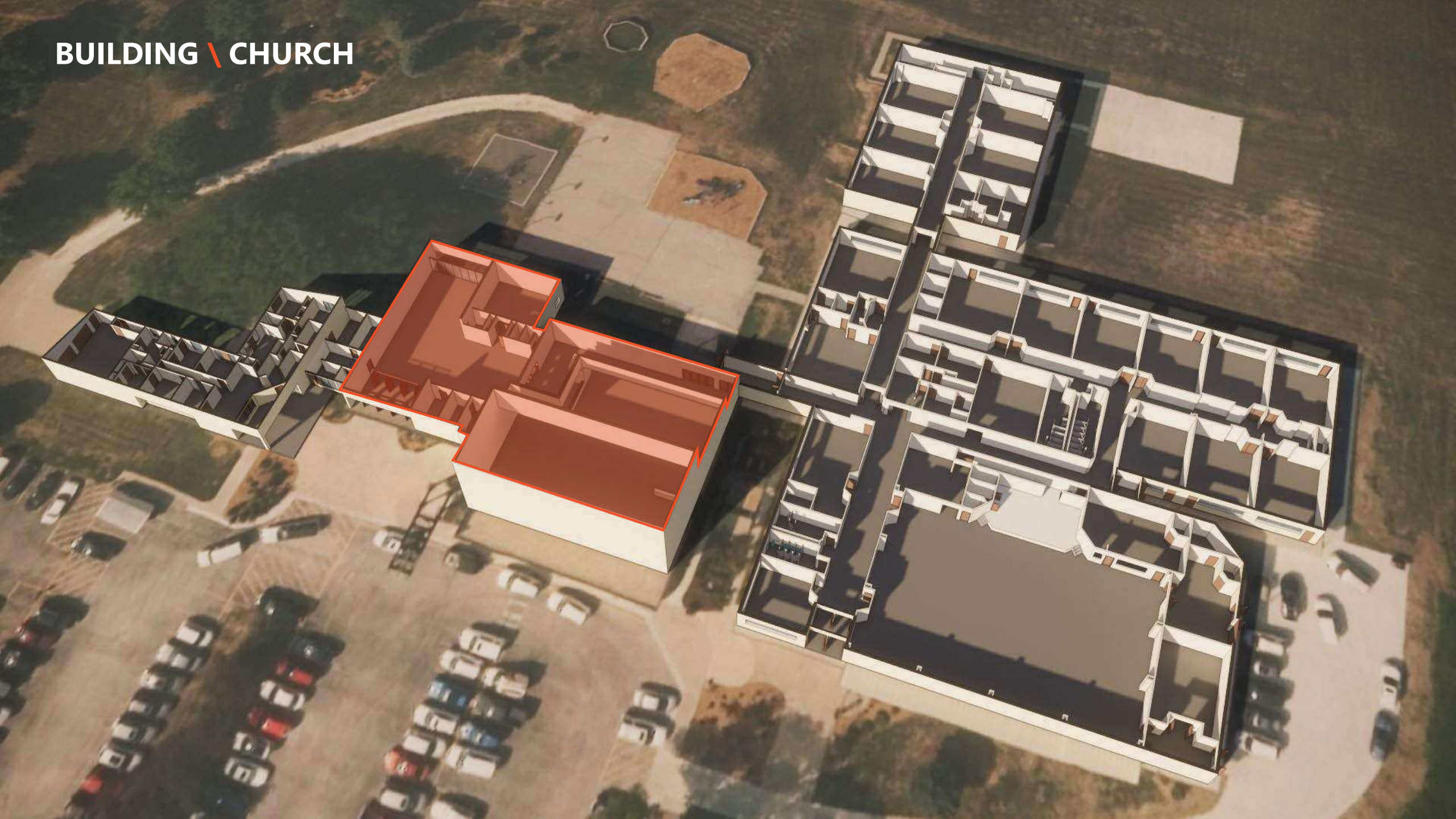
Built: *1976*

Construction System: Slab-on-grade concrete masonry unit load-bearing walls with low-slope steel structure and membrane roof assembly

ASSESSMENT \ CHURCH OF THE HOLY SPIRIT

SITE \ CHURCH

BUILDING \ CHURCH



#			Room Type	Existing				Ideal			
				Qty.	SF	Total	Total	Qty.	SF	Total	Total
1.0	Church										
	1.1	Church Office									
		1.1.1	Waiting					1	120	120	
		1.1.2	Office	1	108	108		1	108	108	
		1.1.4	Bookkeeper	1	153	153		1	153	153	
		1.1.5	Pastor Office	1	159	159		1	159	159	
		1.1.3	Asst. Pastor Office	1	117	117		1	117	117	
		1.1.6	Restroom	1	17	17		1	60	60	
	1.2	Worship									
		1.2.1	Church	1	5976	5976		1	5976	5976	
		1.2.2	Chapel	1	157	157		1	157	157	
		1.2.4	Sacristy	1	133	133		1	250	250	
		1.2.5	Confessionals	1	105	105		1	105	105	
	1.3	Fellowship									
		1.3.1	Commons/Narthex	1	2627	2627		1	2627	2627	
		1.3.2	St. Joseph Room	1	626	626		1	626	626	
		1.3.3	Parish Hall	0	0	0		1	3200	3200	
		1.3.4	Large Meeting Room	0	0	0		1	1200	1200	
		1.3.5	Medium Meeting Room	0	0	0		1	600	600	
		1.3.6	Small Meeting Room	0	0	0		1	300	300	
	1.4	Support									
		1.4.1	Womens RR	1	153	153		1	180	180	
		1.4.2	Mens RR	1	60	60		1	180	180	
		1.4.3	Mens RR	1	32	32		0	0	0	
						Net	10423			Net	16118

- **Topography**
- **Drainage**
- Access & Egress
- Paving
- Curbing
- Parking
- Flatwork
- Utilities

- Pipe downspouts below grade to limit water adjacent to the building.

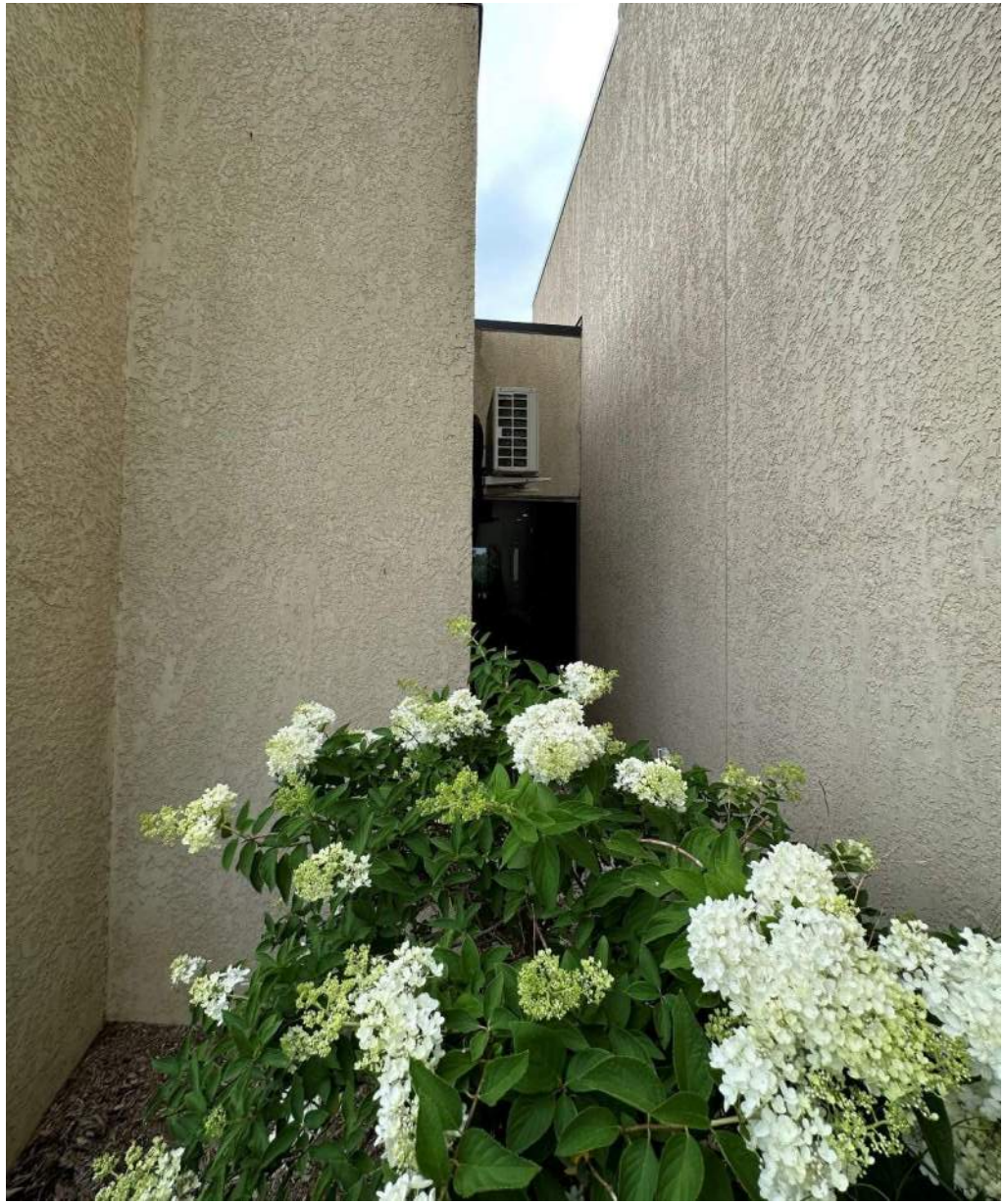
- The grade is fairly level around the building.
  - Future projects (noted later in the document) should take into account the flatness around the building to increase slopes and promote drainage away from the building and paved spaces.

- Topography
- Drainage
- **Access & Egress**
- Paving
- Curbing
- Parking
- Flatwork
- Landscaping

- ADA stalls adjacent to the church entrance do not meet current requirements.
  - Update pavement markings including aisles and curb ramps.
  - At the time when the parking lot is refinished, consider a new layout that would limit the need to cross a main drive to access the church and provide a clearly defined route with slopes that are less that 5% with no greater than 2% cross slope.

- Topography
- Drainage
- **Access & Egress**
- Paving
- Curbing
- Parking
- Flatwork
- Landscaping

- There are a number of narrow courtyards and areas with limited visibility consider cameras and modifying plant material when applicable.



- Topography
- Drainage
- Access & Egress
- **Paving**
- **Curbing**
- **Parking**
- **Flatwork**
- Landscaping

- Overall the pavement has been well maintained, including the colored concrete.
- New curb and gutter as been installed as part of ongoing maintenance.
- The asphalt parking is reaching the end of it's life and considerations should be made for it's replacement. Additional curb and gutter work should coincide with this work.

