WYATT, TARRANT & COMBS, LLP

500 West Jefferson Street, Suite 2800
Louisville, Kentucky 40202-2898
502.589.5235
Fax: 502.589.0309

Jon Baker
502.562.7316
jbaker@wyattfirm.com

August 23, 2019

VIA HAND DELIVERY AND E-MAIL

Chris Hartman, Chairman
Louisville Metro Landmark and Preservation Districts Commission
444 South Fifth Street, Suite 300
Louisville, KY 40202

RE: Economic Hardship Exemption to 19DESIGNATION1000
Catholic Charities Headquarters Building
Holy Name Property – 2911 South 4th Street

Dear Chairman Hartman:

This firm represents Catholic Charities, Inc. ("Catholic Charities") and the Roman Catholic Bishop of Louisville (the "Church") in the above-referenced matter. As you may know, on June 5, 2019, the Church received the Development Review Committee's unanimous approval to move forward with its plan to demolish three (3) buildings on the Holy Name parish property located at 2911 South 4th Street (the "Holy Name Property").[1] In their place, the Church, in furtherance of its religious obligation to ensure that Church property is used to most effectively serve the needs of the faithful,[2] intends to construct a 3-story, 29,298 square foot building to serve as, among other things, the headquarters of Catholic Charities. Catholic Charities is the local social-service arm of the Archdiocese of Louisville, providing help and hope for those in need, advocating for justice in social structure, and calling on the entire Church and community as a whole to do the same.

The Church's proposed improvements are currently the subject of various Louisville Metro Government ("Metro") regulatory processes. Specifically, on June 27,

[1] 19DEVPLAN1089.

[2] *See* Aff. of Brian Reynolds, Ed.D., Aug. 23, 2019 ("Reynolds Aff.") ¶¶ 28-29, attached here as **Tab 1.**

2019, the Holy Name Complex Individual Landmark Draft Designation Report ("Designation Report") was tendered to this Commission, requesting it to designate two (2) of the three (3) buildings that the Church intends to demolish as landmarks. The Designation Report is scheduled to be heard on August 29, 2019, and on behalf of the Church, and pursuant to LMCO 32.257(L) and 32.260.O.(f), I submit to you its request for an economic hardship exemption to the potential designation of the former Holy Name School (2917 South 4th Street) and the former Holy Name Convent (2911 South 4th Street) as a local landmark(s).[3] For various reasons as set forth herein, the former Convent and School buildings, in their dilapidated states, are entirely inadequate to serve the needs of Catholic Charities. Moreover, the Church's continued maintenance of said structures, both physically and financially, prevents the Church from carrying out its religious and charitable purposes.

The Church's request for an economic hardship exemption involves its need to demolish two non-income producing structures on the Holy Name Property to create sufficient room to locate another non-income producing structure – an office headquarters building for Catholic Charities – as well as necessary space on site to accommodate parking and vehicular use areas to serve the Holy Name Property in its entirety. Indeed, this is not the more typical scenario where an applicant looking to maximize profits through development of land requests to remove a structure already designated as a local landmark in favor of developing an income-producing structure. Rather, this is a specific case where the subject religious structures have long outlived their original purposes on the Holy Name Property and the Church's financial inability to repurpose said structures, or merely maintain their existing conditions, is severely interfering with the Church's current and future religious purposes for the Holy Name Property.[4] Here, the Church is not pursuing the Property's most lucrative land use. Instead, the Church is simply pursuing its most beneficial religious use. And, it is the hope that when Catholic Charities consolidates all of its charitable offices and 80+ employees on the Holy Name Property, it will insert vitality not only on the Property, but also create renewed viability in the Holy Name parish and the surrounding neighborhood.

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[3] The other building not at issue is the former Holy Name gymnasium.

[4] For non-profit religious and or charitable entities, Courts have found a taking of property where maintenance of a designated landmark structure either physically or financially prevents or seriously interferes with the carrying out of the charitable purpose. *Trustees of Sailors' Snug Harbor v. Platt*, 29 A.D.2d 376, 288 N.Y.S.2d 314 (1968).

According to the Louisville Metro Landmarks and Preservation Districts Commission's ("Landmarks Commission") Guidelines for Economic Hardship ("Hardship Guidelines"), economic hardship exemption pertaining to non-income producing structures is available to applicants when it can be demonstrated through a preponderance of the evidence that the property or subject structure(s) cannot be put to any reasonable beneficial use without approval of the request for demolition (or for new construction). To demonstrate that beneficial use of the non-income producing structure cannot be obtained on the property, the Hardship Guidelines further state the applicant must show: 1. the structure cannot now be put to any beneficial use; and 2. *bona fide* efforts to sell or lease the structure have been fruitless; and 3. It is not economically feasible to rehabilitate the structure. As appropriately justified herein, the Louisville Metro Landmarks and Preservation Districts Commission ("Landmarks Commission") should afford economic hardship to the Church because the Church cannot put the former school and former convent structures to any reasonable beneficial use on its Holy Name Property and, as illustrated by JRA Architects Evaluation Report[5], dated August 23, 2019 (attached hereto behind **Tab 2**), it is far from economically feasible for the Church to rehabilitate the subject structures, especially when faced with its duty to responsibly appropriate funds to further its charitable mission. Consequently, without the removal of the subject structures from the Holy Name Property, the Church will be deprived from exercising one of its three fundamental aspects – the work of charity – and Catholic Charities will be forced to find a new location.

JRA's Evaluation Report sets forth myriad reasons for why both structures are wholly inadequate for repurposing, particularly for Catholic Charities needs on the Property. From fundamental structural issues, to glaring ADA inadequacies, to costly elevator upgrades, to window replacements, to serious incompliance with current building codes requirements, to future incompliance with code provisions applicable to historic buildings, to the remediation of hazardous conditions, the Evaluation Report details the insurmountable obstacles the Church faces with rehabilitating both structures. Additionally, JRA's Evaluation Report includes Structural Review Reports for both the former school and convent buildings, compiled by Icon Engineering & Inspection Services[6] on July 31, 2019 ("Structural Reports"). Among other issues, the Structural Reports show both buildings are anatomically inadequate to support the code floor loading requirements for office space, thereby backing JRA's conclusion that

[5] Drafted by Mark Trier, AIA, LEED AP, Registered Architect in the State of Kentucky (#3661) and Past President of JRA.

[6] Written by Michael S. Childers, PE, Licensed Professional Engineer in the State of Kentucky and President of Icon Engineering & Inspection Services, PLLC.

rehabilitation of the buildings to meet the needs of Catholic Charities is economically infeasible. JRA's Evaluation Report concluded that the cost Catholic Charities would incur to rehabilitate the former school building to meet its needs is $1,364,798.00 over and above the cost of new construction and a cost of $622,758.00 over and above the cost of new construction to rehabilitate the former convent building. These cost numbers do not factor in the future annual operation energy costs expected from both buildings post rehabilitation, which include additional inefficiencies.[7]

Setting costs aside, based on the religious beliefs regarding the Church's ministry, worship, association, and expression, the Church desires to demolish the three (3) subject buildings. (Tab 1 ¶28). The construction of a new building will allow for a more efficient and effective use of the Holy Name Property in the exercise of the Archdiocesan apostolate of charity, by and through Catholic Charities. (*Id.*) The Church's position regarding demolition is rooted in its interpretation of its religious obligations under canon law to ensure that Church resources and properties are used prudently to most effectively serve the needs of the faithful. (*Id.* at ¶29).

Additionally, even assuming the Church was not locating Catholic Charities headquarters on the Holy Name Property, the Church cannot now put the former school and convent buildings to any beneficial use. As it has done in the past when feasible, the Church has repurposed parish buildings at a number of other locations in Louisville Metro to support housing for vulnerable populations. But similar to the financial infeasibility of repurposing the structures as Catholic Charities headquarters on the Property, the Church cannot now undertake repurposing the structures to support residential use, notably given the lack of financial resources available to sustain said residential use.

In its discussions with Weyland Ventures, the Church understands that proposals to repurpose the structures as multi-family residential use will not work financially. This is primarily because of increasing construction costs, reduced value of the equity produced through the sale of tax credits, and the vulnerable residential market surrounding the Holy Name Property. The Church asked Bill Weyland[8] of Weyland

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[7] Over a twenty (20) year period and assuming no increase in annual energy costs, the former school building, if successfully rehabilitated, will generate an additional $199,260.00 of energy costs over and above energy costs associated with new construction; whereas the former convent building, if successfully rehabilitated, would generate an additional $83,640.00 of energy costs over and above energy costs associated with new construction.

[8] Bill Weyland is an award-winning architect, developer and real estate broker who has committed much of his career to revitalizing downtown Louisville. Bill has extensive credentials relating to

Ventures, experts in real estate redevelopment of historic properties, especially in the Louisville Metro market, to examine the former school structure and offer his opinion of the feasibility of using said structure as multi-family housing. According to Weyland's analysis, the Church would face a shortfall of over $800,000.00 if it attempted to reuse the school as a multi-family building. (*See* Email Correspondence from Bill Weyland to Jon Baker, dated August 22, 2019, with attached pro forma analysis for repurposing the former school building to multi-family residential, attached hereto behind **Tab 4**). Said financial pitfall would not be taken on by any reasonable land user, and especially not by a religious institution fulfilling its religious obligations to its parishioners from a faith standpoint, as well as its duty to act as responsible stewards of limited financial resources.

Demolition of the former school and former convent buildings is essential to the Church's plans to improve its charitable mission not only at the Holy Name Property, but within Kentucky, to increase accessibility to charitable and other religious services for handicapped, elderly, immigrant, indigent and other parishioners, and to use its property as an expression of religious belief. In light of the exorbitant cost of all proposed renovations to the subject structures, no economically feasible plan can be formulated for the preservation of the same. Accordingly, without the application of economic hardship here, the prospect for establishing the Church's charitable hub center on the Holy Name Property is zero. Unfortunately, what follows is the potential cease of all religious activities on the Holy Name Property and the closing of the Holy Name parish. This ultimate outcome would be significantly damaging to the viability of the surrounding neighborhood and its potential to recover from its vulnerable condition.

Accordingly, on behalf of the Church and Catholic Charities, I humbly request you consider application of the economic hardship exemption to your review of local landmark designation request for the former school and former convent buildings on the Holy Name Property. As explained herein, and in accordance with the Commission's Hardship Guidelines, the Church and Catholic Charities' request for economic hardship exemption is warranted.

Thank you for your consideration of this important matter.

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the historic renovations of structures in Louisville, including the Henry Clay, Glassworks District, Whiskey Row and the Edison Center.

Best regards,

WYATT, TARRANT & COMBS, LLP

Jon Baker

Enclosures

cc: Jay Stottman, Commissioner
Amin Omidy, Commissioner
Tamika Jackson, Commissioner
Robert Kirchdorfer, Commissioner
Emily Liu, Commissioner
Christopher Fuller, Commissioner
Stefanie Buzan, Commissioner
Carrye Jones, Commissioner
Milton Haskins, Jr., Commissioner
Joanne Weeter, Commissioner
Savannah Darr, Planning & Design Coordinator
Cynthia Johnson, Metro Historic Preservation Officer
Dave Marchal, Deputy Director, Louisville Forward
Councilman Kevin Triplett, Louisville Metro Council District 15

AFFIDAVIT OF BRIAN REYNOLDS, Ed.D.

The Affiant, Brian Reynolds, Ed.D., first being duly sworn, states as follows:

1. My name is Dr. Brian Reynolds. I am over the age of eighteen. I am employed by the Roman Catholic Archdiocese of Louisville as Chancellor and Chief Administrative Officer. I have been so employed for 29 years, and for all times relevant to the matters described herein.

2. Through my professional capacity and educational background, I have familiarity with the tenets of Roman Catholic canon law described herein, and I have personal knowledge of the facts here stated as to the property bounded on three sides by Third Street, Fourth Street, and Heywood Avenue in Louisville, Kentucky (the "Holy Name Property"). I am competent to testify to the same.

Canon Law on Parish Responsibility

3. Under civil law, all real property of the Roman Catholic Church (the "Church") located in the Archdiocese of Louisville is owned by the Roman Catholic Bishop of Louisville, an office headed by an individual appointed by the Pope. Presently, that individual is Archbishop Joseph E. Kurtz.

4. The Church governs itself through a legal system known as canon law. Under canon law, every parish is governed by its own local pastor.

5. The care for a parish's physical property resides with the parish, whereby the parish is responsible for repairs and maintenance to its buildings, as well as other responsibilities including, but not limited to, paying utilities and staff salaries.

6. As a general rule, each parish identifies and supports the particular needs of its unique community. For instance, a parish with many young families may support a parish school, while a parish in an impoverished neighborhood may support a food pantry.

7. The Church expects and requires a parish to generate sufficient funds to meet its financial obligations. Parish funds can be generated through tithes, parishioner gifts, or other fundraising activities such as fish fries or church picnics. A parish with limited financial resources must pare back the services it offers, and, to the extent possible, limit expenses incurred for the upkeep of the physical plant of the parish.

