

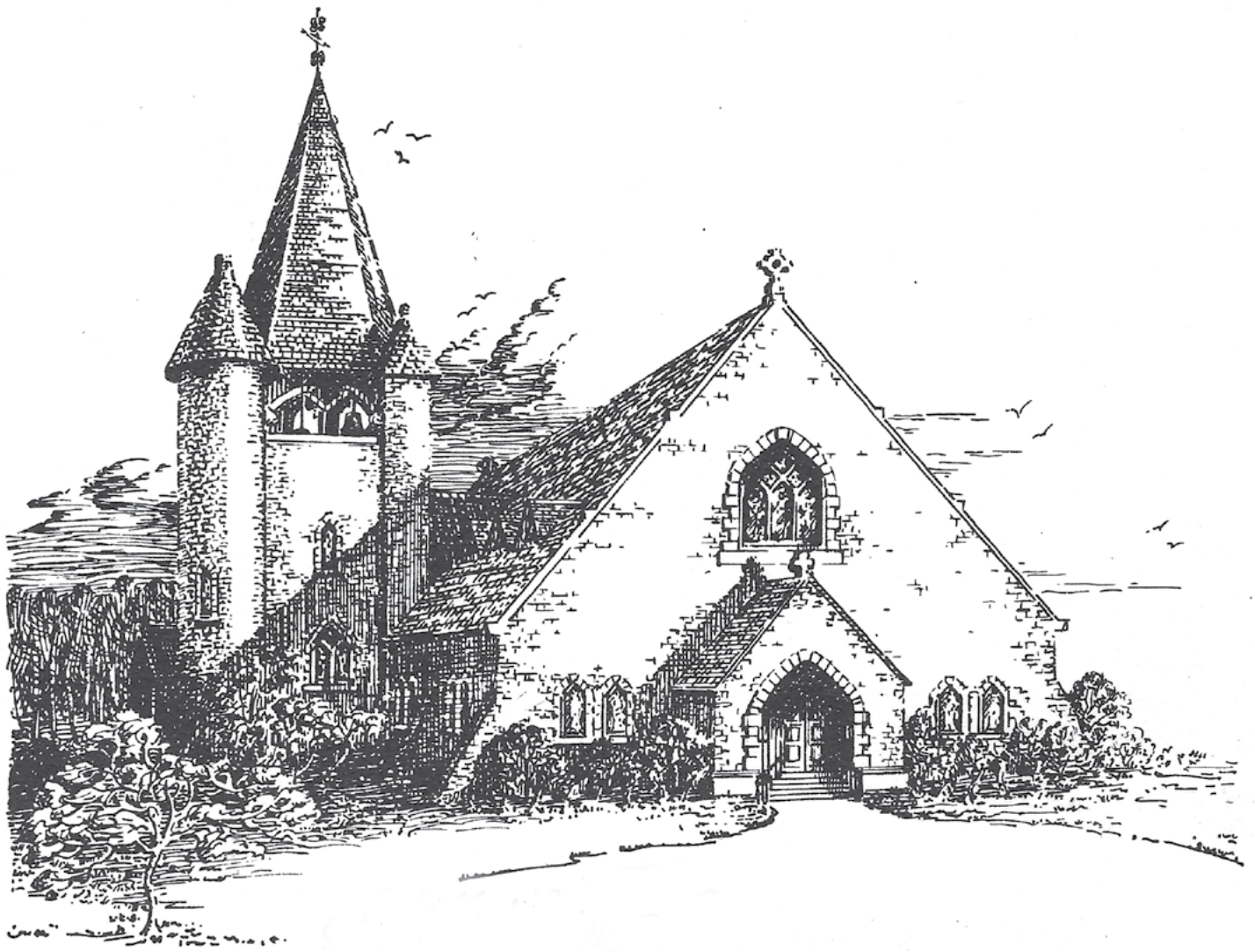


# St. Mary's Episcopal Church

Wayne, Pennsylvania



2024 Transition & Transformation  
Maintenance & Repair Work Items



104 Louella Ave, Wayne, PA 19087

610-688-1313

[www.stmaryswayne.org](http://www.stmaryswayne.org)



