

St. Mary's Church Roofing Project Is Complete –

A summary of change orders and costs . . .

May 14, 2017

The project of installing a new roof on St. Mary's Church is complete. This pamphlet explains the contract with Buck Roofing, Kansas City, Kan., the change orders that were approved during the contract and changes in costs. But first and foremost, the new roof is unique and the appearance is second to none. Given the many windy days this spring, the selection of these heavy composite shingles has been more and more appreciated. The DaVinci shakes are rated for 110 MPH wind resistance (ASTM D 3161). There were days when the wind reached half that velocity and made work on the roof impossible.

What was changed? First, while the initial specifications called for "plywood", the industry generally uses OSB underlayment. OSB was delivered and installation began. With negotiations by architect Emily Koenig, the contractor reduced the price by \$10,000 in substituting 7/16" OSB in lieu of 15/32" plywood.

Second, the original specification was to install copper guttering and cornice. That spec was left open for additional consideration and an opportunity for later review. It was subsequently agreed by the Roof Committee and architect and contractor to use 24-gage Kynar-coated steel, in lieu of 16 ounce copper on all metal guttering, downspouts and cornice. This change resulted in a cost reduction of \$9,100. The Kynar coating on metal has a warranty of 50 years.

It was necessary to install new 2 x 4 treated wood blocking behind all the cornice. The original blocking was very deteriorated. This resulted in an increase of \$2,800. It should be noted that there is a backer rod behind the cornice to keep any pests from entering the attic.

The light at the grotto was damaged. The contractor agreed to paint the cupola and to place a matching cap on the chimney in exchange for the lamp. The contractor

provided a further reduction of \$500 for general regrading of ruts caused by the lifts.

The original roof contract was \$244,000. The change orders resulted in the cost of the contract to be \$227,200. The architect and consulting fee by CES Consulting/ekoe architecture is \$10,200.

The Parish is pleased to have the contractor also agreeing to provide an extension of the warranty against any failure from five years to seven years. The industry standard is two years. The time began from the date of acceptance which was April 24. A second "water test" was

conducted on the flashing around the steeple that day. During the recent 3-day rain, a seep leak was located in caulking on the flashing on the east side of the steeple; the contractor returned and repaired it the next week.

Appreciation goes to the many hours of meetings, discussions and email exchanges that members of the Roof Committee – Brad Lueger, Dan Tangeman, Elmer Ronnebaum, Richard Engelken and Alan Deters for

efforts required to ensure that this project would be a quality project and that any issues that arose during the project would be dealt with. The parish received excellent help and advice from architect Emily Koenig. Appreciation

also goes to Kent Francis who represented the Archdiocese; Kent attended nearly every meeting and participated in scores of email exchanges with

the architect and committee members. Last, anyone who watched the project saw that workers were on the roof in weather conditions that were often extreme. In January with two inches of rain, all frost left making it impossible to move machinery. Workers were always very courteous and polite and did a good job. Many people have made positive compliments on the appearance of the project. It should last many decades. A photo display is on either side at the back of church; your review is invited.



Original Budget Estimate vs. Actual Costs			
Estimate		Actual	
Total Estimated Project Cost:	\$275,000.00	Reduced Contract Amount:	\$227,200.00
Memorials and Early Donations:	- 90,000.00	Consulting Fees:	10,200.00
State Preservation Tax Credits:	- 65,000.00	Memorials and Early Donations:	- 100,575.72
Raise the Roof Fund Goal:	- 60,000.00	State Preservation Tax Credits:	- 59,300.00
Insurance on Existing Roof:	0.00	Raise the Roof Fund as of 5/12:	- 64,694.10
Projected Use of Parish Savings: \$60,000.00		Insurance Settlement:	<u>- 10,000.00</u>
		Actual Parish Savings Required:	\$2,830.18

"To preserve this that your fathers built, in their great faith in your future." - Joe Oswalt, 1980