



**LIMITED PROPERTY CONDITION EVALUATION REPORT  
ST. MARY CHURCH  
510 PROSPECT AVENUE  
ALMA, MICHIGAN**

*Prepared for*

**DIOCESE OF SAGINAW  
5800 WEISS STREET  
SAGINAW, MICHIGAN 48603  
ATTN: MS. STEPHANIE FLYNN**

May 24, 2019  
Project No. 14250S-1-196

AKTPEERLESS		St. Mary Church - Alma					AKT Project No. 14250s-1-196 Diocese of Saginaw, Vicariate 5	
<b>Facility Address:</b>		510 Prospect Avenue					AKT Project No. 14250s-1-196 Diocese of Saginaw, Vicariate 5	
<b>Facility City:</b>		Alma, Michigan					FACILITY SCORE 1 5 = Excellent 4 = Above Average 3 = Satisfactory 2 = Below Average 1 = Poor	
<b>Building Use:</b>	<b>Building ID</b>	<b>Size (ft2)</b>	<b>Age/Date</b>	<b>EUL = Effective Useful Life</b> <b>RUL = Remaining Useful Life</b> <b>UST = Underground Storage Tank</b> <b>RTU = Roof Top Unit</b>				
Church	A	11,700	50 / 1969					
Rectory	A	5,000	50/1969					
Property Acreage		2.64						
<b>Roofing Systems</b>								
	<b>Building ID</b>	<b>Condition</b>	<b>Construction</b>	<b>Age/EUL</b>	<b>RUL</b>	<b>Size (ft2)</b>	<b>Unit Cost/Replace</b>	<b>Capital Expense</b>
Church	A	Poor	Asphalt Shingle	20	0	4,200	\$10.00	\$42,000
		Poor	Membrane (w/downspout replacement)	20	0	7,500	\$10.00	\$75,000
		Poor	Ballasted Membrane	20	0	565	\$6.00	\$3,390
Rectory	A	Poor	Soffits	20	0	4,175	\$25	\$104,375
		Poor	Membrane	20	0	5,000	\$10	\$50,000
<b>Heating Systems</b>								
	<b>Building ID</b>	<b>Condition</b>	<b>Fuel</b>	<b>Age/EUL</b>	<b>RUL</b>	<b>Size (BTU)</b>	<b>Unit Cost/Replace</b>	<b>Capital Expense</b>
Church	A	Fair	Natural Gas	14	6	320,000 (2 Units)	\$0	\$0
Church /Rectory	A	Fair	Natural Gas	23	0	125,000 (2 Units)	\$3,300	\$6,600
<b>Cooling Systems</b>								
	<b>Building ID</b>	<b>Condition</b>	<b>Fuel</b>	<b>Age/EUL</b>	<b>RUL</b>	<b>Size (Tons)</b>	<b>Unit Cost/Replace</b>	<b>Capital Expense</b>
Church/Rectory	A	McQuay /Fair	Electricity	20	6	10	\$0	\$0
		York / Poor	Electricity	20	0	10 Ton (2 Units)	\$12,000	\$24,000
		Lennox / Good	Electricity	20	12	3	\$0	\$0
<b>Exterior Masonry/Concrete/Walls</b>								
	<b>Building ID</b>	<b>Condition</b>	<b>Comment</b>	<b>Age/EUL</b>	<b>RUL</b>	<b>Size (ft2)</b>	<b>Unit Cost/Replace</b>	<b>Capital Expense</b>
Church/Rectory	A	Poor	Re-painting/ Replacement recommended for exterior concrete block/metalfascia surfaces	50	0	6,100	\$7.00	\$42,700
		Poor	Masonry (tuckpoint)	50	0	6,100	\$6.00	\$36,600
		Poor	Concrete Vestibule	50	0	1,500	\$25	\$37,500
		Poor	Paint/Stain wood surfaces	50	0	2,000	\$3.00	\$6,000
		Poor	Remove Lead Based Paint	50	0	6,100	\$15	\$91,500
		<b>Optional Addition</b>	<b>Veneer (Optional)</b>	<b>50</b>	<b>0</b>	<b>6,100</b>	<b>\$17</b>	<b>\$103,700</b>
<b>Church Interior</b>								
	<b>Building ID</b>	<b>Condition</b>	<b>Comment</b>	<b>Age/EUL</b>	<b>RUL</b>	<b>Size (ft2)</b>	<b>Unit Cost/Replace</b>	<b>Capital Expense</b>
Church	A	Poor	Mold Abatement	N/A	N/A	Complex wide	\$35,000	\$35,000
	A	Poor	Plaster ceiling Replacement	50	0	11,700	\$7.00	\$81,900
	A	Poor	Ceiling substrate/structure repairs	50	0	11,700	\$15.00	\$175,500
	A	Poor	Insulation Replacement	50	0	11,700	\$2.50	\$29,250
	A	Poor	Carpet replacement	50	0	11,700	\$6.00	\$70,200
<b>Parking</b>								
	<b>Building ID</b>	<b>Condition</b>	<b>Comment</b>	<b>Age/EUL</b>	<b>RUL</b>	<b>Size (ft2)</b>	<b>Unit Cost/Replace</b>	<b>Capital Expense</b>
Church and Rectory		NA	Surface Parking Along Street	N/A	N/A	N/A	\$0.00	\$0
							<b>TOTAL</b>	<b>\$911,515</b>
							<b>TOTAL</b>	<b>\$1,015,215</b>
<b>WITH OPTIONAL VENEER INSTALLATION</b>								
<b>Electrical Systems</b>								
	<b>Building ID</b>	<b>Volts</b>	<b>Amperage</b>	<b>Adequate</b>				
Church	A	120/240	600	Yes				
<b>Lighting Systems</b>								
	<b>Building</b>	<b>Type</b>	<b>Size</b>	<b>Adequate</b>				
Church	A	LED	Varies	Yes				
<b>Window Systems</b>								
	<b>Building ID</b>	<b>Type</b>	<b>Insulation</b>	<b>Condition</b>				
Church	A	Storefront	Single Pane	Poor				
<b>Door Systems</b>								
	<b>Building ID</b>	<b>Type</b>	<b>Insulation</b>	<b>Condition</b>				
Church	A	Wood	Hollow	Fair				
<b>Life Systems</b>								
	<b>Building ID</b>	<b>Perimeter Alarm</b>	<b>Fire Alarm</b>	<b>Fire Extinguishers</b>	<b>Smoke Detectors</b>	<b>Emergency Lights</b>	<b>Sprinkler</b>	
Church	A	No	No	Yes	No	Yes	No	