## CONTENTS

T&T Work Item List.....	3
Rectory Downspout .....	4
Rectory Basement....	5
Rectory Roof Tiles & Ridge Cap.....	6
Fr. Greene Room Emergency Exit.....	7
Rectory Kitchen Cabinets.....	8
Rectory Kitchen Floors.....	9
Church Entrance Ramp.....	10
Fr. Greene Room Windows.....	11

Link to donation card on

St. Mary's website:

[Transition & Transformation](#)

# Transition and Transformation Work Items

## ST. MARY'S EPISCOPAL CHURCH WAYNE PA

### Buildings & Grounds Committee

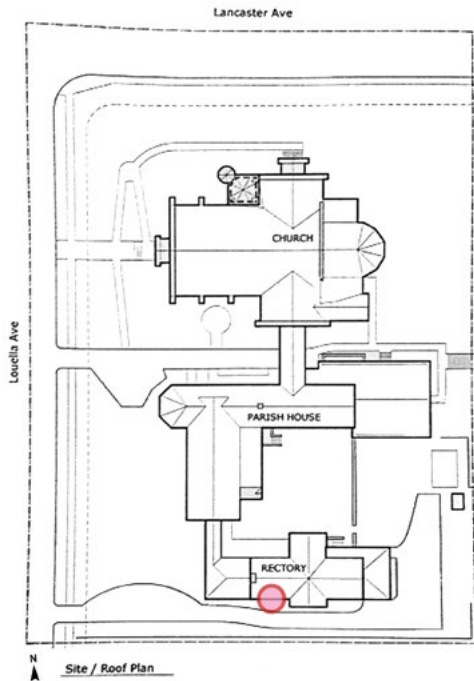
\* Plug Price - awaiting estimates

### Transition & Transformation Work Items

Work Item & Description	Issue	Priority	Projected Cost
<b>1 Rectory Driveway Downspout</b> The south west driveway gutter downspout underground pipe has failed. The pipe will need to be excavated and repaired to working order.	* Water Intrusion Temporary sump discharge installed, backflow stopped.	H	TBD
<b>2 Rectory Basement</b> Replace several structure load bearing lally columns that have been compromised from historical water problems in the basement. Add 1 under the entry stair beam corner.	Safety This is a candidate for DIY.		\$576.00
<b>3 Rectory Kitchen</b> Replace existing Kitchen cabinets, floor, counter tops and sink/faucet.	* Transformation High priority-Notional estimate	H	\$35,000.00
<b>5 Fr. Greene Room Emergency Exit</b> Restoration of the stairway wooden structure. Quote in hand from Lofting Timber Framing and Russell Roofing. We need at least 1 more timber framing quote from Mike Kelly or Brian DeLong.	Safety/Fire Code roof to be retained.		\$20,500.00
<b>9 Altar Lights</b> Replace burned out lights around the Church Altar with new LED Lights. These lights illuminate the wooden arch. Possibly 2 stage; replace burned out first, then upgrade to LED after assessment and	* Repair	H	TBD
<b>11 Fr. Greene Room Windows</b> Restoration of Old Leaded Glass Windows in Rear of the Room by Specialty Contractor. Work requires complete window removal, repair at external facility & reinstallation.	Safety/Preservation This cost is a quote in hand from a known vendor. We need 1 more quote.		\$10,000.00
<b>12 Repair lost roof tiles on the Rectory</b> Jim Anderson discovered roof tiles on the ground. A close look identified several locations on a peak of one gable and missing/loose tiles around the west side chimney flashing. Russell quote will put peak guards on the entire roof to stop losing tiles.	Preservation Need a Russell quote. There appears to be leak evidence on the third floor.	H	\$4,500.00
<b>13 Paint windows on the Parish House</b> There are a number of windows on the PH that have lost their paint down to bare wood. This will require a quote from a painter.	Preservation One very good quote is in hand		\$2,700.00
<b>14 Assess church lighting to improve Streaming video picture</b> The Streaming video image is dark due to poor lighting for this technology. An assessment is needed to scope what can be done to improve image quality.	* Preservation Need quotes		TBD
<b>15 Repair from ramp masonry next to Sanctuary front steps</b> A piece of concrete has broken off the ramp.	* Preserve/appearance Need quotes		\$1,500.00
Estimate total of high priorities from 3/11/24 B&G meeting			\$75,276.00



