

SAINT PETER AND PAUL FEASIBILITY ASSESSMENT

SUMMARY

The St. Peter and Paul Church, formerly the Everlasting Covenant Church, property on Larimer Avenue in the East Liberty neighborhood of Pittsburgh has been abandoned for a number of years. The site presently contains three buildings: the Church structure with frontage on Larimer Avenue, its connecting 2-1/2-story Rectory set back from Larimer Avenue, and a separate 3-story School at the rear of the property.

The Church structure has been deteriorating since it was closed and has incurred damage from weather both inside and outside. Proposals over the years have sought to renovate the building for religious purposes, however for various reasons none of these efforts have gone forward. The School structure, which is in better physical condition, has received more interest as recently as a few years ago when Edison Schools entertained a serious proposal (since abandoned) for a new charter school in the renovated building. That proposal did not include renovation of the Church or Rectory structures.

This report is a compilation of two reports that have assessed the physical condition of the structures; priced the cost of securing and weather protecting the buildings until a buyer could be found; developed four Options for improvements to one or all of the structures, including core and shell, restaurant, office, and apartment occupancies; and priced each of the options as well as demolishing all buildings for other site development. The first report provided an assessment of the physical and structural integrity of the three buildings and the cost to secure and weather protect the buildings. This final report includes the design development of the Options and a full range of cost estimates, including demolishing the buildings, for these improvements.

In addition to the high costs associated with the improvement of any of the three structures, required parking for several of the Option uses (restaurant, office, and apartments) will preclude full site development without securing either a full waiver or partial waiver of the required parking.

Cost Estimate Summaries

(Totals of All Three Structures) (See respective descriptions for further cost breakdowns)
(Cost Estimates provided by Mistick Construction)

Demolition Option	\$ 705,450
Secure and Weather-Protect the Structures	\$ 196,917*
Core and Shell Improvements	<u>5,779,601</u>
Total Base Buildings:	\$ 5,976,518
Plus Improvements:	
Restaurant Improvements Option	\$ 3,443,750
Office Improvements Option	\$ 3,870,447
Apartments Improvements Option	\$ 6,014,382

(* Does not include scaffolding to weather protect the steeples @ \$100,000)

This report contains the following:

- Descriptions of Use Options with Cost Estimates
- Report of the Physical Inspection/Investigation of the Structural Integrity of the Buildings
- Cost Estimate for Securing and Weather Protecting the Buildings
- Cost Estimates for Core and Shell Improvements, Use Options, Demolition Option
- Structural Engineer's Report
- Existing Site and Church Plans
- Photographs

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DEMOLITION OPTION

The cost to take down the three buildings and render the site usable for other uses is outlined below. The estimate does not account for asbestos or other hazardous materials.

Cost Estimate Demolition

Church Building	\$	305,550
Rectory Building		60,540
School Building		<u>339,360</u>
Total	\$	705,450

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CORE AND SHELL

All three buildings are priced for this Option. Building services, code compliance, and ADA compliance form the basis for this pricing. No tenant or occupancy type improvements are included.

Church Building

The Church is left intact with this option and improvements made as described above with the intention of retaining the building for a new future use. New restrooms are added near the entrance on the Ground Floor. A wheelchair ramp is added alongside the front entrance.

Gross Building Square Footage

Floor 1	10,405 sf
Choir Loft	<u>NA sf</u>
Total	10,405 sf

Cost Estimate Church

Secure and Enclose Building: Church	\$ 96,038
Core and Shell Renovations: Church	<u>3,064,807</u>
Total	\$ 3,160,845

Rectory Building

The building is brought up to code and new services are added with the intention of retaining the building for a new future use.

Gross Building Square Footage

Floor 1	2,565 sf
Passageway	493 sf
Floor 2	<u>2,565 sf</u>
Total	5,623 sf

Cost Estimate Rectory

Secure and Enclose Building: Rectory	\$ 51,731
Core and Shell Renovations	<u>557,828</u>
Total	\$ 609,559

School Building

Similar to Rectory Building

Gross Building Square Footage

Floor 1	6,650 sf
Floor 2	6,170 sf
Floor 3	<u>6,170 sf</u>
Total	18,990 sf

Cost Estimate School

Secure and Enclose Building: School	\$ 40,420
Core and Shell Renovations	<u>2,156,965</u>
Total	\$ 2,197,385

Total Church	\$ 3,160,845
Total Rectory	609,559
Total School	<u>2,197,385</u>
Total All Buildings	\$ 5,967,789

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OFFICE OPTION

Only the Church Building is utilized for this Option, however a cost estimate is provided for all three buildings being converted to office uses.

Church Building

Two new floors are added within the nave, vertically spaced to match with the existing stain glass window locations. An elevator is added near the front entrance, the east steeple tower converted to a fire stair and a new stair tower added toward the altar end. New windows are opened around the altar end of the building. Men's and women's restrooms are installed in the west tower area on all floors.

Net Rental Space	
Floor 1	6,900 sf
Floor 2	6,150 sf
Floor 3	<u>3,250 sf</u>
Total	16,300 sf

Rectory Building

The building is demolished in this option.

School Building

The building is demolished in this option.

Parking

The School and Rectory areas are used for parking. Office uses require 1 space for every 500 sf. of occupancy above 2500 sf. = 28 spaces.

Cost Estimate (Church Only)

Demolish Rectory Building	\$ 60,540
Demolish School Building	339,360
Secure and Enclose Buildings: Church	96,038
Core and Shell Renovations: Church	3,064,807
Office Occupancy Fit-Out: Church	<u>1,665,950</u>
Total	\$ 5,226,695

Cost Estimate (All Buildings)

Secure and Enclose Buildings	\$ 196,917
Core and Shell Renovations	5,779,601
Office Occupancy Fit-Out	<u>3,870,447</u>
Total	\$ 9,846,965

Parking (All Buildings Option)

Issue: Almost no capacity on site for parking.

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RESTAURANT OPTION

The Church and the Rectory Buildings are utilized for this Option.
The Rectory is demolished. Basic services are provided for the cores and shells of remaining buildings.

Church Building

The Church is left intact with this option, however the choir loft is not renovated or used. New restrooms are added near the entrance. A wheelchair ramp is added alongside the front entrance

Net Rental Space	
Floor 1	8,375 sf
Total	8,375 sf

Rectory Building

The Rectory is renovated for a ground floor kitchen with final prep located in the passageway between the Rectory and the Church. The upper floors are used for administrative offices.