8. A parish that cannot sustain itself financially will eventually be closed.

Canon Law on Archdiocesan Responsibility for Parishes and Properties

9. On occasion, the Archdiocese provides financial support to a parish in financial distress. Even still, under canon law, a bishop has a responsibility to ensure that Church resources are used prudently to most effectively serve the needs of the faithful. Indeed, canon law imposes a religious obligation on the bishop of the Archdiocese of Louisville and the pastor of Holy Name Parish to place the needs of the faithful entrusted to their care above concern for the physical plant of the parish, *i.e.*, preservation of buildings. A notable exception to this rule is the church building itself, which continued maintenance thereto, if financially feasible, is a key priority for the parish, for without the church building there is no place for the parish to worship together.

10. At this time, there are 110 parishes in the Archdiocese of Louisville. During my tenure, two (2) parishes have been opened in areas of the community in which population growth indicated a need for the ministry of the Church. On the other hand, more than 20 parishes have been closed or consolidated in light of financial instability and/or the ever-changing nature of the surrounding neighborhoods.

11. Each parish pays an annual assessment to the Archdiocese. The Archdiocese uses these contributions, together with its other resources, to fund the essential works of the Church.

Such works include, but are not limited to, providing religious education for seminarians and financial support for Catholic Charities of Louisville, Inc. ("Catholic Charities"). The work of charity is one of three essential aspects of the Church, in addition to teaching the Catholic Faith and administering the sacraments.

12. It is not uncommon for the physical plant of a parish to contain buildings that have long outlived the original purpose for which they were constructed. When possible, the Archdiocese endeavors to repurpose such buildings for a new day, or to sell them when appropriate. In addition to obvious financial considerations, the re-use or sale of parish buildings that have experienced a diminished usefulness is constrained by non-monetary considerations.

13. One of the most important non-monetary considerations is proximity to an active parish. Typically, the various uses of parish buildings allow for easy sharing of one common parking lot. On a Sunday, for instance, a school is not in session when the church is most full. If, however, that school is repurposed for residential use, the residents have parking needs seven days a week. Such a situation creates an untenable conflict between a secular goal and the parish's religious obligation to service the needs of the faithful.

14. Furthermore, the Archdiocese must avoid giving rise to scandal by allowing buildings visibly associated with the Church to be occupied by and/or utilized in manners that are improper or ethically dubious under Church standards. This may require any property transfer to include covenants limiting future use, sale, or transfer. These covenants typically reduce what would otherwise be a "fair market" value for the property. Nonetheless, bishops are religiously obligated to make substantive administrative and financial decisions based on these canon law principles.

15. The Church may not amass property for its own sake or to serve purely secular goals. Ecclesiastical property must be administered according to the proper ends of the Church, and must be used to serve in meeting the needs of the faithful.

Archdiocesan Use of Holy Name Property

16. In the past, Holy Name parish was a large and thriving community of Roman Catholics. The buildings upon the Holy Name Property reflect the needs of the parish as it existed in the first decades of the 1900s. At one time, the parish easily supported a rectory large enough to house multiple priests, a convent full of nuns, a grade school with more than one class per grade level, and a gym for athletics and community events. Today, however, the Holy Name parish registry lists a mere 275 persons while the church can seat 500.

17. In or around 1969, the former convent at the Holy Name Property was transferred from parish control to the Archdiocese. The Archdiocese subsequently provided the building rent-free to Catholic Charities for its center of operations.

18. The Holy Name Property is centrally located in the Louisville Metro area, and easily accessible via I-65 from the further reaches of the Archdiocese, which extends across 24 counties in southcentral Kentucky, stretching from the Ohio River to the Tennessee border. Accordingly, the Holy Name Property is ideally geographically suited to provide a hub for Catholic Charities—the local arm charged with carrying out the Church's mission of charity.

19. Around 2015, the roof at the Holy Name church was leaking, and Holy Name parish had no ability to pay for the expensive roof replacement that was required. The Archdiocese provided funds to Holy Name parish in order to allow for the replacement of the roof, although Holy Name parish was already in significant arrears to the Archdiocese for its annual assessments.

20. In autumn 2017, in an effort to right the Holy Name parish finances by reducing the significant burden presented by building costs, then-pastor of Holy Name, Fr. Mark Spalding (now Bishop of Nashville, Tennessee), transferred the vacant gym and school buildings to the Archdiocese. This consolidated the three buildings (the old gym, school, and convent) on the Fourth Street side of the Holy Name Property in Archdiocesan control.

21. Prior to the Archdiocese taking control of the three buildings, it undertook efforts to sell some or all of the buildings to a third-party purchaser. The Archdiocese received one written offer for the potential purchase of the old gym and school buildings. Ultimately, the offer was rejected as significantly too low. The buyer was also unable to obtain financing, given the poor conditions of the buildings.

22. The Archdiocese promptly undertook a review of the three Fourth Street buildings at the Holy Name Property to determine their condition and assess their beneficial use, if any, given the needs of the Church in the community as a whole. The Archdiocese was unable to identify any manner to put the buildings, given their aged condition and limiting footprints, to beneficial use.

23. The Holy Name Property is in a neighborhood with a long history of Roman Catholic presence. It is important to the Church's ministry to continue its visible work in the neighborhood. Furthermore, the ongoing presence of an active parish on the Holy Name Property significantly limits the uses to which the rest of the property can be put.

24. At this time, the Archdiocese is actively working to reinvigorate the Holy Name parish. Given its proximity to two other Louisville institutions that are engaged in considerable investment in the area (the University of Louisville and Churchill Downs), the Archdiocese hopes to see an increase in regular Mass attendance and other parish activity. The revitalization

of the Holy Name parish is hindered by negative activity on the site attracted by the vacant buildings on the Fourth Street side of the Holy Name Property.

25. In 2017, the Archdiocese was aware that the facilities it had made available to Catholic Charities (at the Holy Name Property and at the old St. Anthony parish on West Market Street) were inadequate for the charitable work being done. As neither location had buildings that could accommodate all of Catholic Charities' programming, serious inefficiencies and financial strain arose. Furthermore, the expenses of repairs and maintenance to the buildings were absorbing significant funds that could be used for charitable purposes.

26. The Archdiocese determined that adequate space was available to consolidate Catholic Charities' operations at the Holy Name Property. However, the condition of the existing buildings is extremely poor, and the costs associated with rehabilitation of the existing buildings are extremely high. Moreover, ignoring the enormous costs, even fully renovated buildings would poorly suit the space needs of Catholic Charities' programming.

27. The Archdiocese has also determined that it is unreasonable, impractical, and unsafe for Catholic Charities to maintain the status quo of its operations in the former convent building. This determination is based on the professional opinion that this building is in need of substantial structural repairs. In addition to the poor and hazardous physical condition of the building, it is also not economically viable for it to remain as is. The enormous monthly costs incurred by Catholic Charities as a result of the building's energy inefficiencies is depleting its budget at an alarming rate.

28. Based on the religious beliefs regarding the Church's ministry, worship, association, and expression, the Archdiocese of Louisville wishes to demolish the former gym, the former school building, and the former convent at the Holy Name Property in order to

construct a new building that will allow the use of the Holy Name Property for the efficient and effective exercise of the Archdiocesan apostolate of charity, by and through Catholic Charities.

29. The Archdiocese's position regarding demolition is rooted in its interpretation of its religious obligations under canon law to ensure that Church resources and properties are used prudently to most effectively serve the needs of the faithful.

Further, Affiant sayeth naught.

[SIGNATURE ON FOLLOWING PAGE]

VERIFICATION

I, Brian Reynolds, hereby certify that I have reviewed the foregoing statements, and they are true and accurate to the best of my knowledge and belief.

Brian B. Reynolds, Ed.D.

STATE OF KENTUCKY)
) :SS
COUNTY OF JEFFERSON)

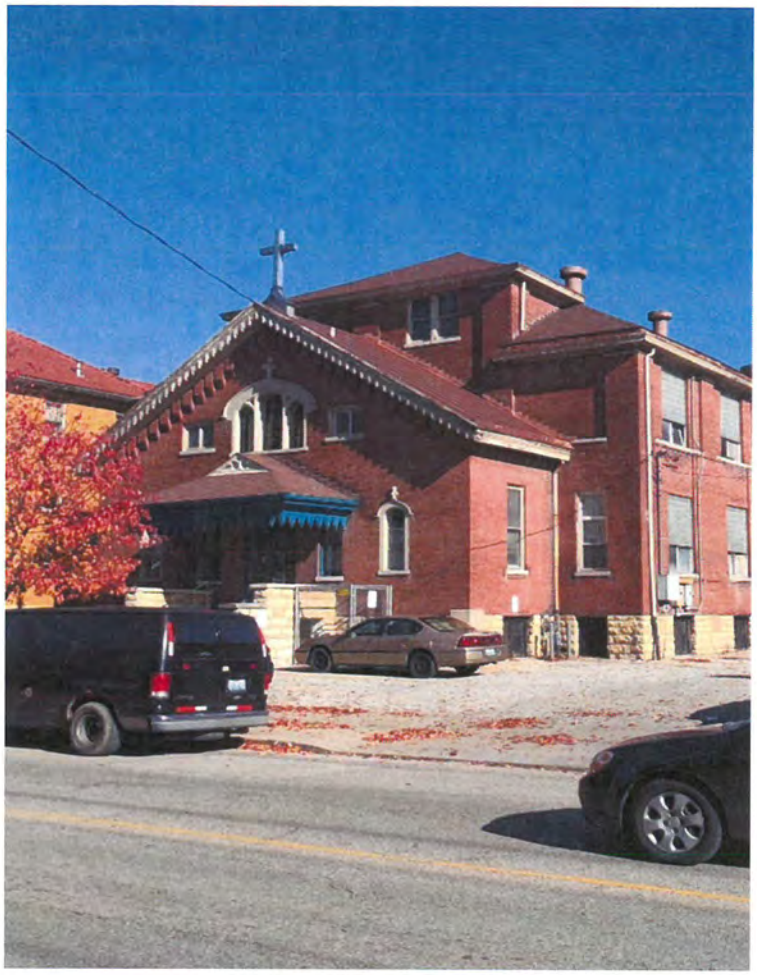
The foregoing instrument was subscribed, sworn to and acknowledged before me this 23rd day of August, 2019, by Brian B. Reynolds, Ed.D.

My commission expires: October 15, 2022.

Susan M. Vogt-O'Keefe
NOTARY PUBLIC

SUSAN M. VOGT-O'KEEFE
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # 610633
MY COMMISSION EXPIRES OCTOBER 15, 2022

61868506.2





Former Holy Name School and Convent Evaluation for Use as New Catholic Charities Office Building Headquarters

Draft August 22, 2019

JRA architects

2018-94

CONTENTS

- Purpose and Metholodgy
- Limitations of Report
- Existing Conditions Review
- Layout considerations
- Rehabilitation and Long Term Energy Costs
- Summary
- Structural Report



Purpose and Methodology

JRA Architects and ICON Structural Engineers were hired by the Archdiocese of Louisville to provide an evaluation of two existing buildings at 2917 (former Holy Name School) and 2911 (former Holy Name Convent) South 4th Street. This evaluation includes an assessment of current conditions along with determining the viability of rehabilitating them in accordance with NPS (National Parks Service) and Louisville Landmark standards. Program requirements for the new headquarters building are:

1. 29,321 square feet of flexible office space
2. Two assembly rooms for education and community activities
3. Part time child care center with outdoor playground
4. Cost efficient and energy saving design equivalent to today's standard office building cost
5. Onsite parking for 95-100
6. Fully accessible entrance and building
7. Open plan with simple wayfinding
8. Secure floor plan layout with good sight lines for employees and patrons

JRA has reviewed these buildings for structural integrity, existing building conditions, building code and accessibility compliance. Since the program for the new headquarters of Catholic Charities is considerably larger than the existing building area (s) this study includes commentary of the size and appropriateness of an addition .

Also, cost estimates associated with rehabilitation within NPS standards of major building systems were obtained from skilled subcontractors in order to determine pricing for construction. The Owner provided costs for abatement of hazardous materials which are included in the overall cost summary.

This evaluation will be used to provide information to assist the Archdiocese and Catholic Charites in evaluating the notion of incorporating one of these buildings into their new headquarters.

