

# FAQ for Holy Cross Roof Repair

**1. Q: When did the leaks start in this building?**

**Answer:** The leaks in the north storage room roof and wall have been on and off for many years. Many repairs have taken place near the brick wall and it was very wet in the winter of 2017. The leak in the kitchen ceiling was serious during the winter of 2017. The leak in the storage room east of the kitchen was on and off in the winter of 2017.

**2. Q: What was the process and what communication happened to assure best practices to repair the issues?**

**Answer:** The Pastoral Council and Finance Council were alerted during the Winter of 2017. The Archdiocesan Seattle Property Management group was informed at that time and gave guidance to Deacon Jim Fish. It was required to have drawings and specifications for contractors bidding the work. The Pastoral Council agreed to hire a design consultant to prepare drawings and specs. Three consultants were invited to provide proposals for the work and after a review/interview process, Nexus was hired (with consent from the Archdiocesan Property Management Office). Nexus was hired on March 22, 2018 following a fee proposal agreement reviewed by the Pastoral Council. Nexus prepared a scoping report from moisture testing and presented the findings to Pastoral Council on May 2, 2018.

**3. Was there a fund-raising campaign for the roof repairs?**

**Answer:** No, that was not possible in light of the Archdiocesan Called to Serve as Christ Campaign coming in the near future. The Parish Council and Finance Council felt the problems were urgent in nature and recommended using Parish Reserve Funds.

**4. Q: What happened during the leaking process of 2017.**

**Answer:** The Parish hired Bosnick Roofing for approx. \$3,800 to place temporary & emergency patching over the known leak zones. This went on thru the winter and spring of 2017/2018.

**5. Q: How much damage occurred on interior finishes?**

**Answer:** The May 2018 report from Nexus identified interior sheetrock and paint damage in 3 zones. The wood doors on the north entry to the parish hall were stained from water intrusion.

**6. Q: Why is the Construction work phased?**

**Answer:** The roof area is in small manageable zones and allows smooth sequence of work without added costs and eliminates large exposed areas of roof insulation below the weathertight membrane.

**7. Q: What is in the future phase?**

**Answer:** The steep sloped shingles and replacement of the clerestory window units.

**8. Q: What is the replacement roof product, why was it selected and what is the life expectancy?**

**Answer:** The Archdiocesan Property Management Group requires Modified Bitumen Products for low slope roofs. If well maintained, it may last approximately 45 years.

**9. Q: How many contractor bids were received and were they competitive?**

**Answer:** We had two bids in a loaded bid environment in which it is difficult to secure qualified bids in a strong economy. The Archdiocesan Property Management Group assisted Holy Cross and Nexus with evaluating the bid results and selecting Hilger Construction.