- Topography
- Drainage
- Access & Egress
- **Paving**
- **Curbing**
- **Parking**
- **Flatwork**
- Landscaping

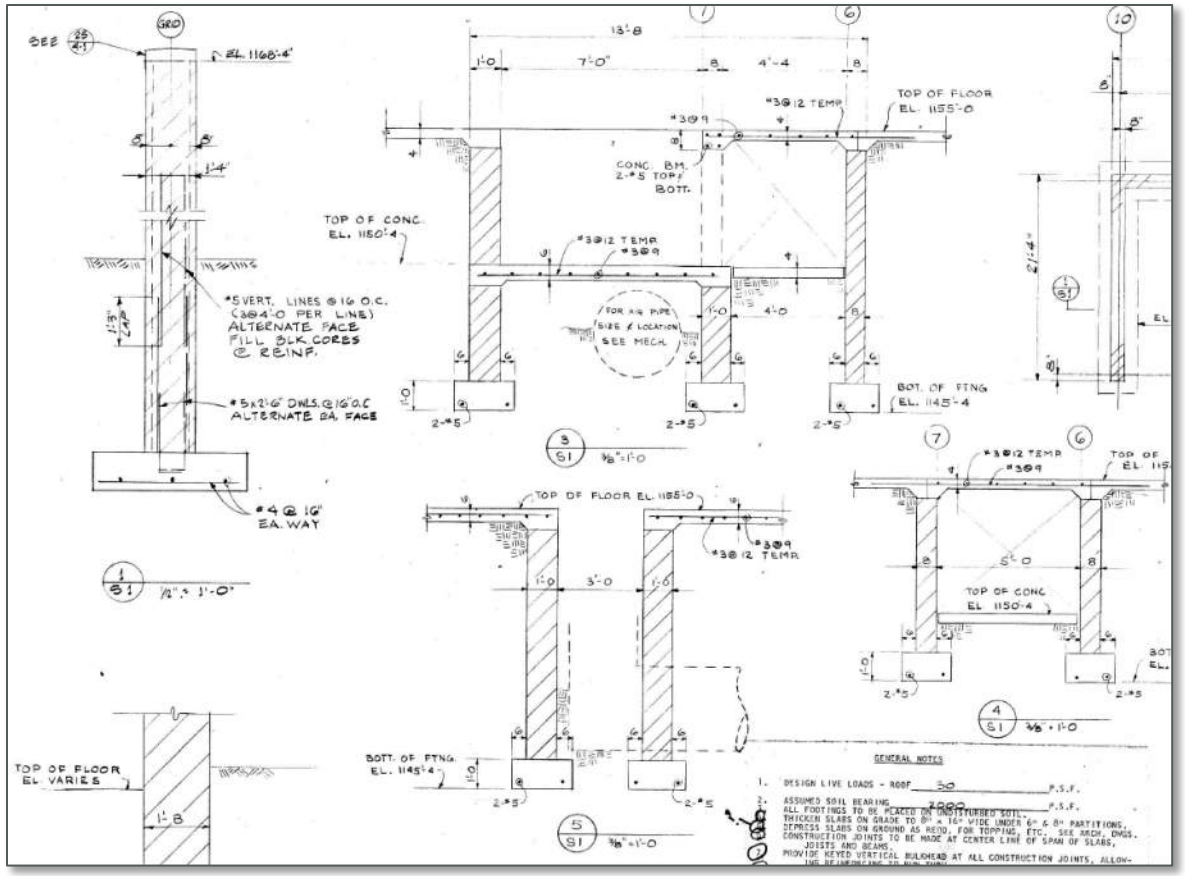
- There are areas of sidewalk that are cracking. Route and seal the concrete to prolong its life.
- Coordinate with the City of Plattsmouth on City sidewalks that are in need of replacement.
- Seal all expansion joints, particularly those adjacent to the building.

- Topography
- Drainage
- Access & Egress
- Paving
- Curbing
- Parking
- Flatwork
- **Landscaping**

- Beautifully maintained facility
- Monitor health of trees on campus.
  - Emerald ash borer, needle blight and other diseases are impacting trees in the area.
  - Remove trees that are showing decline in the canopies.

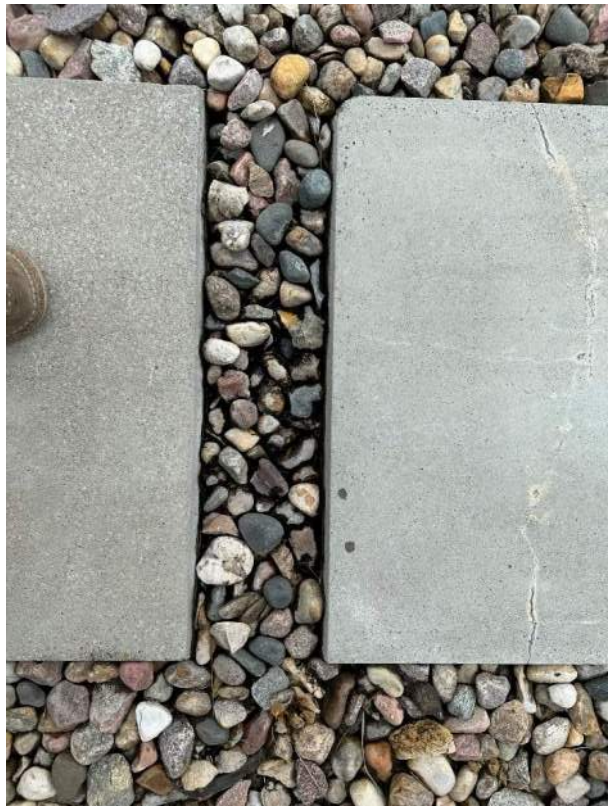
EXTERIOR SYSTEMS

- **Foundation**
- Roofs
- Walls
- Window Systems
- Exterior Doors
- Civil & Structural Components



- Foundation system for the CMU bearing walls are drawn as continuous footings with spread footings at the truss bearing locations. No foundation issues were observed.

- Foundation
- **Roofs**
- Walls
- Window Systems
- Exterior Doors
- Civil & Structural Components



- Ballasted Roof system appears to be in good condition. Small areas of standing water were observed. Roof should be monitored to make sure areas of significant ponding are not occurring.
- Corner of membrane roof was observed to be loose and above ballast. Roofing should be adhered to adjacent membrane.

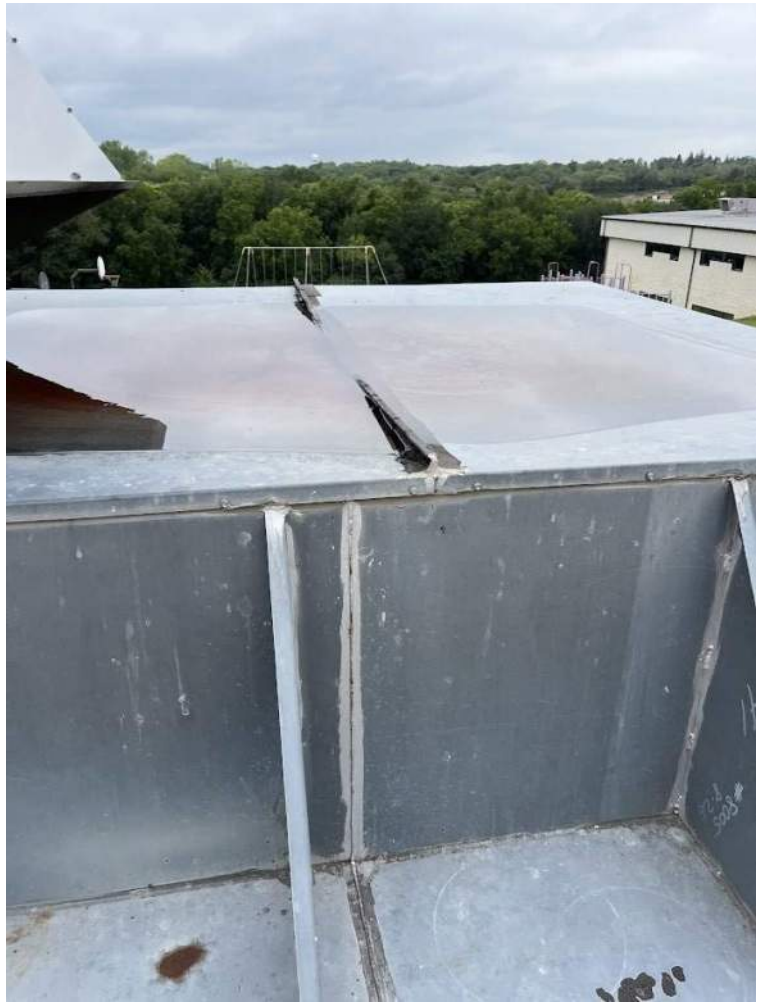
- Foundation
- **Roofs**
- Walls
- Window Systems
- Exterior Doors
- Civil & Structural Components

- Tree branches are touching the roof and should be trimmed back.

- Foundation
- **Roofs**
- Walls
- Window Systems
- Exterior Doors
- Civil & Structural Components

- Roof framing consists of a truss system in addition to two large structural pipe trusses at the elevation changes. Roof framing system appears to be in good condition.

- Foundation
- **Roofs**
- Walls
- Window Systems
- Exterior Doors
- Civil & Structural Components



- Ponding on the RTU observed. Panel should be replaced with a stiffer panel that sheds water.

- Walls consist of 8 to 16 inch CMU bearing walls. Walls appear to be in good condition.
- Wall locations supporting the pipe trusses have some minor cracking. Tuck pointing of the CMU should be investigated.

- Although in overall good condition, the exterior finish system of the walls is cracking in several locations. These cracks are primarily near corners where structure meets veneer walls. Finish should be repaired.

EXTERIOR SYSTEMS

- Foundation
- Roofs
- Walls
- **Window Systems**
- **Exterior Doors**
- Civil & Structural Components

- The majority of doors on the church are original but have been modified
- Main entry doors are equipped with code compliant hardware.
- Both the main entry doors and rear doors have failed seals and should be replaced as part of a larger door and window replacement project.

EXTERIOR SYSTEMS

- Foundation
- Roofs
- Walls
- **Window Systems**
- **Exterior Doors**
- Civil & Structural Components

- The church portion has both original and replaced windows.
- All windows should be monitored for clouding and failed seals. Windows with failed seals should be replaced as part of a larger door and window replacement project.

INTERIOR SYSTEMS

- **Walls**
- Doors
- Flooring
- Ceiling
- Hardware
- Architectural Components

- The majority of walls are exposed CMU in acceptable condition
- Finishes vary from standard, applied plaster, random vertical grouting, and acoustic
- Atypical finish for church spaces

INTERIOR SYSTEMS

- Walls
- **Doors**
- Flooring
- Ceiling
- Hardware
- Architectural Components

- Doors are overall in good, operable condition
- Except for restroom entries, the majority of doors meet code required clearances

INTERIOR SYSTEMS

- Walls
- Doors
- **Flooring**
- Ceiling
- Hardware
- Architectural Components

- The church and commons is primarily broadloom carpet in poor condition with very limited life expectancy remaining
- Extensive water damage was observed in the commons, either from poor maintenance or prior water infiltration from the west
- Entire church and commons flooring should be replaced in the near future, consider as part of a larger renovation project

INTERIOR SYSTEMS

- Walls
- Doors
- Flooring
- **Ceiling**
- Hardware
- Architectural Components

- The commons has the original direct-attached tectum acoustic ceiling in fair condition with portions on the perimeter no longer attached to structure above
- This ceiling system is atypical for worship facilities. While improving acoustics, the finish causes shadows and darkens the space. Consider replacement with suspended acoustic tile ceiling as part of a larger renovation project.