LIMITATIONS OF THE REPORT

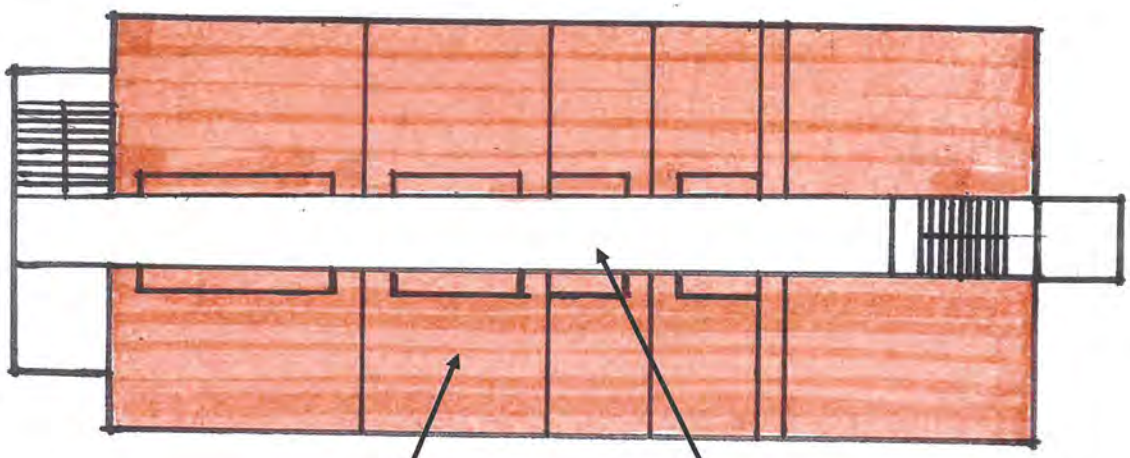
The study represents JRA' s evaluation of existing conditions based on the review of readily visible building features and our professional opinion. We reserve the right to supplement or amend these findings and /or opinions should new information become available. No warranties are expressed nor implied regarding the opinions represented in this study. This report shall be used only by our client, the Archdiocese of Louisville and Catholic Charities.

Former Holy Name School

General:

This abandoned building at one time housed the original church for the Holy Name Parish on its upper level; it has since been converted to classrooms changing the original use of the building and integrity of the interior. At the time of the conversion, it is assumed that a 7,638 sf addition was added to the rear. The structure consists of three levels, with the basement being 4-5 feet below the surrounding pavement. The second level or entrance is 1/2 flight of stairs from street level. There are 12 school classrooms of moderate size on the second and third floors. The basement housed the cafeteria, kitchen, and other spaces, however water damage has rendered these areas as raw shell space. Also, the basement's ceiling height is 7'-4" which does not meet current building codes. This renders the basement as uninhabitable space and reduces building efficiency and increases operating costs. JRA has been told that at one time Catholic Charities operated out of this structure, however they moved out because they could not afford the excessive operating costs.

The exterior is brick with single pane windows. The interior walls are plaster, corridor floors are terrazzo, and classroom floors are wood. The toilet rooms are significantly damaged. The original two pipe heating system has been abandoned.



Floor Plan

Interior conditions

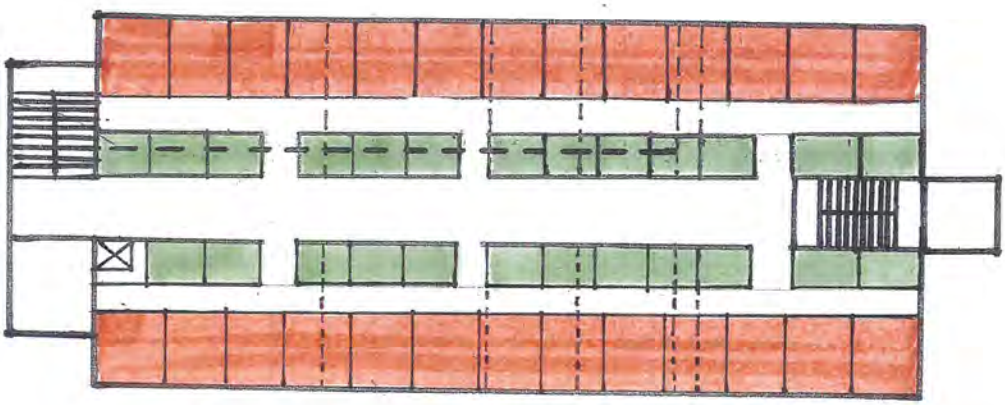








Configuration / Accessibility: The entrance level is raised 1/2 level from the street creating accessibility issues. Restrooms are not accessible. The stairs do not meet current codes. The corridor width of 8' -0" is too wide for a typical office space. Even if the classrooms are converted to "office suites" as shown below, the circulation factor will still be considerable greater than a modern flexible office floorplate.



Possible floor plan office configuration with administrative assistants cubicles in green and offices in brown

Rehabilitation Issues:
The building needs new windows, HVAC, electrical, finishes, toilets, elevator, roof and gutters, repointed masonry, plus ADA, Energy Code, and other life safety updates. The structure has been damaged by moisture getting into the foundation, brick walls and leaky roof. ICON engineering has done an evaluation (see attached report) describing these issues. They have also done preliminary calculations and determined that the building's structural system is not adequate to support a change in occupancy to Business floor loading. Furthermore, the existing masonry bearing wall system is inadequate to resist current seismic and wind loads. Structural bracing must be added to the walls for seismic and wind loads and intermediate beams , columns, and foundations need to be added to accommodate the new the floor loads.

Building Addition:

As previously mentioned, a 3 story 7,638 addition was added to the original building. As part of the addition, the double hung windows were replaced with glass block at the upper 3/4 portion of the window, and hopper windows at the lower 1/4. The addition is in the same building plane (no recess) as the original building, and has a flat roof as opposed to the pitched standing seam metal roof. The rear of the building or east elevation has a window pattern totally different than the sides and front. If this design for an addition was to be submitted today to NPS, it would most likely not be approved because it violates their requirements for an addition to a historic structure. Therefore we believe the exterior of the building's original design has been significantly altered and is of low integrity.







Rehabilitation Costs: The existing building area is 25,524 sf, of which 17,016 is usable. Therefore, to meet the program for the new headquarters building, a 12, 305 sf addition would need to be added to the current building. It would have its first floor at ground level, so that the entrance and fire exits are accessible. Also, the addition would need to be 3 floors to maximize parking. A 6 stop elevator would need to be provided to link all of the floors. It is assumed in this cost evaluation that the design of the addition would need to follow NPS requirements. Furthermore the existing building would be rehabilitated to NPS standards, with the windows and roofs replaced to match the historic style present in the original 1902 building. It would be subordinate to the original building, have a recess where the structures meet, and have similar brick and window proportions. The following subcontractor costs represent the additional compliance costs to rehabilitate the building per the above criteria— as opposed to an all new " developer spec office " building.

- Stair tread and handrail replacement : $65,000
- Additional elevator stops: $120,000
- Masonry (tuckpoint existing vs build new): $33,000
- Offset costs for inefficient corridor: $281,600
- Window : $309,903
- Roof : $39,328
- Mold and Lead Paint remediation: $237,500
- Asbestos removal : $51,000
- **Total (with general conditions): $1,364,798 additional cost**

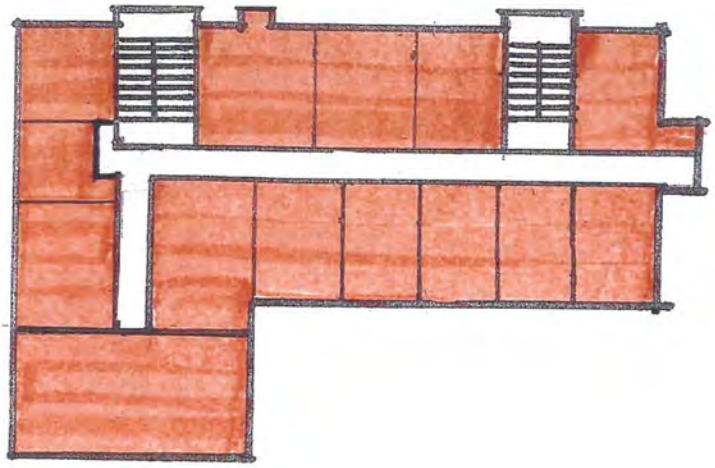
Long Term Energy Costs: The rehabilitation of the existing building will include new insulation at the roof and insulated historic profile windows. However, since this is an all masonry structure, it has become accepted building practice, and following NPS (#3) standards, to not add insulation to the walls. This avoids changing the drying rate of the masonry, extending the life of the brick, and helps negate the possibility of mold build up.

KGEI Mechanical engineers has calculated that the annual operational energy cost of this building envelope would be $1.81/ sf. The annual operational energy cost of a new energy efficient office building is $1.40/ sf. Over a 20 year period, this translates to an additional cost of **$199,260** *assuming no increase in annual energy costs.*

Former Holy Name Convent

General:

As the former convent for Holy Name Parish, it has been remodeled to serve as one of the office locations for Catholic Charities. It was constructed as a three story building plus basement, with the Sister's dormitory cell rooms converted into offices (approximately 10 cells per floor). The former chapel is a conference room. The exterior is brick with a tile roof and single pane windows with storm windows. Interior walls are plaster, corridor floors are terrazzo, with a combination of plaster and lay in ceilings. The toilet rooms are the remodeled Convent single sex showers / restrooms, with the Men's restroom on the third floor and the Women's restroom on the second floor. Original radiators have been abandoned in place with the introduction of a central HVAC system. The basement serves as storage and mechanical space and has low ceiling heights unsuitable for office space.



Floor Plan

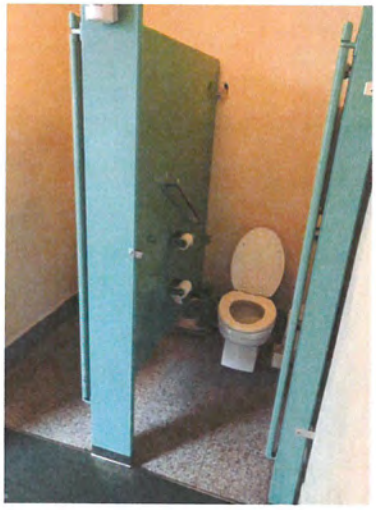


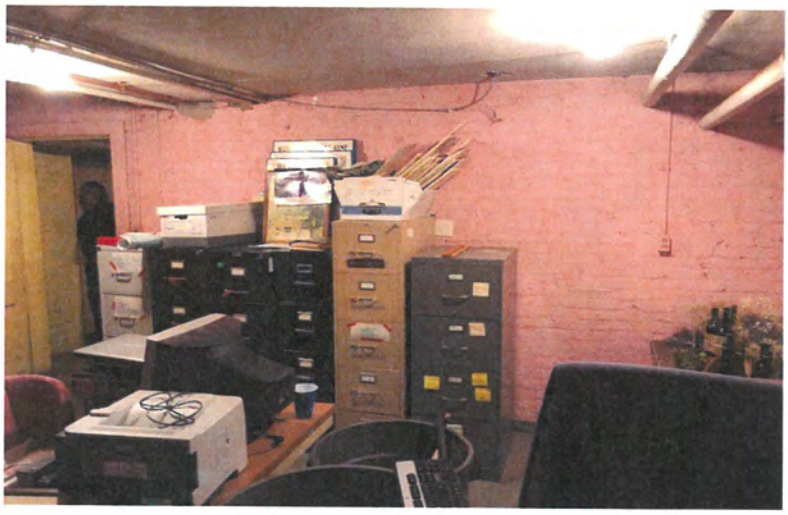


Interior conditions





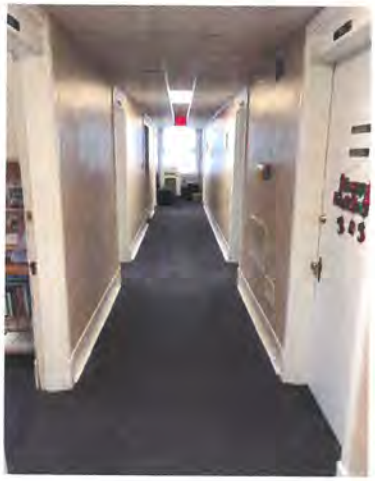




Configuration / Accessibility: The entrance is raised 1/2 level from the street creating accessibility issues. There is a elevator in the building, but is does not meet ADA standards for cab size. However there is a working lift at rear of the building, providing assistance for a person to get to the first floor of the building. The second and third floor restrooms are not accessible. The stairs do not meet current codes, representing violations of being too narrow stairway and landings. Plus they exit directly onto a public alley without a proper landing, accessible ramp, and clearance from vehicular traffic. Both stairs need to be abandoned and rebuilt elsewhere, with the remaining shafts used for storage or shafts for mechanical equipment.







The corridor width meets today's building code minimum standards, but the ceiling height is very low and will most likely be very difficult to be redesigned to be above the the code minimum of 7'-6" when fire suppression, return air, and modern cabling requirements are added during any rehabilitation. A portion of this corridor forms a L–shape to the former chapel and day room on the third floor—this is a dead end corridor and non– code compliant. The converted dormitory rooms into offices are not conducive for a flexible modern office floorplate. Furthermore, the footprint is very small at 3,644 sf, or 10,932 sf over 3 stories. This equates to an addition of 18,389 sf to meet the program requirements, which is almost double the size of the existing building. This violates NPS standards which state that the addition must be subordinate to the historic building and not compete in size, scale, or design.

