



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



St. Anne's Church

75 King St.

Littleton, MA 02379

May 2022, Facility Assessment

Prepared for The Rev. Peter Quinn & Rev. Joseph Rossi

Prepared by Office of Property Management

Archdiocese of Boston

66 Brooks Rd., Braintree, MA 02184



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

BLANK



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

EXECUTIVE SUMMARY

The purpose of this Facility Condition Assessment (FCA) Executive Summary is to identify deficiencies to assist the parish with priorities and budget for maintenance, repair and/or capital expenses. This assessment is completed by an RCAB employee solely on a visual basis and does not include breaking apart, dismantling, removing, or moving objects. It does not guarantee that all deficiencies (and/or future deficiencies) have been identified.

This assessment should not be relied upon for structural expertise. If there are structural concerns, a qualified structural engineer needs to be engaged. Repair estimates are based on national averages factored for Massachusetts. At times, estimates will be obtained from contractors.

When moving forward with any repairs three estimates should be obtained before a job is awarded. Typically, repair estimates do not include the potential for code upgrades, e.g., life safety, handicapped accessibility, Architectural Access Board, etc... Repair estimates are what the work is estimated to cost today, not in five or 10 years.

This Summary is organized by the following Building Systems: Structural; Heating, Ventilation and Air Conditioning (HVAC); Plumbing; Electrical; Interior Finishes; Roofing & Drainage; Exterior Elevations; and Grounds.



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

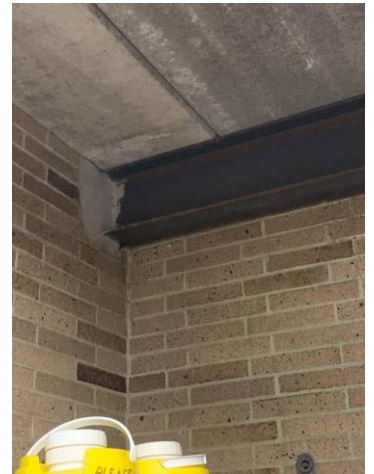
Structural

Foundation Description

Foundation appears to be poured concrete. Physical condition of foundation appears to be acceptable. Floor appears to be slab on grade in acceptable condition.

First floor deck is supported by columns that have been trimmed out and aren't visible. First floor deck is appears to be concrete slab construction as noted in photos below supporting members of the first-floor deck also includes steel beams.

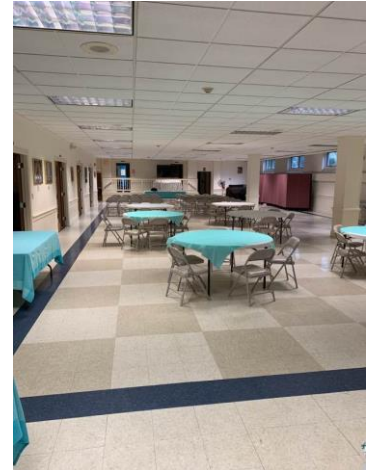
Multi Photo





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

HVAC

HVAC Assessment

Heating for the church is gas-fired, steam boiler. Heating for the rectory appears to be a gas fired steam boiler

Staff has indicated both units are serviced annually.

Recommend inspection of all rusted fittings as noted in photos below.

Plan for rectory boiler replacement 8-10 years.

There appears to be staining on the hall ceiling and in the women's handicap bathroom of the lower level that could be from sweating of either steam or condensate pipe. Should be inspected, remediated, two tiles replaced.

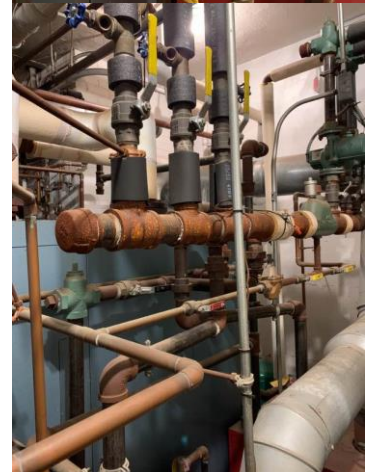
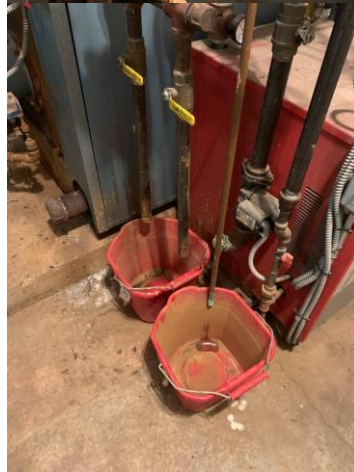
Heating Plant Photos



