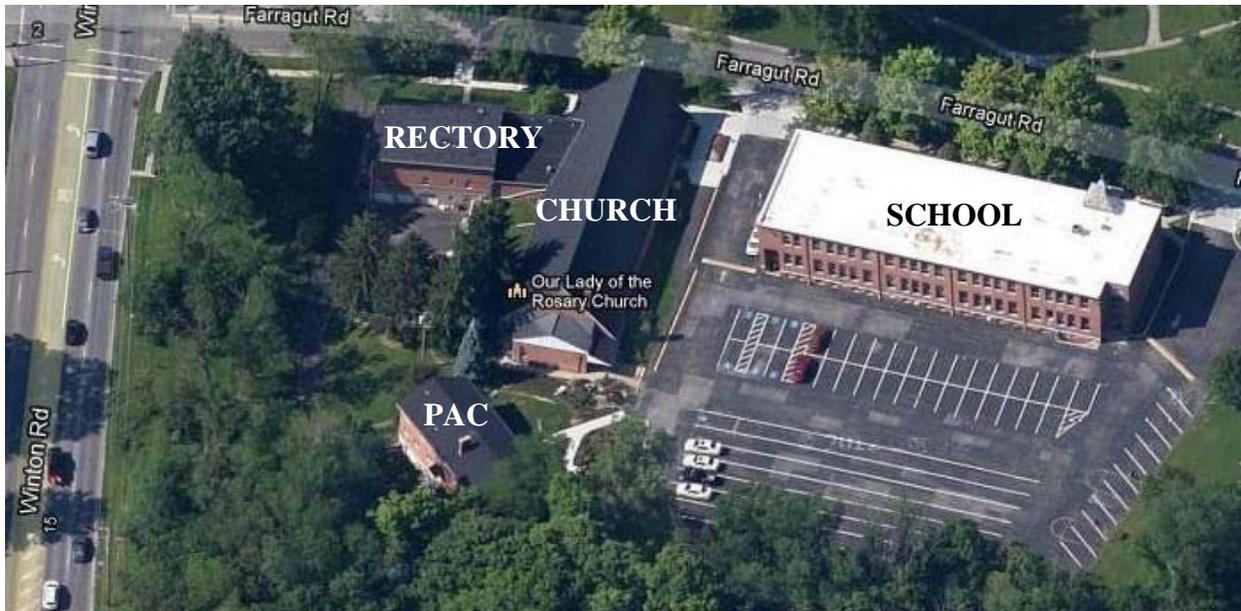


FACILITIES EVALUATION

JANUARY 2013

PREPARED FOR:
Our Lady of the Rosary Parish
DEACON WALTER HUCKE
DAVID PUTHOFF



PREPARED BY:
David Sweeney, AIA, LEED-AP
Raymond Brake, PE
Ralph Thompson, PE, CPE
Michelle Birchak, EI
Michael Birchak, PE, CPE



*A Member of **The Industrial Solutions Group***

Phone: (513) 651-4414 • (513) 800-850-0384 • Fax: (513) 723-2242
Utilitech, Inc. • 19 Broadcast Plaza, Suite 406 • 635 W. 7th Street • Cincinnati, Ohio 45203
www.yoursolutionscompany.com • email: mbirchak@yoursolutionscompany.com

**Facilities Evaluation
Our Lady of the Rosary Church
January 2013**

This report presents the facilities evaluation completed at Our Lady of the Rosary Parish (OLR) in Greenhills, Ohio. Four buildings were evaluated: School, Parish Activities Center (PAC), Rectory and Church. The buildings were evaluated from 3 perspectives: 1) condition of the buildings vs. current code, 2) identification of deferred maintenance items for each building, and 3) potential upgrade/change of use options for the School and PAC buildings.

BACKGROUND – Our Lady of the Rosary Parish was founded in 1942. Since then several building additions and renovations have been implemented to fulfill Parish needs as shown in the table below.

Building	Church	Rectory	Parish Activities Center (PAC)	School
Date of Initial Occupancy	1959	1959	1968	1951
Dates of Renovations	1991 (Gathering Room)	1991 (Gathering Room)	1975 (Conversion to Offices)	1952 (Finished First Floor), 1960's (Built Second Floor)
Current Usage vs. Original Usage	Same	One Occupant vs. 4-5 Occupants	Offices and Meeting Rooms vs. Residential, Dormitory-style Convent	Sporadically Used for CCD and Other Classes vs. daily K-8 Schooling

The Finance Committee and Parish Council recognized the need to assess these facilities as a first step to ensure the most effective and economical use of OLR's assets into the future.

ASSESSMENT TEAM / APPROACH – Utilitech assembled a five member Team for this project:

- Michael Birchak, PE, CPE, Project Manager, Principal Mechanical Engineer
- David Sweeney, AIA, LEED-AP, Principal Architect
- Raymond Brake, PE, Principal Structural/Civil Engineer
- Ralph Thompson, PE, CPE, Principal Electrical and Plumbing Engineer
- Michelle Birchak, EI, Project Engineer



A Member of **The Industrial Solutions Group**

Phone: (513) 651-4414 • (513) 800-850-0384 • Fax: (513) 723-2242
Utilitech, Inc. • 19 Broadcast Plaza, Suite 406 • 635 W. 7th Street • Cincinnati, Ohio 45203
www.yoursolutionscompany.com • email: mbirchak@yoursolutionscompany.com

The Assessment Team conducted an on-site evaluation of each building on December 11, 2012. Findings were classified into one of three categories: Code Compliance, Deferred Maintenance and Upgrade Items. The Code Compliance category itemizes imminent safety concerns, ADA items that may require implementation, and other items at variance with current codes that the Parish may choose to address. The Deferred Maintenance category itemizes major maintenance and replacement costs that the Parish is expected to incur over the next 20 years. The Code Compliance and Deferred Maintenance categories are summarized in this Executive Summary and supported by detail sheets found in Exhibits I, II and III. The Upgrade section describes scope and costs required to implement various options being considered.

Cost estimates provided in this report are conceptual grade only (+/-20% in current dollars). These are provided to facilitate decision making and planning. These estimates ARE NOT appropriation grade. Appropriation grade estimates require definition effort beyond the scope of this evaluation.

ASSESSMENT RESULTS – The assessment is summarized below and detailed in Exhibits I, II and III.

Code Compliance Items – At the time these buildings were constructed, they likely conformed to, or even exceeded, the building code in place at that time. The current building code recognizes this and does not require an Owner to update/upgrade a building to conform to code changes. This ‘grandfather clause’ holds true as long as the building is not significantly altered -- and as long as the building’s ‘use’ does not change. Any new work completed on a building must comply with the current Building Code.

It is important to note that new work may require the Owner to update other aspects of the building to conform to current codes. For example, a fire suppression system may be required for the entire building due to the construction of an additional wing of a building. The extent of these “compliance mandated upgrades” often increase as the construction budget increases. Establishing the extent of upgrades required often involves a negotiation with local code officials.

The Code Compliant items noted in this report reflect conditions that are at variance with current codes. As a Management Planning convenience, Code Compliant items have been sorted into one of three categories: 1) Class 1, 2) Class 2, or 3) ADA. These are defined as follows.

- “Class 1” – these items are at variance with codes in effect at the time the building was built. The Owner is legally required to remediate these items.
- “Class 2” – items that are at variance with the current Building Code. The Owner may, but is not required to, remediate items due to the Code’s ‘grandfather’ clause. It is not unusual for Owners to remediate Class 2 items where building or personnel safety are deemed to be most at risk.
- ADA (Americans with Disabilities Act) – these items relate to improving building accessibility. Owners of existing buildings may be required to implement ADA items if a member of the public appeals to authorities for improved accessibility.



A Member of **The Industrial Solutions Group**

Phone: (513) 651-4414 • (513) 800-850-0384 • Fax: (513) 723-2242
Utilitech, Inc. • 19 Broadcast Plaza, Suite 406 • 635 W. 7th Street • Cincinnati, Ohio 45203
www.yoursolutionscompany.com • email: mbirchak@yoursolutionscompany.com

Current Code Item Implementation Costs, \$1,000

Item	School	PAC	Rectory	Church	Total
Class 1	\$1.2	\$4.3	\$0.0	\$0.9	\$6.4
Class 2	\$152.3	\$95.2	\$0.0	\$0.0	\$247.5
ADA	\$137.0	\$44.0	\$0.0	\$21.0	\$202.0
Total	\$290.5	\$143.5	\$0.0	\$21.9	\$455.9

It is important to note that the campus buildings are sound structurally. No structural defects were discovered that will require major capital in order to continue occupying the existing buildings.

PAC Building Occupancy Discussion – It appears that the PAC Building may be in a non-compliant occupancy condition. Originally designed and constructed as a residential dormitory unit, the PAC is now being used as office and meeting space. This is a ‘Change-of-Use’ occupancy from the original design. This ‘Change-of-Use’ would have required the building to be brought into compliance with codes that were in force at the time of the change. Office/meeting use is considered higher risk than residential occupancy. It requires additional provisions for access, egress, smoke/fire protection, etc. For this report, the Assessment Team evaluated the PAC for code compliance assuming the building use is permitted as residential only, and that the building only needs to conform to residential use.

Deferred Maintenance Items – Many of the building’s mechanical, electrical and plumbing systems are showing their age and will require replacement in the next 20 years. The following table estimates the costs. These costs are detailed in Exhibit II.

20 Year Deferred Maintenance Items, \$1,000

Item	School	PAC	Rectory	Church	Site wide	Total
Deferred Maintenance	\$92.4 - \$146.0	\$5.9	\$13.5	\$26.1	\$16.0	\$153.9 - \$207.5

Deferred Maintenance totals do not include everyday wear and tear items such as painting, caulking, etc. The cost of utilities are also not included. Finally, it’s important to note that ‘invasive’ inspections that look inside walls or equipment were not used as part of this assessment. So, there may be hidden defects that were not seen during the site visit.



A Member of The Industrial Solutions Group

Phone: (513) 651-4414 • (513) 800-850-0384 • Fax: (513) 723-2242
Utilitech, Inc. • 19 Broadcast Plaza, Suite 406 • 635 W. 7th Street • Cincinnati, Ohio 45203
www.yoursolutionscompany.com • email: mbirchak@yoursolutionscompany.com

Upgrade Items – This section considers potential upgrades to the School and PAC buildings.

Existing School Building Options – Three existing School building options were considered:

1. **Demolition of the School Building (Cost Estimate: \$150,000 - \$240,000)** – This scope item includes demolition with as much of the school as possible being pushed into the basement cavity. The site will be finished with top soil and grass plantings. Environmentally sensitive materials (such as asbestos) will be properly remediated at potential additional cost.
2. **Renovate Building for Current Usage (Estimated Cost: \$725,000 - \$900,000)** – The School is structurally sound and is being used for occasional classroom spaces. The Parish representatives have also expressed a need for improved functionality of the kitchen/multi-purpose area to accommodate up to 200 people for receptions, large meetings, socials, fundraising events, etc. The main scope items include: Current Code Items: \$400,000 - \$500,000; Deferred Maintenance Items: \$200,000 - \$250,000; Additional Aesthetic Renovation Costs (Paint, etc.): \$25,000 - \$50,000. A \$100,000 elevator allowance has been included.
3. **Convert the Existing School Building to Meet Parish Needs (Estimated Cost: \$1,365,000 - \$1,550,000 PLUS \$250,000 for Grand Entrance Option)** – This option assumes that all current PAC and School functions are consolidated into a renovated School and that all areas are air-conditioned. This scope also assumes that a 300-400 person multipurpose facility is designed into the renovated structure. The following scope would be required by Level:
 - a. Level 1 – Create space for storage, kitchen, mechanical and electrical rooms and a 300-400 person assembly space. This assembly space would include a tall ceiling that can be achieved by removing 5,000 square feet of the first floor. The first level scope is estimated at \$805,000 to \$850,000. The Assembly Area is estimated at \$625,000 (5,000 sq. ft. @ \$125/sq. ft.). The storage, kitchen mechanical and electrical rooms are estimated at \$180,000 to \$225,000 (4,500 sq. ft. @ \$40-\$50/sq. ft.).
 - b. Level 2 – Renovate 4,500 square feet of space to replace the PAC functions. Site clear 50% of the floor to elevate the ceiling of the Level 1 assembly space. The second level scope is estimated at \$180,000 to \$225,000 (\$40-\$50/sq. ft.).
 - c. Level 3 – Renovate 8-10 classrooms (9,500 square feet). Include upgraded HVAC, upgraded electrical work, ADA bathrooms, repainting rooms (no change



A Member of **The Industrial Solutions Group**

Phone: (513) 651-4414 • (513) 800-850-0384 • Fax: (513) 723-2242
Utilitech, Inc. • 19 Broadcast Plaza, Suite 406 • 635 W. 7th Street • Cincinnati, Ohio 45203
www.yoursolutionscompany.com • email: mbirchak@yoursolutionscompany.com

in finishes) and a new sprinkler system. Estimated cost at \$380,000 to \$475,000 (\$40-\$50/sq. ft.).

- d. **OPTIONAL Grand Entrance** – A grand entrance for the assembly area would increase the desirability and use of this space for weddings and other gatherings. The estimated cost of the entrance is \$250,000.

PAC Building Options – Three PAC building options were considered:

1. **Demolition of the PAC Building (Estimated Cost: \$50,000 - \$60,000)** – This scope item consists of demolishing the PAC building with most of the debris filling the existing basement space. Use topsoil and grass to finish.
2. **Retro-Convert PAC Building to Its Original Dorm / Boarding House Use (Estimated Cost: \$125,000 - \$150,000)** – This option creates 6 to 7 residential units that could be rented to parishioners to generate a revenue stream. The required scope:
 - a. Level 1 – Create a common washer/dryer area, mechanical room, storage areas for each of the units and a shared garage. Estimated Cost: \$18,000 (1,800 sq. ft. at \$10/sq. ft.).
 - b. Level 2 – Create two ADA apartments and update the shared living room and kitchen facilities. This floor will also require new paint and carpet. Estimated Cost: \$72,000 - \$81,000 (1,800 sq. ft. at \$40-\$45/sq. ft.).
 - c. Level 3 – Adapt the rooms and create 4 to 5 residential, dorm-style units. This would require minor bathroom modifications, including replacing the bathtubs with shower units. This level would also require new door hardware, paint, carpet and other minor rehabilitation. Estimated Cost: \$36,000 - \$45,000 (1,800 sq. ft. at \$20-\$25/sq. ft.).
3. **Convert building to compliant meeting and office space (Estimated Cost: \$375,000 - \$425,000)** – This building was originally permitted as a residential facility. If the building is to be used as an office and meeting space in the future, estimated costs are \$70-\$75/sq. ft. at 5,400 sq. ft. These costs could potentially be reduced through a negotiation process with building officials.

Replacement of the Existing School and PAC with a New Building – If a decision is reached to demolish the School and/or the PAC building, the Parish will need to replace a significant portion of the demolished space to carry on current functions. The estimated cost of new building replacement space is shown in the following table. These costs do not include the cost of demolition listed above.



A Member of **The Industrial Solutions Group**

Phone: (513) 651-4414 • (513) 800-850-0384 • Fax: (513) 723-2242
Utilitech, Inc. • 19 Broadcast Plaza, Suite 406 • 635 W. 7th Street • Cincinnati, Ohio 45203
www.yoursolutionscompany.com • email: mbirchak@yoursolutionscompany.com

Building	Current Area, sq. ft.	Estimated Required Replacement Area, sq. ft.	Estimated New Building Cost, per sq. ft.	Estimated New Building Replacement Cost
School	28,500	20,000	\$150-\$180	\$3,000,000 - \$3,600,000
PAC	5,400	4,000	\$120-\$150	\$480,000 - \$600,000
TOTAL	33,900	24,000	NA	\$3,480,000 - \$4,200,000

The above School costs assume a 200 to 250 person meeting space with a kitchen. 8 to 10 classrooms would also be provided.

These estimates include building costs only. The cost of furnishings are not included.

Due to site limitations, either the PAC or School would likely need to be demolished prior to the start of construction on a new building. Costs have not been included in the above estimate for any temporary parking, meeting or classroom space that may be required.

Exhibit IV contains sketches of possible renovation ideas for the School and PAC.

LOAD BEARING WALLS – Exhibit V provides drawings showing load bearing and partition walls. It is possible to remove any wall, but load bearing walls are much more expensive to move than partition walls. It is important that a structural engineer be consulted before the removal of any wall.

INDICATED ACTION – The Assessment Team recommends that Parish leadership discuss the assessment results and develop a plan to address them. It is also important to review the status of the PAC building’s occupancy. A master plan should then be considered to align the facilities with the Parish mission.



A Member of **The Industrial Solutions Group**

Phone: (513) 651-4414 • (513) 800-850-0384 • Fax: (513) 723-2242
Utilitech, Inc. • 19 Broadcast Plaza, Suite 406 • 635 W. 7th Street • Cincinnati, Ohio 45203
www.yoursolutionscompany.com • email: mbirchak@yoursolutionscompany.com

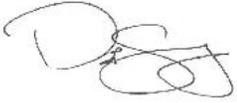
Report Submitted By:



Michelle Birchak, EI

1/23/13

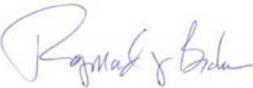
Date



David Sweeney, AIA, LEED-AP

1/23/13

Date



Raymond Brake, PE

1/23/13

Date



Ralph Thompson, PE, CPE

1/23/13

Date



Michael Birchak, PE, CPE

1/23/13

Date



A Member of **The Industrial Solutions Group**

Phone: (513) 651-4414 • (513) 800-850-0384 • Fax: (513) 723-2242
Utilitech, Inc. • 19 Broadcast Plaza, Suite 406 • 635 W. 7th Street • Cincinnati, Ohio 45203
www.yoursolutionscompany.com • email: mbirchak@yoursolutionscompany.com

Exhibit I – Current Code Action Items

This exhibit contains audit sheets that describe current safety items (Class 1), code items that would need to be addressed in the event of major renovation (Class 2) and ADA compliance items that have been identified through the course of this assessment.

