

Stone Church Working Group

Report to Vestry 2019 June 30

Committee Members: Michael Clark, Stephen Hart, Ben Mersereau, Kim Rickard (secretary), Jeanne Sayre, Roger H. Schwartz (chairperson), Bob Thomas, Dennis Williams,
with Thanks to Clifford Hay and Angus Hamilton

Scope: *Determine the extent of remediation, renovation, and repair that is required to bring the Stone church structure up to code (NBC? and NFC?) that will create a safe and healthy environment in which to conduct worship and/or other activities.*

Specific Objectives:

- 1) *Determine a means by which the back side of the roof can be immediately and temporarily secured from the elements until such time as a viable option is chosen.*
- 2) *Determine the work required to improve air quality by removing any hazardous materials including mold and asbestos and any other material that may negatively impact the health of those using the facility. This includes identifying the source of the contagion and how it is transported.*
- 3) *Consider the options listed below with respect to viability, and after discarding with reason the options that are considered unviable, asses the remaining options taking into consideration:*
 - a) *Potential use of facility and frequency of use.*
 - b) *Work to be done w/ timeline.*
 - c) *Cost of undertaking work.*
 - d) *Available resources at hand.*
 - e) *Source(s) of additional funding.*

Options to be Considered:

- 1) *Renovate the building as a meeting space (in addition to a worship space) that can be used and rented out.*
- 2) *Columbarium space which may or may not be self-funded after renovation and construction of space.*
- 3) *Wedding and funeral chapel.*
- 4) *Landmark & Historic Site (exploring the possibility of a government historical grant).*
- 5) *Jewish & War Museum*
- 6) *Used as Worship Space.*

Note: Scope, Specific Objectives, and Options to be Considered have been restated herein as the terms of reference provided to this committee following the Parish Meeting, 2019 April 30.

Preface:

- A. The Stone Church Working Group (SCWG) convened on eight occasions, concluding on 2019 June 26.
- B. The submission of this Report to Vestry concludes the mandate of the SCWG.
- C. Considering the aggressive timeline of our work, the SCWG focussed primarily on various means to remediate the Stone Church structure and secure it from further deterioration, with only a cursory look at repurposing the building. Alternate use of the facility would require extensive upgrades to the building and its systems. Some upgrades would be purpose driven, while the majority of which would be compliance with the National Building Code and National Fire Code ie. entrance systems, accessibility, electrical, washrooms, seating.

Securing the Structure:

(listed by order of priority)

1) Steel Roof (back side of building only)	\$24,150	and	\$40,000
2) Exterior (protective) window	\$2,100	to	\$2,400
Exterior window & door upkeep (annual)	\$300	to	\$500
3) Air quality (drying the air)			
a) Dehumidifier	~\$1,000	per unit	
b) Heat pump(s)	\$13,400	to	\$22,418
4) Mold remediation			
a) Duct cleaning	\$600	to	\$1,500
b) Cleaning, sanitizing, and sealing	\$11,420.65	and	\$18,489.20
5) Masonry & stonework (bi-annually)	\$2,000	to	\$3,000
6) Demolition of building	~\$15,000		

- 1) **Roof** – The asphalt shingles on the southwest side of the roof (toward the graveyard) are in need of immediate replacement. The area on the low-sloped portion (above the graveyard exit door) is beyond any value as a roof and has very little ability to shed water. This area has been in bad shape for a number of years, and has

regressed to the “emergency” state. Two quotes were received to remove the asphalt shingles on all sections of the southwest roofs (being the complete back side of the building), horizontally strap the deck with 2x4, and place enamelled (black) steel roofing. The specification for this work is on file in the Church office.

Quotes: \$24,150 + hst and \$40,000 + hst

Note: The recommendation is that the roof not be “tarped” in the interim. Plastic tarps do not “breathe” and will cause the lumber beneath to rot if this short term solution becomes an extended term solution. Also, tarps are aesthetically unattractive.

