

Appendix C: 15-Year Repairs Program by Building, from FY21-22 forward, 03/03/2021

Type of Project	Bldg/Rm	Project	Green	Priority	Cost	Year
Exterior	48 Monroe	Patch roof as needed in ongoing routine maintenance -- use internal labor		Low	0	FY30-31
Exterior	48 Monroe	Repair or replace hatch on roof, soon -- use internal labor	√√	Soon	500	FY21-22
Exterior	48 Monroe	Repair cement on 48 Monroe building entrance (stoop)		Medium	15,000	FY22-23
Exterior	48 Monroe	Inspect rear windows of apartments again within 10 years and repair if needed	√√	by FY31-32		FY30-31
Exterior	48 Monroe	Inspect front and back exterior walls again within 15 years and repoint if needed		by FY36-37		FY36-37
Exterior	48 Monroe	Inspect south wall of top floor of 48 Monroe, overlooking 50 Monroe, again within 6 years and repoint if needed		by FY27-28		FY27-28
Exterior	48 Monroe	Replace sliding glass door, windows and frames in east wall at back of office, within 5-8 years	√√	by FY28-29	15,000	FY26-27
Interior Finishes	48 Monroe	Determine why floor in Office Mgr's office tilts; walls may be settling due to underground stream; may not need repair.		Low		
Interior systems	48 Monroe	Replace overhead fluorescent light fixtures with LEDs in office (\$5,000) and classrooms (\$7,000), within 10 years. Consider installing ceiling fan(s) in office (\$500).	√√	by FY31-32	12,500	FY31-32
Perimeter	48 Monroe	Replace soil eroded under 48 Monroe due to underground spring -- use internal and volunteer labor		Medium	2,500	FY21-22
Safety	48 Monroe	Seal penetrations in cement walls of boiler room -- firestop -- use internal labor		Soon	0	FY21-22
Safety	48 Monroe	Replace industrial door in boiler room, within 2 years		by FY22-23	2,500	FY22-23
Safety	48 Monroe	Replace emergency hatch in Monroe Place wall of boiler room		Medium	1,500	FY24-25
Interior systems	48 Monroe	Inspect hot water boiler (installed ~ 2010) that provides radiator heat to 48 Monroe; expect to replace in FY30-31	√√	Low	50,000	FY30-31
Interior systems	48 Monroe - Apartments	Repair or upgrade elements of rental apartments, such as bathroom of triplex, ideally in-between tenants.		Medium	15,000	FY21-22
Interior systems	48 Monroe - Cellar	Inspect domestic hot water heater (installed ~2018) again every year, and plan to replace when needed.	√√			FY21-22
Interior: NYSERDA	48 Monroe	Install low-flow sink aerators: reduce waterflow in faucets	√√	Ongoing	10	NYSERDA
Interior: NYSERDA	48 Monroe	Install occupancy sensors in beneficial areas	√√	Must	647	NYSERDA
Interior: NYSERDA	48 Monroe	Install thermostatic radiator valves/operators: precise automated control of room temp by modulating hot water flow thru radiators	√√	Should	450	NYSERDA
Exterior	50 Monroe	Inspect front exterior brownstone wall again within 15 years and repoint if needed		by FY36-37		FY36-37
Exterior	50 Monroe	Inspect rear and north-facing exterior brick wall again within 6 years and repoint if needed		by FY27-28		FY27-28
Exterior	50 Monroe	Patch roof as needed in ongoing routine maintenance -- use internal labor		Low	0	FY30-31
Exterior	50 Monroe	Inspect 10 windows in Sexton's apartment again in 5 years and replace if needed	√√	Low	35,000	FY26-27
Exterior	50 Monroe	Inspect 3 skylights again within 5 years and replace if needed	√√	by FY26-27	25,000	FY25-26
Exterior	50 Monroe - 3rd fl Offices	Repair/repaint exterior windows frames and sills in hallway, restroom, and north window of Teen Rm., within 4 years	√	Low	6,000	FY25-26