## St. Mary Church (Alma): Project Summary

AKT Peerless Environmental Services (AKT Peerless) was retained to perform a Limited Property Condition Evaluation (PCE) for a site located at 510 Prospect Street, Alma, Michigan, presently known as Saint Mary Church. A site inspection was performed on May 14, 2019, where Father Nate Harburg provided site access and aided in answering questions that arose during the visit.

The Saint Mary Church complex was constructed in 1969 and consists of the Church, Rectory, and adjacent Catholic school. The complex encompasses an entire city block. The Church seats approximately 700 and is under a central spire. The Church design consists of a series of interlocking circular modules. The Rectory consists of an "L" shaped wing that extends from the rear of the Church. The main entrance of the Church is located beneath a low-sweeping concrete arch. The Church and the Rectory were included in this evaluation. Neither building is currently in use.

The exterior of the Church is constructed of concrete block. A series of small square windows that contain multi-colored panels of stained glass are located on the rear wall of the Church. A patterned metal fascia extends around the perimeter of the Church and Rectory.

In general, the roofing systems associated with the buildings were observed to be in poor condition. The roof surfaces of the spires located above the Church are asphalt shingles, which appear to be in poor condition. The remaining surface of both the Rectory and Church are of mechanically fastened or ballasted membrane design and installation. Ponding and poor drainage was observed on the flat membrane areas of the roof. Extensive areas of leaks were observed inside the Church, with lesser evidence in the Rectory. Roof drainage at the Church is facilitated by downspouts that extend from the roof through the overhang and past the soffits. Below the soffits, water moving through the downspouts free falls from between 5 and 10 feet to the ground surface. Observable areas of the building soffits indicates this part of the building is in very poor condition with widespread water damaged wood and exposed/open areas. Reportedly, these exposed/open areas allowed the building to be infested by bats but the penetrations could allow for other animals (i.e., birds, squirrels, racoons, etc.) to enter and live in attic areas.

Due to the condition, roof system, downspout and extensive soffit restoration is recommended.

The Church is heated by two (2) Reznor forced hot air units and the Rectory is heated by two (2) Rheem forced hot air units. The two (2) Reznor units were installed in 2006, are in good condition and within the effective useful life (EUL). Although in good condition, regular preventative maintenance may extend these units beyond the EUL. The two (2) Rheem units were installed in 1996 and have reached the end of the respective EUL. While the Rheem units servicing the Rectory are currently in working order, due to the age, replacement should be considered.