Gross Rental Space	
Floor 1	2,910 sf
Floor 2	2,910 sf
Total	5,825 sf

School Building

The building is demolished in this option.

Parking

The school building area is used for patron parking. Restaurant uses require 1 space for every 200 sf. of restaurant use = 71 spaces. Issue: Not enough room on the site to accommodate the parking requirement.

Cost Estimate (Church and Rectory)

Secure and Enclose Building: Church	\$ 96,038
Secure and Enclose Building: Rectory	51,731
Core and Shell Renovations: Church	3,064,807
Core and Shell Renovations: Rectory	557,828
Restaurant Occupancy Fit-Out	3,443,750
Demolish School	<u>339,360</u>
Total	\$ 7,553,517

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RESIDENTIAL APARTMENT OPTION

All three buildings are utilized for this Option. Total 34 units.

Church Building

Two floors are added within the nave. An elevator is added near the front entrance, the east steeple tower converted to a fire stair and a new stair tower added near the altar end. New windows are installed around the altar end of the building.

The units are larger than typical due to the low number and wide spacing of the existing window openings. The building code requires that each occupied space (living room, bedroom) have a window. Consequently it becomes prohibitive to have units larger than 1-bedroom within the nave area.

Floors 1-3			
Studio	3	625-725 sf	1,975 sf
1-Bedroom	14	825-1,050 sf	12,765 sf
2-Bedroom	<u>1</u>	1,550 sf	<u>1,550 sf</u>
Total	18		16,290 sf

Rectory Building

The 2-1/2 story Rectory would be converted to apartments on the first and second floors. The covered pass-through is removed.

Floors 1-2			
Studio	0		0 sf
One-Bedroom	0		0 sf
Two-Bedroom	<u>4</u>	1,025 sf	<u>4,100 sf</u>
Total	4		4,100 sf

School Building

The 3-story building is converted to 2-bedroom apartments at 4 per floor. Existing stairwells are retained and an elevator added. The entrance would be reconfigured.

Floors 1-3			
Studio	0		0 sf
One-Bedroom	0		0 sf
Two-Bedroom	<u>12</u>	1,000 sf	<u>12,000 sf</u>
Total	12		16,290 sf

Parking

At 1 space per unit for 34 units = 34 spaces.

Issue: Almost no capacity on site for parking.

Cost Estimate (All Buildings)

Secure and Enclose Buildings	\$ 196,917
Core and Shell Renovations	5,779,601
Apartment Occupancy Fit-Out	<u>6,014,382</u>
Total	\$ 11,990,900

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PHYSICAL INSPECTION / INVESTIGATION OF THE STRUCTURAL INTEGRITY OF THE BUILDINGS

Site Visits

The site was toured twice during this task phase for observation and measurements. On April 2, 2013 the church, rectory, and school buildings were toured by Stefani Danes and Steve Quick (Civic Design and Planning), Robert Conway (structural engineer, Conway Engineering), Jeff Caldwell (head estimator, Mistick Construction), Kendall Pelling (ELDI), along with John Zolko (Preferred Contracting Services) who led the tour. This was an extensive tour of the buildings and photographs were taken of the interiors and exteriors. Kendall and John viewed the church attic above the nave. The second visit occurred on April 26, 2013 involving Stephen Quick and John Zolko. Measurements were made of the church nave and altar areas and photos taken of the attic space.

Site and Building Data

The Survey of Property prepared for Everlasting Covenant Church, dated November 19, 2001, shows a site area of 87,212.66 SF. or 2.00 acres. The survey does not show calculations for the building square footages. Working from the survey and a ground floor plan of the school structure, the following information was calculated:

Church Building:

Height	One Story, with partial basement, choir loft over narthex, and two steeples with upper level storage spaces.
Gross SF:	10,405 SF. (calculated from building footprint, not including basement or spaces above grade)
Net SF:	7,830 SF. nave and altar + 900 SF. narthex (assumes nave and altar available for uses, with narthex and other spaces used for utility and building service uses and not included in Net SF.)

Rectory Building:

Height	Two Stories, with basement under main structure, and One Story passageway to Church Building
Gross SF:	2,565 SF. per floor = total 5,130 SF. + 493 SF passageway (calculated from building footprint)
Net SF:	2305 SF. per floor = total 4,610 SF. for rectory + 435 SF. passageway to Church (assumes basement for utility and building services and not counted in Net SF.)

School Building:

Height	Three Stories, with basement and single story entrance structure
Gross SF:	6,170 SF per floor, total 18,510 SF. + 480 SF entrance (calculated from building footprint)
Net SF Usable:	4,150 SF. per floor, total 12,450 SF. usable (assumes entrance structure and basement for utility and building services uses and not counted in Net SF.)

Physical Condition

All three buildings show the wear and tear of abandoned buildings left vacant for several years.

The Church Building exterior shows peeling concrete stucco (stone pattern) in many locations exposing the brick substrate. The roofing is original slate in good condition, although most of the copper flashing and all of the gutters have been ripped out by vandals, leaving extensive gaps in the roofing at almost all joint locations. Windows have been covered with boarded protection; however vandals have opened up at least one in the rear for interior access and some of the large stain glass windows are missing. Exposed wood on the steeples has weathered and is missing a number of pieces. The interior shows many missing trim pieces of the structural ribbing, particularly on the perimeter walls, where the reinforcing has rusted out due to condensation through the brick structural walls. A number

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of the column bases have flaked. A small fire burned through a section of the wood floor joists, but did not appear to disturb the underlying structural steel beams. Vandals have ripped out the lighting fixtures, the copper piping, radiators, organ pipes, and other detachable fixtures and furnishings and in the process damaged the wooden stairs to the choir loft and steeples in several locations. There are no pews in the building. There was no evidence that the building systems are working or salvageable and it is assumed they will need to be replaced. The nave was used for storage of school equipment and materials; however vandals have so disturbed the items that it probably has no salvage value.

The Rectory Building, including the passageway, has seen more damage than the Church Building. The roofing is original slate and in good condition, except where copper gutters and roofing flashing were stolen leaving holes to the outside are exposed the eaves and at some of the roof areas which is allowing rainwater inside the building. The windows and exterior doors are boarded, however vandal access was observed. On the inside, the plaster has deteriorated throughout the Rectory, most of the piping is missing, and the building systems are not functional and will need to be replaced. The floors are sagging in a few locations. There is debris throughout the building.

