



St. George Parish

Church, Rectory, Garage and Site Facilities Assessment Erie, Pennsylvania

Date: July 2020

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CLEVELAND ERIE STATE COLLEGE

PURPOSE

Weber Murphy Fox, CT Consultants, Thorson Baker + Associates and Tower Engineering visited the St. George Parish property located at 5145 Peach Street in Erie, PA on Friday June 12th, 2020. The purpose of this visit was to perform a visual observation of the current conditions of the Church building, Rectory building, garage building and site. This was conducted to provide comments on the civil, landscape, structural, architectural, plumbing, mechanical, electrical and technology systems and components of the existing facilities and site. All comments and recommendations within this report are the professional opinion of the Design Team.

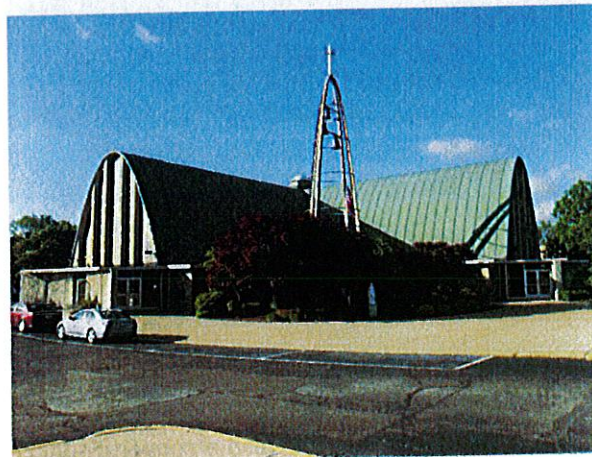
LIMITATIONS

1. Site observations were limited to visual observation only. Visual observation was limited to areas that were not covered by finishes or other obstructions. Access was not possible to all rooms and areas within the building.
2. No testing was performed on materials, equipment or systems. Equipment was not opened or taken apart for internal inspection. This Observation Report is no way a guarantee to the proper operation of equipment or systems.
3. As-built construction documents and shop drawings were not made available for reference prior to completion of this report. Limited Structural and Architectural plans were available for review for the church and rectory buildings prior to the time of the site visit.
4. This observation was not intended to be an inspection for health or environmental problems such as radon gas, asbestos, PCB's, lead, ants, termites, etc.

CHURCH BUILDING

GENERAL

The church and is a one-story structure that is approximately 15,000 square feet in size. The building was originally constructed in 1958. The building program contains the Narthex, Nave, Alter, Mother's Room, Sacristy, restrooms and mechanical support spaces.



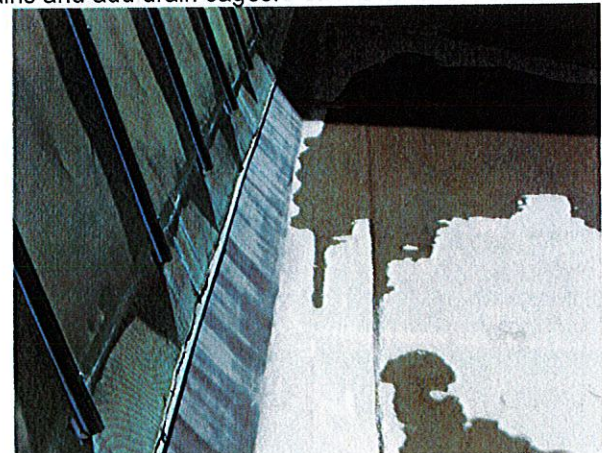
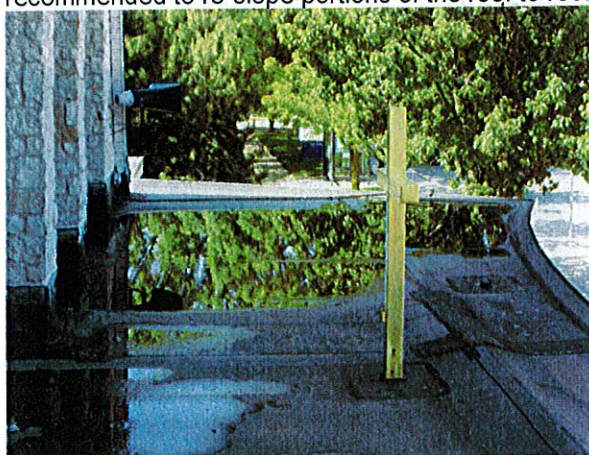
EXTERIOR

WALLS – The exterior walls of the building are a combination of standard modular brick and stone masonry in fair condition. They are typically constructed as 12" wide multi-wythe brick walls. At the North and West

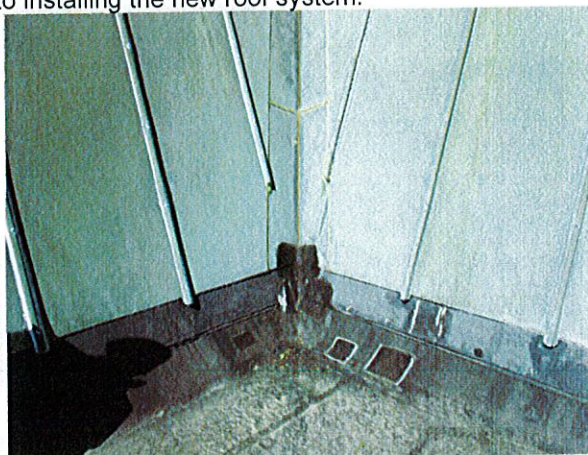
entrance, exterior radial walls are 16" wide and appear to be constructed out of stone veneer. At all four sides of the church structure, large stained-glass exterior windows run full height between (6) 16" wide stone piers. There were some visible structural cracks due to minor settlement and the need of selective masonry restoration due to mortar deterioration. Also recommend ferrous stain cleaning to remove stains from iron mineral embedded in the original stone. The insulation value of the walls is assumed to be deficient to current codes since the building was built in 1958. There are visible signs of oxidation coming through the stone veneer walls at the building entrances and at the stone veneer piers located at the arched stain glass walls. The oxidation appears to be cosmetic and not a structural concern. There are a number of locations with horizontal cracks in brick mortar joints around the building perimeter. Typically, the joint appears between windowsills and does not appear to be a structural concern.



