

RENOVATION INFORMATION

As you may be aware a significant amount of restoration work has been done in our parish over the last 10 to 15 years. The first major restoration project was the restoration of the windows in the rectory and the church. Since the buildings are Provincial Historical sites, the methods used are intensive, time consuming, and costly. The cost of the project was approximately \$150,000 done over a 3 year period and approximately $\frac{1}{2}$ of the cost was covered by government grants with the remainder paid by the parish, and generous volunteers.

For the next few years we assessed various projects that would need to be completed in the parish. It was concluded that the next repair that should be addressed was the water ingress in the steeple. Water has been entering the steeple for a number of years, but was being collected on plastic sheets and guided into catch basins. We knew this could not continue because of the even though the water was being captured for the most part, the structural timbers in the steeple were still getting wet and it was a matter of time before this would create larger problems. The main question was what was the source of the water ingress? An engineering study was completed and it was determined that the steeple was no longer properly stabilized. Some tie rods were broken, while others were loose. Some timbers had been cut, others had been spliced. All this allowed the steeple to sway in the wind which created openings that allowed water into the steeple. The solution was custom metal collars, new tie rods, and significant reinforcement. The project cost about \$80,000 and only $\frac{1}{3}$ of the cost was covered by government grants with the remainder paid by the parish.

The stabilization has significantly reduced the water ingress, but the problem is not solved. An architectural study was done to determine the source of the water ingress. The report, a copy of which is available for your review, revealed issues with the deterioration of flashing, cracks in the brickwork, rusting surfaces in the steeple and other metal surfaces, and rotting shingles. All of these things are a significant concern and threaten the church. The work necessary to resolve these issues are what we need funds for today.

We have obtained a cost estimate to perform a full restoration of these areas. The estimated cost is \$340,000 including a 15% contingency for the unknown after the work begins, but depending on what they find when they open some area it could be substantially more. Areas of restoration that are not included in the estimate, are the restoration of much of the brick mortar, parging, and the concrete pad that acts as the front steps of the church. The cement finish on the wheel chair ramp is also deteriorating. We estimate the total cost for these additions could be an additional \$160,000 bringing us to the \$500,000. These are significant costs and our financial resources have been depleted by the previous restoration projects.

If we are successful in our bid for the matching federal grant up to \$250,000 we could do all the repairs and cost us $\frac{1}{2}$.