Rehabilitation Issues:

The building needs new windows, HVAC, electrical, finishes, toilets, elevator, roof and gutters, repointed masonry, plus ADA, Energy Code, and other life safety updates. The structure has numerous cracks and rust jacking at the exterior lintels. ICON engineering has done an evaluation (see attached report) describing these issues. They have also done preliminary calculations and determined that the building's structural system is not adequate to support a change in occupancy to Business floor loading. Furthermore, the existing masonry bearing wall system is inadequate to resist current seismic and wind loads. Structural bracing must be added to the walls for seismic and wind loads and intermediate beams , columns, and foundations need to be added to accommodate the new the floor loads.





Rehabilitation Costs: The existing building area is 10,932 sf. Therefore, to meet the program for the new headquarters building, a 18,389 sf structure would need to be added to the current building. The addition would have its first floor at ground level, so that the entrance and fire exits are accessible. It would be 3 floors to maximize parking. A 6 stop elevator would be provided to link all of the floors. A new code compliant fire stair would need to be added to the current building.

It is assumed in this cost evaluation that the design of the addition would need to follow NPS requirements. Furthermore, the existing building would be rehabilitated to NPS standards, with the windows and roofs replaced to match the current style. It is assumed in this estimate that a waiver is granted by NPS to have an addition that is double the size of the original building. The new structure, however, would have a recess where the two structures meet, and have similar brick and window proportions. The following subcontractor costs represent the additional compliance costs to rehabilitate the building per the above criteria— as opposed to an all new " developer spec office " building.

- New fire exit stair : $49,500
- Additional elevator stops: $120,000
- Masonry (tuckpoint existing vs build new): $55,000
- Window : $213,109
- Roof : $59,356
- Asbestos removal : $22,000
- **Total (with general conditions): $622,758 additional cost**

Long Term Energy Costs: The rehabilitation of the existing building will include new insulation at the roof and insulated historic profile windows. However, since this is an all masonry structure, it has become accepted building practice, and following NPS (#3) standards, to not add insulation to the walls. This avoids changing the drying rate of the masonry, extending the life of the brick, and helps negate the possibility of mold build up.

KGEI Mechanical engineers has calculated that the annual operational energy cost of this building envelope is $1.81/ sf. The annual operational energy cost of a new energy efficient office building is $1.40/ sf. Over a 20 year period, this translates to an additional cost of **$83,640** *assuming no increase in annual energy costs.*

Summary: This report has evaluated both buildings in regards to their existing conditions, compliance with various building codes/ agencies, and ability to utilize them cost effectively. JRA does not recommend their use for the following reasons:

- Both buildings do not have the structural capacity without significant cost and change of the interior conditions.
- A significant addition would need to be done to both buildings, exceeding the recommendations of NPS. Furthermore, we understand that two separate buildings on the same site is not an option for Catholic Charities.
- Correction of Building Code / ADA deficiencies within both buildings are significant and costly.
- Interior floor plates of both buildings are not conducive for a modern flexible office template.
- Costs to renovate to comply with rehabilitation and code requirements are excessive and significantly exceed the costs of a standard office building
- Long term energy costs are unstainable.

JRA Architects believes in responsible stewardship of significant historical buildings. However the rehabilitation / addition to these buildings does not fit this criteria and the program / mission requirements of Catholic Charities.

35 Public Square
Elizabethtown, KY 42701
Phone: (270) 737-4226

ICON Engineering & Inspection Services PLLC

330 W. Vine Street
Suite #300
Lexington, KY 40507
Fax: (270) 737-0441

Mr. Mark Trier
JRA Architects
829 East Market, Suite B
Louisville, KY 40206

RE: **STRUCTURAL REVIEW REPORT**
Catholic Charities Office – 2911 South Fourth Street
Louisville, KY
2019-1564

Dear Mark,

On Friday July 31, we performed an on-site structural review of the above referenced property to review the overall structural integrity. The building, currently being utilized as the Catholic Charities office, was originally designed and used as a convent for Holy Name Parish around the mid-1930s. The building is a three-story structure with a full basement. The exterior and stair walls are constructed with load bearing, unreinforced masonry/brick with concrete foundation walls. The interior supports consist of structural steel columns and beams along the corridor, supporting open web steel joists. The roof is a stick framed wood construction.

The following is a summary of our observations:

OBSERVATIONS

1. Extensive cracks were observed throughout the interior of the building. The majority of the cracking was observed along exterior walls. Cracks observed consisted mostly of horizontal cracks in the walls, near the ceilings, or diagonal/vertical cracks in the walls, especially near corners or windows. Some of the cracks appear to have been repaired multiple times.
2. Vertical cracks were also observed in the foundation walls, visible from both the interior of the basement, as well as from the exterior.
3. The face shells of several bricks around the exterior have come off, especially around the chimney.
4. The lintels supporting the brick above the exterior windows have rusted, creating rust jacking in multiple locations.
5. The beam/lintels supporting the brick around the front entry has rusted, causing severe rust jacking. The areas near the bearing ends of the lintel appear to have been patched multiple times due to the expansion of the joints.
6. There is no definable lateral system for resisting lateral loads due to code prescribed wind and seismic forces with the exception of the exterior multi-wythe brick pillars between large windows. It appears that the exterior brick layer was not laid to interlock with the interior layers and therefore acts solely as a veneer adding not structural value to the wall system.

35 Public Square
Elizabethtown, KY 42701
Phone: (270) 737-4226

ICON Engineering & Inspection Services PLLC

330 W. Vine Street
Suite #300
Lexington, KY 40507
Fax: (270) 737-0441

PROFESSIONAL OPINIONS AND RECOMMENDATIONS

Based on the observations and findings noted above, we offer the following professional opinions and recommendations:

The extent of the interior cracking and outward movement of the bearing wall observed in the basement, indicates substantial movements in the foundation system. The fact that some cracks had repeated repairs indicated the presents of bearing soils that are sensitive to seasonal moisture content resulting both permanent and cyclical settlements. With the exterior veneer wythe of the wall being non-interlaced with the inner bearing portion of the wall, not all interior cracking observed has translated to the exterior although the cracks are present in the foundation system.

Given the age of this building and knowing it was originally used as a convent, we know that the floor system for this building would have been designed for residential floor loadings in the 1930s. Although this building is currently used for office space, we have no documentation to show that the building was ever verified to meet office loadings. The code floor loading requirements for offices are substantially more than residential floor loading requirements and in addition to code required partition loads. It is therefore our opinion that the floor system is not adequate to support the code required floor loadings for office spaces and would likely require reinforcements of the floor joists.

Rust jacking was prevalent throughout the exterior of the building. Rust jacking results from water infiltration of the exterior brick veneer and water collects/ponds at the lintels rusting the lintels over time. The jacking comes from the expansion of the oxidized steel and literally lifts the brick.

The existing bearing wall system is furthermore inadequate to resist current code level wind/seismic loads with the existing perimeter brick wall/pier system.

Although there is no immediate need for concern of potential failure, it is our professional opinion that this building is in need of substantial structural repairs. We are however concerned that this building may have been converted to an business/office use without proper due diligence.

These professional opinions and recommendations are based solely on information gathered from our on-site review/observations and limited analysis. We reserve the right to supplement or amend these findings and/or opinions should new information become available.

Please let us know if you have any questions or need further clarification regarding the above.

Sincerely,

Michael S. Childers, PE
President/Structural Engineer
Providing Structural Engineering Services for Over 32 Years



35 Public Square
Elizabethtown, KY 42701
Phone: (270) 737-4226

ICON Engineering & Inspection Services PLLC

330 W. Vine Street
Suite #300
Lexington, KY 40507
Fax: (270) 737-0441

STRUCTURAL REVIEW PHOTOS



Figure 1. Exterior of Catholic Charities Office



Figure 2. Typical Interior Cracking.

35 Public Square
Elizabethtown, KY 42701
Phone: (270) 737-4226

ICON Engineering & Inspection Services PLLC

330 W. Vine Street
Suite #300
Lexington, KY 40507
Fax: (270) 737-0441

STRUCTURAL REVIEW PHOTOS

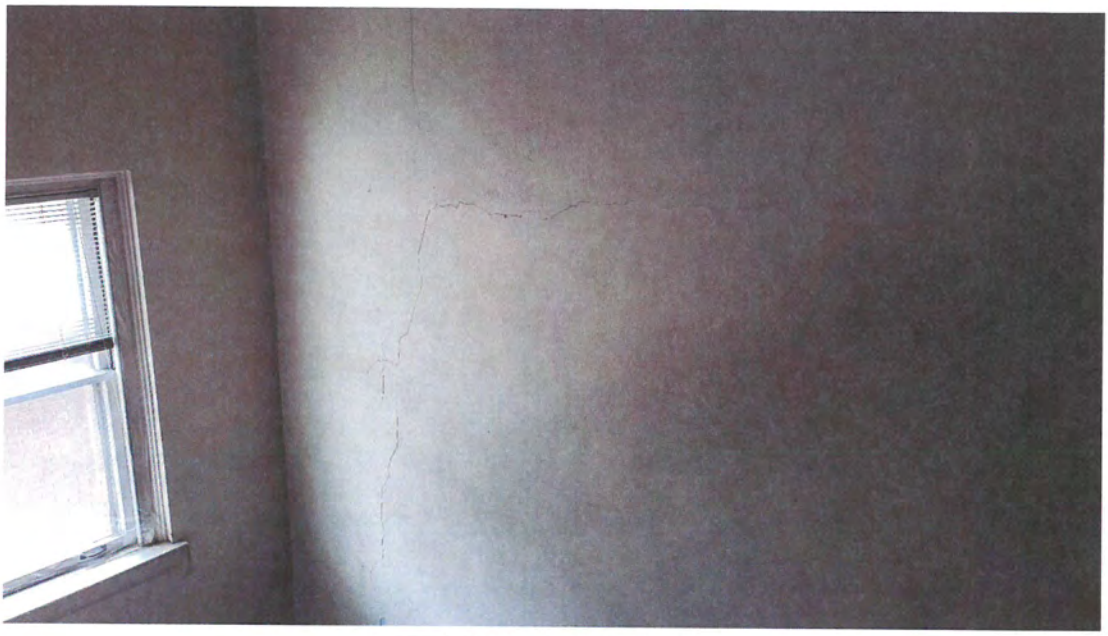


Figure 3. Typical Interior Cracking.



Figure 4. Typical Crack at Foundation Wall.

35 Public Square
Elizabethtown, KY 42701
Phone: (270) 737-4226

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330 W. Vine Street
Suite #300
Lexington, KY 40507
Fax: (270) 737-0441

STRUCTURAL REVIEW PHOTOS

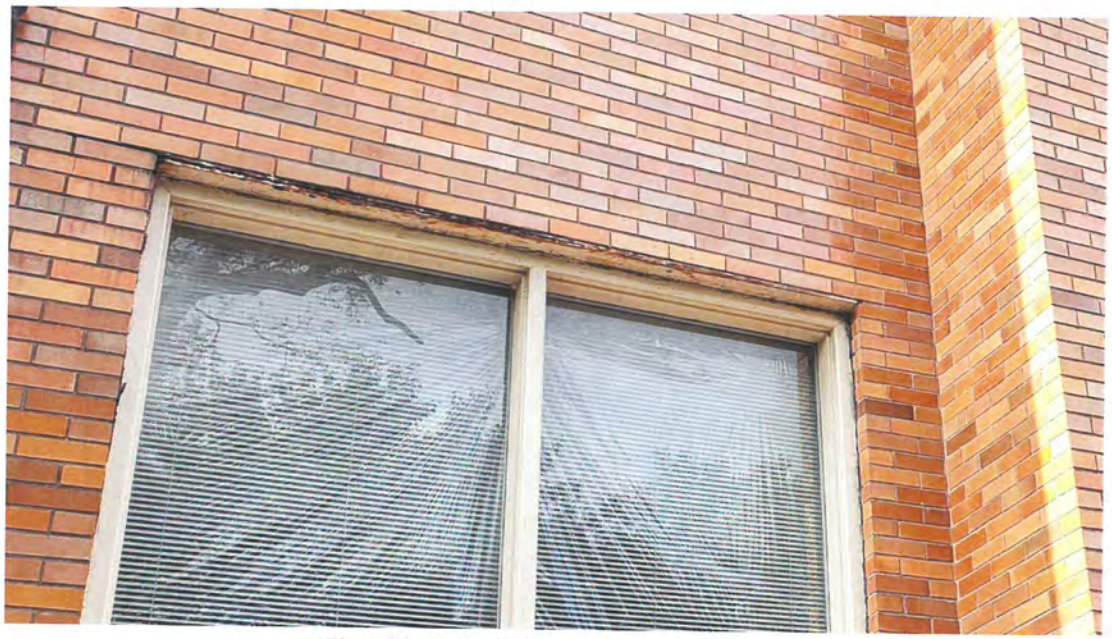


Figure 5. Typical Lintel at Exterior Window.



Figure 6. Typical Lintel at Front Entry.