INTERIOR SYSTEMS

- Walls
- Doors
- Flooring
- **Ceiling**
- Hardware
- Architectural Components

- The ceiling entering the church and in the church are both exposed acoustical deck and structure in acceptable condition
- Atypical ceiling condition for churches

- Walls
- Doors
- Flooring
- Ceiling
- **Hardware**
- Architectural Components

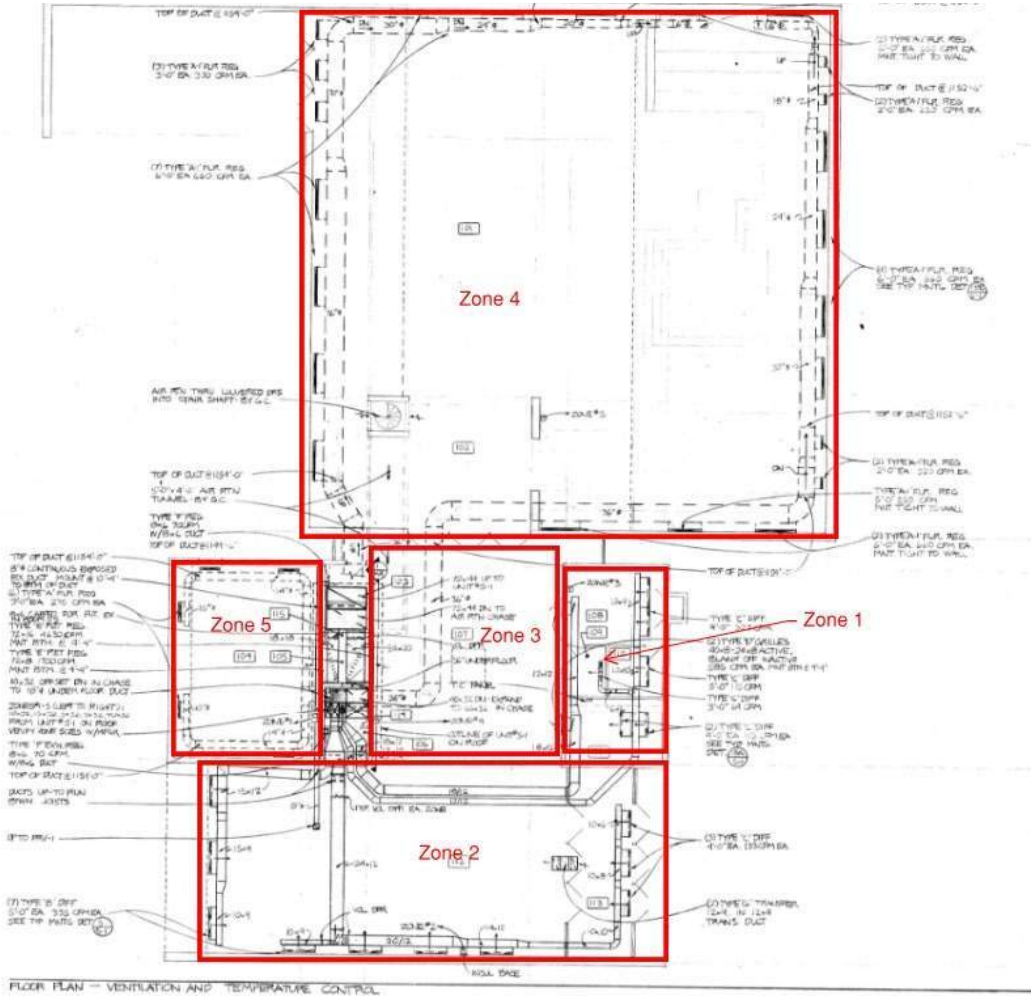
- Majority of door hardware is in good, operable condition that meet code, but some doors were observed with damaged/missing hardware

- Walls
- Doors
- Flooring
- Ceiling
- Hardware
- **Architectural Components**

- The overall architectural aesthetic of the church portion is exposed structural minimalism with natural wood elements in acceptable condition
- Quite unique for a church

- **Controls**
- Equipment

- Manufacturer controls – Trane Varitrac system to control different zones.
  1. Adoration chapel/Sacristy
  2. Commons
  3. Narthex
  4. Sanctuary
  5. West Room



- Controls
- **Equipment**

- 1 Multizone Rooftop Unit (DX/gas) –
  - 2004 Manufacture Date
    - Ashrae Median Life Expectancy: 18 Years
  - Maintenance costs will continue to increase due to R-22 refrigerant no longer manufactured.
  - Control issues reported after RTU was struck by lightning and control/circuit boards were replace. Verify with manufacturer operation of unit as designed.
  - According to project documents, underfloor ductwork contains asbestos inside and out.
  - Recommend cleaning underfloor return ductwork/plenum every 10 years for good air quality. Avoid for supply air asbestos ductwork.

- Controls
- **Equipment**

- Mini-split system manufactured in 2019 serves adoration chapel.
- Exhaust fan serving restroom did not appear to be operational. Recommend replacement.
- Unit heater in Conference room was reported to require manual operation, climbing a ladder. Recommend adding a thermostat to control operation of unit.
- Recommend adding exhaust fan to serve kitchenette in Commons area.

PLUMBING SYSTEMS

- **Fixtures**
- **Supply**
- **Storm Sewer**
- **Sanitary Sewer**
- **Valving**
- **Equipment**
- **Irrigation**

- Fixtures
  - Janitors sink could be replaced with floor mop sink basin for easier accessibility.
  - Manual faucets & tank type toilets
- Supply
  - 1” water service
    - If any future addition or wanting flush valves, water service size would need to be increased.
- Storm Sewer
  - Gutter & downspout
- Sanitary Sewer
  - No issues reported or observed.
- Valving
  - Recommend adding isolation valves at all water heaters when replacing in future.

- Equipment
  - Electric Water heater
    - Manufactured in 1997.
    - Corrosion on piping observed. This is likely due to the connection of dissimilar metals. Recommend replacing with copper or pex.
  - Recommend re-insulating piping in janitor's closet.
- Irrigation
  - None observed.

Sprinkler System

- Sprinkler System
  - None observed.
  - A new addition may require a fire suppression system. A code review and coordination with the local jurisdiction would be required to determine if the existing facility would need to be sprinkled with a new addition.

ELECTRICAL & LIGHTING

- **Main Distribution**
- Lighting
- Electrical Devices

- There is a 150kva utility company transformer located on the southwest corner of the building, which feeds both the Church and the Rectory.
- The main distribution panel is General Electric brand, 600A, 208V, 3-phase, with fused breakers, and is original to the building. Recommend replacing this as a part of any remodel, or building addition project.

ELECTRICAL & LIGHTING

- **Main Distribution**
- Lighting
- Electrical Devices

- The main electrical closet also contains a General Electric brand 225A, 208V, 3-phase panelboard (L1), and a Square D brand 100A, single-phase load center. Panelboard ‘L1’ is feeding mainly lighting and receptacle loads, appears to have 12 spare circuit breakers, and is original to the building. Recommend replacing panelboard ‘L1’ as a part of any remodel, or building addition project. There load center is feeding receptacles in the Commons Area kitchen, along with heaters for St Joseph room and Adoration Chapel, and does not have any spare circuits.

ELECTRICAL & LIGHTING

- Main Distribution
- **Lighting**
- Electrical Devices

- Downlights in the church and the fellowship space have been relamped with LED type lamps. All 4’ surface, and recessed, fixtures throughout the church have fluorescent lamping. Recommend replacing with LED type fixtures as a part of any remodel work.
- In the worship and fellowship spaces the light fixtures are switched by zones. No dimming control noticed. Recommend replacing with dimmable lighting controls.

ELECTRICAL & LIGHTING

- Main Distribution
- **Lighting**
- Electrical Devices

- Exterior building mounted fixtures are located at/near the exterior doors, and we were told that the majority of them have been changed out to LED type. Recommend adding exterior emergency lighting/function at every exit door.
- Only two poles for parking lot lighting, so it may not be properly lit. Recommend new pole type fixtures at new locations to adequately light the parking lot and drive.
- All exterior lighting is controlled by a time clock.

ELECTRICAL & LIGHTING

- Main Distribution
- Lighting
- **Electrical Devices**

- Electrical devices are gray in color, with stainless steel coverplates, and are in good condition. Locations, and additional devices, should be considered with any future remodels.
- Exterior, weatherproof receptacles are minimal around the facility. Recommend adding exterior receptacles as a part of any future additions.

SPECIALIZED EQUIPMENT & SYSTEMS

- **Sound System**
- Telecommunications
- Bells

- Worship space has a sound system, and appears to have live streaming capabilities. Did not find information on the age of this system, or how well it works. Recommend having further conversations in order to determine whether or not this system should be upgraded to a newer system.

SPECIALIZED EQUIPMENT & SYSTEMS

- Sound System
- **Telecommunications**
- Bells

- Did not observe within the church any fiber service entrance location. All of the phone/data devices within the church portion of the facility appear to be fed from the fiber service entrance/rack located in the Rectory basement.

SPECIALIZED EQUIPMENT & SYSTEMS

- Sound System
- Telecommunications
- **Bells**

- Were informed that the bottom two bells in the exterior tower are not working. Recommend having those fixed so that this system is fully functional.

FIRE/LIFE SAFETY ISSUES

- **Hazards**
- **Alarms**
- Egress

- There is no fire alarm system in the church portion of the facility. Recommendation is to install a voice evacuation type fire alarm system throughout the church. The new system could possibly extend to the school and connect to the existing fire alarm devices in the school.

FIRE/LIFE SAFETY ISSUES

- Hazards
- Alarms
- **Egress**

- There are a couple of exit signs, and emergency fixtures, in the church portion of the facility. Recommendation is to add/update exit signs and emergency lighting throughout the church.

