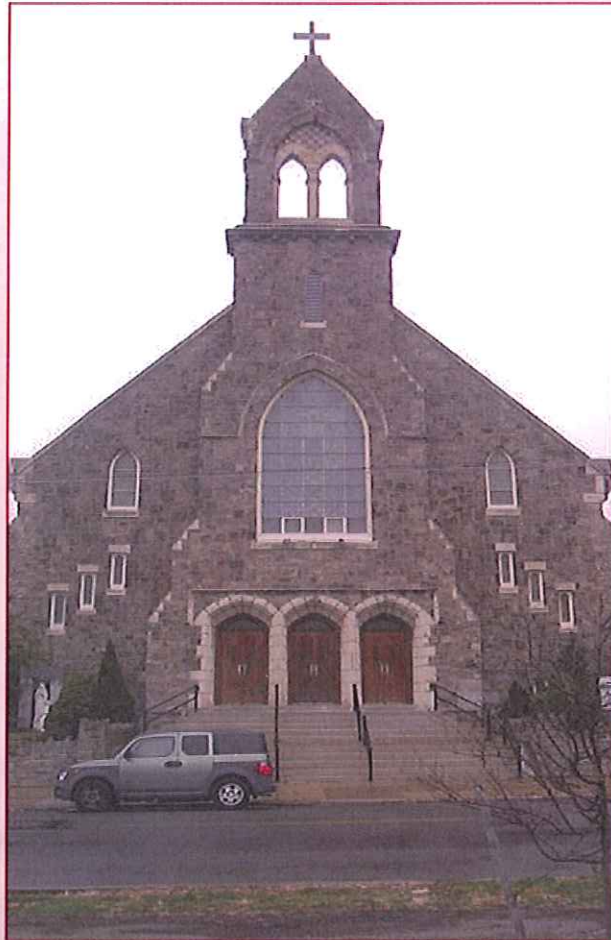




**SAINT LEO PARISH
6658 KEYSTONE STREET
PHILADELPHIA, PA 19135**



Project Management | Parking Consultation | Structural Engineering | Façade Restoration
PHILADELPHIA | LEHIGH VALLEY | WEST PALM BEACH



To see all the details that are visible on the screen, use the "Print" link next to the map.



PHILADELPHIA PARISH – BUILDING ASSESSMENTS
 SAINT LEO
 DECEMBER 11, 2012



Parish:	Saint Leo 6658 Keystone Street Philadelphia, PA 19135
Contact Person:	Father Farrell
Size of parish site (acre/sf)	.62 acre / 27,500 SF (approximate) excludes school and lot
Copy of Site Map:	Google map attached
Building Reviewed:	Church
Age of Building:	1884
Square Footage	8,125 SF (approximate)
Structure/Type of Construction	
Description:	2-story, stone, wood floors, roof
General Condition:	Good, appears structurally sound, structural reinforcing added to roof framing 30 years ago (reported), open joints in stonework, interior painted
Required Repairs:	Patch pointing, caulking
Estimated Cost:	\$25,000
Roof	
Description:	Slate, age unknown, recent maintenance reported
General Condition:	Serviceable, no reported leaks, some slate displaced by past roof framing issues, shingles broken/missing (limited)
Required Repairs:	Maintenance/repairs
Estimated Cost:	\$15,000
Windows	
Description:	Stained glass, protective glazing
General Condition:	Serviceable, some windows recently painted, some need caulk/paint
Required Repairs:	Caulk/paint/repair approx 25 windows on North and East sides
Estimated Cost:	\$12,500
Mechanical System	
Description:	Gas fired steam , lower level chilled water A/C
General Condition:	Fair, boiler 25+ years old, A/C 40+ years old, both reported to be working OK and serviced
Required Repairs:	Maintenance
Estimated Cost:	N/A