35 Public Square
Elizabethtown, KY 42701
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330 W. Vine Street
Suite #300
Lexington, KY 40507
Fax: (270) 737-0441

Mr. Mark Trier
JRA Architects
829 East Market, Suite B
Louisville, KY 40206

RE: **STRUCTURAL REVIEW REPORT**
Holy Name School – 2917 South Fourth Street
Louisville, KY
2019-1564

Dear Mark,

On Friday July 31, we performed an on-site structural review of the above referenced property to review the overall structural integrity. The building, which is currently abandoned, was originally designed and used as a church/school for Holy Name Parish in the 1900 to 1902 timeframe (cornerstone says 1902). The building is a two-story structure with a full basement. The structure consists of unreinforced masonry/brick load bearing walls with concrete foundation walls, supporting rough cut wood floor/ceiling joists.

The following is a summary of our observations:

OBSERVATIONS

1. The original roof is supported by heavy timber trusses and steel columns to make up the original ceiling of the church sanctuary. The current ceiling of the second floor appears to be partially suspended by the original trusses.
2. In several areas around the perimeter of the building, the condition of the brick/stone mortar has deteriorated due to erosion and freeze thaw cycles from water infiltration. This was also observed on the interior side of several walls within the basement area.
3. Second floor joists were determined to be approximately 2"x14 ¾" rough cut wood joists. These joists are not adequate to support the live loads for use of an office and/or assembly space required by the current building code.
4. There is was no definable lateral system for resisting lateral loads due to code prescribed wind and seismic forces with the exception of the exterior multi-wythe brick pillars between large windows. It appears that the exterior brick layer was not laid to interlock with the interior layers and therefore acts solely as a veneer adding no structural value to the wall system.

35 Public Square
Elizabethtown, KY 42701
Phone: (270) 737-4226

ICON Engineering & Inspection Services PLLC

330 W. Vine Street
Suite #300
Lexington, KY 40507
Fax: (270) 737-0441

PROFESSIONAL OPINIONS AND RECOMMENDATIONS

Based on the observations and findings noted above, we offer the following professional opinions and recommendations:

The floor systems of the existing building were found to be highly inadequate to carry the required floor live loads and partition allowance required by the current building codes. In addition, there is significant damage to the wood structure due to prolonged exposure to infiltrated water. It is our opinion that upgrading the floor system to meet the loading requirements would require complete replacement of the internal structural system and foundations.

Due to the extensive level of structural upgrade required, it is our opinion that this will invoke requirements, in the building code, for upgrade of the entire structural system which would include resistance to current code level seismic and wind loads. These loads cannot be resisted by the existing perimeter brick wall/pier system. The existing walls being constructed in the 1900 to 1902 timeframe (1902 on the cornerstone) were constructed using lime past mortar which is very susceptible to degradation when exposed to weather. This degradation impacts all layers of the multi-wythe wall systems where internal damage cannot be assessed. Evidence of exterior wall saturation is observed through the building by failing of the interior plaster wall finish. Additionally, evidence of mortar degradation is observed throughout the exterior veneer.

These professional opinions and recommendations are based solely on information gathered from our on-site review/observations and limited analysis. We reserve the right to supplement or amend these findings and/or opinions should new information become available.

Please let us know if you have any questions or need further clarification regarding the above.

Sincerely,



Michael S. Childers, PE
President/Structural Engineer
Providing Structural Engineering Services for Over 32 Years

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Elizabethtown, KY 42701
Phone: (270) 737-4226

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STRUCTURAL REVIEW PHOTOS



Figure 1. Exterior of Holy Name School



Figure 2. Typical Exterior Mortar Deterioration.

35 Public Square
Elizabethtown, KY 42701
Phone: (270) 737-4226

ICON Engineering & Inspection Services PLLC

330 W. Vine Street
Suite #300
Lexington, KY 40507
Fax: (270) 737-0441

STRUCTURAL REVIEW PHOTOS



Figure 3. Typical Interior Mortar Deterioration.

MICRO-ANALYTICS INC.
A Diversified Environmental Firm

3310-C Gilmore Industrial Boulevard
Louisville, KY 40213

Phone: (502) 964-8737
Facsimile: (502) 964-1123

August 14, 2019

Archdiocese of Louisville
Director of Facilities
Maloney Center
1200 South Shelby Street
Louisville, KY 40203
ATTN: Bill Zoeller

Reference: Holy Name School (old school building)
Louisville, KY

Subject: Lead in Paint Analysis

Dear Mr. Zoeller:

Lead-based paint has a regulatory definition, set forth in 40CFR 745.103 as

Lead-based paint **means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.**

Measurements taken on August 14, 2019 are shown in the table below

XRF RESULTS

Reading No.	*Floor*	*Room*	*Structure*	*Side*	*Condition*	*Substrate*	*Color*	*Lead Concentration* mg/cm^2
1		CALIBRATION						1.00
2		CALIBRATION						1.00
3		CALIBRATION						1.00
4	**1**	**REAR ENTRYWAY**	**WINDOW SASH**	**C**	**DETERIORATED**	**WOOD**	**TAN**	**0.80**
5	1	REAR ENTRYWAY	WINDOW CASING	C	DETERIORATED	WOOD	TAN	0.04
6	1	REAR ENTRYWAY	WINDOW SILL	C	DETERIORATED	WOOD	TAN	0.21
7	1	REAR ENTRYWAY	WALL	B	INTACT	PLASTER	TAN	0.01
8	1	REAR ENTRYWAY	WALL	D	INTACT	PLASTER	TAN	0.01
9	1	EAST STAIRWAY	DOOR	A	INTACT	WOOD	WHITE	0.09

10	1	EAST STAIRWAY	DOOR CASING	A	INTACT	WOOD	WHITE	0.08
11	1	EAST STAIRWAY	WALL	B	DETERIORATED	PLASTER	TAN	0.01
12	1	EAST STAIRWAY	WALL	D	DETERIORATED	PLASTER	TAN	0.07
13	1	ROOM 114	WALL	A	DETERIORATED	PLASTER	BLUE	0.50
14	1	ROOM 114	WALL	B	DETERIORATED	PLASTER	BLUE	0.50
15	1	ROOM 114	WALL	C	DETERIORATED	PLASTER	BLUE	0.00
16	1	ROOM 114	WALL	D	DETERIORATED	PLASTER	BLUE	0.10
17	1	ROOM 114	DOOR	C	DETERIORATED	WOOD	WHITE	0.00
18	1	ROOM 114	DOOR CASING	C	DETERIORATED	WOOD	WHITE	0.16
19	1	ROOM 114	DOOR	D	DETERIORATED	WOOD	WHITE	0.07
20	1	ROOM 114	DOOR CASING	D	DETERIORATED	WOOD	WHITE	0.28
21	1	FIRST FLOOR HALLWAY	WALL	B	DETERIORATED	PLASTER	BLUE	0.10
22	**1**	**FIRST FLOOR HALLWAY**	**WALL**	**D**	**DETERIORATED**	**PLASTER**	**BLUE**	**8.30**
23	1	FIRST FLOOR HALLWAY	DOOR	B	DETERIORATED	WOOD	WHITE	0.00
24	1	FIRST FLOOR HALLWAY	DOOR CASING	B	DETERIORATED	WOOD	WHITE	0.07
25	1	FIRST FLOOR HALLWAY	DOOR	D	DETERIORATED	WOOD	WHITE	0.00
26	1	FIRST FLOOR HALLWAY	DOOR CASING	D	DETERIORATED	WOOD	WHITE	0.19
27	1	FRONT ENTRYWAY	DOOR	A	DETERIORATED	WOOD	WHITE	0.26
28	1	FRONT ENTRYWAY	DOOR CASING	A	DETERIORATED	WOOD	WHITE	0.13
29	**1**	**FRONT ENTRYWAY**	**WINDOW SASH**	**A**	**INTACT**	**WOOD**	**WHITE**	**5.10**
30	**1**	**FRONT ENTRYWAY**	**WINDOW CASING**	**A**	**INTACT**	**WOOD**	**WHITE**	**4.20**
31	**1**	**FRONT ENTRYWAY**	**WINDOW SILL**	**A**	**INTACT**	**WOOD**	**WHITE**	**5.60**
32	1	WEST STAIRWAY	WALL	A	DETERIORATED	PLASTER	BLUE	0.13
33	1	WEST STAIRWAY	WALL	C	DETERIORATED	PLASTER	BLUE	0.01
34	**1**	**WEST STAIRWAY**	**WINDOW SASH**	**B**	**DETERIORATED**	**WOOD**	**WHITE**	**5.70**
35	**1**	**WEST STAIRWAY**	**WINDOW CASING**	**B**	**DETERIORATED**	**WOOD**	**WHITE**	**5.00**
36	**1**	**WEST STAIRWAY**	**WINDOW SILL**	**B**	**DETERIORATED**	**WOOD**	**WHITE**	**5.80**
37	2	ROOM 201	WALL	A	DETERIORATED	PLASTER	BLUE	0.27
38	2	ROOM 201	WALL	B	INTACT	PLASTER	BLUE	0.01
39	2	ROOM 201	WALL	C	INTACT	PLASTER	BLUE	0.30
40	2	ROOM 201	WALL	D	DETERIORATED	PLASTER	BLUE	0.60
41	2	ROOM 201	DOOR	B	INTACT	WOOD	WHITE	0.00
42	2	ROOM 201	DOOR CASING	B	INTACT	WOOD	WHITE	0.19
43	2	ROOM 201	BASEBOARD	B	INTACT	WOOD	WHITE	0.50
44	2	ROOM 201	WINDOW SASH	D	INTACT	WOOD	GREY	0.00
45	0	BASEMENT HALL	WALL	B	DETERIORATED	CONCRETE	WHITE	0.50
46	0	BASEMENT HALL	WALL	D	DETERIORATED	CONCRETE	WHITE	0.40
47	0	BASEMENT CAFÉ	WALL	D	DETERIORATED	PLASTER	BROWN	0.50
48	**0**	**BASEMENT CAFÉ**	**DOOR CASING**	**D**	**DETERIORATED**	**WOOD**	**WHITE**	**1.90**
49	0	BASEMENT CAFÉ	FLOOR		DETERIORATED	CONCRETE	GREY	0.03
50	**0**	**BASEMENT CAFÉ**	**WALL**	**A**	**DETERIORATED**	**CONCRETE**	**RED**	**0.80**
51	**0**	**BASEMENT CAFÉ**	**WINDOW SASH**	**D**	**DETERIORATED**	**WOOD**	**GREEN**	**0.80**
52	**0**	**BASEMENT CAFÉ**	**WINDOW CASING**	**D**	**DETERIORATED**	**WOOD**	**GREEN**	**9.50**
53	0	BASEMENT CAFÉ	KITCHEN CABINET	D	DETERIORATED	WOOD	GREEN	0.00

54	0	BASEMENT CAFE	WALL	A	DETERIORATED	PLASTER	GREEN	0.28
55	**1**	**EXTERIOR**	**DOOR**	**C**	**DETERIORATED**	**WOOD**	**TAN**	**5.50**
56	**1**	**EXTERIOR**	**DOOR CASING**	**C**	**DETERIORATED**	**WOOD**	**TAN**	**21.70**
57	**1**	**EXTERIOR**	**BASEMENT WINDOW LINTLE**	**D**	**DETERIORATED**	**METAL**	**BLACK**	**5.30**
58	1	EXTERIOR	BASEMENT WINDOW SASH	D	DETERIORATED	METAL	BLACK	0.11
59	1	EXTERIOR	DOOR	A	DETERIORATED	WOOD	BLUE	0.29
60	**1**	**EXTERIOR**	**DOOR CASING**	**A**	**DETERIORATED**	**WOOD**	**BLUE**	**1.00**
61	**1**	**EXTERIOR**	**WINDOW SASH**	**A**	**DETERIORATED**	**WOOD**	**BLUE**	**0.80**
62	**1**	**EXTERIOR**	**WINDOW CASING**	**A**	**DETERIORATED**	**WOOD**	**BLUE**	**2.70**
63	1	EXTERIOR	DOWNSPOUT	B	DETERIORATED	METAL	BLACK	0.21
64	**1**	**EXTERIOR**	**BASEMENT WINDOW SASH**	**B**	**DETERIORATED**	**WOOD**	**BLACK**	**6.20**
65	**1**	**EXTERIOR**	**BASEMENT WINDOW CASING**	**B**	**DETERIORATED**	**WOOD**	**BLACK**	**48.90**
66	**1**	**EXTERIOR**	**WINDOW SASH**	**C**	**DETERIORATED**	**WOOD**	**TAN**	**1.40**
67	**1**	**EXTERIOR**	**WINDOW CASING**	**C**	**DETERIORATED**	**WOOD**	**TAN**	**7.90**
68		CALIBRATION						1.00
69		CALIBRATION						1.00
70		CALIBRATION						1.00

In general it can be assumed that most wood window components are positive for lead, as well as most exterior wood components including; windows, doors, soffit, fascia and dentil trim.