The goal of this project is to make the assessment as visual and easy to understand as possible. The numbering system is part of this simplification effort. Each identification number begins with a code letter signifying the technical discipline.

Discipline	Code
Architectural	A
Structural	S
Electrical	E
Plumbing	P
Mechanical	M

Each identification number also contains the following category label

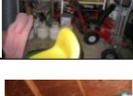
Category	Code
Current Code Items	CC

The attached audit sheets organize the findings. The “Picture of Item” column provides the file name of any photographs. The location of each photo is also posted on the corresponding drawing in Exhibit III.

Exhibit I -- Our Lady of the Rosary Current Code Action Items

Wednesday, January 23, 2013

Area	Class	Discipline	Number	Estimated Cost	Current Age and Condition	Recommended Action Steps	Picture of Item	Thumbnail(s) of Pictures		
School	Class 1	Architectural	A-CC-1	\$100	Stairwell Fire Doors are missing	Re-install fire doors.	SCH - A-CC-1			
			A-CC-2	\$0	Rooms are being used for storage that were not previously designed for that use. Excess storage can present a fire hazard. Items cannot be stored within 12" of a ceiling.	Eliminate excess storage, store materials in a safe manner	SCH - A-CC-2A, SCH - A-CC-2B, SCH - A-CC-2C, SCH - A-CC-2D & SCH - A-CC-2E			
		Electrical	E-CC-1	\$25	Receptacle cover has a piece broken out	Replace receptacle cover.	SCH - E-CC-1			
			E-CC-2	\$0	Fire alarm panel access blocked by stored materials	It is a code violation to store material in front of a Fire Alarm panel to block access. Remove stored material.	SCH - E-CC-2			
			E-CC-3	\$0	Electric service panel access blocked by stored materials	It is a code violation to store material in front of an electrical panel to block access. Remove stored material.	SCH - E-CC-2			
			E-CC-4	\$200	Electrical boxes for steam tables not rated for wet or damp location	Replace boxes with sealed boxes suitable for wet or damp locations (ES or FD type for example.)	SCH - E-CC-4A & SCH - E-CC-4B			
		Plumbing	P-CC-1	\$25	Missing bonding jumper on meter.	Install bonding jumper.	SCH - P-CC-1			
			P-CC-2	\$300	Larger sanitary waste line into a smaller waste line.	Replace length of pipe with proper size.	SCH - P-CC-2A & SCH - P-CC2B			
		Mechanical	M-CC-1	\$500	Uninsulated condensate pipe in occupied spaces	Reinsulate pipe.	SCH - M-CC-1			
		SubTotal Class 1			\$1,150					
		Class 2	Architectural	A-CC-3	\$5,000	Current code requires that handrails extend beyond bottom and top risers on all stairs and return to the wall.	Replace handrails to meet current codes on all stairs.	SCH - A-CC-3A & SCH - A-CC-3B		
	A-CC-4			\$9,500	Current codes require guards on stairs and landings to be closed and higher to prevent falling hazards.	Modify existing guards to close in and extend height.	SCH - A-CC-3B, SCH - A-CC-4A & SCH - A-CC-4B			
	A-CC-5*			\$8,500	Hood is not equipped with fire suppression, and does not extend beyond surfaces as required by code. Hoods must be maintained on an annual basis.	Replace hood to meet current codes and maintain annually.	SCH - A-CC-5A & SCH - A-CC-5B			
	A-CC-6			\$300	Landing outside egress door is too shallow and represents a life safety issue.	Replace or modify landing to provide a 4' deep landing.	SCH - A-CC-6			
	A-CC-7			\$32,000	Under current codes stair risers may not exceed a maximum riser height of 7". Existing riser height is 8".	Replace stairs to meet current codes.	SCH - A-CC-3B			

Area	Class	Discipline	Number	Estimated Cost	Current Age and Condition	Recommended Action Steps	Picture of Item	Thumbnail(s) of Pictures			
School	Class 2	Architectural	A-CC-8	\$90,000	Under the current codes, a level that exceeds 30 occupants mandates 1 hour fire separation between rooms/spaces or that the building have an indoor sprinkler system.	Option A: Install a Fire Suppression system in the entire building. Option B: Replace all doors and frames in corridor with 20 minute rated doors, frames and hardware. All penetrations and ductwork openings shall be rated.	SCH - A-CC-8A & SCH - A-CC-8B				
			A-CC-9	\$2,500	Majority of doors are glazed with standard glass, and presents a hazard.	Replace all glass in all doors and adjacent to doors with new tempered or safety glass.	SCH - A-CC-9A & SCH - A-CC-9B				
			A-CC-10	\$4,500	Egress stairs are required to be separate from other areas and used exclusively for egress or communicating between levels.	Toilet room, storage room and cafeteria entrance are located in egress stairway, which conflicts with current codes. Relocate room entrances outside of stair enclosure, and/or modify stair enclosure.	SCH - A-CC-10				
	SubTotal Class 2			\$152,300							
	ADA	Architectural	A-CC-11	\$120,000	Building is inaccessible, and does not meet current ADA requirements.	Option A: Install a new elevator to connect all three levels. Option B: Install a series of ADA ramps to connect all three levels.	SCH - A-CC-11				
			A-CC-12	\$12,000	Toilet room facilities do not meet current ADA requirements and are inaccessible.	Upgrade existing facilities to meet the requirements of the ADA code.	SCH - A-CC-12A, SCH - A-CC-12B & SCH - A-CC-12C				
			A-CC-13	\$5,000	The building is not equipped with ADA handles or hardware	Replace all handles and hardware with those that are ADA compliant	None				
	SubTotal ADA			\$137,000							
	SubTotal School			\$290,450							
	PAC	Class 1	Architectural	A-CC-14	\$1,000	Garage is not properly fire separated from living area. Large portion of existing ceiling is unprotected.	Remove suspended ceiling and install fire rated type 'X' gypsum board on all exposed ceiling/floor joists.	PAC - A-CC-14			
A-CC-15				\$1,000	Excess storage can present a fire hazard	Rooms are being used as storage, which are not as originally designed. Eliminate excess storage, store materials in a safe manner. Items cannot be stored within 12" of a ceiling by code. Install fence or build storage area for items.	PAC - A-CC-15A & PAC - A-CC-15B				
A-CC-16				\$1,000	Storage of flammables in the garage	Must be removed from the area or placed in a fire/explosion rated storage container.	PAC - A-CC-16				
Structural			S-CC-1	\$500	Age: Estimated 2008; Notched roof trusses	Existing roof trusses were notched in two places to make room for the attic furnace. This occurred to the diagonal web members on two trusses. Two existing roof trusses will need to be mended by use of metal straps to correct the problem associated with the cutting of some members. A total of two members, one on each truss, are affected. Straps to be heavy gauge steel contoured to fit profile of web member.	PAC - S-CC-1A & PAC - S-CC-1B				
Electrical			E-CC-5	\$200	Conduit for light fixture in garage separated, placing strain on exposed wire. Conduit and switch not properly supported	Reconnect conduit. Relocate and properly support conduit and switch. Potential fire hazard due to potential for electrical spark where flammable materials are stored (gasoline & propane).	PAC - E-CC-5A, PAC - E-CC-5B & PAC - E-CC-5C				
			E-CC-6	\$400	NMS cable in garage, unsupported. Switch box not properly supported and missing cover plate.	Properly install box and proper wiring for garage. Potential fire hazard due to potential for electrical spark where flammable materials are stored (gasoline & propane).	PAC - E-CC-6				
			E-CC-7	\$50	Access to panel blocked in violation of Code. BX not secured within 6" of panel.	Remove material blocking panel board, and properly secure BX at the panel.	PAC - E-CC-7A & PAC - E-CC-7B				
Mechanical			M-CC-2	\$100	No combustion air inlet	Install lock to keep window and louver open	PAC - M-CC-2				
SubTotal Class 1			\$4,250								

Area	Class	Discipline	Number	Estimated Cost	Current Age and Condition	Recommended Action Steps	Picture of Item	Thumbnail(s) of Pictures		
PAC	Class 2	Architectural	A-CC-17	\$450	Door between garage and living space is not rated and is not self closing.	Replace door, frame and hardware to meet current codes.	PAC - A-CC-17			
			A-CC-18	\$1,800	Handrails are not located on each side of stairs as required by code	Install handrails on each side of the stair at each level.	PAC - A-CC-18			
			A-CC-19	\$950	Door frames are glazed with standard glass overhead and presents a hazard.	Replace all glass above doors with new tempered or safety glass.	PAC - A-CC-19			
		Electrical	E-CC-8	\$2,000	Missing Exit sign at front entry and in corridors and stairs.	Add exit signs at appropriate locations.	None			
			E-CC-9**	\$45,000	Current wiring within the PAC is residential grade and does not comply with requirements for Commercial use.	Either use facility as a Residential use or upgrade to Commercial usage.	None			
		Plumbing	P-CC-3**	\$10,000	Plumbing fixtures are residential grade including tank type toilets.	Either use facility as a Residential use or upgrade to Commercial usage.	None			
		Mechanical	M-CC-3**	\$20,000	No return air from several rooms; Louver in doors	Unit was designed for residential use. Many return registers are missing in rooms.	PAC - M-CC-3			
			M-CC-4**	\$15,000	Building wasn't designed for commercial use	Fire alarm system is required in commercial buildings.	None			
		SubTotal Class 2			\$95,200					
	ADA	Architectural	A-CC-20	\$38,000	Building is inaccessible and does not meet current ADA requirements.	Option A: Install a new elevator to connect all three levels. Option B: Install a series of ADA ramps to connect all three levels.	PAC - A-CC-20			
			A-CC-21	\$6,000	Toilet room facilities do not meet current ADA requirements, and are inaccessible.	Upgrade existing facilities to meet the requirements of the ADA code.	PAC - A-CC-21			
SubTotal ADA			\$44,000							
SubTotal PAC			\$143,450							
Church	Class 1	Mechanical	M-CC-5	\$100	Natural gas leak at the church boiler	Contact service contractor to find leak and repair. Debra Kuemple service was out on 11/29/12 to "Clean burner and install new thermocouple." Possible warranty item.	CHU - M-CC-5			
			M-CC-6	\$800	No combustion air inlet	Install combustion air inlet into the furnace room.	CHU - M-CC-6			
	SubTotal Class 1			\$900						
	ADA	Architectural	A-CC-22	\$20,000	The Sanctuary is not currently ADA accessible	Install a ramp and handrails in order to make the Sanctuary accessible	None			
			A-CC-23	\$1,000	The building is not equipped with ADA handles or hardware	Replace all handles and hardware with those that are ADA compliant	None			
SubTotal ADA			\$21,000							
SubTotal Church			\$21,900							
Total All Buildings			\$455,800							

* Because grease fires are a leading cause of fires in older buildings, the Assessment Team recommends that Item A-CC-5 be labeled as a "high priority" item.

** Item is not an issue if the PAC is converted back to its original residential use.

Exhibit II – Deferred Maintenance Action Items

This exhibit contains audit sheets that estimate future repairs that the Parish will incur in each building over the next 20 years to maintain their current use.

The goal of this project is to make the assessment as visual and easy to understand as possible. The numbering system is part of this simplification effort. Each identification number begins with a code letter signifying the technical discipline.

Discipline	Code
Architectural	A
Structural	S
Electrical	E
Plumbing	P
Mechanical	M

Each identification number also contains the following category label

Category	Code
Deferred Maintenance Items	DM

The attached audit sheets further organize the findings. The “Picture of Item” column provides the file name of any photographs. The location of each photo is also posted on the corresponding drawing in Exhibit III.

Exhibit II -- Our Lady of the Rosary Deferred Maintenance Action Items

Wednesday, January 23, 2013

Area	Discipline	Number	Estimated Cost		Current Age and Condition	Recommended Action Steps	Picture of Item	Thumbnail(s) of Pictures		
			Low Range	High Range						
School	Architectural	A-DM-1	\$2,000		Various locations where water infiltration/leaking has damaged ceiling tile and finished surfaces.	Investigate source of water infiltration and remedy. Repair or replace finishes.	SCH - A-DM-1A, SCH - A-DM-1B & SCH - A-DM-1C			
		A-DM-2	\$350		Glass in main entrance door, north side, is broken	Replace glass in door with tempered or safety glass.	SCH - A-DM-2			
		A-DM-3	\$700		Door at west end of building is damaged by exposure to the weather and water, and is severely rusted.	Replace door with new door.	SCH - A-DM-3			
		A-DM-4	\$10,000	\$20,000	Water has been seen leaking through the North wall of the cafeteria during periods of heavy rain.	Investigate the source of the leaks, and repair/replace necessary storm water piping.	None			
	Structural	S-DM-1	\$500		Age: Original; Existing concrete stairwell leading to lower level has areas of concrete spall needing to be repaired; Potential deterioration and rusting of the reinforcing steel	Chip away damaged or loose concrete material, and patch with patching material with bonding agent. Coat with sealer to keep water out.	SCH - S-DM-1			
		S-DM-2	\$500		Age: Original; Existing concrete stairwell leading to upper level has areas of concrete spall needing to be repaired; Potential deterioration and rusting of the reinforcing steel	Chip away damaged or loose concrete material, and patch with patching material with bonding agent. Coat with sealer to keep water out.	SCH - S-DM-2			
		S-DM-3	\$3,500		Existing downspouts modified to redirect water to the surface of the parking lot. Original construction was to lead water away underground.	Scope existing lines. Repair or replace drain lines as needed to channel rain water from roof away from building and foundations.	SCH - S-DM-3			
	Electrical	E-DM-1	\$300	\$2,500	Receptacles apparently not working on the north side of the cafeteria	Trace circuit to determine continuity and number of receptacles on circuit. Determine problem and repair. If too many receptacles on circuit -- split circuit.	None			
		E-DM-2	\$2,000	\$15,000	Fuse panel is obsolete and will need replacement. Wiring may need to be upgraded depending on condition.	Replace fuse panel board and associated wiring as required.	SCH - E-DM-2A & SCH - E-DM-2B			
		E-DM-3	\$2,000	\$15,000	ITE Pushmatic Panel: Obsolete & will need replacement. Wiring may need to be upgraded depending on condition.	Replace panel board and associated wiring as required.	SCH - E-DM-3			
		E-DM-4	\$500		Cable entry turning down to enter wall is a potential leak point.	Periodic checks required to see that seal is maintained around cable at entry.	S-E-DM-4			
	Plumbing	P-DM-1	\$0		Dry traps in toilets and hand sink.	Flush toilets and run water in sink on a periodic basis.	SCH - P-DM-1A, SCH - P-DM-1B & SCH - P-DM-1C			
		P-DM-2	\$500		Water heater will need replacement and dirt leg is missing on gas line.	Water heater will need replacement and addition of dirt leg on gas line.	None			
		P-DM-3	\$2,000	\$15,000	Floor mounted urinals are obsolete and must not be replaced in kind in order to comply with current codes.	Eventual replacement of floor mounted urinals with wall urinals in Basement and Second Floor toilet rooms.	SCH - P-DM-3			
		P-DM-4	\$1,000		Hand lavs and wall mounted water closets are serviceable but are aging.	Have several options from replacing flush valves to whole water closets and replacing faucets and piping to replacing hand sinks.	SCH - P-DM-4A & SCH - P-DM-4B			
		P-DM-5	\$1,000		There do not appear to be master shut offs for each toilet room.	Master shut offs are not required by code, but they provide a level of safety to isolate a toilet room in the event of problems or for maintenance.	No			
P-DM-6		\$1,000		Hand lavs and floor mounted tank type water closets are serviceable but are aging.	Have several options from replacing tank hardware to whole water closets; and replacing faucets and piping to replacing hand sinks. Replacing tank type with wall mounted type will provide better serviceability, maintenance and cleaning.	SCH - P-DM-6A, SCH - P-DM-6B, SCH - P-DM-6C & SCH - P-DM-6D				

Area	Discipline	Number	Estimated Cost		Current Age and Condition	Recommended Action Steps	Picture of Item	Thumbnail(s) of Pictures			
			Low Range	High Range							
School	Mechanical	M-DM-1	\$1,000		Age: ?; Round Hot Water Heater Serial #: 0887304722; 40,000 BTUH; Natural Gas	Replacement required in the next 5 years. Only 40,000 BTUH -- additional size may be required.	SCH - M-DM-1A & SCH - M-DM-1B				
		M-DM-2	\$1,000		Age: 2005; Weil-McLain Boiler; Model #: 255977 LGB9; 1040MBH; 15 psi; Steam	Chemical treatment periodically required. If well maintained -- 20 year life	SCH - M-DM-2				
		M-DM-3	\$1,000		Age: 2005; Weil-McLain Boiler; Model #: 255978 LGB9; 1040 MBH; 15 psi; Steam	Chemical treatment periodically required. If well maintained -- 20 year life	SCH - M-DM-3				
		M-DM-4	\$2,000		No insulation on steam piping or condensate system	Insulate pipe for energy conservation. Savings are justified.	SCH - M-DM-4				
		M-DM-5	\$10,000		Old condensate lines in the School Basement	Likely will require replacement over the next 10 years. 1" & 2"; 50 L.F.	SCH - M-DM-5				
		M-DM-6	\$100	\$3,000	Age: 1963; Air compressor leaking oil; 1 HP	Must be repaired with gasket. Clear trash away so it doesn't overheat. Will require replacement in the next 20 years.	SCH - M-DM-6A & SCH - M-DM-6B				
		M-DM-7	\$15,000	\$20,000	Age: 20 years; Barber Coleman panel	Obsolete pneumatic panel. Controls need to be replaced in the next 5 years or upon remodel. Zone the building for heat to eliminate temperature variations between floors.	SCH - M-DM-7				
		M-DM-8	\$200		Exhaust fan in cafeteria	Damper does not function on exhaust fan. Repair damper to eliminate draft into cafeteria.	SCH - M-DM-8				
		M-DM-9	\$30,000		Condensate pipe throughout the school will need to be replaced	Cost to replace condensate system, but also implement a chemical treatment system.	None				
		M-DM-10	\$15,000 (Included in item M-DM-9)		Steam and condensate piping in poor repair	1) Implement a chemical treatment system. 2) Replace piping as units are repaired / replaced. Budget for replacement of sections. (Cost included in cost for Item M-DM-9)	None				
		M-DM-11	\$2,500		No heating coil in the heater cover	Cold stairwell. Install heating coil.	SCH - M-DM-11				
		M-DM-12	\$200		Electric heater to supplement wall heater	Check piping and control valves for necessary repairs.	SCH - M-DM-12				
		M-DM-13	\$500		Ceiling tile leak on 2nd floor; Pipe leak?	Check pipe and replace as required.	SCH - M-DM-13				
		M-DM-14	\$300		Inadequate ventilation	Install an exhaust fan to ensure cooling through the computer room door.	SCH - M-DM-14A & SCH - M-DM-14B				
		M-DM-15	\$750		Water damage to ceiling near outside wall	Overflow of water from the 3rd floor Boy's room on old steam and condensate plumbing.	SCH - M-DM-15A & SCH - M-DM-15B				
		M-DM-16	\$0		Typical room heating unit	No air conditioning. Would want to upgrade at time of building re-work. Coils and fitting would require regular maintenance.	SCH - M-DM-16A & SCH - M-DM-16B				
SubTotal School			\$92,400	\$146,000							

