

St. Pius X Building and Maintenance Committee

Report to the Parish Pastoral Council

December 19, 2017

OVERVIEW

The Building and Maintenance Committee has been tasked to report to Council regarding the costs of maintaining the parish hall for the short term (5 years), the mid-term (15 years) and the cost – benefit of extending the hall lifespan for the long term (beyond 20 years).

Council is hampered from making a final decision of the nature and extent of long term repairs and improvements needed to the current building due to the major impact by the City's plans for Crowchild Trail and 24th Ave overpass construction. These plans have not been finalized, thereby affecting the timing and location of a potential hall replacement.

CURRENT SITUATION:

The current hall was completed in 1955. It has served the parish well over these years, but suffers from several design flaws and age related issues. These can be categorized as Functional or Structural:

FUNCTIONAL BUILDING ISSUES:

- Seating capacity is insufficient for many current parish functions;
- The existing arch rib construction has these ribs restricting the usability of the hall floor area;
- The parish requires significantly more and better meeting spaces;
- The kitchen is small, inefficient and not to current health standards thereby impacting parish programs such as Inn From the Cold, special receptions; Stampede breakfast, weddings and funerals, parish suppers, etc.;
- The washrooms are not up to today's building code or minimum public expectations, with no handicapped facilities, old fixtures, etc.;
- Lighting is old and inefficient to operate causing higher expense;
- Mice are entering the building at unknown location(s);
- Noise levels due to multiple hard surfaces and the associated sound reflections make the hall uncomfortable audibly for many users. Some form of sound dampening is desirable;
- No data networking provisions have been made for the hall. A secure, wired connection should be available to support parish staff and authorized users;

STRUCTURAL BUILDING ISSUES:

- Windows and some doors are original and not functioning which impacts the cost of heating and the quality of the interior environment. Leaks are also contributing to failure of the stucco exterior and mould on the interior;
- Partially due to improper sloping of the property, some areas of the hall are at significant risk of rot and failure, but have not been inspected to date;
- The interior building material is known to contain hazardous building materials, i.e. asbestos (floor & drywall), lead paint on the walls and mould has been detected in some areas (east and west walls) and is suspected in others (north and south walls);
- The roof design has no ventilation cavity between the roof deck and the insulation. This reduces the lifespan of shingles by at least 50% which accelerates the need for replacement of shingles adding to the cost of ongoing improvements;
- Water leaks to the interior were observed at the recent time of interior painting at the junction of the curved and flat portions of the roof;
- The heating system is antiquated. The hot water heating pipes are beneath the concrete floor slab. Replacement cost is significant;
- The exterior stucco is cracked, damaged or missing in some places and in need of significant repair or replacement. Repairs to the stucco should only be done after the windows are replaced since window and trim replacement very often damages the adjacent stucco;
- The exterior stucco on the western half of the north wall and the north third of the west stucco walls are buried underground, with the probable associated issues of an untreated wood frame wall being underground with no drainage. Remediation of this condition will involve cutting and replacing the pavement around this portion of the building and installing drainage;
- The paint on the exterior stucco is loose and flaking off. Structural and building envelope engineers engaged to repair the church arches both state that a porous/permeable paint is required to prevent activating the quiescent mould in the walls. The breathability of the existing walls and stucco is what has prevented mould growth due to water entry into the wall cavity. IF the exterior stucco paint contains lead (untested but common in the era), the environmental abatement to remove the old paint could add \$50,000 to the cost of repainting the exterior;
- The west facing roof mounted window associated wood framing (looking out from the upstairs and office) appear to be quite deteriorated. The window doesn't appear to stay closed;
- Eaves troughs and fascia are in constant need of repair due to stresses created by the roof design;

- The front faux spire and entrance is in need of major work - louvres, window blanks, and fascia repairs. It requires some internal broken timber ties inside close to the top. A new roof is required;
- The front circular window is single pane, cracked glass and with the handmade wood frame in poor condition.

EXTERNAL FACTORS:

- Construction of a full-turns interchange at 24th Ave NW and Crowchild Trail will significantly impact the size and configuration of the current parking lot. Widening of the street will bring the 24th Ave retaining wall to within six feet of the current hall;
- The City does not have a firm timeline for construction of the overpass which affects St Pius X Parish Council's ability to plan for future needs;
- Despite a City Council resolution the City real estate department has not taken advantage of recent opportunities to acquire adjacent lots to fulfill its responsibility to compensate in kind for land expropriated from the Diocese / St. Pius;
- The potential to construct a new hall is dramatically impacted by the reduction of the current parking lot in that the location and size of a possible building envelop is unknown at this time;
- The impending interchange at 24 Ave NW and Crowchild Trail does not prevent construction of a replacement hall. The loss of parking area and the change in lot shape very definitely does reduce the size, shape and nature of future parish facilities.