ROOF EPDM – The roof system is an EPDM at the flat roof areas. Based on the age of the building, the roof insulation is not compliant to the current code requirement of an R-value of 30. While walking on the flat roof portions of the church roof, there was visible standing water that does not appear to be sloping to roof-drains. The majority of roof drains do not have a cage to protect from clogging. Standing water and clogged roof-drains can put excess amount of load on the roof structure and increase the likelihood of leaking. It is recommended to re-slope portions of the roof to roof-drains and add drain cages.



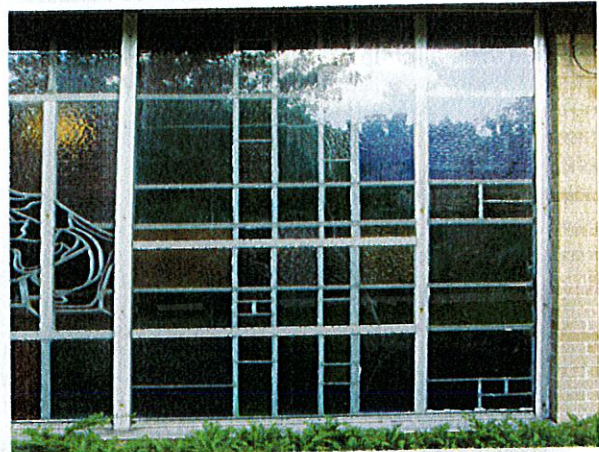
ROOF COPPER – There is also a copper cladding with raised batten seams spaced approximately 2'-0" on center over the arched roof structure. The copper roof is original to the building and is past its useful life cycle and should be replaced. It was observed that someone previously sealed both sides of all copper batten seams with white caulk along the arched portion of roof. The skylight directly above the altar shows signs of leakage as well. It is recommended to remove the copper flashing over the arched roof structure and



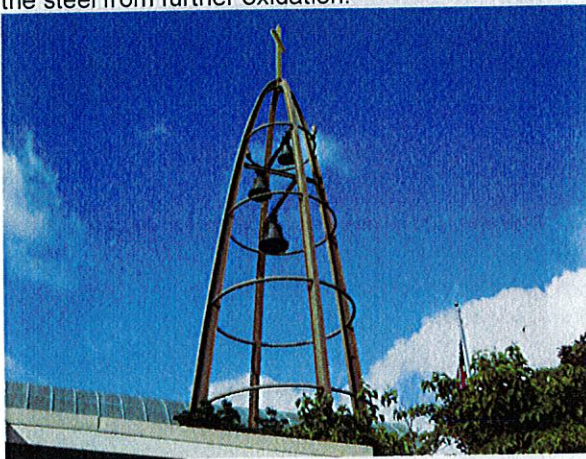
A close-up photograph of a double glass door. The door frames are white, and the glass panes are dark. The threshold at the bottom of the door is severely damaged, with a large section missing and the remaining material crumbling. The floor in front of the door is a light-colored, textured surface, possibly concrete or stone.



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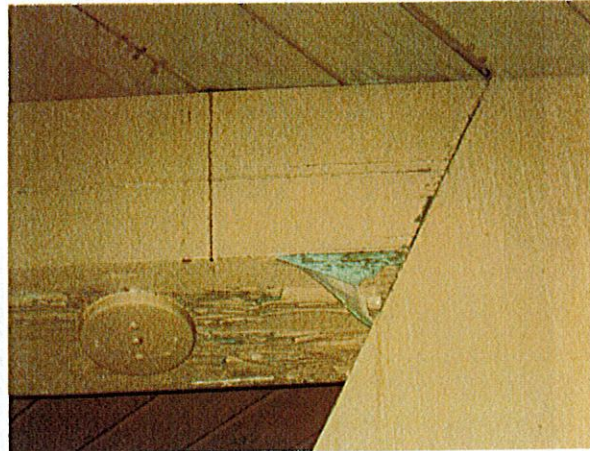
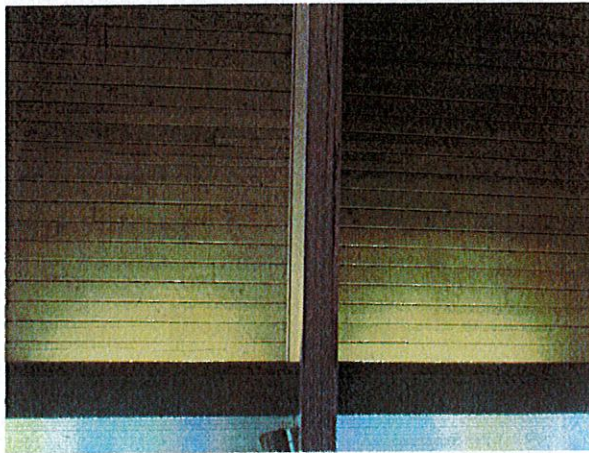


BELL TOWER – There is a bell tower on the west side of the church property which is a steel constructed self-supported tower approximately 65+/- feet tall. Visible peeling paint and rusting was observed at many locations of the steel framed bell tower structure. Oxidation does not appear to have caused section loss of the structural steel. It is recommended to clean the rust off and repaint with an exterior grade paint to protect the steel from further oxidation.