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Exterior	50 Monroe - 3rd fl Offices	Repair/repaint exterior windows frames and sills in offices of Sr. Minister, Dir. of Education & Family Ministry, Dir. of Music, and west window of Teen Rm.	✓		10,000	FY25-26
Exterior	50 Monroe - 3rd fl Offices	Replace windows in offices of Sr. Minister, Dir. of Education & Family Ministry, Dir. of Music, north and west windows of Teen Rm, hallway, and restroom, some years after repairing/repainting.	✓✓		40,000	FY35-36
Interior Finishes	50 Monroe -- 3rd fl Offices	Refinish floors -- within a few years		By FY24-25	8,500	FY24-25
Exterior	50 Monroe - Library	Repair window in Library	✓✓	Medium	5,000	FY23-24
Exterior	50 Monroe	Replace skylight in restroom behind copy room -- must open per bldg code	✓✓	Urgent	10,000	FY21-22
Exterior	50 Monroe - Eastman Rm	Repair/repaint east window frame and sill -- FY25-26 or later	✓	Low	5,000	FY25-26
Interior Finishes	50 Monroe - Eastman Rm	Determine IELC's priority to refinish floor, and schedule to minimize disruption to them. Cost estimate assumes internal labor to move IELC equipment out of Eastman Rm and back in.		Priority TBD by IELC	6,500	FY26-27
Exterior	50 Monroe - Green Rm	Repair/repaint south and east window frames and sills	✓	Medium	15,000	FY23-24
Exterior	50 Monroe - Frances White Room	Install storm window on outside of existing window for better insulation -- expensive -- FY25-26 or later	✓✓	Low	5,000	FY25-26
Interior Finishes	50 Monroe - Frances White Room	Refinish floor, and repair floor near hallway, within 5 years		By FY26-27	10,000	FY26-27
Interior Finishes	50 Monroe - Frances White Room	Install better way to keep door open into FWR from 50 Monroe hallway -- current doorstep scratches floor -- <i>use internal labor.</i>			0	
Interior systems	50 Monroe - Hallway	Repair A/C ductwork in 50 Monroe hallway -- leaking now.	✓	Urgent	5,000	FY21-22
Interior finishes	50 Monroe - Hallway	Repair and re-install leaded glass panes in exterior door to Monroe Place, replacing temporary panes		Low	2,500	
Safety	50 Monroe - Cellar	Seal penetrations in cement walls of boiler room -- firestop -- <i>use internal labor</i>		Medium	0	FY22-23
Safety	50 Monroe - Cellar	Replace emergency hatch in Monroe Place wall of boiler room - - soon		Urgent	2,500	FY22-23
Interior systems	50 Monroe - Cellar	Steam boiler installed by Bassolino in 2006 will need to be replaced (or possibly repaired) within 5 years. Supplies steam for radiators in 50 Monroe, Sanctuary, Undercroft and Chapel, and heats air handler in old furnace room that blows forced warm air into back of Sanctuary. Consider Variable Refrigerant Flow (VRF) system using geothermal or air source heat pump as a more ecological replacement for some or all of this capacity. [Currently researching potential cost of VRF.]	✓✓		80,000	FY26-27