Area	Discipline	Number	Estimated Cost		Current Age and Condition	Recommended Action Steps	Picture of Item	Thumbnail(s) of Pictures		
			Low Range	High Range						
PAC	Architectural	A-DM-5	\$80		Jealousy window pane is broken on window under rear stair	Repair window.	PAC - A-DM-5			
	Structural	S-DM-4	\$300		Erosion of soil beneath PAC concrete steps to upper level; No sign of water infiltration; May be due to burrowing animal	Clean out area beneath the stair and landing. Regrade this area, and apply a heavy stone base to surface.	PAC - S-DM-4			
		S-DM-5	\$1,500		Corner foundation wall at south west corner has small concrete spall	This spall is believed to be due to brick expansion of the concrete foundation wall. Remove the loose concrete material and patch corner with appropriate cementitious bonding material to form a new corner. Parge surface to match.	PAC - S-DM-5			
	Electrical	E-DM-5	\$4,000		The existing service entrance cable is deteriorating.	Eventually will need to replace cable.	PAC - E-DM-5A & PAC - E-DM-5B			
SubTotal PAC			\$5,880							
Rectory	Structural	S-DM-6	\$2,500		Age: Original; Crack in Entry Stoop Concrete; Potential deterioration with rusting steel and spalling concrete	Chip away damaged or loose concrete material and patch with patching material with bonding agent. Coat with sealer to keep water out.	R - S-DM-6A & R - S-DM-6B			
		S-DM-7	\$3,000		Age: Original; Wear and distress of stone retaining wall; Exposed joints could use tuck pointing; No weep holes	Tuck point damaged mortar joints and provide weep holes for better drainage through wall.	R - S-DM-7			
	Plumbing	P-DM-7	\$0		Dry traps in basement potentially admitting sewer gasses into the rectory.	Flush toilets and run water in sinks and shower in the basement, in particular.	R - P-DM-7			
	Mechanical	M-DM-17	\$4,000		Age: mid-2000's; York air conditioner evaporator and condenser	Appears to be in good shape. Replace in 10-15 years. Replace condensing unit in 5-10 years.	R - M-DM-17A & R - M-DM-17B			
		M-DM-18	\$4,000		Age: 1990's; Singer - 2nd Floor air conditioner evaporator and condenser	Replace in the next 5+ years. Replace condensing units in 5 to 10 years.	R - M-DM-18A & R - M-DM-18B			
SubTotal Rectory			\$13,500							
Church	Mechanical	M-DM-19	\$1,000		Hot water boiler room piping not insulated	Insulate all pipes and valves.	CHU - M-DM-19			
		M-DM-20	\$25,000		Pennco 945,000 BTUH; 30 psi; hot water	Older boiler -- will need to be replaced in 5-10 years.	CHU - M-CC-5, CHU - M-DM-20A & CHU - M-DM-20B			
		M-DM-21	\$100		Hole in breeching	Test hole that was left unplugged must be filled. Possible warranty item.	CHU - M-DM-21			
SubTotal Church			\$26,100							
Site wide	Architectural	A-DM-6	\$12,000		Open cracks and minor deterioration is present in the existing asphalt parking lot.	Repair and coat existing parking lot surface. Patch cracks and openings.	S - A-DM-6A, S - A-DM-6B & S - A-DM-6C			
		A-DM-7	\$4,000		Drainage swale at southwest corner of site is washed out and has dislodged some of the storm sewer piping.	Repair and stabilize drainage swale and replace drainage piping.	S - A-DM-7			
		A-DM-8	\$0		Misc. debris, trash and misc items are laying about the site	Clean up site, remove debris and trash.	S - A-DM-8A, S - A-DM-8B, S - A-DM-8C & S - A-DM-8D			
SubTotal Site			\$16,000							
Total All Buildings			\$153,880	\$207,480						

Exhibit III – Drawings

This exhibit contains drawings that indicate the location of each photo that is found on the audit sheets.

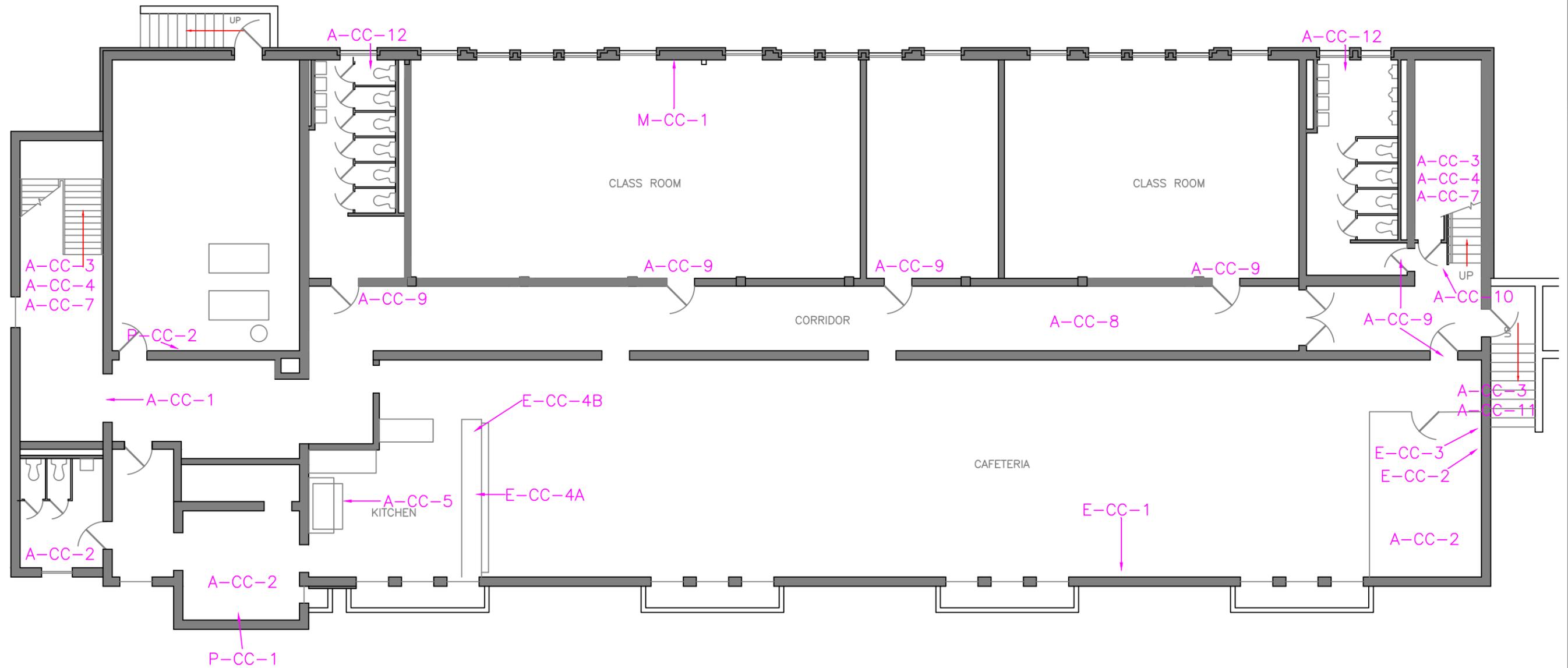
The goal of this project is to make the assessment as visual and easy to understand as possible. The numbering system is part of this simplification effort. Each identification number begins with a code letter signifying the technical discipline.

Discipline	Code
Architectural	A
Structural	S
Electrical	E
Plumbing	P
Mechanical	M

Each identification number also contains one of two category labels

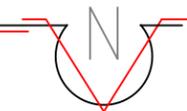
Category	Code
Current Code Items	CC
Deferred Maintenance Items	DM

EXHIBIT III – PHOTOGRAPH KEY – CURRENT CODE ITEMS – SCHOOL BASEMENT



SCHOOL – BASEMENT LEVEL PLAN

SCALE : 3/32" = 1' - 0"



dps architects, llc

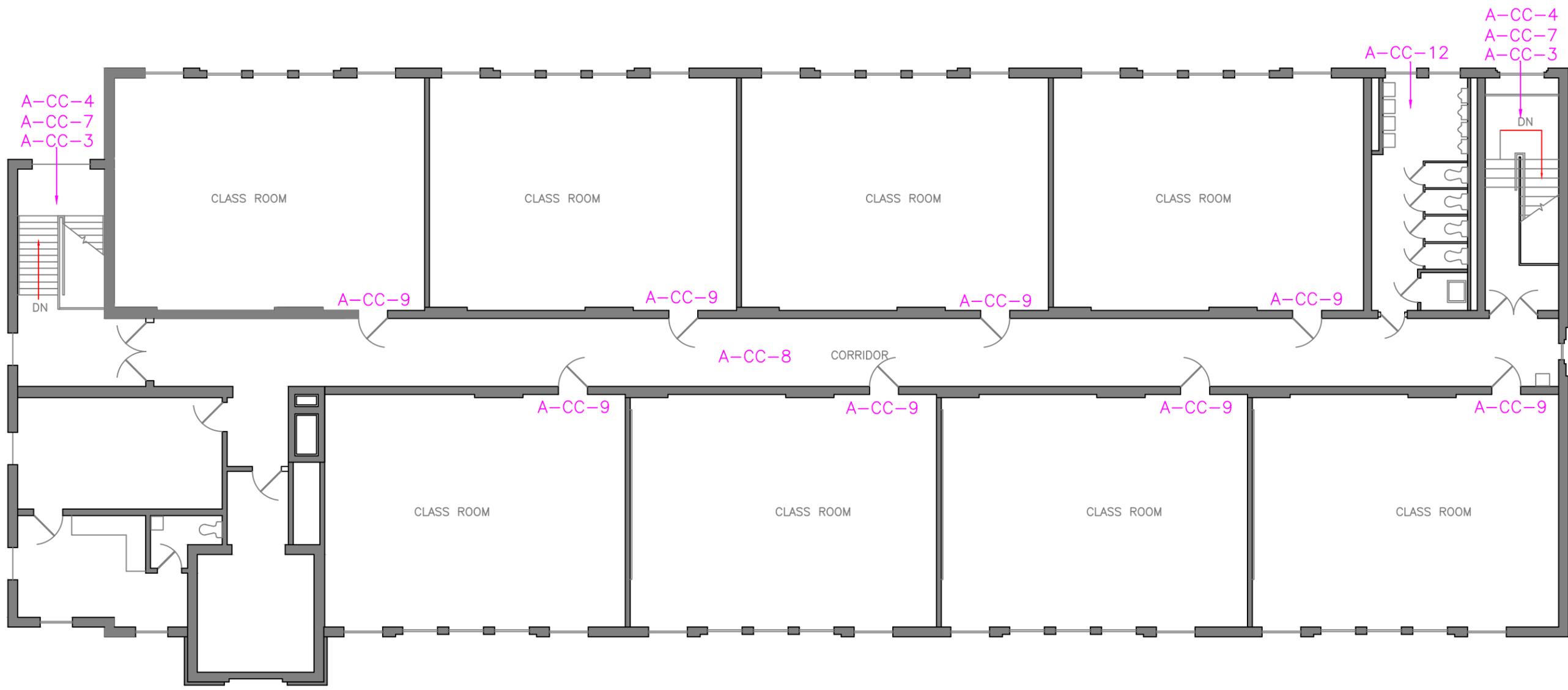
381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

S1
12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

EXHIBIT III – PHOTOGRAPH KEY – CURRENT CODE ITEMS – SCHOOL SECOND FLOOR



SCHOOL – SECOND FLOOR PLAN

SCALE : 3/32" = 1' - 0"



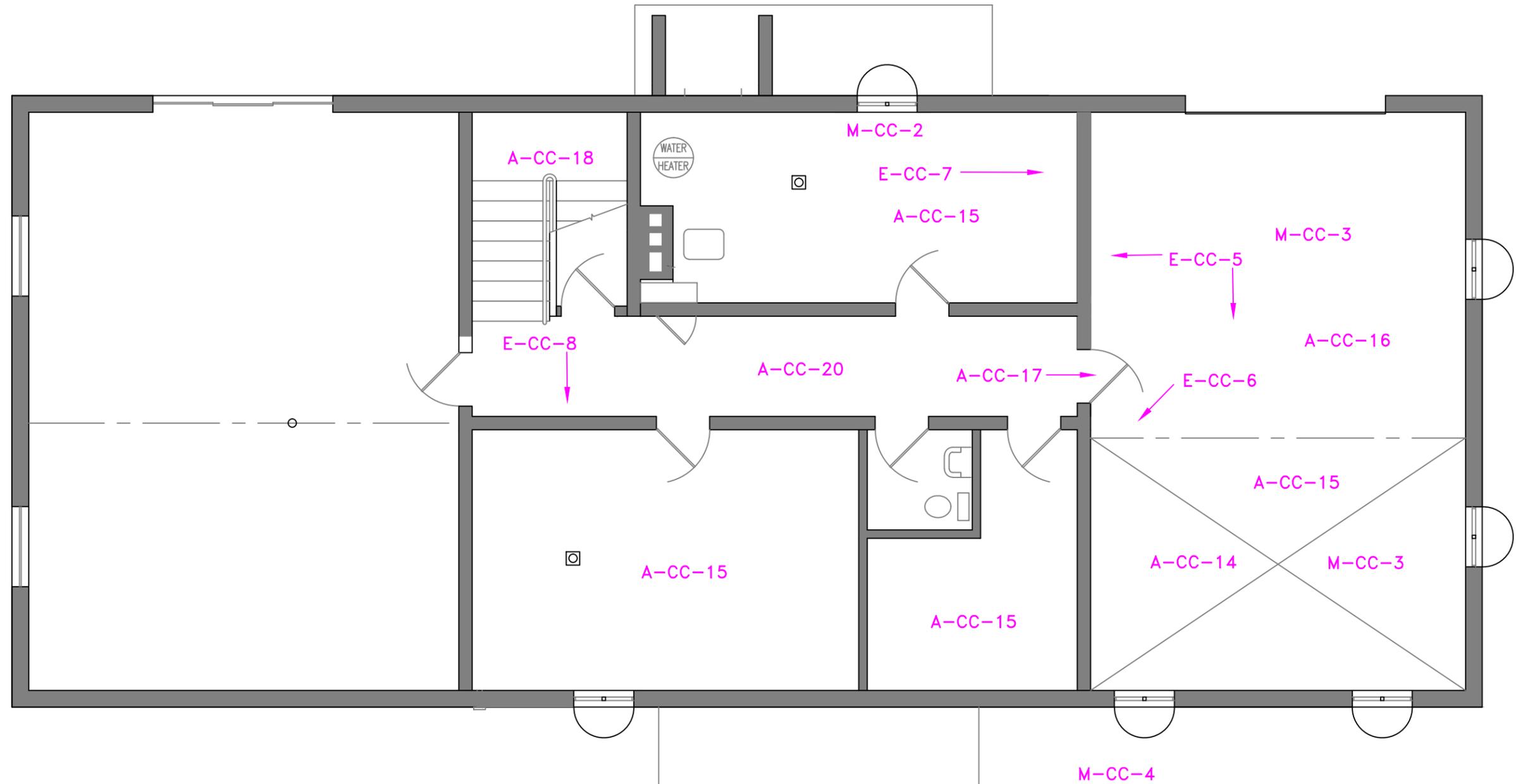
dps architects, llc
381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

S3
12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

EXHIBIT III – PHOTOGRAPH KEY – CURRENT CODE ITEMS – PAC BASEMENT



P. A. C. – B A S E M E N T L E V E L P L A N

SCALE : 3/16" = 1' - 0"