Of concern to companies with workers dealing with the possible exposure to coatings with a lead content lower than the EPA guideline, regulatory requirements with respect to lead and lead abatement on construction projects are covered under two existing federal regulations. Worker protection and work practices are governed under the rules of the Department of Labor, Occupational Safety and Health Administration (OSHA) through the rule found in the Code of Federal Regulations at 40 CFR Part 1926.62, as published in the Federal Register on Tuesday, May 4, 1993. Disposal of lead-containing wastes are regulated under the Resource Conservation and Recovery Act (RCRA) with rules published in the Code of Federal Regulations at 40 CFR Parts 260-268. Employers should become familiar with these regulations.

The indicator for requiring worker protection under the OSHA regulation is the airborne concentration of lead to which an employee is exposed during an 8-hour work shift is 50 $\mu g/m^3$ as a time weighted average (TWA). The action level for employee exposure to lead is 30 $\mu g/m^3$ calculated as an 8-hour TWA. This data is collected by performing an air sampling session on workers.

Please call if you have any question or if we can be of further assistance.

Sincerely,

L. Harris Hagerthey

Harris Hagerthey
Micro-Analytics, Inc.

APPENDIX A

Regulatory Standards for Lead Hazards

Paint

The following lead levels are used to determine if paint or similar coatings are considered as lead-based paint, as well as a lead-based paint hazard.

The federal and state standards are

one (1.0) milligram per square centimeter (mg/cm^2), which can be measured by either portable XRF or laboratory analysis

or

five-tenths (0.5) percent by weight, which can only be measured by laboratory analysis.

The Louisville-Metro standard is

seven tenths of one (0.70) milligram per square centimeter (mg/cm^2), which can be measured by either portable XRF or laboratory analysis

or

thirty five hundredths (0.35) percent by weight, which can only be measured by laboratory analysis.

APPENDIX B

Kentucky Dept. for Public Health, Certification for Risk Assessor.



Kentucky Department for Public Health
Division of Public Health Protection Safety

This is to certify that
MICRO-ANALYTICS, INC

Having satisfied the requirements of the Kentucky Lead-Hazard Detection and Abatement Act
is hereby certified on 09/16/2018 as a

Lead-Hazard Company

To perform lead-hazard and abatement activities for the Commonwealth of Kentucky
Certification Number: 46-025 Expiration Date: 9/16/2020
Certification Type: Renewal

This certificate is subject to revocation, suspension, modification or amendment by the Department for causes including evidence of noncompliance for reasons listed in KRS 211.9063(4); or for any misrepresentation made in the application.

Kentucky Public Health

Public Safety Branch Manager



Kentucky Department for Public Health
Division of Public Health Protection Safety

This is to certify that
Lee Hagerthey

Having satisfied the requirements of the Kentucky Lead-Hazard Detection and Abatement Act
is hereby certified on 02/06/2019 as a

Lead-Hazard Risk Assessor

To perform lead-hazard and abatement activities for the Commonwealth of Kentucky
Certification Number: 41-082 Expiration Date: 2/6/2021
Certification Type: Renewal

This certificate is subject to revocation, suspension, modification or amendment by the Department for causes including evidence of noncompliance for reasons listed in KRS 211.9063(4); or for any misrepresentation made in the application.

Kentucky Public Health

Public Safety Branch Manager

NITON LLC

Certificate of Achievement

Harris Hagerthey
Micro-Analytics Inc

has successfully completed the **NITON** *Manufacturer's Training Course and is now certified for monitoring and machine maintenance technology of the* **NITON XRF Spectrum Analyzer**

A5011042611
Certificate Number

01/28/98 Louisville, KY
Date & Site of Course



Training Coordinator

Director of Training

MICRO-ANALYTICS INC.
A Diversified Environmental Firm

3310-C Gilmore Industrial Boulevard
Louisville, Kentucky 40213

Phone (502) 964-8737
Facsimile: (502) 964 1123

Limited Mold and Moisture Assessment

Client:	**Archdiocese of Louisville**	**MAI Project No:**	**69021**
Site:	**Holy Name – Old School Building**	**Assessment Date:**	**August 14, 2019**
	Louisville, KY 40208	**Assessed By:**	**Nic Goebel**

SCOPE OF WORK

Micro-Analytics performed a limited mold and moisture assessment at a former school building located at 2914 S. 3rd Street in Louisville, Kentucky. The assessment was performed at the request of the client to assess the extent of potential mold growth due to the building sitting vacant. Micro-Analytics representative Nic Goebel performed the assessment on August 14, 2019. Tasks performed for this project included the following:

- Visual assessment within area(s) of concern for evidence of moisture intrusion, water damage, and mold growth conditions.
- Temperature and relative humidity measurements using a handheld Kestrel 4200 Pocket Air Flow Tracker.
- Tape-lift surface sampling and analysis for possible mold growths and moldy dust conditions.
- Spore-trap air quality sampling and analysis for airborne mold and other fungal spore concentrations within the area(s) of concern and the outdoor air for comparison purposes.

ASSESSMENT FINDINGS

Basement

- A musty odor was noted upon entry. Mold growth was observed on wall surfaces throughout the area, particularly in the hallway. Some ceiling tiles were water-damaged and moldy.

- Drywall in one room was affected by slight water-staining.

1st Floor

- Ceiling tiles appeared dirty. Mold growth may have been present, but there were no obvious signs of damage.
- No mold growth was observed on wall, ceiling, or floor surfaces.

Front Stairwell

- Potential mold growth was observed on the wall. The wall appeared to have been previously covered in wallpaper.

2nd Floor

- Mold growth and water damage were observed on ceiling tiles.

AIR QUALITY SAMPLE ANALYSIS

Micro-Analytics collected four (4) air quality samples for airborne mold and other fungal spores on the subject property, including in the basement and the outdoor ambient air in the vicinity of the building for comparison purposes.

For the collection of a spore-trap air sample, the inspector places a sample cassette atop a tri-pod stand within the room's "breathing zone". Air is then drawn via a high-volume air pump at a specified rate of 15.0 Liters per minute for a predetermined period, whereby airborne particles are captured within Allergenco-D impaction air cassettes. The sample is analyzed by direct microscopic examination, taxonomic identification of mold and other fungal spores to the Genus level where possible, and calculation of airborne spore concentrations.

Laboratory analytical results are included following this report, and a summary of findings is presented below:

- Airborne mold and other fungal spore concentrations were measured at 31,733 spores per cubic meter (sp/m^3) in the outdoor air sample. Ascospores, basidiospores, and *Cladosporium sp.* mold spores represented the majority of mold and other fungal spores detected in the outdoor air.

- Basement: An elevated concentration of ascospores (33,800 sp/m^3) was detected in comparison to outdoors (22,360 sp/m^3). An elevated concentration of *Aspergillus/Penicillium*-like mold spores (2,704 sp/m^3) was detected in comparison to outdoors (624 sp/m^3). An elevated concentration of basidiospores (6,656 sp/m^3) was detected in comparison to the outdoor sample (3,380 sp/m).

- 1st Floor: An elevated concentration of ascospores (24,440 sp/m^3) was detected in comparison to outdoors (22,360 sp/m^3). An elevated concentration of *Aspergillus/Penicillium*-like mold spores (780 sp/m^3) was detected in comparison to outdoors (624 sp/m^3).

- 2nd Floor: An elevated concentration of ascospores (26,520 sp/m^3) was detected in comparison to outdoors (22,360 sp/m^3).

- After a review of air sample analysis, there is indication of an adverse airborne mold spore condition within the building. The data indicates there to be a health and safety issue for occupants.

SURFACE MOLD SAMPLE ANALYSIS

Micro-Analytics collected one (1) surface sample using the tape-lift method. For the collection of a tape-lift surface sample, a residue of interest is gently lifted from the substrate using clear tape. The tape is then applied to a labeled microscope slide. The sample is analyzed by direct microscopic examination for the composition of dusts/residues and for the presence or lack thereof of microbiological growths or adverse spore conditions, with taxonomic identification of any detected mold or other fungal types.

Summary of Analytical Data:

Laboratory analytical results are included following this report, and a summary of findings is presented below:

Sample ID	Location	Surface Type	Identification/Observation
T-01	Basement	Tape-Lift: Growth on wall	*Cladosporium sp.* mold growth and spores present throughout the sample.

CONCLUSIONS

Micro-Analytics, Inc. concludes the following from this limited mold and moisture assessment:

- The relative humidity was significantly elevated throughout the building. The temperature and relative humidity were recorded at 77°F and 79% in the basement, 80°F and 72% in the 1st floor, and 80°F and 66% in the 2nd floor.
- Mold growth appeared to be isolated to the basement. Mold growth was observed on wall surfaces throughout the area, particularly in the hallway. Some ceiling tiles were water-damaged and moldy.
- There were no obvious signs of mold growth on the 1st floor. Ceiling tiles appeared dirty, but not moldy.
- Potential mold growth was observed in the front stairwell where paint was peeling from the wall.
- Mold growth and water damage were observed on ceiling tiles on the 2nd floor. There were no other obvious signs of surface growth.
- After a review of air sample analysis, there is indication of an adverse airborne mold spore condition within the building. Mold spores are likely originating in the basement and traveling up to the other floors. The data indicates there to be a health and safety issue for occupants.

ADDITIONAL NOTES

Site photographs, laboratory analytical results and a reference drawing are included following this summary report.

LIMITATIONS

The purpose of this limited mold assessment was to assess for water damage and possible mold growth conditions and focused on areas as indicated by the client/insured. These findings represent conditions only within accessible areas that were assessed and at the time of assessment. Note, there may be additional damage beyond that identified within this report, and which may be uncovered through a restoration process, whereby any additional damages should be mitigated in concert with actions that are proposed in this report.

There are currently no regulatory standards for airborne mold and fungal spore concentrations in indoor environments. Outdoor levels of mold and fungal spores can range between 1,000 and 100,000 spores per cubic meter of air (spores/M^3), depending on the time of year and meteorological conditions at the time of sampling. Under normal conditions, indoor levels of mold and fungal spores should be substantially lower than outdoor levels, particularly in buildings or

homes with central air conditioning. Additionally, the types of spores found indoors when compared to outdoors should be qualitatively similar under normal circumstances. Variances to these norms can indicate contribution to indoor spore levels and/or concentrations from sources within the building or home.

Bear in mind that microbial growth is supported by (1) some source of water intrusion into a space, generally in an uncontrolled manner, or (2) excessive and prolonged humid air conditions. In every instance, unless the source of water intrusion or excessive humidity is identified and repaired, growth will continue to grow, even if existing growth is mitigated.

Reviewed By: Nick Leow, CMP, CRA, CMI

PHOTOS

Client: Archdiocese of Louisville
Site: Holy Name – Old School Building

Project No.: 69021
Date of Photos: August 14, 2019

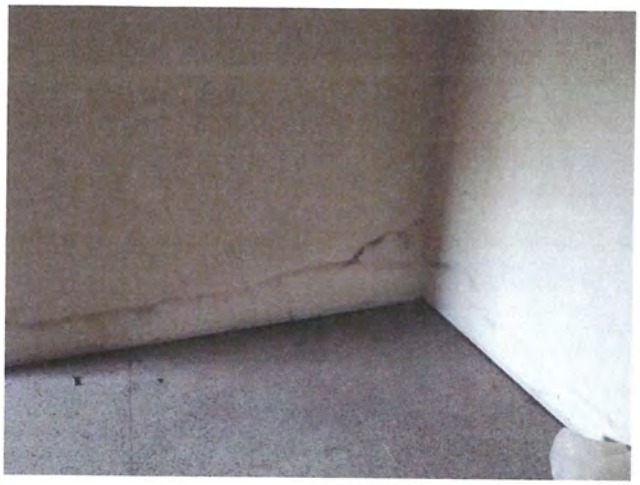


Photo 1

Basement

Water-stained drywall observed in one room.



Photo 2

Basement

Mold growth observed on walls throughout.



Photo 3

Basement

Water-damaged and moldy ceiling tiles observed.

PHOTOS

Client: Archdiocese of Louisville
Site: Holy Name – Old School Building
Project No.: 69021
Date of Photos: August 14, 2019



Photo 4

1st Floor

Potential mold growth observed on ceiling tiles.

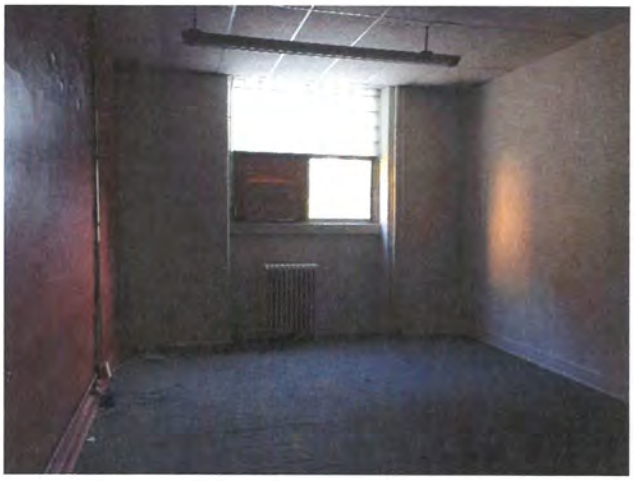


Photo 5

1st Floor

No surface mold growth observed in classrooms or hallway.