## Rectory Driveway Downspout

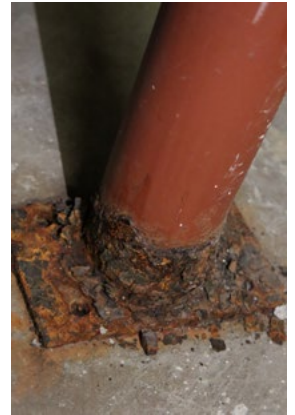
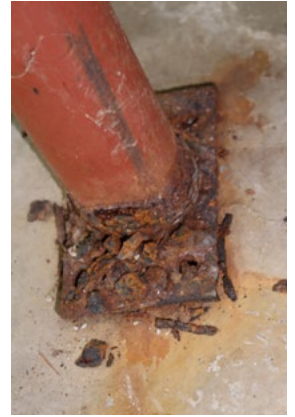
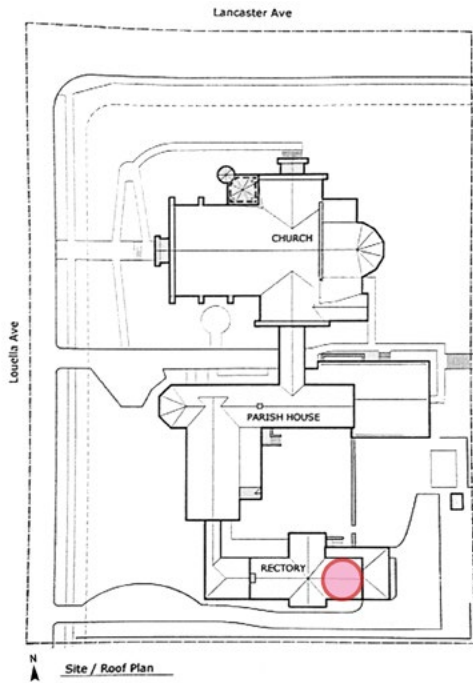


**Issue:** One of the underground stormwater pipes which collects water from a downspout on the Rectory south side has failed. It is also the outlet for the new basement sump pump on the south side of the rectory basement.

**Temporary solution:** Sump pump outflow diverted to driveway and adjacent rip-rap.

**Solution:** Hire stormwater system contractor to identify location of failure, excavate and replace as required to restore to working order. May include patching driveway.