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Interior systems	50 Monroe - Cellar	Inspect domestic hot water heater (installed ~ 2019) again every year, and plan to replace when needed.	✓✓			FY21-22
Exterior: NYSERDA	50 Monroe	Weather-strip double door (off entrance)	✓	Could	250	Ongoing
Interior: NYSERDA	50 Monroe	Replace HID fixtures w/ LED fixtures - exterior?	✓✓	Should	2,269	Ongoing
Interior: NYSERDA	50 Monroe	Add rigid foam insulation where worn/missing, to outdoor cooling system pipe	✓	Could	150	Ongoing
Interior: NYSERDA	50 Monroe	Install low-flow sink aerators: reduce waterflow in faucets	✓✓	Ongoing	15	Ongoing
Interior: NYSERDA	50 Monroe	Install occupancy sensors in beneficial areas	✓✓	Should	2,269	Ongoing
Interior: NYSERDA	50 Monroe	Install programmable thermostat to control classroom Air Handler Unit (AHU)	✓✓	Should	220	Ongoing
Interior: NYSERDA	50 Monroe	Replace exit signs w/ LED exit signs	✓✓	Ongoing	2,269	Ongoing
Interior: NYSERDA	50 Monroe	Replace incandescent lamps and CFLs w/ LEDS	✓✓	Ongoing	2,269	Ongoing
Interior: NYSERDA	50 Monroe	Replace linear fluorescent fixtures w/ reduced wattage T8 lamps and electronic ballasts	✓✓	Ongoing	2,269	Ongoing
Interior: NYSERDA	50 Monroe	Replace outdoor condensing A/C unit -- on roof of 48 Monroe; cools Eastman Rm and classrooms in 48 and 50 Monroe. Consider Variable Refrigerant Flow (VRF) system using geothermal or air supply heat pump as a more ecological replacement. [Currently researching potential cost of VRF.]	✓	Could	10,000	FY26-27
Exterior	Sanctuary	Sanctuary roof would cost \$250,000 but was replaced in 2008 with 40 year lifespan - therefore not included in this list				Out Years
Exterior	Sanctuary	Repair façade below northwest spire (pinnacle), where Sanctuary abuts 50 Monroe			12,500	FY24-25
Exterior	Sanctuary	Inspect north brick exterior wall (overlooking 50 Monroe) again within 5 years and repair if needed			7,000	FY26-27
Exterior	Sanctuary	Sanctuary exterior brownstone walls were restored in 1996; because next repair is more than 15 from now, it is not included in this list				Out Years
Exterior	Sanctuary	Reglaze west stained glass - \$15,000 to \$20,000	✓	Medium	17,500	FY23-24
Exterior	Sanctuary	Inspect east and west stained glass windows again in 5 years (last inspected 2019) and remove, repair and re-install them if needed				FY26-27
Exterior	Sanctuary	Paint front (exterior) doors, within 6 years -- <i>use internal labor</i> to repaint in their current plain style. An alternative is to use remaining \$5,000 raised in 175th anniversary celebration to hire contractor to paint as faux woodwork.		By FY27-28	0	FY27-28
Interior finishes	Sanctuary	Replace vinyl flooring in Narthex, within 6 years. (Vinyl is cracking; was patched and painted FY20-21; cumulative years of paint buildup impede front doors from clearing)		By FY27-28	10,000	FY27-28
Interior finishes	Sanctuary	Repair cracks in leaded glass in doors of balconies/galleries. Low priority from a structural and safety perspective, but projects a more welcoming appearance to any congregants and visitors who sit in the galleries.		Low		FY24-25
Interior finishes	Sanctuary	Repair (plaster and re-paint) interior walls of Sanctuary. Narthex has been completed. Cost estimate is to finish spiral stairway from Narthex to Undercroft.		Medium	5,000	FY23-24
Interior systems	Sanctuary	Gas lit candelabras at high pulpit in Sanctuary: remove, electrify, or retrofit with candles. Contains asbestos.		Low	5,000	FY25-26

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Interior systems	Sanctuary	Replace pedal Diapason and Bourdon windchests (repaired but not replaced when organ was rebuilt in 1993), now at end of life and suffering occasional failures.			35,000	FY21-22
Interior systems	Sanctuary	Replace electronic console and control system in organ, installed in 1993 and now at end of life, before it fails.			65,000	FY22-23
Interior finishes	Sanctuary	Repair and repaint ceiling and walls surrounding organ, before maintaining organ pipes -- requires scaffolding and coordination with pipe maintenance. Estimate is to clean, patch and paint ceiling and walls. Faux block painting these walls in the same manner as the Narthex would add another \$50,000 to the cost.			50,000	FY22-23
Interior systems	Sanctuary	Maintain organ pipes, together with or after preceding item.			30,000	FY22-23
Safety	Sanctuary	Engineering assessment of capacity/stability of balconies/galleries. \$3,500 cost is for engineer to open holes in ceilings of side aisles to inspect framework that holds up the galleries. Since renovation will require refinishing the floors of the galleries, an alternative is to wait until then, remove pews and some or all floorboards, inspect the framework from above to confirm its soundness, and re-install and refinish (or replace) the flooring and refinish and re-install the pews.		Medium	3,500	FY22-23
Safety	Sanctuary	Install non-electric (phosphorescent) exit signs -- <i>use internal labor -- alternative would be electric photo-sensitive</i>		Medium	0	FY21-22
Exterior: NYSERDA	Sanctuary	Weather-strip double door (off Sanctuary)	✓	Could	500	Ongoing
Exterior	Undercroft	Custom build 2 replacement windows that can open and close (west wall) - internal labor to remove and install - assume Staff Approval by Landmarks Preservation Commission, because it replicates current original windows.	✓✓	Medium	15,000	FY23-24
Exterior	Undercroft	Replace window in women's restroom -- <i>use internal labor</i>	✓✓	Urgent	500	FY22-23
Interior systems	Undercroft	Replace about 16 overhead fluorescent lights with LED fixtures	✓✓	Medium	10,000	
Safety	Undercroft	Replace Undercroft emergency exit door and panel; may require Landmarks approval	✓✓	Medium	10,000	FY24-25
Interior finishes	Undercroft	Repair ceiling of Alcove -- <i>use internal labor</i>		Low	0	FY22-23
Exterior	Undercroft	Repair foundation at south part of west wall of Undercroft. Excavate exterior concrete to stone foundation, repoint and waterproof, install drainage.		Medium	75,000	FY27-28
Interior finishes	Undercroft	Replace Undercroft floor: remove backfill, lower floor, level/replace floor joists and footings; install vapor barrier, subfloor and floor. In FY21-22 evaluate potential benefits and solutions for expanding and enhancing the Undercroft -- those potential costs will then be estimated but are not included here, and could be funded by a later Capital Campaign. Consider flexible sound abatement in short-term.		Low	100,000	FY33-34
Exterior	Chapel	Replace Roof - last replaced ~2004		Low	15,000	FY28-29
Exterior	Chapel	Repair antique leaded glass skylights -- not urgent because it is protected by a modern skylight above it	✓	Low ¹		FY25-26