Photo 6

Stairwell

Potential mold growth observed on peeling wall.

PHOTOS

Client: Archdiocese of Louisville
Site: Holy Name – Old School Building

Project No.: 69021
Date of Photos: August 14, 2019



Photo 7

2nd Floor

Water-damaged ceiling tiles observed.



Photo 8

2nd Floor

Water-damaged ceiling tiles observed.

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Spore Trap Air Sample – Microscopic Analysis Report

Client:	**Archdiocese of Louisville**	**Project No.:**	**69021**
Facility:	**Holy Name – Old School Building**	**Sample Type:**	**Allergenco-D**
Sampling Date:	**August 14, 2019**	**Analysis Date:**	**August 14, 2019**
Sampled By:	**N. Goebel**	**Analyst(s):**	**N. Leow**

Method of Analysis: ASTM D 7391-09

Sample I.D.	**Basement Hallway**		**1st Floor Hallway**		**2nd Floor Hallway**		**Outdoors Comparison**	
Cassette No.	3076079		3076084		3071652		3071647	
Sample Volume (L)	75		75		75		75	
Detection Limit (sp/M³):	13		13		13		13	
Debris Rating (0-5):	1		1		1		1	
Insect Parts (0-5):	1		1		1		1	
Skin Cells (0-5):	1		1		1		0	
Analyte:	Raw Ct.	Spores/m³	Raw Ct.	Spores/m³	Raw Ct.	Spores/m³	Raw Ct.	Spores/m³
Alternaria							5	65
Ascospores	**2,600**	**33,800**	**1,880**	**24,440**	**2,040**	**26,520**	1,720	22,360
Aspergillus / Penicillium-like	**208**	**2,704**	**60**	**780**	40	520	48	624
Basidiospores	**512**	**6,656**	140	1,820	168	2,184	260	3,380
Bipolaris/Dreschlera								
Cercospora	2	26	1	13	1	13	6	78
Chaetomium								
Cladosporium	292	3,796	220	2,860	200	2,600	360	4,680
Curvularia							3	39
Epicoccum								
Nigrospora							1	13
Oidium/Mildew								
Pithomyces	1	13					5	65
Rusts							1	13
Smuts/Myxomycetes/*Periconia*								
Stachybotrys								
Ulocladium							3	39
Clear & Colorless	4	52	4	52	2	26	16	208
Unidentified Conidia	2	26	1	13	1	13	12	156
Hyphal Fragments	4	52	1	13	1	13	1	13
Other: *Torula*	1	13						
TOTAL	3,632	47,138	2,307	29,991	2,453	31,889	2,441	31,733

Concentrations are reported as spores per cubic meter (spores/m³). Concentration is a factor of the raw spore count and the detection limit.

Aspergillus and *Penicillium* spores are generally small and round with few distinguishing characteristics. They are grouped together in non-viable reports. Viable methods may be utilized to differentiate these two genera.

Background debris rating is a qualitative scale (0-5) whereby 0 represents no background debris, 1 represents a very low level of background debris and 5 represents a very high level of background debris. Very high levels of debris can obscure the field of view and thus fungal spores may be undercounted. Skin Cells/Insect Parts counted in similar fashion as background debris.

BOLD Indicates spore concentrations or conditions flagged by the analyst to indicate adverse levels.

Analyst's Signature: Nicholas Leow

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Surface Sample – Microscopic Analysis Report

Client:	**Archdiocese of Louisville**	**Project No.:**	**69021**
Facility:	**Holy Name – Old School Building**	**Sample Type:**	**Tape-Lift**
Sampling Date:	**August 14, 2019**	**Analysis Date:**	**August 14, 2019**
Sampled By:	**N. Goebel**	**Analyst(s):**	**N. Leow**

Method of Analysis: M200 - Surface Identification

Sample ID	Location	Surface Type	Identification/Observation
T-01	Basement	Tape-Lift: Growth on wall	*Cladosporium sp.* mold growth and spores present throughout the sample.

* Surface samples (tape-lift and/or swabs) cannot determine the overall extent of growth; rather only the identification of fungal genera present where sampled.

Analyst's Signature: Nick D. Leo

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A Diversified Environmental Firm

3310-C Gilmore Industrial Boulevard
Louisville, Kentucky 40213

Phone (502) 964-8737
Facsimile (502) 964-1123

Client: Archdiocese of Louisville
Facility: Holy Name – Old School Building
Project No: 69021
Sampling Date: August 14, 2019
Time of Day: 9:00a – 11:00a
Sampled By: N. Goebel

Air Sample Log

Sample No.	*Location / Description*	*Temp (°F)*	*RH (%)*	*Flow Rate (LPM)*	*Sample Period (Minutes)*	*Sample Volume (Liters)*
3076079	Basement Hallway	77	79	15	5	75
3076084	1st Floor Hallway	80	72	15	5	75
3071652	2nd Floor Hallway	80	66	15	5	75
3071647	Outdoor Comparison	85	63	15	5	75

Surface Sample Log

Sample No.	*Sample Location*	*Description*
T-01	Basement	Tape-Lift: Growth on wall

Weather Conditions:

Temperature 85°F **Wind:** 9 mph NNW **General:** Sunny

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3310-C Gilmore Industrial Blvd.
Louisville, KY 40213
Phone: (502) 964-8737
Facsimile: (502) 964-1123

August 19, 2019

Maloney Center
1200 South Shelby Street
Louisville, Kentucky 40203
Attn: Bill Zoeller

RE: Holy Name School Lead-Based Paint and Mold/Moisture Remediation Budget

Dear Mr. Zoeller:

Micro-Analytics, Inc. performed a Limited Lead-Based Paint Inspection and a Limited Mold and Moisture Assessment at the former Holy Name School building. The findings of these inspections revealed areas of mold and/or moisture intrusion in the building, and the presence of lead-based paint.

It is Micro-Analytics opinion that cost for remediating the existing mold/moisture intrusion in the former school building would be somewhere in the $10,000-$15,000 range.

It is Micro-Analytics opinion that cost for removing the existing lead-based paint from the interior and exterior of the former school building would be somewhere in the $200,000-$250,000 range.

If you have any questions or need any further information, please let us know.

Respectfully Submitted,

Pete Welsh
Senior Project Manager
Micro-Analytics, Inc.

From: Bill Weyland <bill@weylandventures.com>
Sent: Thursday, August 22, 2019 5:28 PM
To: Baker, Jon
Subject: Fw: Holy Name
Attachments: Holy Name forecast.pdf; Holy Name.pdf

CAUTION: This email originated from outside of the Firm. Do not click links or open attachments unless you know the sender and were expecting this message.

Attached please find an economic analysis for converting the school building into apartments on the upper two floors with storage, laundry, and mechanical space in the basement level. The windows are too high in the basement to allow for residential use with out significant changes to the building shell. Additionally, I did not design the individual units since that effort would require significant input from the State Historic Preservation Office. Instead I estimated the total rental square footage of the residential area that could be converted into apartments. The building shell has deteriorated and the structure is functionally obsolete from a code and energy standpoints.

The analysis shows a gap in excess of $800,000 if the archdiocese attempted to reuse the school as a multi-family residential structure. This gap is the result of increasing construction costs, a reduced value of the equity produced through the sale of tax credits (since the 2017 tax reform bill), and the weak residential market in the area around the parish which has been squeezed by the institutional expansion of Churchill Downs on the south and UofL on the North. The only positive is the low interest rate environment.

Please call me if you have any question, Bill Weyland

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Holy Name School
Louisville, KY

Estimated Cash Flows @ Stabilized

OPERATING REVENUE

	Type	# of Units	NRSF	Total SF (Leasable)	Rent	Rent Per SF	Monthly Collections	Annual Collections
Residential	Residential	1	0	13,920	2784	$ 0.20	$ 16,704	$ 200,448
Hotel	Hospitality	0					$ -	$ -
Office	Commercial	1	0	0	$ -	$ 1.20	$ -	$ -
Retail	Commercial	0	0	0	$ -	$ -	$ -	$ -
Restaurant	Commercial	0	0	0	$ -	$ -	$ -	$ -
Event Space	Commercial	0	0	0	$ -	$ -	$ -	$ -
Parking	Residential	0			$ -		$ -	$ -
Expense Reimbursements							$ -	$ -
Miscellaneous Income							$ 1,500	$ 18,000
Gross Potential Revenue							**$ 18,204**	**$ 218,448**
Stabilized Vacancy Rate - Residental	rate	0.0%					$ -	$ -
Stabilized Vacancy Rate - Hotel	rate	0.0%					$ -	$ -
Stabilized Vacancy Rate - Office	rate	10.0%					$ -	$ -
Stabilized Vacancy Rate - Retail	rate	0.0%					$ -	$ -
Stabilized Vacancy Rate - Restaurant	rate	0.0%					$ -	$ -
Stabilized Vacancy Rate - Event Space	rate	0.0%					$ -	$ -
Stabilized Vacancy Rate - Parking	rate	0.0%					$ -	$ -
Rent Incentives								$ -
Concessions								$ -
Effective Gross Income							**$ 18,204**	**$ 218,448**

OPERATING EXPENSES

Hotel Operating expenses	0%	of gross revenue	$ -	$ -
Repair & Maintenance	$ 0.30	psf	$ (348)	$ (4,176)
Contract Services	$ 1.00	psf	$ (1,160)	$ (13,920)
Security	$ 0.25	psf	$ (290)	$ (3,480)
Landscaping/Grounds	$ 0.20	psf	$ (232)	$ (2,784)
Life Safety	$ 0.05	psf	$ (58)	$ (696)
Marketing/Advertising	$ -	psf	$ -	$ -
Leasing Commissions	$ -	per unit	$ -	$ -
Administrative Expenses	$ -	per unit	$ -	$ -
Turnover/Make-Ready	$ -	per unit	$ -	$ -
Electricity	$ 1.50	psf	$ (1,740)	$ (20,880)
Water & Sewer	$ 0.25	psf	$ (290)	$ (3,480)
Other Utilities	$ -	psf	$ -	$ -
Insurance	$ 0.50	psf	$ (580)	$ (6,960)
Real Estate Taxes	$ 0.45	psf	$ (522)	$ (6,264)
Property Management Fees			$ (1,002)	$ (12,027)
Miscellaneous Expenses			$ -	$ -
Total Operating Expenses	4.50		$ (6,222)	$ (74,667)
Net Operating Income			**$ 11,982**	**$ 143,781**

DEBT SERVICE

1st Mortgage Loan	$ 1,647,000	4.50%	20 yr am	$ (10,420)	$ (125,037)
2nd Mortgage Loan	$ -	0.00%	10 yr am	$ -	$ -
DHA	$ -	0.00%	0 yr am	$ -	$ -
DCLF	$ -	0.00%	0 yr am	$ -	$ -
METCO	$ -	0.00%	0 yr am	$ -	$ -
Other Incentive Loan	$ -	0.00%	0 yr am	$ -	$ -
Total Debt Service				$ (10,420)	$ (125,037)
Net Income				**$ 1,562**	**$ 18,744**

1st Mortgage Debt Coverage Ratio	1.15
2nd Mortgage Loan Coverage Ratio	#DIV/0!
DHA Coverage Ratio	#DIV/0!
DCLF Coverage Ratio	#DIV/0!
METCO Coverage Ratio	#DIV/0!
Other Incentive Loan Coverage Ratio	#DIV/0!
Total Debt Coverage Ratio	**1.15**