The School Building is in the best condition of the three buildings. The exterior is generally in good condition, however there are a number of windows missing. Although not observed, the roof appears to be stable as very little water damage was noted inside. The exterior brickwork appears to be in good condition. Inside, there has been deterioration of plaster, the stairs have been damaged by vandals and will need to be rebuilt, and the building systems appear to be unusable and will need to be replaced. The building is generally clean throughout with only debris noted in the stairwells.

Structural Integrity

Robert Conway issued a Structural Assessment report which is attached. He found the buildings to be structurally sound and could be renovated. If additional floors are added inside the Church Building, the columns and exterior walls will be stiffened by the new floors; structural reinforcing of the spread footers will be needed which could be costly.

Mr. Conway was not able to observe the steel framing in the Church Building's attic. Stephen Quick, though, did observe them on the second visit. The attic/roof structure is exposed steel in good condition. No rusting of the main members was observed. Only minor rusting was observed on a few incidental steel members next to exposed openings, which pose no structural issues.

Features and Assets

The Church Building is a magnificent structure and remains mostly intact. The building with its two tall steeples is a landmark in the East Liberty/Larimer neighborhoods. Inside, most of the stained glass windows are intact, including the rose window. The columns are distinctive features in the narrow nave and accentuate the nave's height and the altar's presence. The structural ribbing of the ceiling vault is beautiful and the plaster work atop the steel substrate is both striking and ornate.

The Rectory Building is deceptively large at over 5,000 SF., yet retains a neighborhood scale tucked back from the street. Although not a distinctive building, it fits deferentially well with the church structure.

The School Building, however, has little visual appeal and sits awkwardly at the rear of the parcel surrounded by asphalt and concrete paving. It is hidden from the street with only private access along the immediate north face of the church structure. The building is not well-proportioned. Its one-story entrance structure sits awkwardly against the three-story structure. Its strongest features are its substantial structure (concrete over steel framing) and the quality of daylighting from the large classroom windows.

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Renovation Potential

All three buildings are sound structures and suitable for renovation.

However all will require significant renovation work to stabilize and protect the buildings and bring their shells up to code and acceptable visual appeal. In their present state none of the buildings can be legally occupied by just cleaning out the debris and securing the buildings. Renovation work requires three efforts before being acceptable to consider new occupants. First, the buildings need to be secured and protected. This will require repairs to make the buildings watertight and secure from the weather elements and vandalism. Roof repairs will be needed for the Church and Rectory Buildings and the School Building may require new roofing. Second, the building shells will need to be fully renovated with working mechanical, electrical, and plumbing building systems; repair or replacement of windows and doors; repair of damaged floors, stairs, and other wood work; repair and/or replacement of deteriorated terra cotta elements, and cosmetic repairs among other items. Third, all will need to be code compliant. None of the buildings have adequate safety or exiting (two means of egress from every occupied floor or floor level).

Code Compliance

Because the renovation work will most likely exceed the value of the present buildings, all three will need to be brought up to current building, energy, accessibility, and zoning codes. Building codes involve items such as fire protection (sprinklers, exit and emergency devices), protected vertical and horizontal exits to the outside for buildings (or portions of buildings) taller than one-story; and adequate lighting, heating and ventilation, and plumbing. The Church Building will require another exit at the altar end if left at one story, the Rectory will require two means of exit from the second story if the use is any other than as a single-family residence, and the School Building will require reworking the stairs by extending one to the top floor, enclosing them in 2-hour construction, and reworking the exits so that both meet egress standards and provide direct access to the outside. Energy codes pertain to the use of energy to acceptable standards, generally involving insulation and energy-efficient equipment. Accessibility codes require that all persons using buildings, whether occupants or visitors, have accessibility to all usable areas of buildings. This not only involves adequate entrance, and door and bathroom sizes, but also elevator access to all occupied floor or floor levels within a structure. It is assumed these structures previously received occupancy permits, most likely as conditional uses, and their renovation to other uses will trigger zoning occupancy and off-street parking requirements. Any additions to the buildings will also require full code compliance, including zoning.

Potential Uses

Without further research and conversations with real estate and market professionals, the buildings have potential for new uses:

Church Building:

Because of its configuration and local designation as a Pittsburgh History and Landmarks Foundation (PHLF) designated landmark church, the building would be most suitable for a single occupant or a single management scenario. New floors could be added to the nave and altar areas and, if designed in an "open plan" atmosphere that respects the architecture of the building shell, the building would be attractive to a large tenant. Possible uses include: community center; restaurant and/or entertainment facility; farmers or festival market; conference or event center. Multi-level uses and multiple tenancies, where spaces are used by unaffiliated occupants, could be offices, business or industry incubator spaces, and even residential apartments, if new fenestration openings are feasible and desirable.

Rectory Building:

This building is suitable as an auxiliary use for the Church Building or as a separate, stand-alone facility. As an auxiliary structure, possible uses include: administrative offices, kitchen, or extension of the main use in the Church

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Building. As a stand-alone facility, possible uses include: professional offices, multi-family residence, offices for non-profits.

School Building:

This building was already contemplated for a charter school and is suitable for expansion by addition. The gymnasium space on the third floor provides clear-span space. Possible uses include: school, condominium residential apartments, multi-family rental, offices, and a community center. It is appropriate for multiple tenancies, where spaces are used by unaffiliated occupants.

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ST. PETER & PAUL		03-Jul-2013
SECURE & WEATHER PROTECT BUILDINGS		09:46 AM
CONCEPTUAL BUDGET	QUANTITYUNIT	TOTAL
=====		
CLEAN OUT BUILDINGS		42,993
SECURE WINDOWS & DOORS		22,400
MISC CARPENTRY WORK		9,382
SECURE ROOFS		59,280
SUBTOTAL		134,055
GENERAL CONDITIONS	10.00%	13,405
SUBTOTAL		147,460
OVERHEAD/FEE	15.00%	22,119
SUBTOTAL		169,579
BOND		1,653
SUBTOTAL		171,232
CONTINGENCY	15.00%	25,685
TOTAL		196,917
=====		
CLEAN OUT BUILDINGS	1 bid	0
clean out church building	8730 sf	17,460
clean out rectory building including carpets	5045 sf	7,568
clean out school building	12930 sf	6,465
Clean & Clear Site		0
around church & rectory	750 lf	7,500
around school building	400 lf	4,000
total		42,993
SECURE WINDOWS & DOORS	1 bid	0
church building	10 ea	2,500
low stained glass windows @ church	12 ea	3,000
rectory building	40 ea	8,000
first floor school building	22 ea	4,400
remove fire escape school building	1 ls	1,500
Temporary Access		
install hollow metal door & frame @ rectory/church	1 ea	1,500
install hollow metal door & frame @ school	1 ea	1,500

