



PARISH BUILDING PHYSICAL ASSESSMENT 2008 Annual Report

Executive Summary

The St. Barnabas Parish Physical Resources Committee performed an assessment of the St. Barnabas Church, School and Convent in November, 2008 with the following goals:

- Document the current condition of the Parish physical assets
- Prioritize and estimate the cost of major capital work
- Identify the cost and need for ongoing maintenance
- Provide the framework for reporting the outcomes of the assessment to Parish leadership on a regular basis.

The assessment does not account for beautification or program function-related projects. The school or parish administration may choose to pursue other projects to beautify or extend the function of buildings to new school or parish goals. Those should be considered additional to the yearly commitment to maintaining the physical condition of the buildings. This Parish Building Physical Assessment Annual Report serves as the tool to meet all of the above goals. The committee recognizes the following individuals who donated their time to perform the assessment:

Scott Perrazolo, Head of Maintenance for St. Barnabas School
Jim Cronin, Chairperson of the St. Barnabas Physical Resources Committee
Joseph Clair, Member of the St. Barnabas Physical Resources Committee
Tom Nine, Member of the St. Barnabas Physical Resources Committee
Tom Kelly, Parishioner
Terry Malloy, Parishioner
Terry McGuffage, Parishioner
Damian Warshall, Parishioner

Condition of the Parish physical assets

The assessment team reviewed each of the buildings room by room and documented the condition of each permanent physical asset (i.e. items permanently connected to or part of the building structure...furniture was not included) on a separate form. In each room or area, the individual asset fixtures received a score from 1 to 5 indicating the relative need for repair as follows:

- 5 No work necessary (either repair or maintenance)
- 4 Maintain (good condition but in need of regular maintenance)
- 3 Major repair (asset needs work but not full replacement and not immediate)
- 2 Replace soon (asset needs full replacement, but not immediately)
- 1 Immediate replacement (asset needs full replacement without delay)



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In addition, each item received a cost to maintain, a cost to repair and a cost to replace. The summary page of the Physical Assessment notes the cost of maintenance for each building (with Parish labor, contract labor and materials included), as well as the total cost of repairs and replacements by rank. The committee recommends immediate planning to address items of rank 1, two to five year planning of all items of rank 2, and immediate attention to any items of rank 3 with the staff identifying items of highest priority. Since the committee review serves as a snapshot of existing conditions, they could prioritize major capital replacement based upon observation, but recommend that staff prioritize repair work based upon historical performance of the asset and impact on the occupants.

The assessment revealed an overall condition of good for each of the three major Parish buildings.

Prioritize and estimate the cost of major capital work

The committee identified the following major repair items for immediate planning:

- Replacement of the existing basement plumbing piping outside of the boiler room
Cost = \$25,000 to \$150,000
Rationale: Existing piping has a significant number of clamps holding it together and staff devotes time to reviewing and repairing the piping. A major failure of any section of the pipe is likely based upon the condition, and an occurrence will result in a lack of hot water to the kitchen and bathrooms on the south end of the building resulting in a shutdown of services. Additionally, any break will cause significant ceiling damage in the area of the break.
- Replacement/upgrade of the school fire alarm system
Cost = \$50,000 to \$150,000
Rationale: The existing system is no longer code compliant and spare parts will become less available.
- Renovation of the green space and surface infrastructure east of the rectory to the sidewalk on the east and to the northeast entrance walk to the Church on the south
Cost = \$125,000 to \$150,000
Rationale: The existing stairway north of the Church has deteriorated to the point where the retaining wall is no longer vertical. The same condition exists in the retaining wall against the sidewalk on Longwood Drive. Removal and replacement of these items will be facilitated by a regrading of the rectory front lawn so as to eliminate the need for the retaining wall on the east end of the lawn and to reduce the size of the retaining wall along the stairway.



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- Replacement of the existing Church roof
Cost = \$100,000 to \$125,000
Rationale: The existing roof has passed the end of its useful life and requires regular patching.
- Replacement of the existing Church carpeting
Cost = \$35,000-\$50,000 for carpeting and repair to floor + an undertermined amount for asbestos tile abatement
Rationale: The middle aisle of the church has an issue under the carpet that has worsened over the years and poses both a trip hazard and an impediment to caskets being rolled down the aisle during funerals. The carpet in the Church is worn past its useful life, and continued reliance on it will cause holes and rips.
- Renovation of the green space and surface infrastructure from the front of the school main entrance to the parking lot
Cost = \$100,000 to \$250,000
Rationale: The existing sidewalks and greenspace promote ponding on walkways. Existing stormwater funnels into areas that cause flooding into the school near under the gym lobby.

Spaces requiring major repair (see individual assessment sheets)

School Basement Records Storage
Church Exterior Walls

Spaces requiring minor repair (see individual assessment sheets)

School Room 110
School Room 111
School Room 112
School Room 213 (Office)
School Corridors (fire alarm)
School First and Second Floor Girls' Bathroom
School First and Second Floor Boys' Bathroom
School Basement Supply Storage Room (Janitor's)
School Basement Faculty Bathroom
School Basement (Formerly) Girls' Shower
School Basement Hogan's Hangout
Church Main Assembly
Church North Stair
School Exterior Walls