SF: *46,500*

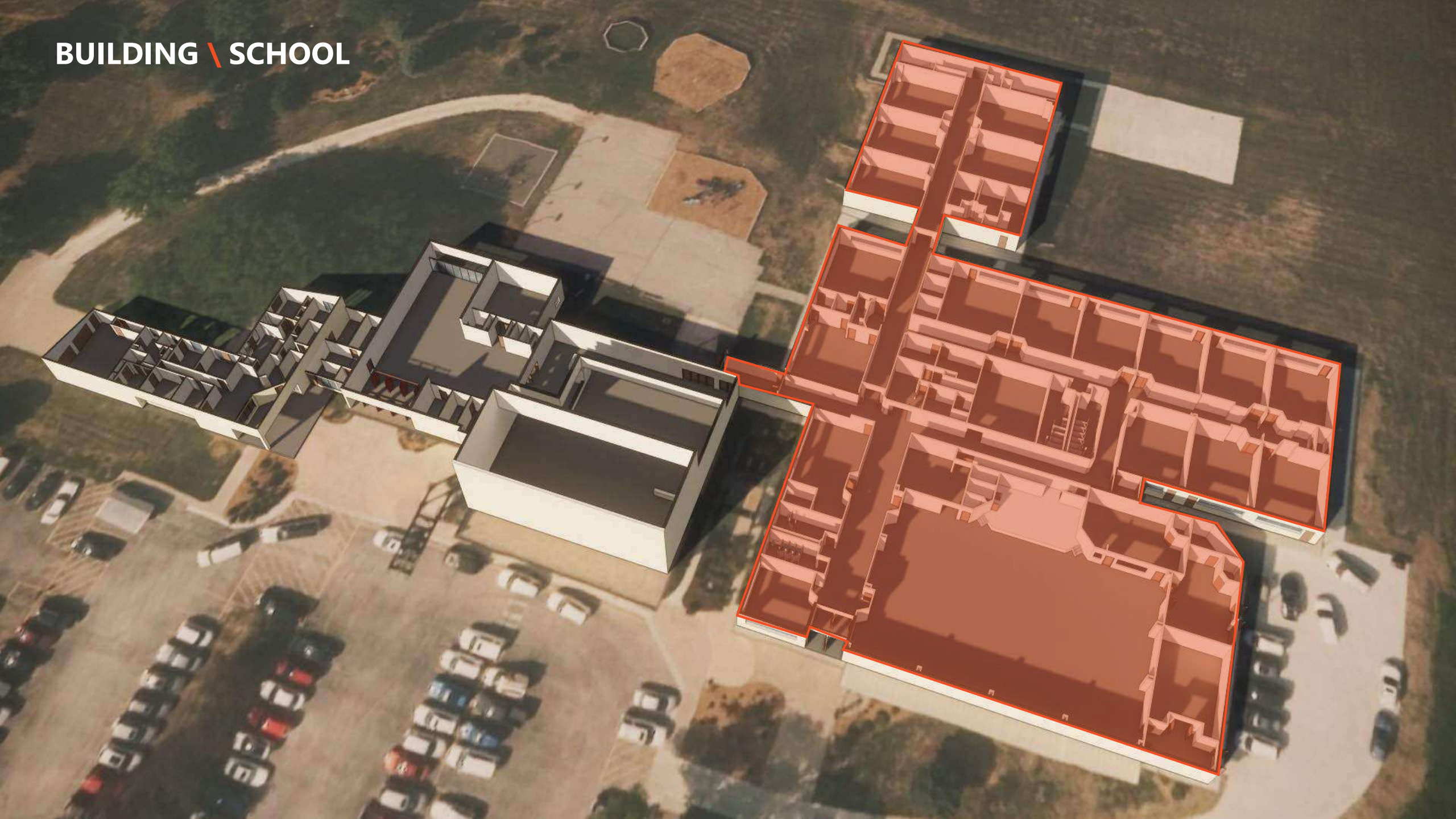
Built: *1993*

Addition: 2000

Construction System: Slab-on-grade with partial basement pre-engineered metal building with non-load bearing concrete masonry walls and low-slope metal roof

SITE \ SCHOOL

BUILDING \ SCHOOL



#	Room Type		Existing Qty.	Existing SF	Existing Total	Existing Total	Ideal Qty.	Ideal SF	Ideal Total	Ideal Total
2.0	**St. JOHN THE BAPTIST SCHOOL**									
2.1	Administration & Staff									
2.1.1	Reception						1	200	200	
2.1.2	Main Desk	Mary Tilson	1	260	260		1	260	260	
2.1.3	Conference Room						1	250	250	
2.1.4	Office - Principal		1	171	171		1	171	171	
2.1.5	Office		3	100	300		3	100	300	
2.1.6	Nurse		1	154	154		1	154	154	
2.1.7	Restroom		1	49	49		1	49	49	
2.1.8	Work Room		1	233	233		1	233	233	
2.1.9	Break Room						1	250	250	
2.1.10	St. Gabriel Meeting Room		1	498	498		1	498	498	
2.2	Early Childhood									
2.2.P-3	Pre-3K Classroom	Meredie TenHulzen	1	764	764		1	1200	1200	
	Restroom						1	100	100	
2.2.P-4	Pre-4K Classroom	Nancy Klein	1	879	879		1	1200	1200	
	Kitchenette		1	67	67		1	120	120	
	Restroom		1	67	67		1	100	100	
2.2.K	Kindergarten Classroom	Christie Owens	1	880	880		1	1200	1200	
	Restroom						1	120	120	
2.3	Elementary Classrooms									
2.3.1	First Grade Classroom	Christie Owens	1	915	915		1	915	915	
2.3.2	Second Grade Classroom	Angelica Prestridge	1	824	824		1	824	824	
2.3.3	Third Grade Classroom	Jennifer Ludwig	1	824	824		1	824	824	
2.3.4	Fourth Grade Classroom	Melinda Hagerbaumer	1	846	846		1	846	846	
2.3.5	Fifth Grade Classroom	Teresa Lewandowski	1	846	846		1	846	846	

#		Room Type		Existing Qty.	Existing SF	Existing Total	Existing Total	Ideal Qty.	Ideal SF	Ideal Total	Ideal Total
2.4	Middle School Classrooms										
	2.4.6	6th/7th Grade Classroom	Sandy Rhoades	1	763	763		1	763	763	
	2.4.7	7th Grade Classroom	Sandy Rhoades	0	743	0		1	743	743	
	2.4.8	8th Grade Classroom	Sandy Rhoades	1	755	755		1	755	755	
2.5	Specialty Classrooms										
	2.5.1	Art/Science Classroom	Debi Baumert	1	749	749		1	749	749	
	2.5.2	Computer Lab		1	741	741		1	741	741	
	2.5.3	Resource Classroom		1	764	764		1	764	764	
	2.5.4	Music	Grayson McGregor	1	777	777		1	777	777	
	2.5.5	Library	Molly Roby	1	870	870		1	870	870	
		2.5.5.1 Work Room		1	96	96		1	96	96	
	2.5.6	Science Classroom		0	0	0		1	900	900	
	2.5.7	Family Consumer Sciences		0	0	0		1	900	900	
	2.5.8	Industrial Technology/Shop/Flex		0	0	0		1	900	900	
2.6	After School Care										
	2.6.1	After School Care		2	840	1680		2	840	1680	
2.7	Assembly					0					
	2.7.1	Gymnasium	Mary Jo Meisinger	1	6463	6463		1	6463	6463	
	2.7.2	Stage		1	797	797		1	797	797	
2.8	Food Service										
	2.8.1	Kitchen	Katie Bronson & Steph DeWild	1	780	780		1	780	780	
	2.8.2	Pantry		1	48	48		1	48	48	
	2.8.3	Delivery		1	648	648		1	648	648	
	2.8.4	Restroom		1	53	53		1	53	53	

#			Room Type	Existing Qty.	Existing SF	Existing Total	Existing Total	Ideal Qty.	Ideal SF	Ideal Total	Ideal Total
	2.9	Restrooms									
		2.9.1	Boys RR - Main Hallway	1	212	212		1	212	212	
		2.9.2	Girls RR - Main Hallway	1	212	212		1	212	212	
		2.9.3	Boys RR - North Hallway	1	294	294		1	294	294	
		2.9.4	Girls RR - North Hallway	1	294	294		1	294	294	
		2.9.5	Boys RR - West Hallway	1	171	171		1	171	171	
		2.9.6	Girls RR - West Hallway	1	171	171		1	171	171	
		2.9.7	Boys RR - Basement	1	171	171		1	171	171	
		2.9.8	Girls RR - Basement	1	171	171		1	171	171	
	2.10	Building Support							0	0	
		2.10.1	Janitorial/Storage	1	847	847		1	847	847	
		2.10.2	Storage - Gymnasium	1	524	524		1	524	524	
		2.10.3	Storage - Stage	2	56	112		2	56	112	
		2.10.2	Storage - Locker Rooms	1	723	723		1	723	723	
		2.10.3	Storage - Classroom	1	739	739		1	739	739	
		2.10.4	Storage - Addition	1	389	389		1	389	389	
		2.10.5	Storage - Basement	3	820	2460		3	820	2460	
		2.10.6	Shop	1	390	390		1	390	390	
						Net	32441			Net	37967

- **Topography**
- **Drainage**
- Access & Egress
- Paving
- Curbing
- Parking
- Flatwork
- Utilities

- The grade is fairly level around the building except the transition to the walkout.
  - Future projects (noted later in the document) should take into account the flatness around the building to increase slopes and promote drainage away from the building and paved spaces.
  - Swales can be added now to promote drainage in green spaces, particularly in some of the narrow courtyard areas. Try to provide a 5% - 10% slope away from the building in green areas.

- **Topography**
- **Drainage**
- Access & Egress
- Paving
- Curbing
- Parking
- Flatwork
- Utilities

- The piped roof drains help alleviate excess drainage on site.

- Walls adjacent to playground area are greater than 30” in height creating a fall concern. Limit access or consider guard railing.

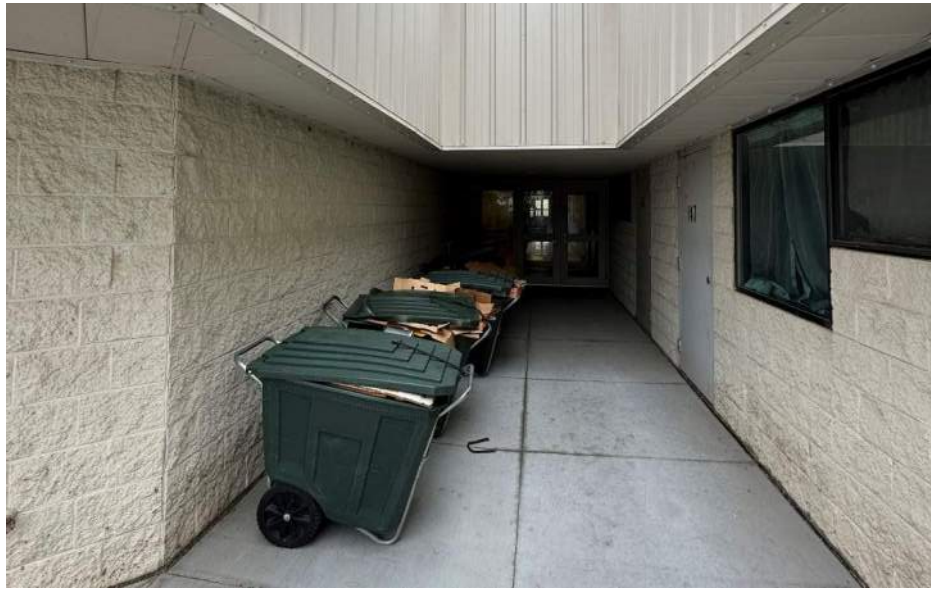
- Topography
- Drainage
- **Access & Egress**
- Paving
- Curbing
- Parking
- Flatwork
- Utilities

- ADA stalls adjacent to the school entrance do not meet current ADA requirements.
  - Update pavement markings including aisles and curb ramps.
  - Consider clearly defined accessible routes from any drop-off area and designated parking stalls with slopes that are less that 5% with no greater than 2% cross slope

- Topography
- Drainage
- **Access & Egress**
- Paving
- Curbing
- Parking
- Flatwork
- Utilities

- There are a number of exterior doorways. Consider a security plan to limit access into the school.