Holy Name School
Louisville, KY
Stabilized

LEASING FORECAST

Occupancy Level	0%	80%	100%	100%	100%	100%	100%	100%	100%	100%		
ANNUAL REVENUE FORECAST												
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
	Construction	Construction/ Lease Up	Stabilization									
Residential	$ -	$ 160,358	$ 200,448	$ 204,457	$ 208,546	$ 212,717	$ 216,971	$ 221,311	$ 225,737	$ 230,252		$ 1,880,797
Hotel	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Office	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Retail	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Restaurant	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Event Space	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Parking	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Expense Reimbursements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Miscellaneous Income	$ -	$ 14,400	$ 18,000	$ 18,360	$ 18,727	$ 19,102	$ 19,484	$ 19,873	$ 20,271	$ 20,676		$ 168,893
Gross Potential Revenue	$ -	$ 174,758	$ 218,448	$ 222,817	$ 227,273	$ 231,819	$ 236,455	$ 241,184	$ 246,008	$ 250,928	$ -	$ 2,049,691
Stabilized Vacancy Rate - Residental	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Stabilized Vacancy Rate - Hotel	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Stabilized Vacancy Rate - Office	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Stabilized Vacancy Rate - Retail	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Stabilized Vacancy Rate - Restaurant	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Stabilized Vacancy Rate - Event Space	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Stabilized Vacancy Rate - Parking	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Rent Incentives	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Concessions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Effective Gross Income	$ -	$ 174,758	$ 218,448	$ 222,817	$ 227,273	$ 231,819	$ 236,455	$ 241,184	$ 246,008	$ 250,928	$ -	$ 2,049,691
Disposition rate												
Hotel Operating expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	2,064,491.40	$ 2,064,491
Repair & Maintenance	$ -	$ (3,341)	$ (4,176)	$ (4,260)	$ (4,345)	$ (4,432)	$ (4,520)	$ (4,611)	$ (4,703)	$ (4,797)		$ -
Contract Services	$ -	$ (11,136)	$ (13,920)	$ (14,198)	$ (14,482)	$ (14,772)	$ (15,067)	$ (15,369)	$ (15,676)	$ (15,990)		$ (39,183)
Security	$ -	$ (2,784)	$ (3,480)	$ (3,550)	$ (3,621)	$ (3,693)	$ (3,767)	$ (3,842)	$ (3,919)	$ (3,997)		$ (130,611)
Landscaping/Grounds	$ -	$ (2,227)	$ (2,784)	$ (2,840)	$ (2,896)	$ (2,954)	$ (3,013)	$ (3,074)	$ (3,135)	$ (3,198)		$ (32,653)
Life Safety	$ -	$ (557)	$ (696)	$ (710)	$ (724)	$ (739)	$ (753)	$ (768)	$ (784)	$ (799)		$ (26,122)
Marketing/Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ (6,531)
Leasing Commissions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Administrative Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Turnover/Make-Ready	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Electricity	$ -	$ (16,704)	$ (20,880)	$ (21,298)	$ (21,724)	$ (22,158)	$ (22,601)	$ (23,053)	$ (23,514)	$ (23,985)		$ (195,916)
Water & Sewer	$ -	$ (2,784)	$ (3,480)	$ (3,550)	$ (3,621)	$ (3,693)	$ (3,767)	$ (3,842)	$ (3,919)	$ (3,997)		$ (32,653)
Other Utilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Insurance	$ -	$ (5,568)	$ (6,960)	$ (7,099)	$ (7,241)	$ (7,386)	$ (7,534)	$ (7,684)	$ (7,838)	$ (7,995)		$ (65,305)
Real Estate Taxes	$ -	$ (5,011)	$ (6,264)	$ (6,389)	$ (6,517)	$ (6,647)	$ (6,780)	$ (6,916)	$ (7,054)	$ (7,195)		$ (58,775)
Property Management Fees	$ -	$ (9,622)	$ (12,027)	$ (12,267)	$ (12,513)	$ (12,763)	$ (13,018)	$ (13,279)	$ (13,544)	$ (13,815)		$ (112,848)
Miscellaneous Expenses	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Operating reserve	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Total Operating Expenses	$ -	$ (59,734)	$ (74,667)	$ (76,160)	$ (77,683)	$ (79,237)	$ (80,822)	$ (82,438)	$ (84,087)	$ (85,769)	$ -	$ (700,597)
Cost of sale												
Net Operating Income	$ -	$ 115,025	$ 143,781	$ 146,657	$ 149,590	$ 152,582	$ 155,633	$ 158,746	$ 161,921	$ 165,159	$ (61,935)	$ (61,935)
											$ 2,002,557	$ 3,351,650
Debt Service - 1st Mortgage Principal	$ -	$ -	$ (47,563)	$ (54,170)	$ (56,659)	$ (59,262)	$ (61,984)	$ (64,832)	$ (67,810)	$ (70,925)	$ (1,163,793)	$ (1,647,000)
Debt Service - 1st Mortgage Interest	$ -	$ -	$ (67,054)	$ (70,866)	$ (68,378)	$ (65,775)	$ (63,052)	$ (60,205)	$ (57,227)	$ (54,111)	$ -	$ (506,668)
Debt Service - 2nd Mortgage Principal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service - 2nd Mortgage Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service - DHA Mortgage Principal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service - DHA Mortgage Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service - DCFL Mortgage Principal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service - DCLF Mortgage Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service - METCO Mortgage Principal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service - METCO Mortgage Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service - Incentive Loan Mortgage Principal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Debt Service - Incentive Loan Mortgage Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Debt Service	$ -	$ -	$ (114,617)	$ (125,037)	$ (125,037)	$ (125,037)	$ (125,037)	$ (125,037)	$ (125,037)	$ (125,037)	$ (1,163,793)	$ (2,153,668)
Capital Reserve	$ -	$ -	$ (6,553)	$ (6,685)	$ (6,818)	$ (6,955)	$ (7,094)	$ (7,236)	$ (7,380)	$ (7,528)	$ -	$ (56,248)
Pre Tax Free Cash Flow	$ (494,100)	$ -	$ 115,025	$ 22,611	$ 14,935	$ 17,735	$ 20,590	$ 23,503	$ 26,474	$ 29,504	$ 32,595	$ 838,763	$ 1,141,734
Developer Fee Payment	$ -	$ -	$ (115,025)	$ (22,611)	$ (14,935)	$ (17,735)	$ (20,590)	$ (23,503)	$ (26,474)	$ (29,504)	$ (32,595)		$ (302,971)
Distributions	$ (494,100)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 838,763	$ 838,763
Bank Debt Coverage Ratio		-	-	1.25	1.17	1.20	1.22	1.24	1.27	1.29	1.32	1.72	
Total Debt Coverage Ratio		-	-	1.25	1.17	1.20	1.22	1.24	1.27	1.29	1.32	1.72	
Return on Investor Investment	9.85%												

Holy Name School
Louisville, KY
Sources and Uses

USES OF FUNDS

		Budget	HTC Eligible	Per Sq. Ft.
Acquisition				
	Land/Buildings	$ -	$ -	
	Holding Costs	$ -	$ -	
	Site Subtotal	$ -	$ -	
Hard Costs				
	Site Work	$ 200,000	$ -	
	Environmental Remediation	$ 60,000	$ 60,000	
	Demolition - Site	$ -	$ -	
	Demolition - Building	$ 40,000	$ 40,000	
	Shell Cost	$ 2,233,800	$ 2,233,800	$ 85.00
	Parking Garage	$ -	$ -	
	Fit-up Cost - Residental	$ 522,000	$ 522,000	$ 30.00
	Fit-up Cost - Storage/Laundry	$ -	$ -	
	Fit-up Cost - Office	$ -	$ -	$ -
	Fit-up Cost - Retail	$ -	$ -	
	Fit-up Cost - Restaurant	$ -	$ -	
	Fit-up Cost - Event Space	$ -	$ -	
	Fit-up Cost - Condos	$ -	$ -	
	FF&E - Residential	$ -	$ -	
	FF&E - Hotel	$ -	$ -	
	FF&E - Office	$ -	$ -	
	FF&E - Retail	$ -	$ -	
	FF&E - Restaurant	$ -	$ -	
	FF&E - Event Space	$ -	$ -	
	FF&E - Condos	$ -	$ -	
	Bldg Construction Subtotal	$ 3,055,800	$ 2,855,800	
Soft Costs				
0.50%	Permits/Fees	$ 15,279	$ 15,279	
	Const. Loan Interest	$ 96,350	$ 72,262	
1.50%	Financing Fees/Construction Review	$ 45,837	$ 45,837	
	Appraisal/Market Survey	$ 10,000	$ 10,000	
	Survey	$ 10,000	$ 10,000	
2.00%	Legal/Accounting	$ 61,116	$ 30,558	
0.50%	Taxes/Insurance	$ 15,279	$ 15,279	
0.50%	Historic Submission/Cert	$ 15,279	$ 15,279	
0.50%	As-Builts/Conceptual Design	$ 15,279	$ 15,279	
6.00%	Architect & Engineering Fees	$ 183,348	$ 183,348	
0.50%	Interior Design	$ 15,279	$ 15,279	
1.00%	Construction Coordination	$ 30,558	$ 30,558	
0.15%	Reimbursables	$ 4,584	$ 4,584	
14.00%	Developer Fee	$ 500,358	$ 500,358	
	Start-up Marketing	$ -	$ -	
	Start-up Reserve	$ 20,000	$ -	
5.00%	Project Contingency	$ 152,790	$ 114,593	
	Soft Cost Subtotal	$ 1,191,335	$ 1,078,493	
Stabilization Costs				
	Residential/Commercial Marketing	$ 10,000	$ -	
	Residential/Commercial Leasing	$ 10,000	$ -	
	Stabilization Subtotal	$ 20,000	$ -	
TOTAL PROJECT USES		$ 4,267,135	$ 3,934,293	
	Fed Tax Credit	20%	$ 786,859	
	Fed Disposition Rate	$0.80	$ 616,897	98% % of credits allocated to Fed Investor
	State Tax Credit	10.2%	$ 400,000	
	State Disposition Rate	$0.75	$ 300,000	100% % of credits allocated to State Investor

SOURCES OF FUNDS

		Budget	Per Sq. Ft.
Equity			
	Cash	$ 494,100	
	Deferred Developer Fee	$ 400,000	
	HTC State	$ 300,000	
	HTC Federal	$ 616,897	
	JobsOhio Grant		
	Equity Subtotal	$ 1,810,997	
Debt			
	Primary Mortgage	$ 1,647,000	
	JobsOhio Incentive Loan	$ -	
	DHA	$ -	
	DCLF	$ -	
	METCO	$ -	
	Other Incentive Loan	$ -	
	Debt Subtotal	$ 1,647,000	
TOTAL PROJECT SOURCES		$ 3,457,997	

Holy Name School
Louisville, KY

Variable Inputs

FINANCING VARIABLES

			Start Date
1st Mortgage Interest Rate	4.50%	P&I Start	1/1/2022
1st Mortgage Amortization Term	20 yrs am		
Secondary Loan Interest Rate	0.00%	P&I Start	1/1/2022
Secondary Loan Amortization Term	10 yrs am		
DHA Interest Rate			
DHA Amortization Term	yrs am		
DCLF Interest Rate			
DCLF Amortization Term	yrs am		
METCO Interest Rate			
METCO Amortization Term	yrs am		
Other Incentive Loan Interst Rate	0%		
Other Incentive Loan Amortization Term	0 yrs am		
Minimum Debt Service Coverage	1.2		
Permanent Conversion Month	Jan		

PROJECT SQ FT

	Sq Ft
Total Gross Sq Ft above grade	17,400
Total Gross Sq Ft below grade	8,880
Total Gross Sq Ft	26,280
Leaseable Sq Ft - Residental	13920
Leaseable Sq Ft - Storage/Laundry	0
Leaseable Sq Ft - Office	0
Leaseable Sq Ft - Retail	0
Leaseable Sq Ft - Restaurant	0
Leaseable Sq Ft - Event Space	
Leaseable Sq Ft - Condos	
Leaseable Sq Ft - Parking	
Total Leaseable Sq Ft	13,920

EQUITY VARIABLES

	Ownership %	Cash Investment

CONSTRUCTION VARIABLES

Acquisition & Construction Begin	Month	1	Year	2020
Site & Land Improvements				12 Months
Building Costs				12 Months
Units Completed Beginning			Month	January
Average Units Completed per Month				

LEASING VARIABLES

Leasing Begins	Month	January	Year	2021
Units Leased in First Month				6
Average Units Leased per Month				
Operating Expense Begins	Month	January	Year	2021
Management Fee	Minimum	2000		6%
Stabilized Vacancy Rate - Residental				
Stabilized Vacancy Rate - Hotel				
Stabilized Vacancy Rate - Office				10%
Stabilized Vacancy Rate - Retail				
Stabilized Vacancy Rate - Restaurant				
Stabilized Vacancy Rate - Event Space				
Stabilized Vacancy Rate - Parking				

ECONOMIC VARIABLES

Income Growth Rate			2%
Expense Growth Rate			2%
Income Tax Rate			
Capital Gains Tax Rate			
Property Tax Rate	Annual		
Property Tax Assessed Value			0
Underwritten Capitalization Rate			
Estimated Disposition/Recapitalization Rate			8%
Capital Reseve Rate	Year Begins	2022	3%
Cost of Sale Rate			3%

APARTMENT INCOME

Unit Layout		Unit Type	# of Units	NRSF	Total Sq Ft (Leasable)	Rent	Rent Per SF	Monthly Collections	Annual Collections
2 Bedroom	2 Bath	Standard	0	0	0	$ -	$ -	-	$ -
1 Bedroom	1 Bath	Standard	1	13920	13920	$ 16,704	$ 1.20	16,704.00	$ 200,448
1 Bedroom	1 Bath	Standard	0	0	0	$ -	$ -	-	$ -
1 Bedroom	1 Bath	Standard	0	0	0	$ -	$ -	-	$ -
1 Bedroom	1 Bath	Standard	0	0	0	$ -	$ -	-	$ -
Studio	1 Bath	Standard	0	0	0	$ -	$ -	-	$ -
Total RESIDENTIAL			1		13920	$ 2,784	$ 0.20	$ 16,704	$ 200,448

used in Est Cash Flows Tab

blue cells are calculated - do not modify - only add rows above last row in list to ensure sums are calculated correctly

green cells are user input