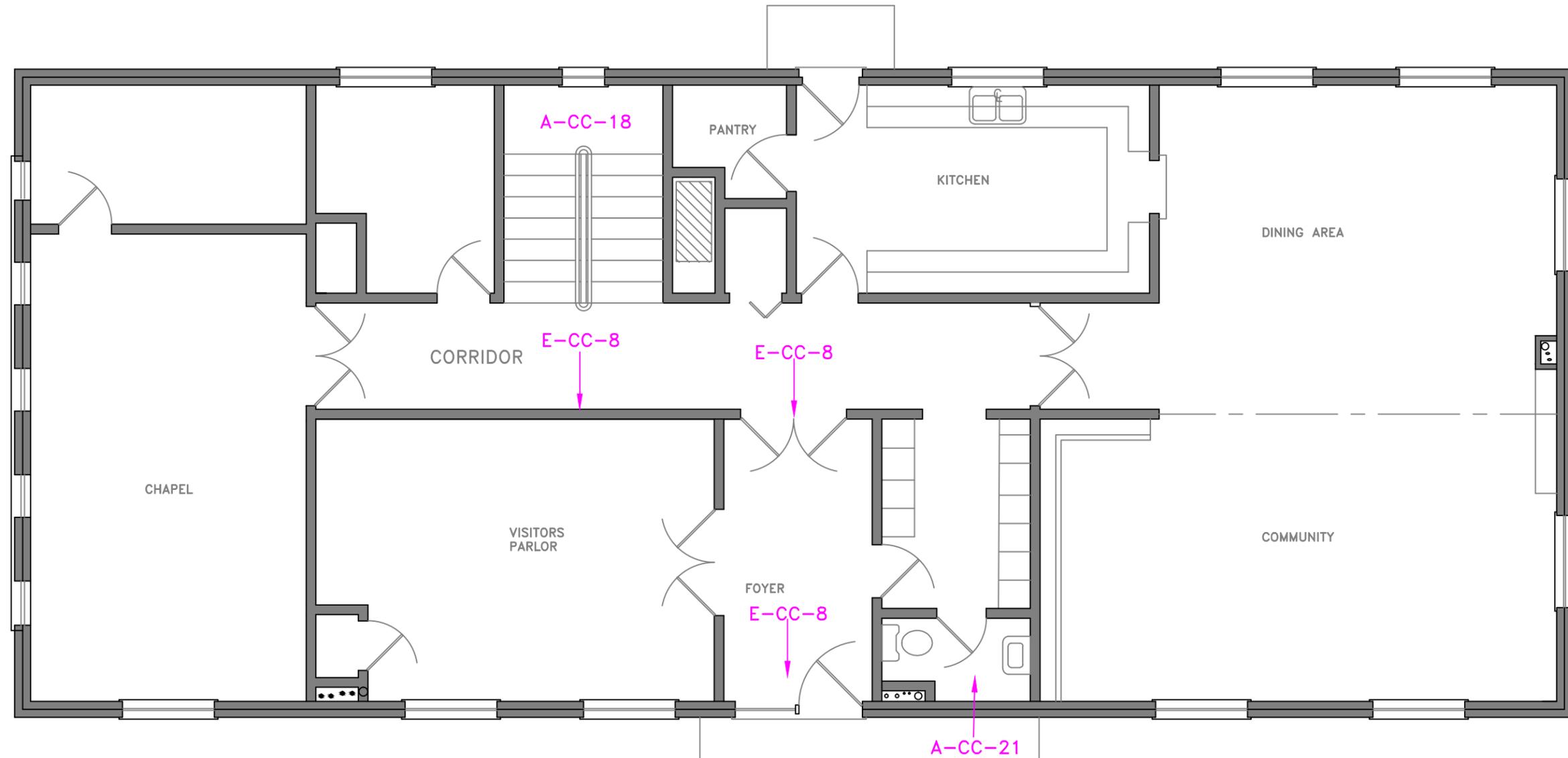
dps architects, llc

381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

P1
12.10.2012

EXHIBIT III – PHOTOGRAPH KEY – CURRENT CODE ITEMS – PAC FIRST FLOOR



P. A. C. – M A I N L E V E L P L A N

SCALE : 3/16" = 1' - 0"



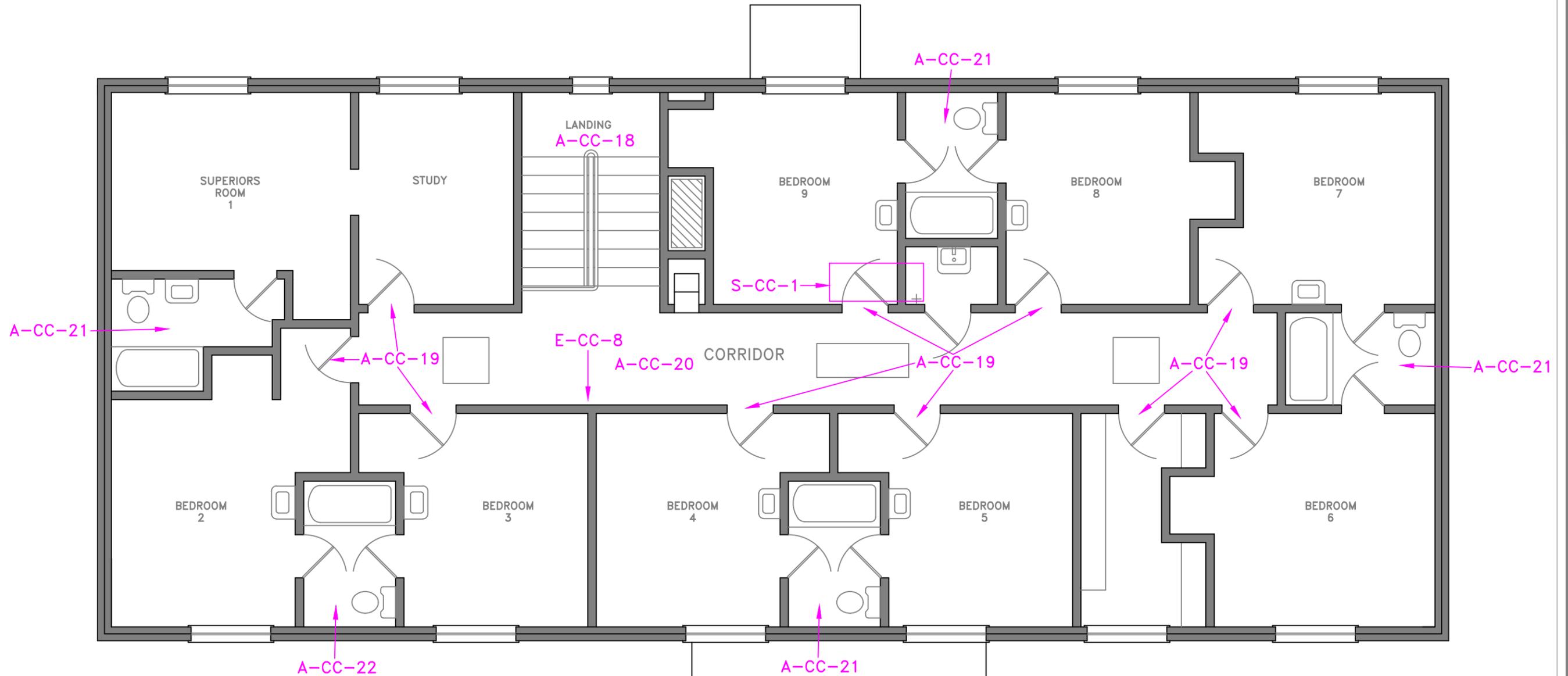
dps architects, llc

381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

P2
12.10.2012

EXHIBIT III – PHOTOGRAPH KEY – CURRENT CODE ITEMS – PAC SECOND FLOOR



P. A. C. – UPPER LEVEL PLAN

SCALE : 3/16" = 1' - 0"



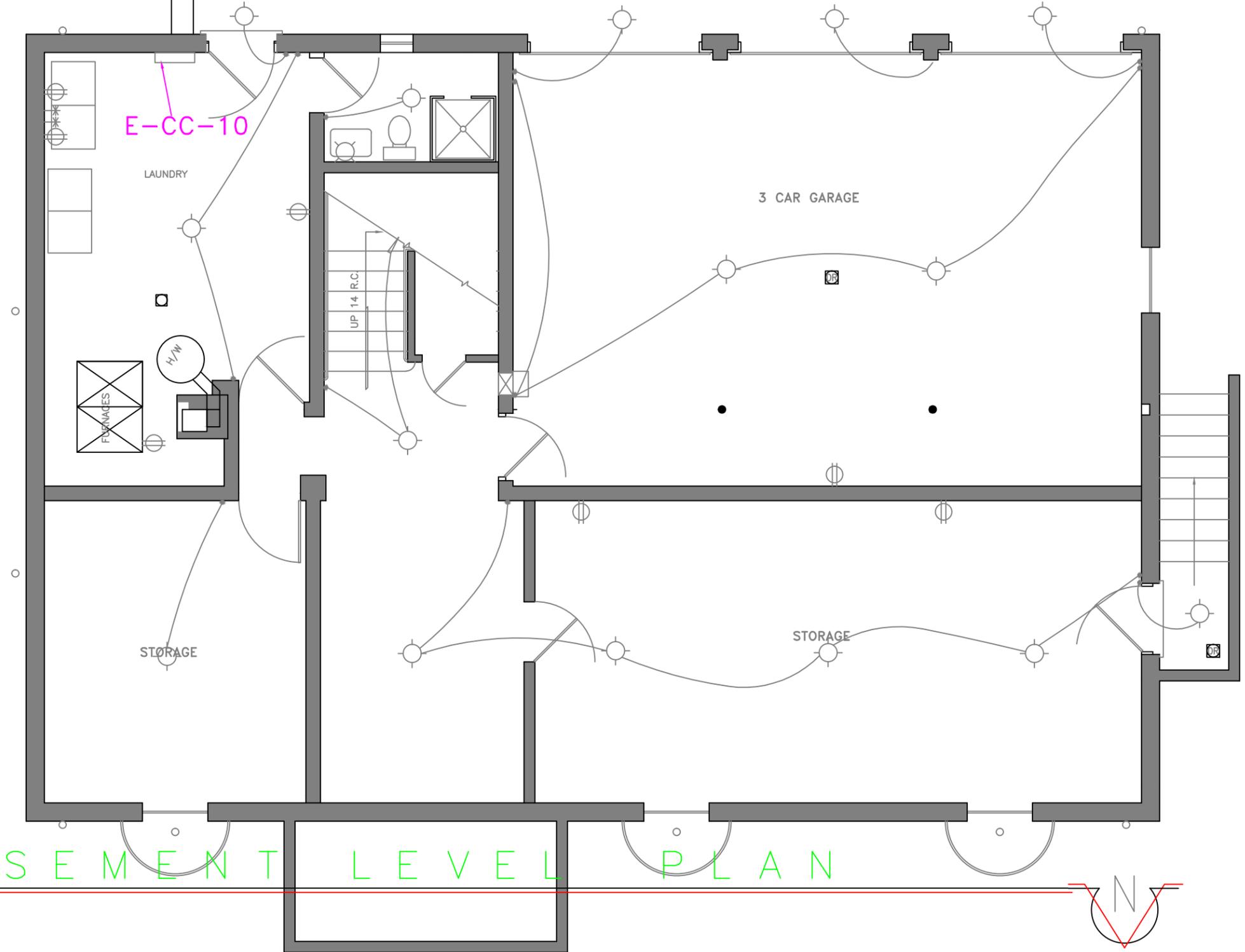
dps architects, llc
 381 alameda drive
 miamisburg, ohio 45342
 (937) 489-3904
 dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
 PROJECT NO. 12123.00

P3
 12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

EXHIBIT III – PHOTOGRAPH KEY – CURRENT CODE ITEMS – RECTORY BASEMENT



RECTORY – BASEMENT LEVEL PLAN

SCALE : 3/16" = 1' - 0"

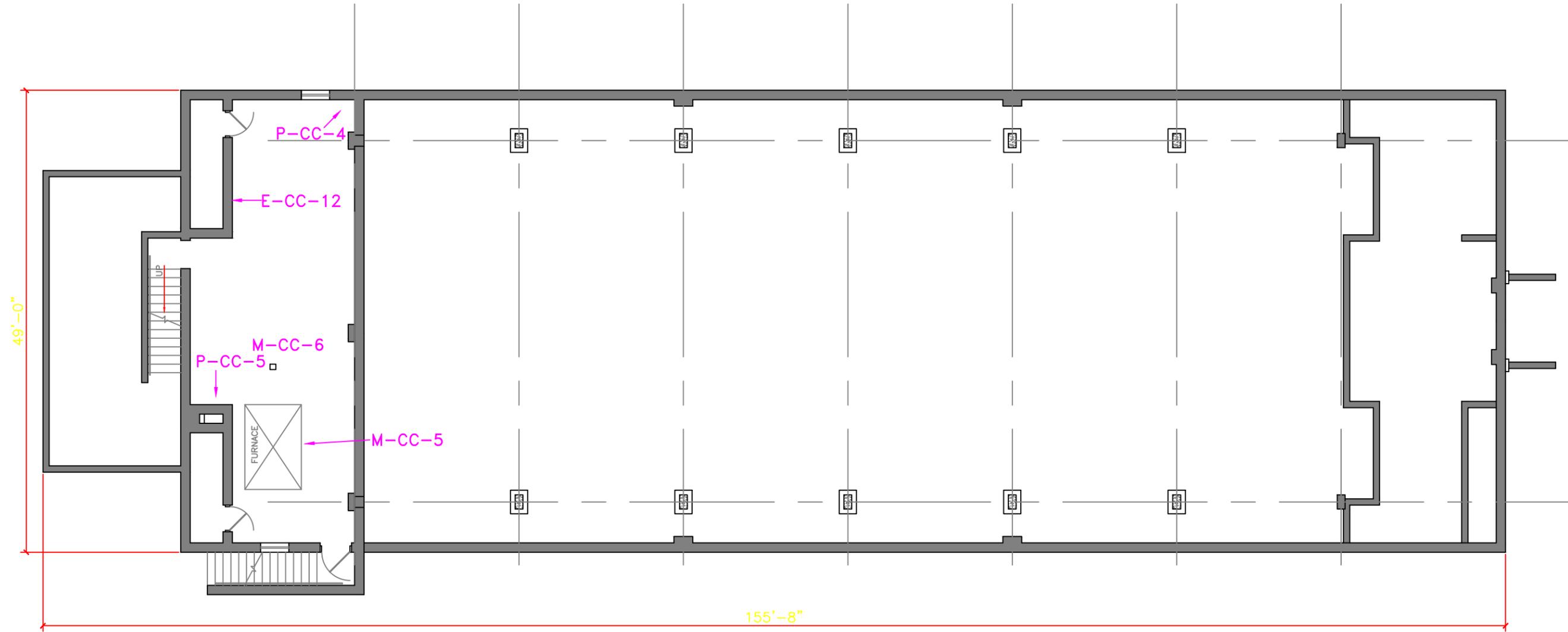
FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

dps architects, llc

381 almedia drive
miamisburg, ohio 45342
(937) 469-3904
dpsarchitects@sbcglobal.net

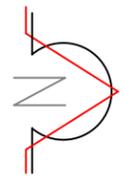
R1
12.10.2012

EXHIBIT III – PHOTOGRAPH KEY – CURRENT CODE ITEMS – CHURCH BASEMENT



CHURCH – BASEMENT LEVEL PLAN

SCALE : 3/32" = 1' - 0"



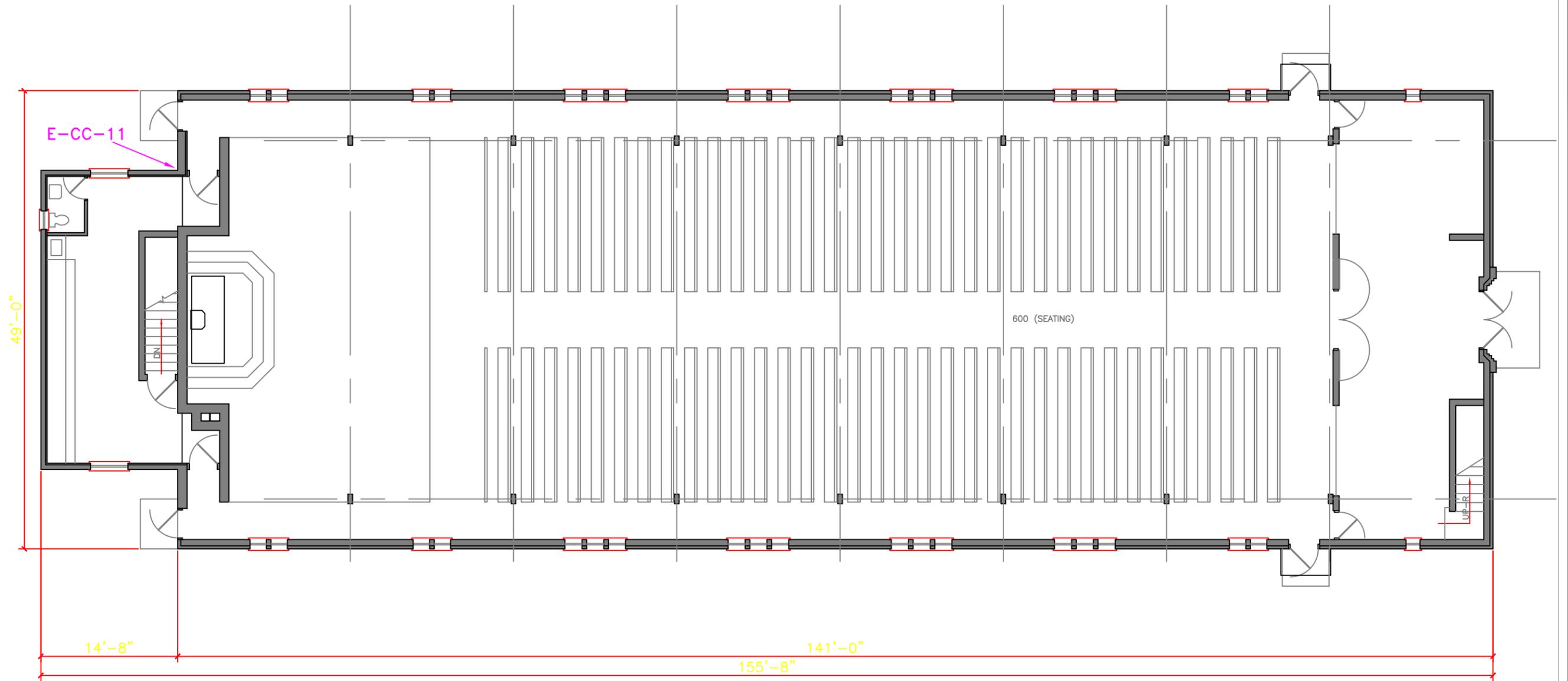
dps architects, llc

381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

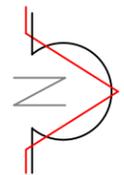
C1
12.10.2012

EXHIBIT III – PHOTOGRAPH KEY – CURRENT CODE ITEMS – CHURCH MAIN FLOOR



CHURCH – MAIN LEVEL PLAN

SCALE : 3/32" = 1' - 0"