PHILADELPHIA PARISH – BUILDING ASSESSMENTS
SAINT LEO
DECEMBER 11, 2012



Electrical System Description: Original, upgrades General Condition: Serviceable, no reported problems Required Repairs: Maintenance Estimated Cost: N/A	
Plumbing System Description: Original General Condition: Serviceable, no reported problems Required Repairs: Maintenance Estimated Cost: N/A	

PHILADELPHIA PARISH – BUILDING ASSESSMENTS
 SAINT LEO
 DECEMBER 11, 2012



Building Reviewed:	Rectory
Age of Building:	1906
Square Footage	7,525 SF (approximate)
Structure/Type of Construction	
Description:	3-story, basement, stone/brick walls, wood floors, roof
General Condition:	Fair, north side requires pointing/caulking, turret requires repairs/paint
Required Repairs:	Brick pointing/caulking, repairs paint
Estimated Cost:	\$35,000
Roof	
Description:	Flat, bituminous, coated
General Condition:	Serviceable, no reported leaks, approx. 25 years old, no access
Required Repairs:	Maintenance
Estimated Cost:	N/A
Windows	
Description:	Replacement vinyl, 5-10 years old
General Condition:	Serviceable
Required Repairs:	Maintenance
Estimated Cost:	N/A
Mechanical System	
Description:	Oil fired hot water, 4-275 gallon storage tanks in basement
General Condition:	Serviceable, boiler 1 approx 30 years old; boiler 2 approx 20 years old
Required Repairs:	Maintenance
Estimated Cost:	N/A
Electrical System	
Description:	Original, upgraded, fire alarm (dated)
General Condition:	Serviceable, no reported problems
Required Repairs:	Maintenance
Estimated Cost:	N/A
Plumbing System	
Description:	Original, upgrades
General Condition:	Serviceable, no reported problems
Required Repairs:	Maintenance
Estimated Cost:	N/A

PHILADELPHIA PARISH – BUILDING ASSESSMENTS
 SAINT LEO
 DECEMBER 11, 2012



Buildings Reviewed:	Convent-Vacant (First floor used for Parish meetings)
Age of Building:	1884
Square Footage	10,260 SF (approximate)
Type of Construction	
Description:	3 story, brick walls, wood floor, roof
General Condition:	Fair, brick pointing required, water damage on vacant upper levels
Required Repairs:	Pointing/caulking/painting
Estimated Cost:	\$40,000
Roof	
Description:	Shingle/Bituminous, reported 10 years old
General Condition:	Serviceable
Required Repairs:	Maintenance
Estimated Cost:	N/A
Windows	
Description:	Original, vinyl replacements 1 st floor
General Condition:	Fair, Good
Required Repairs:	Replace 34 windows
Estimated Cost:	\$25,500
Mechanical System	
Description:	Gas fired steam, approx. 15 years old
General Condition:	Serviceable
Required Repairs:	maintenance
Estimated Cost:	N/A
Electrical System	
Description:	Original, upgrades
General Condition:	Serviceable
Required Repairs:	Maintenance
Estimated Cost:	N/A
Plumbing System	
Description:	Original
General Construction:	Serviceable, upper levels shut down
Required Repairs:	Maintenance
Estimated Cost:	N/A
Overall Physical Plant Condition:	Structurally sound, buildings require exterior maintenance, church will require continued mechanical service due to age/condition of systems

Saint Leo Parish
 Estimated Cost Summary
 December 11, 2012



Building	Estimated	Estimated 5-10 Years
Church		
Structure	\$25,000	N/A
Roof	\$15,000	N/A
Windows	\$12,500	N/A
Mechanical System	N/A	N/A
Church Total	\$52,500	\$0
Rectory		
Structure	\$35,000	N/A
Roof	N/A	N/A
Windows	N/A	N/A
Mechanical System	N/A	N/A
Rectory Total	\$35,000	\$0
Convent		
Structure	\$40,000	N/A
Roof	N/A	N/A
Windows	\$25,500	N/A
Mechanical System	N/A	N/A
Convent Total	\$65,500	\$0
Total Costs	\$153,000	\$0