## Rectory Basement Support Posts

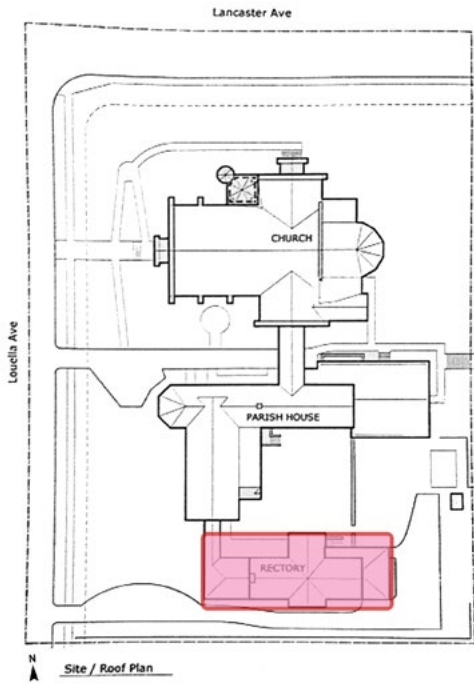


**Issue:** Persistent flooding has caused deterioration of lally columns and wood posts

**Solution:** Hire General Contractor to provide and replace in kind.



# Rectory Roof Tiles & Ridge Cap



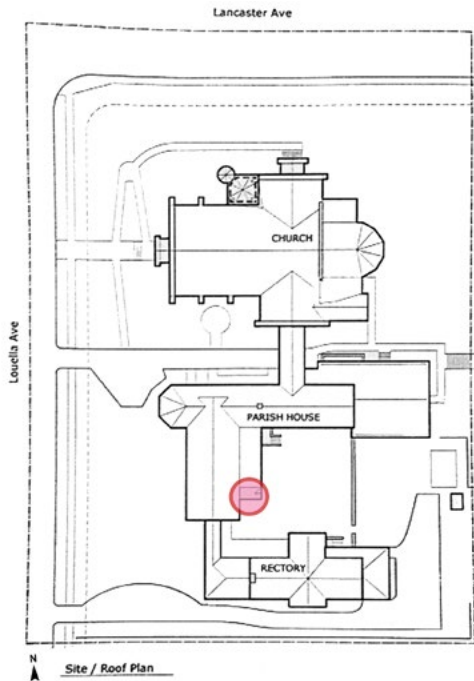
**Issue:** 30+ year old cement-fiber roof shingles have worked loose on ridge line. Some are missing entirely.

**Solution:** Hire Russell Roofing to repair with modern replacement shingles with similar appearance, install aluminum ridge cap to reduce future delamination. Requires renting lift.



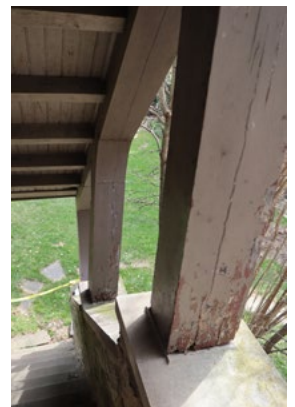
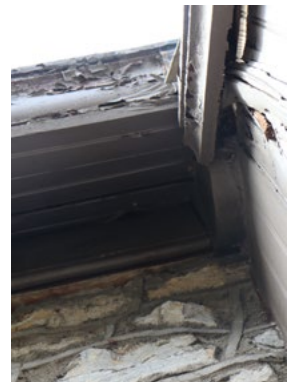


# Fr. Greene Room Fire Exit Roof and Wood Frame



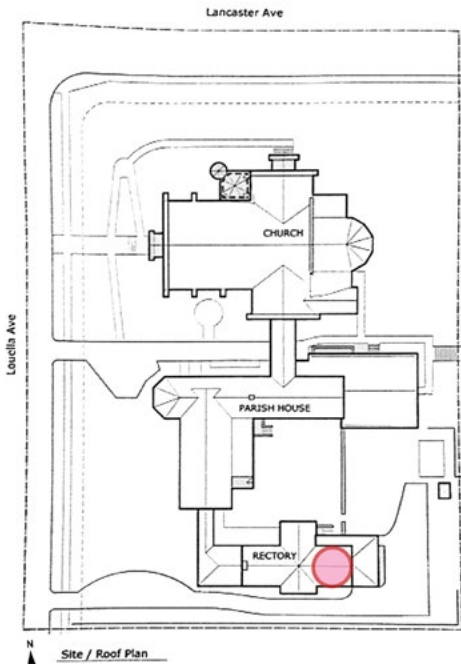
**Issue:** Joint in copper gutter has been leaking for years, extensive water/rot/insect damage to crown molding, eave, T&G siding, and timber frame of fire exit stair roof canopy.

