

## Summary of Immaculate Heart Convent Activities 1/1/2023 to 4/1/2023

Two major projects to date in 2023. They are: 1) Repair ceiling in Convent Atrium and 2) Repair Convent Patio Roof.

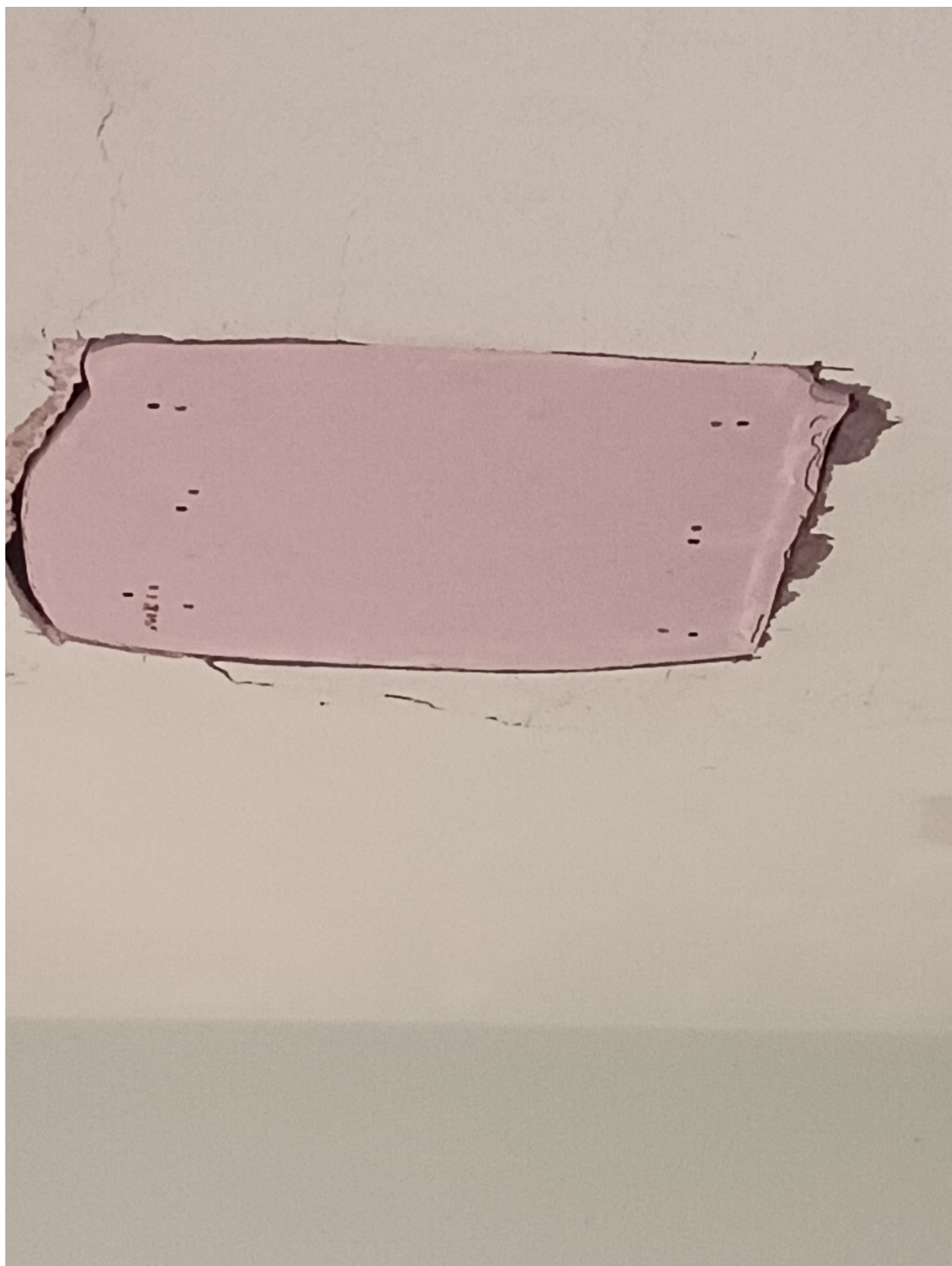
### **Ceiling Repair**

The Convent ceilings are all composed of cement plaster about 1 inch thick. A plumbing leak required breaking a hole in the ceiling in order to repair the pipes.



