Farnsworth GROUP

REPORT FOR

LaSalle Peru Oglesby Catholic Schools Building Assessment

Diocese of Peoria

06 September 2024

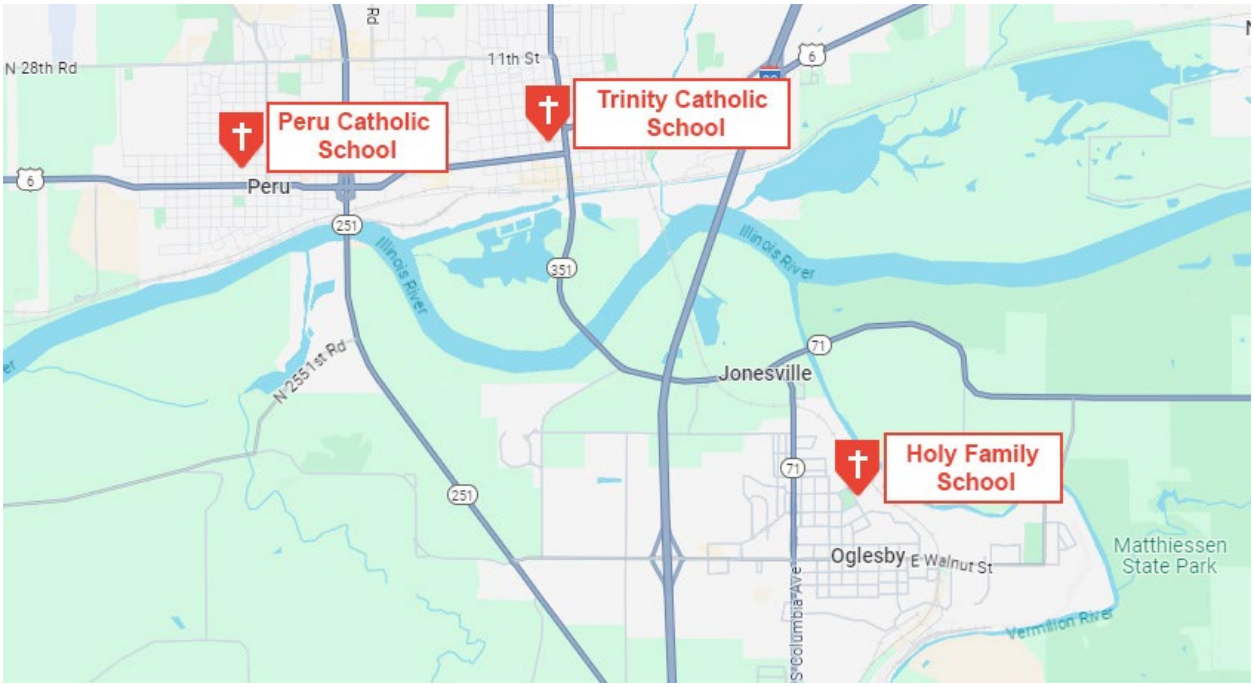
INTRODUCTION:

Farnsworth Group was hired to do a review of three Catholic schools in the Peoria Diocese: Trinity Catholic School in LaSalle, Illinois; St. Joseph Catholic School in Peru, Illinois; and Holy Family Catholic School in Oglesby, Illinois. The goal was to observe the schools and note any aspects of the building that would come under consideration if future construction projects were planned. Three members of Farnsworth group took a walking tour of each of the school buildings on July 18th, 2024, documenting the existing conditions with photographs and written notes. There was a focus on architecture and accessibility, structural elements, plumbing, fire safety, and mechanical and electrical systems. The roofs of each school were also documented to varying degrees based on our ability to access them.

The schools are similar in age and size but are each constructed and configured differently. Because of this the schools differ significantly in their ability to change, grow or adapt to revised construction codes (like ADA accessibility, or energy conservation code) or current safety standards.

For the most part the buildings are in reasonable condition, are well maintained, and were built with longevity in mind and with durable materials and finishes. The buildings meet the building code standards of the time they were constructed (most likely the 1955 BOCA Building code). As such these buildings do not need to meet new revised standards unless changes are made (they are considered "grandfathered"). When alterations are made the new work typically must be in compliance with current codes and standards. Extensive alterations and additions can trigger a requirement to bring the entire building up to code where feasible.

The report is a three-part narrative of the existing conditions of each school, followed by recommendations regarding potential adaptability to change in the future.



TRINITY CATHOLIC SCHOOL:

BUILDING OVERVIEW

Trinity Catholic School has an enrollment of just over 200 students with an average class size of twenty students. There are nine classrooms, one per grade from Kindergarten to 8th grade, as well as a library, a computer room, and an adjacent Pre-K building. The school was built in 1957 and is located on 650 4th Street in LaSalle, Illinois, and contains two levels, each with exterior access.

Building materials for the facility appear to be primarily non-combustible. The exterior bearing walls of the main building are masonry while the gymnasium uses glulam beams. The typical roof structure consists of metal roof deck and metal roof joists at various spacings. Roofing is standing seam metal with asphalt shingles over the gymnasium. Exterior wall finishes include painted concrete masonry units (CMU) and brick. Interior walls consist of painted/unpainted CMU, glazed CMU, and gyp. board on light gauge framing. The floors are LVT over original asbestos floor tile. There are some areas of ceramic tile in the restrooms. Ceilings typically exhibit suspended acoustical panels, a hard gyp. board ceiling, and some areas are open to structure above.

ARCHITECTURE

A brief code review was performed for the existing building. The facility is non-sprinklered. The building site has very little room for expansion—the preschool is located in an adjacent facility off-site.

The exterior of the building appears to be in fair condition. Some water discoloration was noticed at the edges of gutters on the North and South walls of the building (see Photo #TC1). There is some minor damage to the brickwork on the exterior, though nothing considerable.

