

Building Condition Assessment					Date: 2024-01-19	
Our Lady of the Assumption Church						
Five Year Maintenance Plan						
				Expenditure		
Item	Description	2024	2025	2026	2027	2028
2.1.2.1b	Structural Evaluation	0.00	0.00	0.00	0.00	0.00
2.1.2.1c	Hall concrete canopy at east door	2,000.00	0.00	0.00	0.00	0.00
2.4.2.1h	Hall furnace H1 maint/replacement	200.00	200.00	200.00	200.00	200.00
2.4.2.1i	Hall furnace H2 maint/replacement	200.00	200.00	200.00	200.00	200.00
2.4.2.1k	Office furnace O2 maint/replacement	200.00	200.00	200.00	200.00	200.00
2.4.2.1l	Church furnace C1 maint/replacement	100.00	100.00	6,000.00	100.00	100.00
2.4.2.2	Clean ductwork	0.00	0.00	0.00	0.00	0.00
2.4.2.3	Hall roof exhaust fan relocation	0.00	5,000.00	0.00	0.00	0.00
2.5.2.2	Evaluate if aluminum conductors are present	0.00	0.00	0.00	0.00	0.00
2.1.1.1	Repair foundation walls as required	0.00	500.00	0.00	0.00	0.00
2.1.2.1a	Repair wood column at NW church canopy	500.00	0.00	0.00	0.00	0.00
2.2.1.1a	Exterior wall cladding maintenance	500.00	500.00	500.00	500.00	500.00
2.2.1.1b	Exterior wood wall cladding and soffit replacement	0.00	0.00	0.00	0.00	0.00
2.2.3.1	Replace BUR's on church and office	40,000.00	0.00	0.00	0.00	0.00
2.2.3.2	Replace BUR's on hall and canopies	22,000.00	0.00	0.00	22,000.00	0.00
2.4.2.1a	Hall AC units maint/replacement	200.00	500.00	500.00	500.00	500.00
2.4.2.1c	Office AC Unit O1 maint/replacement	200.00	200.00	200.00	200.00	200.00
2.4.2.1d	Office AC Unit O2 maint/replacement	200.00	200.00	200.00	200.00	200.00
2.4.4.3a	Hall hot water heater maint/replacement	0.00	0.00	0.00	0.00	5,000.00
2.4.4.4	Replace plumbing fixtures as required	300.00	300.00	300.00	300.00	300.00
2.7.1.1c	Repair allowance for asphalt and concrete paving	500.00	500.00	500.00	500.00	500.00
2.2.2.1a	Wood framed windows maint/replacement	300.00	300.00	300.00	300.00	300.00
2.2.2.1b	Church large metal clad windows maint/replacement	100.00	100.00	100.00	100.00	100.00
2.2.2.1c	Church opening metal clad windows maint/replace	100.00	100.00	100.00	100.00	100.00
2.2.2.2	Exterior Wood Doors maint/replacement	2,000.00	100.00	100.00	100.00	100.00
2.2.2.3	Garage overhead doors maint/replace	100.00	100.00	100.00	100.00	100.00
2.3.2.1	Underground utilities maintenance allowance	500.00	500.00	500.00	500.00	500.00
2.4.2.1b	Church rooftop AC unit C1 maint/replacement	300.00	300.00	300.00	300.00	300.00
2.4.2.1e	Church AC unit C1 maint/replacement	200.00	200.00	200.00	200.00	200.00
2.4.2.1f	Church AC unit C2 maint/replacement	200.00	200.00	200.00	200.00	200.00
2.4.2.1g	Church AC unit C3 maint/replacement	200.00	200.00	200.00	200.00	200.00
2.4.2.1m	Church furnace C2 maint/replacement	200.00	13,000.00	200.00	200.00	200.00
2.4.2.1n	Church furnace C3 maint/replacement	200.00	200.00	13,000.00	200.00	200.00
2.4.2.1o	Church furnace C4 maint/replacement	200.00	200.00	200.00	13,000.00	200.00
2.5.1.1a	Main Distribution Equipment	0.00	0.00	0.00	0.00	0.00
2.2.2.1	Branch Circuit Panels	0.00	0.00	0.00	0.00	0.00
2.5.3.1a	Interior Light Fixtures maint/replacement	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
2.6.2.1	Fire Detection and Alarm System	0.00	0.00	0.00	0.00	0.00
2.7.4.2	Soft Landscaping	500.00	500.00	500.00	500.00	500.00
2.7.5.1	Irrigation System maintenance	300.00	300.00	300.00	300.00	300.00
2.8.1.1	Miscellaneous Professional Reviews	0.00	0.00	0.00	0.00	0.00
	Allowance for unanticipated repairs	10,000.00	12,000.00	14,000.00	16,000.00	18,000.00
	Total anticipated yearly expenditure	83,500.00	37,700.00	40,100.00	58,200.00	30,400.00
	Total anticipated five year expenditure					249,900.00