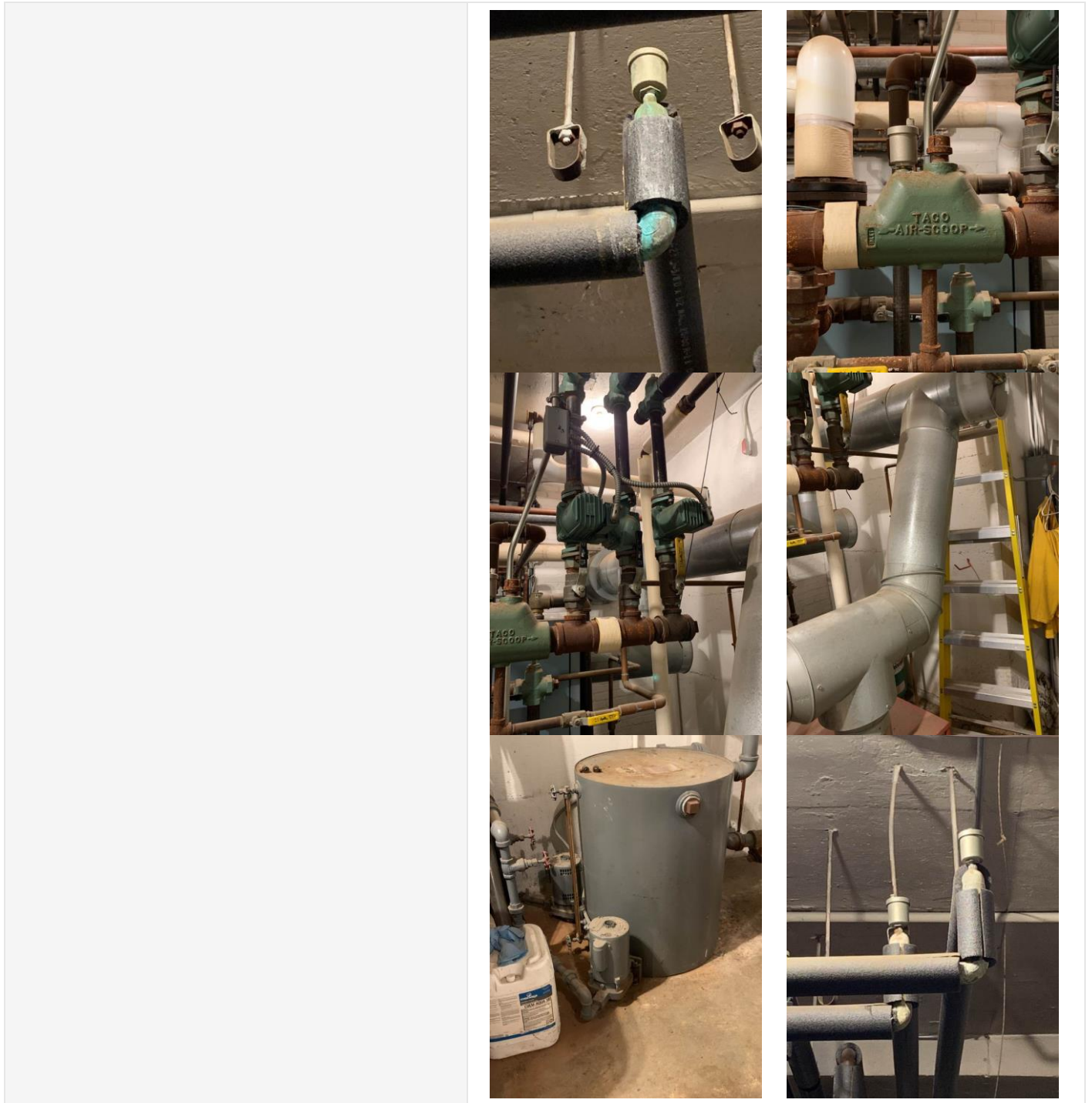


Archdiocese of Boston

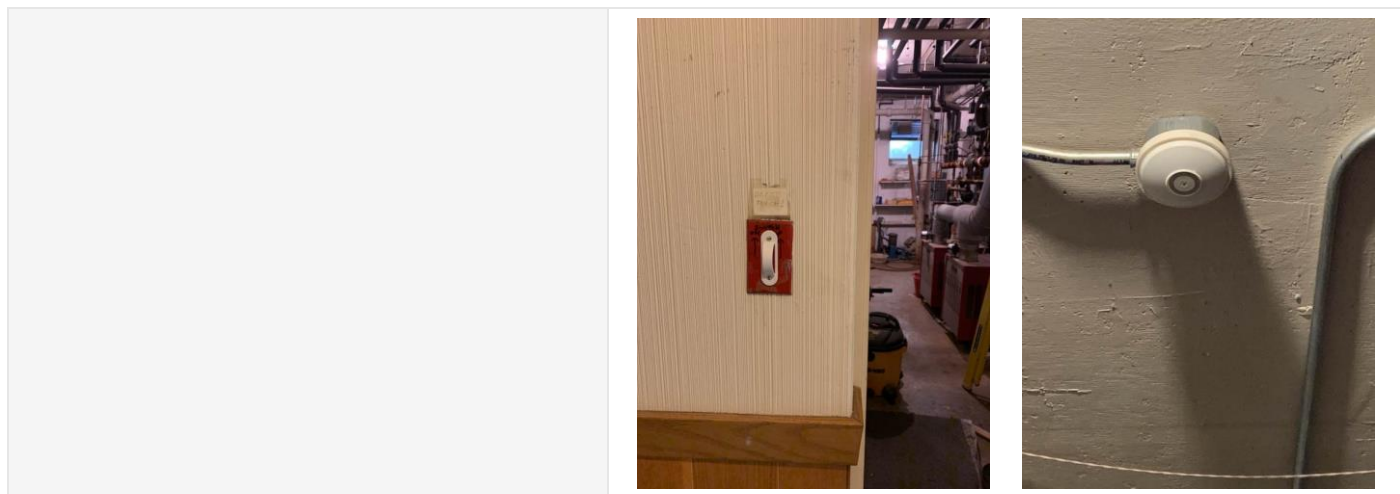
St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Plumbing

Plumbing Assessment

Interior drainage appears to be original to the building consisting of all cast-iron components.

Staff is indicated a section that has been compromised with serious corrosion and weeping, scheduled to be replaced.

Plumbing Structures Photos





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



Mfg Date: 02/2015





St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



1132750-00

LEWIS
Backflow Prevention Device Assembly Test Report Form

Assembly Number: 1132750-00
Date: 12/1/21
Tested by: [Signature]
Title: [Signature]
Address: 78 King Street
City: Littleton, MA 01460
County: Middlesex
State: MA
Zip: 01460
Phone: (617) 326-1234
Fax: (617) 326-1234
E-mail: [Signature]
Test After Repairs: ☐
Annual Test: ☐
Other: [Signature]

Reduced Pressure Backflow Prevention Device Assembly (RPBDA)

Check Valve No. 1	Check Valve No. 2	Check Valve No. 3	Check Valve No. 4
Open	Open	Open	Open
Close	Close	Close	Close
Leak	Leak	Leak	Leak
Pass	Pass	Pass	Pass

Reduced Pressure Backflow Prevention Device Assembly (RPBDA)

Check Valve No. 1	Check Valve No. 2	Check Valve No. 3	Check Valve No. 4
Open	Open	Open	Open
Close	Close	Close	Close
Leak	Leak	Leak	Leak
Pass	Pass	Pass	Pass

At the time of the test, the backflow prevention device assembly was found to be in good working order. The test results are as follows:

Test Results: ☒ PASS ☐ FAIL ☐ OTHER

Test Witnessed by: [Signature]
Tested by: [Signature]
Date: 12/1/21
Signature of Certified Tester: [Signature]

Service Restorable: ☒ YES ☐ NO

Bathroom Assessment


Church hall women's ADA accessible bathroom appears to be acceptable. Stainless steel stalls in both bathrooms, tile walls appear to be acceptable.

Lower-level men's ADA compliant bathroom appears to be acceptable. Stainless steel privacy partitions tile floor and walls suspended ceiling with a solid surface sink top.