The overall roofing does not exhibit any major issues. The gymnasium roof is asphalt shingle and was installed in 2018 and is in very good condition. The standing seam metal roof is in good condition, though some plant growth was observed. The storage building has a foam roof and the gutter has pulled away from the edge of the roof a few inches (see Photo #TC2). Some of the downspouts around the building were observed to have holes in them.

The kitchen equipment is up to date with a hood over the commercial range. The finishes in the kitchen are a bit worn but functional. The floor tile has more seams than would be recommended for a commercial kitchen. The counter for the passthrough window appears to be at an accessible height.

The gymnasium floor was updated in 2014. The current system is installed over an existing asbestos tile system. The classrooms have LVT flooring installed over original asbestos floor tiles. The older tiles are still visible in the teacher's lounge and the workroom.

The existing restrooms and stairs are not ADA compliant, although they are not required to be brought up to compliance unless a major modification or addition is made to the school. The configuration of the stairs may make it difficult to bring them into compliance. An elevator would also need to be added.

There is a large, unfinished basement beneath a significant portion of the school that is used for storage space. This space is not fire rated or sprinklered and is inconsistent with the original building codes. To bring this up to code, the storage space will need to be cleared out and treated.

To summarize, the existing building is in fair to good condition architecturally given its age. Several aspects would need to be brought up to current code standards if a significant modification or addition is planned, but that is dependent on scale of the update or if the building has a change in occupancy.

STRUCTURAL

The areas of structure that were observed consist of CMU bearing walls and steel joists in the main building, and glulam wood beams in the gymnasium. No demolition or testing was performed during our visit. Based on observation of the structure that was readily visible from the ground during our visit, it is our opinion that the structure appears to be in generally fair condition, with a few issues noted below that should be further reviewed and/or remedied.

The storage addition to the east appears to be falling away from the rest of the building, with major cracks in the walls and near the connections to the existing construction (see Photos #TC3 and #TC4).

Additional cracks in the exterior brick were identified near windows and other masonry openings. These cracks, while not always large, were frequent. The lintels were significantly rusted and causing nearby

bricks to deteriorate. There were also cracks identified in several places on the signage wall by the front entrance.

Interior cracks were observed at the windows on the west side of the gymnasium. Cracks were also observed on the north wall of the gymnasium, continuing from the lintel to the top of the wall and down to the floor (see Photo #TC5).

PLUMBING

The school is served by a gas-powered water heater and a tankless water heater, both of which were installed in 2017. Existing toilets are flushometer type. The current bathroom fixture count allows for a capacity of approximately 500 people, according to the Illinois Plumbing Code. There are two out-of-service drinking fountains in the gymnasium.

The main water line was replaced under the footing in 2024, due to a break in the line. The sewer diameter is unknown, so if the building drainage load is to be increased, the sewer diameter should be field verified.

FIRE PROTECTION

The building's square footage is within the limits for a construction type IVB non-sprinklered building with an educational occupancy. The building is non-sprinklered and contains the appropriate fire extinguishers. The fire alarm system is in working order and the control panel is located in the entry vestibule.

Because the gym features glulam beams as the main structural element as opposed to CMU and steel joists, like the rest of the building, fire separation is typically provided between two separate structural systems. Without the fire separation, the code defers to the more combustible structure type. The posted occupancy for the gymnasium is 378 people, which assumes the space is not being filled with chairs for larger speaking events or meetings.

MECHANICAL

The classrooms are all served by radiant fin tube heating tucked behind the casework and individual window air conditioning units. Classrooms also contain air returns and ceiling fans for circulation.

The hydraulic boiler is original to the building (1957) and was last inspected April 2024. The school installed a Trane combination heating/cooling unit serving the gymnasium in 2019.

ELECTRICAL

There are nine separate electrical panels in the mechanical room that appear to use the six disconnect rule for supplying power to the building (See Photo #TC6). The main panel (P1), P1A, P1B, P2B, and staff panel all have 100 amperes. P2A and the gym panel have 200 amperes, the "shutoffs" school panel has

400 amperes, and the boiler has 60 amperes. These panels would need a service upgrade to bring all the shutoffs into one load center with a capacity of at least 600 amperes.

The lights in the building are primarily fluorescents.

RECOMMENDATIONS

If a significant modification or addition is planned, or if the building has a *change of use* (e.g., proposing an assembly or storage use in lieu of the existing education), some aspects of the building would need to be brought up to current code standards.

In order to have an accessible restroom, the existing facilities would need to be remodeled and the fixtures would need to be replaced. The existing drinking fountains are mounted above the 36" maximum allowed height for an ADA accessible drinking fountain, although they appear to be within the height limits for a standing fountain. Elsewhere in the school, the handrails at both stairs would require extensions at the top and bottom to be in compliance with ADA standards. The stairs would also need to be enclosed and fire rated. The building has an accessible entrance to both floors, but there is no way to move between the floors without going outside. An elevator would need to be installed.

It is recommended that the storage addition on the east end of the building is demolished and replaced to prevent further damage to the building.