dps architects, llc

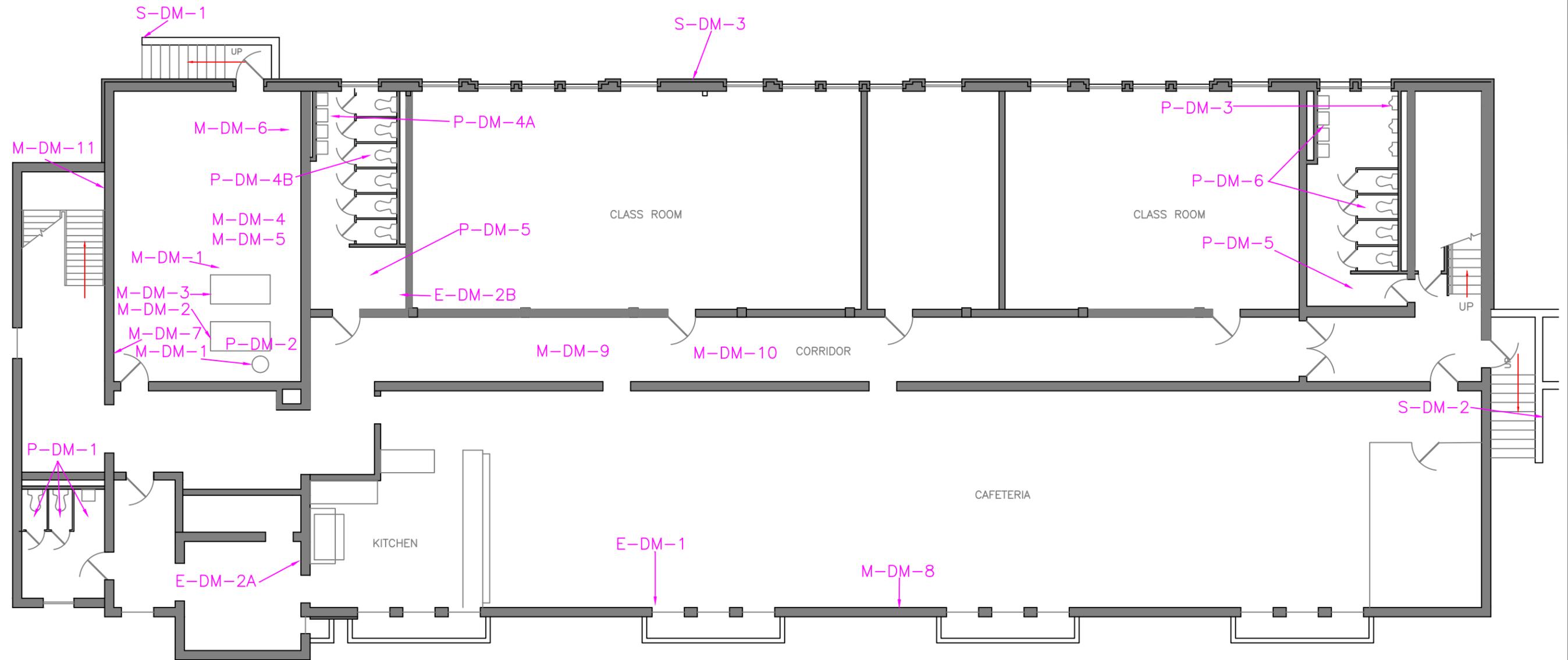
381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

C2
12.10.2012

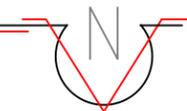
THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc
Copyright 2012 dps architects, llc All Rights Reserved

EXHIBIT III – PHOTOGRAPH KEY – DEFERRED MAINTENANCE – SCHOOL BASEMENT



SCHOOL – BASEMENT LEVEL PLAN

SCALE : 3/32" = 1' - 0"



dps architects, llc

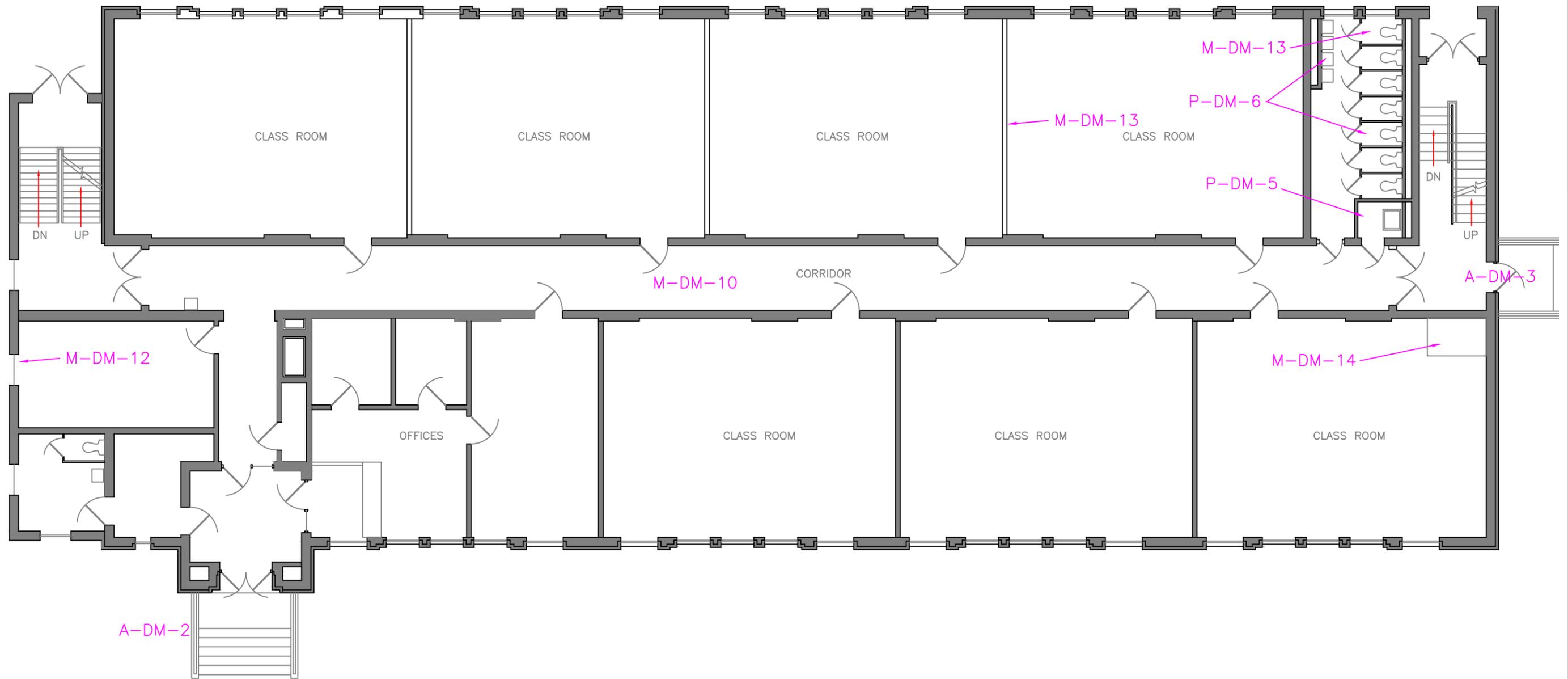
381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
 PROJECT NO. 12123.00

S1
12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

EXHIBIT III – PHOTOGRAPH KEY – DEFERRED MAINTENANCE – SCHOOL FIRST FLOOR



SCHOOL – FIRST FLOOR PLAN

SCALE : 3/32" = 1' - 0"



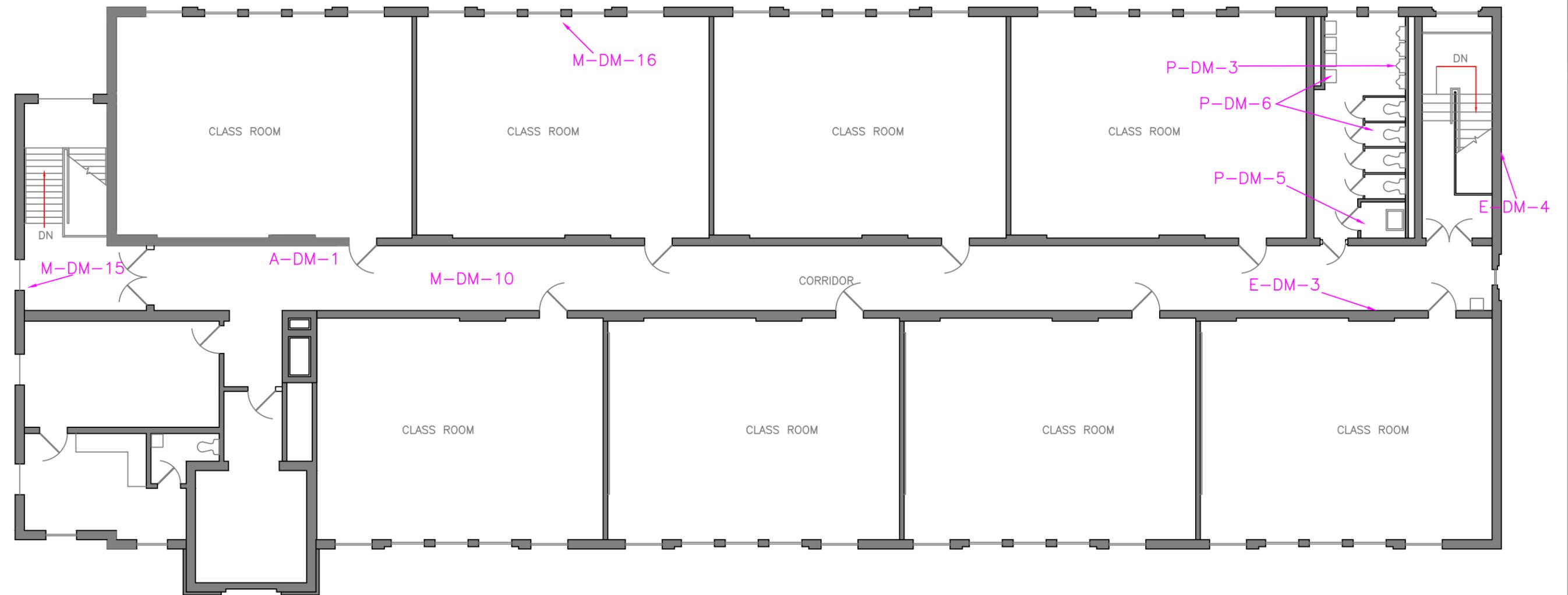
dps architects, llc
 381 almedia drive
 miamisburg, ohio 45342
 (937) 469-3504
 dpsarchitects@abcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
 PROJECT NO. 12123.00

S2
 12.10.2012

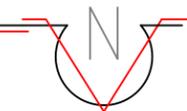
THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

EXHIBIT III – PHOTOGRAPH KEY – DEFERRED MAINTENANCE – SCHOOL SECOND FLOOR



SCHOOL – SECOND FLOOR PLAN

SCALE : 3/32" = 1' - 0"



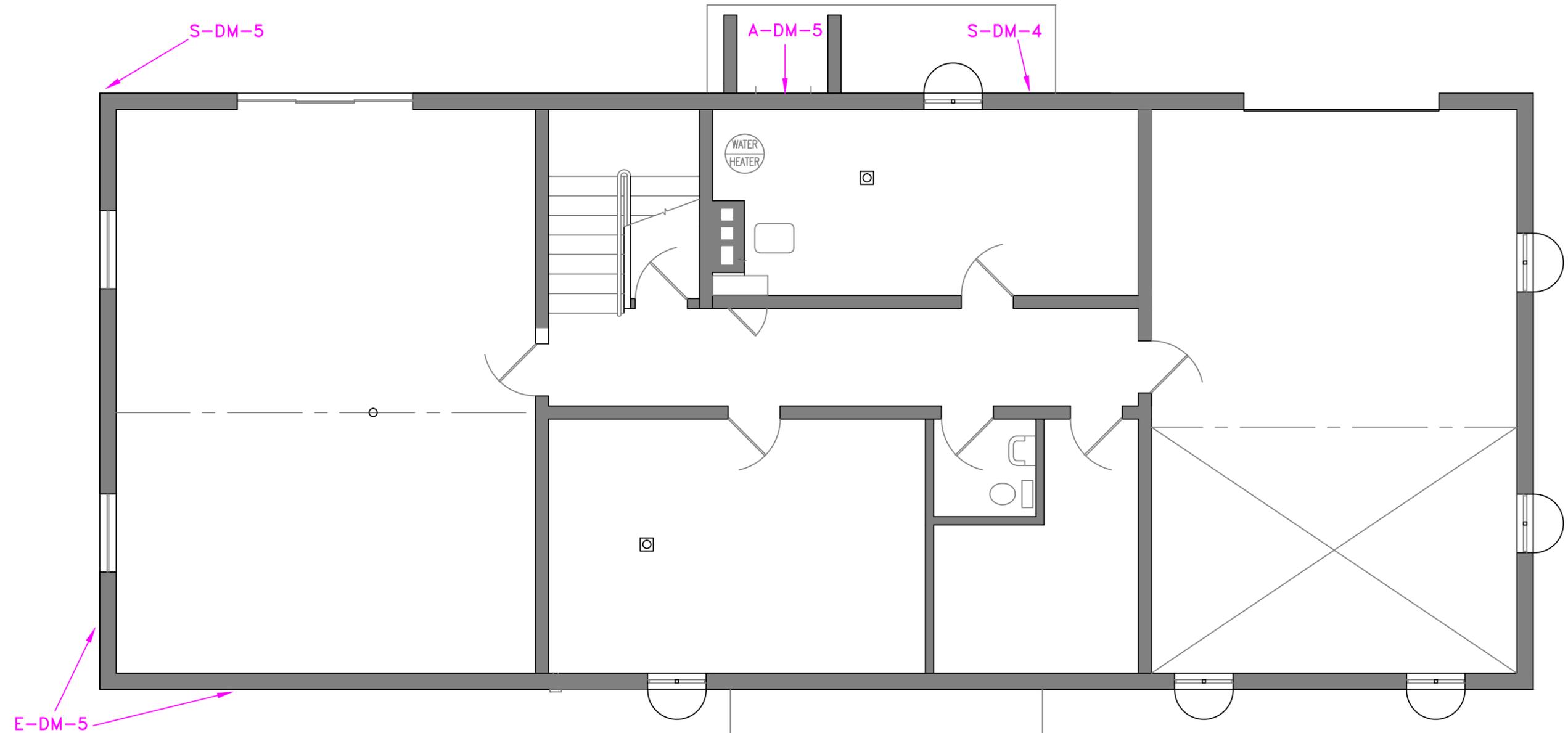
dps architects, llc

381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

S3
12.10.2012

EXHIBIT III – PHOTOGRAPH KEY – DEFERRED MAINTENANCE – PAC BASEMENT



P. A. C. – B A S E M E N T L E V E L P L A N

SCALE : 3/16" = 1' - 0"

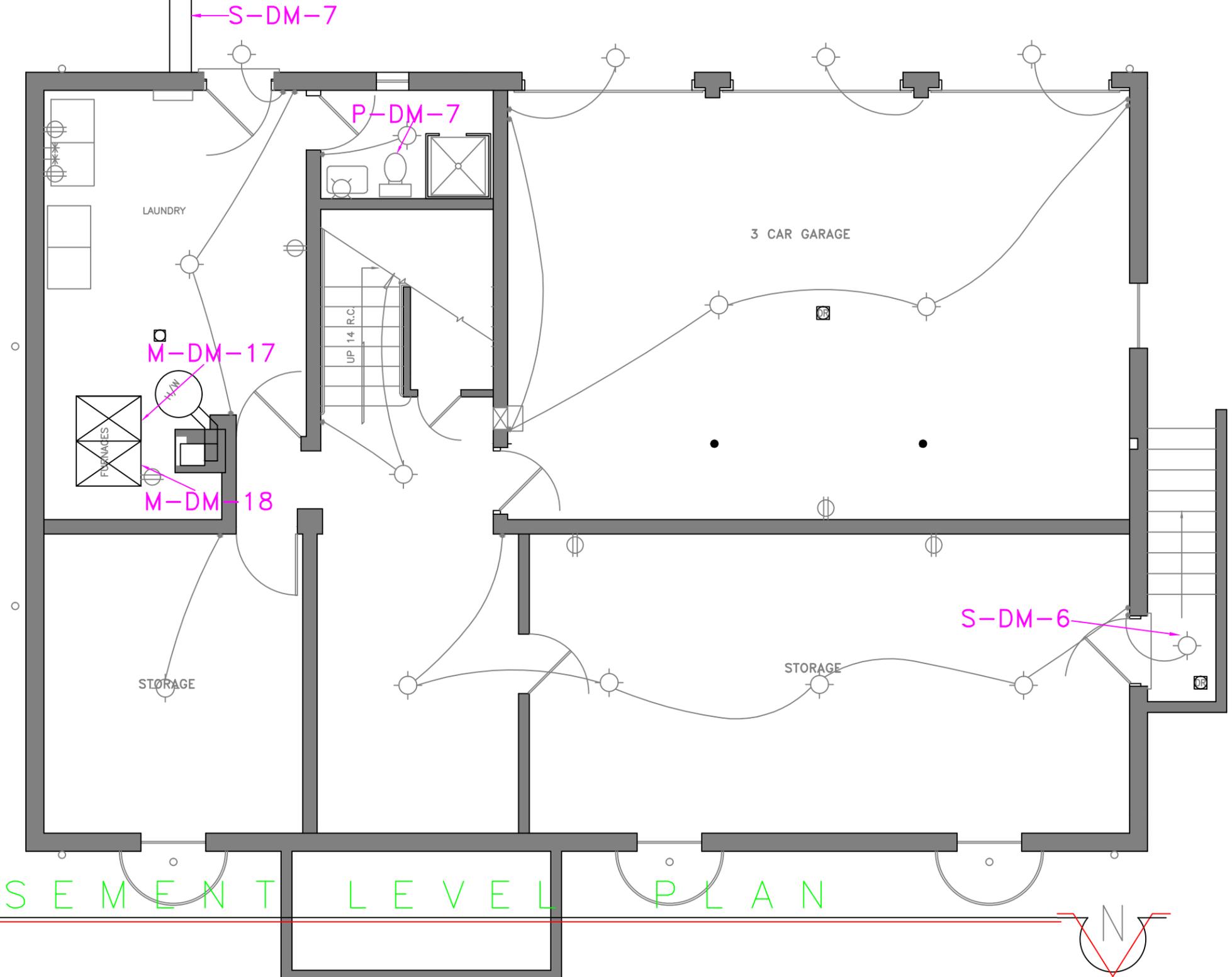
dps architects, llc
381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