The cooling units consist of one (1) McQuay, two (2) York, and one (1) Lennox ground mounted cooling units, all located on the north side of the Rectory. The McQuay cooling unit was installed in 2007 and is in good condition and well within the EUL. The two (2) York cooling units are in poor condition and have reached the end or are beyond the EUL. The Lennox unit is a 2012 model in good condition and well within the EUL. Due to the time of year and building status, the air conditioning units were not operational. If the building status changes to active, replacement and/or repairs of the cooling units will likely be required.

The building exterior is of painted concrete block construction with a metal fascia that extends around the perimeter of the structure. Overall, the exterior surfaces of the buildings are in poor condition. Concrete blocks exhibit some longitudinal cracking, paint is chipped and peeling, and it was reported by parish personnel that a brick veneer was planned for the original construction but was never installed. Removal of the possible lead-based paint, re-painting the entire masonry exterior, refurbishing and possible replacement of entire perimeter fascia are recommended. For improved exterior appearance, installation of a brick façade could be considered as a capital improvement.

There is also a concrete vestibule over the main entrance to the Church that is in poor condition. During the site reconnaissance, exposed, rusted reinforcement rod was observed, and parts of the vestibule overhang are delaminating from the substrate and falling. This is both a visual concern and potential safety hazard. The vestibule will require extensive repair or replacement due to safety concerns.

The exterior doors are of wood construction and appear to be in fair condition but all require refinishing by paint or stain. Oil staining from leaking door actuators was observed, which may require some localized repair or replacement.

The interior plaster ceiling of the Church is in poor condition and will require repair and or replacement, largely due to water damage from roof leaks. Observation of the plaster and substrate suggests there is widespread damage to the ceiling structure throughout the Church. Water intrusion has also likely damaged much of the building insulation between the ceiling and roof deck. Along with ceiling support repairs, replacement of building insulation will probably be required. AKT Peerless did collect a single sample of the ceiling plaster to determine if any asbestos was present. That single sample did not detect any asbestos. Please note, this is not and was not intended to be an asbestos survey, simply a preliminary determination of potential asbestos concerns. Any renovation or demolition of the building should include a detailed and complete asbestos survey and inspection. The Church area, including the pews, and the Rectory are covered by a carpet that appears to be original to the building construction. Some of the carpet is water damaged from roof leaks, years of use (most carpet has a 7 to 10-year EUL). Replacement of the carpet due to age, water damage (mold), and animal droppings from prior bat infestation is strongly recommended.

Mold was observed in the Rectory basement and garage and is likely present in areas above the ceiling in the Church. Before either structure is regularly occupied, a complete mold survey and abatement are recommended.

Other systems such as electric, lighting, windows, doors, and life safety appear to be adequately servicing the facility.

**ATTACHMENT**

**RECONNAISSANCE PHOTOGRAPHS**



**View of St. Mary's Church, Alma.**



**View of carpeted Church pews.**



**View of membrane roof with ponding.**



**View of vegetation in roof drain.**



**View of damaged roof flashing.**



**View of ponding at roof drain.**



View of steeple roof with missing shingle.



View of roof leak in Rectory.



View of ageing (degraded) Church steeple.



View of damaged soffit and inadequate roof drain.



View of damaged soffit and inadequate roof drain.



View of oxidized (rusting) fascia and damaged soffit at Church.



View of boilers for Church.



View of forced hot air furnaces for Rectory.



View of damaged block wall at the Church with stress crack.



View of water infiltration area in Rectory basement.



View of damaged block wall at the Church with stress crack.



View of damaged block Church wall with stress crack.





View of delaminating concrete at Church entrance.



View of delaminating concrete at Church entrance.



View of soffits requiring paint at Rectory.



View of typical single pane window.



View of damaged wood soffit and insulation.



View of damaged soffit at Rectory.



Property Photographs  
510 Prospect Street  
Alma, Michigan

Taken by: R. Lambdin  
Date: 5/14/2019

Project No: 142505



View of damaged plaster in the Church.



View dated carpet with water damage in Church.



View of damaged plaster in Church.



View dated carpet with water damage in the Church.



View of water damaged ceiling plaster in the Church.



View of failing plaster in Church.



View of mold in the Rectory basement.



View of mold in the Rectory garage.



View of emergency light at Church basement stairs.



View of water damaged ceiling tile in Rectory basement.



View of Church entrance doors, requires refinishing.



View of entrance doors, requires refinishing.