

Trinity Presbyterian Church- Summary of 7/31/22 Congregational Meeting

Roof/Water Intrusion Information

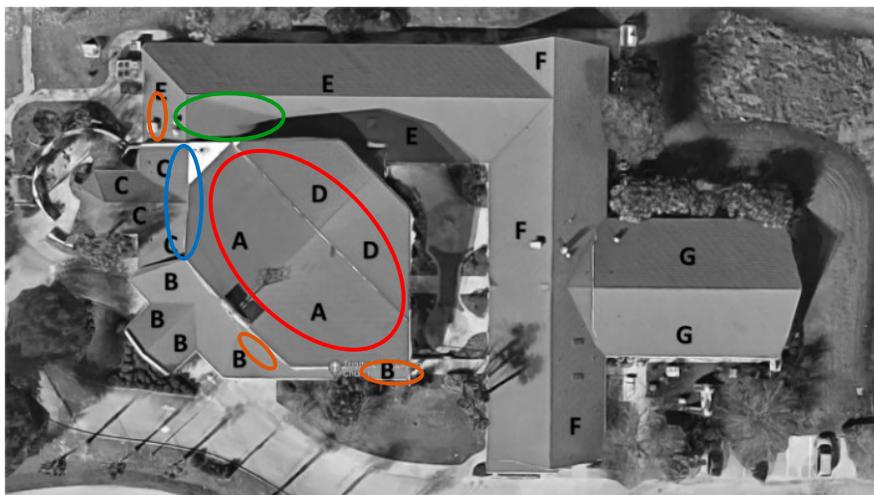
*Trinity Presbyterian Church is called by God, through our Lord Jesus Christ, and empowered by the Holy Spirit, to be a **worshiping, nurturing and serving** community.*

We all know that a Church is not a building. The people who participate in Christ's work are the Church. We also know that we need a facility to accomplish our mission (in italics above). We need a space for worship, offices for our staff to work to nurture the congregation and members of the community, rooms for meetings to plan activities, gather for learning or fellowship, and spaces for outside organizations to serve the community, etc. We, the members of Trinity, are responsible for maintaining our facility to accomplish our mission.

We have a challenge with roof leaks and water intrusion that we need to address, and the purpose of this mailing is to provide information presented during the Congregational Meeting on 7/31/22 regarding the challenge, the solution to that challenge, and how you can help.

Our facility has roof leaks in the Sanctuary, Narthex, entry to the church, and some office and hallway areas. The good news is that most of the roof over our offices, classrooms and Mehaffey Hall is in good shape. Areas of roof leaks are shown in the diagram below.

Roof Damage



A = Main Sanctuary
B = Narthex, Hall, Walkway
C = Chapel Area
D = Chancel, Choir

E = Office area
F = Classroom area
G = Mehaffey Hall

Sanctuary – A & D

“Deadpan” - E

Chapel Entry - C

Hallways, etc. – B & E

Leaks in the roof led to water intrusion in several areas. Wet ceiling tiles are visible in many of those areas. The Sanctuary wall containing stained glass windows has interior damage to drywall, baseboard, floor, and perhaps more damage inside the wall. We had a professional mold inspection which indicates mold inside the wall. Mold remediation will be needed to safely remove it. When remediation is completed and the mold is gone, the interior wall will need to be repaired.

We also have exterior damage due to roof issues, namely stucco damage. While not a large amount of stucco damage, this also led to a discovery that our exterior paint is breaking down.

Session established a Roof Task Force to evaluate the issues and recommend a solution. The task force had four companies inspect the roof and provide their solution and estimate. Our current roof consists of metal tiles with stone coating, which is a durable and long-lasting product for our area. All four inspections were consistent in finding that our roof leaks are due to improper installation, and not due to failure of the roof product.

Solutions from the companies were all different. One company stated that our roof consists of a very good product and that we should repair it rather than replace it. Since he doesn't work with this product, he did not provide an estimate. Two companies provided estimates to replace sections of our roof with shingles, composite tiles or standing seam metal. And one company (Florida Roof) provided an estimate to replace the roof on the Sanctuary with similar metal and stone tiles, and harvest good tiles from the Sanctuary to repair other areas. Repairs are extensive since they require removal of tiles from the peak of the roof down to the damaged area, repairing damage underneath, and then re-installing tiles.

The Roof Task Force unanimously recommended and Session unanimously approved the solution provided by Florida Roof. This approach will retain the superior metal and stone roof as well as to maintain a consistent roof appearance on all of our buildings.

Florida Roof also determined that undersized gutters and downspouts along the wall with the stained-glass windows contributed to the water intrusion. As a result, they provided a proposal to install commercial size gutters and downspouts along that wall.

The Roof Task Force also obtained estimates for mold remediation and exterior painting (including power washing, sealing and painting). We are working on estimates for stucco repair. We will get estimates for repair of the interior wall once mold remediation is complete.

A summary of the estimated costs is shown below. These are big numbers, but keep in mind that the Trinity facility is worth a lot of money. An insurance evaluation in 2019 estimated that it would cost over \$3M to rebuild our facility in the case of a catastrophic loss. That number is undoubtedly considerably higher today. The roof cost below includes a significant discount for doing all of the roof work at one time. The exterior painting cost also includes a discount for doing all of the buildings at one time. We also included approximately 20% contingency for unknowns, some other small repairs that were identified and possible price increases.

Estimated Cost and Funding

Company	Scope	Cost
Florida Roof	Replace Sanctuary roof, repair damaged roof; install commercial gutter and downspout	\$210,000
Aftermath	Mold remediation in Sanctuary wall	\$9,090
TBD	Stucco repair – PLACEHOLDER COST	\$5,000
Old School Painting	Power wash, seal and paint exterior of all buildings	\$26,084
TBD	Repair interior Sanctuary wall – PLACEHOLDER COST	\$10,000
TBD	Contingency for additional work, price increases, etc.	\$52,935
TOTAL		\$313,109

Funding Source	Amount
Restricted Fund – 10030 (New Covenant Mutual Fund)	\$120,000
Congregation gifts	TBD
PCUSA Loan if needed	TBD

We have a restricted fund that can be used for capital repair. It contains approximately \$120,000 that can be used for this work. Use of this fund will leave us with a need of approximately \$193,109 for all of the work. We need \$90,000 of this as soon as possible to repair the roof and stop further damage.

Please consider a one-time gift to Trinity to help fund this necessary work. All gifts are helpful; no gift is too small. And, while we all have different financial situations, we all have the responsibility to maintain this facility. If you have the ability, you could also offer a challenge or matching funds to the congregation. This step of collecting one-time gifts to fund this project will run through the end of August. After that time, Session will consider next steps.

A volunteer with construction experience is needed to help manage this effort. More help may be needed if a loan and capital campaign are required. Session authorized the Finance committee to apply for a Presbyterian Investment Loan, which has a 3% interest rate and can be paid back over a 20-year term. We hope that congregational response is strong and a loan is not needed. However, we are applying in parallel to asking for your support because we simply cannot wait to get the repairs completed.

Finally, please pray for the Roof Task Force, Session and our congregation. In Christ all things are possible.