

Property Report March 20, 2024

BILLS PAID:

Regan Cleaning 2/5-16	\$600.00
2/19-3/1	\$650.00 (extra set up and tear down)
Aqua #23	\$183.70
#69	\$50.82
Waste Management	\$407.13
Verizon #69	\$79.00
#96	\$181.19
Lethal Exterminator	\$42.00
PECO 43000 (old #207)	\$85.32
ProCom roof removal/replacement dumpster)	\$53,571.50 (permit required for roof and
Peters HVAC	\$320.00 parsonage maintenance agreement
ProTech Security	\$35.00

Projects Completed:

ProCom/Carlisle	Reroofing inspected and guarantee issued
Eickhoff/Woods	Replace missing bolts on York Rd marquee
ProCom, Carey, Woods	Roof inspection above narthex, north stairwell, low Fellowship Hall (see additional pages)
Eickhoff/Woods	Hung bulletin board in Sacristy
Woods	Found clock in classroom 3 on floor; dial cover missing; rehung clock
Eickhoff	Replaced broken sign holder Classroom #3
Eickhoff/Woods	Investigated possible leak flat roof of Fellowship Hall (east side) caulked suspicious spots with silicon caulk
Eickhoff/Woods	Secured inner panels of York Rd marquee sign
Eickhoff/Woods	Investigated narthex ceiling damage; roof area has ponding; brick mortar Missing in several places
Eickhoff/Woods	Reset clocks for Daylight Saving Time
Eickhoff/Woods	Clean loose grout, reseal with silicon along north bell tower wall and connection of entrance overhang to building.
Eickhoff	Reset thermostat as last midweek Lenten service held

As noted, several spots of buckled ceiling in narthex area produced an immediate inspection by Ken Woods and Alan Eickhoff. That was followed by an inspection by ProCom with Ralph Carey and Ken Woods present. Ralph's summary of that inspection is a separate page.

Additionally, Ralph has prepared a summary history of roof projects and guarantees per the request of the new financial director, Carol Schlegel.

Copy of email sent by Ralph Carey on 3/8 following ProCom Inspection

For the record, Ken and I met with Corey and Glenn (a new estimator) from ProCom this morning and reviewed the areas in the narthex ceiling and north stairwell to the choir loft. There was general agreement that the narthex ceiling issues are being caused by the crumbling mortar joint along the front wall above the canopy roof. Ken intends to address this. The stairwell damage is coming from a termination bar issue in the perimeter gutter area of the upper sanctuary roof. Corey will put a ticket in for an immediate repair to that localized problem. Longer term Corey will investigate and develop a proposal for a replacement for the entire sanctuary roof. I researched roofing today and cannot document the history of the sanctuary roof. As part of the original construction, there was a 20 year built-up bituminous roof. That gets us to possibly 1984 or so. In 1999, work was done to remove about 8 feet of membrane around the perimeter and replace it with EPDM going up the parapet. There is mention that the EPDM is compatible with the existing roofing. That would be the source of the termination bar problem we have now. Sometime after that, the entire roof and gutter area was coated with Andek Polar Roof SAR which has a 10 year warranty. But I can't document when that happened.

- > Corey will put together a proposal to replace the small Roof 2 under the bell tower.
- > While walking the roofs, Corey cleaned a considerable amount of debris from a number of drains.
- > Lastly, Corey recommended re-seaming the lower roof on Fellowship Hall and coating it to extend its life. My research today indicates that modified bitumen roof was installed in 1993. I believe those roof assemblies had an original warranty of 12 years.

St John's Lutheran Church

Roof Summary 3/12/24

Roof #1- Over food pantry, SS Office, Children's Library and kitchen

- Installed 2/2018. New torch-down modified bitumen over mechanically fastened tapered insulation.
- Perimeter built up to slope toward interior drains.
- Installed by Drew Miller for CAI.
- Warranty for this type roof is 12 years
- Coated by ProCom 6/21

Roof #2 South- Small roof east of Library

- Installed 2/2024. Remove existing roof and install new single-ply EPDM membrane by Carlisle.
- 20-year warranty 2/2024 until 2/2044 by Carlisle
- Installed by ProCom.

Roof #2 North-Small roof under Bell Tower

- Installed 9/1999. Install 1/2" recovery board and 2 ply modified Bitumen membrane-installed by B.J. Supply
- 12-year warranty-9/1999 until 9/2011 Out of Warranty
- Layers of membrane are delaminating.
- Requested proposal from ProCom for complete replacement.

Roof #3- Over mechanical equipment room above sanctuary overflow area

- Installed 6/2021. Tear off of existing roofing down to deck. Install new Insulation mechanically fastened covered by new fully adhered single-ply EPDM membrane by Versico.
- 20-year warranty 6/2021 until 6/2041 by Versico
- Installed by ProCom.

Roof #4- Over rear Sunday School classrooms

- Complete replacement 9/1997 with Firestone modified bitumen over tapered insulation.
- Warranty by Firestone 9/1997 until 9/2009.
- Installed 4/2014. Certainteed Flintstone modified bitumen membrane over existing roof assembly.
- Installed by Stone Bros, Inc through B.J. Supply. Similar roofs have 12 year warranties.
- Seams sealed and coated by ProCom 6/20 to extend life expectancy.

Roof #4A- Over Choir Room, hallway, toilet rooms outside sanctuary

Installed 6/2020. Tear-off of old roof down to roof deck.

Installation of new tapered insulation mechanically fastened with new fully adhered single-ply EPDM membrane by Versico.
20-year warranty 6/2020 until 6/2040 by Versico
Installed by ProCom.

Roof #5- Circular dome roof over sanctuary

- Unable to determine exact history.
- With original building construction in 1964, roof structure is 1-1/8" plywood deck with a 20-year built-up bituminous membrane.
- Warranty would have expired in 1984. There is no history from 1964 until 1999.
- In September 1999, B.J. Supply cut and replaced about 8 feet of existing membrane up the parapet and onto the dome in the gutter area. The new membrane installed in this area was EPDM, which research at that time was determined to be compatible with the existing membrane. The membrane on the dome was deemed to be in good condition.
- Sometime after September 1999, the dome and gutter areas were coated with Andek PolarRoof RAC, a spray-on urethane with aluminum flakes with a 10-year warranty by Andek. It is believed that was the last work undertaken.
- ProCom is preparing an estimate for complete replacement, which will likely be extremely expensive due to the material logistics and circular roof configuration.

Roof #6- Over Library and offices

- Installed 2/2024. Complete tear off down to deck. Installation of new tapered insulation mechanically fastened with fully adhered single-ply EPDM membrane by Carlisle.
- 20-year warranty-2/2024 until 2/2044 by Carlisle.
- Installed by ProCom.

Roof #7- Gable roof over Fellowship Hall

- No documentation is available on current roof. It is believed to be 30-year fiberglass shingles installed in 2012 or 2013 through B.J.Supply.

Roof #7A- Low-slope roof on east side of Fellowship Hall

- Installed in 1993.
- Roof is Firestone APP modified bitumen system
- With 12-year warranty-1993-2005. Out of warranty.
- ProCom is developing a proposal to seal seams and coat to extend life.

Roof #8- Overhang outside of Narthex

- No documentation is available for this roof. Current roof is modified bitumen in reasonably good condition. Age is unknown.