

*St Francis of Assisi
Ohariu Parish*



Building Maintenance Report on the 3 Presbyteries and Churches owned by the Parish



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Building Maintenance Report on the three Presbyteries and Churches owned by St Francis of Assisi Ohariu Parish

Brief

Trade Mark Construction, Wellington and Brian Hill, Ex-Facilities Manager seconded by the Pastoral Team, have been commissioned by the Pastoral Team to complete a building maintenance report of Parish buildings located at 27 Trebann St, Newlands, 37 Dr Taylor Terrace, Johnsonville and 3 Everest St, Khandallah. The report is based on visual inspections of these buildings.

The findings for each location are listed below and served as the basis for the scope of works to estimate the cost of repairs.

27 Trebann St Newlands

GENERAL DESCRIPTION

The building complex comprises the Presbytery, Church and Hall. They were designed and constructed circa 1976.

As the Presbytery is a single level structure consisting of brick/wooden walls, a lightweight iron roof and concrete foundations it was not seismic assessed in 2012.

The Church and Hall building is also a single level structure. It consists of an entrance foyer accommodating general facilities and a large hall where Church services are held. The building fabric consists of masonry walls, a lightweight iron roof and a solid concrete base. The building's earthquake seismic assessment in 2012 was 64% of the New Building Standard – abbreviated below as NBS.

Both buildings in terms of present maintenance and fittings are in poor condition. Maintenance has been neglected over years due to a lack of funds and not having an apparent proactive maintenance programme in place.

THE NEWLANDS PRESBYTERY

The exterior of the Presbytery is weather tight. However, it needs intensive cleaning and repainting as it is badly stained and the paintwork is flaking. The windows need replacing as seals are missing, some are warped and corrosion is present.

The Presbytery's interior badly needs refurbishing. Paint and wallpaper throughout the house are in poor condition. In some rooms, the ceiling is covered by an asbestos spray texture. In the hall-way the asbestos texture is in the very early stage of breaking down due to water damage. The carpet is thread bare and bubbled in many places. The lino in the kitchen and bathrooms needs replacing due to its age. Fittings in the bathroom, toilet and kitchen need replacing due to age.

The present heating is poor as the gas central heating system has not worked for several years. Condensation is a problem due to the lack of double glazed windows and not having a suitable ventilation system. The level of lighting in a number of rooms also needs to be improved due to age and the condition of fittings.

Presbytery Repairs:

With the visual inspection, the structure seems to be acceptable and the approach followed for the repairs to this dwelling is to bring it in line with the latest standards as far as possible. For this we have identified the relevant trades involved and estimated costs for the activities identified. Please refer to the attached schedule for details.

It would be prudent to mention that the relatively exposed location of the structure would demand the best level of insulation possible to offer a dwelling which would be comfortable, healthy and economical to run. We have not allowed for it in our estimate but it would be feasible to replace all internal linings and insulation to the exterior walls. This upgrading of the wall insulation to the highest level available will be in tandem with the proposed replacement of all the aluminium window joinery to double glazed units.

No allowance has been made for any upgrade to the enclosed entry porch which is deemed to be a rain and wind shelter.

Items to be upgraded

1. Cleaning and coating of external walls
2. Replacement of all aluminium window joinery
3. Removal of suspected asbestos decorated linings
4. Replacement of kitchen cabinetry
5. Replacement of all sanitary ware
6. Replacement of all floor finishes
7. Repairs/replacement of heating system
8. Removal and installation of associated electrical systems and lighting

THE NEWLANDS CHURCH & HALL

The structure of the building is visually sound and the roof structure has been inspected.

The exterior of the Church is not weathertight due to numerous leaks from the roof. The existing leaks to the roof and gutters will deteriorate the supporting structure and need to be rectified as soon as possible. Some of the interior elements like the floor finishes are being damaged due to the leaks.

To fix the problem, the roof and internal gutters need to be completely replaced as they are riddled with holes and corrosion, the walls need to be resealed and repainted and the windows need replacing due to rot and age.

The interior of the Church and Hall needs repainting throughout, the carpet/lino should be replaced due to its age and state of repair. Fittings in the kitchen and bathroom require modernising due to their age and condition.