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ST. PETER & PAUL		03-Jul-2013
SECURE & WEATHER PROTECT BUILDINGS		09:46 AM
CONCEPTUAL BUDGET	QUANTITYUNIT	TOTAL
=====		
total		22,400
MISC CARPENTRY WORK	1 bid	0
Church Building		0
barricade/cover burned floor area	1 ls	300
repair stairs/install temporary railings	4 ea	3,000
Rectory Building		0
shore/stabilize sagging floors	1 ls	700
repair damaged low roof area	136 sf	1,632
School Building		0
install temporary railings @ stairs	3 flrs	3,750
total		9,382
SECURE ROOFS	1 bid	0
Church Building		0
replace missing flashings with aluminum	650 lf	22,750
shed water @ missing gutters	260 lf	11,700
misc downspout repairs/replace	1 ls	2,500
Rectory Building		0
replace missing flashings with aluminum	250 lf	6,250
shed water @ missing gutters	210 lf	7,350
repair flat roof area	736 sf	1,472
temporary roof @ low roof repair	136 sf	1,088
School Building		0
misc repairs	6170 sf	6,170
total		59,280

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ST. PETER & PAUL BASE BUILDING		31-Oct-2013 12:58 AM	Church	Rectory	School
QUANTITY UNIT		TOTAL	Church	Rectory	School
=====		=====	=====	=====	=====
BASE BUILDING	30,743				
DEMOLITION		89,036	34,920	20,180	33,936
SITE WORK		365,911	102,455	58,546	204,910
BUILDING CONCRETE		43,206	0	7,830	35,376
MASONRY		159,427	43,650	25,225	90,552
MASONRY RESTORATION		865,500	750,000	17,500	98,000
MISC & STRUCTURAL STEEL		129,850	34,920	10,090	84,840
ROUGH CARPENTRY		96,367	30,555	40,360	25,452
FINISH CARPENTRY		61,732	26,190	10,090	25,452
INSULATION		95,914	34,920	10,090	50,904
ROOFING		649,628	528,750	53,006	67,872
DOORS/FRAMES/HARDWARE		59,210	26,190	7,568	25,452
WINDOWS		465,000	270,000	30,000	165,000
DRYWALL/METAL FRAMING/ACT		631,781	392,850	35,315	203,616
FLOORING		15,372	4,365	2,523	8,484
PAINTING		7,686	2,183	1,261	4,242
TOILET & MISC ACCESSORIES		7,686	2,183	1,261	4,242
ELEVATOR		60,000	0	0	60,000
FIRE PROTECTION		118,419	52,380	15,135	50,904
PLUMBING		182,606	43,650	20,180	118,776
HVAC		489,168	157,140	60,540	271,488
ELECTRICAL		454,740	139,680	60,540	254,520
SUBTOTAL		5,048,237	2,676,980	487,239	1,884,018
GENERAL CONDITIONS	7.50%	378,618	200,773	36,543	141,301
SUBTOTAL		5,426,855	2,877,753	523,782	2,025,319
OVERHEAD/FEE	6.50%	352,746	187,054	34,046	131,646
SUBTOTAL		5,779,601	3,064,807	557,828	2,156,965

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ST. PETER & PAUL BASE BUILDING			31-Oct-2013 12:58 AM		School
QUANTITYUNIT			TOTAL		Rectory
=====					
BOND			56,351	29,882	5,439
SUBTOTAL			5,835,952	3,094,689	563,267
CONTINGENCY		15.00%	875,393	464,203	84,490
TOTAL			6,711,345	3,558,893	647,757
=====					
DEMOLITION			0		
	demo church interiors	1 bid	0		
	demo rectory interiors	8730 sf	34,920	34,920	
	demo school interiors	5045 sf	20,180		20,180
		16968 sf	33,936		33,936
			0		
total			89,036	34,920	20,180
=====					
SITE WORK			0		
Asphalt Paving			0		
	mill & retop	1 bid	0		
	line painting	2526 sy	70,716		
		1 ls	1,500		
Site Concrete			0		
	sidewalks	1 bid	0		
	curbs	2500 sf	22,500		
		450 lf	17,100		
Landscaping			0		
	seeding/plantings	1 bid	0		
Site Utilities			50,000		
		1 allow	0		
	water taps	3 ea	30,000		
	sewer taps	3 ea	37,500		
	storm water taps	3 ea	37,500		
	storm water control	22730 sf	34,095		
	site lighting	1 allow	65,000		
			0		

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ST. PETER & PAUL BASE BUILDING		31-Oct-2013 12:58 AM	Church	Rectory	School
QUANTITY UNIT		TOTAL			
total		365,911			
BUILDING CONCRETE					
	1 bid	0		7,830	
repair slab on grade @ rectory	3915 sf	7,830			11,312
repair slab on grade @ school	5656 sf	11,312			22,624
repair/top school upper floors	11312 sf	22,624			1,440
elevator pit slab	120 sf	1,440			
		0			
total		43,206	0	7,830	35,376
MASONRY					
	1 bid	0			
misc repairs @ church	8730 sf	43,650	43,650		
misc repairs @ rectory	5045 sf	25,225		25,225	67,872
misc repairs @ school	16968 sf	67,872			22,680
elevator shaft @ school	1620 ea	22,680			
total		159,427	43,650	25,225	90,552
MASONRY RESTORATION					
	1 bid	0			
remove parging/point/clean @ church	50000 sf	750,000	750,000		
point/clean @ rectory	3500 sf	17,500		17,500	98,000
point/clean @ school	14000 sf	98,000			
		0			
total		865,500	750,000	17,500	98,000
MISC & STRUCTURAL STEEL					
	1 bid	0			
misc repairs/alterations @ church	8730 sf	34,920	34,920		
misc repairs/alterations @ rectory	5045 sf	10,090		10,090	84,840
misc repairs/alterations @ school	16968 sf	84,840			
		0			

