

Risen Savior Catholic Community – Facility Assessment

Executive Summary

Updated July 10, 2017

Greer Stafford/SJCF Architecture (GS Architects) was asked to perform a non-destructive facility assessment of the Risen Savior Catholic Community campus in July of 2013. The intent was to identify current building material and system conditions, as well as significant code related and life-safety issues that would need to be addressed if a refurbishment of the campus were to be undertaken. Over the next three months this assessment was performed by the staff of GS Architects, with engineering support from Architectural Engineering Associates (AEA), and input from local contractors and material representatives.

Included in the assessment were the review of exterior and interior materials, finishes and fixed equipment, as well as mechanical, plumbing, fire protection and electrical systems. Obvious code related issues were noted but a complete building code analysis was not performed. Some assumptions were made as to what improvements might be desirable even if not required, such as the addition of a fire protection system in all three buildings and an elevator in the Marian Center. An assessment of environmental hazards, such as the presence of asbestos or lead paint, was not included in the assessment as no reports are currently available.

Finally, an estimated cost to upgrade the facilities to current standards and expectations was prepared. This estimate also includes the cost for a general renewal of the worship space to better satisfy the liturgical requirements within the current building envelope. The costs included in this report have been updated from the original 2013 report and are projected out to a 2019 construction period.

The date of initial construction of each of the campus facilities follows:

Original Church: Date built 1974	Area: 19,500+/- s.f.
Addition of Admin/Classrooms: Date built 1983	Area: 8,100 s.f.
Marian Center: Date built 1991	Area: 16,500 s.f.
Youth Center: Date built 1998	Area: 5,600 s.f.
Interior Remodel of church: Date built 2004	Modified pews, restrooms
Total Building Area:	49,700 s.f.

Summary of issues affecting the effective performance of the buildings and grounds:

1. There are significant **site drainage issues** at the SE entry of the church building and the north east entry to the hallway. Recent heavy rains (2013) caused through-wall flooding into the

offices on the east side of the building. The depressed landing outside of the NE exit did not drain and the interior of the building was flooded from the overflow of water from this area.

2. The recent construction changes to Wyoming Boulevard by the City of Albuquerque modified vehicular access to the property and, more importantly, exiting from the property. This has created **on-site traffic circulation issues** that have become difficult to manage.
3. There are **significant stucco issues** on all buildings.
 - a. Separation of the stucco from the building framing under the trombe wall windows on the south side at the administrative area and the Marian Center Parish Hall. Water intrusion at these locations will continue and put the integrity of these walls at risk.
 - b. The east side of the church building is not properly waterproofed, as indicated by the flooding from a heavy rain. Originally there was an earthen berm at this location that has been removed.
 - c. Cracking is prevalent on the west side of the church building, especially where the berm was removed. The north wall also has extensive cracking that is in need of repair. .
 - d. The west side of the Marian Center and the entire Youth Center buildings have significant cracking issues. Those on the Youth Center are severe and affect the insulation system used on this building.
4. The **toilet facilities in all buildings need to be upgraded** to meet the requirements for accessibility. Finishes, fixtures and accessories are worn in most of the restrooms and should be upgraded. Under slab ductwork in the west restrooms of the church building is problematic for maintenance.
5. **Cracking to the gypsum board interior walls** of the church building needs to be repaired and refinished. Cracking appears to be due to movement in the structure.
6. **Pews and liturgical furniture are heavily worn** and in need of replacement. Exposed conduit and boxes and trim work at the ceiling of the worship space is extremely unattractive. Roof drains at the NE corner of this room are exposed and greatly diminish the quality of the space. In addition, multiple floor air registers and electrical boxes make the space inflexible for rearrangement of seating and equipment.
7. The **gathering area** at the main entrance to the church is extremely small and not functional as a place to gather and mingle after services. This area should be enlarged. There is no interior gathering area on the west side of the building; however the shade structure provides a good substitute when weather permits.
8. The **configuration of the worship space** is very disjointed and does not permit a reasonable flow of traffic to perform liturgical functions. The sanctuary is undersized and the surrounding area does not allow for good circulation during many liturgical actions (distribution of communion,

funerals, baptisms, etc.). The line of vision both to and from the sanctuary is marginalized due to the configuration of the seating and the general quality of the space does not add respect to the mass and liturgical functions that must take place.

9. The church **HVAC** is in poor serviceable condition. System consists of two air handling units. Both should be considered at the end of their useful life and considered for replacement. Consideration should be given to a Variable Air Volume system to condition the worship space. To properly balance the HVAC system all diffusers should be equipped with balancing dampers. This may not be possible due to underfloor air distribution. Economizers are recommended. (note: some improvements have been made since this report was first issued)
10. The administrative offices have a **combination of DX and evaporative cooling**. This combination is not good and the evap. cooling should be eliminated. There is a problem with the distribution of air within the office spaces due to the trombe wall that does not allow for a balance in the heating and cooling requirements. The system is very difficult to control.
11. The **plumbing system** is in **fair/poor condition** and is functional for the current configuration. It is recommended that existing domestic hot water heater be replaced with a closed combustion water heater to eliminate combustion air requirements. To reduce sanitary odors it is recommended that trap guards be installed in all floor drains.
12. There are fire alarms systems but **no active fire protection systems** in any of the buildings, all of which have assembly areas and house youth. This should be considered if the buildings are to be upgraded.
13. There is **no elevator in the Marian Center** to transfer people from the first to second floor. This makes the second floor difficult to schedule for those with accessibility issues. An elevator can be added at the east end of the building and should be considered if other upgrades are performed to this building.
14. **Building lighting and controls are aged**, complicated, cannot be preset programmed and cannot be operated from within the sanctuary or at multiple locations. There is no dimming/control system for the sanctuary.
15. **Exit signs and emergency lighting** units need to be tested and services with battery and lamp replacement.
16. There are **minor code issues related to the electrical system**, and a number of **minor deficiencies** that should be addressed, such as covers replaced on junction boxes, exterior feeder PVC conduit on the roof that has cracked and separated exposing the conductors and allowing water to enter should be replaced, wood conduit supports on the roof have deteriorated and are no longer providing adequate support and restraint.

17. The **roof of the church building is generally in good condition** (single-ply TPO installed in early 2010's), however the drains need to be cleaned out and some of the baskets should be replaced over the drains to protect them from large objects being washed into them. There is a huge amount of water collecting at one location on the large roof. The Marian Center appears to be in similar condition but the roof on the Youth Center is a very old built-up roof and needs to be monitored often to avoid water intrusion damage.

18. **Security around the campus** can be improved with fencing and gates located at strategic access points. This will keep vehicular traffic away from the NW corner of the Marian Center and force pedestrians off the property and away from the Day Care and Youth Center. (note: this issue was addressed with the addition of new fencing and gates in 2016)

Estimated Construction Costs including all of the above:	\$5,846,395.60
Estimated Non-construction Costs associated with the project: (fees, permits, taxes, surveys, etc.)	\$ 527,363.68
Total Estimated Project Cost:	\$6,383,259.28