

Facilities Committee Report on the Status of Restoration and Maintenance of the Church, Rectory and School Buildings.

Church

The capital campaign known as Faith Building Community has been extended by the Archdiocese until June of 2012. This allows continuation of the work on the Church that can be funded within the existing pledges and any new pledges or funds that become available. Many of the goals of the original “wish list” have been attained and yet some of the tasks, even some considered high priority, are still not completed. As work on the various phases proceeded, new problems were uncovered that changed the scope of the renovations, particularly removal of the pews and the elevated wooden floor. Also, the highest priority task was to seal the exterior of the building to prevent further water damage to its structure and the interior. After extensive repairs to the pointing and the slate roofs, including copper seals, troughs and downspouts, there is still evidence that water is getting into some of the walls of the building. The Archdiocese recommended a contractor who specializes in such problems and they have found that the sacristies roofs both leak, but also, that a storm drain to which all of the downspouts on the South side of the building are supposed to be connected cannot be found. This causes the rain trough on the parking lot side of the building to overflow and the water soaks into the ground at the foundation of the building. It is believed that water is continuously “wicking” up into the side of the building. When the troughs are full and running over, water can also flow into the roof under the slates and into the top of the wall. What may be evidence to either or both of these effects can be seen by damage to the ornamental plaster and by moisture measurements made on the interior walls. The moisture in the interior wall on the parking lot (South) side measures very high whereas the Lafayette Avenue side is normal. The Lafayette Avenue side uses a different storm drain. A working theory is that the storm drain for the South side was destroyed years ago, in the sixties, when Project 1-A of the Urban Renewal was done, rerouting Mt Royal Avenue and moving the lane that ran just in front of the church. A temporary fix to the problem has been to open each of the downspouts on the South side at the ground level and connect a hose to each one that will carry the rain out into the parking lot. This will eliminate most of the water that is welling next to the walls and soaking into the ground along the South side. This is only a temporary fix but it does allow time to find what is remaining underground and also to address the sacristy roofs, which are still a serious problem. These are flat roofs and for many years they have been constantly in need of repair. Several of the chapels also have similar flat roofs and they should also be carefully examined. Future work should include any improvements and new materials that would extend the life of flat roofs of this design. Moisture in these sacristy walls is also very high and we will be monitoring these so that we will know when moisture levels have been reduced to a point where we will be able to begin restoration of the plaster.

There are also several slates that can be seen from the parking lot that have come loose on the high roof and can be seen resting on a snow guard or in the gutters. Due to the need to use a lift to access the high roof, the low estimate to replace these slates is approximately \$2,800.

One of the more anticipated “wish list” tasks that has been delayed is the installation of restrooms in the sacristy that opens on to the parking lot. Additionally, all of the work on the sacristies has been delayed pending the completion of plans for the use of these spaces for a Priest’s Sacristy, a Sunday school and a handicap entrance, plus the restrooms already mentioned. Finally, all of the plaster restoration as well as upgrades to the Church lighting and security systems remain on the “wish list.” Obviously, the availability of funds for these items is an issue as well.

Another issue has arisen is the condition of the electronic organ that is located in the music area and is used for weddings and funerals and other services. It is the opinion of our musicians and repair technicians that this organ cannot be repaired and that it must be replaced. It is necessary that we replace the organ in order to adequately provide for our masses as well as for the many weddings hosted in our church.

The major restoration item remaining on the “wish list” is the 1889 Odell Tracker pipe organ. This was originally estimated at \$154,000, but subsequent estimates put the cost at approximately \$300,000. As yet nothing has been started on this task. There is, however, a new task that needs to be added in the organ loft space. The opening in the ceiling of the organ loft that allows access to the main upper lights can only be reached by erecting scaffolding. When we recently erected scaffolding to replace some burned-out lamps the cost was nearly \$4,000 including replacement all of the lamps in order to get the longest possible period before having to erect scaffolding again. The new task would be to create a new entrance to the crawl space on the sidewall of the loft and put a covered/safety ladder against this wall for ready access.

Priority	Description	Estimated Cost	Overall Priority
1.	Replace and repair sacristy roofs.	\$20,000	1.
2.	Replace missing slates on main roof of Church	\$2,800	1.
3.	Install new storm drain	\$7,000	2.
4.	Replace electronic organ	\$10,000	3.
5.	New entrance and access ladder for servicing ceiling lights	\$8,000	5.
6.	Modifications to the sacristies and installation of restrooms	\$75,000	6.
7.	Restore/repair plaster and marble throughout building	\$200,000	14.
8.	Improve lighting and upgrade security system	\$3,000	8.

Parish Center

The Faith Building Community campaign did not address a Parish Center, however, the original “wish list” did. The original paper dated 24April, 2003 had such a line item, that was estimated at \$2.5-5 million and it suggested a building in the parking lot. The need for a new building was to provide a space where the entire parish could gather for a meeting or party, two or three times a year. With the new facilities available at MICA and their willingness to let us use them, that problem is solved for the foreseeable future. In the paper the parish building was also to include multipurpose or educational space, parish offices and living quarters for priests or other religious staff. Within the past year an architectural study was completed by Murphy & Dittenhafer to determine the physical condition of the rectory building and adequacy of the heating, cooling, wiring and plumbing for our current needs and possibly to upgrade this building to meet our remaining needs. The study recommends:

- repointing of various areas of the building along with repair and replacement of gutters and downspouting.
- changes to existing space to provide large meeting rooms and to move all of the offices to the first floor.
- an elevator, to be placed in the airy way space, primarily for handicap access to the second floor meeting rooms, but also to be available for moving various items between floors.
- a zoned cooling system to cool selected areas of the building.
- installation of 100% new wiring and plumbing.
- a complete overhaul of the existing kitchen and bathrooms.
- upgrading the security system, to include integrated smoke alarms.
- modifications to stairways and halls as well as the installation of sprinkler systems are specified for fire control and to bring the building into compliance with City building codes as well as making it suitable for living quarters.

There are also many maintenance issues that must be corrected on the exterior of the building in the Architect’s study. These have high priority and they continue to deteriorate. All of these external tasks have the highest priority and are considered priority 1. In a similar way the interior tasks cannot easily separated into unrelated tasks.

Priority	Description	Estimated Cost	Overall Priority
1.	External repairs	\$128,500	4.
2.	Internal upgrading and restoration	\$886,061	7.

School Building

All of the windows in the School are in some need of repair. Some simply need deglazing and refinishing. Many need major repair. On the South side many of the sashes are missing and there are only storm windows. One estimate that is acceptable to the Maryland Historical Society has been received. These tasks have been arranged into five phases and the phases have been arranged in the recommended priority considering only this facility. An estimate for each phase is submitted.

Priority	Description	Estimated Cost	Overall Priority
1.	South Elevation-fabricate and install new insulated wood windows on 1 st and 2 nd floors.	\$172,199	9.
2.	North, South and East elevations at stone veneer-restore existing wood windows.	\$107,300	10.
3.	East elevation-restore double doors and transom. Clean exterior stone surfaces sidelights and doorframe.	\$39,700	11.
4.	South elevation-Restore existing wood basement windows. Restore existing double doors, transom and sidelight panels.	\$39,700	12.
5.	North, West and South elevation at West end-restore existing wood windows	\$219,400	13.