



Mueser Rutledge Consulting Engineers

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June 27, 2016

Saint Peter's Preparatory School
144 Grand Street
Jersey City, NJ 07302

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Attention: Mr. Jim Horan

via email

Re: Assessment of Existing Foundation Conditions
Grammar School
Saint Peter's Preparatory School
Jersey City, New Jersey
MRCE File No. 12787

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Dear Mr. Horan,

Mueser Rutledge Consulting Engineers (MRCE) completed a site visit to the grammar school building on June 9th, 2016. This letter summarizes our inspector's observations and recommendations.

PROJECT DESCRIPTION

The St. Peter's Grammar School building was built in the 1860's and operated until 2002. The building was then used on a limited basis until 2011. We understand the building sustained significant damage during and after a major storm event in 2012, and the Jersey City Fire Prevention Bureau requires an engineer's report to determine the structural stability of the building.

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The building is located in Jersey City, New Jersey, on the block bounded by York Street to the north, Grand Street to the south, Warren Street to the east, and Van Vorst Street to the west. The building is adjacent to a parking lot and the existing Saint Peter's Church.

Joseph N. Courtade
**Director of Finance
and Administration**

Martha J. Huguet
Director of Marketing

AVAILABLE INFORMATION

Evaluations of the property have been made by Madonna Designs Architect, LLC, GACE Consulting Engineers, DPC, and the Jersey City Fire Prevention Bureau in

Foundation Engineering Since 1910

2015 and 2016. Letters prepared by each entity following inspections describe damage to floors, the cellar slab, and exterior facades attributed to settlement of the structure.

OBSERVATIONS

The first floor of the grammar school exterior is partially obscured by a sidewalk bridge scaffold surrounding the entire perimeter. North and east exterior brick walls are generally in fair condition. The west exterior wall has several stepped cracks and areas of deteriorated mortar between courses of brick. The south exterior brick wall has visible stepped cracks above windows and doorways, as well as vertical and stepped cracks at second and third floor levels. Several courses of brick at the roof line in the center of the south wall are missing, and the top of the wall is covered with a waterproof curtain.

A gap between the center portion of the grammar school building and the west wing of the building is about 1.5 inches wide at sidewalk level, and appears to increase in width higher up the structure. Metal flashing and timber or plywood or boards are fastened over the gap. The gap appears to have widened since the flashing was attached.

Access to the grammar school building was gained through a doorway in the southeast corner of the cellar boiler room. Stepped cracks about ½ inch wide in the perimeter brick walls are visible above windows in the boiler room. Similar cracks are visible in the restroom north of the boiler room. An exposed timber floor joist supporting the first floor above the restroom exhibits significant deterioration in the perimeter wall pocket.

The floor slab in the center of the cellar has settled several inches between existing columns, which are assumed to be supported on piles. Column foundations are not visible. Interior and perimeter walls in the center and east wing cellar are covered with paneling, thus the condition of the walls cannot be observed. Slab settlement caused significant racking of the stairs leading to the first floor auditorium, as well as separation between the first floor and the stair structure of over one inch. Water damage and mold growth are prevalent throughout the cellar.

The main auditorium floor, with the exception of the area adjacent to the racked cellar stairs described above, exhibits no significant signs of distress, suggesting the columns and column foundations below have not settled, or settlement was small and uniform.

The walls of first floor classrooms in the east wing of the building exhibit signs of distress, including stepped or diagonal cracks near corners and doorways, as well as uneven floors. Limited areas of perimeter brick walls are exposed where paneling or plaster has been removed.

Signs of distress are more severe in the west wing of the building. Significant cracking and damaged plaster are visible in walls and passageways between the auditorium and west wing. Cracking in these areas is more pronounced on the second floor, suggesting greater displacement between the main building and west wing. West wing classroom floors and stairways generally slope toward west. Diagonal cracks in classroom walls are generally wider than ¼ inch.

CONCLUSIONS

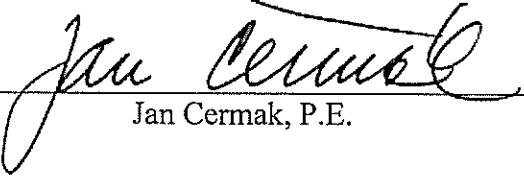
Based on observations made during our site visit, we conclude that significant settlement of the western part of the grammar school structure has occurred, as evidenced by significant damage to interior floors and walls, as well as the visible gap between the center and west wing of the building. It is our opinion that construction of underpinning or installation of additional

foundation piles to arrest the continued settlement of the structure would be complex and extensive and will likely result in additional damage to the already weakened structure during construction. Furthermore, similar damage to the building will likely occur during the next flood event. We concur with the assessments provided by Madonna Designs Architect LLC and GACE Consulting Engineers that demolition is the most reasonable course of action.

Very truly yours,

MUESER RUTLEDGE CONSULTING ENGINEERS

By: _____



Jan Cermak, P.E.

ARK:JC