



**The Lutheran Church of the Savior
Council and Committee Reports
for the June 12, 2016
Voters' Meeting**

Executive Working Group – Tim Benson

Since the last Voters' meeting while we were awaiting the results of the engineering study of our building problems, the Executive Working Group had been planning the completion of the remediation work in the upper level. This project was tentatively to begin in June. However, after receiving the draft study report, the EWG made the decision in early May to change plans.

Our review of the report and discussions with engineering consultant Gale Associates led us to the conclusion that the first priority must be to prevent further roof leakage in order to avoid further degradation to our facility. Therefore, we deferred the upstairs work we had planned for this summer to concentrate efforts and available resources on addressing the roof. While we did have stopgap roof repairs done to get us through the winter, these are not a long-term solution and we have continued to have leaking in the problematic Family Life Center closet. Gale provided options for three different levels of roof repairs in their report (total replacement, selective replacement and alternative priority repairs) with estimated costs ranging from over \$600,000 to \$90,000. Given our constrained resources, we have started the process with Gale to plan and execute the high priority roof repairs as recommended with the FLC roof being the top priority. This is the lowest cost course of action estimated at \$93,000-\$113,000 including costs for design and oversight.

The next order of business we would then like to tackle is the remediation of the FLC closet so that the area used by the pre-school is fully cleaned and the closet is available for use. We do not have a quote for that at this time, but a rough guess based on prior work would be around \$10,000. We have a total of \$121K currently in the "A Clean Start" fund. Of that, we would like to reserve \$19K for the upstairs remediation when we are ready. We hope that we can still accomplish all the priority roof repairs with available funds, but if not, we will do as much as we can. Our objective timeline is to complete the job by September.

The Gale report is comprehensive and includes recommendations for the roofing, siding, drainage, slab and mechanical systems (air conditioning etc.). The estimated costs are substantial. Given the amount of work to be done and the costs involved, the project is going to extend over a number of years and we will need to develop a time phased plan to accomplish it. Obviously to move on is going to require additional funds. We are continuing to consult with our LCEF representative to explore potential financing to support the project. Adding substantially to our existing mortgage may be difficult. A formal capital campaign will likely need to be undertaken regardless. In the meantime, the "A Clean Start" fund can still use your support.

The EWG will be trying to working through all this in the months ahead. We ask for your support and patience as the situation continues to unfold and we work to move forward on this complex project. Our thanks to all LCS members and friends for support so far. Please continue to pray for our church and our building project.

Finally, I want to express my thanks to all the volunteers who have worked hard over the course of the winter and spring, in a variety of tasks including patching and painting walls, replacing insulation, clearing out cluttered storage spaces, clearing snow off the roof, etc. God bless you.