- There are a number of narrow courtyards and areas with limited visibility consider cameras and modifying plant material when applicable.



- Topography
- Drainage
- Access & Egress
- **Paving**
- **Curbing**
- **Parking**
- **Flatwork**
- Utilities

- Overall the pavement has been well maintained, including the colored concrete.
- New sidewalk and service area pavement has been installed as part of ongoing maintenance.
  - Refer to the prior slides regarding drainage for replaced areas
- The basketball / playground slab is nearing the end of its life and should be replaced soon.

- Topography
- Drainage
- Access & Egress
- **Paving**
- **Curbing**
- **Parking**
- **Flatwork**
- Utilities

- Replace wooden curbing around play equipment
- Replace playground surfacing for fall protection

- Topography
- Drainage
- Access & Egress
- **Paving**
- **Curbing**
- **Parking**
- **Flatwork**
- Utilities

- Seal all expansion joints, especially adjacent to the building.

- The service drive bisects the front lawn.
  - Consider realigning this to minimize it's visibility and impact at the time of replacement.
  - Consider screening the service area from the street and any future parking.

- Topography
- Drainage
- Access & Egress
- Paving
- Curbing
- Parking
- Flatwork
- **Utilities**

- The gas meter is exposed in the service area with minimal protection. Consider adding bollards similar to the transformers

FLOOR PLANS

- **Foundation**
- Roofs
- Walls
- Window Systems
- Exterior Doors
- Civil & Structural Components

- Overall in good condition.
- Areas of settling slab in the restrooms while the columns and column bases are remaining stable.
- Consider poly jacking to correct settling and prevent further settling.

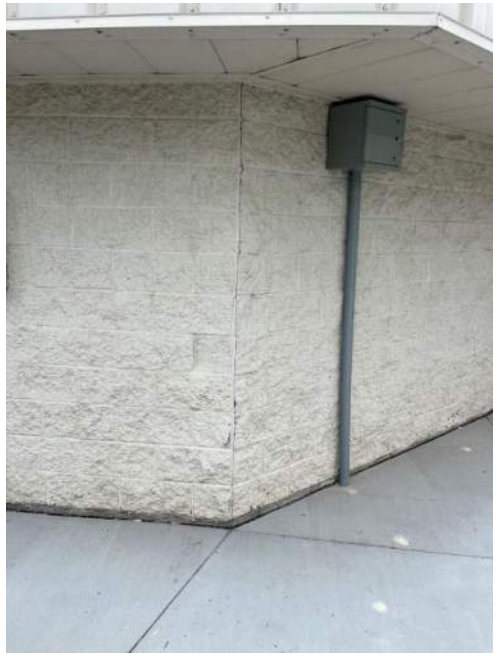
EXTERIOR SYSTEMS

- Foundation
- **Roofs**
- Walls
- Window Systems
- Exterior Doors
- Civil & Structural Components

- Low-slope standing seam roofs in overall good condition
- Some areas have soft footing due to wider spans in structure and bag insulation
- Regular inspection of flashing between roofs and sidewalls should be conducted
- Ice dams were observed at the gutters and downspouts of the school following large snows and freeze/thaw cycles. While no water infiltration to the building was observed, monitoring should be conducted, ice jacks should be installed, and removal of large portions of snow and ice should be done prior to damage to gutters and downspouts.

EXTERIOR SYSTEMS

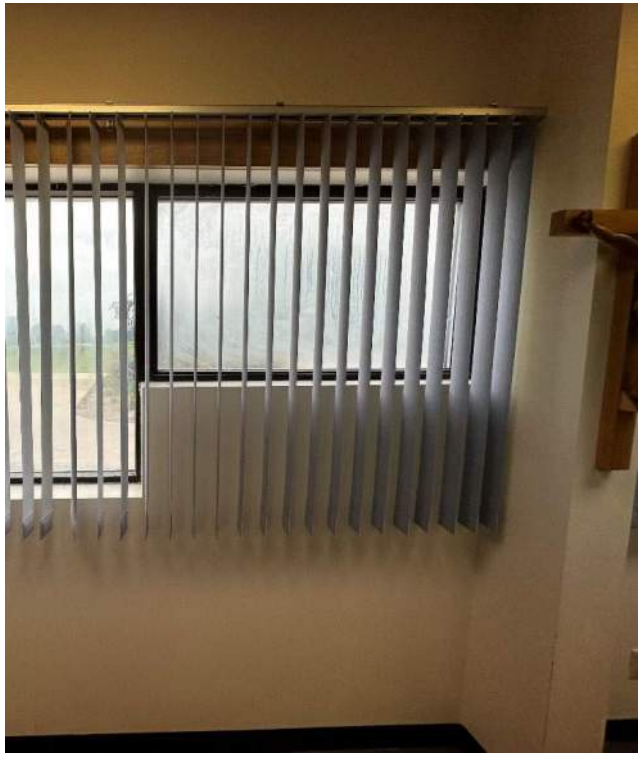
- Foundation
- Roofs
- **Walls**
- Window Systems
- Exterior Doors
- Civil & Structural Components



- CMU non-bearing block walls appear to be in good condition
- Grading along lower level should be monitored to keep water flowing away from the building.
- 45 degree CMU wall joint near kitchen is not toothed in. Monitor wall for cracking.
- Wall is damaged near delivery doors.
- Lintel over delivery door does not appear to bear a full 8” past the opening.
- Joint between sidewalk and wall is large along west wall. Joint should be caulked to prevent water infiltration.

EXTERIOR SYSTEMS

- Foundation
- Roofs
- Walls
- **Window Systems**
- **Exterior Doors**
- Civil & Structural Components



- Majority of windows are in fair condition
- Several windows have failed seals as seen when windows cloud
- Consider a full window replacement
- Most classrooms have doors that lead directly to the exterior. A large portion have been replaced. Continue to monitor doors and replace as required

- Cantilevered soffit framing was not designed for storage and should not be utilized for storage unless additional structure is provided.

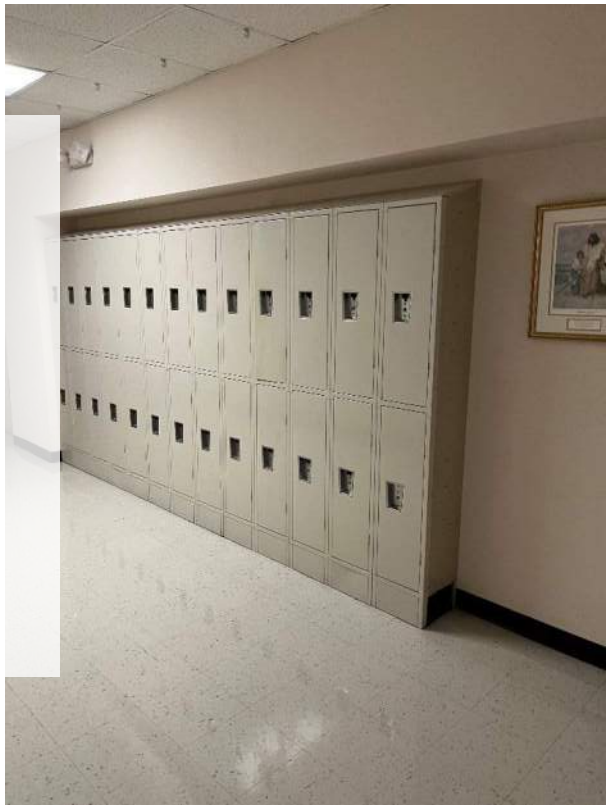
EXTERIOR SYSTEMS

- Foundation
- Roofs
- Walls
- Window Systems
- Exterior Doors
- **Civil & Structural Components**

- Structural system is pre-engineered metal building with 8" non-bearing CMU exterior walls. 12" CMU walls are bearing at the lower level of the school addition. Upper level is framed using 8" flexi-core. Structural components of the building appear to be in good condition.

INTERIOR SYSTEMS

- **Walls**
- Doors
- Flooring
- Ceiling
- Hardware
- Architectural Components



- Interior framed walls are gyp framed walls
- Corridor walls have an impact-resistant wall covering in good condition
- Classroom walls are painted finish and teachers are able to choose their paint color

- Walls
- **Doors**
- Flooring
- Ceiling
- Hardware
- Architectural Components

- Most interior doors are wood doors in good condition
- Majority of doors requiring rating are properly labelled

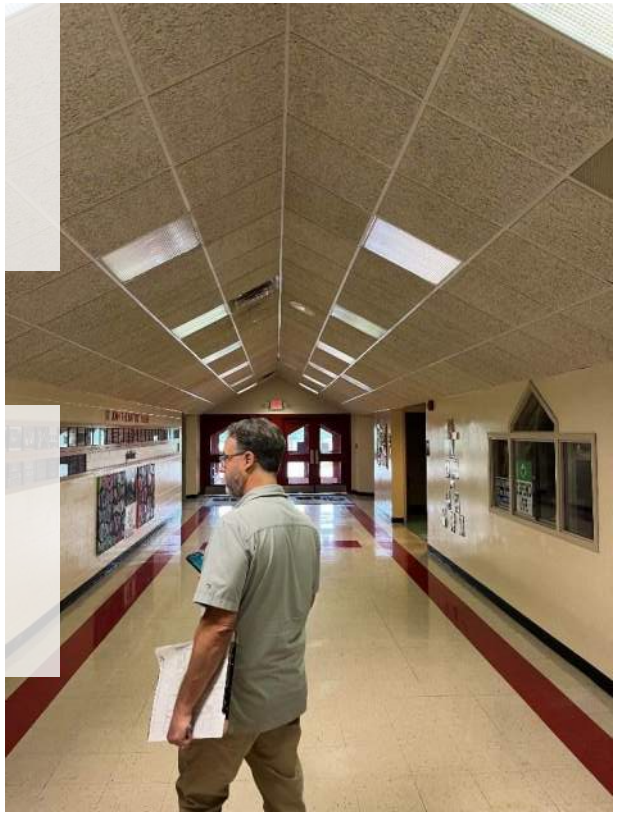
INTERIOR SYSTEMS

- Walls
- Doors
- **Flooring**
- Ceiling
- Hardware
- Architectural Components




- Corridors are VCT flooring in well-maintained condition
- Restrooms are VCT flooring in fair condition due to water infiltration. Flooring should be replaced as part of a larger renovation project.
- Kitchen quarry tile is in good condition
- Classrooms typically have carpet in varying condition. A replacement plan should be implemented.