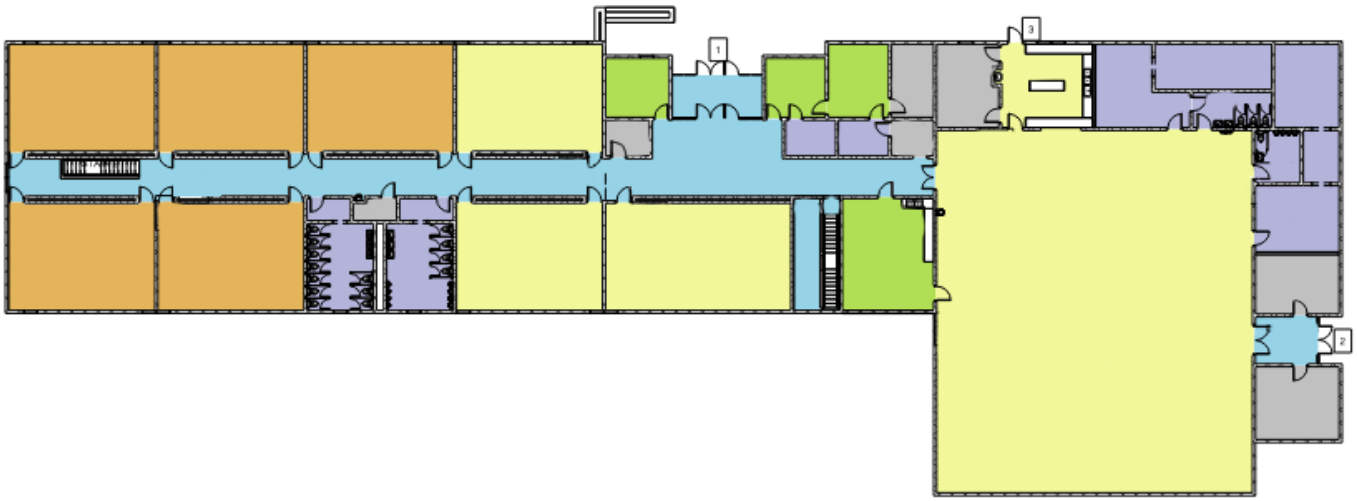
The building contains a storage room in the excavated crawlspace of the building that has been outfitted with wooden partitions and floor systems and is open to the unprotected floor structure above (see Photo #TC7). This use is inconsistent with the original 1955 building and fire codes, and we recommend that this be addressed without delay. Fire code requires one hour of fire separation between Storage and Education occupancies. The steel joists that make up the structure would need to be protected with at least an hour of fire separation. If the contents need to be kept it would be best to find storage space elsewhere.

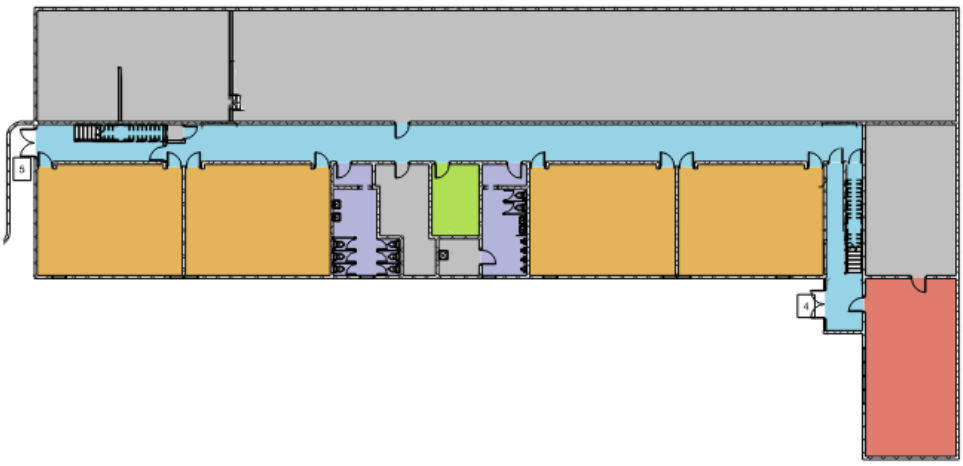
The electrical service would need to be replaced down to the branch panels, as the six disconnect rule can cause significant issues in the long term. The new load center for the building would need to support at least 600 amperes, although 800 amperes may be required. The original hydraulic boiler is well past its life expectancy and replacement with a modern system should be scheduled if the building is planned for long term use. There is also asbestos located in the mechanical room that, if disturbed, would need to be abated.

Should the building be required to come into compliance with the most recent energy codes, the envelope will need to be updated. Currently the envelope does not have the insulation that is typically required. However, the existing building code may come into play first and will determine if the updates are necessary.