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Exterior	Chapel	Repair leaded glass windows on façade	✓	Medium ¹	7,500	FY27-28
Exterior	Chapel	Repair east brick exterior wall of Chapel now; cut holes into wall to determine extent of damage and repair; take down interior wall -- Can do in stages over time; est. is for whole job. An engineer who evaluates the capacity/stability of the balconies/galleries in the Sanctuary, could evaluate the need and extent of this repair as well.		Medium	30,000	FY24-25
Safety	Chapel	Periodically inspect fire doors between Chapel and Frances White Room, which were repaired in 2016 and are now in good condition.			0	
Exterior	Chapel	Repair and reglaze cracked leaded glass in doors to Frances White Room and stained glass window on east wall near there	✓	Low ¹	4,500	
Safety	Chapel	Rewire pendant light over stage back to electrical panel, and reinstall decorative glass panels in fixture. Current wiring is substandard. Requires scaffolding to reach ceiling.			5,000	FY21-22
Interior finishes	Chapel	Paint ceiling; requires scaffolding; complete in one month in summer without rentals		Low	10,000	FY23-24
Interior finishes	Chapel	Repair cracks in leaded glass in doors		Low ¹		
Interior finishes	Chapel	Repair and re-install leaded glass panes in door between Chapel and Undercroft, replacing temporary panes -- expensive		Low ¹		
Interior finishes	Chapel	Replace rubber tiles (installed ~2014) and use non-latex adhesive for tiles, within 10 years		By FY31-32	10,000	FY31-32
Perimeter	Chapel	Construct sitting area in front of Chapel.		Completed		FY19-20
Safety	Chapel	Replace Chapel door; requires Landmarks approval	✓✓	By FY22-23	25,000	FY23-24
Safety	Chapel	Move screen at entrance of Chapel a few feet forward, to provide easier wheelchair access for entry and exit. Consider replacing screen with one without windows.			7,500	
Perimeter	Perimeter	Iron fence repair: obtain Landmarks approval and use internal labor to repair, prep and paint some each year. (Alternative is an outside contractor for \$35,000; or remove fence entirely, as All Souls DC did to make space more welcoming, which would require further Landmarks approval.)		Low	0	FY22-23
Safety	Multiple	Fire Alarm: install particle beam system w/smoke sensor; existing "heat sensitive" system is a less expensive alternative. Recommend Board engage independent engineer to evaluate both alternatives, and consult other houses of worship using both technologies.		Medium	160,000	FY21-22
Interior finishes	Multiple	Clean/repair antique artwork -- Eastman Rm, Narthex, Chapel		Low		
Interior systems	Multiple	Research architecturally sensitive efficient lighting; already using LED and CFL	✓			
Interior systems	Multiple	Replace electrical outlets in many locations.		Ongoing		Ongoing
Exterior	Multiple	In all 3 boiler rooms, repair/repoint interior foundation mortar		Medium	25,000	FY24-25

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Type of Project	Bldg/Rm	Project	Green	Priority	Cost	Year
Interior: NYSERDA	Multiple	Other energy-savings projects from ASHRAE Level 2 audit to be conducted by Linnea Paton of the Green Team	√√			
Interior: NYSERDA	Multiple	Replace steam traps throughout building	√√	Should	4,875	Ongoing
				Total	1,164,464	