Building Condition Assessment				Date: 2024-01-19		
St. Basil's Church						
Five Year Maintenance Plan						
				Expenditure		
Item	Description	2024	2025	2026	2027	2028
2.1.1.1b	Foundation Evaluation	0.00	0.00	0.00	0.00	0.00
2.8.1.1c	Site paving and concrete maintenance	5,000.00	0.00	0.00	0.00	0.00
2.1.1.1a	Foundation walls and parging repair	0.00	0.00	0.00	0.00	0.00
2.1.1.2	Slab on Grade repair	0.00	0.00	45,000.00	0.00	0.00
2.2.1.1a	Exterior Wall and Soffit Cladding repair allowance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
2.2.3.4	Sacristy and canopy BUR roof assembly	20,000.00	500.00	500.00	500.00	500.00
2.4.5.4	Plumbing fixtures replacement	500.00	500.00	500.00	500.00	500.00
2.7.1.1a	Wheelchair Lift maint/replacement	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
2.2.2.1a	Exterior Windows (basement, rectory) maint/replacement	500.00	2,000.00	500.00	2,000.00	500.00
2.2.2.1b	Exterior Windows (church) maint/replacement	10,000.00	10,000.00	10,000.00	1,000.00	10,000.00
2.2.2.3	Garage overhead door maint/replacement	200.00	200.00	200.00	200.00	200.00
2.2.3.1	Sloped metal roof maint/replacement	0.00	3,000.00	0.00	0.00	3,000.00
2.3.2.1	Underground utilities maintenance allowance	500.00	500.00	500.00	500.00	500.00
2.4.2.3a	Baseboard heater units maint/replacement	100.00	100.00	100.00	100.00	100.00
2.4.2.3b	Cabinet heater units maint/replacement	100.00	5,000.00	5,000.00	5,000.00	5,000.00
2.4.3.1c	DX condensers1 and 2 maint/replacement	500.00	500.00	500.00	500.00	500.00
2.4.3.1d	Furnaces 1 and 2 maint/replacement	200.00	200.00	200.00	200.00	200.00
2.5.1.1a	Main disconnect switches	0.00	0.00	0.00	0.00	0.00
2.5.2.1	Branch Circuit Panels	0.00	0.00	0.00	0.00	0.00
2.5.3.1	Interior Light Fixtures maint/replacement	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
2.6.2.1	Fire Detection and Alarm System	0.00	0.00	0.00	0.00	0.00
2.8.6.1	Irrigation System	300.00	300.00	300.00	300.00	300.00
2.8.1.1	Miscellaneous Professional Reviews	2,000.00	2,000.00	0.00	0.00	0.00
	Allowance for unanticipated repairs	10,000.00	12,000.00	14,000.00	16,000.00	18,000.00
	Total anticipated yearly expenditure	53,900.00	40,800.00	81,300.00	30,800.00	43,300.00
	Total anticipated five year expenditure					250,100.00