Department Legend

- CIRCULATION
- CLASSROOM
- FACULTY
- MECHANICAL
- RESTROOM
- SPECIALTY
- STORAGE





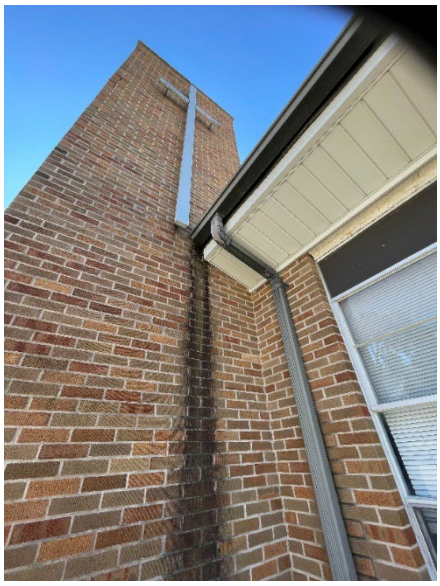


Photo #TC1 – Staining at gutter termination

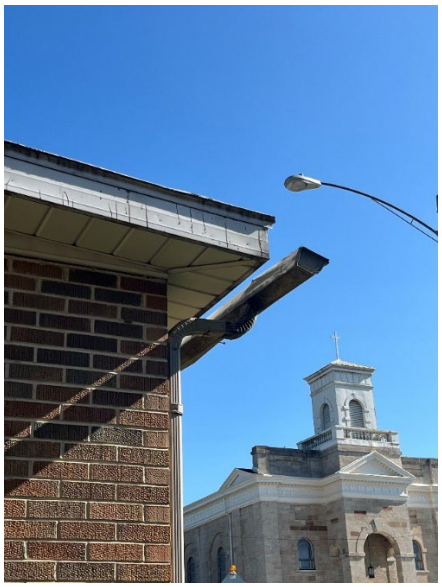


Photo #TC2 – Gutter pulled away from roof edge

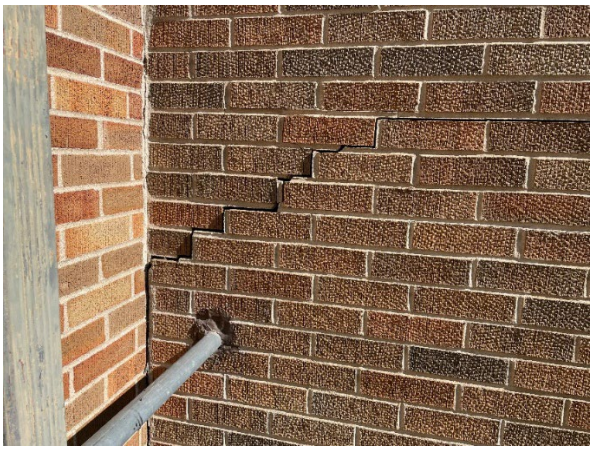


Photo #TC3 – Significant crack in the storage room wall

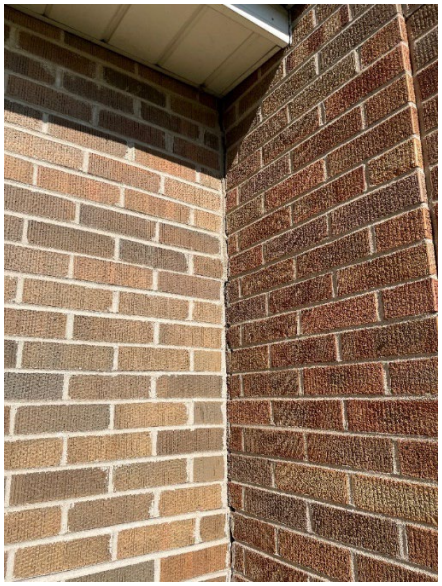


Photo #TC4 – Crack between storage addition and existing masonry

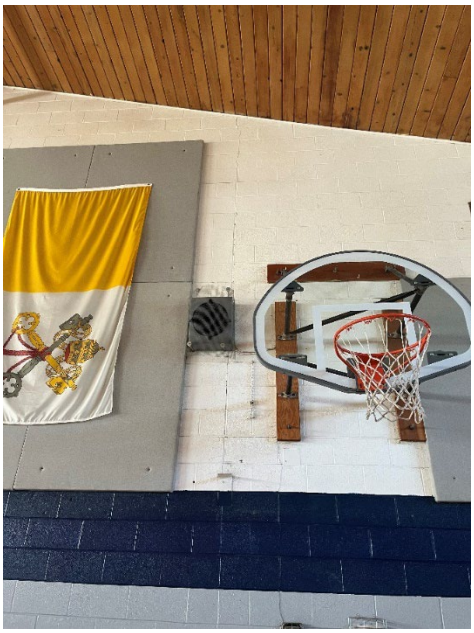


Photo #TC5 – Crack in gymnasium extending beyond lintel

Photo #TC6 – Distribution of electrical panels using six disconnect rule

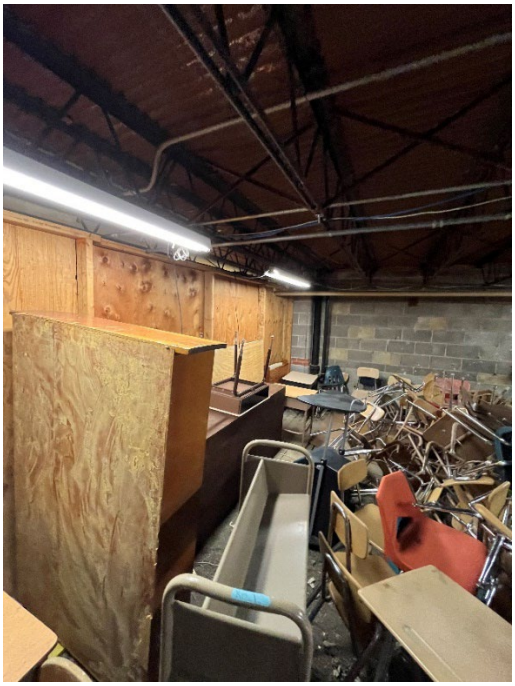


Photo #TC7 – Basement storage room

PERU CATHOLIC SCHOOL:

BUILDING OVERVIEW

Peru Catholic School is located on 2003 5th Street in Peru, Illinois and has an enrollment of just above 200 students. The average class size is eighteen students and there are eleven classroom spaces, serving grades from Pre-K to 8th grade. There is also a library and a multimedia room. A building addition constructed in 1993 contains a gymnasium, a warming kitchen, and a cafeteria space.

The classroom building contains two levels with the first partially submerged into grade. A flight of stairs from the lower level leads to the ground floor which contains the administrative wing and the kindergarten room. This landing then leads to the second floor of the classroom building. An enclosed corridor from the landing of the enclosed stair leads from the original 1955 building to the 1993 addition. The addition is not a major consideration for this review, though not completely irrelevant.

Building materials for the facility appear to be primarily non-combustible. The exterior bearing walls are masonry while the interior supports are structural steel columns and beams. The typical roof structure consists of metal roof deck and metal roof joists. Roofing is typically EPDM and the current roof was installed in 2016. Exterior walls consist of split-face CMU, brick, and glass block. Interior walls consist of painted/unpainted brick & CMU, glazed tile, and gyp. board on light gauge framing. Restroom finishes consist of ceramic tile in addition to painted masonry and gyp. board. Floor finishes are typically either vinyl floor tile or carpet. Ceilings are typically either suspended acoustical panels or a hard gyp. board ceiling throughout.

ARCHITECTURE

A brief code review was performed for the existing building. The facility is unsprinklered. The building site has roughly 13,000 square feet available for expansion if desired, though expansion would come at the cost of parking spaces and landscaping.