We patched the hole and repainted the ceiling in that area to match existing pain. Following pictures show Sir Knight Kevin Patrick at work and the patch prior to taping,mudding and painting.





After taping, mudding and painting, the repair is undetectable.

The ceiling in the atrium really should be repainted. Whoever painted it in the past using a roller did not get good coverage. There are patches of the previous white paint showing through the current green. Not something that 100% needs to be done.

Not sure of the final cost of these repairs. Would estimate that costs were probably in the \$100 to \$150 range for materials.

### **Back Patio Roof**

The back patio roof developed a leak at some time in the distance past. The main beam supporting the roof, a couple of the rafters, and plywood roof sheathing were dry rotted requiring replacement. Repairs required cutting out portions of the stucco ceiling and removal of roofing as well as replacement of rotted lumber. Following picture shows where stucco ceiling is separating from roof beam due to rotting timber. At one time, someone attached a 2x4 in an attempt to brace up this portion of the roof. It was badly weathered and bowed from the weight.





Next couple of pictures show work in progress.







After structural repairs, roofing has been replaced and we are currently in process of repairing the stucco ceiling. Once the stucco has had a chance to cure, we will paint the ceiling and the supports.

Total costs to date for materials is \$624.46. Need to add that this project could not have been completed without the contributions of Sir Knight Kevin Patrick and Sir Knight Kevin Sorg. Both of which have my support for Knight of the Month.

### **Potential Future Projects**

- 1) Repair convent ceiling in back hall of convent. Plumbing repairs were made in an area and an attempt was made to repair the hole by plastering over it. It looks like the plaster set up too quickly and the ceiling area is very rough. Sister Vivian would like to have this repaired so the ceiling is smooth like the surrounding area. While esthetically not pleasing, there is no hole in the ceiling. Repairs would require cutting out approximately a 4 ft by 4 ft area and repairing the resultant hole in the same fashion as we are doing with the patio ceiling. Materials cost estimate would be something in the \$200 range.
- 2) Repair sewer line in Chapel. There is an apartment on the backside of the Chapel. The sewer line runs under the chapel and is plugged under the first and second pew in center of Chapel. Attempts to remove plug using roto rooter and hydrojet have failed. Camera shows plug which is probably due to cave in of cast iron sewer pipe. Repairs would require jack hammering a hole in floor of Chapel. The major problem is that this would require destruction of the tile in that area. The tile are very unique and maybe irreplaceable. There are a few replacements available. Given enough time, it might be possible to cut around the tile and salvage them. At the moment Sister Alice does not want to do anything. See Picture.



- 3) The wash house roof sags in the middle and parts of the ceiling rafters under the eaves are dry rotted/termite infested. This has resulted in a hole under the roof in one corner. Optimistically one might be able to cut out the plaster ceiling along the wall to get access to the rafter and

replace/repair it. Termites have been at work on this building. The walls are concrete block but ceiling is all wood. You won't know what you will find until you open up the ceiling. Building roof is 22 ft by 24 ft. Major project! Assuming worst case, i.e., removal of existing roofing, wood deck, plaster ceiling followed by replacement, costs will run into some thousands of dollars. It would also require some strong backs. Rafters would probably be 2 x 10 or 2 x 12 24 ft long. Replace plaster ceiling with sheetrock. I haven't done any serious cost estimate but I do know costs of material is high these days. FYI. Sisters have had a termite control system put in recently (last month?) but it may be a bit late.

### **Miscellaneous**

There are always some small painting/household repair type work.

Roofs are in good shape currently.

Several very tall palm trees (60 ft) that need pruning. Would need to bring in a lift or hire a tree ape.

Of course the Convent seriously needs painting.