Building Condition Assessment
St. Patrick's Church
Five Year Maintenance Plan

Date: 2024-02-03

		Yearly Expenditure				
Item	Description	2024	2025	2026	2027	2028
2.7.1.1b	Wheel chair lift replacement (elevator)	115,000.00	0.00	0.00	0.00	0.00
2.8.1.1c	Site Paving	0.00	0.00	0.00	0.00	0.00
2.1.1.1	Church Foundations	1,000.00	1,000.00	0.00	0.00	0.00
2.1.1.2	Rectory foundation crack evaluation	0.00	0.00	0.00	0.00	0.00
2.1.2.1a	Church superstructure structural evaluation	0.00	0.00	0.00	0.00	0.00
2.1.2.1b	Church superstructure leakage evaluation	0.00	0.00	0.00	0.00	0.00
2.1.2.2	Rectory sunroom repair	0.00	0.00	0.00	0.00	0.00
2.2.1.1b	Church brick cladding evaluation	0.00	0.00	0.00	0.00	0.00
2.2.1.1c	Church brick cladding repair	15,000.00	0.00	0.00	0.00	0.00
2.2.1.1c	Rectory cladding repair	0.00	0.00	0.00	0.00	0.00
2.2.2.2c	Rectory window wells	0.00	0.00	0.00	0.00	0.00
2.2.3.3	Church low slope metal roof	200.00	200.00	200.00	200.00	7,000.00
2.2.3.4b	Rectory sun room roof repair	0.00	0.00	0.00	0.00	0.00
2.2.3.5	Garage roof	0.00	0.00	0.00	0.00	0.00
2.4.2.2	Church heating pipe evaluation	1,000.00	0.00	0.00	0.00	0.00
2.4.3.4b	Church exhaust fan evaluation	0.00	0.00	0.00	0.00	0.00
2.4.3.5	Rectory bathroom exhaust fans	0.00	0.00	0.00	0.00	0.00
2.4.5.7	Church plumbing fixtures replacement	5,000.00	100,000.00	500.00	500.00	500.00
2.7.1.1a	Wheel chair lift telephone installation (elevator)	5,000.00	0.00	0.00	0.00	0.00
2.8.1.1a	Site paving: pedestrian and planter concrete paving	0.00	0.00	0.00	0.00	0.00
2.8.1.1b	Site paving: parking area	0.00	0.00	0.00	0.00	0.00
2.8.1.1c	Site Paving	0.00	0.00	0.00	0.00	0.00
2.8.3.1b	Wood and brick fences and gates maint.	0.00	500.00	0.00	500.00	0.00
2.8.3.2	Concrete masonry unit fence repair	5,000.00	500.00	500.00	0.00	0.00
2.8.6.1	Church exterior hand rails maint/replacement	3,000.00	0.00	0.00	0.00	0.00
2.2.2.4a	Exterior doors: replace/renovate	300.00	300.00	300.00	300.00	300.00
2.2.3.1a	Sloped Terracotta Tile roof: repair/replace	5,000.00	500.00	500.00	500.00	500.00
2.4.3.4a	Kitchen exhaust fans	0.00	0.00	0.00	0.00	0.00
2.4.5.5b	Church hot water heater replacement	0.00	3,000.00	0.00	0.00	0.00
2.4.5.6	Rectory hot water heater replacement	0.00	0.00	0.00	0.00	0.00
2.6.2.1	Church fire detection and alarm system replacement	200.00	200.00	200.00	200.00	200.00
2.2.1.3	Garage exterior wall and soffit cladding	0.00	0.00	0.00	0.00	0.00
2.2.2.1	Church exterior windows: maint/replacement	3,000.00	2,000.00	1,000.00	1,000.00	1,000.00
2.2.2.2a	Rectory exterior windows	0.00	0.00	0.00	0.00	0.00
2.2.2.6	Garage overhead doors	0.00	0.00	0.00	0.00	0.00
2.3.2.1	Church underground utilities maintenance allowance	500.00	500.00	500.00	500.00	500.00
2.3.2.2	Rectory underground utilities maintenance allowance	0.00	0.00	0.00	0.00	0.00
2.4.3.1a	Rectory furnace 1	0.00	0.00	0.00	0.00	0.00
2.4.3.1b	Rectory furnace 2	0.00	0.00	0.00	0.00	0.00
2.4.3.1c	Rectory AC condenser	0.00	0.00	0.00	0.00	0.00
2.4.5.8	Rectory plumbing fixtures	0.00	0.00	0.00	0.00	0.00
2.5.1.1	Church main electrical distribution equipment	0.00	0.00	0.00	0.00	0.00
2.5.1.2	Rectory main fused disconnect	0.00	0.00	0.00	0.00	0.00
2.5.3.1	Church interior Light Fixtures maint/replacement	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
2.5.2.2	Rectory interior Light Fixtures maint/replacement	0.00	0.00	0.00	0.00	0.00
2.7.1.1c	Church wheelchair lift	0.00	0.00	0.00	0.00	0.00
2.8.3.1a	Wood and brick fences	0.00	0.00	15,000.00	0.00	0.00
2.8.5.1	Irrigation system maintenance	300.00	300.00	300.00	300.00	300.00
2.9.1.1	Miscellaneous Professional Reviews	1,000.00	1,000.00	0.00	0.00	0.00
	Allowance for unanticipated repairs	10,000.00	12,000.00	14,000.00	16,000.00	18,000.00
	Sub Total	171,500.00	123,000.00	34,000.00	21,000.00	29,300.00

378,800.00

Summary:

	Sub Total	171,500.00	123,000.00	34,000.00	21,000.00	29,300.00
	Alternative I Stairs	0.00	68,000.00	0.00	0.00	0.00
	Total Annual Expenditure	171,500.00	191,000.00	34,000.00	21,000.00	29,300.00
	Total Five Year Expenditure					446,800.00
	Sub Total	171,500.00	123,000.00	34,000.00	21,000.00	29,300.00
	Alternative II Stairs	0.00	116,000.00	0.00	0.00	0.00
	Total Annual Expenditure	171,500.00	239,000.00	34,000.00	21,000.00	29,300.00
	Total Five Year Expenditure					494,800.00
	Sub Total	171,500.00	123,000.00	34,000.00	21,000.00	29,300.00
	Alternative III Stairs	0.00	204,000.00	0.00	0.00	0.00
	Total Annual Expenditure	171,500.00	327,000.00	34,000.00	21,000.00	29,300.00
	Total Five Year Expenditure					582,800.00

Note:

2.2.2.1 This item not included in MH Expenditure Budget

St. Pat's: South Steps Replacement					Date: 2024-01-30
Cost Estimate					
Alternative I: Concrete overlay on existing steps					
Item	Description	Quantity	Unit	Unit Price	Extension
1	Surface preparation of existing steps	1.0	L.S.	3,000	3,000
2	Handrail removal	1.0	L.S.	700	700
3	Church sidewalk demolition	1.0	L.S.	1,000	1,000
4	Concrete overlay with forming and rebar	17.5	m ³	2,400	42,000
	New handrails	1.0	L.S.	3,000	3,000
5	New Church sidewalk concrete	50.0	m ²	150	7,500
	Sub-Total				57,200
	Contingencies @ 20%				11,000
	Total Estimated Cost				68,200
				Say:	68,000
Alternative II: Replace existing stairs with new stairs					
Item	Description	Quantity	Unit	Unit Price	Extension
1	Demolition of existing stairs	1.0	L.S.	10,000	10,000
2	Demolition of Church sidewalks	1.0	L.S.	1,000	1,000
3	Excavation for stair foundations	1.0	L.S.	2,000	2,000
4	Concrete footings for stairs (two at 1.2 x 11 x 0.3 m)	7.9	m ³	2,000	15,800
5	North and south concrete stair support walls	5.6	m ³	2,400	13,440
6	Backfill foundation excavation and stair cavity	90.0	m ³	40	3,600
7	Concrete steps and upper landing	17.0	m ³	2,200	37,400
8	New Church sidewalk concrete	50.0	m ²	150	7,500
9	Steel handrails	1.0	L.S.	3,500	3,500
10	Light standards (reuse existing stands)	1.0	L.S.	1,000	1,000
11	Electrical	1.0	L.S.	1,000	1,000
	Sub-Total				96,240
	Contingencies @ 20%				19,000
	Total Estimated Cost				115,240
				Say:	116,000
Alternative III: Replace existing stairs with new stairs and wheelchair ramp					
Item	Description	Quantity	Unit	Unit Price	Extension
1	Demolition of existing stairs	1.0	L.S.	10,000	10,000
2	Demolition of Church sidewalks	1.0	L.S.	1,000	1,000
3	Excavation for stair foundations	1.0	L.S.	2,000	2,000
4	Excavate for ramp foundations	1.0	L.S.	2,500	2,500
5	Concrete footings for stairs (two at 1.2 x 8.5 x 0.3 m)	6.1	m ³	2,000	12,200
6	Concrete footing for ramps (2.0 x 14 x 0.3 m)	8.4	m ³	2,000	16,800
7	North and south stair concrete support walls	4.0	m ³	2,400	9,600
8	North and centre ramp concrete walls (two at 2.2 x 14 x 0.3 m)	18.5	m ³	2,400	44,400
9	South ramp concrete wall (1.4 x 14 x 0.3 m)	5.9	m ³	2,400	14,160
10	Backfill foundation excavation, stair and ramp cavities	120.0	m ³	40	4,800
11	Concrete steps and upper landing	17.0	m ³	2,200	37,400
12	New Church sidewalk concrete	20.0	m ²	150	3,000
13	Steel handrails	1.0	L.S.	6,000	6,000
14	Light standards (reuse existing stands)	1.0	L.S.	1,000	1,000
15	Additional light standards	1.0	L.S.	3,000	3,000
16	Electrical	1.0	L.S.	2,000	2,000
	Sub-Total				169,860
	Contingencies @ 20%				34,000
	Total Estimated Cost				203,860
	Elevator lift not needed.			Say:	204,000