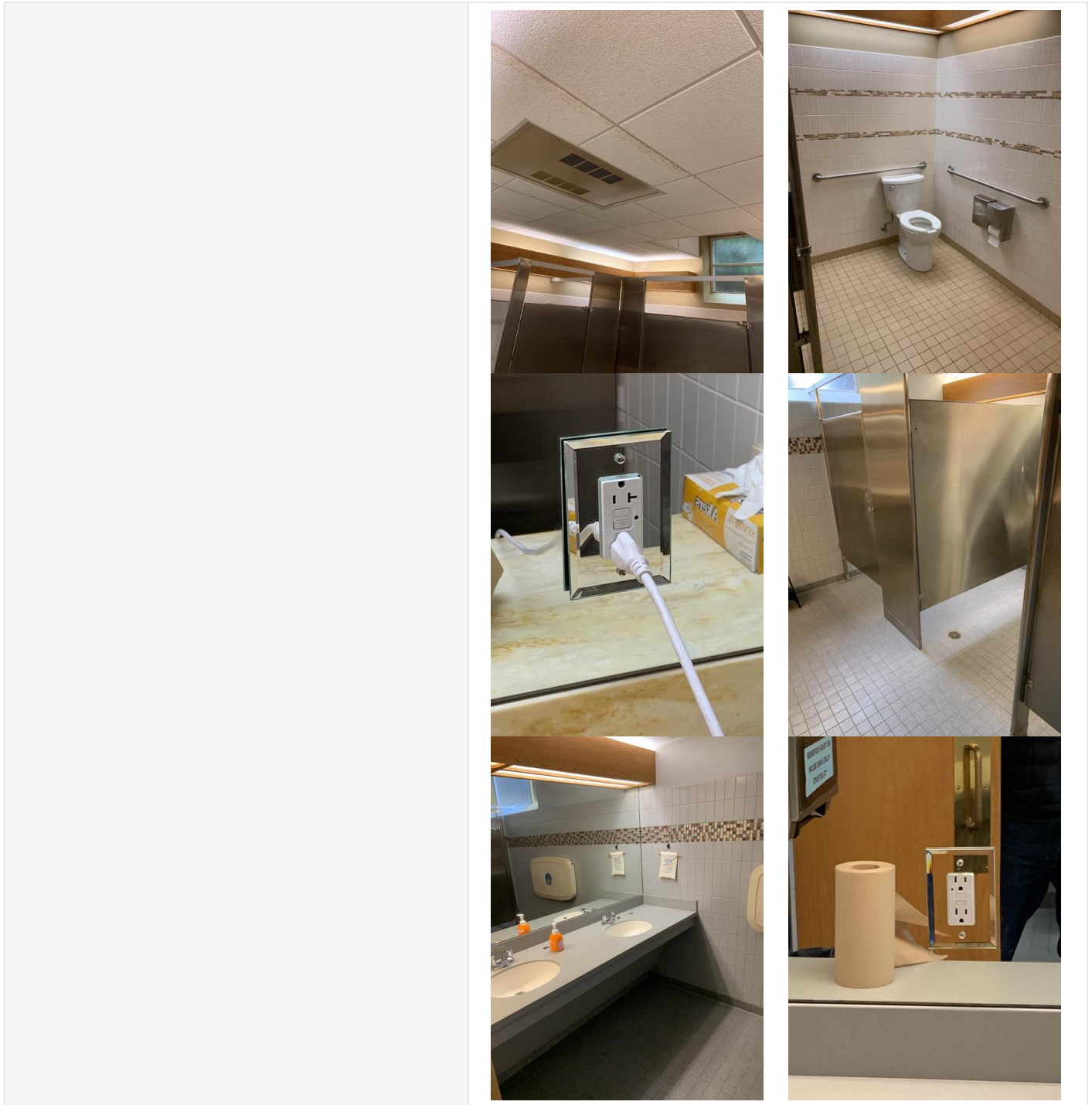
ADA compliant church bathroom appears to be acceptable combination of CVT flooring, wallpaper and drywall, solid surface sink and handrails as required.



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

	<p>First floor bathroom of the rectory appears to be in acceptable condition. Tile floors, walls, and wallpaper. It is also equipped with the proper GFCI.</p> <p>First floor rectory bathroom with laundry appears to be acceptable. Tile floor, pink wainscoting tile, drywall above. Threshold into the bathroom laundry area is chipped should be repaired or replaced.</p> <p>Second-floor bathrooms appear to be acceptable. All appear well maintained. Minor re-grouting required it will be noted in photos below. Bathrooms have mosaic tile on the floor and for wainscoting and a shower area with solid surface sinks.</p>
Bathrooms	Full, Quarter
Bathroom Photos	

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

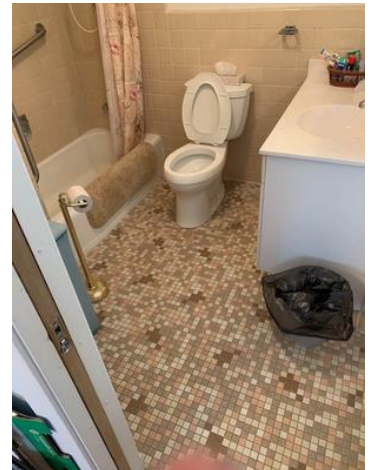
St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment






Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

	
Kitchen Assessment	<p>Kitchen has cabinets with oak drawer fronts and doors. Granite countertops, tile floor, suspended ceiling. Has fixtures of a commercial kitchen including a fire suppression unit in the hood.</p> <p>Rectory first floor kitchen appears to be acceptable. Appears to be original cabinets to building, plywood construction, painted finish. Countertop Formica, appears to be acceptable with a venting hood cooktop and built-in ovens.</p>
Kitchen	<p>Commercial, Sanitizer, Fridge, Prep Sink, Gas Stove, Hood Venting, Commercial Stove Extinguisher, Residential, Double Sink, Dishwasher, Disposal, Electric Stove, Cook Top/Oven</p>



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Kitchen Photos





Archdiocese of Boston




St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

	
Laundry Assessment	<p>Laundry appears to be in acceptable condition. There has been no indication from staff as to any issues with the laundry. Top loading washer and electric dryer.</p>
Laundry Photos	<div data-bbox="771 1144 1122 1612"></div> <div data-bbox="1154 1144 1505 1612"><p>Replace hose</p></div>

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



Confirm hose is secured to prevent draining "pop-off"



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Electrical

Electrical Service

Electrical service appears to be acceptable with no indication of water penetration, weeping or rusting.


Plate all uncovered switches, outlets, and junction boxes.

Buildings have a combination of LED and compact fluorescent lighting. Recommend eventual installation of all LEDs as needed.

Electrical Service Photos



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

	
<p>Fire Alarm Box</p>	<p>Fire alarm panel is located on the lower level in the storeroom beneath the rectory.</p> <p>Appears to be an acceptable condition. Appears to be hardwired and not a cellular system.</p>

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

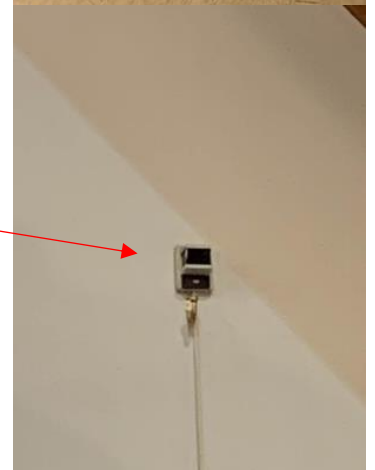
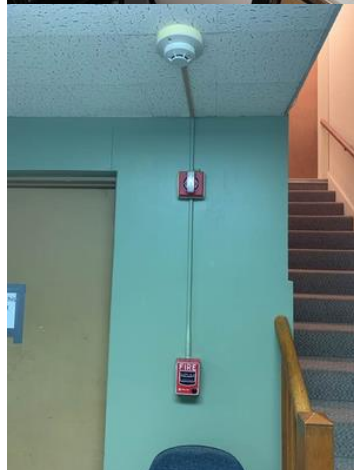
Fire Safety Photos