- Walls
- Doors
- Flooring
- **Ceiling**
- Hardware
- Architectural Components



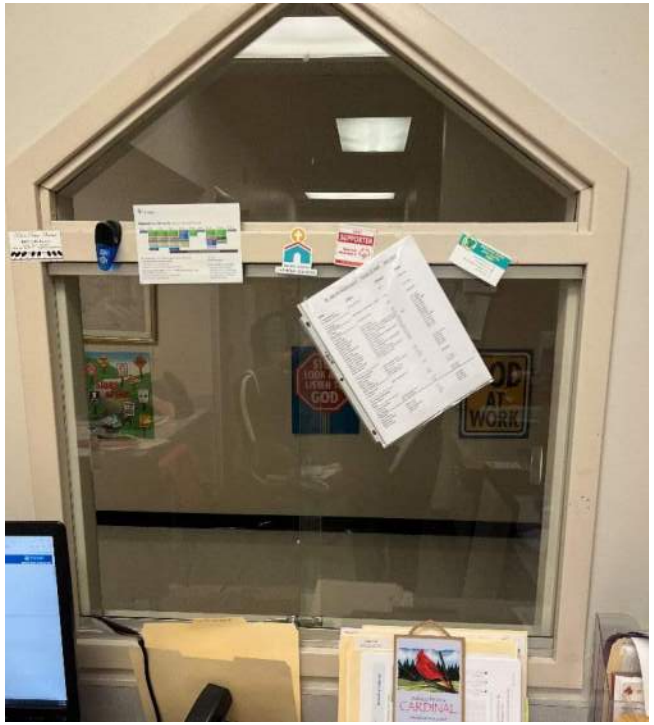
- Ceilings are primarily lay-in tile ceilings in acceptable condition
- 2x4 ceiling tiles in the school addition are sagging due to size and humidity

- Egress hardware is in acceptable condition
- Majority of hardware is code-compliant lever sets
- Owner should be mindful on non-compliant hardware including door stops (as seen in the gymnasium and corridors) and items prohibiting door swing clearance

INTERIOR SYSTEMS

- Walls
- Doors
- Flooring
- Ceiling
- Hardware
- **Architectural Components**

- School is overall in good condition and similar in style to other schools of the time period
- Unique components include the library and main office windows and the sloped corridor ceiling
- The main office is located in the center of the building which leads to security and wayfinding concerns



- **Controls**
- Equipment

- Honeywell thermostats. Maintenance personnel mentioned that they are app enabled, but not able to access due to Diocese firewall.

- Controls
- **Equipment**

- 11 Rooftop Units –
  - 2000-2002: 4 units
    - Maintenance costs will continue to increase due to R-22 refrigerant no longer manufactured.
  - 2014-2015 – 2 units
  - 2017 – 2 units
  - 2018 – 3 units
  - Ashrae Median Life Expectancy: 18 Years
- Exterior ductwork insulation for gym RTU has significant wear and can lead to leaks and corrosion of ductwork.

- Controls
- **Equipment**

- Kitchen
  - Kitchen hood does not have a make-up air unit. If any revisions are made to kitchen, AHJ may require adding one.
  - Current hood does not provide 6” overhang on ends of kitchen equipment.
- Art Room
  - Current code requires exhaust for art rooms.
- Preschool Kitchenette
  - Current code requires exhaust for kitchenettes.

PLUMBING SYSTEMS

- **Fixtures**
- **Supply**
- Storm Sewer
- Sanitary Sewer
- Valving
- Irrigation
- Equipment
- Water Treatment

- Fixtures
  - Wall hydrants could be replaced with keyed hydrants to prevent unauthorized use.
  - Manual flush valves and various styles of manual faucets observed throughout. Various styles of toilets (floor mount tank type & flush valve, wall mounted flush valve)
- Kitchen Requires:
  - Three compartment sink for if there is food prep.
  - Handwashing sink
- Supply
  - Existing 3" water service – not able to shut off valves entirely. Replace valves. Add additional shutoff valve downstream of meter on 3" main.

PLUMBING SYSTEMS

- Fixtures
- Supply
- **Storm Sewer**
- **Sanitary Sewer**
- **Valving**
- **Irrigation**
- Equipment
- Water Treatment

- Storm Sewer
  - Gutter and downspouts.
- Sanitary Sewer
  - No issues reported or observed.
- Valving
  - Recommend adding isolation valves at all water heaters when replacing in future.
- Irrigation
  - None observed.

PLUMBING SYSTEMS

- Fixtures
- Supply
- Storm Sewer
- Sanitary Sewer
- Valving
- Irrigation
- **Equipment**
- **Water Treatment**

- Equipment
  - Water heaters – 1993, 1994, 2000, 2008
    - Replace upon failure. More efficient water heaters are available.

West Restrooms/Classrooms - 50 gallon	1993
South Restrooms, Janitors -40 gallon	1994
New Addition	2001
Kitchen - 81 gallon	2009

    - Hot water circ pump reported to not be in operation/working order. Recommend replacement.
- Water Treatment
  - Water softener observed serving kitchen water heater. This should extend the life of equipment and prevent scaling of fixtures.

Sprinkler System

- Sprinkler System
  - None observed.
  - A new addition may require a fire suppression system. A code review and coordination with the local jurisdiction would be required to determine if the existing facility would need to be sprinkled with a new addition.

ELECTRICAL & LIGHTING

- **Main Distribution**
- Lighting
- HVAC Connections

- There is a 300kVA utility company pad mounted transformer on

  the north side of the building.
- The main distribution panel is Square D brand, 1200 amp, 208 volt, 3-phase.
- The electrical service for the school is in good condition.

ELECTRICAL & LIGHTING

- **Main Distribution**
- Lighting
- HVAC Connections

- Several Square D brand, 225A, 208V, 3-phase, two section panelboards are scattered throughout the facility, and all have spare circuit breakers, and spaces, to allow for adding future loads.

- Panel ‘A’, located in the main electrical room.

- Panel ‘B’, located in the mech/storage room beside the gym.

- Panel ‘C’, located in the mech/storage room beside the office.

- Panel ‘D’, located in the basement of the addition.




ELECTRICAL & LIGHTING

- Main Distribution
- **Lighting**
- HVAC Connections

- Fluorescent type lighting throughout the school. Recommend 1-for-1 replacement with LED type.
- Gym lighting has been re-lamped with LED type lamps.
- Dual-level switching in the classrooms.
- Occupancy sensors for lighting control in the restrooms.
- Exterior wall mounted light fixtures are located near most of the exterior doors, and appear to be controlled by photocells. Most of these fixtures have been replaced with LED fixtures. Recommend adding exterior emergency lighting/function at every exit door.

- Main Distribution
- Lighting
- **HVAC Connections**

- Several disconnect switches for the HVAC equipment are not working correctly. Fuses need to be replaced, and at least one disconnect needs to be held shut with a screwdriver.
- Recommend replacing each faulty disconnect switch, with appropriate fuse size to match the circuit breaker size. Feeders may also need to be replaced if they are not sized correctly.

SPECIALIZED EQUIPMENT & SYSTEMS

- **Telecommunications**
- Security System
- PA/Intercom System

- Fiber, and CATV, service entrances are located in the main electrical room, and appear to be in good condition. Were not informed of any issues with these services.
- The server rack is located in the mechanical/storage room near the office.

SPECIALIZED EQUIPMENT & SYSTEMS

- Telecommunications
- **Security System**
- PA/Intercom System

- Observed approximately ten surveillance cameras installed throughout the common spaces of the building, along with about eight installed on the exterior of the building.
- The video monitor for this system is located in the school office.
- Did not observe any locations with keypads, or card readers, for security access.
- Security system is monitored by SEI Security.

SPECIALIZED EQUIPMENT & SYSTEMS

- Telecommunications
- Security System
- **PA/Intercom System**

- Classrooms have call buttons on the wall, but the microphone is located in the ceiling with the speakers. Not always clear communication for intercom purposes.
- Other speakers are located throughout the facility for announcements.
- There is a hardwired master clock system throughout the building, with clocks located in the classrooms and common spaces.

- **Hazards**
- **Alarms**
- Egress

- There is a Simplex brand fire alarm system for the school which includes pull stations at the main exits, horn/strobe devices in the general areas, smoke/heat detectors, and kitchen hood connection. Appears like the system is original to the school.
- Observed CO detectors in the classrooms, but there are no horn/strobe devices in the classrooms (may be required by the local Authority Having Jurisdiction).
- Many exterior exit doors within the classrooms do not have the code required pull stations.
- Due to its age, may need to replace the fire alarm panel if any devices are added to the system.

- Hazards
- Alarms
- **Egress**

- There are exit signs and emergency fixtures located throughout the school portion of the facility, although not all locations appear to be fully covered (especially exit doors from classrooms). Recommendation is to add/update exit signs and emergency lighting throughout the school, in order to provide complete coverage.

SF: *7,200*

Built: *1988*

Construction Full-basement wood-framed plaster building with single sloped shingled roof

SITE \ RECTORY

BUILDING \ RECTORY

#			Room Type		Existing				Ideal			
					Qty.	SF	Total	Total	Qty.	SF	Total	Total
3.0	RECTORY											
	3.1	Shared Spaces										
		3.1.1	Entry		1	105	105		1	105	105	
		3.1.2	Living Room		1	462	462		1	600	600	
		3.1.3	Kitchen		1	133	133		1	240	240	
		3.1.6	Garage		1	633	633		1	633	633	
	3.2	Pastor's Quarters		Father Timmerman								
		3.2.1	Pastor's Living Room		1	228	228		1	228	228	
		3.2.2	Pastor's Bedroom		1	168	168		1	168	168	
		3.2.3	Pastor's Restroom		1	40	40		1	40	40	
	3.3	Assistant Pastor Quarters		Father Bedient			0					
		3.3.1	Asst. Pastor's Living Room		1	152	152		1	152	152	
		3.3.2	Asst. Pastor's Bedroom		1	171	171		1	171	171	
		3.3.3	Asst. Pastor's Restroom		1	41	41		1	41	41	
	3.40	Guest Suite										
		3.4.1	Guest Living Room		1	160	160		1	160	160	
		3.4.2	Guest Bedroom		1	142	142		1	142	142	
		3.4.3	Guest Bathroom		1	40	40		1	40	40	
	3.40	Basement			1	2575	2575		1	2575	2575	
							Net	5050			Net	5295

- **Topography**
- **Drainage**
- Access & Egress
- Paving
- Curbing
- Parking
- Flatwork
- Utilities

- Moisture adjacent to the building appears to be an issue.
  - Pipe downspouts below grade to limit water adjacent to the building.
  - Add swale to provide positive drainage away from the building.

- Topography
- Drainage
- **Access & Egress**
- Paving
- Curbing
- Parking
- Flatwork
- Utilities

- Consider limiting access from the rectory driveway to the playground area with bollards.
- Look at resurfacing the drive.
- Connect all exterior doors with a paved surface for accessibility.

- Topography
- Drainage
- Access & Egress
- **Paving**
- **Curbing**
- **Parking**
- **Flatwork**
- Utilities

- Overall the pavement has been well maintained, including the colored concrete and pavers.
- There are a few areas of cracking in the driveway. Routing and sealing the cracks will increase the longevity of the pavement.