The existing condition of the building appears to be in fair to good condition, but it is not without some problems consistent with buildings of this age. There are some minor cracks around the corners near the foundation, but nothing significant. One of the glass blocks near the entrance is shattered (see Photo #PC1).

The brick masonry at the gymnasium exhibits considerable spalling, especially concentrated around downspouts (see Photos #PC2 and #PC3). Spalling is the flaking off of the brick face, often due to a combination of water and the action of freezing and thawing cycles. This condition will continue to get worse unless changes are made to the amount of water on the brick. In the main building, there are active leaks in several window openings (i.e., Kindergarten, Classroom 004, Boys' Toilet, etc.) that are allowing water penetration.

A new roof was installed in 2016, though it is in worse condition than expected for a roof of its age. Issues such as inconsistent slopes, indentations through the membrane, and ponding near the roof edges before reaching the gutters suggest that the tapered insulation was installed poorly (see Photos #PC4 and #PC5).

The bathrooms appear to comply with the existing building ADA code. While not a major consideration for the school building, the passthrough window in the kitchen of the 1993 addition is an appropriate height, below the 48" maximum allowed for food service lines. There are two drinking fountains, both mounted at appropriate heights.

Currently, there is not an accessible route through the building. The main stairs are also open, with a connection to the boiler room, a bathroom, the administration offices, and the entire upper level of classrooms. The casework around the doors in the classrooms are also not currently in compliance, as twelve inches of clearance are required on the latch side of the door.

To summarize, the existing building is in fairly good condition architecturally given its age, however the addition is in worse condition than expected. Certain aspects would need to be brought up to current code standards if a significant modification or addition is planned, but that is dependent on scale of the update or if the building has a change in occupancy.

STRUCTURAL

The areas of structure that were observed consist of CMU bearing walls and steel beams. No demolition or testing was performed during our visit. Based on observation of the structure that was readily visible from the ground during our visit, it is our opinion that the structure appears to be in generally fair to good condition, with a few issues noted below that should be further reviewed and/or remedied.

The hallway connecting the main building to the Gymnasium and cafeteria exhibited cracks in the walls at every corner and masonry opening in the hallway (see Photo #PC6). This is unusual considering the age of the building.

There is also some disturbance in the floor in the lower level, likely caused by the radiant heating underneath the floor (see Photo #PC7). The cover plates at the entrance support column bases have cracked and separated (see Photo #PC8).

PLUMBING

The building contains primarily flushometer type toilets, although there is a tank toilet in the admin wing. The fixtures look as though they were updated somewhat recently and are in good condition. The current bathroom fixture count allows for a capacity of approximately 400 people, according to Illinois Plumbing Code.

The sewer diameter is unknown, so if the building drainage load is to be increased, the sewer diameter would need to be field verified.

FIRE PROTECTION

The building's square footage is within the limits for a construction type IVB non-sprinklered building with an educational occupancy. There is a fire hose cabinet in the lower level that currently is sitting empty. The kindergarten is separated from the hallway by a 45-minute fire door. The server room is separated from the corridor by a one-hour fire door. The mechanical room contains several asbestos-wrapped pipes, which would require abatement if disturbed. The addition features a warming kitchen that does not have commercial equipment.

MECHANICAL

The classrooms in the lower level are served by underfloor radiant heating that is original to the building. Several classrooms are also served by wall-mounted split-system units. The boiler is powered by natural gas and has an input of 1360000 BTU/HR. There are also valve controls in the storage room for what is presumed to be the underfloor heating system.

ELECTRICAL

There are three electrical panels located in the mechanical room. The main panel has 200 amperes, the secondary main panel has 200 amperes, and the AC subpanel has 100 amperes. These panels seem to be in fair condition and may need general updates in the future. The data ports are located in the server room. The lights are primarily fluorescents.

RECOMMENDATIONS

If a significant modification or addition is planned, or if the building has a change in occupancy, some aspects of the building would need to be brought up to current code standards.

The windows that are allowing water penetration could be either repaired or replaced. That scale of construction would not trigger bringing the rest of the building into compliance.

In order to bring the building into compliance with ADA, there are a few adjustments that would be required. Notably, there are no accessible routes to the bathrooms, and the only restroom accessible from the entrance is in the administration offices. If compliance is triggered by new work, an accessible route to the upper and lower levels would need to be provided. An elevator would need to be installed, although with the current layout it is difficult to identify the best location for an elevator to reach all three levels. The stairs also may need to be enclosed, as the current open area encompasses storage, classrooms, administration, and the boiler room. The casework around the doors in the classrooms would need to be removed to bring the rooms into compliance with ADA.

The tile in the teacher's lounge may contain asbestos; if so, it is recommended that the tile be covered so as not to accidentally disturb the hazardous material. Casework in classroom 004 is delaminating due to water damage from the window above, so this could be replaced. The width of the stairs changes mid-run and could become a pinch point during a fire egress. These stairs might require further modifications to bring them into compliance if construction triggers this change. The stairs are also a bit worn; the nosings are rusting and there are cracks in several treads, though these would be more cosmetic updates than a safety requirement.

We had no existing plans detailing the exterior wall construction, however it is very unlikely that the building is compliant with the current energy code. The building may not need to be brought up to compliance with current energy codes, depending on the scale of any renovations or a potential change in use of the facility. If there is a *change of use* (e.g., proposing an Assembly or Storage occupancy in lieu of the existing Education), further measures will need to be taken to bring the building into compliance with current building codes.

The addition is not a major consideration for this review, although we recommend taking action to prevent further deterioration of the masonry. Significant alterations could be made to the exterior—the roof could be replaced to have a larger overhang to keep more water off the brickwork, or metal panels could be installed over the brickwork to keep the spalling from getting worse. Further waterproofing and tuckpointing would also be recommended.