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ST. PETER & PAUL BASE BUILDING		31-Oct-2013 12:58 AM		Church	Rectory	School
		QUANTITY	UNIT	TOTAL		
			sf	0		
total				129,850	10,090	84,840
ROUGH CARPENTRY			1 bid	0		
	misc repairs/alterations @ church	8730	sf	30,555		
	misc repairs/alterations @ rectory	5045	sf	40,360	40,360	
	misc repairs/alterations @ school	16968	sf	25,452		25,452
				0		
total				96,367	40,360	25,452
FINISH CARPENTRY			1 bid	0		
	basic trim @ church	8730	sf	26,190		
	basic trim @ rectory	5045	sf	10,090	10,090	
	basic trim @ school	16968	sf	25,452		25,452
				0		
total				61,732	10,090	25,452
INSULATION			1 bid	0		
	insulation @ church	8730	sf	34,920		
	insulation @ rectory	5045	sf	10,090	10,090	
	insulation @ school	16968	sf	50,904		50,904
				0		
total				95,914	10,090	50,904
ROOFING			1 bid	0		
	Roofing					
	church	20000	sf	200,000		
	steeple	4400	sf	110,000		
	rectory	6851	sf	34,256	34,256	
total						
Mistick Construction						
10/31/2013 12:58 AM						

SAINT PETER AND PAUL FEASIBILITY ASSESSMENT

ST. PETER & PAUL BASE BUILDING		31-Oct-2013 12:58 AM		Church	Rectory	School
QUANTITYUNIT		TOTAL				
Overhangs/Trims/Gutters		5656 sf	67,872			67,872
	school		0			
	church	1250 lf	218,750	218,750		
	rectory	250 lf	18,750		18,750	
	school		0			
total			649,628	528,750	53,006	67,872
DOORS/FRAMES/HARDWARE		1 bid	0			
	church	8730 sf	26,190	26,190		
	rectory	5045 sf	7,568		7,568	
	school	16968 sf	25,452			25,452
			0			
total			59,210	26,190	7,568	25,452
WINDOWS		1 bid	0			
	church building	10 ea	150,000	150,000		
	low stained glass windows @ church	12 ea	120,000	120,000		
	rectory building	40 ea	30,000		30,000	
	school building	66 ea	165,000			165,000
			0			
			0			
total			465,000	270,000	30,000	165,000
DRYWALL/METAL FRAMING/ACT		1 bid	0			
	church	8730 sf	87,300	87,300		
	plaster repairs @ church	43650 sf	305,550	305,550		
	rectory	5045 sf	35,315		35,315	
	school	16968 sf	203,616			203,616
		sf	0			
total			35,315		35,315	203,616
total			203,616			203,616
Mistick Construction						

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SAINT PETER AND PAUL FEASIBILITY ASSESSMENT

ST. PETER & PAUL BASE BUILDING				31-Oct-2013 12:58 AM		Church	Rectory	School	
QUANTITYUNIT				TOTAL					
=====				=====		=====		=====	
total					60,000	0	0	60,000	
FIRE PROTECTION									
	1 bid			0					
church	8730 sf			52,380					
rectory	5045 sf			15,135			15,135		
school	16968 sf			50,904				50,904	
				0					
total				118,419		52,380	15,135	50,904	
PLUMBING									
	1 bid			0					
church	8730 sf			43,650					
rectory	5045 sf			20,180			20,180		
school	16968 sf			118,776				118,776	
				0					
total				182,606		43,650	20,180	118,776	
HVAC									
	1 bid			0					
church	8730 sf			157,140					
rectory	5045 sf			60,540			60,540		
school	16968 sf			271,488				271,488	
				0					
total				489,168		157,140	60,540	271,488	
ELECTRICAL									
	1 bid			0					
church	8730 sf			139,680					
rectory	5045 sf			60,540			60,540		
school	16968 sf			254,520				254,520	
				0					
total				454,740		139,680	60,540	254,520	
10/31/2013 12:58 AM				Mistick Construction				Page 7	

SAINT PETER AND PAUL FEASIBILITY ASSESSMENT

ST. PETER & PAUL BASE BUILDING		25-Oct-2013 03:36 AM	
	QUANTITY	UNIT	TOTAL
=====			
RESTAURANT VERSION			0
restaurant fitout church & rectory	13775	sf	3,443,750
school		sf	0
total			3,443,750
OFFICE VERSION			0
floor framing @ church	16900	sf	591,500
slab on deck	16900	sf	84,500
elevator pit	120	sf	1,440
elevator shaft block	1458	ea	20,412
pan stairs	32	rsr	20,800
elevator	1	ea	55,000
			0
office fit out church	25630	sf	1,665,950
office fit out rectory	5045	sf	327,925
office fit out school	16968	sf	1,102,920
			0
			0
total			3,870,447
RESIDENTIAL VERSION			0
floor framing @ church	16900	sf	591,500
slab on deck	16900	sf	84,500
elevator pit	120	sf	1,440
elevator shaft block	1458	ea	20,412
pan stairs	32	rsr	20,800
elevator	1	ea	55,000
residential fit out church	25630	sf	2,819,300
residential fit out rectory	5045	sf	554,950
residential fit out school	16968	sf	1,866,480
total			6,014,382
DEMOLITION			
church	8730	sf	305,550
rectory	5045	sf	60,540
school	16968	sf	339,360
total			705,450

SAINT PETER AND PAUL FEASIBILITY ASSESSMENT

CONWAY ENGINEERING
Consulting Structural Engineers

Robert J. Conway, P.E.
Phone: (412) 765-0988
Fax: (412) 765-2530

Investment Bldg, Suite 1408
239 Fourth Avenue
Pittsburgh, PA 15222

Mr. Stephen Quick, Architect
CIVIC DESIGN & PLANNING
216 Amber Street
Pittsburgh, PA 15206

RE: Larimer Street Church, Rectory & School - Structural Assessment

Dear Mr. Quick:

On Tuesday, April 2, 2013, we visited the above referenced buildings. The purpose of our visit was to make a general evaluation of them to see if they could be used in some other capacity. The church floor consisted of heavy wood floor joists, spanning to steel beams and girders. The girders attached to the bottom of steel columns which were supported by concrete piers and spread footings. The floor is elevated over a crawl space. The members appear to be in good condition and can easily support a 100 psf live load.

We did not see the roof trusses, but were told they were made of steel and do not have any obvious rusting issues. The walls were six wythes of brick thick for, most of the structure's height. They were covered with a thin veneer, but appear to be straight with no major cracks observed.

