

January 16, 2021

Facilities Needs Assessment

Immaculate Conception and Our Lady of Perpetual Help Parishes

In this Strategic Planning communication we will be looking again at the “Financial” element, but with a focus on the various facilities needs. **I would like to recognize and sincerely thank the following parishioners that helped in this assessment: Dave Hensen, Karl Holzkecht, Rich Menzel, Chris Shambro and Eric Wilkins.** Their willingness to share their expertise is a blessing to our community. The data will focus on the most recent status including a full facilities assessment that was completed last month (December 2020, nearly 89 pages) by an independent consultant.

The consultant selected was Jeff Samdal and Associates of Woodinville, Washington. The analysis was conducted by the owner and operator, Jeff Samdal. Mr. Samdal established the company in 2005 which is experienced at performing (single and multi-family) commercial and industrial inspections and assessments. The team’s experience include:

- Property Condition Assessments (PCAs)
- Capital Needs Assessments (CNAs)
- Reserve Studies (Condo’s and HOAs)
- Building Envelope Studies

Prior to this assignment Mr. Samdal worked at Washington Group International where he was responsible for rebuilding and rehabilitating hydro facilities. Mr. Samdal’s credentials include – BS Mechanical Engineering., Licensed Professional Engineer (PE) in Mechanical and Civil Engineering, Reserve Specialist (RS), Professional Reserve Analyst (PRA), Building Inspection Engineer (BIE) and Structural Pest Inspector.

What follows is a “**Financial Impact Summary**”, followed by “**Key Findings**”. The costs are estimated and the actual end of life dates are approximate. This report is focused on what was viewed as significant cost items (roofs, heating etc.) verses wear and tear items (paint, flooring etc.).

I hope this review of our facilities is helpful to you. Don’t hesitate to contact me if you have any questions. Please keep our parishes in your prayers. Ask that the Holy Spirit will reveal to us the path forward in achieving the mission that Christ has for us.

Blessings...

Dcn. Duane Schireman

Financial Impact Summary

Near Term Costs for Immaculate Conception Parish – Action in Next 0-5 Years

• Roofing	\$143,750
• Exterior	\$8,750
• HVAC	\$55,000
• Fire Detection/Suppression	\$0
• Electrical	\$0
• <u>Plumbing & Interiors</u>	<u>\$0</u>
• Total	\$207,500

Near Term Costs for IC/OLPH School – Action in Next 0-5 Years

• Roofing	\$31,000
• Exterior	\$111,250
• HVAC	\$0
• Fire Detection/Suppression	\$0
• Electrical	\$0
• <u>Plumbing & Interiors</u>	<u>\$0</u>
• Total	\$142,250

Near Term Costs shared between Immaculate Conception Parish & IC/OLPH School – Action in Next 0-5 Years

• Roofing	\$215,000
• Exterior	\$83,000
• HVAC	\$80,000
• Fire Detection/Suppression	\$12,000
• Electrical	\$0
• <u>Plumbing & Interiors</u>	<u>\$0</u>
• Total	\$390,000

Near Term Costs for Our Lady of Perpetual Help Conception Parish – Action in Next 0-5 Years

• Roofing	\$10,000
• Exterior	\$463,250
• HVAC	\$225,000
• Fire Detection/Suppression	\$12,000
• Electrical	\$0
• <u>Plumbing & Interiors</u>	<u>\$0</u>
• Total	\$710,250

GRAND TOTAL **\$1,450,000**

Key Findings

- **Immaculate Conception Parish (including School) – Action in Next 0-5 Years**
 - Roofing
 - Gymnasium (Joint Parish & School) – End of estimated life, no leaks, #1 priority for replacement. Cost = \$137,500 (\$20K Grant in reserve)
 - Church – Estimated 4 years of life remaining, #2 priority for replacement. Cost = \$132,500
 - Rectory Flat Roof – End of estimated life, no leaks. Cost = \$11,250.
 - School Building – Past estimated life, no leaks, sloped roof can be patched if needed as an interim fix (need to assess tiles). Cost = \$31,000
 - Annex Building (Joint Parish & School) – Past estimated life, no leaks to date. Slant roof can be patched as an interim solution as needed. Cost = \$77,500.
 - Exterior
 - School North Tuck-point– End of estimated life, scheduled for 2021. Cost = \$49,250.
 - School East Tuck-point– Almost at end of estimated life, scheduled post 2021. Cost = \$62,000.
 - Tuck-point on South and West side of School completed in 2019 and 2020.
 - Annex Building Cleaning and Tuck-point repairs – Needed in next few years. Cost = \$29,250.
 - Gymnasium Cleaning and Tuck-point repairs – Needed in next few years. Cost = \$47,750.
 - Rectory Cleaning and Tuck-point repairs – Needed in next few years. Cost = \$8,750.
 - Gymnasium Portico Repairs – End of estimated life, plan already in place for repairs. Cost = \$6,000.
 - HVAC (Heating)
 - Rectory Boiler – Past estimated life. When it fails will be replaced with HVAC/Heat Pump system similar to OLPH Outreach Center. Cost = \$55,000.
 - Gymnasium Boiler – Past estimated life. When it fails, alternatives to boiler replacements will be considered. Temporary heating solutions are available if delays in repairs are desired (boiler will be assessed in 2021). Cost = TBD (ROM \$80,000).
 - Fire Detection and Suppression
 - Annex Fire Alarm Panel – End of estimated life. Cost = \$12,000.

- No fire detection or suppression systems in the Church or Gymnasium. Could consider in the future but due to low usage would likely not be a good use of resources.
 - Plumbing, Electrical & Interiors have no immediate needs
 - **Our Lady of Perpetual Help Parish – Action in Next 0-5 Years**
 - Roofing
 - Interfaith Building (Convent) – Past estimated life, no leaks to date. Portion above area used by parish only. Cost = \$10,000.
 - Exterior
 - Church & Faith Formation Center Tuck-point (except for West side) – End of estimated life. Cost = \$363,500. (*Some on review team thought a power wash and selective patch would be sufficient, much lower cost)
 - Church & Faith Formation Center Window Repair – End of estimated life. Cost = \$72,000.
 - Interfaith Shelter Cleaning and Tuck-point repairs – Needed in next few years. Cost = \$27,750.
 - Church North & South side cast stone sealing. Past estimated life, allowing water into rebar. Cost = TBD (Item identified by review team member)
 - HVAC (Heating)
 - Faith Formation Center Boiler – Past estimated life. When it fails will be replaced with HVAC/Heat Pump system similar to OLPH Outreach Center. Cost = \$200,000
 - Church Furnaces (2) – Nearing end of estimated life. Cost = \$25,000
 - Fire Detection and Suppression
 - Interfaith Shelter Fire Alarm Panel – End of estimated life. Cost = \$12,000.
 - No fire detection or suppression systems in the Church or Hensen Hall. Could consider in the future but due to low usage would likely not be a good use of resources.
 - Electrical
 - Church is the only known building to be retrofitted with LED Lighting. Usage levels may warrant other buildings to be considered for lighting improvements. Cost = TBD
 - Plumbing, & Interiors have no immediate needs.