



Dear Holy Family Parishioners,

The Finance Council wishes to provide an overview of the **Building Envelope Repair Project** which includes the sanctuary roof, upper walls, windows, and stained glass.

What are the problems:

The shingles have reached the end of their lifespan and improper installation on the ridges and dormer valleys have created further issues. The cathedral roof is not properly ventilated and the poly vapor barrier was not adequately sealed during original construction. We have moisture and mold in the roof insulation, heat loss, increased condensation at the steel roof beams, and the vapor barrier may be further compromised in the walls above the brickwork. The stained glass is not ventilated and this has caused staining and rot at the upper window sills. Reverse slope in some areas on the flashing for the upper windows and eavestroughs sitting on the walls has led to leakage into the walls themselves.

What repairs are required?

This building envelope project is a significant rebuild requiring the following:

- Continuous air/vapor barrier for lantern, roof, and walls to tie into the barrier behind the bricks
- Removal of old insulation and installation of new insulation to be added above existing roof sheathing
- Shingles to match lower roof on second layer of sheathing
- Window replacement in lantern and all upper windows (this will require temporary removal, storage, and reinstallation of the stained glass windows)
- Creation of ventilation space for stained glass windows
- Window blinds for windows where sunlight impacts the seating area (e.g. the lantern)
- Eavestrough installation on fascia in locations above lower roof

What is next?

The architectural design and bid package is almost complete and the project will be tendered by January 30, 2018. Final cost estimates will be available once the tendering process is complete. This project is estimated to start in April 2018 and will require approximately 4-5 months to execute.

How can parishioners help?

It is anticipated that fundraising will be required for this project. To donate to the building fund, you can use the "Donate Now" link on the website, building fund envelopes, or via the parish office.

The Finance Council would like to establish a fundraising group for this project. If you are interested, please contact Laura Callbeck (Finance Chair) or Father Maurice.