**Solution:** Hire Russell Roofing to repair gutter seam. Hire carpenter to repair/replace rotted wood. Paint new & existing 2 coats.



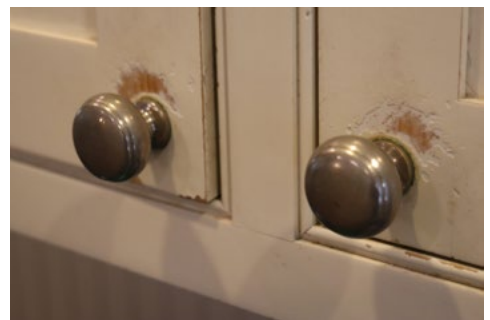
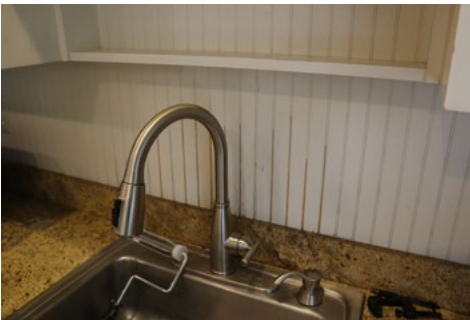


# Rectory Kitchen Cabinets



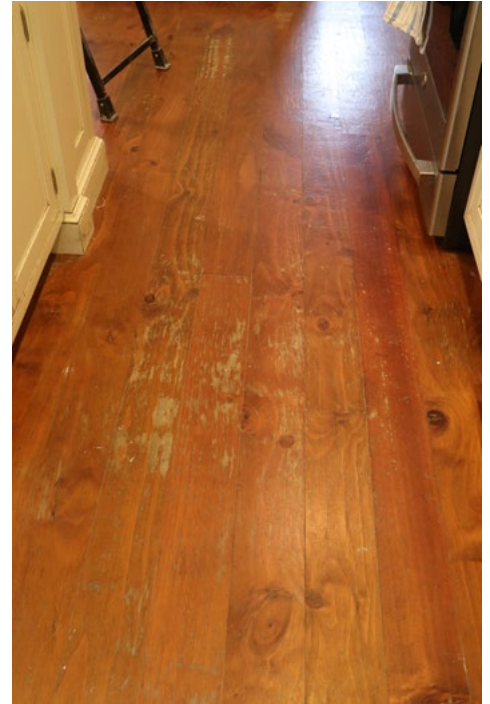
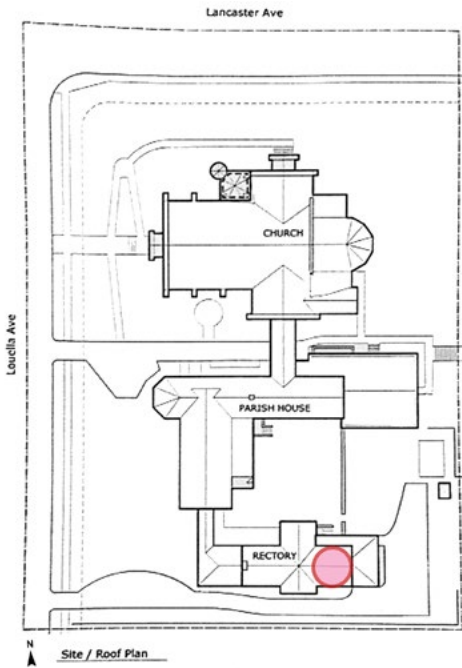
**Issue:** Paint on 12 year old Kitchen Cabinets has significant wear and tear, particularly on most cabinet doors and sink backsplash