Disability access via the front entrance should be improved by the installation of an additional hand rail.

The type of roof cladding and the way it is fixed necessitates the replacement of all the roof coverings. All the supporting timberwork should be inspected for water damaged timber and should be repaired. Where the roof covering connects to the parapet walls there are extensive flashings that make these junctions watertight and leads rainwater to the down pipes, these metal flashings and membrane systems need to be replaced at the same time.

The access and edge protection scaffolding needed for the above would create the ideal situation to deal with the entire exterior of the building. It is proposed to clean and re-seal all exterior wall surfaces whilst also replacing the existing aluminium window joinery with new double-glazed units

With a voluminous structure as this, it is difficult to achieve heating but a possible solution would be the installation of infra-red heating which has been successful in similar buildings.

Items to be upgraded

1. Roof covering
2. External cladding
3. Aluminium and timber joinery
4. Internal finishes
5. Replacement of kitchen cabinetry etc.
6. Replacement of sanitary ware
7. Floor finishes

Repair strategy and cost estimate for both buildings are detailed in the attached schedule prepared by Trademark Construction.

SUMMARY

In summary due to the presence of suspected asbestos decorated linings in the Presbytery, which is currently deteriorating, and the leaky roof covering of the church building both buildings could be classified as health and safety risks. As the Church is a public building the degree of risk is greater than the Presbytery. The Church is also regarded as a health and safety risk due to intermittent leaks causing slippery floors.

The estimated total cost of repairs for both buildings as per the attached schedule is \$693,292.66

37 Dr Taylor Terrace Johnsonville

GENERAL DESCRIPTION

The building complex is made up of several buildings of varying age and construction.

The oldest building of the complex is the Presbytery and Parish office. It is a single storey built of brick cavity construction in 1920 with decramastic tile roofing. Due to the 2012 seismic rating of 10%NBS, it was strengthened and remodelled in 2013/14. This increased the NBS to 67% and created space and facilities for accommodating the Parish Office in the building.

The Hall (originally built as the church nave and attached to the first church demolished in the early 1970s) is of timber construction built circa 1930s with the timber floor supported on a concrete piles ring foundation with decramastic tile roofing.

A covered hallway entrance to the south side was added in 1974. Due to its earthquake seismic rating of 34%NBS in 2012, the Hall was strengthened and upgraded in 2015 to 70+%NBS.

The Church building, part of a major alteration in 1974, is attached to the Hall. Its construction is steel portal frames with timber framed infill and brick veneer with a solid concrete floor and decramastic tile roofing. In 2012 the timber walls top was seismically assessed as being 55-60%NBS, the steel portal frames as being 70+%NBS and the timber wall clad with brick veneers as being 100%NBS. It is possible to increase the NBS at a modest cost but this has been put on hold pending a decision on the future of the building.

The church was linked to the Presbytery in 1974 by an enclosed passageway with a flat roof, brick veneer walls and a concrete solid floor. Its NBS is 100%.

THE JOHNSONVILLE PRESBYTERY

The interior and exterior of the Presbytery, including associated fittings, are in very good condition due to the recent refurbishment. However, in the next 5 to 10 years some appliances in the kitchen will need to be replaced and an upgrade of the laundry will also be required. Weather protection to the back entrance could also be improved.

The Presbytery as a brick structure has mostly been upgraded and is visually sound. The timber windows are however single glazed and could be partly replaced with double glazed aluminium insert units to assist with the degree of comfort and heating. No allowance has been made for the above and the only items scheduled are those specifically requested or those not done during the last upgrade:

Items to be upgraded

1. Kitchen cabinetry and equipment
2. Re-fit of laundry equipment and sanitary fittings
3. Addition of a weather porch to the back-door entrance

THE JOHNSONVILLE CHURCH & HALL:

The interior, exterior and fittings of the Church, Hall and passageway are in very good condition due to the refurbishments in recent years. However, the wooden floor in the Hall needs sanding and resealing. In the coming years, fittings in the toilets and kitchen will need upgrading due to their age and possible greater use of the facilities.