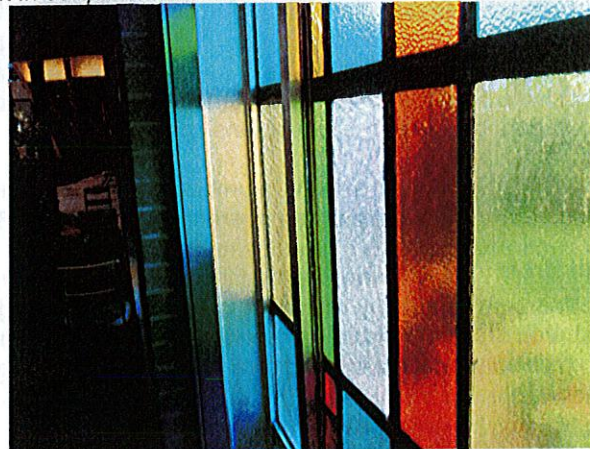
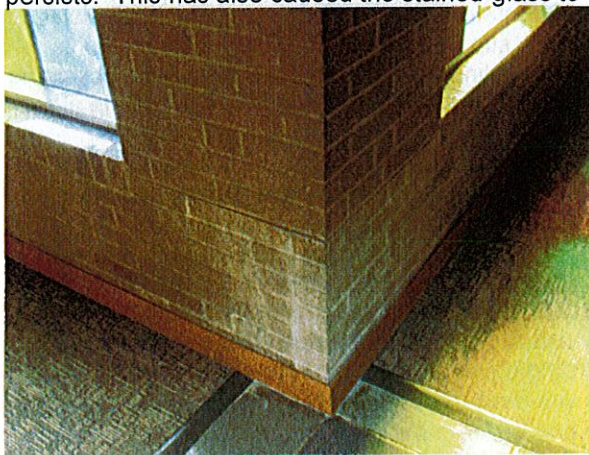


INTERIOR

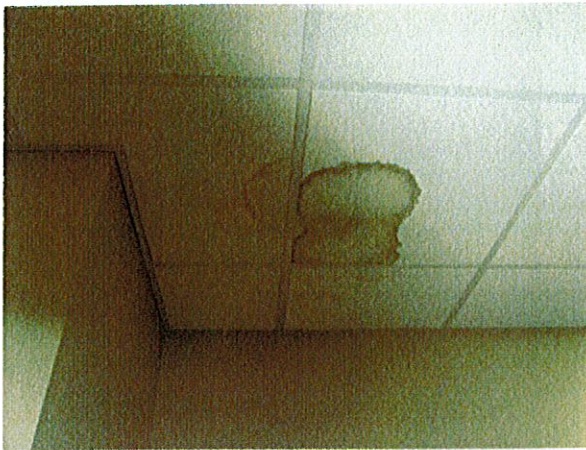
INTERIOR SYSTEMS - The majority of the interior finishes (linoleum sheet flooring, carpet, ceramic tile, suspended acoustical ceiling tile, plaster ceilings, wood decking at arches, gypsum wall board and concrete unit masonry) and casework throughout the building were installed in the original construction and some are evident to have been added over the years through various renovations. These finishes are in good condition. The wood and metal doors appeared to be in fair condition. The Naves are a high-volume open space with large wood laminated arch beam supporting the roof deck. There are a lot of stained-glass windows which let in a lot of natural light. The flooring under the pews is linoleum sheet flooring and is in good condition. The walls are a combination of masonry modular units and painted drywall. The existing church arched roof structure is generally comprised of 3 5/8" wood decking spanning to laminated wood arches spaced approximately 16'-0" on center. Dark water lines are visible on the majority of laminated arches and wood decking that spans between arches. At the time of the site visit, it was noted that the roof has been leaking for years. Paint was visibly chipping on many of the arches, but no structural damage is apparent. Once the roof leaks are fixed, it is recommended to clean/scrape the arches and repaint with a water-resistant interior paint.



There is one location just northeast of the altar where vertical cracking is visible on the inside face of exterior brick wall. There does not appear to be further signs of foundation settlement in this location. It is recommended to monitor the area for additional cracking and notify a structural engineer if further damage persists. This has also caused the stained-glass to crack in certain locations.



The restrooms are ceramic floor tile with and is in good condition. The restrooms will need to be verified if the fixture counts meet the current occupancy code requirements, as they appear to be deficient. The restrooms will also need to be made larger to account for handicap accessibility space requirements and toilet accessories. In the drop ceiling outside of the restrooms east of the altar, water stains are visible in the ceiling tiles. Further investigation is recommended to find the source of the water damage and fix the issue. It is recommended these ceiling tiles should be replaced.



The Mother's Room and Sacristy are a combination of carpet and ceramic floor tile and are in good condition. The ceilings are ACT drop ceilings and plaster.

MECHANICAL – The Church is provided with HVAC via a simple system that consists of a rooftop unit and associated supply/return ductwork. The rooftop unit has self-contained gas-heating and direct expansion cooling capabilities with ductwork that extends below the church slab to supply and return outlets. No complaints regarding the system's ability to provide sufficient heating and cooling were noted. However, while observing the packaged rooftop unit it was noted that the unit was running in the operating continuously with outside air dampers closed and exhaust fans operational.

PLUMBING – The existing plumbing systems observed appeared to have no visible issues and seemed to be functioning properly and are operational.