Archdiocese of Boston

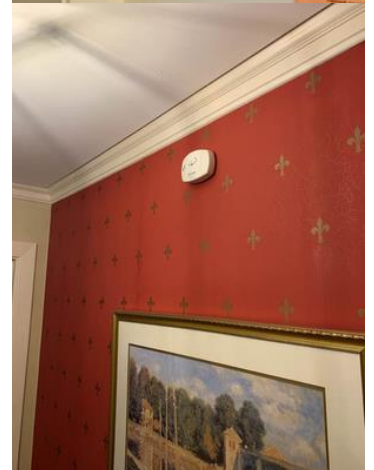
St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

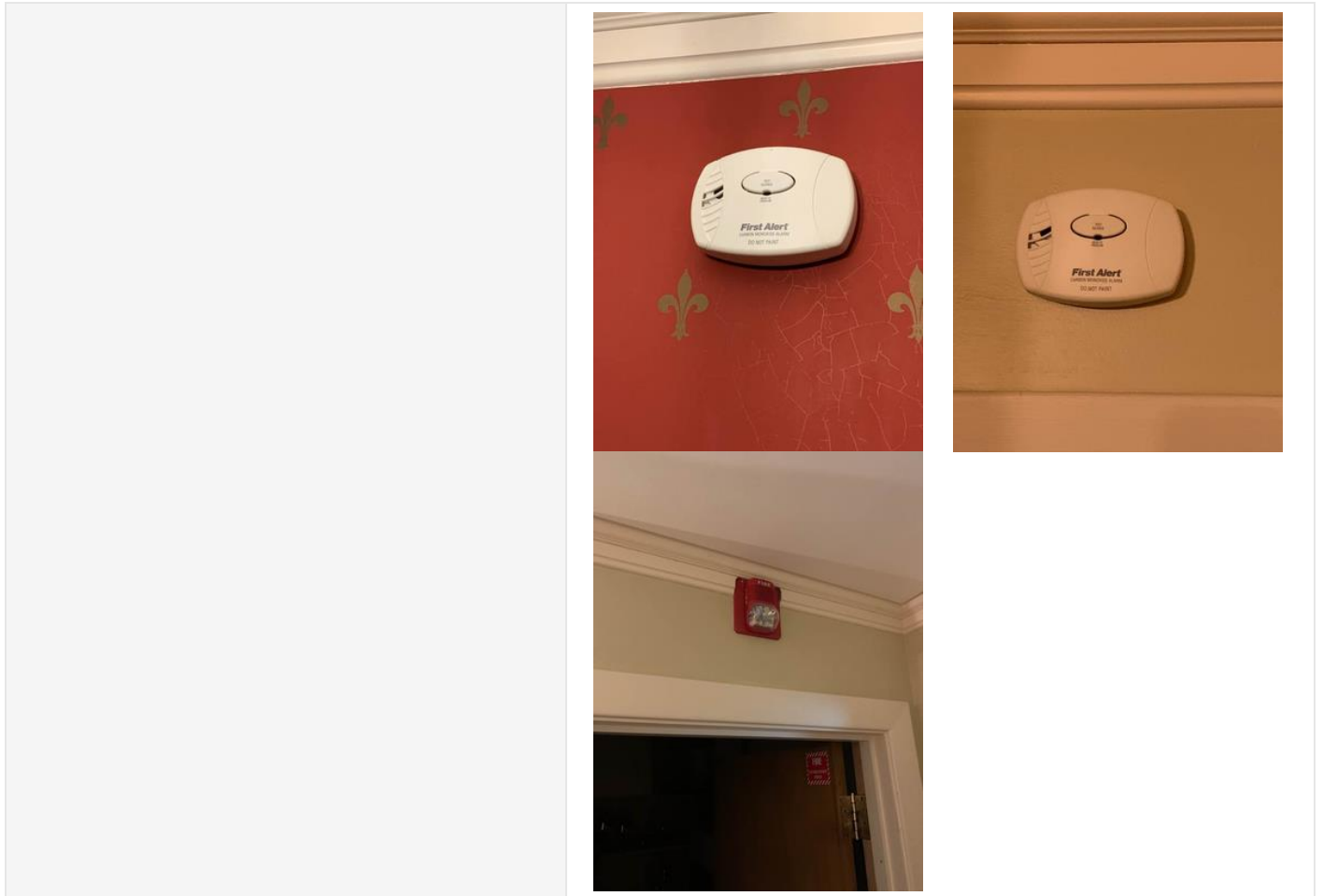
St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Interior Finishes

Interior Assessment Overview	<p>Interior of church hall appears to be acceptable. Any minor repairs will be noted in sections and photos below.</p> <p>Garage appears to be an acceptable condition and is primarily used for storage. It feels dry and does not have a musty smell. It appears there's been some water damage in the ceiling it should be confirmed this issue has been remediated and repaired.</p> <p>Interior of lower level beneath rectory appears to be acceptable.</p> <p>Interior of church appears to be acceptable, well-maintained, and cared for. Staff had mentioned church had been wired for AC but the units have not been installed.</p> <p>Choir loft appears to be in acceptable condition with no apparent leaking or water penetration in ceiling or walls. Rosette appears to be weather tight there's no indication of issues from the interior.</p> <p>Rectory first floor appears to be acceptable with minor repair required as noted in sections and photos below.</p> <p>Overall, second floor of rectory appears to be acceptable. Well-made and cared for. Any issues will be noted in photos and sections below.</p>
Floors Assessment	<p>Floors of parish hall appear to be acceptable. Some refinishing will be required in the one-to-five-year period depending upon traffic and wear. Note photos below. Primary floor surfaces consist of VCT flooring, ceramic tile, wall-to-wall carpeting, and unpainted slab on grade as noted in the electrical room and boiler room.</p> <p>This level is used as a large gathering space that includes the kitchen as well as classrooms on one side. All classrooms appear to be in acceptable condition, well-maintained and cared for.</p>



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

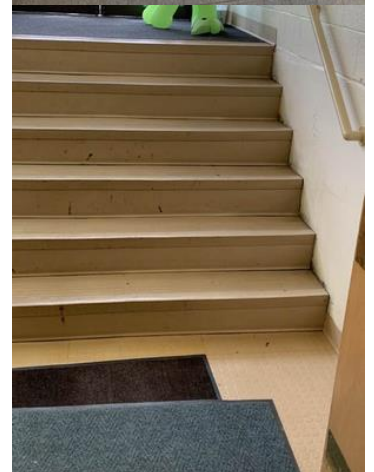
	<p>Lower level beneath the rectory appears to be in acceptable condition. Note photos in sections below.</p> <p>The carpet at the lower level, pass through area, beneath the rectory has staining that appears to be from moisture. Should confirm that this is remaining dry and have it cleaned.</p> <p>Seam in the meeting room on the lower level by the garage, carpet seam in the meeting room outside of the garage is starting to fray. This may have to be repaired or the carpeting replaced to avoid tripping hazard in the next 1 to 5 years depending upon traffic and wear.</p> <p>Church floors are a combination of ceramic tile and wood, appears to be prefinished hardwood flooring as well as Terrazzo. All flooring surfaces appear to be in acceptable condition and well-maintained.</p> <p>Rectory first floor floors are a combination of mosaic tile in the bathrooms wall-to-wall carpeting and some hall areas, original hardwood in some office and other areas should be refinished in 1 to 5 years depending upon traffic and wear, new prefinished or prefinished hardwood flooring and ceramic tile.</p> <p>Note some first-floor carpet seams are separating. Carpeting should be replaced to prevent tripping hazard.</p> <p>Second floor floors are combination of mosaic tile, original hardwood, room carpeting, and newer prefinished hardwood in the hallway area. All floors appear to be acceptable.</p>
Floor Types	VCT Tiles, Ceramic Tile, Painted Concrete, Wall to Wall Carpeting



