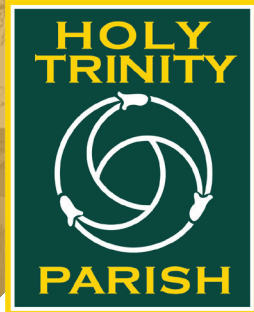


# frequently ASKED QUESTIONS SERIES

## Required Facilities Repairs



FOR GOD.  
FOR LOVE.  
FOR LIFE.

### A NOTE FROM FR. LARRY

**A**s promised, I want to continue answering some of the most pressing questions and concerns we received through our planning study process. This insert details information about the required facilities repairs to ensure our church and facilities are safe, functional and prepared for our ministries for years to come. More than 9 in 10 parishioners rated facilities repairs as a high priority in the recently-completed planning study. Should you have any further questions, please don't hesitate to contact me at any time.

Yours in Christ,

*Fr. Larry Beck*

Fr. Larry Beck

#### **What are the key projects that must be repaired?**

- Persistent water damage to the Church's bell tower and narthex
- Repairs to Church windows in the Blessed Sacrament Chapel and along the southern wall
- Repair of the Social Center and Education Center flat roof areas (4 locations)
- Rectory exterior painting and drainage

#### **What repairs are pressing but do not require immediate action?**

- Replace equipment in Social Center kitchen
- Repair or replace Social and Education Center skylight louvers
- Replacement of HVAC units (more than 30 units across campus are 15 years or older)
- Interior and exterior lighting (including buildings, walkways and parking areas)
- Parking lot and roadway repair and resurfacing

### HOW BAD IS THE DAMAGE AND *how critical* ARE THE NEEDED REPAIRS?

The church bell tower and narthex are the most visible to parishioners and visitors. The water stains in the narthex show years of water penetration. There have been multiple attempts to re-seal windows and roof areas, but this work resulted only in short-term resolution.

The flat roof areas of the Social and Education Centers have been leaking for more than two years. The impact is most noticeable in the Social Center kitchen, where buckets were required to catch water as it pours out of the ceiling onto kitchen appliances and floors. The water has also had a serious impact on our alarm system; twice we needed to deactivate the system. The flat roof areas are a critically important repair.

In anticipation of the rainy season, we have received multiple bids and, in coordination with the diocese, selected a company most capable to assist with repairs.

### **Why weren't these repairs addressed years ago? Are any warranties still in effect?**

Our parish infrastructure is aging and needs attention: the church is over 20 years old and both the Social and Education Centers are 15 years old. Fortunately surplus operating funds were available for the modest repairs needed. All warranties were reviewed and have now expired due to the age of the buildings, including windows and roofs.

*(over)*

***How are the repair estimates established? Will the parish receive multiple bids or other estimates?***

The diocese recommends that parishes secure three (or more) bids for projects over \$15,000.

Three bids were recently received for the Social and Education Centers roof repairs, each was from a reputable local company. We selected Sonoran Roofing, which has completed many projects for the diocese and was a referral from a parishioner. Fortunately, Sonoran Roofing was less expensive than other bidders. It is also important to note that the new roofs will have a 20-year warranty.

We are still securing more bids for the Church repairs. The scope of the project and expertise required for the interior and exterior repairs will require an extensive review process and working with multiple vendors. An initial estimate for only the bell tower and narthex areas was approx. \$850,000 and does not include water damaged areas in the Blessed Sacrament Chapel or windows along the south side of the Church. We are working on obtaining additional estimates from other contractors.

The rectory has mildew, mold and water intrusion in some rooms due to inadequate drainage on the north side. In addition, it is in great need of repainting.

Finally, the Social Center kitchen refrigeration unit, stoves, and other equipment will need to be replaced in the next few years. This option will be less expensive than continuous repairs and will increase overall efficiency.

***When will repair work begin?***

Immediately. With funds from a recently designated gift, on November 4, Sonoran Roofing of Rocklin, CA, began work on the first of four flat roof areas for HVAC units (1 on the Social Center, 3 on the Education Center). Work on the Education Center began on November 11. Additionally, Sonoran Roofing will inspect for potential leaks near skylights on the Education Center roof. This critical work was approved by the diocesan finance office to take place before the rainy season.

The diocese recognized the seriousness of the needed repair work on the Social and Education Centers and has allowed this project to be done prior to our paying off other outstanding debts. The approved cost for the flat roof areas is \$50,000, with the understanding that funds generated by the campaign will be directed to our outstanding debts.

***Can any repair work costs be mitigated while maintaining high quality standards of work?***

Yes. Our team of experts is committed to documenting damages, expediting the estimates, and decreasing overall costs, when possible. Thankfully, with the skillset parishioners have, some of this work can essentially be done in-house.

This past spring Jeremy Youngers, our Parish Life Director, began meeting with teams that include parishioners who have expertise in related construction trades to conduct a bell tower / narthex project study. Mr. Ken Giberson, (a long-time parishioner with his wife, Cathi) is assisting with the current roofing and bell tower projects. Ken's expertise is major and complex public infrastructure planning, design and construction, and water resources engineering.

Together, Ken and Jeremy have been able to establish immediate action plans for current needs and responsible planning for long-range projects. Some of these include transitioning from propane to natural gas, gaining a fiber optic connection, resolving other drainage issues along the northern boundary of our property, zoning code limitations for land use and more.

By working with Ken and other experienced parishioners, we are confident that repair costs will be mitigated. If you, or someone you know, has major construction knowledge please contact Jeremy Youngers.

***Many parishioners have seen previous repairs to the church that did not completely fix the problem. What will be different this time?***

The first phase of this proposed process is a professional 'forensic study' to determine the root cause of water entry. This has not been done in the past and requires opening wall voids, ceiling areas, removing roof tiles and possibly removing roof sheathing and exterior stucco. Previous attempts were aimed at exterior sealing without invasive reconstruction. Because that has proven inadequate, a much more extensive process of investigation and planning is necessary. Only if the cause(s) can be definitively determined will we proceed with the recommended repairs as outlined in the forensic study.

***Can repairs be covered by operating revenue (annual offertory)?***

No. The parish has been unable to complete capital expenditures using only offertory. Since 2013-14, annual offertory amounts have decreased 15 percent, from \$2,083,318 to \$1,767,399 for our last fiscal year.

