

Frequently Asked Questions (FAQs)

St. Nicholas Cathedral Dome Renovation Faith In Action

Why are we doing this project?

The Cathedral building was originally built in 1942. The copper dome is the original and is now leaking water which is causing damage to the structure and interior. Other areas of the sloped roof system have leaks that must be repaired. Also, normal maintenance of the building requires that water proofing agents be applied to the outside brick, mortar and concrete every 5 to 7 years to keep the building waterproofed. This waterproofing was last completed in 2003. In order to safeguard our Cathedral building, this work must be completed soon to stop the damage that is presently occurring to the structure and interior.

What work will be completed during this project?

The scope of the work to be completed is;

Roof and Flashings: The existing copper on the dome will be replaced with new standing seam copper roofing. The existing copper is not repairable because the type of copper roofing originally used is square flat copper panels with overlapping seams that cannot be accessed in order to properly clean and solder the leaking seams. Newer roofing designs use a raised seam, called a standing seam, where the seams are much more water tight and can always be accessed if the need for repair occurs in the future. All of the existing copper flashings near the dome area will also be replaced with new copper utilizing some newer and

longer lasting secondary waterproofing materials under the new flashing. The Cathedral building roof is also leaking where the sloped roof meets the outer walls. This is most evident by the damage to the interior plaster walls in the nave area all around the stained glass windows. These leaking roof areas will also be replaced with newer roofing materials to eliminate the leaking. Other areas of the sloped metal roof where problems were identified by the roofing consultants will be fixed during this process. These repairs mostly involve re-securing loose or poorly installed metal roofing panels and components.

Caulking & Joint Sealants: Because much of the caulking sealants around the outside of the building have lost their properties to seal the seams between the components that they are designed to seal, all existing caulking will be totally removed, the joints to be re-sealed will be properly cleaned and prepared as per specifications by our consultants and new caulking sealants will be applied to the joints.

Brick / Masonry Sealant & Miscellaneous: Normal maintenance of the building requires that water proofing agents be applied to the outside brick, mortar and concrete surfaces every 5 to 7 years to keep the building waterproofed. The exterior building surfaces to be sealed will be completely pressure washed and then a high performance, deep penetrating sealant will be applied to these surfaces. In addition, all of the existing acrylic protective panels that protect the stained glass windows have turned yellow and are no longer clear. All of the panels will be replaced with new clear panels that are guaranteed by the manufacturer not to yellow or craze for 10 years.

Interior Repairs: All of the water damaged plaster will be removed and

repaired. Any structural damage to the interior from the water intrusion that is discovered during this process will be repaired. Any areas that are repaired and any interior walls that are in need of paint will be repainted.

What will it cost?

The estimate from our Faith In Action committee meeting on July 29, 2010 was \$406,232. Our committee has set the target fundraising goal of \$500,000 which allows for a financial cushion to prepare for any unexpected costs that may occur during this project. The breakdown is shown below.

New Copper Dome & Metal Work	\$125,426.00
Replace Low Roof Troughs	\$12,560.00
Waterproof Exterior / Miscellaneous	\$87,000.00
Interior Repairs (Est)	\$125,000.00
Roof Structural Repair Contingency	\$56,246.00
Total Estimated Cost	\$406,232.00

How will the project cost be funded?

The Faith In Action Building Renovation project will be funded from donations specifically for this project. A capital fundraising drive is under way to reach a commitment goal of \$500,000 in order to fund the costs. We are asking you to consider a pledge amount to gift each year for two years (2010 and 2011). The total amount gifted over the two years will determine the gifting level achieved for the capital campaign. We hope and expect that every parishioner and friend of the church will give. This is our church and our project. We understand that not everyone is as

financially fortunate as others. Every gift, no matter how small, is both appreciated and needed. We want everyone to be able to experience and feel a part of the joy of seeing our St. Nicholas restored so that our magnificent Cathedral will be preserved for our generations and those to come.

Why are we being asked to consider a two year pledge?

By making pledges over two years, donors can adjust their payment schedules to suit their personal circumstances. The pledges will allow us to complete the project in a timely manner without burdening the parish with an unmanageable debt.

How will the funds be accounted for?

A separate capital fund account has been created for this project. The account name is the "St. Nicolas Cathedral Building Fund". The purpose of the account is to segregate all fundraising deposits for this project and to make all payments for the work completed from this account. Specific job revenue and expense reporting will be created from this fund to monitor the revenues and expenses for the project. The building fund revenues will not be co-mingled with then general fund revenues nor will building fund revenues be used to pay the operating expenses for the Cathedral.

What is the fundraising goal?

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When will the project start and how long will it take to complete?

We are currently planning to begin the work on the building in November 2010, after the storm season. All of the contracts with the contactors being selected to do the work are being completed in advance so that this project will be ready to begin on schedule. We have scheduled the project to take approximately 6 months to complete from the time the work starts.

How do I pledge

If you have not already pledged to the St. Nicholas Cathedral Building Fund and would like to, you can pick up a pledge card in the church office or go to the St. Nicholas Cathedral website (www.epiphanycity.org) and CLICK ON the "Print Dome Renovation Pledge Card" on the to download one or CLICK ON the "Online Donations for the Dome Renovation" button to donate online anytime.

Is my pledge in place of my weekly offering or in addition to it?

Pledges to the St. Nicholas Cathedral Building Fund campaign should be viewed as being above and beyond the weekly stewardship Orthodox Christian Living Ministry offering, which supports the day-to-day operations of our Cathedral. Whereas the Building Fund campaign is a special way to meet the needs that cannot be met through the weekly offering.

What will happen to funds collected greater than the fundraising goal or more than the cost of the project?