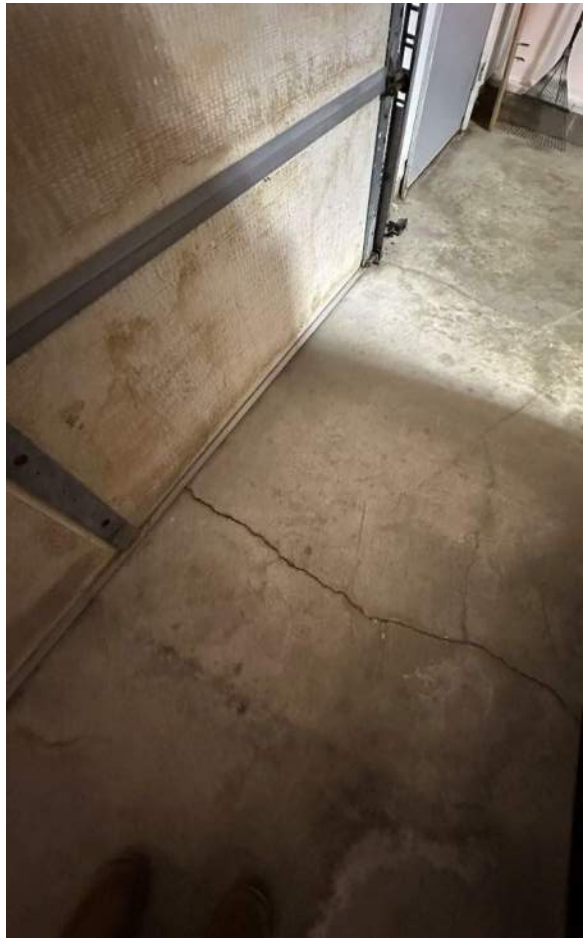
- Topography
- Drainage
- Access & Egress
- **Paving**
- **Curbing**
- **Parking**
- **Flatwork**
- Utilities

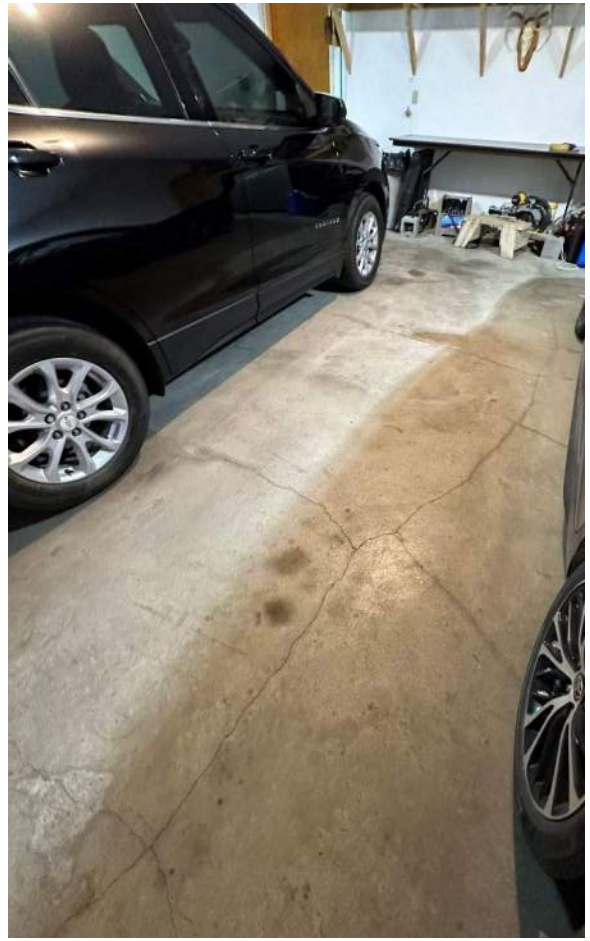
- The asphalt parking is reaching the end of it's life and considerations should be made for its replacement.
  - Reorientation of the parking stall layout should be considered at this time.

EXTERIOR SYSTEMS

- **Foundation**
- Roofs
- Walls
- Window Systems
- Exterior Doors
- Civil & Structural Components

- Foundation is draw up as continuous footings under the CMU bearing walls and spread footings under the columns. No foundation concerns were observed.
- Garage slab has some cracking.





- Roof structural system is wood trusses.
- Roof of the patio has significant rotting on the exterior rafter.
- Exposed OSB at patio roof has potential for future corrosion.
- Garage ceiling shows signs of potential roof leaks.

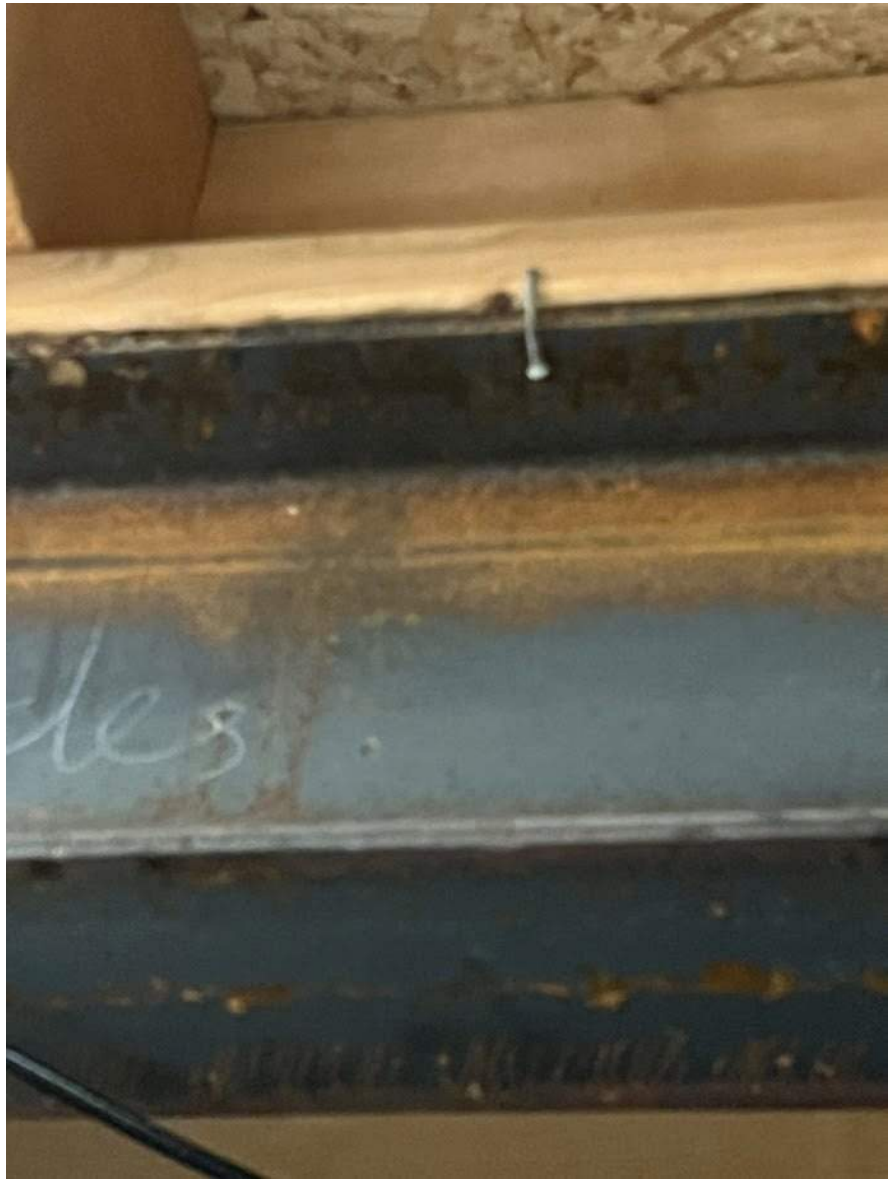
- Basement walls are bearing CMU. Appear to be in good condition.
- Above grade walls are stud bearing walls, and appear in good condition.
- Exterior finish is cracked and in poor condition.
- Recommend full replacement of exterior finish.

EXTERIOR SYSTEMS

- Foundation
- Roofs
- Walls
- **Window Systems**
- **Exterior Doors**
- Civil & Structural Components

- Majority of existing windows, doors, and patio doors are in original condition
- Recommend a full window replacement due to age
- Screen doors come off of tracks easily. Recommend cleaning, greasing, and resetting tracks as part of a temporary fix before full replacement.

- Structural system consists of CMU bearing basement walls with intermediate steel framing. Above grade structure is wood bearing walls and wood roof trusses. Overall the structural systems appear in good condition.
- Top plate connection to the steel does not appear to be rigidly attached.
- Steel is unpainted. Painting the steel beams and columns would prolong the lifespan of the structure.



INTERIOR SYSTEMS

- **Walls**
- Doors
- Flooring
- Ceiling
- Hardware
- Architectural Components

- Structural system consists of CMU bearing basement walls with intermediate steel framing. Above grade structure is wood bearing walls and wood roof trusses. Overall the structural systems appear in good condition.

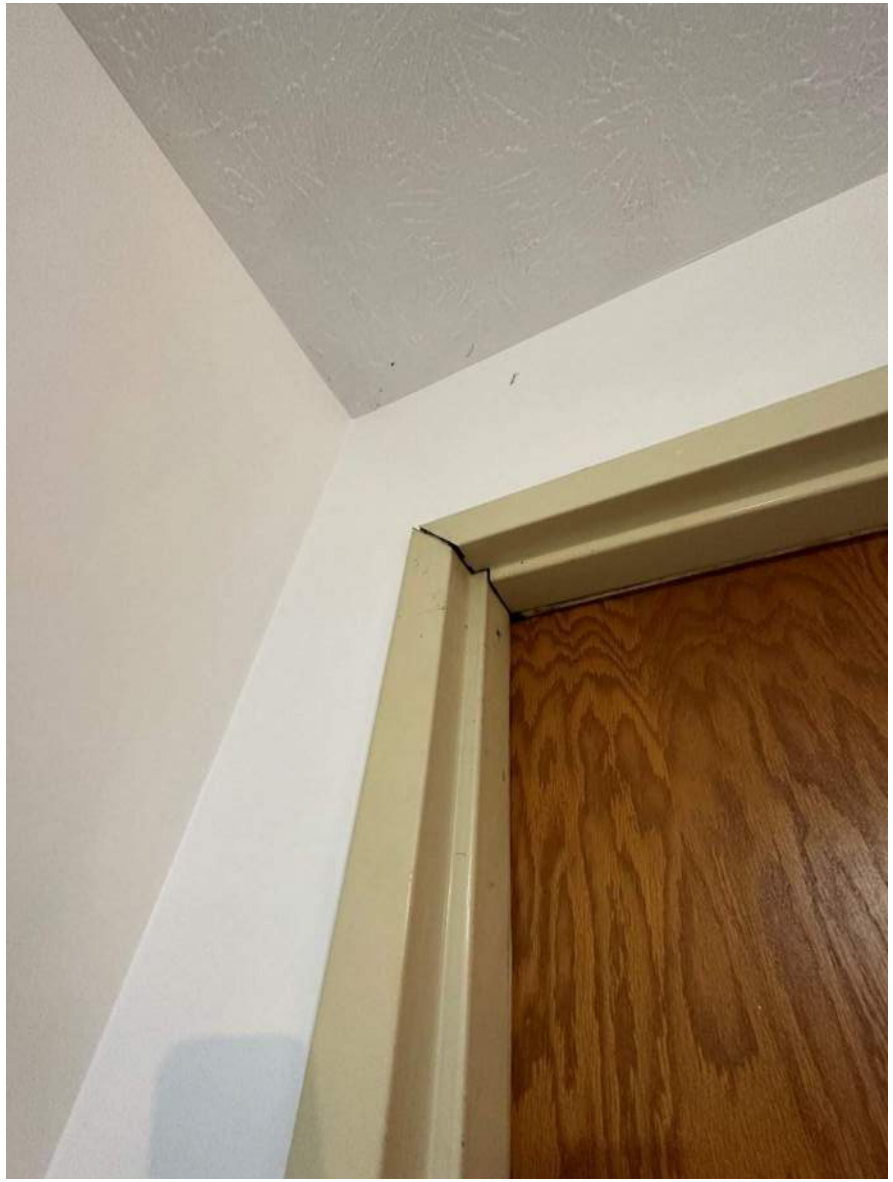
INTERIOR SYSTEMS

- **Walls**
- Doors
- Flooring
- Ceiling
- Hardware
- Architectural Components

- Basement walls are unfinished CMU with extensive water infiltration observed. Recommend regrading exterior site to prevent water infiltration
- If the basement is finished, walls should be sealed and furring should be added to allow for proper ventilation
- Walls on the main level are in good condition and typical for a well-maintained residence