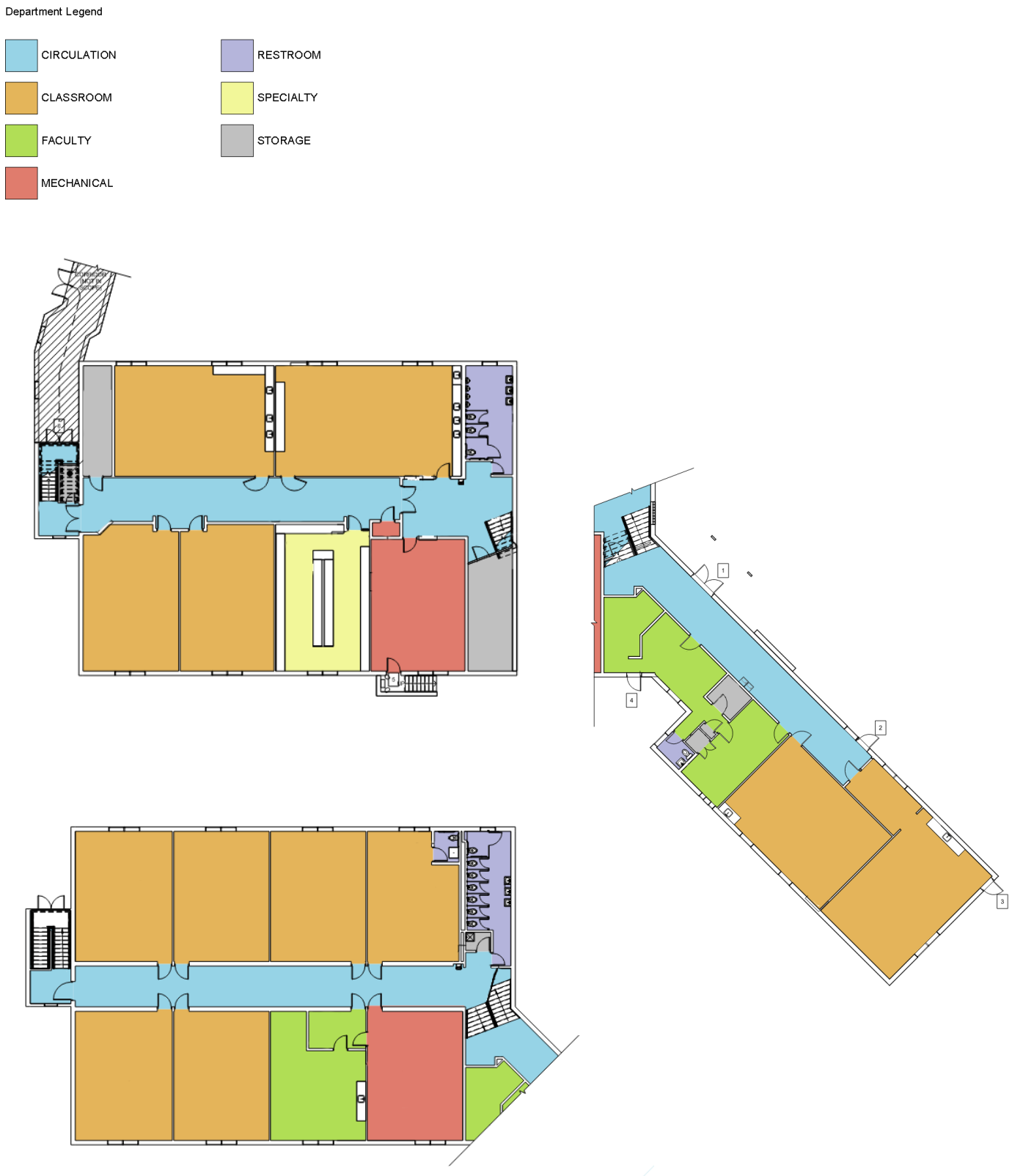

Department Legend
CIRCULATION
RESTROOM
CLASSROOM
SPECIALTY
FACULTY
STORAGE
MECHANICAL

Photo - #PC1 – Fractured Glass Block Unit near Entrance

Photo #PC2 – Spalling behind downspout on gymnasium addition

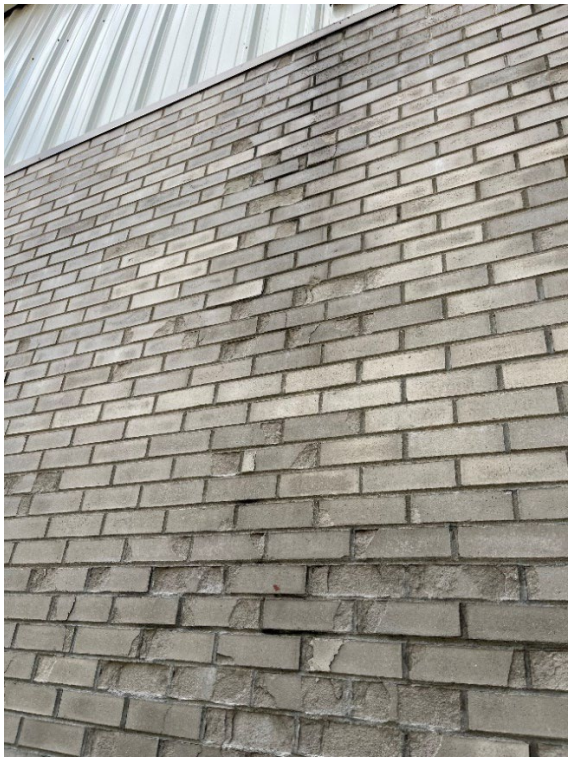


Photo #PC3 – Spalling on north wall of gymnasium addition

Photo #PC4 – Ponding near edge of roof

Photo #PC5 – Additional ponding near edge of roof

Photo - #PC6 – Crack in Corridor to Gym Addition

Photo - #PC7 – Heaved Floor Slab at Lower Level

Photo - #PC8 – Cover Plate Cracked & Heaved at Entrance

HOLY FAMILY CATHOLIC SCHOOL:

BUILDING OVERVIEW

Holy Family Catholic School has an enrollment of just under 200 students with an average class size of seventeen. The school was built in 1961 at 336 Alice Avenue in Oglesby, Illinois, and is a single level with an accessory Art & Library building approximately 90 feet from the rear entrance. In the main building there are ten classrooms, serving Pre-K through 8th grade, as well as a computer classroom and a chapel.