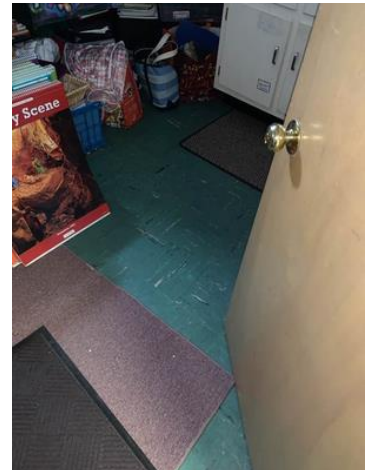
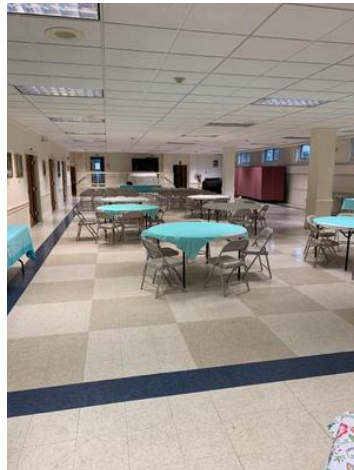
Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Floor Photo



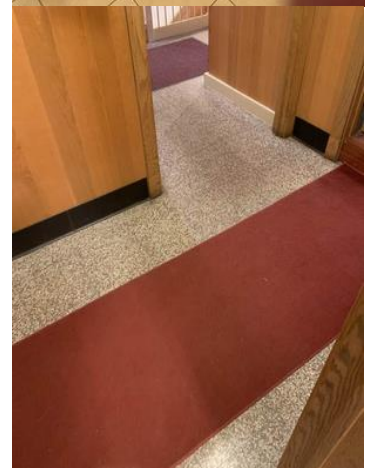
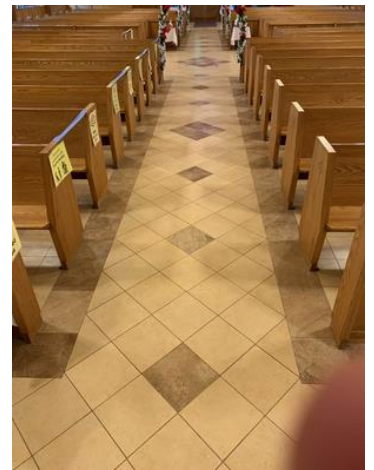
St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



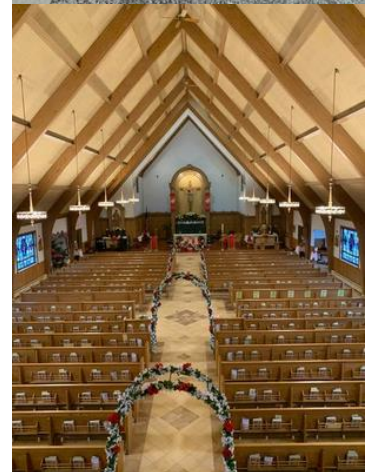


Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment




St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

	
Ceiling Assessment	<p>Ceilings throughout the lower level are suspended tile. All appear to be acceptable except for tiles that appear to be stained by condensation dripping from the steam or condensate lines. Note photos below.</p> <p>Ceilings in the lower level beneath the rectory appear to be acceptable. It's a combination of large, suspended ceiling tiles with integrated lighting and acoustic tile on strapping.</p> <p>Some acoustic tile has let go from strapping above as noted in photo below the repair could be attempted or eventually replace ceiling in 5 to 10 years depending upon how it ages.</p>



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Church ceilings appear to be acceptable. They appear to be well-maintained and cared for with no indications or signs of moisture/water penetration. Ceilings are a combination of what appear to be drywall in a trayed ceiling above the altar and wooden acoustic panels between timbers of the main church.

The ceiling in the sacristy is acoustic tile on strapping. Appears to be acceptable.

Ceiling in the church crying room may need to be replaced in the 5 to 10 year. Depending upon wear and how it performs. It appears to have some sags in it currently.

Ceiling of the chapel off the altar had been damaged from what appears to be a prior leak. Have been told that leak has been remediated, ceiling will eventually have to be repaired. It is possible that the acoustic tile won't be matched and perhaps a ceiling of blueboard and plaster veneer will be quoted.

Rectory first floor ceilings appear to be acceptable. Smooth drywall throughout. Some offices have suspended tile as noted in photos below.

Second-floor rectory ceilings all appear to be acceptable. Smooth drywall, painted.



