

Roman Catholic Diocese of Rochester

Auburn Parishes Executive Summary

Existing Condition Reports

Sean Moran, Manager Buildings & Properties
2-2-2021

Each parish should have an active Building & Grounds Committee to collect, organize and compile data each year, prioritizing needs on campus. This committee would establish budget estimates for repairs and improvements and make a recommendation to the Finance Committee. Planning ahead for repairs helps a parish take advantage of new technology and budget these improvements.

Based on the existing conditions, repair and replacement the following rankings, (best to worst) are:

1. St. Mary's Church, Auburn
 - a. This site has been maintained exceptionally well. The parishioners and Building Manager, Greg Lawson should be proud of their dedication and hard work to maintain this property and buildings over the years. My recommendation is to keep up the good work.
2. St. Patrick's Church, Cato
 - a. There are some improvements that can be made to this building, however it is on a smaller scale compared to other sites. ADA accessibility should be a priority with the aging population.
3. Sacred Heart Church, Auburn
 - a. The major budget cost identified is the roof replacement.
4. St. Hyacinth Church, Auburn
 - a. The worship space is beautifully painted and the terrazzo floor is very durable. The parking lot has been recently paved. The school building roof and window replacement and ADA accessibility are a priority.
5. St. Alphonsus Church, Auburn
 - a. The School Building requires major repairs and improvements.
6. St. Francis of Assisi Church, Auburn
 - a. The 2002 Parish Hall Addition was poorly constructed so this structure will require constant maintenance.
7. St. Joseph Church, Weedsport
 - a. There is vinyl asbestos tile on both the main floor and lower level. Water infiltration on south wall.
8. Holy Family Church, Auburn
 - a. Major repairs are required on the Church and School Buildings.

**Ss Mary & Martha Parish,
St. Francis of Assisi Church, Auburn**

Executive Summary

St. Francis of Assisi Church campus includes: Church building with 2002 addition, shrine, Rectory across the street and off-street parking.

The parking lot around the Rectory is in poor condition. This lot needs to be rebuilt it serves as the main parking lot during mass. American Disabilities Act, (ADA) accessibility of the entrance, path of travel, seating areas and restroom is non-compliant. The church roof is in fair condition. Exterior masonry repairs are necessary on both the church and the newer addition. There has been deterioration of the exterior walls on the addition due to exposure to the weather. The exterior insulation & finish system, EIFS is badly stained from the weather. The shrine should be repointed as well.

Observations

- Parking Lot in poor condition
- ADA accessibility non-compliant
- Church exterior stone masonry in need of repointing
- Parish Hall Addition exterior is in poor condition
- Kitchen does not meet minimum requirements of the NY State Building Code
- Fire alarm system in Parish Hall, Rectory has battery powered devices, add fire alarm system to church
- Security system camera system in worship space
- Sprinkler system in Parish Hall only
- Annual Energy (Electric & Gas) supply cost: \$59,000
- Budget Estimate Repair & replacement cost: \$258,164 subject to change based on scope of work, labor and material costs.

A major concern is the Kitchen serving the large hall in the Parish Center building. This space lacks a commercial exhaust hood over the gas stoves. Presently, there are (3) gas stoves located in the Kitchen. There is no fire suppression system and no CO detector located in this room. The concern is the fire hazard and carbon monoxide poisoning hazard. This kitchen serves the public so the department of health regulations must be followed in food preparation, cleaning and disinfecting dishes, and cooking utensils.

The Parish Hall does have a sprinkler system.

Ss Mary & Martha Parish,

St. Hyacinth Church, Auburn

Executive Summary

St. Hyacinth Church campus includes: the church building, Rectory not in-use, two-story School building with lower level and bridge connection to rectory, detached Garage and off-street parking.

Observations

- Parking Lot is in good condition, recently re-paved
- ADA accessibility non-compliant entrance walk too steep
- Roof, snow and ice falls off roof onto exit enclosures on both the west and east elevations. School roof needs replacement.
- Church exterior needs repairs on limestone panels and brick masonry
- Interior of church in good condition, terrazzo floor, and decoratively painted throughout
- Interior of school building needs new finishes
- Boiler in Church 1995 Weil McLain, School 2001 Weil McLain
- Lighting is LED retro-fit bulbs in church, school building needs lighting upgrade
- Kitchen in School requires commercial exhaust hood with fire suppression system
- Fire alarm system: Church has F/A system with local alarm only no monitoring, School has pull stations only
- Security system cameras in worship space
- Annual Energy (Electric & Gas) supply cost: \$136,000
- Budget Estimate Repair & replacement cost: \$293,500 subject to change based on scope of work, labor and material costs.

Our Lady of the Snow Parish, St. Joseph Church, Weedsport

Executive Summary

St. Joseph Church campus includes: Church building, unoccupied Rectory, and off-street parking.

Observations

- Parking Lot is in good condition

- ADA accessibility power operated doors, designated seating areas, no restroom on main floor, access to Lower Level on grade entrance on north side of building
- Exterior in fair condition, replace a portion of sidewalk along side street, ground water issue along south side of church
- Interior floor tile under pews and on Lower Level contains asbestos, so it would need to be abated prior to replacing flooring on each of these levels
- Windows are single pane colored glass in aluminum frames, consider storm windows
- Lighting is fluorescent bulbs, consider upgrading lighting
- Add a lighting control panel, so electric panel remains normally closed
- Add a fire alarm system
- Security system none
- Annual Energy supply cost: \$14,000
- Budget Estimate Repair & replacement cost: \$158,450 subject to change based on scope of work, labor and material costs.