The Hall has on the whole been upgraded apart from the service areas to the Hall. In this instance, the strategy is to create new and fresh service areas that are more functional and reduce maintenance to the existing fixings.

The timber floor to the Hall was not re-finished with the previous upgrade and should be done now to be in keeping with the rest of the Church.

As per the seismic strengthening report, new steel horizontal beams need to be installed to the Church structure to bring it up to the desired level. This will mean that some of the existing finishes will need to be removed and replaced in keeping with the overall aesthetics of the partially upgraded interior.

Items to be upgraded

1. Steel structure
2. Glazing to window joinery
3. Floor finishes to hall, toilets and kitchen
4. Replacement of sanitary ware
5. Replacement of work benches to kitchen cabinetry

Repair strategy and cost estimate is detailed in the attached schedule prepared by Trademark Construction.

SUMMARY

In summary, these buildings seem to be visually in good repair and are functioning well. With the upgrades that have been made to date, they do not pose an immediate health risk but it would be prudent to implement the seismic strengthening as per the report.

The estimated total cost of repairs for both buildings as per the attached schedule is \$91,383.60.

3 Everest St Khandallah

GENERAL DESCRIPTION

The building complex comprises of the Presbytery and Church. The Presbytery was built in 1972. It comprises a two storey light frame with a heavy concrete roof, cedar wooden walls with brick veneer and concrete foundation. In 2012 the building was assessed as being 64%NBS subject to further investigation of the condition and density of the brick wall ties to the masonry veneer, particularly the two storey section adjacent to the garage.

The Church was designed and constructed in 1965. It is a single storey building with cavity brick perimeter walls, steel portal frames, light weight iron roof and a concrete slab floor. A detailed assessment of the earthquake seismic capacity of the building was completed in 2005. The assessment showed that the seismic capability of the building was limited by the out-of-place brick capacity of various brick walls which achieved between 10 and 25%NBS. Following extensive strengthening of the structure in 2013/14, the seismic capacity increased to 80%NBS

THE KHANDALLAH PRESBYTERY

The exterior of the Presbytery is not weather tight and is in poor condition. Water is leaking through the wooden and brick veneer panelling and from many windows. At this stage, there is uncertainty about the condition of the wooden framing but, regardless of this concern, the exterior cladding needs replacing. In addition, the wooden windows need replacing due to their age, warping and possible rot. The roof needs cleaning and recoating to prevent further wear and tear. Timber framed doors should be replaced along with the windows as they contain single glazed panels and side lights. This will assist in preventing condensation as well as improving heating and comfort.

The garage doors need to be removed and replaced due to corrosion.

The interior of the Presbytery is generally in good condition but in a few years, it will need repainting. The fittings in the bathrooms and toilets will also require replacing at some stage.

Due to wear and tear the carpet and lino in the Presbytery needs replacing.

The design details of this building have created many issues which, by today's standards, would attract a lot of scrutiny to comply with weather tightness around cladding details and general exterior elements. Our repair strategy is therefore to repair and replace the minimum number of items to achieve a serviceable building that addresses the suspected and deteriorated elements. However, it must be mentioned that due to the proposed work to the external weatherproofing systems, Council might insist, as they have in many other cases, that all the suspected elements be addressed. We have not made allowance for all these elements in our estimate but hope that those that have been captured will be accepted by Council as sufficient.

An example of this would be if Council wants the replacement cladding to be a cavity system. This would mean that the existing design without an eave to the roof structure would have to be altered to accommodate this detail.

We have allowed for the increase of the level of insulation by replacing insulation to the timber clad exterior walls and replacing all window joinery with double glazed aluminium units. A noticeable detail of the building structure is the cables etc present on the surface of the exterior walls rather than enclosed in the structure and the cladding. This is mostly aesthetical but electrical circuits etc. will best be protected in the structure of the wall. Some of this will be achievable when the new cladding is placed.

The concrete structure is visually sound with some water leaks present in the basement which we believe will be addressed with the proposed replacement of items. The concrete foundation in the back south east end of the building needs jacking up to fix some floor subsidence. It will need to be an engineer's design which has been done extensively in Christchurch after the earthquake damage.