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

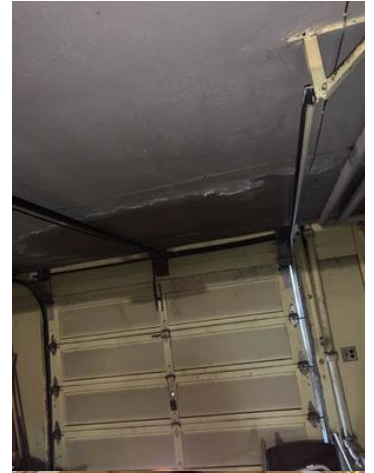
Ceiling Photo



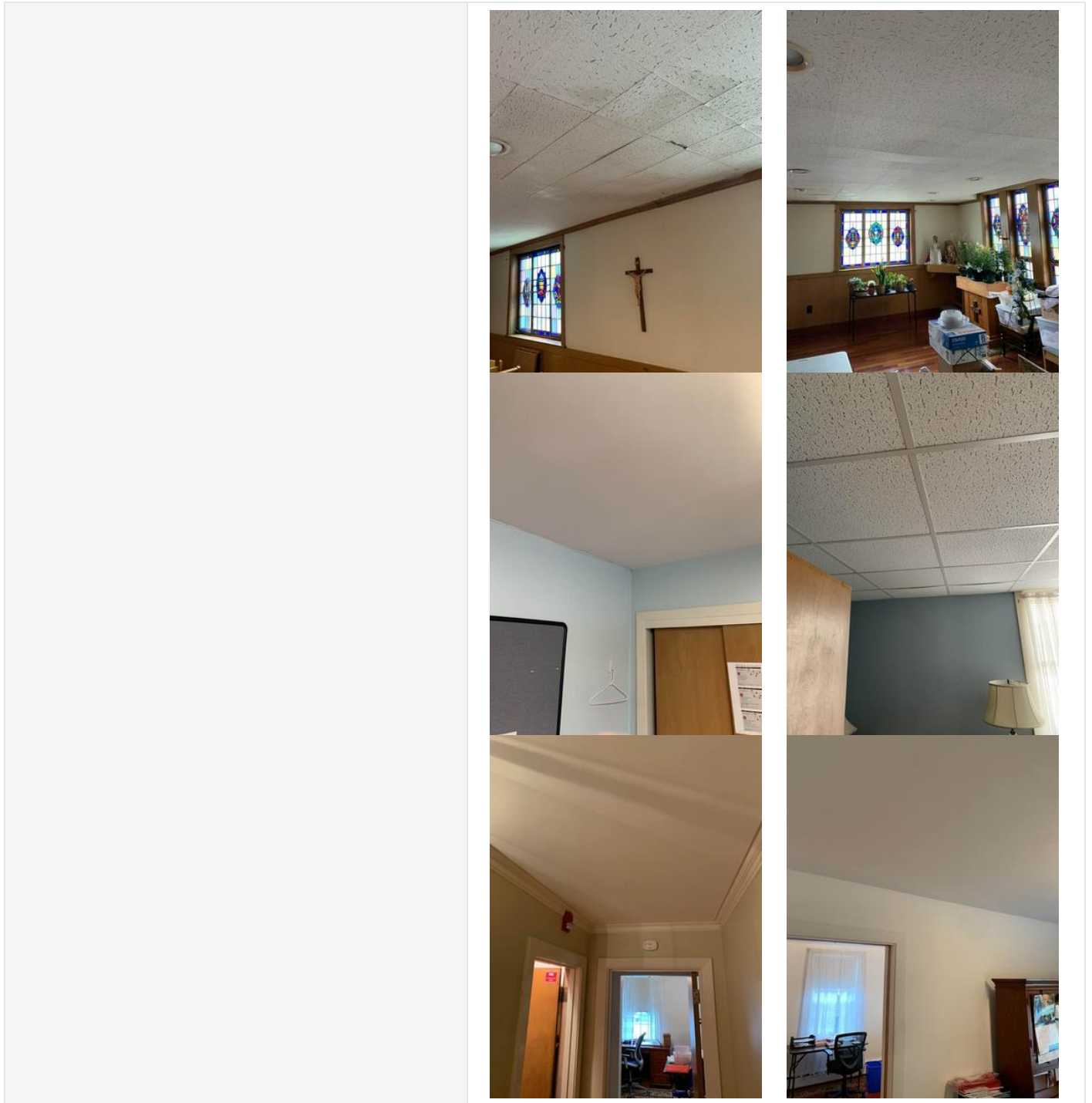


Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

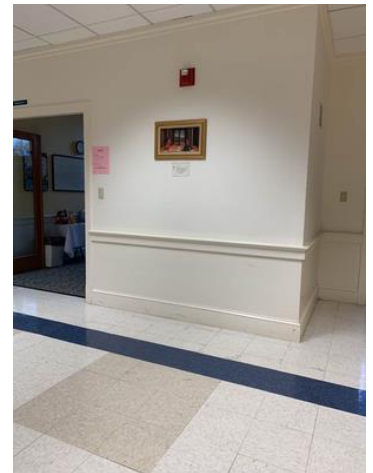
Wall Assessment

Lower-level walls appear to be acceptable and are a combination of painted wood paneling, drywall, and tile as a tall wainscoting in the bathrooms. Would recommend touchup painting of trim, one to five-year period. This is strictly for aesthetics and it's possible the trim could be washed, and painting could be put off.

Walls of the lower level beneath rectory are combination of drywall and wood paneling that appear to be acceptable.

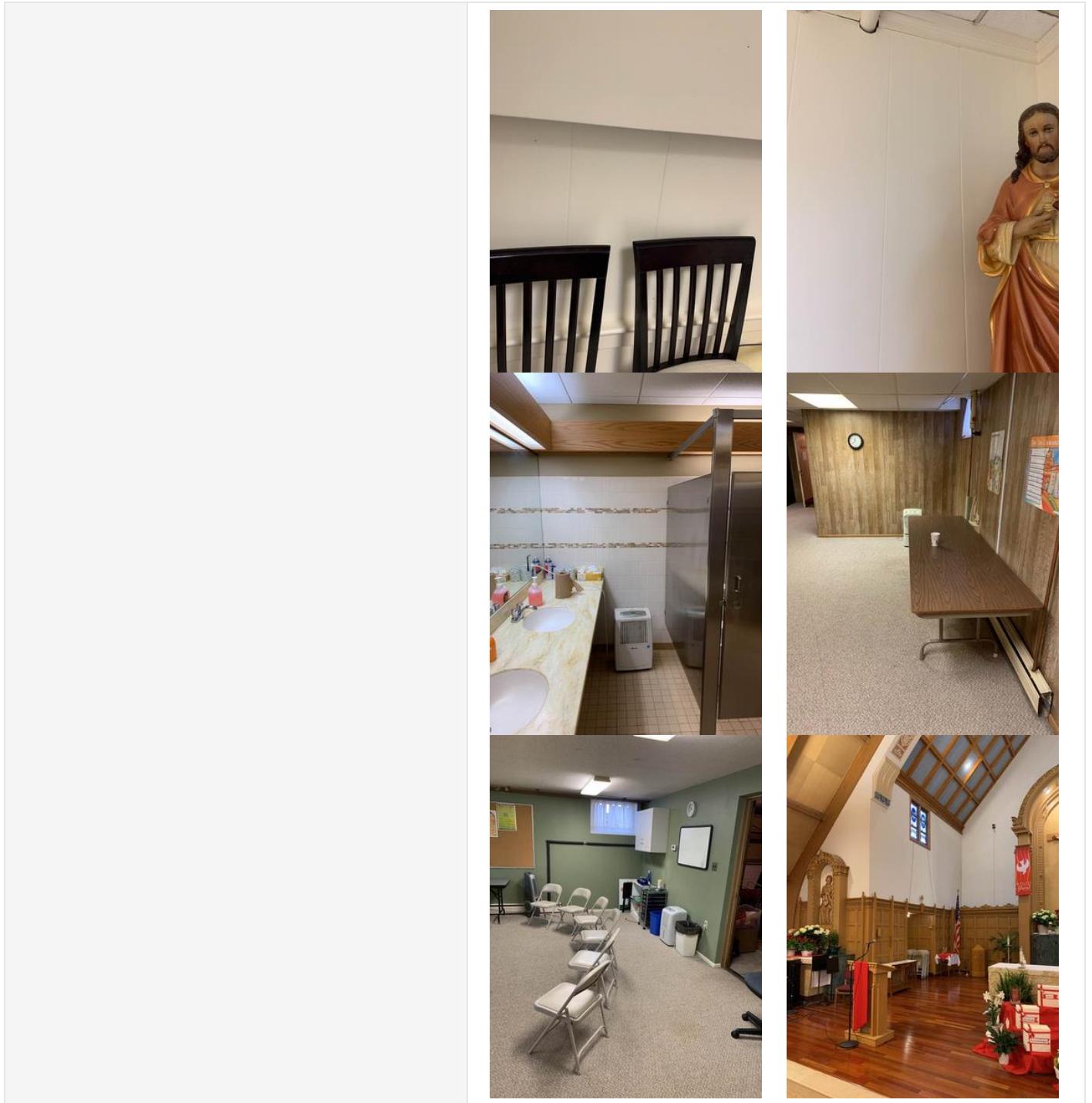
Walls of the church are a combination of drywall and wood paneling. All surfaces appear to be in acceptable condition. Walls of first floor of rectory are a combination of tile wainscoting in the bathroom with painted drywall above, wallpaper, walls appear to be acceptable.

