A large, light gray, stylized graphic of the letter 'W' is positioned in the background, behind the main text. The 'W' is composed of several overlapping, rounded shapes.

# Westminster Presbyterian Church

Property Condition Assessment

*October 18 2021*

# PROPERTY CONDITION ASSESSMENT

- High Priority Items (0-18 months)
  - Late 2021 to Early 2023 time-frame
  - General health, safety and code compliance
- Intermediate Term (24 to 36 months)
  - Late 2023 to early 2025
- Long Term (48 months or longer)
  - 2025 to 2029+ time-frame

# PROPERTY CONDITION ASSESSMENT

- High Priority (0-18 months)
  - Protecting the Building Envelope
    - Property Survey (Topo & Utilities) for site designer of comprehensive drainage plan
    - Gutters on the Sanctuary Building
    - Downspouts on the Sanctuary and Education Buildings
    - Drainage/Drainage Matt & Waterproofing
    - Repointing & Mortar Joint Repair
    - Wood Floor Replacement (Education Building)
    - Bell Tower Structural repairs

# PROPERTY CONDITION ASSESSMENT

- High Priority (cont.)
  - Code Items (Electrical)
    - Emergency Lighting Interior and Exterior of the - - Sanctuary and Education Buildings)
    - Exit Lighting
  - Code Items (Mechanical)
    - Boiler Combustion Air Intake
    - Insulation of Piping
    - Toilet Room Exhaust
  - Code Items (Site)
    - Handrails and Parking Signs



# PROPERTY CONDITION ASSESSMENT

## High Priority Photos



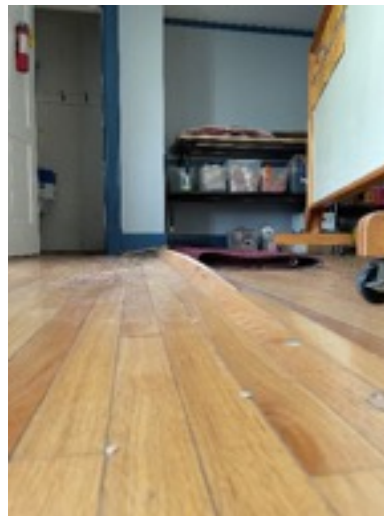
NW Corner of Sanctuary



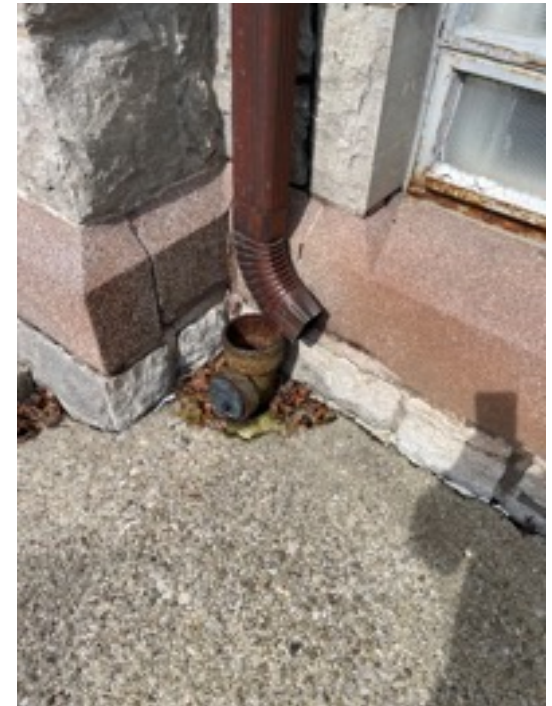
South Wall of Edu Bldg



North Side of Sanctuary



Wood Floor Damage



Downspouts Discharge  
Along Bldg Foundation

# PROPERTY CONDITION ASSESSMENT

- Intermediate Term (24 to 36 months)
  - Building Interiors and Exterior
    - Window Replacement (Education Bldg.)
    - Basement Shoring (Sanctuary)
    - Window Head and Sill Repair (Edu. Bldg.)
    - Plaster Wall repair (Sanctuary & Edu. Bldg.)
    - Building Ventilation
    - Sanctuary Floor covering

# PROPERTY CONDITION ASSESSMENT

## Intermediate Term Photos



# PROPERTY CONDITION ASSESSMENT

- Long Term (4+ years)
    - Mechanical
- Provide VRF Heating and Cooling system to both buildings



External unit housing compressors and coil and control equipment  
Figure 1: An example three-pipe VRF system



# PROPERTY CONDITION ASSESSMENT

## Long Term Photos



# PROPERTY CONDITION ASSESSMENT

## Approximate Budget by Priority (hard cost)

- High Priority = \$374,000
- Intermediate Term = \$613,000
- Long Term = \$700,000