ELECTRICAL – Power for the Church is provided by a 2000-amp, 208/3 electrical service in the basement of the classroom wing. The main service panel is corroding due to past flooding of the room. Distribution panels for the church are subfed from this service. The Church, Rectory and Storage Garage have all been retrofitted with LED lamps as part of a recent energy upgrade project. The existing church fire alarm system is approximately 20 years old.

ADA HANDICAP ACCESSIBILITY – Overall, the facility is in compliance with ADA accessibility requirements other than a few items noted:

- Restrooms will need renovated to provide proper clearances, accessory height requirements as well as required grab bars.

HAZARDOUS MATERIALS – There are several components in the building that will need tested and verified for any hazardous materials. Several items recommended are:

- 9" x 9" floor tile and mastic may contain asbestos
- Plaster ceilings may contain asbestos
- Piping insulation may contain asbestos
- Paint may contain lead

RECTORY BUILDING

GENERAL

The rectory is a two-story structure that is approximately 5,700 square feet residence with a 1,000 square feet single story portion and a 1,250 square feet basement. The building was originally constructed in 1977. The building program contains a large meeting room, a reception area with open offices, private offices, a lower level meeting room and the east side contains a two-story living quarters and associated mechanical support spaces.



EXTERIOR

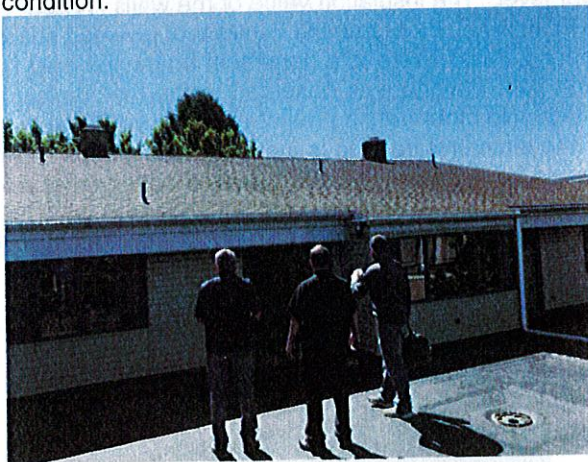
WALLS – The exterior walls of the building are a wood framed construction with vinyl siding at the upper level and there is standard modular brick at the lower level. The insulation value of the walls is assumed to be deficient to current codes since the building was built in 1977. Floor framing consists of plywood sheathing over wood framed 2x joist spanning to wood stud bearing walls. There is a basement below the east half of the rectory facility with masonry perimeter walls. First floor framing was observed in the mechanical room located in the basement and there was no visible damage. No other framing members were visible at the time of the site visit. There is no reason to believe any of the structural framing is inadequate or needs replaced. Some of the vinyl siding shutters are cracked and should be replaced. Visible rust was observed at a loose angle lintel supporting brick veneer at the east side of the building. Oxidation does not appear to have caused section loss of the angle. It is recommended to clean the rust off and repaint with an exterior grade paint to protect the steel from further oxidation.



A retaining wall near the north entrance to the rectory building has a slight but visible lean. The wall does not appear to be in jeopardy of failure in the immediate future, but it is recommended to monitor the wall and gauge further movement. Some brick veneer has visible moisture spots below grade of the high side. Further investigation is required to determine if the retaining wall is properly draining or if hydrostatic water pressure is acting on the retaining wall. A possible solution to relieve hydrostatic pressure is to add weep holes just above the low side slab. There are visibly damaged bricks and mortar joints at the retaining wall and brick wainscot around the rectory building perimeter. These are cosmetic only and are not of structural concern.



ROOF – The existing rectory roof system appears to be a typical residential style shingled roof on plywood sheathing over wood framed 2x joist/trusses spanning to wood stud bearing walls. The roof system is an EPDM at the flat roof areas. Based on the age of the building, the roof insulation is not compliant to the current code requirement of an R-value of 30. While walking on the flat roof portions there appears to be some ponding water. Overall, both the asphalt shingles sloped roofs and flat EPDM appear to be in fair condition.

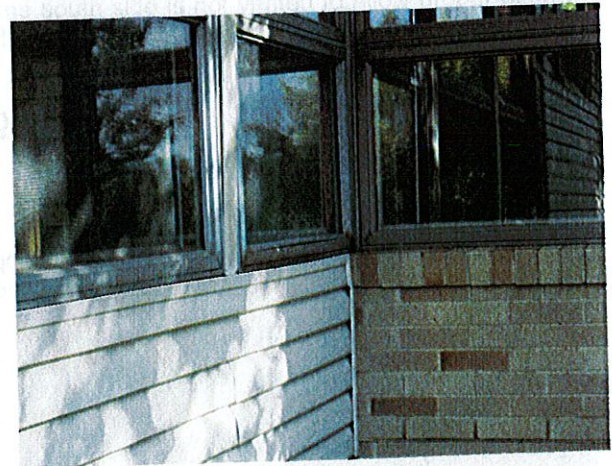
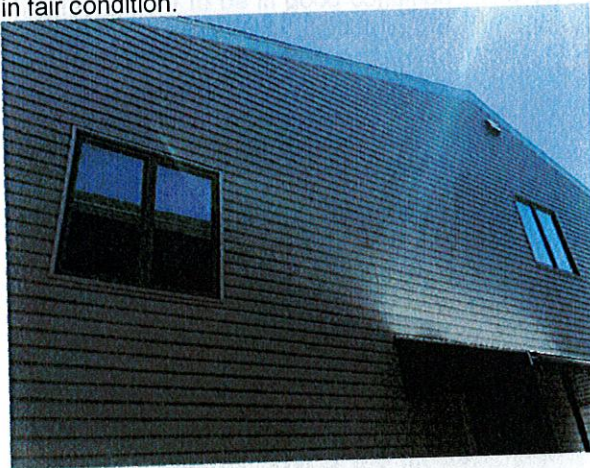