Wall Photo

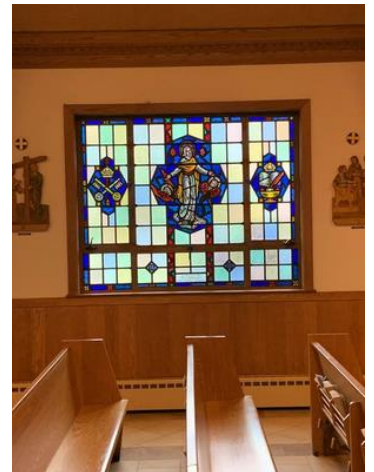


Wash or paint

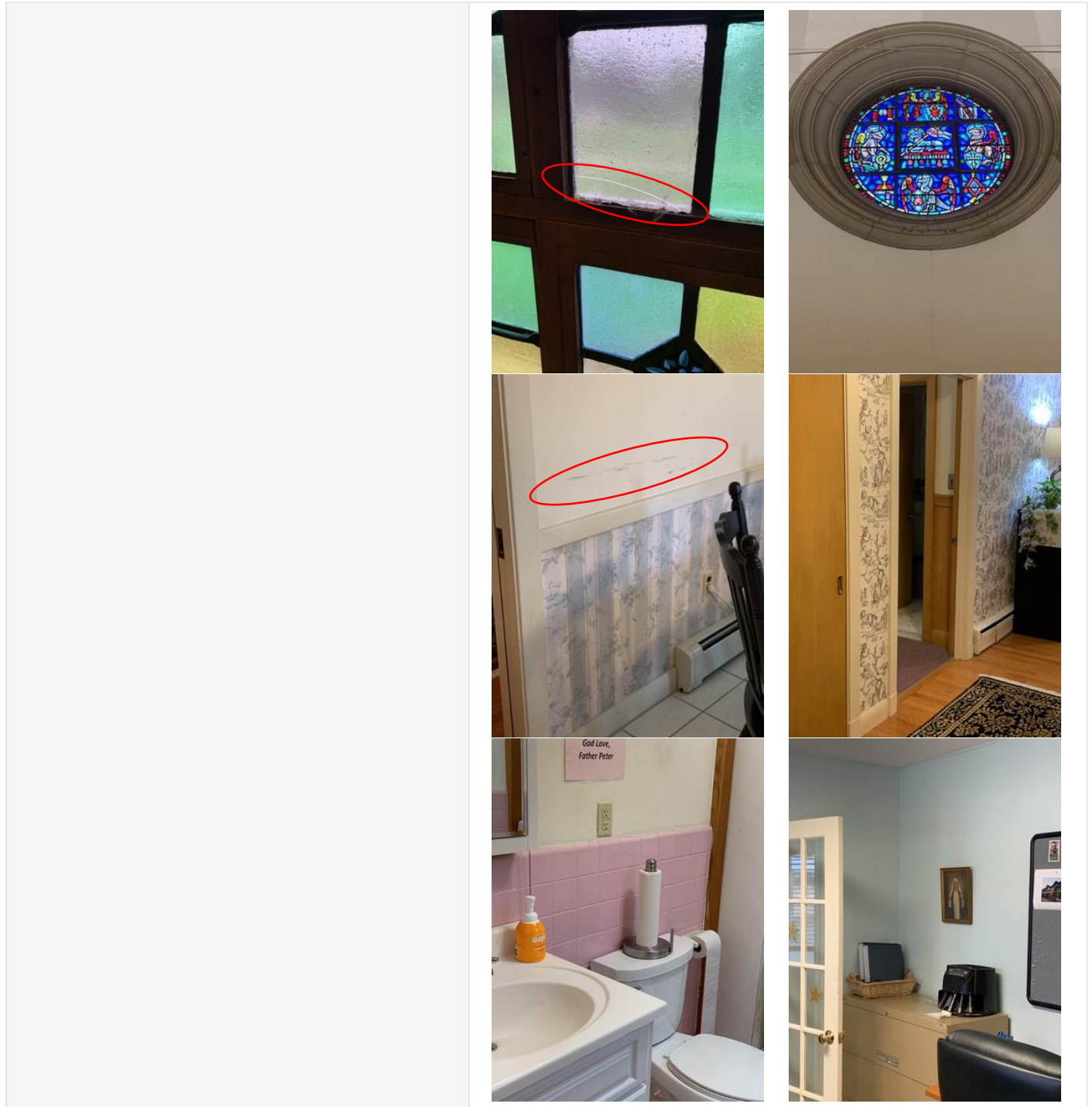
St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Door Assessment

Interior doors appear to operate as intended. Combination of wood doors with full glazing and solid slabs.

Doors of the church are a combination of solid slab or slabs with porthole glazing, they appear to be acceptable operating as intended.

Rectory first floor, interior doors appear to be acceptable. operating as intended some may need adjustment in jamb depending upon season.

If needed to close pocket door in kitchen it will have to be adjusted to roll smoothly.

Door Photo






Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Roof & Drainage

Roof Assessment	<p>Roof appears to be acceptable. There are no missing shingles in field visible from grade. Shallow pitches covered with rubber. Would recommend inspection by roofing contractor for annual maintenance.</p>
Roof Coverage	Architectural, Rubber
Roof Photo	



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



Drainage Assessment

Drainage appears to be in acceptable condition. No staining on the exterior elevations. Appears to be a combination of aluminum gutters and downspouts with some copper downspouts and what appears to be galvanized metal.

Storm heads at the top of the downspouts. Would recommend inspection of gutter system as there is some areas that need to be addressed and will be noted in photos below.



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Drainage Photos





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Exterior Elevations

Exterior Front Wall Assessment

Front elevation appears to be in acceptable condition with minor repair required. Note photos below.

The retaining wall of the ramp should be addressed soon for the degradation from water penetration and freeze/thaw cycle will compound damage and repair cost. Note photos below.

Front Photos



Pointing needed



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



Exterior Right Side Wall Assessment

Exterior right side of building appears to be acceptable. Note photos below.

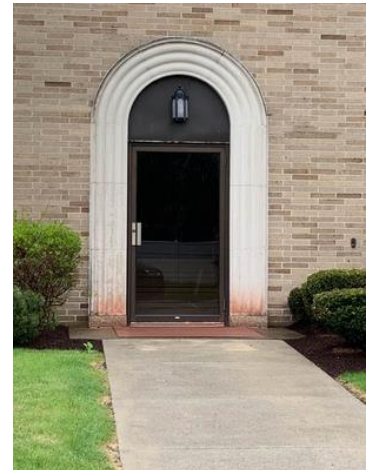
Stairs near the chapel entrance will need to be brought back to good material and repaired. Recommend addressing this as soon as possible to prevent further damage from water penetration.



