

Roofing Repairs

A couple of weeks ago, the parish was given an update on our construction projects and our Stewardship Campaign. I would like to expand on the roofing repairs and the reasons for the cost of \$658,286 to do the repairs. The cost is for repairs to three buildings, with the Church building being the major part of the construction.

The Church building has a clay tile roof; however, the clay tile is not the only source of water protection. Underneath the tiles is a "membrane" or underlayment that actually seals out water and other weather conditions. The original underlayment is a tar mopped felt paper over the wood decking. Although protected from the elements by the clay tiles, this underlayment has a limited life and needs to be replaced when it has reached its useful limits. Proper replacement requires removing the clay tiles, removing the old and failing underlayment, inspecting the wood decking (verifying there is no rotting wood), inspecting all metal flashings and guttering, installing new underlayment, and finally reinstalling the clay tiles. This procedure was not followed in the past when repairs were required. In some locations the old underlayment was not removed, and as a result the wood decking could not be inspected. The flashings either were never copper, or were replaced with galvanized metal and are now rusting and require replacement. In some areas the tiles themselves were not properly installed. The amount of overlap for the tiles did not meet the manufactures' requirements and improper fasteners were used. All these issues will be corrected with this contract, including the replacement of any wood damaged as a result of the roof leaks. The existing tiles are good quality, and most tiles will be cleaned and reused. However we will need to replace broken tiles and the improper spacing will result in the need for more tiles.

The PAC and the Old School Building repairs are primarily repairs to the guttering system. The designs of both roofs are not ideal, but with the development of new products, the roofing system can be made functional. A fluid membrane will be installed to replace the membrane gutters. With proper installation, we will have a seamless gutter. The size of the drains will be increased to handle the large amounts of water from our severe thunderstorms. Faulty fasteners will be replaced insuring that the existing metal panels are water tight.

All work will be done under the supervision of a roof consultant to ensure we receive a good quality job that will last long into the future.

*Thank you,
Michael Derkowski*

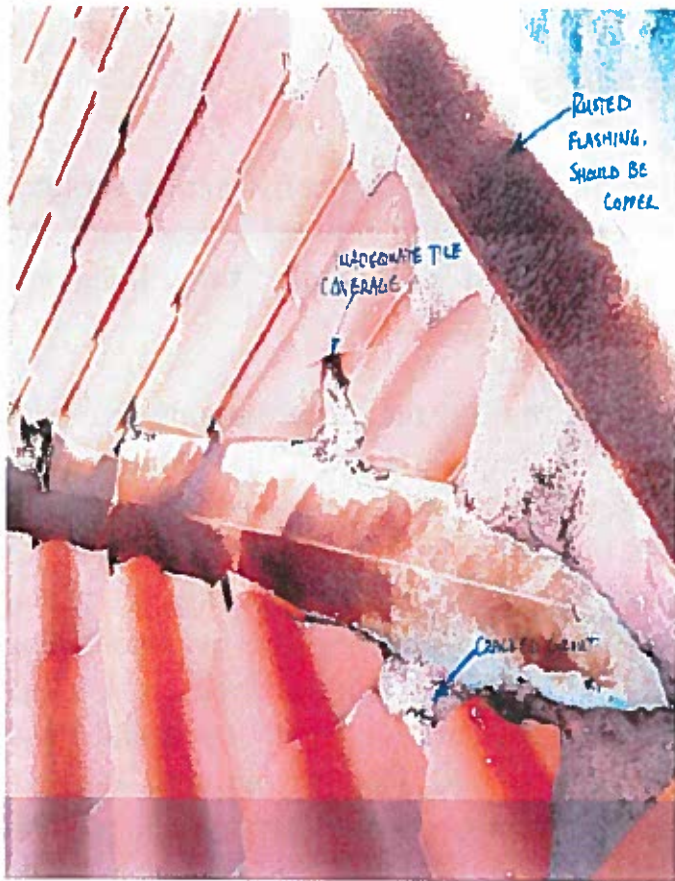


Figure 1 Rusted flashing & inadequate tile spacing
New flashing to be copper



Figure 2 Poor tile fastening from prior repairs

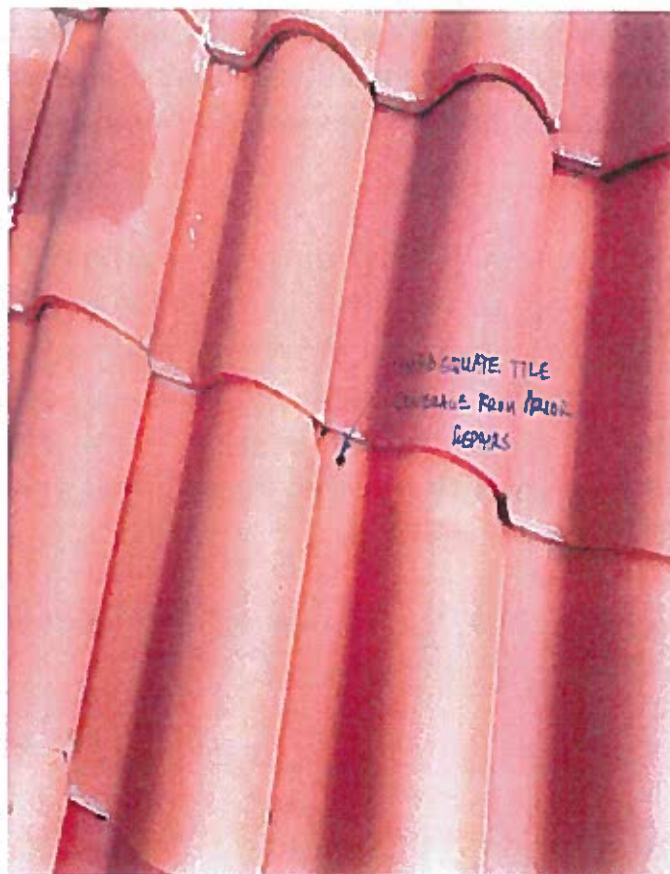


Figure 3 Inadequate tile spacing from prior repairs