P1
12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

EXHIBIT III – PHOTOGRAPH KEY – DEFERRED MAINTENANCE – RECTORY BASEMENT



RECTORY – BASEMENT LEVEL PLAN

SCALE : 3/16" = 1' - 0"



dps architects, llc

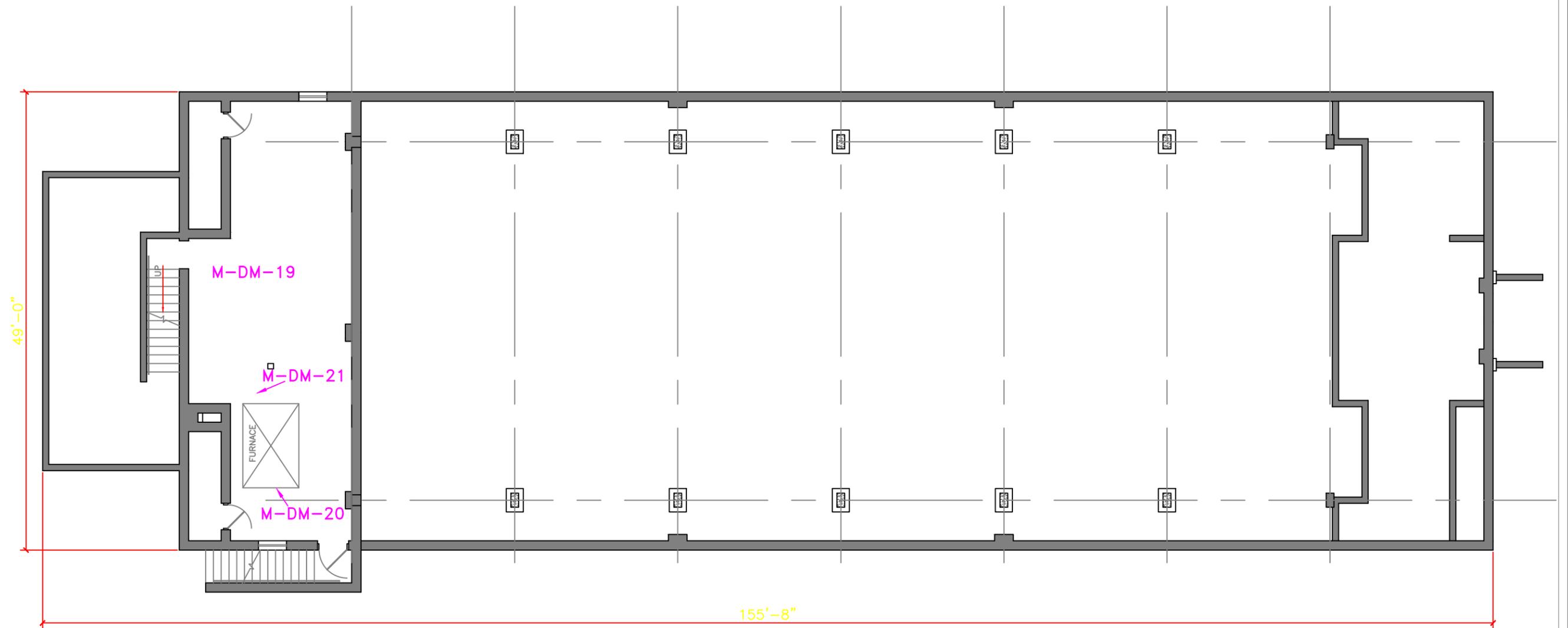
381 almedia drive
miamisburg, ohio 45342
(937) 469-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

R1
12.10.2012

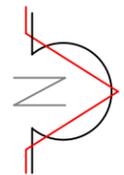
THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc
Copyright 2012 dps architects, llc All Rights Reserved

EXHIBIT III – PHOTOGRAPH KEY – DEFERRED MAINTENANCE – CHURCH BASEMENT



CHURCH – BASEMENT LEVEL PLAN

SCALE : 3/32" = 1' - 0"



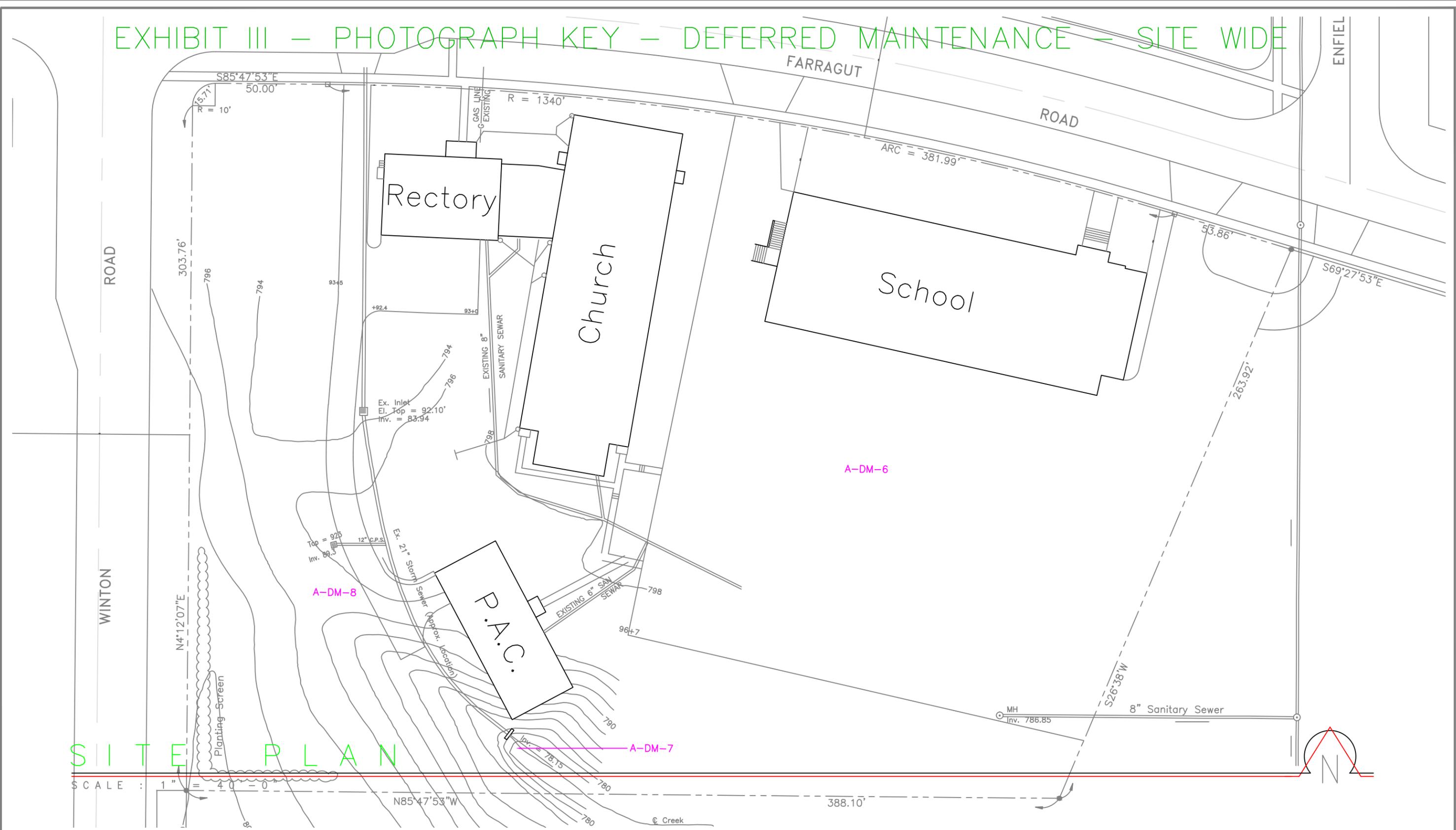
dps architects, llc

381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

C1
12.10.2012

EXHIBIT III – PHOTOGRAPH KEY – DEFERRED MAINTENANCE – SITE WIDE



S I T E P L A N

SCALE : 1" = 40'-0"

dps architects, llc

381 almedia drive
miamisburg, ohio 45342
(937) 469-3004
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

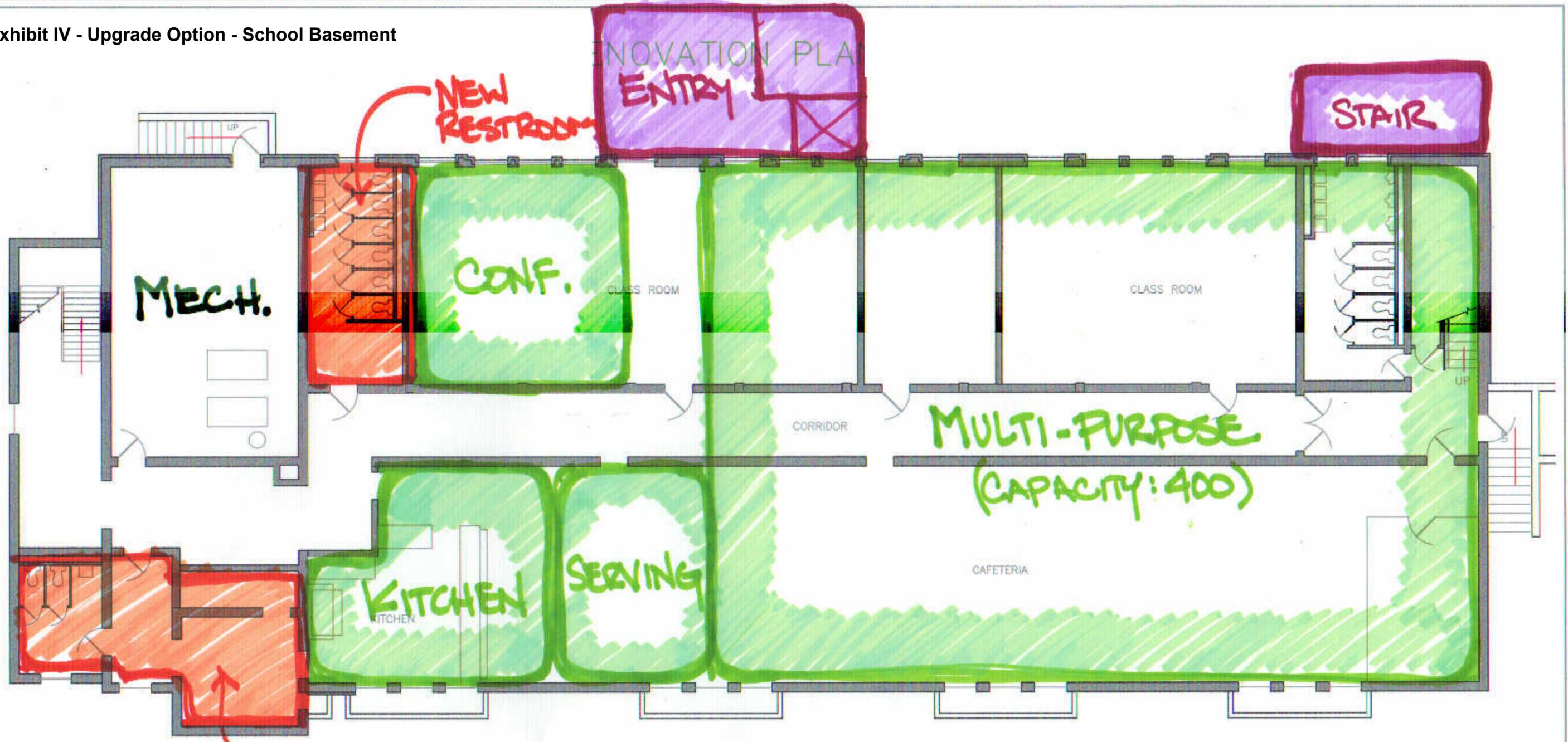
SITE
12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

Exhibit IV – Upgrade Option Drawings

This exhibit contains drawings that provide possible upgrade layouts for the School and the PAC.

Exhibit IV - Upgrade Option - School Basement



SCHOOL-BASEMENT LEVEL PLAN

SCALE : 3/32" = 1'-0"



dps architects, llc
3811 S. 10th Ave.
Tulsa, OK 74106
918.442.1444
dpsarchitects@comcast.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

S1
12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc AND MAY NOT BE REPRODUCED, COPIED, OR USED IN WHOLE OR IN PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

Exhibit IV - Upgrade Option - School First Floor

ENTRY

STAIR



SCHOOL - FIRST FLOOR PLAN

SCALE : 3/32" = 1' - 0"



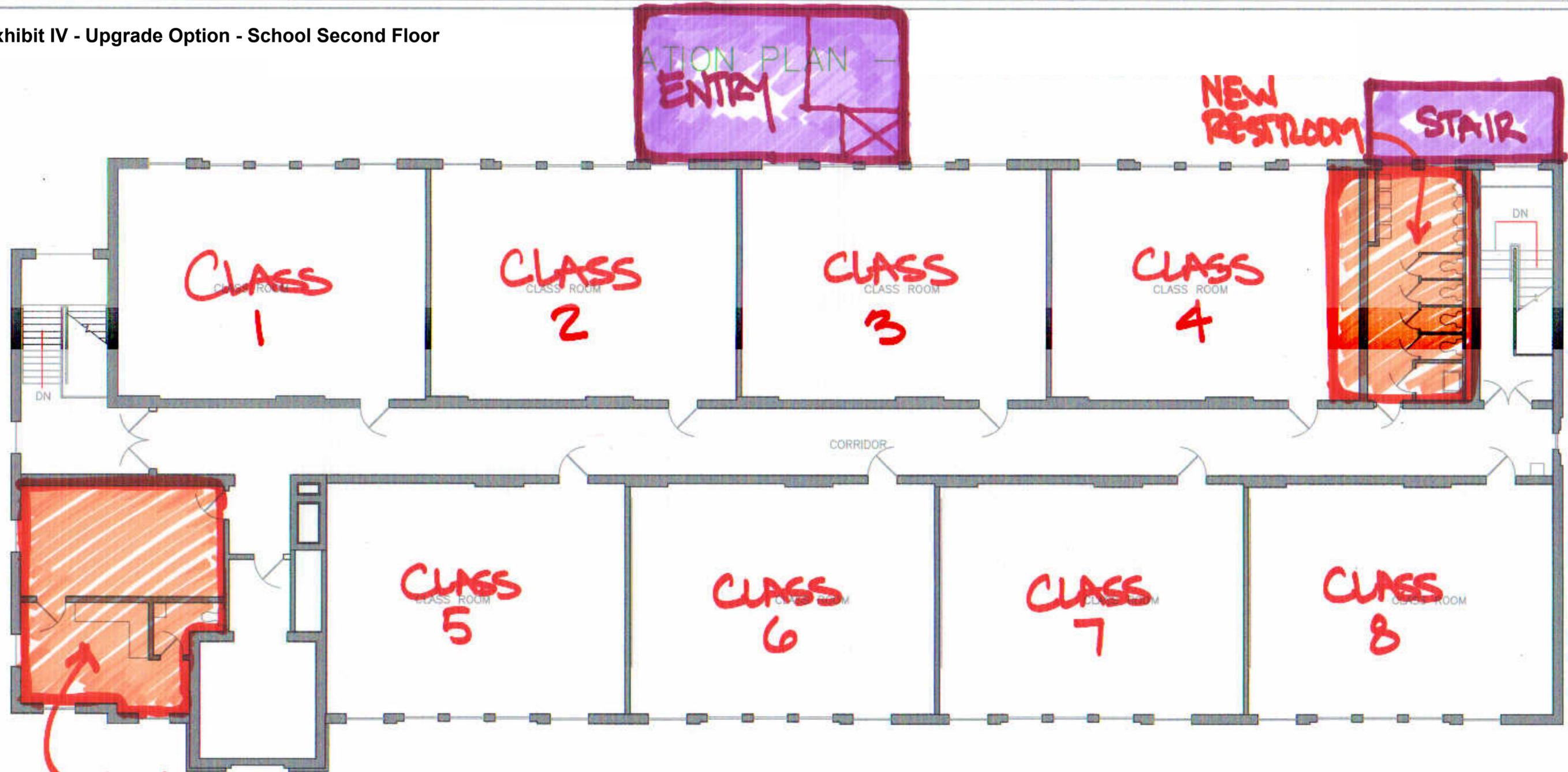
dps architects, llc
3811 University Ave.
Plymouth, MI 48170
313.754.1464
dps@dpshomebasedesign.com

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

S2
12.10.2012

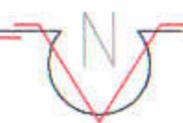
THIS DOCUMENT AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF THE ARCHITECTS, AND ARE NOT TO BE LOANED, REPRODUCED, OR COPIED IN WHOLE OR IN PART, FOR ANY PURPOSES WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECTS. © Copyright 2012, the architects. All Rights Reserved.