Building materials for the facility appear to be primarily non-combustible. The exterior and interior bearing walls are masonry, supporting an interior network of steel framing. The typical roof structure consists of metal roof deck and metal roof joists. Roofing is typically built-up modified bitumen roofing with the high sections of the gym also featuring metal mansard roof panels. Exterior walls consist of face brick, lap siding, and painted CMU. Interior walls consist of painted/unpainted CMU and gyp. board on a mix of light gauge and wood framing. Ceramic tile and glazed CMU can be found in the bathrooms. Floors are primarily vinyl tile. Ceilings are typically either suspended acoustical panels or a hard gyp. board ceiling.

ARCHITECTURE

A code review was performed for the existing building. The facility is unsprinklered. The building site has approximately 30,000 square feet of space available for expansion, if desired. This square footage approximation does not replace any existing parking.

The building appears to be in fair condition. Some water discoloration was observed on the north and east sides of the building, focused on the downspouts (see Photo #HF1). There is also evidence of some repaired brickwork on the envelope (see Photo #HF2). The current gymnasium flooring was installed in 2011 and is in fair condition. The lab addition was constructed in 2008 and the vinyl siding for the addition is in very good condition. The roof was repaired in 2019 and appears to be in good condition, although some plant growth was observed on the roof (see photo #HF3). The windows in the envelope are in good condition with hopper style operable windows. Skylights located in the gym and classrooms act as an amenity for natural daylighting.

The storage rooms above the stage and the health room contain asbestos floor tile and have been labeled as potentially dangerous, should they be disturbed.

The existing restrooms and toilet rooms are not currently ADA compliant. Two recently replaced drinking fountains located in Anteroom 121 are functional, with two single height drinking fountains in fair condition in Anteroom 120. The facility has two integrated toilets in individual classrooms.

To summarize, the existing building is in relatively good architectural condition considering its age.

STRUCTURAL

No demolition or testing was performed during our visit. Based on observation of the structure that was readily visible from the ground during our visit, it is our opinion that the structure appears to be in generally good condition, with a few minor issues noted below that should be further reviewed and/or remedied.

Minor settling cracking was observed on the envelope, with little indication of separation of exposed CMU bearing walls. A crack through the flooring and slab on the east side of the main lobby was observed with little or no vertical displacement (Photo #HF4).

PLUMBING

Water service size was not verified but will need to be verified before conducting significant new work. Present fixture count in bathrooms allows for a capacity of approximately 550 people, according to current Illinois Plumbing Code. A Reliant 50-gallon gas water heater was installed in 2016 and is in good condition. It is currently unclear whether this is the primary source for domestic hot water or if the boiler system is used to supplement it, or vice versa. The art room also contains a residential water heater.

The existing toilets are primarily flushometer type water closets except for a flush tank-type in the art room toilet room. The sewer diameter is unknown, so if the building drainage load is to be increased, the sewer diameter would need to be field verified.

FIRE PROTECTION

The building's square footage is within the limits for a construction type IVB non-sprinklered building with an educational occupancy. However, because there is fire separation between the gymnasium and the other classrooms, it may need to be classified as an assembly space. The building's square footage is still within the limits for a construction type IVB non-sprinklered building with an assembly occupancy, but there is less allowance than the educational occupancy. The gymnasium has a sufficient number of exits. The building is unsprinklered and there were no documented fire rated doors. The stage curtains are treated with Class A fire retardant (see Photo #HF5).

MECHANICAL

The main building has a functional 680,000 BTU per hour boiler system managed by a single-stage Tekmar 260 controller. This delivers heat to fin tube baseboard radiators in classrooms controlled by thermostat. Ceiling fans are located in each classroom. The main building has a central bathroom exhaust system. The air handling unit on northwest side of school has significant algae growth & mold and mildew at ductwork penetrations (Photo #HF6). This unit provides cooling for the staff room and administrative office at the main entrance. The recent computer lab and chapel addition is designed as a split system with a residential Trane furnace and air conditioning units. The art room also features a split system with a residential furnace and air conditioning system.

ELECTRICAL

The electrical distribution system consists of a 400-amp service delivered to 6 sub panels labeled "Boiler", "Kitchen", "Fire Alarm", "Southeast", "Gym", and "Exit". The panelboards observed are in fair, working condition, although they appear to be at the end of their useful lives and should be replaced if the building is planned for long term use.

The boiler subpanel appears to have a circuit marked as unused with tape over the switch, which can be removed from the panel or labeled appropriately if deenergized. The panel marked "9, Computer" is unidentified on the emergency shutoff and includes a note indicating supply for the air conditioning unit.

The interior lighting consists of troffers and fluorescent downlights. These fixtures are being re-lamped with LED bulbs incrementally and provide sufficient lighting. Ceiling fans installed in each classroom also appear to be in working order. Exterior egress lighting is present and appears to be in functional order.

RECOMMENDATIONS

If a significant modification or addition is planned, or if the building has a change in occupancy, some aspects of the building would need to be brought up to current code standards.

Upon review of the construction documents, the existing walls in the facility consist of CMU and brick veneer without any air gap or integral insulation. If the building is required to be in compliance with the current energy code, some adjustments will need to be made.