**Solution:** Replace in kind, design TBD.

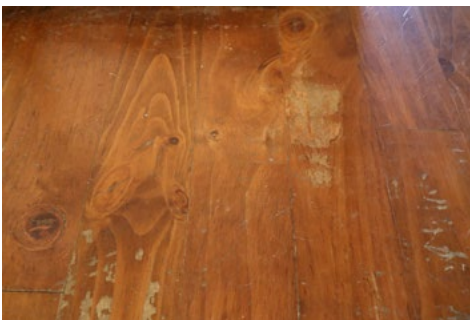




# Rectory Kitchen Floor

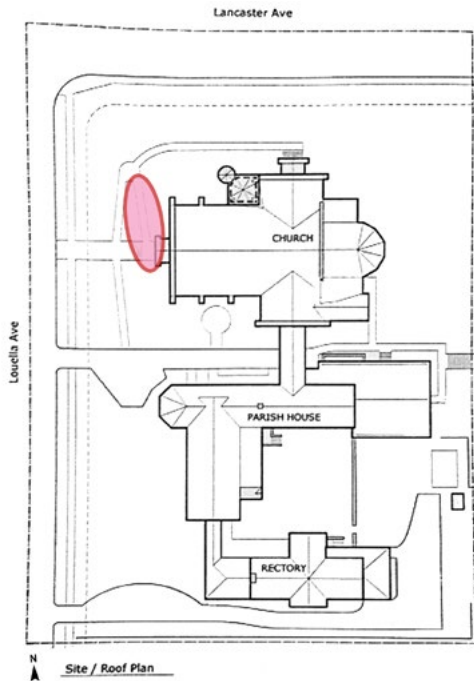


**Issue:** Finish/wear layer on laminated wood significantly floor worn.  
**Solution:** Remove and replace in kitchen and laundry, selection TBD.





## Church Entrance Ramp



**Issue:** Moisture has penetrated the upper landing slab at the railing post penetrations, spalling has broken off a large chunk below the slab, cracks and rust staining visible in slab.

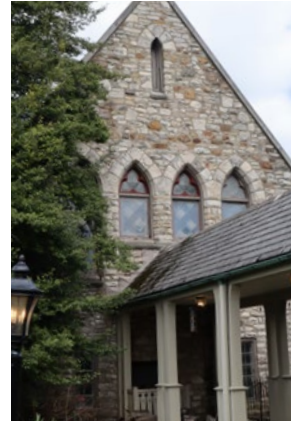
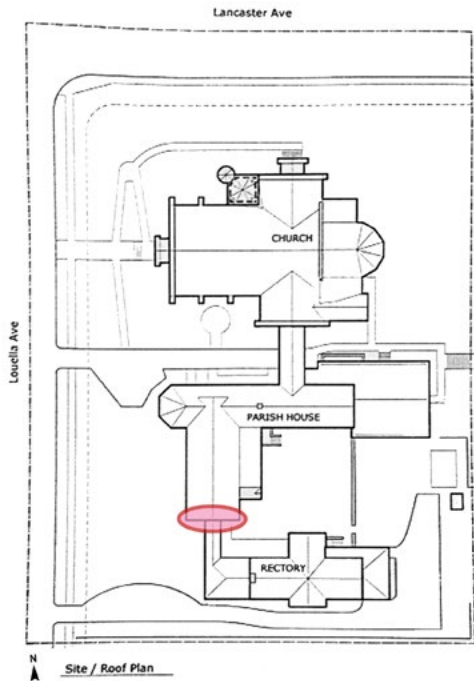
**Solution:** Hire concrete repair contractor to repair spalled section with embedded reinforcing and concrete. Perform preventative maintenance on railing penetrations.

**Additional Attention:** Efflorescence is visible under landing slab on opposite side of stairs, solicit opinion on preventative maintenance to mitigate.





# Father Greene Room Windows



**Issue:** Lead came has deteriorated, some panes are working themselves loose, lexan protective sheet missing on two upper gothic-peaked transoms. exterior paint and wood trim deteriorating, lexan retainer clips may need to be replaced.

**Solution:** Hire stained glass shop to remove, re-lead and reinstall glass. Repair/replace exterior wood, paint and lexan.