Exhibit IV - Upgrade Option - School Second Floor



SCHOOL - SECOND FLOOR PLAN

SCALE : 3/32" = 1'-0"



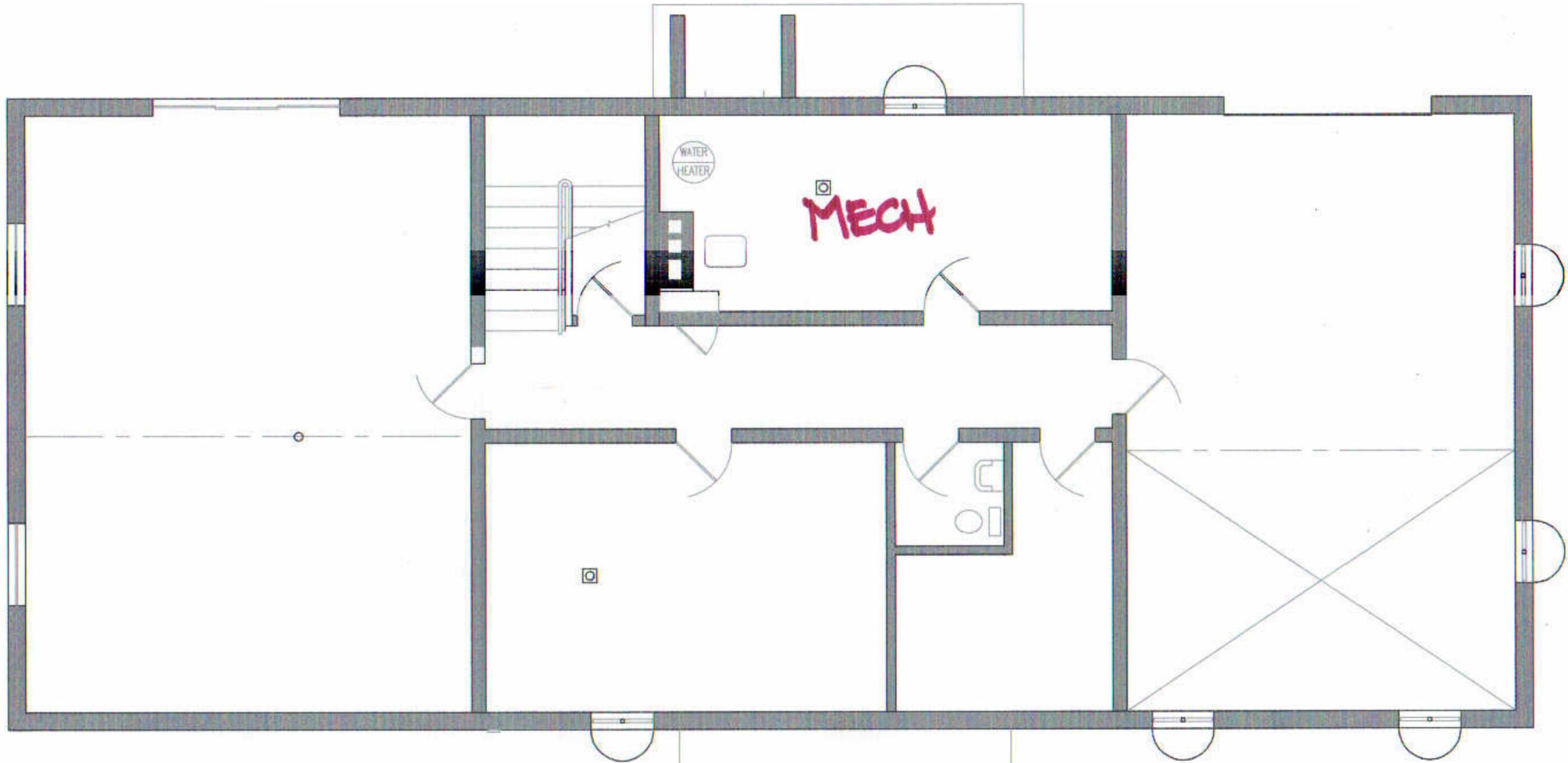
dps architects, llc
3811 W. 12th Ave.
Minneapolis, MN 55412
612.437.3333
dps@dpsarchitects.com

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

S3
12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, ARE INSTRUMENTS OF SERVICE, AND THE SOLE PROPERTY OF dps architects, llc. ANY REUSE OR REPRODUCTION, IN WHOLE OR IN PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. IS STRICTLY PROHIBITED. © 2012 dps architects, llc. All Rights Reserved.

Exhibit IV - Upgrade Option - PAC Basement

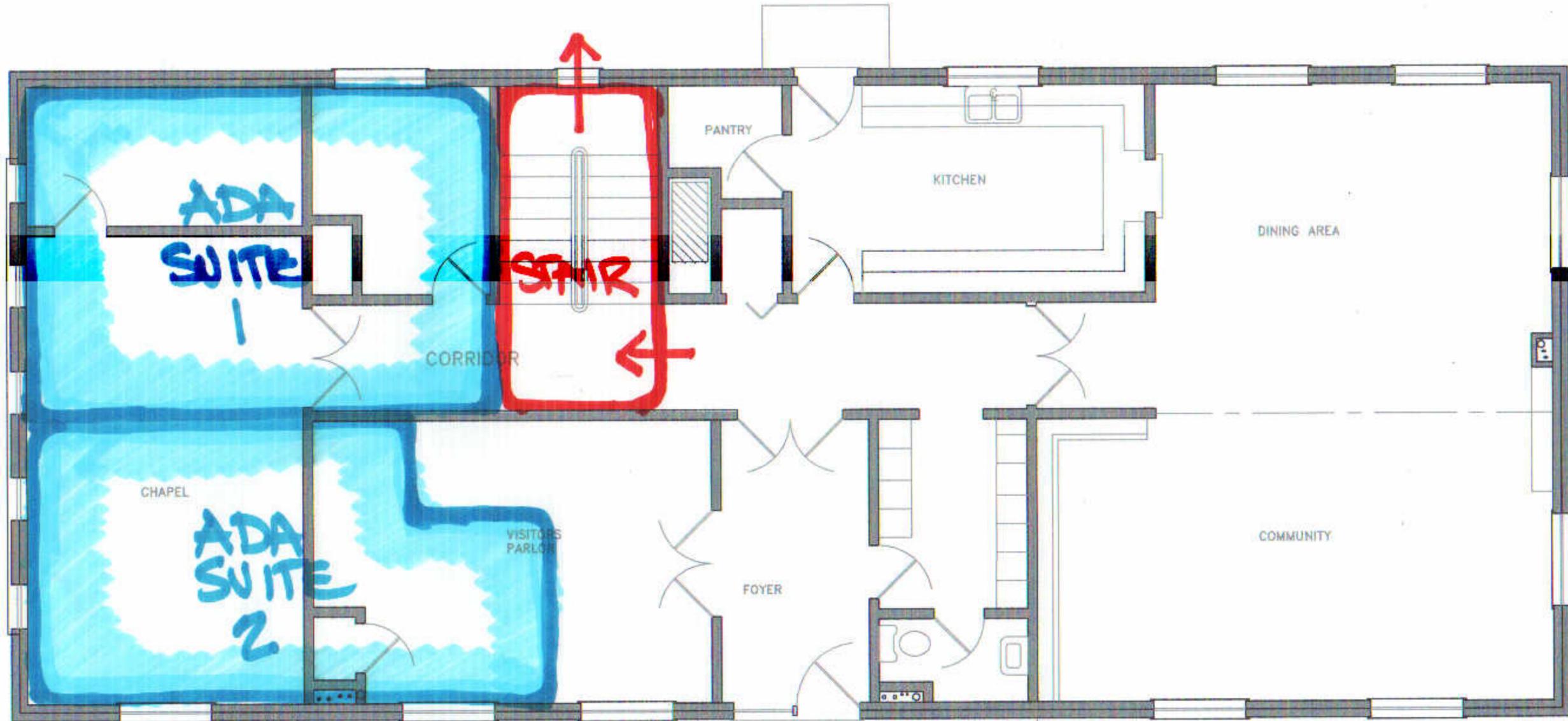


P. A. C. - B A S E M E N T L E V E L P L A N

SCALE : 3/16" = 1'-0"



Exhibit IV - Upgrade Option - PAC First Floor



P. A. C. - MAIN LEVEL PLAN

SCALE : 3/16" = 1'-0"

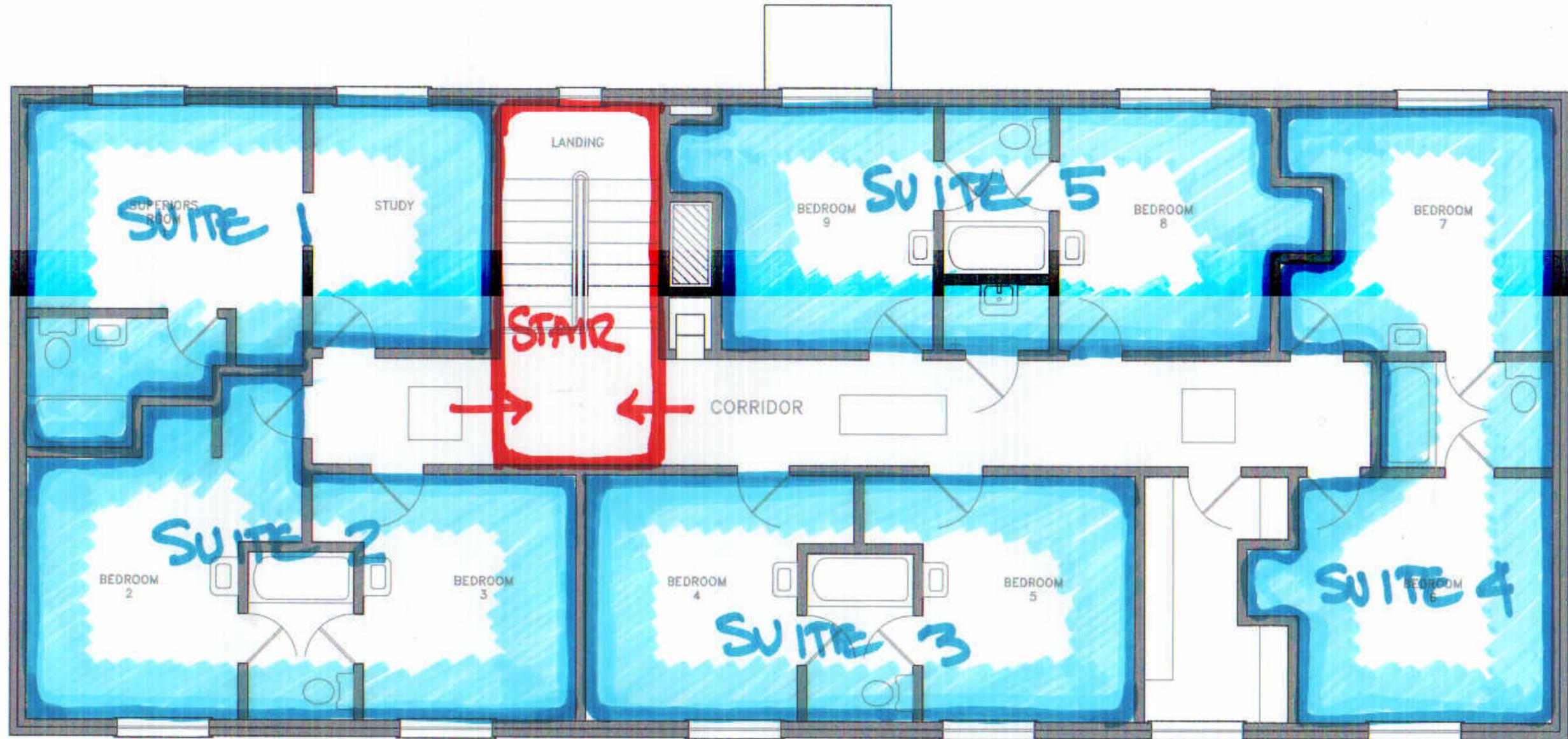
dps architects, llc

2611 University Drive
Northbrook, IL 60062
(847) 481-8500
http://www.dpsarchitects.com

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

P2
12.10.2012

Exhibit IV - Upgrade Option - PAC Second Floor



P. A. C. - U P P E R L E V E L P L A N

SCALE : 3/16" = 1' - 0"

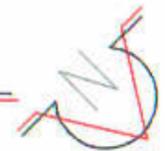
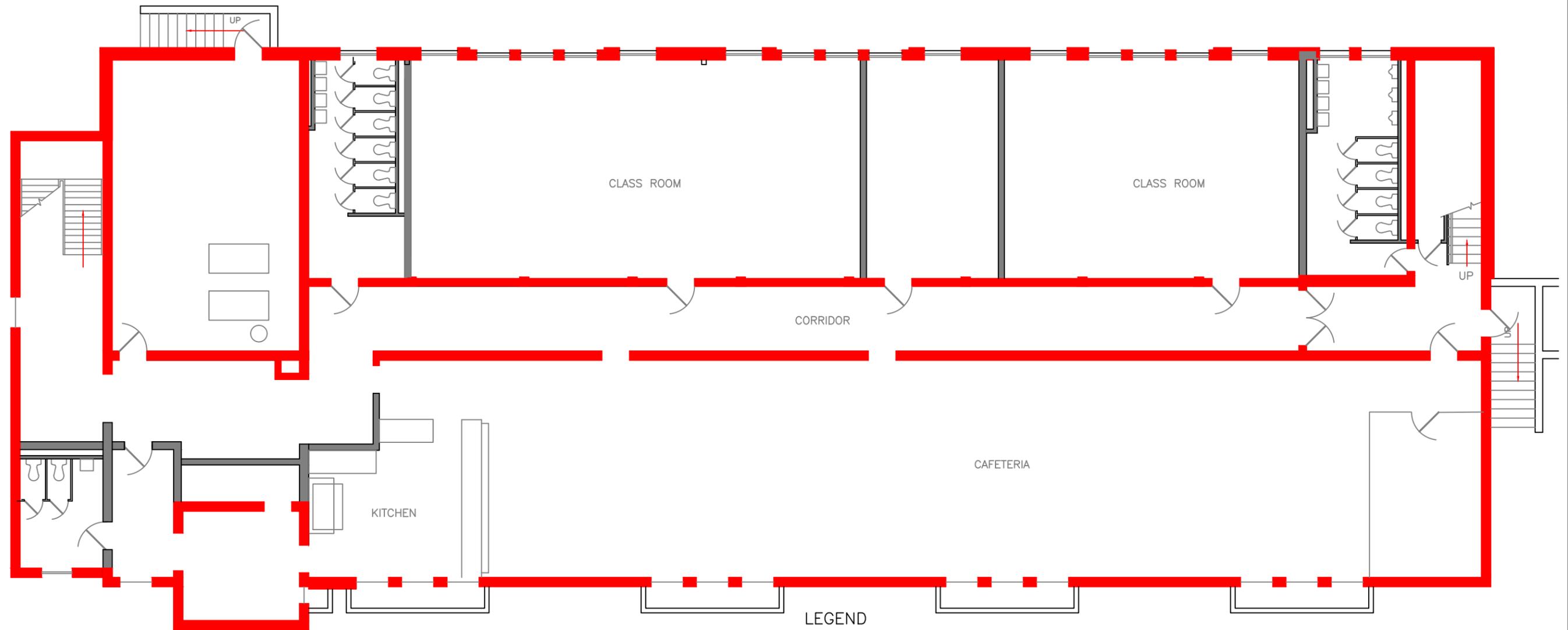


Exhibit V – Load Bearing Wall Drawings

This exhibit contains drawings that indicate which of the walls for the School and the PAC are load bearing and which are partition walls.

EXHIBIT V – Load-Bearing Walls vs. Partition Walls – SCHOOL BASEMENT



- LEGEND
- Load-Bearing Wall
 - Partition Wall

SCHOOL – BASEMENT LEVEL PLAN

SCALE : 3/32" = 1' - 0"



dps architects, llc
 381 alameda drive
 miamisburg, ohio 45342
 (937) 489-3904
 dpsarchitects@sbcglobal.net

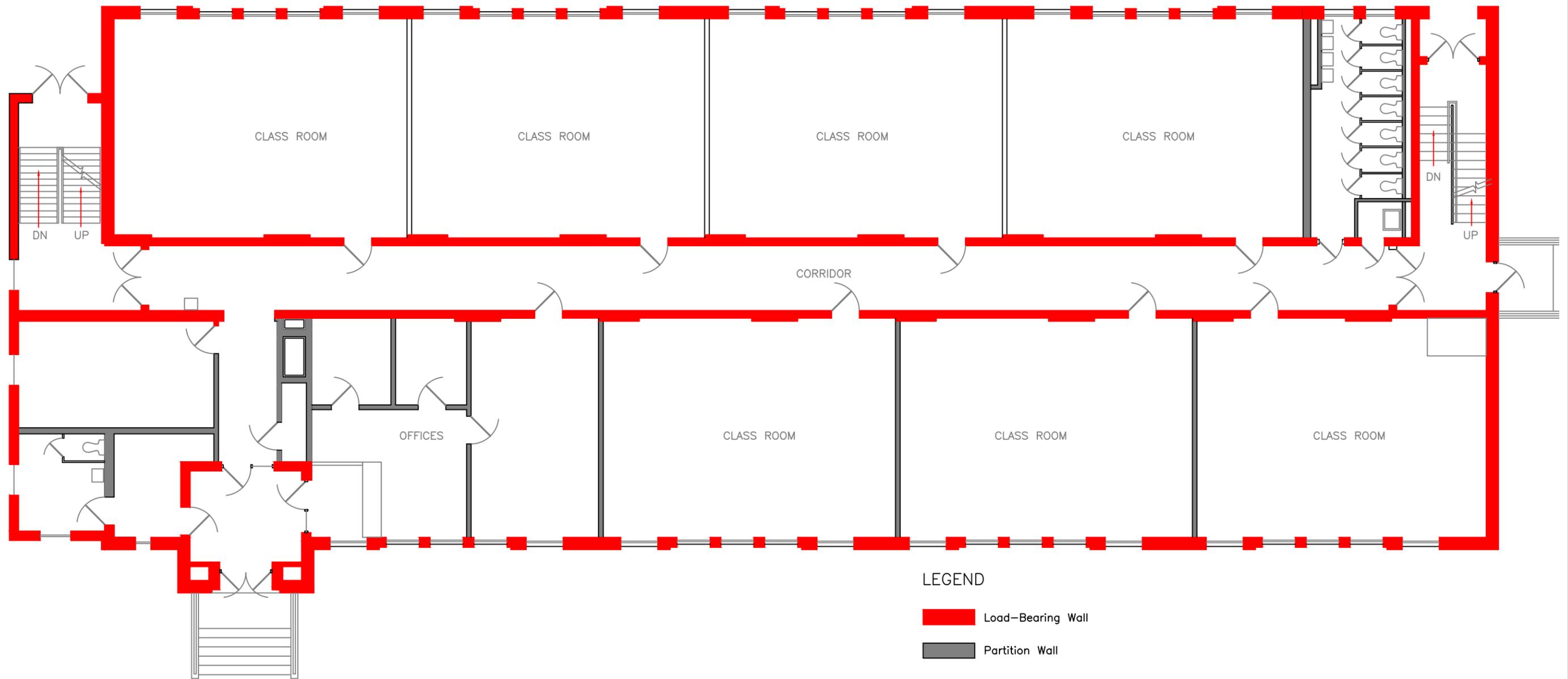
FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
 PROJECT NO. 12123.00

Conceptual grade analysis only. A structural engineer must be retained prior to the removal of any wall.