Our Lady of the Snow Parish

St. Patrick's Church, Cato

Executive Summary

St. Patrick's Church campus includes: Church building, Parish Hall Addition, and parking lot.

Observations

- Parking Lot is gravel with lots on the west and east sides of the building in good condition
- ADA accessibility non-compliant, main entrance approach slab should be level at door, path of travel inside is tight, need designated seating areas and restroom on Main Floor
- Exterior roof is in fair condition and siding is vinyl siding
- Interior ceiling tiles are loose in several locations
- Windows in addition are vinyl windows
- Original wood windows located on the center portion of the building
- Two forced air furnaces located in Basement, Parish Hall addition has electric baseboards

- Gas stove in Kitchen has exhaust hood however no fire suppression system, add fire suppression system
- Lighting is incandescent and fluorescent bulbs, consider upgrading lighting
- Fire alarm system needed
- Security system none
- Annual Energy supply cost: annual oil & propane fuel cost unknown
- Budget Estimate Repair & replacement cost: \$14,500 subject to change based on scope of work, labor and material costs.

St. Mary's Church, Auburn

Executive Summary

St. Mary's Church campus includes: Church building, Rectory, and parking lot.

Observations

- Parking Lot is in good condition
- ADA accessibility there is an existing ramp to main entrance doors, designated seating areas, restroom on main floor, and ramp to Altar platform. Access to Lower Level Parish Hall is via stairs, so this is not accessible.
- Sidewalks are in good condition
- Exterior roof and masonry are routinely maintained
- Interior finishes are in excellent condition, major renovation of interior in 1997
- Two boilers located in the Basement and one air handling unit providing heat and ventilation, energy management system in place
- Gas stove in Kitchen has commercial exhaust hood with fire suppression system and is inspected twice per year
- Lighting is in good condition, control panel in Sacristy
- Fire Alarm system in Church & Parish Hall
- Security system cameras located in church, Tyco security panel in Basement
- Annual Energy (Electric & Gas) supply cost: \$118,000
- Budget Estimate Repair & replacement cost: \$28,500 subject to change based on scope of work, labor and material costs.

Sacred Heart Church, Auburn

Executive Summary

Sacred Heart Church campus includes: Church building, Parish Hall, Rectory, Garage and parking lots.

Observations

- Parking Lot is in good condition
- ADA access by on-grade entrance
- Parish Hall low slope roof needs to be replaced in the near future, water ponds on roof presently, seam repairs only were implemented, Church roof is steep pitch roof shingles in good condition. Low slope roof replacement, budget \$480,000
- Interior finishes are in good condition
- Forced air heating system
- Lighting good condition
- Fire alarm system should be added in the near future
- Security system none
- Annual Energy supply cost: \$41,000
- Budget Estimate Repair & replacement cost: \$480,000 subject to change based on scope of work, labor and material costs.

St Alphonsus Church, Auburn

Executive Summary

St. Alphonsus Church campus includes: Church building, two-story School building with lower level, Convent and parking lots.

Observations

- Parking Lot is in good condition
- ADA access is provided with a ramp to entrance door
- Church Roof and masonry is in good condition. School roof may need to be replaced in near future, budget \$430,000
- Interior finishes are in good condition, worship space was renovated in 1990
- Windows: School window replacement 2016 budget estimate **\$668,000**
- HW Boiler replaced in Church 2007, School 2015, Convent 2010
- Electric panel in good condition

- Fire alarm system is present in church & school
- Security system none
- Annual Energy (Electric & Gas) supply cost: \$233,000
- Budget Estimate Repair & replacement cost: \$1,098,000 subject to change based on scope of work, labor and material costs.

Holy Family Church, Auburn

Executive Summary

Holy Family Church campus includes: Church building, Rectory, School building and parking lot. In addition, reference report generated on April 10, 2020 for facilities condition survey.

Observations

- Parking Lot is in fair condition
- ADA access is non-compliant
- Roof on church needs replacement, including flashings. School roof replacement is urgent, including improving the drainage, inspecting the structure and adding insulation. Major concern with poor drainage of school roof, wet snow or ponding from heavy rainfall can add significant weight to the roof, running the risk of a partial failure again. There was a claim paid in 2017 related to the school roof, as part of this claim the engineering report mentioned deficiencies, these issues must be addressed.
- Exterior: Church has a faux finish that is starting to show deterioration, repairs are necessary. School masonry has severe deterioration due to water infiltration over the years, including cast stone elements and lintels.
- Interior of the church was renovated in 1990 when the entire worship space was redecorated including plaster repairs. School interior finishes are in poor condition.
- Boilers in the church and school have been replaced.
- Fire alarm system: Church, School and Rectory have fire alarm system
- Security system none
- Annual Energy (Electric & Gas) supply cost: \$100,000
- Budget Estimate Repair & replacement cost: \$2,311,000 subject to change based on scope of work, labor and material costs.