There are also four exterior balconies from the second-floor bedrooms. Visible sun and moisture damage/rot was observed at the 2nd floor balcony wood decking at the east side of the building. The top of some planks show significant rot and exposed fasteners. It is recommended to replace any damaged plank, and to power wash peeling paint, seal and repaint the salvageable plank with an exterior grade paint. Visible rust was observed on the 2nd floor balcony handrail system at the east side of the building. Oxidation does not appear to have caused section loss of the handrail structure. It is recommended to clean the rust off and repaint with an exterior grade paint to protect the steel from further oxidation. Further investigation is required to determine if the handrail anchorage to wood decking/beam below is adequate to resist code prescribed

handrail loading. If wood decking under handrail posts have section loss/rot, the 2x member shall be replaced in kind.



WINDOWS and DOORS – The exterior windows appear to be original to the building. It is recommended they be replaced to improve the thermal performance of the building and minimize drafting. Some of the wood widow sills show signs of deterioration. The upper level balcony sliding glass doors are original to the building and should be replaced if the widows do to improve thermal performance and minimize drafting. There was some visible water infiltration at the southeast doors. The exterior single man doors appear to be in fair condition.



INTERIOR

INTERIOR SYSTEMS - The majority of the interior finishes (carpet, ceramic tile, suspended acoustical ceiling tile, plaster ceilings, wood decking, gypsum wall board) and casework throughout the building were installed in the original construction and some are evident to have been added over the years through various renovations. These finishes are in good condition. The wood and metal doors appeared to be in fair condition. There appeared to be water damage at the ceiling of the living room. It should be repaired and painted.



MECHANICAL – The Rectory's HVAC system consists of floor mounted fan-coil units that are provided with hot/chilled water from a standalone central plant specific to the Rectory. The central plant consists of a newer air-cooled chiller and an older low efficiency gas boiler. The system provides EITHER hot water or cold water to the fan-coil units, thus concurrent heating and cooling is not possible.

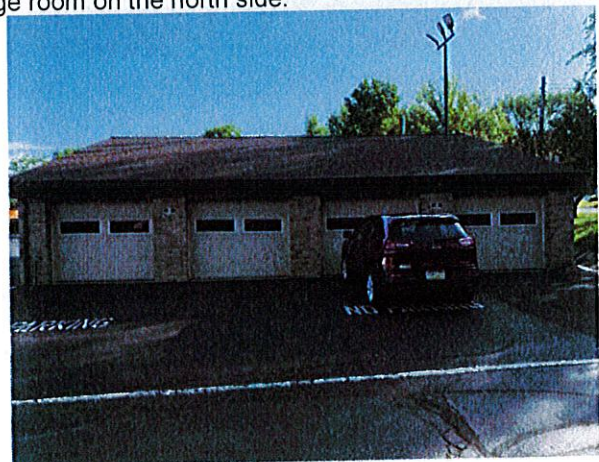
PLUMBING – The existing plumbing systems observed appeared to have no visible issues and seemed to be functioning properly and are operational.

ELECTRICAL – The Rectory has been retrofitted with LED lamps as part of a recent energy upgrade project.

GARAGE BUILDING

GENERAL

The parking garage is a one-story structure that is approximately 1,800 square feet. The date of construction was unknown at the time of the site visit and no existing drawings were made available prior to the site visit. The building program contains four parking bays and a storage room on the north side.

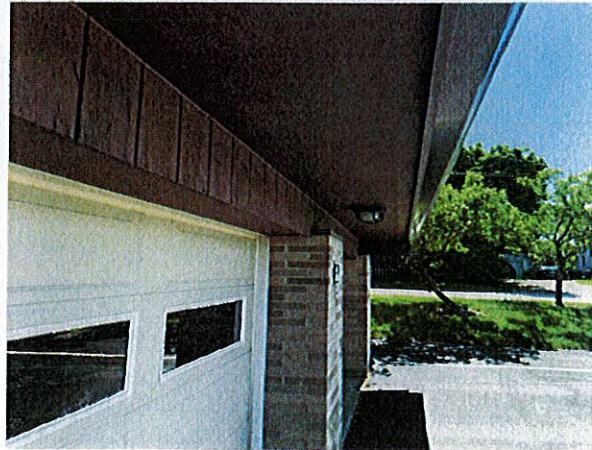
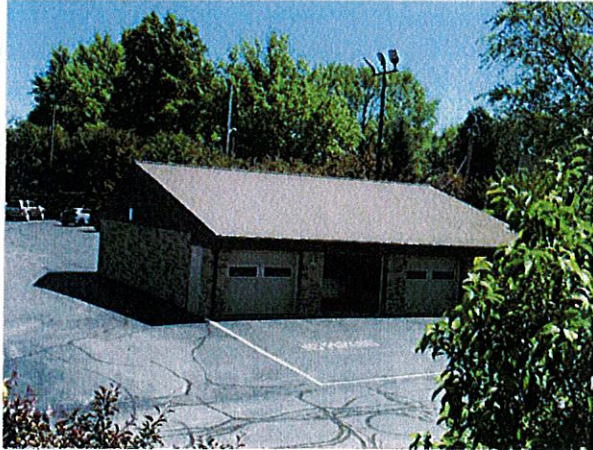