S1
 12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

EXHIBIT V – Load-Bearing Walls vs. Partition Walls – SCHOOL FIRST FLOOR



SCHOOL – FIRST FLOOR PLAN

SCALE : 3/32" = 1' - 0"



dps architects, llc
 381 almedia drive
 miamisburg, ohio 45342
 (937) 469-3504
 dpsarchitects@sbcglobal.net

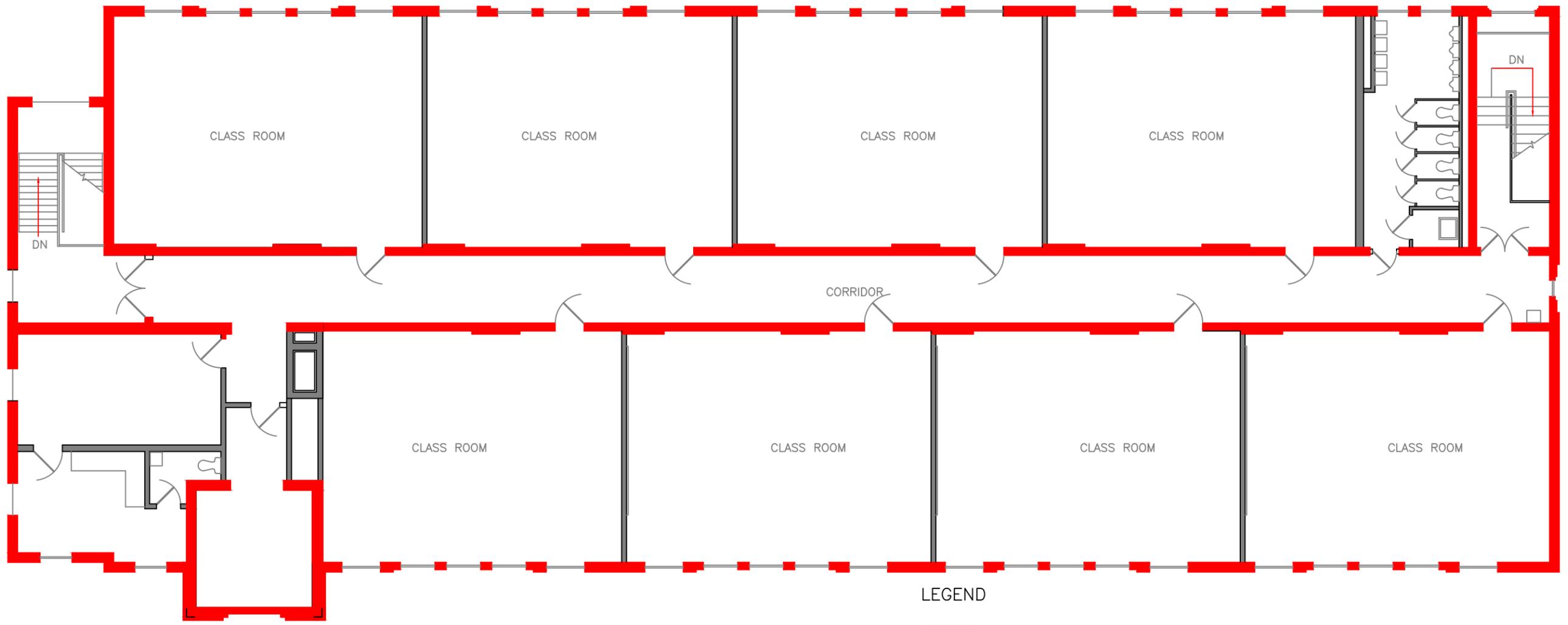
FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
 PROJECT NO. 12123.00

Conceptual grade analysis only. A structural engineer must be retained prior to the removal of any wall.

S2
 12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

EXHIBIT V – Load-Bearing Walls vs. Partition Walls – SCHOOL SECOND FLOOR

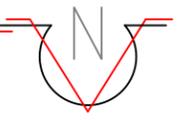


LEGEND

- Load-Bearing Wall
- Partition Wall

SCHOOL – SECOND FLOOR PLAN

SCALE : 3/32" = 1' - 0"



dps architects, llc
 381 almedia drive
 miamisburg, ohio 45342
 (937) 489-3904
 dpsarchitects@sbcglobal.net

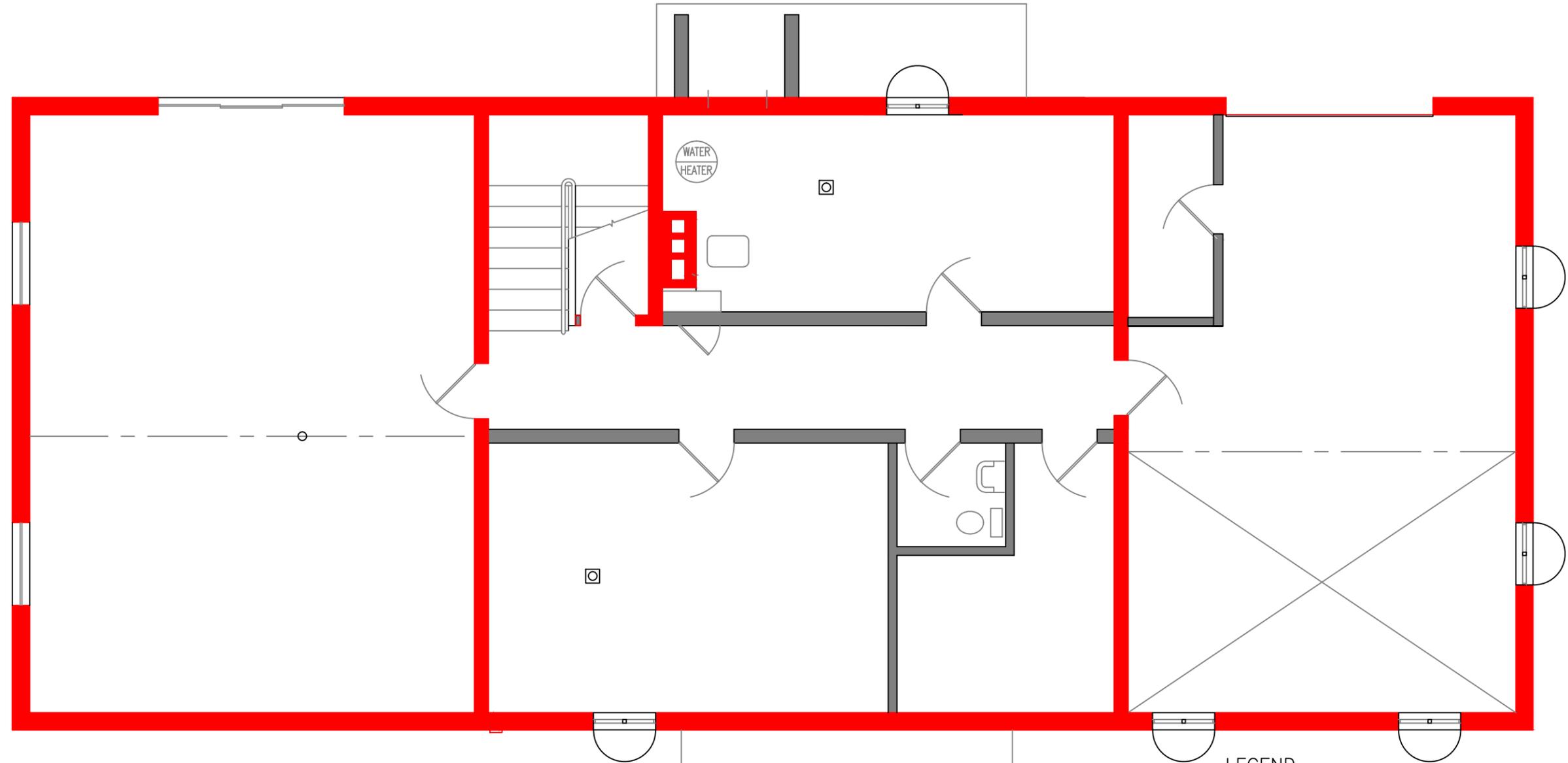
FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
 PROJECT NO. 12123.00

Conceptual grade analysis only. A structural engineer must be retained prior to the removal of any wall.

S3
 12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.

EXHIBIT V – Load-Bearing Walls vs. Partition Walls – PAC BASEMENT



LEGEND

- Load-Bearing Wall
- Partition Wall

P. A. C. – BASEMENT LEVEL PLAN

SCALE : 3/16" = 1' - 0"

dps architects, llc

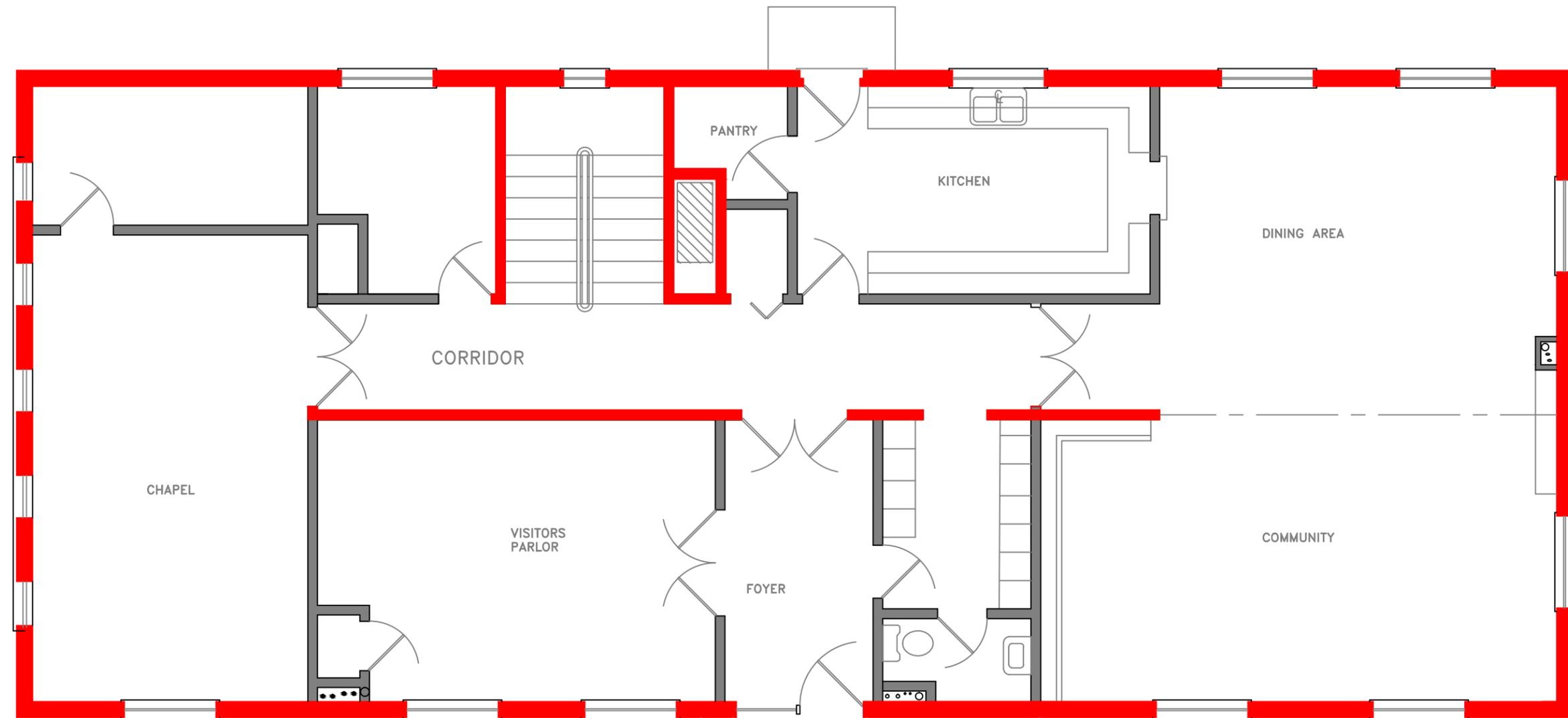
381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

Conceptual grade analysis only. A structural engineer must be retained prior to the removal of any wall.

P1
12.10.2012

EXHIBIT V – Load-Bearing Walls vs. Partition Walls – PAC FIRST FLOOR



LEGEND

- Load-Bearing Wall
- Partition Wall

P. A. C. – MAIN LEVEL PLAN

SCALE : 3/16" = 1' - 0"



dps architects, llc

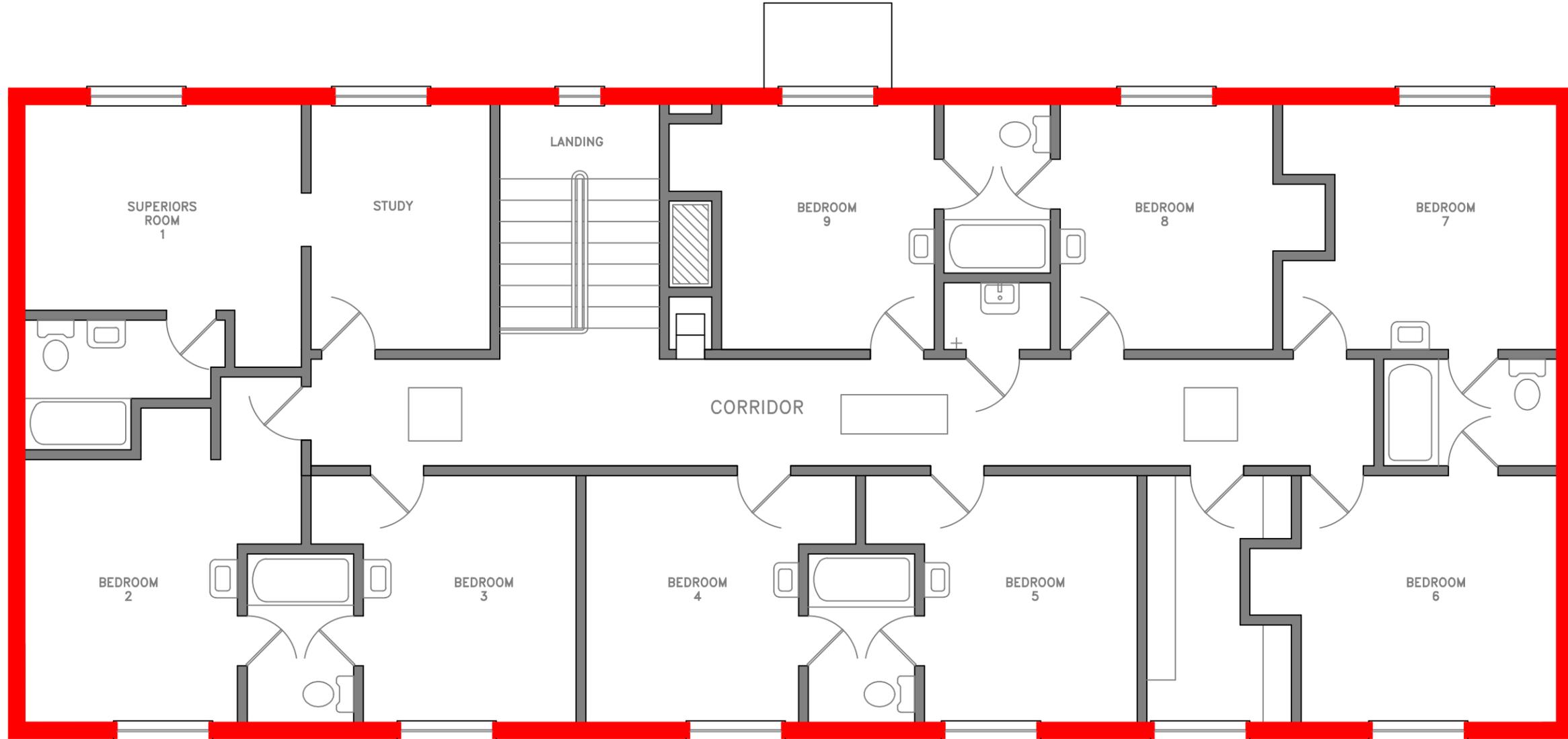
381 alameda drive
miamisburg, ohio 45342
(937) 489-3904
dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
PROJECT NO. 12123.00

Conceptual grade analysis only. A structural engineer must be retained prior to the removal of any wall.

P2
12.10.2012

EXHIBIT V – Load-Bearing Walls vs. Partition Walls – PAC SECOND FLOOR



LEGEND
 Load-Bearing Wall
 Partition Wall



P. A. C. – U P P E R L E V E L P L A N

SCALE : 3/16" = 1' - 0"

dps architects, llc
 381 alameda drive
 miamisburg, ohio 45342
 (937) 489-3904
 dpsarchitects@sbcglobal.net

FACILITY ANALYSIS
OUR LADY OF THE ROSARY PARISH
 PROJECT NO. 12123.00

Conceptual grade analysis only. A structural engineer must be retained prior to the removal of any wall.

P3
 12.10.2012

THIS DRAWING AND THE DESIGN CONCEPTS REPRESENTED, AS INSTRUMENTS OF SERVICE, ARE THE SOLE PROPERTY OF dps architects, llc, AND MAY NOT BE USED, REPRODUCED, OR COPIED IN WHOLE OR PART, FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION OF dps architects, llc. Copyright 2012 dps architects, llc. All Rights Reserved.