

Roof Replacement Background

Why Do We Need to Replace the Roof Now?



- It was expected to last twenty-five years. It was installed twenty-six years ago.
- Years of expansion and contraction have increasingly caused leaks, mostly where the raised part of the roof meets the lower area.
- Age-related deterioration of the foam insulation has caused settling, creating areas where water pools (see the dark areas in the photo).
- Patching may work in some areas, but it is hard to trace the source of a leak because water travels under the raised part of the roof.
- If we do not act now, it will be another year before the problems are solved. More leaks that disrupt our work are likely to occur, and leaks that disrupt the operations of our tenant, the Caterpillar Center, could be a bigger problem.

What Does This Authorization Include?

- Replace the roofing on the flat roof including changing the water flow so it does not puddle. There are three types of roofing to investigate before accepting a bid.
- Installation of a new architectural screening fence/safety rail at the north end of the gym roof (per Building Code).
- New roof access hatch and ladder to roof per Building Code.

How Will We Pay for The Roof?

The motion presented to you by your Congregational Council asks you to approve borrowing against the Rose Diestler bequest funds pending approval of a more comprehensive funding strategy later this year.

The Council has proposed this for the following reasons:

- More time is needed to finish the work of the Generosity Committee. A great deal of time and personal commitment was invested by the Generosity Committee. Their work was curtailed by the pandemic, which limited the amount of congregational involvement in discussions about the Rose Diestler bequest. As we return to normal activities the Congregational Council expects to resume the kind of in-person discussions that the Generosity Committee hoped to stimulate. Therefore, the Council ruled out committing Diestler funds to the roof project at this time.
- More time is needed to assess other building renewal needs. There are several other projects in the planning stage, some of which have been under discussion for several years. We need a better sense of what those costs will be and how they will benefit Prince of Peace before we can develop a long-term plan for financing.
- In the short term, there is no practical alternative to borrowing against our current assets, mainly the Diestler funds. The question is how the loan will be repaid. Nothing is lost by deferring that decision until we have had a chance to explore the alternatives together, as a congregation.