EXTERIOR

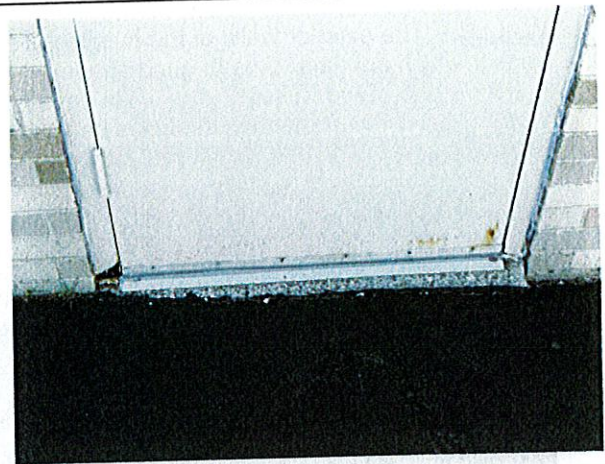
WALLS – The exterior walls of the building are a concrete masonry unit load bearing construction with brick veneer which appears to be in good shape. It has vertical wood planking at the gable ends at the top of the bottom chord of the trusses. The walls have no insulation installed. There are some holes and deteriorated wood and it is recommended the holes be filled and deteriorated wood be replaced.



ROOF – The existing garage roof system appears to be a typical residential style shingled roof over plywood sheathing spanning over wood framed trusses and 2x joist at 2'-0" on center. Wood trusses/joists span to exterior masonry bearing walls with an interior masonry bearing wall running the length of the garage. The shingles appear to be in good condition. The soffit on the south side is not vented to allow proper airflow to prevent the shingles from baking in the sun and reducing their useful lifespan. It is recommended to install vented soffit.

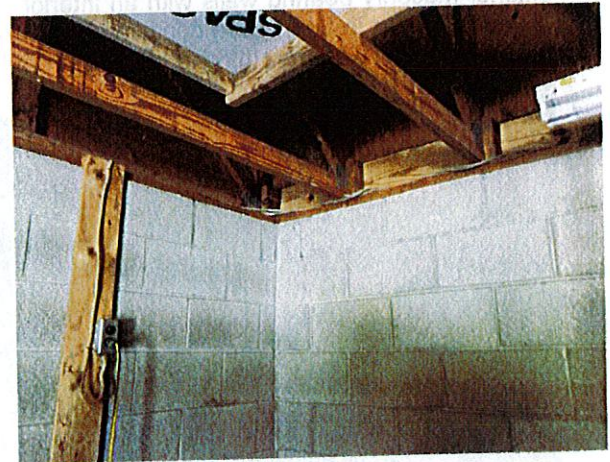
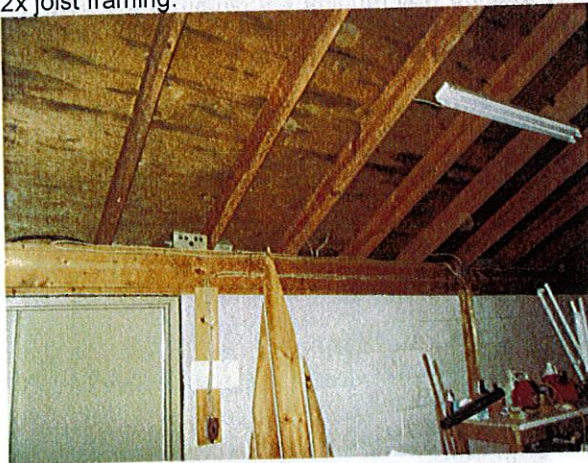


DOORS – The exterior man doors and garage doors show some visible rusting on the bottom. It is recommended they be sanded and painted with an exterior grade paint.



INTERIOR

INTERIOR SYSTEMS – The interior is exposed and unfinished concrete masonry units, wood trusses and a concrete floor. A sealer could be applied to the concrete floor to minimize damage from winter salt. The roof trusses do not appear to have any positive attachment to the 2x plate running along the top of masonry walls. It is recommended that Simpson H2.5A anchor be added to each end of wood trusses and at the low end of 2x joist framing.



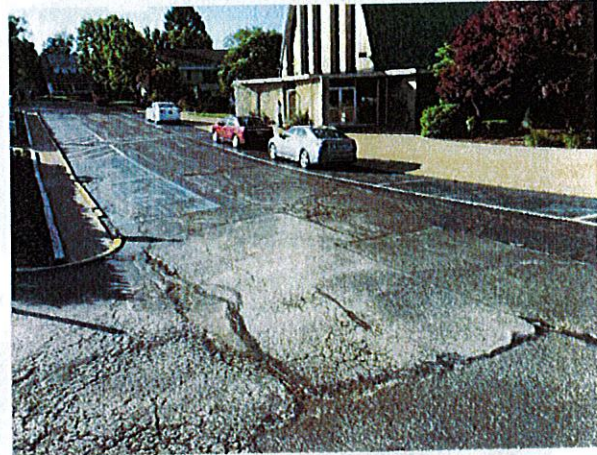
MECHANICAL – There appears to be no HVAC system for the garage.

PLUMBING – The existing plumbing systems observed appeared to have no visible issues and seemed to be functioning properly and are operational which were only floor drains.

