

Dear Friends,

Many of you are aware of some the problems we are facing with the physical condition of our building. Nowhere is this more evident than in the leaking roof in the sanctuary. The MLC has been discussing these issues for some time and earlier this year they formed a subcommittee to do a complete study of our building and recommend a course of action. After doing a detailed survey of the building issues it was no surprise to anyone that the roof was the highest priority.

The subcommittee sought several bids from roofers and got a wide array of estimates. At this point we came to understand that none of us, either on the committee or in the wider congregation, had sufficient expertise to assess the credibility of these estimates. Consequently, the committee recommended to the MLC that we contract an independent engineer firm that specializes in this sort of work. We chose a company called Technical Assurance (TA) that has been used and recommended by the UCC. TA did a thorough analysis of our roof, gutters, soffits and fascia and provided estimates for this work. It is important to note the TA is not a roofer or any other sort of contractor and they have no business relationship with any of the companies that might do this sort of work.

I will spare you the details of TA report, however you can view pictures of the damage in the complete report posted on the church's website at www.faihuccrhoh.org (the complete report is also available in the church office). TA's estimate for the complete roof, gutter, fascia and soffits ranges from about \$200,000 to as high as \$231,000 before accounting for potential cost overruns. Here are the details:

- Remove the existing cement tile roof and replace with asphalt shingles
 - @ the Sanctuary \$ 57,936.00
 - @ the Pre School \$ 108,005.00
- Remove the existing cement tile roof and replace with concrete tile
 - @ the Sanctuary \$ 68,503.00
 - @ the Pre School \$ 127,704.00
- Remove existing gutters and replace with Kynar steel gutters \$ 6,700.00
- Remove existing fascia board and replace \$ 4,200.00
- Remove deteriorated soffit and replace with Kynar aluminum soffit \$ 2,200.00
- Remove the existing flat roof system and replace with Modified Bitumen \$ 21,600.00

Our committee recommends that we focus on the aspects of the structure that are currently failing: sanctuary roof, gutters, fascia and soffit. Additionally, we recommend using asphalt shingles versus the more expensive concrete. The estimate for doing only this work (including a 15% cost overrun contingency) is \$82,000.

While \$82,000 is only a fraction of the cost to do everything cited in the TA report, it is still a significant amount of money for our small congregation. From a financial point of view, we do have enough discretionary savings to fund this, but it would make a significant dent in that savings and put us at great financial risk as we move forward. The MLC is recommending that we initiate a multi-year Capital Campaign to raise 50% of the needed funds (\$41,000). Additionally, the MLC would like the campaign to have secured \$10,250 in actual contributions before we begin the project.

We would like to kick-off this campaign as soon as possible and Kathy Lorenz has agreed to act as chair. While, in a perfect world, we would complete this work this year, realistically it will take some time to reach the \$10,250 mark so it is more likely to be done this spring (the quotes above are solid through that time).

I will address the congregation in our August 11 meeting, however, if you have questions before then don't hesitate to ask.

Faithfully,

Phil Juarez
Chair, Building Assessment Committee