The leaks around the existing distribution board are of concern and should be fixed as soon as possible to prevent any health and safety incident such as electrocution.

Items to be upgraded

1. Recoating of roof covering
2. Replacement of roofing membranes
3. Replacement of cedar wall cladding
4. Replacement of timber and aluminium window joinery
5. Internal linings and finishes
6. Floor finishes
7. Electrical system/distribution board
8. Garage doors

THE KHANDALLAH CHURCH & HALL/FOYER

The exterior of the Church is not water tight. Due to the design of the roof it is leaking in several places. To fix the problem (especially over the foyer) the roof needs to be pitched and the iron replaced. External wooden windows and the associated framing needs to be replaced due to rot and leakage through the butynol membrane.

The wood panelling also need repainting due to the appearance of cracks and flaking.

The interior of the Church is in good condition but toilet fittings could be modernised. Ceiling linings in the foyer need replacing due to water damage. with this structure is to remove problematic elements and to eliminate leaks and further deterioration of currently sound areas.

The added entry lobby has a number of elements which need to be altered to achieve a dependable watertight exterior. The strategy therefore allows for what we believe can be looked at and altered. The intricacies of the roof with the formed roof lights rely on membranes to cover suspect details and this will be well scrutinised by Council to meet

the code. If standard details that have been well tested and fall within accepted solutions are not used it could lead to time consuming peer reviews with its own ramifications. The approach is therefore to remove the existing roof structure to the lobby and replace it with a more conventional design.

The window frames to the lobby confirm leaks and condensation problems which would be addressed by re-installing or replacing with double glazed aluminium joinery for insulation and proper sealing.

Items to be upgraded

1. Roof covering to entrance
2. Roof structure to entrance
3. Aluminium window joinery to entrance and side windows of church
4. Internal linings and finishes to entrance lobby

Repair strategy and cost estimate is detailed in the attached schedule prepared by Trademark Construction

SUMMARY

In conclusion, the Presbytery in its current state is a health & safety risk with the leaks close to the distribution/meter board located in the basement. Some of these leaks appear to have found their way to the electrical distribution board.

As a public building the Church is also regarded as a health and safety risk due to intermittent leaks causing slippery floors.

The estimated total cost of repairs for both buildings as per the attached schedule is \$382,496.85.

Signed 

Louis Schraader - Quantity Surveyor
TradeMark Construction LTD



Brian Hill
Ex Facilities Manager

Newlands



PROJECT: Presbytery and Church

SITE: 27 Trebann Street

Date

15/05/2017

NO

DISCRIPTION

ESTIMATE

NO	DISCRIPTION	ESTIMATE
	<u>PRESBYTERY</u>	
<u>1</u>	Roof Cladding	\$ -
	1.1 No allowance for any repairs	
<u>2</u>	External walls	\$ 10,127.04
	2.1 Clean existing brick walls	
	2.2 Paint existing brick walls	
<u>3</u>	Aluminium joinery	\$ 44,352.00
	3.1 Remove existing single glazed aluminium windows and replace with double glazed aluminium joinery	
<u>4</u>	Internal linings and finishes	\$ 23,999.36
	4.1 Remove and replace suspected GIB ceilings	
	4.2 Decorate existing walls and new ceilings	
<u>5</u>	Kitchen	\$ 22,176.00
	5.1 Allowance to replace existing cabinetry	
	5.2 Allowance to replace kitchen fittings	
<u>6</u>	Bathrooms and plumbing	\$ 14,784.00
	6.1 Remove and replace all plumbing fittings to bathrooms	
<u>7</u>	Floor finishes	\$ 14,168.00
	7.1 Remove and replace floor finishes to bath and kitchen	
	7.2 Remove and replace kitchen floor finishes	
<u>8</u>	Heating Systems	\$ 12,320.00
	8.1 Allowance to inspect / repair / install heating system	
<u>9</u>	Electrical system	\$ 3,080.00
	9.1 With removal of ceilings - allowance to repair and install new light fittings all-over	
<u>10</u>	Site works	\$ -
	TOTAL VALUE OF ESTIMATE	\$ 145,006.40
	GST	\$ 21,750.96
		\$ 166,757.36
	<u>CHURCH HALL</u>	
<u>13</u>	Roof cladding	\$ 195,888.00
	13.1 Scaffold to all facades to accommodate edge protection and wall finishes	
	13.2 Removal of existing sheeting	
	13.3 Removal and replacement of damaged timber sarking and purlins	
	13.4 Installation of new insulation , underlay and sheeting	
	13.5 Removal and replacement of all flashings to walls etc.	
	13.6 removal and replacement of membrane linings to gutters and flashings	
<u>14</u>	Internal guttering and parapet wall flashings / included above	\$ -
<u>15</u>	External cladding	\$ 39,670.40