All donations to the St. Nicholas Cathedral Building Fund will be used for the Cathedral renovation project. If the donations exceed the cost of the project, the excess funds will be placed in the St. Nicholas Cathedral Endowment Trust to be used for the future maintenance and repair of the Cathedral building. The Endowment Trust funds are restricted and are not available to use for general operating expenses.

Where will the funds be kept?

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Who will be in charge of the project?

The Parish Council will be the body that approves all aspects of the project including payment of the project costs. The Parish Council has appointed the Faith In Action committee to make recommendations to the Parish Council regarding the scope of work to be completed, project specification requirements, project bidding, awarding of contracts, administration of the project work, supervision of the project work, recommendations for payment for work satisfactorily completed, project documentation and project closeout. In addition, a member of the Faith In Action committee will be appointed to co-sign with a Parish Council Executive Committee member on all checks for payment for any work regarding this project.

Who will be performing the work?

The Faith In Action committee has met with numerous general contractors as well as consultants who specialize roofing, waterproofing and sealants to evaluate the Cathedral building issues. During these meetings the scope of work and specification requirements were developed for this project.

In the next step, requests for proposals were given to qualified specialty contractors to bid on the work. The contractors who were asked to bid were selected primarily based on their reputation with their business peers, time in the business, financial strength, number of jobs completed with a similar scope of work as our project and knowledge of the specific work aspects of our project. Each proposal has been evaluated and a second round of interviews has been completed with the bidders to insure that the desired scope of work and specifications is included in their bids. Based on the results of these interviews and bids, we are in the process of making a final recommendation to the Parish Council as to the contractors that we feel will provide the best job, warranty and service for the price.

What experience do the contractors have in replacing domed copper roofs?

The contractors invited to bid on the copper roofing all have a great deal of experience with copper roofs. However, several bidders have had much more experience with applying copper to a domed roof. This is one of the selection criteria that will weigh heavily in the committee's recommendation to the Parish Council

of the best contractor to perform that portion of the work in this project.

What kind of warranty will be provided for the project?

There are two basic types of warranties on a building project such as ours. One warranty comes from the manufacturer of the products being used (i.e. copper roof panels, roofing membranes, roofing underlayment, caulking, sealants & acrylic panels). The manufacturer warranty usually covers any type of failure of the product to meet the manufacturer specifications as long as the installation of the product was completed correctly. The other warranty is from the contractor who performs the work. This warranty guarantees the workmanship and generally guarantees the work product for a specific period of time.

We are now negotiating with the contractors who will perform the work in order to receive the most comprehensive warranty from each contractor and product supplier.

What will happen if we do not undertake this project?

If we do not undertake this project the result could be catastrophic. Water is entering our Cathedral building every time we have rain. This has been occurring for some time now and we do not know exactly for how long. Damage started showing up on the interior plaster around the dome several years ago. The iconography around the inside of the dome is damaged from the water intrusion through the roof. The plaster is deteriorating around and in between the stained glass windows along the side walls in the nave. This is the damage that we can see on the surface; what we cannot see is the structural water damage

caused to the building components in the roof structure below the copper roof and inside the walls where the water damage is showing at the surface. The damage could be substantial and costly to repair. The longer it takes to address the source of the water leaks the worse the damage will get. At some point, if this is not addressed, a total failure of the dome structure is possible...that means that the dome could potentially collapse. We need to do this now to minimize the damage and contain the costs to repair our Cathedral.

How different will the dome and roof look after the completion of the project?

The short answer is that: The appearance of the roof will change from the present look as the copper will be new and the standing seams will be seen as vertical pie shaped sections going all the way around the dome. As the years go by the copper will weather and take on a "patina" with is the greenish appearance that is seen on our dome today. The standing seem roof is the most popular, long lasting, water proof metal roof available today. You can go to the St. Nicholas Cathedral website (www.epiphanycity.org) and CLICK ON the "Projected View Of The Dome After Renovation" link to see an artist rendering of the completed dome.

A longer explanation is that: One of the problems that we faced with the current copper on the dome is the inability to make a proper repair to the seams between the panels. As time has passed since the dome was originally installed some 68 years ago, the seams have started to separate from naturally occurring expansion and contraction of the structure. Water is now entering through these seams into the roof and dome structure underneath. Soldering the separated seams is not feasible

because the existing flat copper panels have joints that overlap (flat lock seams) and cannot be accessed for cleaning, a necessity for the soldering to be effective. Removal of the panels to clean the joints would more than likely ruin the panels and they could not then be reused. So the most prudent course of action is to replace the copper with new copper. The type of copper panel that will provide the best waterproofing and serviceability is a standing seam copper roof. The copper panels will run continuously from the base of the dome to the top of the dome without any intermediate seams. In order to conform to the domes shape the panels will be pie shaped, about 12" at the bottom and taper to a few inches at the top. Where the panels meet at the edges, each panel has a turned up edge that allows the seam to "stand" up off of the roof surface. The seams from one panel to the next are mechanically fastened together with rivets and a small cap the covers the top of the seam. This makes the seam extremely water proof and serviceable as individual copper panels can be removed and replaced if necessary in the future without disturbing an adjacent panel. Because the copper material should have an unlimited life span (more than 100 years), this roof system should be the most permanent type of roofing available and require minimum maintenance over the years.

Where can I get more information on this campaign?

Who do I call with questions?

Nikitas Manias is the chairman and Mike Kouremetis is the project manager of the Faith In Action committee that is working on this project. You can reach Nikitas by email at nmanias@ngcoatings.com / phone number 727-243-2723 or Mike by email mmkoure@attglobal.net / phone number 727-267-3298 or go to the St. Nicholas Cathedral website (www.epiphanycity.org) for more information.