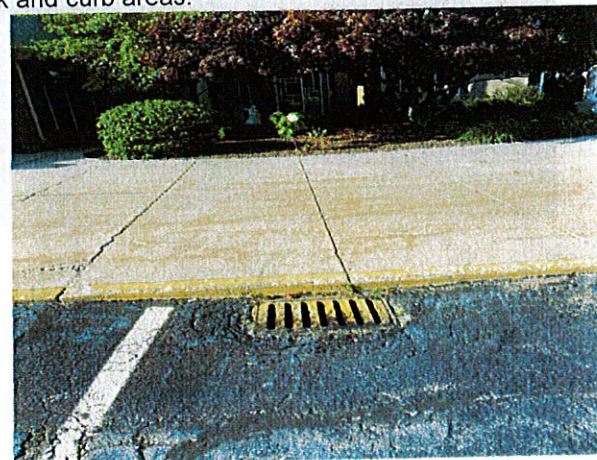
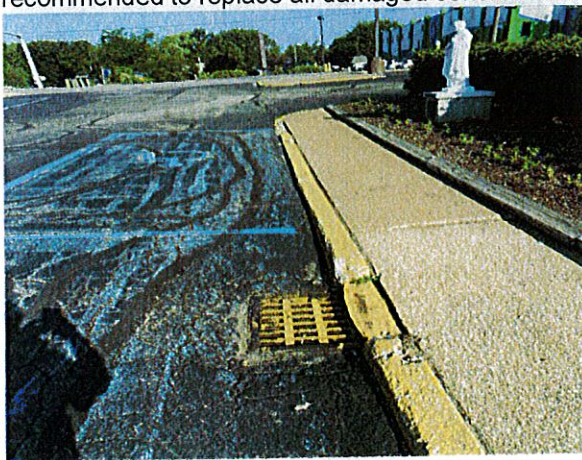
ELECTRICAL – The existing electrical systems observed appeared to have no visible issues and seemed to be functioning properly and are operational.

ASPHALT PAVING, CONCRETE, LANDSCAPING AND SITE

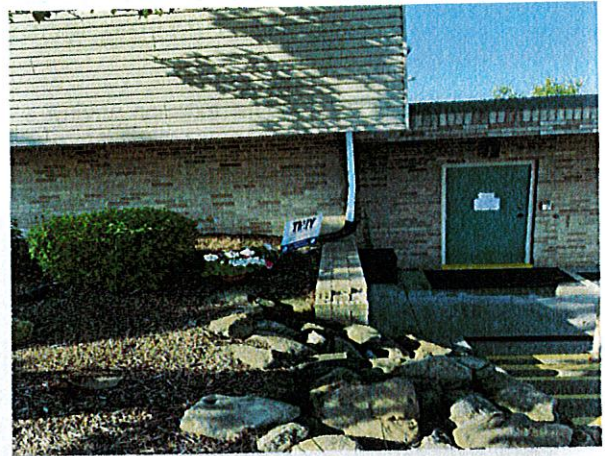
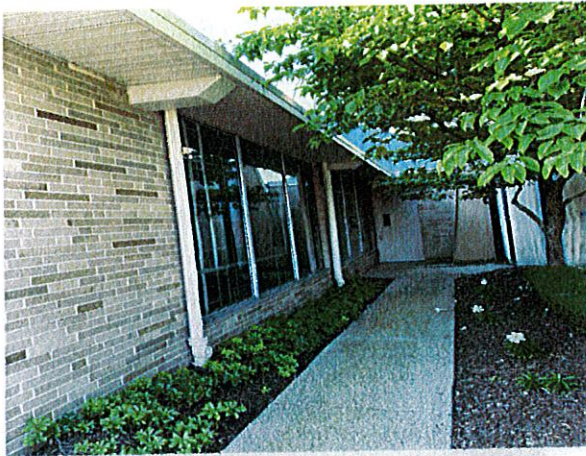
ASPHALT PAVING – The exterior paving at the main entrance road has numerous visible cracks and appears to be damaged. The north parking lot has areas of damaged asphalt. It is recommended to mill and overlay the entire paved area. Or as part of a phasing approach, only mill and overlay the main entrance drive.



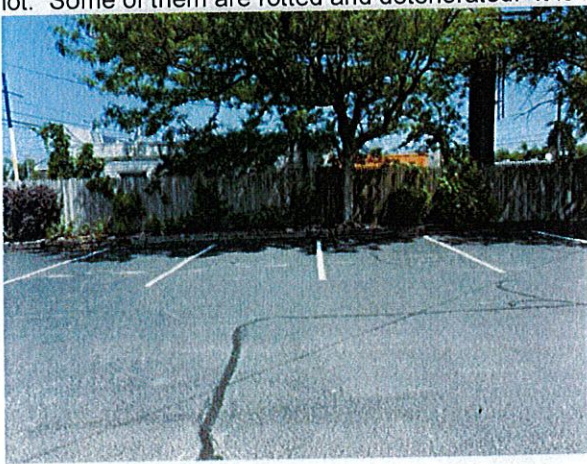
CONCRETE SIDEWALKS AND CURBS – The existing sidewalks and curbs have some good areas and other areas are damaged. Cracks and heaving in the concrete can be tripping safety hazards. It is recommended to replace all damaged concrete sidewalk and curb areas.



UNDERGROUND INFRASTRUCTURE AND PIPING – The existing storm water management systems observed appeared to have no visible issues and seemed to be functioning properly and are operational. The Church had most downspouts tied to the underground system but had a few downspouts that just daylighted on the ground. The Rectory had all downspout daylighted at grade with no tie into the underground storm water system. The Garage had all downspouts tied into the underground storm system. It is advisable to have the storm water conveyance system televised for inspection, locating, and cleaning as needed. This will then locate all pipes for down spouts, all pipes from catch basins, and main line pipes. Then hydro jet pipes and vac out debris as needed.



LANDSCAPE RAILROAD TIES – There are landscape railroad ties installed at the north end of the parking lot. Some of them are rotted and deteriorated. It is recommended the deteriorated ties be replaced.



