

## FAQs about Facilities Project

**Q1. The costs of the three different roofing materials were listed on the insert in the bulletin, and were meant to inform voters how the costs compared.**

**a. is this the cost for the materials only? If so, is the cost to install the roof the same, independent of the materials used?**

**A1a:** The costs given in the questionnaire are the estimated total costs for the construction work as designed, including materials and labor. There are other costs that will be added on: fees for the design, fee for building permit, contingencies for decay roof decking that might be discovered when the old roof finish is removed, expenses for removing and replacing bushes around the church, etc. All of these additional costs will not depend on the roof finish eventually selected.

**b. I've heard many say they aren't thrilled with any of the choices - are these choices from one vendor, or multiple vendors? Are these the only options, or are there other options?**

**A1b:** They are from multiple vendors (manufacturers). These are the only reasonable options. Yet, we are also asking for a bid on genuine cedar shake for theoretical comparison purposes.

**c. Can we get an estimate on the cost to maintain each of these types of roofs, once they are installed?**

**A1c:** We are collecting information about warranty periods for material and labor, as well as estimates for the timing and cost of preventive maintenance, as applicable, for each option.

**d. What kind of guarantee does the parish have on the life of the beams, once the repairs have been made?**

**A1d:** In construction, there are no guarantees; only warranties. The contractor warrants the work for 2 years and is required to redo the work if it not done properly. Beyond that, StC is depending on practical knowledge about the technique as assurance that the problem is now fixed permanently. The epoxy has been inserted to replace all decayed wood and to fill up all other places where the wood might decay in the future due to moisture. Aluminum covers are being placed around all beams bases to prevent them from being exposed to the weather, and an air space between the cover and the beam was designed to allow venting of any moisture. This is all good building practice and technique.

**Q2. Is there currently a buildings and grounds (or similar) standing committee of the Pastoral council who oversees the property, independent of the pastor? I know there was one in the past - was it disbanded?**

**A2:** Currently there is no such standing committee of either the PC or FC. It is essential for such a committee to be charged with responsibility for planning for (physically and financially) and assuring the long-term maintenance of StC facilities. The current dire situation **must not** be allowed to happen again. It is a matter of trust between the parishioners and the parish leaders.

**Q3. What kind of assurance do parish members have that their money is being well spent? For example, a LOT of money was spent on the HVAC in the church during the renovation in 2000 - why must it all be redone, and why does it cost so much?**

**A3:** The current Facilities Project Steering Committee (FPSC), like many past committees, has members who are professionals in related fields (architect, banking, project management, facilities management). The cost to repair the church hvac system is based on the conditions report in 2007. The inspectors didn't care how the system got to its then existing state; they just reported its condition (heating system about to fall apart) and an estimate based on current costs to replace. The project documents in 2000 for the renewal of the church showed only minor modifications to the church's hvac system.

**Q4. What is going to happen to the dollars we have allocated for refurbishing the parish center? Why is that money not being used on the parish center renovations currently planned?**

**A4:** Some money in this fund would be used for the parish center critical repairs if needed. If the fundraising is sufficient to cover the cost for all critical repairs to the church, loan interest and fundraising costs, then the extra would be allocated/used for parish center work. If there is no extra, then the current funds allocated to the parish center would be tapped. It is hoped, however, that the current funds could be saved for additional work on the parish center beyond just the critical repairs. Note: the critical repair of the parish center roof includes only stopping the current leaking. Replacing the roof to stop future leaking is not in the current budget for the fundraising campaign.

**Q5. Can the additional weight of the church's new roof finishes be supported by the current beams and structure?**

**A5:** Yes, the professional engineer who designed the repairs to the church roof support beams confirmed that the dead load (weight of the roof) for all three options for the roof finish and the additional insulation can be carried by the new design.

**Q6. Why was the asphalt shingle selected for the roof finish?**

**A6:** As Sr Mary announced as Mass, asphalt shingle was chosen for the roof finish based on its cost effectiveness, proven durability over time, and parishioner acceptance. The type and color are as shown to parishioners in the "middle" sample. The details behind the selection are posted at [webaddress](#).

**Q7. What were the results of the air quality testing in the Parish Center?**

**A7:** We tested for asbestos in the ceiling materials that were disturbed by the roof leaks and for airborne mold in suspected locations based on the roof leaks or odors. The results of the asbestos sampling study showed no evidence of asbestos. The results of the mold sampling study showed no evidence of mold growing in the building but some airborne mold in one of the tested rooms. This situation will be remediated in the very near future, and the cost is expected to be less than \$5,000. For further details, see the reports at [webaddress](#) and [webaddress](#).

**Q8. I know there are leaks in the Parish Center roof. What will be done about them?**

**A8:** The leaking must be stopped before any other options are considered. The leaking occurs mostly in the winter from melting snow and in a relatively small section of the roof (30'x30'). This fall the roof leaks will be stopped using a temporary solution that will not exceed \$4,500. Should the roof leak in other locations, another \$5,500 was set aside to make temporary repairs. A longer term solution will be considered as part of the revitalization of the parish center done in future years.