- Walls
- **Doors**
- Flooring
- Ceiling
- Hardware
- Architectural Components

- Majority of doors are good condition wood doors in wood frames typical of a residence
- Hollow metal frames are provided when required for fire separation and are in poor condition and no longer meet fire code requirements. Replace as part of a larger renovation project



INTERIOR SYSTEMS

- Walls
- **Doors**
- Flooring
- Ceiling
- Hardware
- Architectural Components

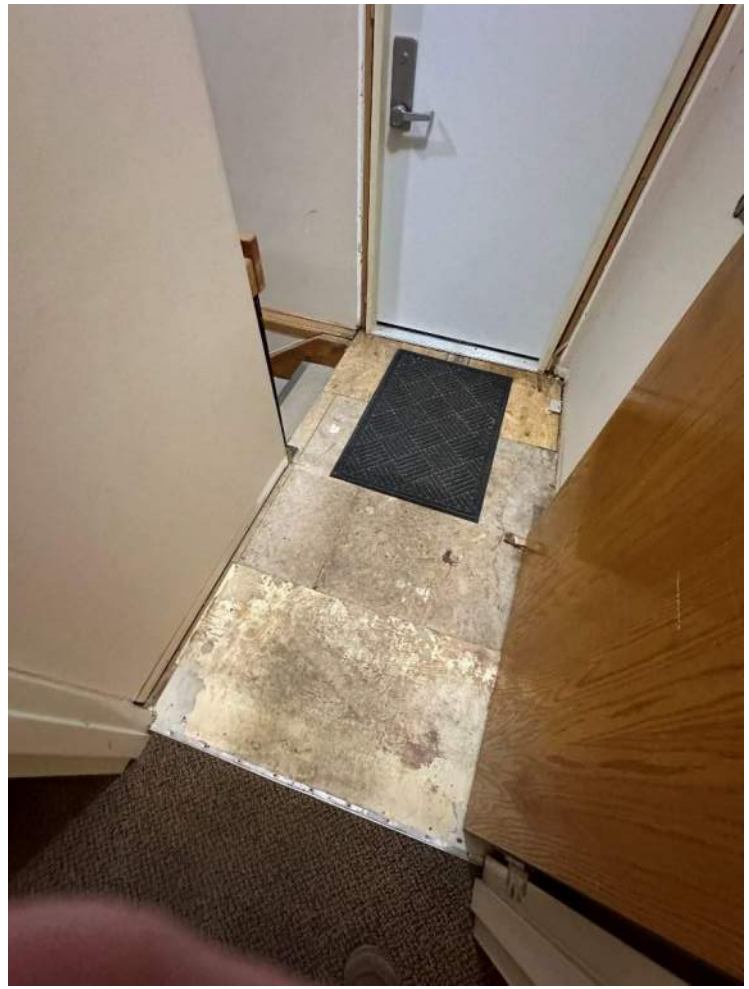
- Women's Restroom is an addition between the commons and rectory
- Stall partitions and doors are made from plywood and do not meet current codes
- The partition doors are loud and disruptive
- Wood partitions do not hold up well to water commonly found in restrooms
- A full renovation or replacement should be planned after consulting the master plan

- Walls
- Doors
- **Flooring**
- Ceiling
- Hardware
- Architectural Components

- Floor in rectory is primarily broadloom carpet in poor condition
- Staining, wear spot, and separation observed consistent with assumed age
- Recommend full replacement of carpet with similar residential carpet or hard surface flooring

- Walls
- Doors
- **Flooring**
- Ceiling
- Hardware
- Architectural Components

- Hard surface flooring found in rectory is in varying condition
- Poor condition hard flooring found at top of stairs especially near exterior door and potential deterioration from water
- Loose rug can be a tripping hazard and not acceptable for most building insurance policies
- Recommend installing either walk-off carpet or hard flooring with proper grip



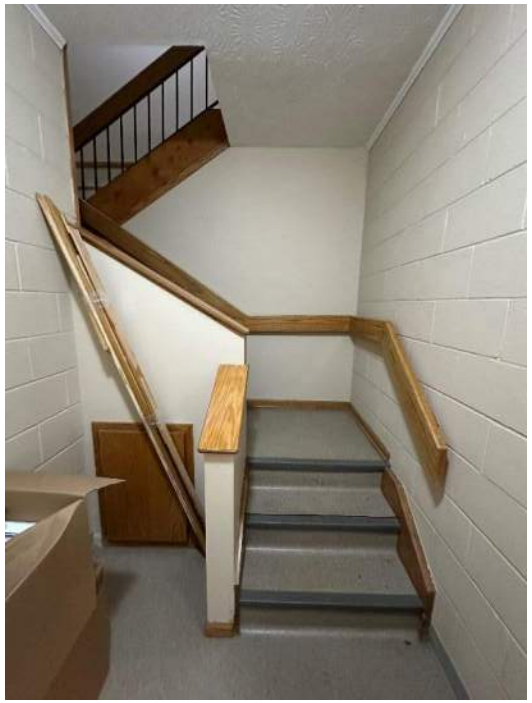
- Walls
- Doors
- Flooring
- **Ceiling**
- Hardware
- Architectural Components

- Ceilings are drywall attached to structure in overall acceptable condition
- Some areas appear to be repaired previously
- Some water infiltration observed in garage above doors
- Further exploration required to determine source of water
- Recommend correcting soon to prevent any further damage and potential mold in walls

INTERIOR SYSTEMS

- Walls
- Doors
- Flooring
- Ceiling
- **Hardware**
- Architectural Components

- Inconsistent hardware found throughout residence
- While not a code requirement, replacing with consistent levers would be recommended
- Stairs to the basement are complicated and not code compliant for commercial spaces
- If basement is renovated for a different use, a full update to the stairs will be required



INTERIOR SYSTEMS

- Walls
- Doors
- Flooring
- Ceiling
- Hardware
- **Architectural Components**

- The rectory is consistent with a typical residential building of its age.
- Some finish upgrades should be completed as outlined throughout this section.
- The restroom and office addition appears to be of similar construction type to the rectory but connection details to the adjacent buildings is unknown and could be spots for water infiltration and cracking due to lack of expansion joints.

- **Controls**
- Equipment

- Stand-alone controls/thermostats

Controls

Equipment

- Equipment
  - Two furnaces & condensing units w/ humidifiers
    - South Furnace serves south half of building (Dining Room, 2 Bedrooms, Kitchen, Living Room, Laundry)
    - North Furnace serves north half of building (Bedroom, Pastors Suite, 3 Offices, Waiting, Entry)
  - Recommend cleaning ductwork w/ floor registers every 10 years for good air quality.
  - Manufactured in 2008
    - Ashrae Median Life Expectancy
      - Furnaces: 18 years
      - Condensing Units: 15 years

PLUMBING SYSTEMS

- Fixtures
  - Manual faucets
- Supply
  - ¾" water service
  - No insulation on domestic water piping. Recommend insulating hot water piping per energy code.
  - RO system for kitchen sink observed.
  - Provide regular maintenance for water softener, adding salt as necessary.
    - Recommended to route new unsoftened cold water to wall hydrants since all cold and hot water is currently being softened.

RECTORY

PLUMBING SYSTEMS

- Fixtures
- Supply
- **Storm Sewer**
- **Sanitary Sewer**
- **Irrigation**
- **Equipment**

- Storm Sewer
  - Gutter & downspouts
- Sanitary Sewer
  - No issues reported or observed.
- Irrigation
  - None observed.
- Equipment
  - Two gas water heaters
    - Manufactured in 1999 & 2016
    - Replace upon failure
  - An instantaneous electric water heater serves the women's restroom (2016).

Rectory Hot Water Heater - Gas - 40 gal	1999
Rectory Hot Water Heater - Gas - 40 gal	2016
Women's Restroom Instantaneous Elec Water Heater- 3.5 kW	2016

- **Sprinkler System**
  - No sprinkler system observed, which is typical for a residential building.

ELECTRICAL & LIGHTING

- **Main Distribution**
- Lighting

- The rectory electrical service is single phase, and is fed from the same transformer as the church, but is metered separately.
- There is a single 200 amp panelboard in the basement which serves the living spaces and the offices. There are no spare, or spaces, on this panelboard.

ELECTRICAL & LIGHTING

- Main Distribution
- **Lighting**

- Incandescent lighting in the residential and office areas, with surface mounted, lensed, 4’ fluorescent lighting in the basement.
- Recommend replacing fixtures with LED lighting at least in the office areas.

ELECTRICAL & LIGHTING

- Main Distribution
- **Lighting**

- Exterior wall mounted light fixtures, or recessed downlights, are located at most of the exterior doors, and most have been replaced with LED fixtures. Downlights have peeling paint on the trims and look rather worn. Recommend replacing these downlight fixtures with LED type.
- Recommend adding exterior emergency lighting/function at the door near the offices.

SPECIALIZED EQUIPMENT & SYSTEMS

- **Telecommunications**
  - Fiber service entrance is located in the basement, and appears to also feed the telephone/data devices in the church.
  - Small server rack is also located in the basement.

- **Hazards**
- **Alarms**
- Egress

- Observed stand alone, residential type smoke detectors in the resident portion of the rectory, but there is no fire alarm system.
- If/when a fire alarm system is added to the church, recommend extending devices from this system into the rectory portion of the building.

- Hazards
- Alarms
- **Egress**

- Did not observe any exit signs or emergency lighting in the office area of the rectory, or in the basement area.
- Recommend adding emergency lighting in all areas of the rectory that are also used by the parishioners (office area and basement).
- It is not atypical for residential dwellings to not have egress lighting and signage.

CLARK & ENERSEN

clarkenersen.com