WMF
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PROJECT: St. George Property Conditions Assessment

Date Prepared:
Updated:

Subject: Summary of Costs



2020-07-17
2020-07-17

Description		Estimated Cost	
Church	\$	1,104,500.00	
Garage	\$	5,250.00	
Rectory	\$	112,525.00	
Site	\$	187,500.00	
Total		\$	1,409,775.00

PROJECT: St. George Property Conditions Assessment

Date Prepared:
Updated:

2020-07-17
2020-07-20

Subject: Church

Description	Condition Indicator	Condition	Estimate	Comments
<u>Doors</u>				
Refurbish (3) man door transoms		Very Bad	1,500	Doors are extremely weathered. Man door on South side has been eliminated.
Remove and infill South side westward facing man door		Very Bad	3,500	
Aluminum door repair and caulking		Bad	3,500	
<u>Masonry</u>				
Clean all stone elevations with Ferris cleaner		Poor	5,500	Stone material has some iron / rusting. Bell tower stone falling off. Repointing.
Repoint defined interior and exterior joints		Poor	2,000	
Fix Bell Tower Stone work		Bad	3,500	
<u>Steel</u>				
Pressure wash, power tool clean, prime and paint		Bad	10,000	Bell Tower shows signs of excessive paint delamination,
<u>Roofing</u>				
Replace except the area around the roof top unit.		Bad	90,000	Both the copper clad and rubber roof systems are aging and leaking
Barrel Copper Roof		Very Bad	700,000	
<u>Windows</u>				
Remove and repair damaged panels		Very Bad	160,000	Stained glass windows in need of structural repair.
<u>Painting</u>				
Interior Beams		Bad	60,000	Interior beams / various areas ceiling wood show signs staining from roof leaks
<u>HVAC</u>				
Install a CO2 sensor to match ventilation air to occupancy		Poor	5,000	Overall system is in good working order
<u>Plumbing</u>				
Relocate existing piping above switch gear in school basement		Bad	5,000	Poses a water/electrical issue.
<u>Electrical</u>				
Replace the existing 2000 amp service panel		Bad	25,000	Main service panel is corroded from water damage. Also feeds school.
<u>Fire Protection</u>				
Upgrade the existing fire alarm system		Bad	30,000	System is old and should be upgraded.
Church Sub Total			\$ 1,104,500.00	

PROJECT: St. George Property Conditions Assessment

Date Prepared: 2020-07-17
 Updated: 2020-07-20

Subject: Rectory

Description	Condition Indicator	Condition	Estimate	Comments
<u>Windows & Doors</u>				
Window, sliding door and trim material		Bad	26,500	Windows and sliding doors are original and are in need of replacement
Window, sliding door and trim labor		Bad	16,000	
<u>Patios</u>				
(2) Wood deck and railing replacement		Very Bad	9,000	Wood decks are unsafe. Rubber roof area has ponding water.
Repair Rubber roof and install pavers		Poor	5,000	
<u>Water Damage</u>				
Drywall, tape and paint living room and dining room ceilings		Poor	2,100	Water damage in the living room, dining room and above the water fountain.
Replace ceiling tile above water fountain.		Poor	25	
<u>Masonry</u>				
Repoint East bsmt stairwell and repair front retaining wall		Bad	6,900	Retaining wall continues to move due to poor drainage.
<u>HVAC</u>				
Upgrade existing boiler to a high efficiency model		Fair	20,000	HVAC systems are aging and inefficient.
Upgrade existing domestic water heater		Poor	5,000	
Replace circulating pumps		Poor	12,000	
Provide ventilation for the basement meeting room		Poor	10,000	
Rectory Sub Total			\$ 112,525.00	



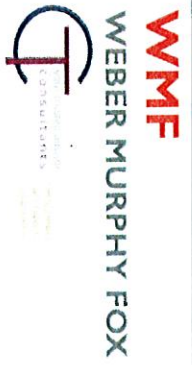
PROJECT: St. George Property Conditions Assessment

Subject: Garage

Date Prepared:
Updated:

2020-07-17
2020-07-20

Description	Condition Indicator	Condition	Estimate	Comments
<u>Doors</u>				
Replace and paint man door.		Poor	2,500	Man door shows signs of rust and holes.
<u>Ventilation</u>				
Install soffit vents		Bad	500	No existing soffit venting causing roof to overheat.
<u>Structural</u>				
Install (50) hurricane clips		Poor	650	No hurricane clips
<u>Misc.</u>				
Fix holes, caulking, electric covers and clean/stain wood		Bad	1,600	Various penetrations need to be filled/fixd. T-111 siding dried out.
Garage Sub Total			\$ 5,250.00	



PROJECT: St. George Property Conditions Assessment

Date Prepared: 2020-07-17
Updated: 2020-07-17

Subject: Site

Description	Condition Indicator	Condition	Estimate	Comments
<u>Storm water conveyance system inspection</u>				
Televise and locate all underground piping		Poor	4,500	Many of rain leaders have been disconnected thus causing site deterioration.
Clean all compromised underground lines		Poor	3,500	
<u>Concrete</u>				
Catch Basin surround - (2) catch basins		Bad	1,600	Many areas of uneven walkways and deterioration causing potential fall hazards.
Curb and sidewalks		Bad	28,000	
<u>Asphalt</u>				
Milling and paving of parking lot and Georgian way		Bad	129,000	Asphalt shows signs of excessive cracking and wear.
Binder patching along curb replacement		Bad	5,400	
<u>Landscape</u>				
North Planting Bed retaining wall		Bad	9,000	Many areas need to be refreshed and or repaired.
Georgian Way planting bed soil replacement		Poor	3,000	
Larger caliper tree pruning		Poor	3,500	
Site Sub Total			\$ 187,500.00	