- 2) **Exterior (protective) window** – The protective window covering the large stained glass window on the southeast end of the building (altar window towards Memorial School) has deteriorated and is unrepairable leaving the lower portion of the stained glass window exposed to weather (and possibly vandalism). A local woodworking facility has estimated the cost of a replacement protective window to be \$2,100 to \$2,400 + hst. It is noteworthy that all other protective windows are in reasonably good shape. An annual maintenance program consisting of touching-up the caulking and paint is critical to the longevity of the protective windows ie. about one day annually.

Note: The stained glass windows in the Stone Church were valued at about \$500/sq ft about fifteen years ago.

- 3) **Air Quality** – The Stone Church building has had limited use since March 2010 and as such remains closed most of the time. Stagnant, humid air coupled with poor circulation has caused mold to appear on various surfaces throughout the basement. Mold will grow only when the environment supports its growth ie. humidity, heat, stagnant air, and an accepting surface. Removing some or all of these conditions will limit the ability of mold to propagate. Air quality tests throughout the building have measured an unacceptable level of mold spores in the air, rendering the building unusable at this time. Measurements of radon and asbestos are within acceptable limits. It is recommended by this committee that maintaining dry air be the initial step in a multi-step air quality management program. The air quality report is on file at the Church office.

- a) **Dehumidifier option to control humidity:** An effort that began in August 2018 to dry the air with our commercial dehumidifier and to circulate the air with fans has shown positive results and has proven that

relative humidity can be controlled to an acceptable limit using dehumidifiers. The addition of a second dehumidifier would bolster continuity in the event of an equipment failure (as happened recently). Commercial dehumidifiers cost ~\$1,000.

b) **Heat Pump option(s) to control humidity:** Cost estimates were received for a variety of heat pump options. Key among the criteria that were provided to the vendors was the need to reduce relative humidity via a heat pump solution. An additional benefit to all heat pump options is the offset to the cost of running the natural gas furnace. Since the heat pump options cover a wide range of platforms, configurations, features, and manufacturers, the SCC has not made a recommendation as to which equipment would be appropriate. For the purpose of this report, the range of costs and the supporting documentation will be available on request. Estimates range from \$11,515 to \$22,418 + hst.

4) **Mold remediation:** Airborne mold at unacceptable levels and evidence of surface mold can be found throughout the building, with a higher concentration of surface mold in the basement (kitchen and choir rooms).

a) **Duct cleaning:** The heating ducts were found to be a source of mold and airborne contagions. An estimate was received to professionally clean and sanitize all ductwork (at approx. \$600 to \$1,500).

b) **Cleaning, sanitizing, and sealing:** Subsequent to the introduction of dry air, the basement kitchen, choir room, and most of the main level surfaces will need surface cleaning and sanitizing to remove existing mold and to mitigate future growth of mold. Prior to cleaning, it is recommended by the SCWG that ALL stored materials be permanently removed from the basement and all casework and cabinetry be removed from the basement as well, essentially leaving no spaces where air is trapped to stagnate against concrete walls. Professional mold remediation companies often work for insurance companies, and price (highly) accordingly. After consulting a reputable building contractor who has had many experiences with mold removal in his apartment units, it became evident that mold remediation (in our case) could be done effectively and efficiently using hired cleaning personnel. Subsequent to cleaning, the rooms should then be “painted” with a stain blocking sealer ie. Kilz or B.I.N.

The furnace room, adjacent to the choir room, presents its own challenges. Being a stone walled, dirt floor room, it is difficult to seal-out moisture infiltration. Our recommendation is that it be emptied of stored material and vacuum cleaned wherever possible. Further, a polyethylene vapor barrier product (ie. Poly 6mil Ultra) could be draped on the stone walls and floor and joint-taped to seal-out moisture. This method is often used to control moisture in unused portions of a stone foundation and in crawl spaces. The SCWG recommends against any type of spray foam insulation on the stone surfaces.

Two quotes were received from companies that specialize in mold removal: \$11,420.65 and \$18,489.20 + hst. Alternatively, it is estimated that this work can be completed satisfactorily using hired cleaners for \$3,000 to \$5,000 + hst.