There is not much that can be done to the church building because of its unique shape. However, one possibility is to infill the space under the roof with two or three new floors. These floors would stiffen the columns and walls so that they could take the additional load. The question would be, if we could cheaply reinforce the spread footings. Elevators and new stairs would have to be added. The roof trusses could probably handle any new equipment loads.

The school appears to be a concrete encased steel structure with no bearing walls. The roof trusses span the entire width of the building. The stairwells are damaged and may need to be repaired. The rest of the structure appears to be in good condition.

The rectory is a wood framed structure supported by outside bearing walls and two interior bearing walls of a central corridor. We noticed some water damage to the roof rafters and floor joists that were bearing on an outside wall, at the enclosed porch. They can be repaired by sistering new members, alongside them, for five or six feet in length.

SAINT PETER AND PAUL FEASIBILITY ASSESSMENT

2)

We trust that this report is sufficient for your needs. If you have any questions or need further assistance, please do not hesitate to give us a call.

Respectfully submitted,

CONWAY ENGINEERING

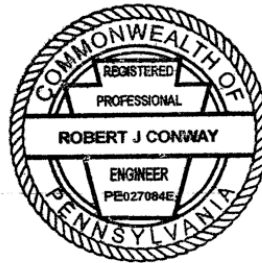
Robert J. Conway

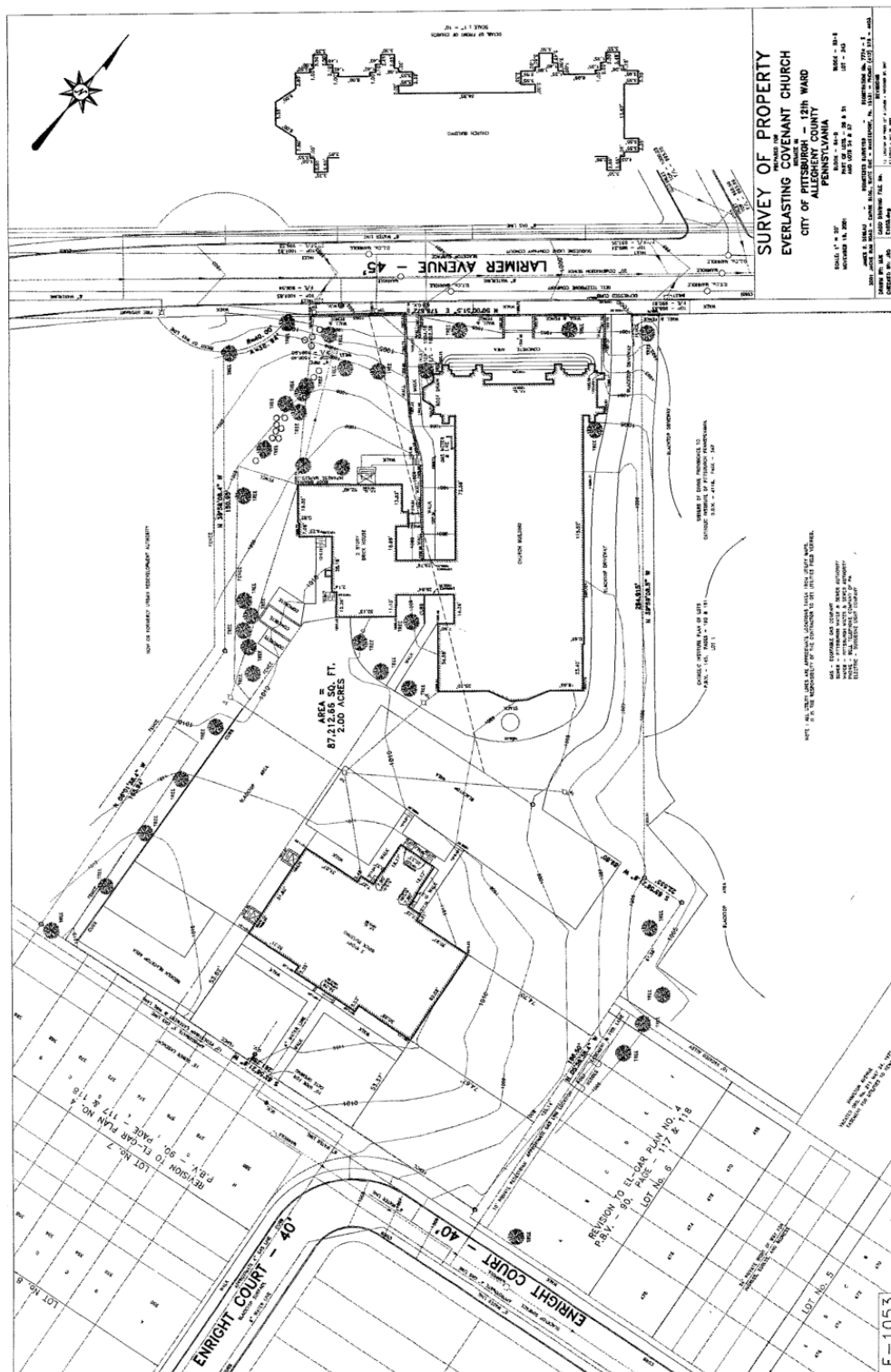
Robert J. Conway, P.E.
Consulting Structural Engineer

