



Holy Angels Church

CRITERIUM-DUDKA ENGINEERS

63 South Street, Suite 110, Hopkinton, MA 01748

P (844) 885-0153 toll free

P (508) 589-8020

C (339) 234-3693

Criterium-Dudka.com

Status

- Invasive and Non-invasive evaluations have been completed
- Field work of Laser Scan of structure completed
- Load Calculations are on going
- List of short-term repairs
- Cost Estimating is on-going
 - Fire Systems and Sprinklers
 - Plumbing, Electrical, and HVAC
 - ADA Accessibility
 - Structural Stabilization for use as an assembly space.
 - Water Intrusion Repairs including Roofs, Siding, and Steeple.

Exterior Façade Painting

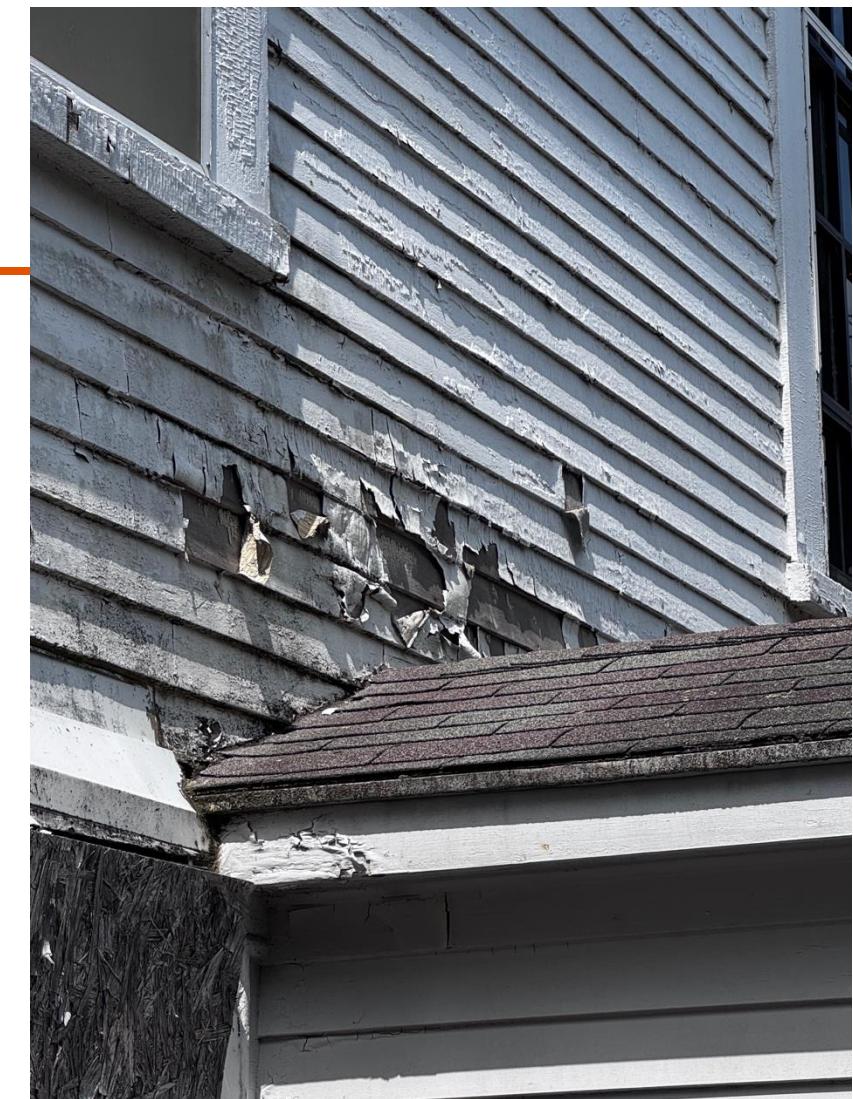
- Siding consists of board sheathing, shiplap, clapboards/trim, & paint.
- It is missing industry standard weather barrier and flashing between sheathing and Clapboards
- Water Intrusion will continue with paint as the long term protection



