

**Recommendation to St. Pius X Parish Pastoral Council on the Parish Hall from the St. Pius X Building & Maintenance Committee – May 7, 2017**

1. St. Pius X's current parish Hall was built in 1954.
2. Concerns about the age, structure, and functionality of the building have been growing over time as the building gets older. The building was "going to be replaced" many times over the years. As building codes and bylaws have changed some functionality has been lost, e.g. the kitchen no longer meets public health requirements so cannot be used to prepare meals. This has limited the potential use of the Hall for events, etc.
3. In late 2015 – early 2016 concerns regarding the potential ingress of water into the exterior shell of the Parish Hall prompted the St. Pius X Building and Maintenance Committee ("BMC") to begin evaluating the cost of acrylic over coating the exterior stucco and replacing the windows. This cost was estimated around \$60,000.
4. In late spring 2016 the Crowchild Trail Study group of The City of Calgary presented their plan for the Crowchild Trail / 24 Ave NW interchange that initially proposed a ramp on 24<sup>th</sup> Avenue being constructed and cutting through the south end of the Parish Hall. This plan has since been changed and the proposed alignment is 3 m from the southwest corner of the existing Parish Hall building.
5. In response to the age of the building and the Crowchild Trail improvement plans, the Strategic Committee was set up to provide recommendations on the future direction of the parish including the future of the Hall.
6. In late 2016 / early 2017 the BMC was asked to investigate the current state of the Parish Hall to inform a decision regarding the future of the building.
7. A decision was made by the BMC to cut into the interior walls to examine if water and elements were entering into the structure.
8. In late 2016, the exterior stucco was analyzed and determined to NOT have asbestos in the stucco. In early 2017 asbestos testing was performed on the Parish Hall interior wall.
9. *The Parish Hall walls do NOT contain asbestos, but contain a high amount of lead in the paint – 670 mg / kg.*
10. A section of the Parish Hall's east and west walls were subsequently removed to examine the interior of the wall cavity. The structural framing appeared visually to be in good condition. There no evidence of recent water ingress, although water has entered the wall previously. No evidence of mold was found on the wood framing, although mold was observed on the paper backing of the insulation.
11. *Testing of the insulation paper found moderate amounts of various forms of mold present on the paper.*
12. In response to this finding, AirVironment Canada was hired to test the air quality in the Parish Hall. Testing was performed in the common Hall area, as well as upstairs in two offices.
13. *Air quality results showed good circulation of air through the main floor of the building. Particulate counts were substantially lower than outside. Mold levels in the air were also much lower than those outside. The examiner concluded that "Based on the results of testing for total airborne fungal particulates, the indoor air quality in the Parish Hall is*

*considered acceptable in accordance with the Alberta Health Services guidelines. The assessment of particulate concentration suggest that the building is well-ventilated.”*

14. The current state of the Parish Hall is such that mold is contained within the walls, the air quality is within acceptable guidelines and the lead in the wall paint is contained.
15. Recent discussions with The City of Calgary suggest that the design of the interchange will not begin for 7 years, and construction will not be completed for 10 years. This projection is based on current city budget and traffic priority projections.
16. The BMC estimates that without any action taken on the Hall, the building will continue to operate for 5-7 years before roofing, water issues, etc. beginning to affect the structure. If no action is taken for 5-7 years the Hall will NOT be fixable at that point in time.
17. The BMC estimates that a repair to the exterior shell of the existing Parish Hall would need to be a 20 year repair. It would not make sense to complete a repair for only a 5-10 year period. The total cost is estimated to be \$160,000 – 200,000 for ONLY the exterior shell over the 20 year period, with a substantial portion of that amount required in the very near term 2-3 years. Fixes include roof, windows, stucco, window and door framing, sidewalks, and exterior electrical. The Parish can expect \$8-10K on average repairs per year for the exterior of the building with most of the costs occurring earlier over the next 20 years.
18. This cost does NOT include any desired fixes to the interior of the building. Interior improvements would dramatically increase the cost because the entire interior would need to be brought up to existing building codes. Major interior items would include an upgraded kitchen, removal / abatement of asbestos flooring, and handicap accessible washrooms. Estimated costs to repair to the interior of the Parish Hall could be in the hundreds of thousands of dollars.
19. It is important to remember that the estimates provided are based on known costs today, but additional, currently unknown costs may arise as the building continues to age. For example, while the Parish Hall boiler is 8-9 years old, most of the piping and pumps are original to the building. (Despite their age it's important to note that the pumps and pipes do not currently need to be replaced and the Hall can be comfortably heated.) An example of a short term fix to the Hall is how the entrance way to the Hall began collapsing 10 years after it was built because it was only built for a short future time frame, with the expectation of a new Hall being built shortly after.
20. Repairing the existing Parish Hall would maintain the current location of the building, close to the proposed new alignment for 24<sup>th</sup> Avenue NW. It would be close to the noise, salt and dirt spray from the elevated ramp, and the south end would be in the shadow of the 24<sup>th</sup> Ave ramp.
21. A new Parish Hall could potentially be built in any location on the property, in an orientation away from the proposed alignment of 24<sup>th</sup> Avenue. It would have updated functionality and be built for a 75-year life span. It is estimated that such a building would cost \$250 per square foot, based on today's economy and commercial building construction costs. Thus, a 4,000 square foot facility would be ~\$1,000,000 per floor. The existing Hall has a footprint of about 3,400 square feet but it is configured such that not all of that space is readily usable. A new Hall on even a portion of the existing Hall

site would necessitate some form of temporary Hall facility in order to maintain parish activities.

22. Accessible washrooms in a new Hall could preclude having to upgrade the church washrooms at high cost.

23. A table highlighting the cost, pros and cons, and timeline is below

	Option A Do Nothing	Option B Repair & Upgrade Hall	Option C Build New Hall
Cost	\$0	\$180,000 exterior + \$200,000 - \$300,000 interior	\$1,000,000 / floor
Pros	- Cheapest Option	- Maintain status quo. - Cheaper in short term than Option C.	- New facility - Upgraded functionality and amenities
Cons	- Hall will deteriorate to the point of being unusable. Damage to the building envelope will occur and be significant in 5-7 years	- Interior fixes will trigger an upgrade of all interior area to comply with existing building codes - Unknown issues may emerge as building continues to age adding additional costs	- Most expensive option in short term - Requires planning, fundraising, and building of new facility
Timeline	7-10 years left in building life	2-3 years for exterior fixes; 3-10 years for interior fixes	7-10 years before Crowchild interchange built. New Hall could be built before the interchange at Crowchild Trail.

Based on the details above, the BMC **recommends** to the Parish Pastoral Council that it will be very expensive to upgrade the existing Parish Hall. It will be expensive to maintain the status quo and will only become more expensive as time progresses and regulatory costs, i.e. building code compliance, increase.

Based on the details above, the BMC **recommends** to the Parish Pastoral Council that a new Parish Hall would provide the Parish community with upgraded facilities and functionality at much better value than the money required to fix the existing facility.

The BMC **recommends** that active planning for a new Hall commence soon and that only essential maintenance be done on the existing Hall.