Newlands

PROJECT: Presbytery and Church

SITE: 27 Trebann Street



Date

15/05/2017

NO

DISCRIPTION

ESTIMATE

	15.1	Remove and replace damaged fibre board cladding		
	15.2	Clean and seal coat exterior of block facades		
16		Aluminium & Timber joinery		\$ 59,136.00
	16.1	Remove and replace deteriorated timber and aluminium joinery with new double glazed units		
17		Internal linings and finishes		\$ 61,821.76
	17.1	Re-decorate internal linings		
18		Kitchens		\$ 12,320.00
	18.1	Replace existing kitchen joinery		
19		Bathrooms / fittings and plumbing work		\$ 14,414.40
	19.1	Remove and replace existing plumbing fittings		
20		Floor finishes		\$ 61,205.76
21		Heating systems		\$ -
22		Electrical systems		\$ -
23		Site works		\$ -
24		Scaffold		\$ 13,400.46
		TOTAL VALUE OF ESTIMATE		\$ 457,856.78
		GST		\$ 68,678.52
				\$ 526,535.30

St Peter & Pauls



PROJECT: Church and Offices
SITE: 37 Dr Taylor Terrace

Date 15/05/2017

NO **DISCRIPTION** **ESTIMATE**

NO	DISCRIPTION	ESTIMATE
	PRESBYTERY / PARISH OFFICE BUILDING	
1	Roof covering & rainwater systems	\$ -
2	Exterior cladding	\$ -
3	Aluminium and Timber joinery	\$ -
4	Interior linings and finishes	\$ -
5	Kitchen	\$ 17,679.20
6	Bathrooms , Laundry and plumbing work	\$ 5,223.68
7	Floor finishes	\$ -
8	Electrical systems	\$ -
9	Heating systems	\$ -
10	Site works	\$ -
11	Weather porch at back door	\$ 6,160.00
	TOTAL VALUE OF ESTIMATE	\$ 29,062.88
	GST	\$ 4,359.43
		\$ 33,422.31
	CHURCH AND HALL FACILITIES	
13	Structure / Steel Beams to Church	\$ 19,724.32
14	Roof Covering and rainwater systems	\$ -
15	Exterior cladding	\$ -
16	Aluminium and Timber joinery	\$ 2,464.00
17	Interior linings and finishes	\$ -
18	Floor Finishes to Hall, Kitchen & toilets	\$ 10,533.60
19	Toilets & plumbing work	\$ 11,272.80
20	Kitchen cabinetry upgrade / tops & sink	\$ 6,406.40
	TOTAL VALUE OF ESTIMATE	\$ 50,401.12
	GST	\$ 7,560.17
		\$ 57,961.29