April 17, 2013

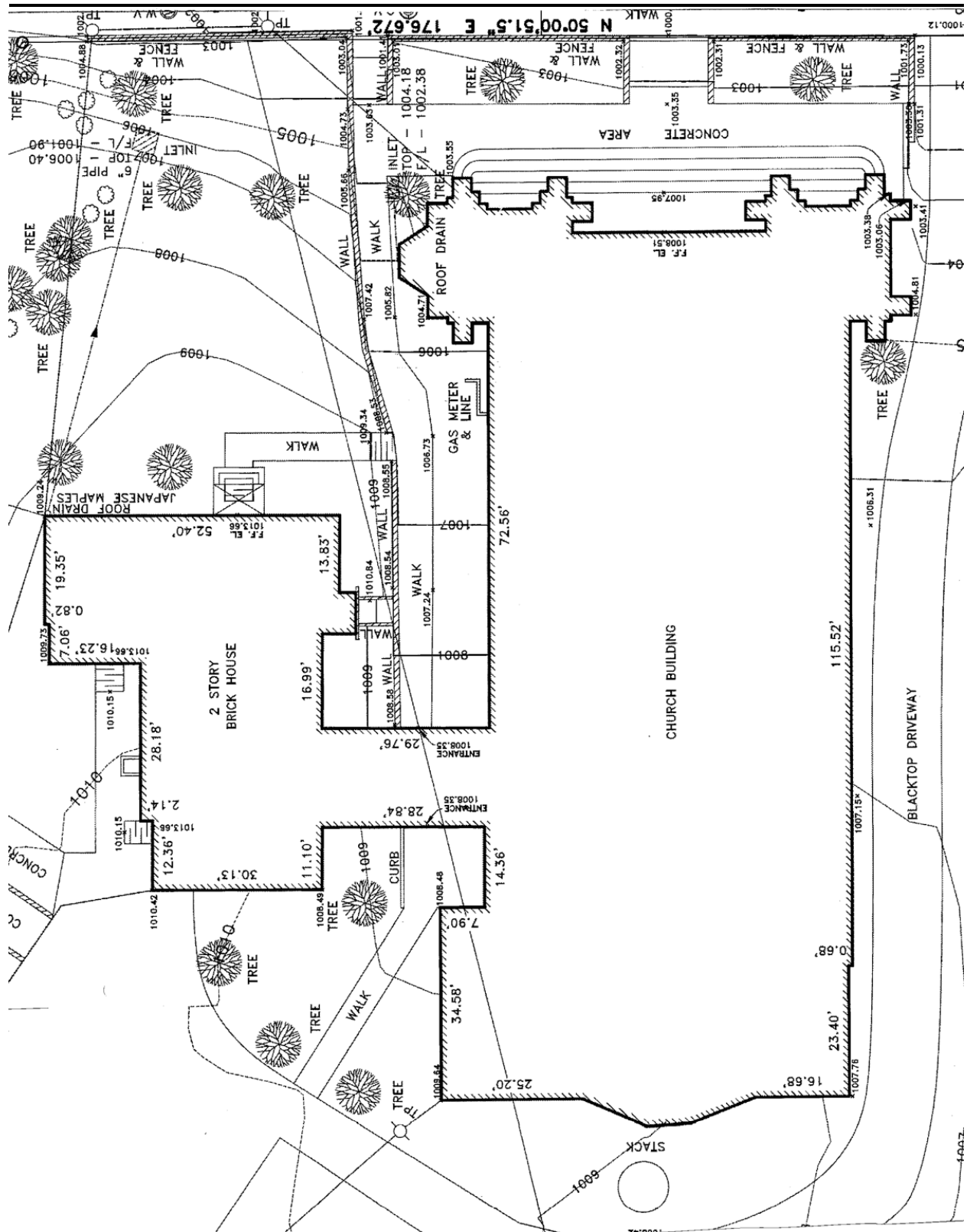
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Enclosure