CHALLENGE:

Every improvement to the hall's infrastructure will extent the building's potential lifespan by a corresponding timeframe. Unfortunately, a building's true lifespan is only as good as its weakest component. The wood frame hall is now 57 years old. The basic structure is sound; however, many components are at their end of life (windows, stucco, etc.)

The challenge for Parish Pastoral Council and the Building & Maintenance Committee is to decide what is the desired lifespan of the current building and what repairs or improvements can be cost-effectively implemented to meet that goal. These improvements are over and above the expenses of routine maintenance of the church and hall.

An additional challenge is how to host parish events during the construction of a new hall, expected to take about a year from permit issue by the City, if the parish plans and construction contracts were in place at that time.

IMPROVEMENTS REQUIRED:

5 YEAR TIMELINE

If the hall is to last ONLY 5 years, only emergency maintenance is required. After that time, the life of the hall will not be economically extendable. Only maintenance to provide a safe occupancy would be done. There will be unplanned maintenance required. Routine sewer line clearing, boiler water treatment, boiler compressor maintenance, and replacement of failed lighting, electrical controls, etc. are examples.

10 YEAR TIMELINE

If the hall is to provide 10 years plus, significant costs must be expended now. These same expenditures will likely achieve a 20 year life expectancy of the hall.

NOTE: These improvements will only extend the life of the building envelop. There will be no improvements to the interior of the building.

- New doors - \$3,000
- Windows replaced plus exterior trim - \$23,000
- New roof shingles - \$50,000 [expected at about 7 years]
- Exterior stucco repairs and painting - \$25,000
- Excavate buried wall sections, install drainage and repair asphalt \$5,000 (not including any required wall repairs)
- Improve exterior grading where possible - \$2,000
- Repair exterior woodwork (fascia, faux entrance, faux bell tower) - \$10,000

20 YEAR TIMELINE

The costs to achieve an additional 10 years will likely result in a 20 year life expectancy. Some additional maintenance may be required.

- Replace heating system (timing unknown) - \$100,000
- New shingles - \$50,000

30 YEARS and BEYOND

- Major structural replacement - \$500,000 In addition, there are the demolition and environmental abatement costs associated with the existing hall demolition due to the

high levels of lead in the interior paint, the asbestos in the floor tile and drywall, and potential lead in the exterior paint (untested)

DESIRABLE INTERIOR IMPROVEMENTS

- New lighting, improved internet & networking, improved acoustics - \$20,000
- Asbestos abatement and replacing flooring - \$50,000
- Accessible washrooms (in the existing hall footprint, this might be achieved with converting existing washrooms to one unisex, one stall handicap accessible washroom and one unisex, one stall conventional washroom; \$50,000)
- City or Provincial health departments approved kitchen (\$100,000+)

CONCLUSIONS

- The hall structure is currently sound;
- The exterior building envelop is in very poor condition.
- The hall will probably function for five to seven years with no maintenance but it will then NOT be possible to extend the life of the hall.
- Failure to make improvements creates potential liabilities for the parish;
- Repairs to achieve a 10 year life expectancy will also achieve a 20 year life expectancy at little extra cost. Repairs to the building exterior will cost about \$120,000 for this life extension.
- The interchange at Crowchild Trail and 24 Ave NW will alter the shape of the parking lot thereby restricting the location and type of development allowed on St Pius X property;
- The extent and position of a potential replacement building will remain unknown until details of the City's plan to reimburse St. Pius X parish for expropriated property is disclosed;
- Alternative space for parish activities will be required within 7 years IF the building exterior is not improved very soon.

RECOMMENDATIONS

- The Parish Pastoral Council should anticipate using the existing hall for 15 years. This time frame should be sufficient for practical purposes;
- Expenditure for the repair and improvement of the structural components to achieve this timeline should be authorized. By default, these improvements should provide an additional five years of useful life;
- Select interior improvements (such as building accessible washrooms) should be authorized on a case by case basis;
- A plan for construction of a new facility should be initiated very soon.