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

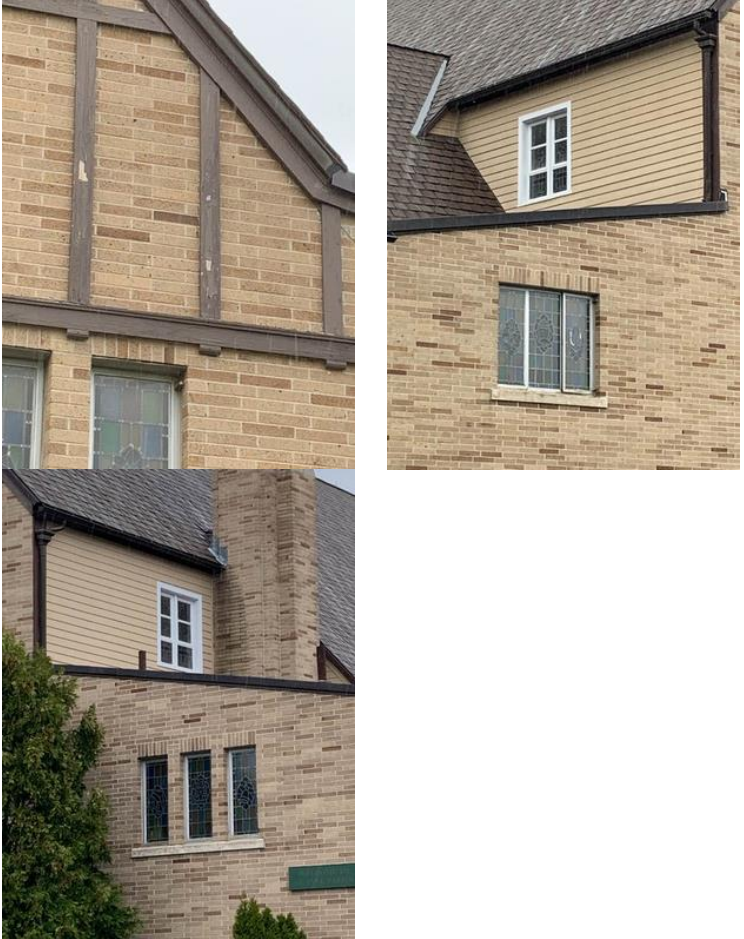
Side Photos





Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

	
Exterior Left Side Wall Assessment	Exterior left elevation appears to be acceptable. There is minor repair required note photos below.



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Side Photos



Repointing required

Exterior Rear Wall Assessment

Exterior rear elevation appears to be acceptable minimal maintenance required. Note photos below.

Recommend annual inspection by masonry contractor to keep all exterior elevations maintained and in good order.



Archdiocese of Boston


St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Rear Photos



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment



Grounds

Grounds Assessment	<p>Overall, grounds are in acceptable condition, well-maintained and cared for. Cut back shrubs/bushes minimum 18 inches from the building.</p> <p>Parking lot appears to be in acceptable condition. Would recommend annual inspection for cracking and crack sealing as required. All striping and markings are clearly visible.</p> <p>Church walkways all appear to be acceptable with minor repair required as noted in photos below.</p>
Landscaping	<p>Mature Shrubs, Mature Trees, Mulched, Bark, Flower beds, Plantings, Grass, Cut Back From Building</p>
Landscaping Photos	



Archdiocese of Boston



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

	
Walkway Photos	



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

	
General Grounds Photos	



Archdiocese of Boston

St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Building System Budget Estimates

Structural

No maintenance currently required.

1-18 months \$0

1-5 years \$0

6-10 years \$0

HVAC

Budget for replacement of rectory boiler, 6 to 10 years, \$35,000

Budget for unexpected boiler repair, 1-5 years, \$3,000

Budget for unexpected boiler repair, 6 to 10 years, \$4,000

1-18 months \$0

1-5 years \$3,000

6-10 years \$39,000

Plumbing

Budget for water heater replacement, 1-5 years, \$2,800

Budget for bathroom threshold replacement, 1-18 months, \$250

Budget for spot re grouting as needed, 1-18months, \$450

Budget for replacement of dryer hose, 1-18months, \$125

1-18 months \$825

1-5 years \$2,800

6-10 years \$0



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Electrical

Budget for replacement of hardwired smoke detector heads, 6-10 years, \$6,800

Budget for plating of light switches, outlets, junction box boxes, as needed, 1-18 months, \$250

1-18 months \$250

1-5 years \$

6-10 years \$6,800

Interior Finishes

Budget for strip and seal of tile flooring on lower-level, 1-5 years, \$3,200

Budget for a garage ceiling repair, 1-5 years, \$750

Budget for carpet cleaning at lower level, pass through area, beneath rectory, 1-5 years, \$225

Budget for carpet replacement, as noted in repo, 1-5 years, \$2,550

Budget for replacement of ceiling tiles, lower level, 1-5 years, \$1,200

Budget for miscellaneous ceiling repair as needed, 1-5 years, \$1,200

Budget for touch up wall painting, 1-5 years, \$1,450

1-18 months \$0

1-5 years \$10,575

6-10 years \$0

Roofing and Drainage

Budget for annual inspection/minor repairs program, 10-year budget \$8,000

Budget for gutter cleaning and miscellaneous repair, 1-18 months, \$525

1-18 months \$1,725

1-5 years \$2,800

6-10 years \$4,000



St. Anne's Church/Hall/Offices, Littleton, MA, Facilities Assessment

Exterior Elevations

Budget for masonry repair of ramp, 1- 18 months, \$15,000

Budget for painting of all wood trim on building 1-5 years, \$27,000

Budget for repointing and lintel maintenance, as needed, 1-5 years, 32,500

1-18 months \$15,000

1-5 years \$59,500

6-10 years \$0

Grounds

Budget for cutting back all shrubbery from brick elevations, 1-18 months, \$850

Budget for concrete repair of walkway and stairs, 1-18months, \$4,800

Budget for crack filling parking area, 1-5 years, \$3,400

1-18 months \$5,650

1-5 years \$3,400

6-10 years \$

Summary of Building System Budget Estimates

Structural	1-18 months \$0	1-5 years \$0	6-10 years \$0
HVAC	1-18 months \$0	1-5 years \$3,000	6-10 years \$39,000
Plumbing	1-18 months \$825	1-5 years \$2,800	6-10 years \$0
Electrical	1-18 months \$250	1-5 years \$0	6-10 years \$6,800
Interior	1-18 months \$0	1-5 years \$10,575	6-10 years \$0
Roofing	1-18 months \$1,725	1-5 years \$2,800	6-10 years \$4,000
Exterior	1-18 months \$15,000	1-5 years \$59,500	6-10 years \$0
Grounds	1-18 months \$5,650	1-5 years \$3,400	6-10 years \$0
Total	1-18 months \$23,450	1-5 years \$82,075	6-10 years \$49,800