Khandallah



PROJECT: Presbytery and Church
SITE: 3 Everest Street Khandallah

Date 15/05/2017

NO **DISCRIPTION** **ESTIMATE**

NO	DISCRIPTION	ESTIMATE
	<u>PRESBYTERY</u>	
<u>1</u>	<u>Roof covering & Rainwater system</u>	\$ 26,949.44
	1.1 Clean existing tiled roof and coat	
	1.2 Replace existing Butynol membrane to dormer windows & gutter	
	1.3 Remove and re-install spouting and downpipes to accommodate new cladding	
<u>2</u>	<u>Exterior cladding</u>	\$ 80,171.62
	2.1 Remove and replace Cedar cladding	
	2.2 Remove and re-do junction flashing to brick work	
	2.3 Remove and replace brick veneer cladding with timber framing and new cladding	
<u>3</u>	<u>Structure</u>	\$ 17,808.00
	3.1 Allow to expose , jack foundations and stabilise	
	3.2 Repair water access to walls from basement slab edge	
<u>4</u>	<u>Aluminium and Timber joinery</u>	\$ 47,488.00
	4.1 Remove and replace all window frames with aluminium frames , double glazed	
	4.2 Remove all exterior timber door frames and replace with double glazed aluminium joinery	
<u>5</u>	<u>Internal linings and finishes</u>	\$ 20,657.28
	5.1 Replace some linings to bathrooms	
	5.2 Gib stopping and paint to all internal walls	
<u>6</u>	<u>Kitchen</u>	\$ 2,671.20
	6.1 Remove all cabinet work tops and replace with Formica tops and new sink	
<u>7</u>	<u>Bathrooms & plumbing</u>	\$ 22,556.80
	7.1 Remove all bathroom fittings and install new.	
	7.2 New fitting to kitchen sink	
<u>8</u>	<u>Floor finishes</u>	\$ 31,983.17
	8.1 Remove existing finishes to bathrooms and replace	
	8.2 Remove existing finishes to kitchen and replace	
	8.3 Remove existing carpet to floors and replace	
<u>9</u>	<u>Electrical system</u>	\$ 5,342.40
	9.1 Replace meter and Distribution board	
	9.2 Place external circuits into framing with re-clad	
<u>10</u>	Heating systems	\$ -
<u>11</u>	Site works	\$ -
<u>12</u>	<u>Garage doors</u>	\$ 4,273.92
	12.1 Remove and replace existing	

Khandallah



PROJECT: Presbytery and Church
SITE: 3 Everest Street Khandallah

Date 15/05/2017

NO	DISCRIPTION	ESTIMATE
	TOTAL VALUE OF ESTIMATE	\$ 259,901.82
	GST	\$ 38,985.27
		\$ 298,887.10
	CHURCH BUILDING	
<u>14</u>	Roof covering	\$ 22,509.31
14.1	Remove and replace roofing to entrance foyer and lobby area including roof lights	
<u>15</u>	Exterior cladding	\$ -
<u>16</u>	Structure	\$ 12,821.76
16.1	Remove existing roof structure to entrance foyer and replace	
<u>17</u>	Aluminium and Timber joinery	\$ 28,825.22
17.1	Remove and replace timber windows to church and replace with aluminium joinery	
17.2	Remove and replace timber windows to foyer with aluminium joinery	
<u>18</u>	Internal linings and finishes	\$ 8,547.84
18.1	New linings to ceiling in foyer.	
<u>19</u>	Kitchen and bathrooms	\$ -
<u>20</u>	Floor finishes	\$ -
<u>21</u>	Electrical system	\$ -
<u>22</u>	Heating system	\$ -
<u>23</u>	Site works	\$ -
	TOTAL VALUE OF ESTIMATE	\$ 72,704.13
	GST	\$ 10,905.62
		\$ 83,609.75

Maintenance report on buildings owned by St Francis of Assisi Ohariu Parish

To St Francis of Assisi, Ohariu Parish

I have read through the report and had a quick look at the estimated costs.

The report is quite general in its commentary.

There is some confusion in the introduction sections referring to various buildings but them coming back to the buildings under heading which is good.

I suggest that maintenance items and upgrade items should be kept separate.

Priorities will be important for the parish so I suggest that the work be prioritised, possibly with reasons for the priority rating. This can be done by adding a year that you recommend the work be done.

The cost estimates appear to be reasonable (even a little light) for the work described, it is prudent to add a contingency sum (say 10%) plus an allowance for design, consent and management (if applicable).

I also suggest that the costs be apportioned to the work (or the job) rather than in a trade by trade format, this will help the committee to see the cost of the various items of work (like a shopping list).

With reference to the seismic report a suggestion would be to note if they are IEP's (Initial Evaluations) or DSA's (Detailed Assessments) – they may all be DSA's which would mean that the info is reasonably reliable, if they are IEP's then it is wise to get DSA's.

Regards,

David Monastra

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