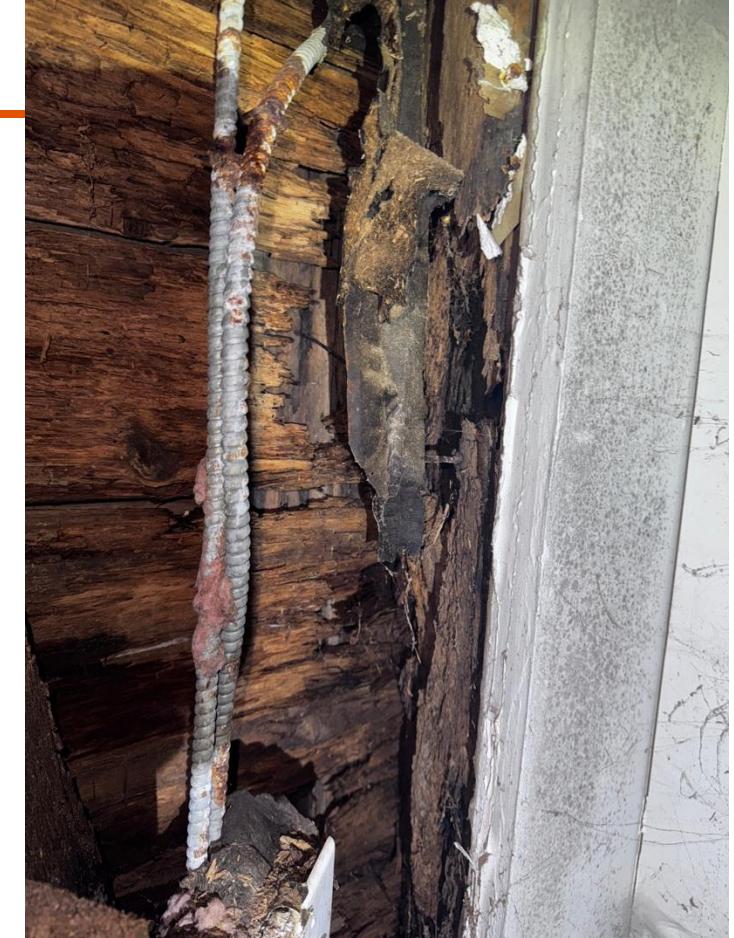
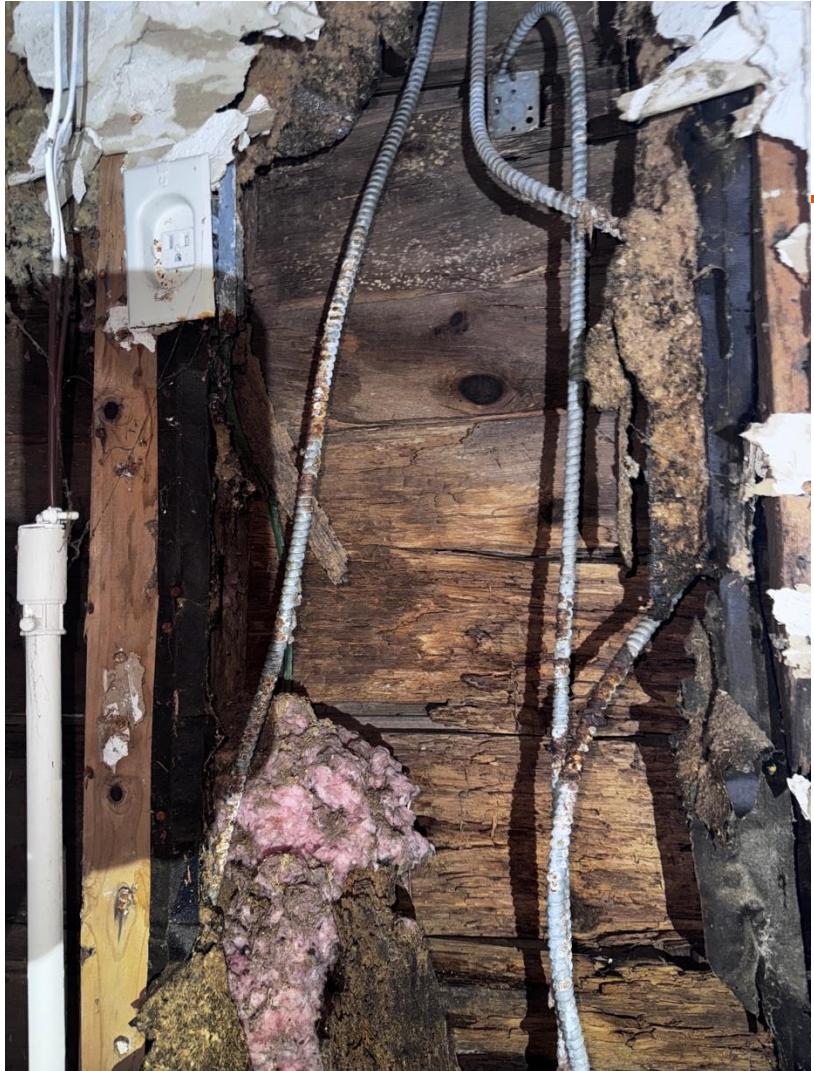
Exterior Façade Painting

- Exterior Walls have considerable rot of the studs, siding, an some of the structural elements.









Exterior Façade Painting

- Before Painting, within the year;
 - Replace rotted siding, wall studs, sill plates
 - Replace basement windows & doors with new construction windows and doors, repair rough openings and add flashing.
 - Replace the roof with emphasis on flashing around the steeple
 - Weatherproof the steeple
 - Mold Remediation
 - Foam insulation (closed cell or batt with vapor barrier)
 - Consider replacing clapboards and add weather barrier

...And Then Paint.....







Structure

- Post and Beam – Average Condition
- If used as an Assembly Hall – To Meet Code
 - Entire first floor requires replacement to meet the loading and deflection conditions. Joists and Main Beams
 - The choir loft can be left as is as long as load/occupancy restrictions are put in place (ie. no pianos, dance parties, etc)

Other Noted Issues

- No interior vapor barrier
 - Due to no space conditioning
 - Mold Like Growth on Walls and in floor and interior cavities was observed
- Lead Paint may be present
- Asbestos may be present
- Lead pipes may be present

Preliminary Estimates

- Repair rot in walls, sill plate, siding, and roof
- Fire sprinklers/alarms and Egress
- HVAC
- ADA
- First Floor Structural Modifications

Other Costs to Consider

- Asbestos, Lead, Mold testing and remediation
- Flashing of large first floor windows recommended
- Tree removal and maintenance will be necessary



Thank You!

Questions?