Currently, the gymnasium is not separated from the adjacent classrooms and corridors by a rated fire barrier. However, the school is just within the square footage limit for an assembly space. To bring the building into compliance with current fire codes as an educational space as opposed to an assembly space, the gymnasium would need to be separated from the adjacent classrooms and corridors by a 1-hour rated fire barrier. The support rooms located at the north of the building would also require separation from the assembly area using a 1-hour rated fire barrier. Compliance would also include providing a rated corridor for egress (including the clerestory corridor windows in each classroom), non-rated door systems, and the glazed partition in the staff room (see Photos #HF7 & HF8 below). The egress width for the exterior doors may need to be increased, depending on the total occupancy of the building. Also, the panelboard in Storage Room 142 has obstructed access. This can be quickly remedied by relocating storage items.

We recommend adding an indicator strip to more clearly identify the edge of the 4" step between the art room and the library. Disconnected cabling mounted on walls could be removed throughout the interior and exterior, where occurs (i.e. decommissioned communication equipment, telecom/data on exterior walls, etc.).

The layout of the locker rooms does not allow for the required ADA turn radius. To bring the building into compliance with ADA, the locker rooms will either need to be remodeled or an additional, accessible locker room will need to be constructed. A few other changes necessary to bring the building into compliance would be replacing knob style door hardware with lever handles, providing an accessible toilet stall in the restrooms, and adjusting the concession counter so it does not protrude as far into the hallway (see Photo #HF9). The art room toilet has an uncovered hole in floor at the cleanout location that could be patched or covered up. The toilet here is also separated from the wall considerably (see Photo #HF10).


Department Legend
CIRCULATION
CLASSROOM
FACULTY
MECHANICAL
RESTROOM
SPECIALTY
STORAGE
2 LIBRARY & ART ROOM
3 SECOND FLOOR PLAN
1 FIRST FLOOR PLAN

Photo #HF1 – Staining and potential infiltration at conductor & downspout.

Photo #HF2 – Horizontal crack in brick veneer

Photo #HF3 – Evidence of ponding on low roof

Photo #HF4 – Floor crack

Photo #HF5– Stage curtain treatment

Photo #HF6– Weathered AHU (northwest)

Photo #HF7 – Non-rated corridor condition

Photo #HF8 – Non-rated corridor condition

Photos – #HF9– Protruding counter

Photos – #HF10– Uncovered opening and toilet location

RECOMMENDATIONS:

VALUE COMPARISON

All of the schools currently serve a very similar number of students and have a similar average number of students per classroom. Each school has a library and a computer lab. All three schools have asbestos somewhere in the building so asbestos abatement would need to be done if it would be disturbed during any future construction. All three schools also have older heating equipment that would be costly to replace. None of the schools are sprinkled.

Table of significant differences:

PROS:

	Trinity Catholic School	Peru Catholic School	Holy Family Catholic School
Commercial Kitchen	✓	X	✓
Air Conditioning (other than window units)	Gymnasium only	Classrooms only	Computer Lab and Chapel only
Accessible Bathrooms	X	✓	X
Accessible Routes	X	X	✓
Ability to easily make ADA Compliant	X	X	✓
Playground	✓	X	Adjacent Park
Stage	X	✓	✓
Full Size Gymnasium	X	✓	X
Separate Cafeteria	X	✓	X
Space for Expansion	X	Replacing Parking	✓
Designated Drop Off	X	✓	X
Number of Classrooms	9 + Adjacent Pre-K	11	10

LIABILITIES:

	Trinity Catholic School	Peru Catholic School	Holy Family Catholic School
Major Wall Repairs	✓	✓	X
Roof Repairs	X	✓	X
Electrical Replacement	✓	X	✓
Mechanical Replacement	✓	X	X
Non-Compliant Storage	✓	X	X

If you are considering expansion of one or more of these schools or significant renovation and remodeling to ready the schools for continued long term use into the future, the following are major items to consider.

A significant addition to a school would trigger a requirement to meet current accessibility code.

Trinity Catholic School poses the most challenges to modernization in terms of code. The two story nature of the site and the configuration of the existing exit stairs mean that bringing this building into compliance with current accessibility and building code would require significant construction work. The internal stairs would have to be replaced, possibly within additions to the building, and an elevator added. Other issues include fire separation of the gym, demolition of the failing storage room. The use of the basement for storage should be addressed regardless of any future plans.

Peru Catholic School does not appear to have room on the site for significant expansion. The building would need an elevator to meet accessibility code. Adding the elevator in a location where it could serve all three floors would mean building it as part of an addition.

In all of the buildings the heating systems are at the end of their life and will increasingly require maintenance and parts that risk becoming difficult to find. If considering a comparison with building new, HVAC, Plumbing, sprinklers and electrical systems account for more than 1/3 of the cost of new school construction. It is reasonable to assume that these buildings would require all new systems within a decade or so if they are to continue to be used.

None of the buildings were designed to have air conditioning. Providing AC via a central plant would be more cost effective, efficient, and reliable than window units. While the space requirements for a central chiller system and distribution could be accommodated, buildings of this age were not designed for air conditioning and may not have the appropriate vapor barriers to ensure condensation does not occur within the structure.

Energy regulations in the US have been gradually tightened over the last few decades. If you are considering long term use of any of these buildings, there is a chance that future changes like reroofing or new windows could trigger requirements for enhanced energy performance.

These buildings have served your community for over 60 years and their general good condition is a testament to good stewardship and quality durable materials. Ensuring that the buildings continue to meet your needs for another 20 years would require very significant investment.

Replacing mechanical, electrical and plumbing systems, adding fire sprinklers, making the changes required to meet accessibility code, making updates to meet current fire code all seem prudent to consider. At Trinity, for example, such changes could easily add up to more than 75% of the cost of a new facility. That cost does not address improved energy efficiency or other improvements to configuration of the space for more efficient programming. It may be worth considering whether the expense is better suited to a new construction project, where you can have more input over the design and character of the school in a way that working with the existing buildings will not allow.

This concludes the assessment report. Please contact me if any further information, questions, clarifications or photo documentation is required. Thank you.

Yours Sincerely,

FARNSWORTH GROUP, INC.

Caius Jennison,
Principal