Rectory removal and replaced with parking				Date: 2024-01-30	
Cost Estimate					
Item	Description	Quantity	Unit	Unit Price	Extension
1	Rectory hazardous material remediation	1	L.S.	200,000	200,000
2	Rectory demolition	1	L.S.	50,000	50,000
3	Garage demolition	1	L.S.	8,000	8,000
4	Basement concrete removal	1	L.S.	10,000	10,000
5	Sidewalk, fence and concrete pavement removal	1	L.S.	15,000	15,000
6	Utility disconnects	1	L.S.	7,000	7,000
7	Topsoil removal	375	m ³	8	3,000
8	Basement compacted backfill	500	m ³	12	6,000
9	Subgrade preparation (compaction)	1,700	m ²	5	8,500
10	Base gravel, compacted	400	m ³	25	10,000
11	Paving	1,700	m ²	70	119,000
12	Fencing	1	L.S.	5,000	5,000
	Sub-Total				442,000
	Contingencies @ 20%				88,000
	Total Estimated Cost				530,000
Note: The north end of the Church property should provide 48 parking stalls.					
This is assuming parking entry is from the lane north of the church property.					
Parking lot entry from 10th Street would reduce the number of stalls.					

Fencing of Property					
	2024	2025	2026	2027	2028
Metal fencing around propperty	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00

Building Condition Assessment				Date: 2024-02-03			
St. Pat's Rectory							
Five Year Maintenance Plan and renovation							
				Yearly			
				Expenditure			
Item	Description	2024	2025	2026	2027	2028	
2.1.1.2	Rectory foundation crack evaluation	0.00	0.00	0.00	0.00	0.00	
2.1.2.2	Rectory sunroom repair	4,000.00	0.00	0.00	0.00	0.00	
2.2.1.1c	Rectory cladding repair	0.00	3,000.00	0.00	0.00	0.00	
2.2.2.2c	Rectory window wells	0.00	5,000.00	0.00	0.00	0.00	
2.2.3.4b	Rectory sun room roof repair	5,000.00	0.00	0.00	0.00	0.00	
	Existing garage and service entry demolition	0.00	10,000.00	0.00	0.00	0.00	
	Existing concrete slab demolition	0.00	0.00	0.00	0.00	0.00	
2.2.3.5	Garage Replacement: insulated only (24 x 24 ft.)	0.00	45,000.00	0.00	0.00	0.00	
	Link between rectory and garage (8 x 20 ft.)	0.00	16,000.00	0.00	0.00	0.00	
	Kitchen upgrade	0.00	20,000.00	0.00	0.00	0.00	
	Bathroom upgrades	0.00	10,000.00	0.00	0.00	0.00	
	Rectory misc. upgrades and painting	0.00	30,000.00	0.00	0.00	0.00	
2.8.1.1a	Site paving: pedestrian and planter concrete paving	0.00	2,000.00	0.00	0.00	0.00	
2.8.1.1b	Site paving: parking area	0.00	40,000.00	0.00	0.00	0.00	
2.2.2.2a	Rectory exterior windows	2,000.00	2,000.00	500.00	500.00	500.00	
2.2.2.6	Garage overhead doors	0.00	10,000.00	0.00	0.00	0.00	
2.3.2.2	Rectory underground utilities maintenance allowance	300.00	300.00	300.00	300.00	300.00	
2.4.3.1a	Rectory furnace 1	200.00	200.00	200.00	5,000.00	200.00	
2.4.3.1b	Rectory furnace 2	200.00	200.00	200.00	200.00	5,000.00	
2.4.3.1c	Rectory AC condenser	200.00	200.00	200.00	200.00	200.00	
2.4.5.8	Rectory plumbing fixtures: replace as required	300.00	300.00	300.00	300.00	300.00	
2.5.1.2	Rectory main fused disconnect	0.00	0.00	0.00	0.00	0.00	
2.5.2.2	Rectory interior Light Fixtures maint/replacement	300.00	300.00	300.00	300.00	300.00	
2.8.5.1	Irrigation system maintenance	200.00	200.00	200.00	200.00	200.00	
2.9.1.1	Miscellaneous Professional Reviews	0.00	0.00	0.00	0.00	0.00	
	Allowance for unanticipated repairs	2,000.00	5,000.00	5,000.00	3,500.00	4,000.00	
	Sub Total	14,700.00	199,700.00	7,200.00	10,500.00	11,000.00	243,100.00