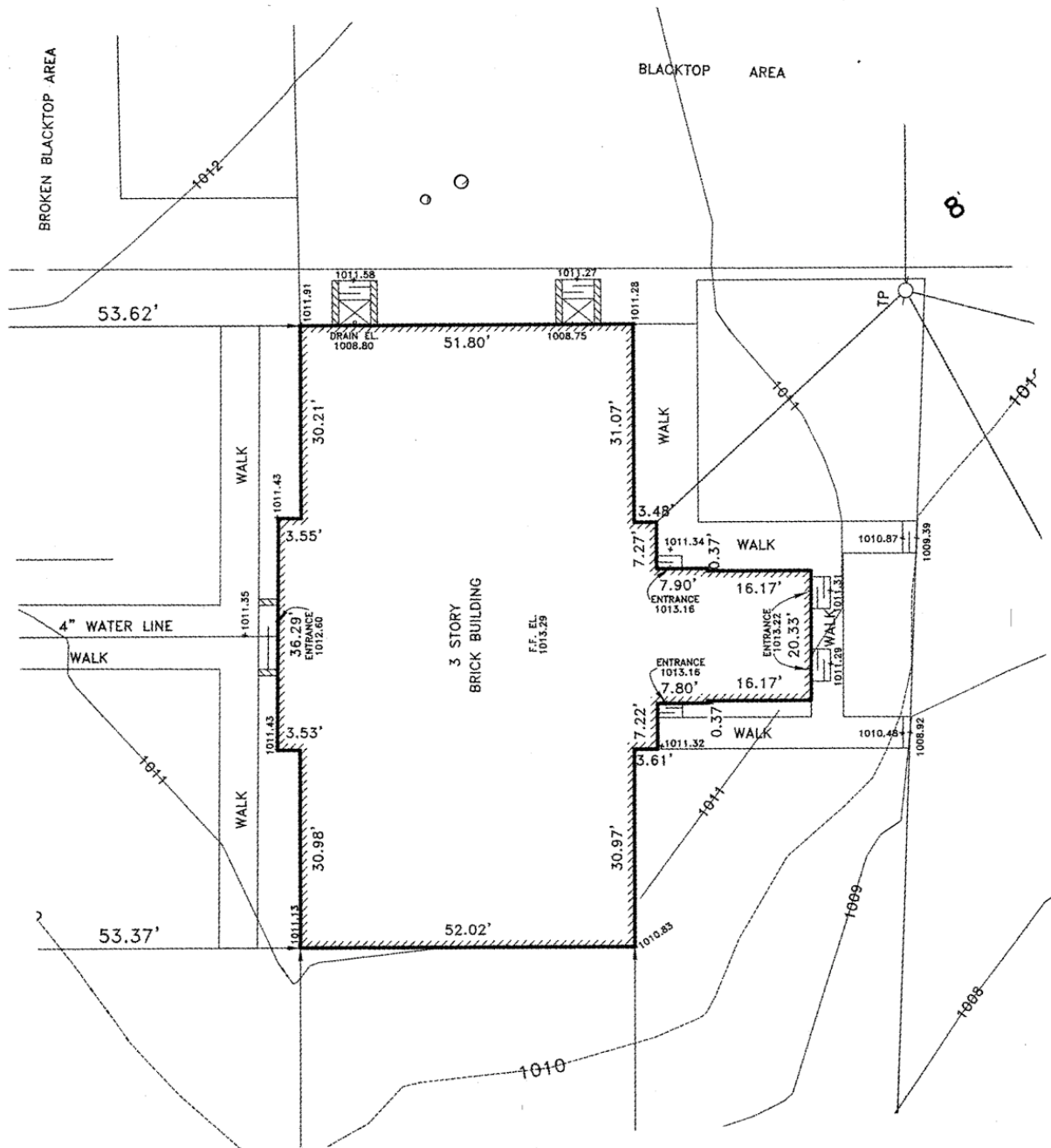




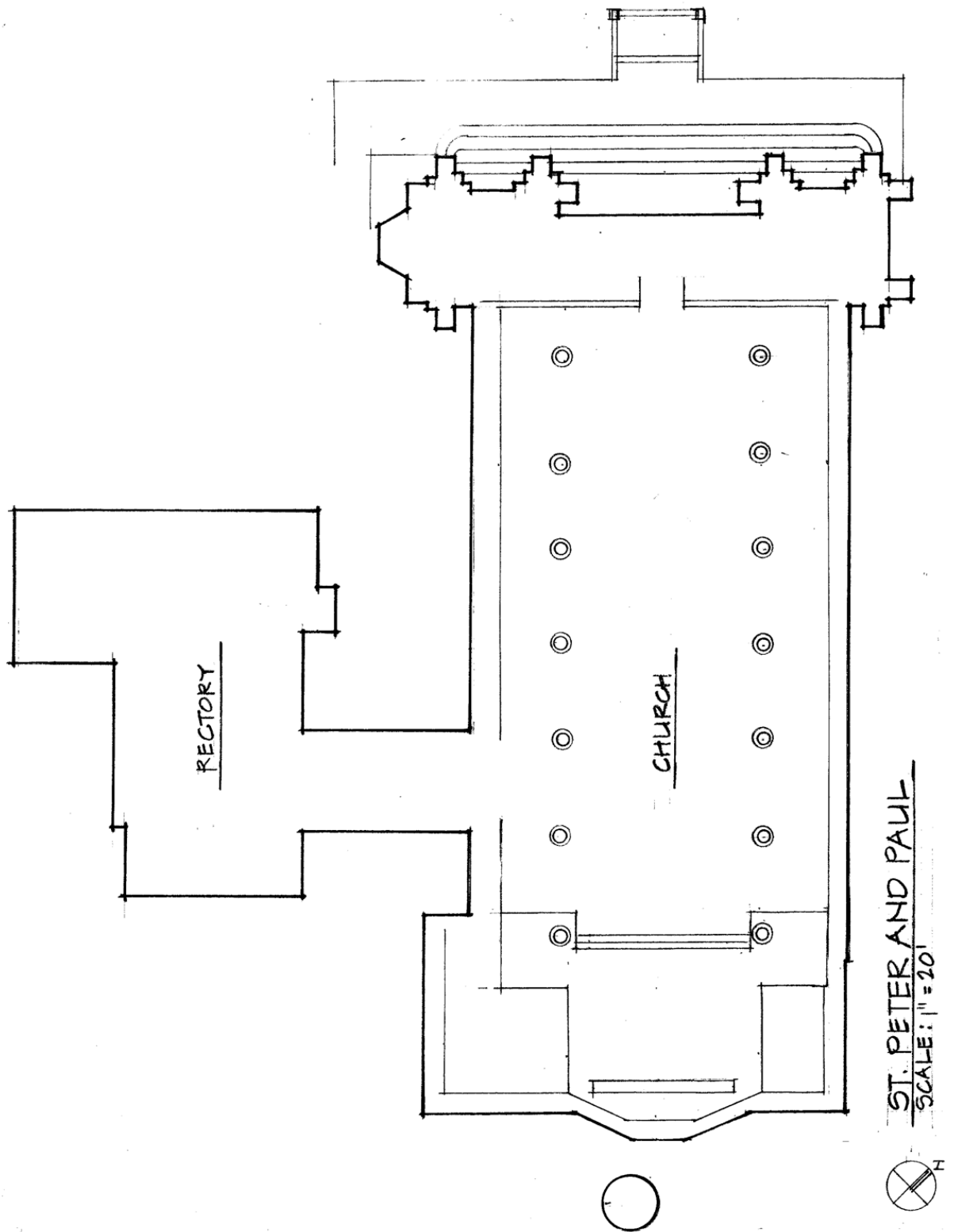
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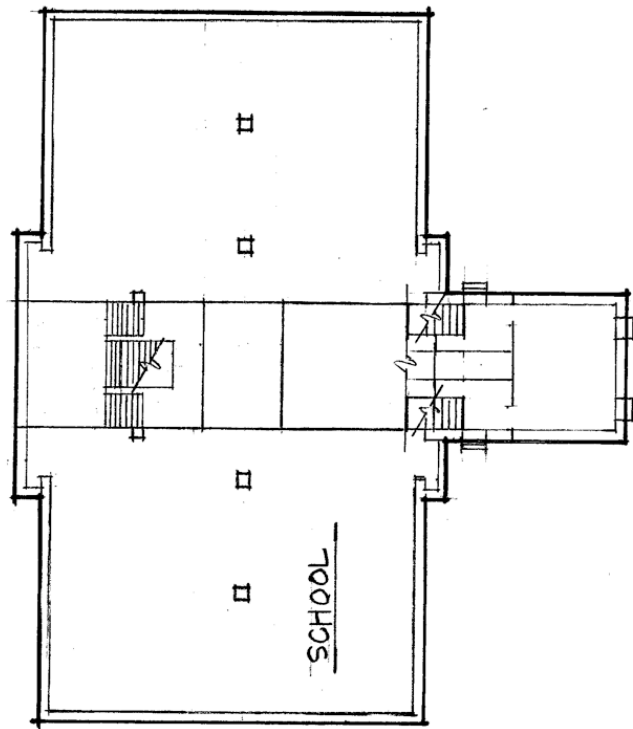
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SAINT PETER AND PAUL FEASIBILITY ASSESSMENT



ST. PETER AND PAUL
SCALE: 1" = 20'



SAINT PETER AND PAUL FEASIBILITY ASSESSMENT

130 Larimer Ave Wilkinsburg, Pittsburgh, PA 15206-3128

August 12, 2009

Images

The following aerial images show various views of this structure for your reference.

Top View



Report: 155057

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SAINT PETER AND PAUL FEASIBILITY ASSESSMENT

130 Larimer Ave Wilkinsburg, Pittsburgh, PA 15206-3128

August 12, 2009

North View



South View



Report: 155057

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130 Larimer Ave Wilkinsburg, Pittsburgh, PA 15206-3128

August 12, 2009

East View



West View



Report: 155057

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