- 5) **Exterior masonry & stonework:** A reputable masonry contractor was solicited to assess the current state of the Stone Church building, and to provide the estimated cost of an annual stonework maintenance program. In his opinion, the building is in relatively good shape. As it stands, the building is in need of some pointing, in the amount of about \$2,000 to \$3,000. A maintenance budget (\$2,000 to \$3,000 bi-annually) would ensure minor issues are caught before they become major issues.
- 6) **Demolition of Building:** As part of this exercise, we were asked to provide an approximate cost to remove the Stone Church building. We solicited estimates from two contractors. One response was received, and when coupled with the cost to disconnect the natural gas line, the total would be about \$15,000.

Note: Given the age and historical value of the Stone Church building, it is possible that any plans to demolish the building could trigger a heritage designation review by the City of Fredericton. If the property is added to the City of Fredericton Heritage Preservation By-Law, any alterations, including demolition, would be subject to the Preservation Review Board.

Options for future use of the Stone Church building:

- 1) **Rented meeting space** - It is possible that the building could continue use as worship space and at the same time be repurposed for rented meeting space. This option would require a professionally managed program ie. architect to ensure a functional space and to ensure compliance with local codes, the NBC, and the NFC. It would also require considerable funding.
- 2) **Columbarium** – A portion of the space could be used as a columbarium, although it may be difficult to build a positive “for profit” business case. Also, issues may arise, both legal and practical, when selling perpetual care in an aging structure. Note that it is common for “for profit” columbarium’s to sell a term interment only, often twenty-five years.

- 3) **Landmark & Historic Site** – The Stone Church building is listed as a “Historic Place” both provincially and federally. It does not, however, qualify for a “Heritage” designation, and thus it is the understanding of this committee that it does not qualify under Heritage Building funding programs. This does not prohibit the Parish from lobbying local councillors, MLA’s and MP’s for other funding alternatives. Our MP was contacted, and no sources of federal funding were identified.
- 4) **Jewish & War Museum** – This option would require extensive building upgrades similar to using it as rented meeting space. Respectful that the Bishop’s time is at a premium recently, this option has not been fleshed to the fullest, although it is known that the Bishop would have to de-consecrate the Church space prior to conversion to this use.
- 5) **Use as Worship Space** – Continued use as a wedding / funeral / worship chapel is the least costly option to keep the building “active, healthy, and in regular use”.

Documents supporting the findings in this report are available from SCWG members and/or the Church office.
Thank You to Stone Church Working Group participants for their hard work at this busy time of year. Because of their dedication, much ground was covered in a short time.

RH Schwartz
Chairperson
Stone Church Committee
2019 06 29

Stone Church Working Group

Summary of Cost Estimates

June 19, 2019

Scenario 1: Fix and Maintain

	Low	High	Notes
One-Time Costs			
Roof Quotes (back side only)			
	\$		
Brookside Roofing (asphalt - 2017)	15,300		
		\$	
Rhino Ready Construction (steel - 2017)		33,000	
		\$	
Ted Jarvis (steel - 2019)		40,000	
		\$	
Arod Metal Roofing (steel - 2019)		24,150	
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Total	\$ 15,300	\$ 40,000	
Heat Pump Quotes (4 quotes received from different companies)	\$ 17,800	\$ 25,800	1
Mould Remediation (ServiceMaster, WinMar)	\$ 11,400	\$ 18,500	2
Duct Cleaning	\$ 1,000	\$ 1,000	
Window Frame	\$ 2,100	\$ 2,400	
	\$	\$	
TOTAL	47,600	87,700	
Ongoing Costs (annual)			
	\$	\$	
Masonry (Ronnie Price)	2,000	3,000	
	\$	\$	
Natural Gas	2,200	3,800	
	\$	\$	
Electricity	1,000	1,000	
	\$	\$	
Misc. Repairs	200	600	

Water	\$ 400	\$ 400
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Total	\$ 5,800	\$ 8,800

Notes

- 1) Could get a second commercial-grade dehumidifier (\$1,000) as an alternative to a heat pump
- 2) Could do the mould remediation ourselves or hire cleaners (\$15 / person / hour)

Scenario 2: Demolition

Demolition, Stone Removal (Rob Flynn)	\$ 10,000	\$ 13,000
Natural Gas disconnect (Wayne Goodwin)	\$ 1,300	\$ 1,500
Stain Glass removal	TBD	TBD
TOTAL	\$ 11,300	\$ 14,500