

RESTORATION NEWS THE CASE STATEMENT

SPRING 2022

RAISE THE ROOF AT ST. ANSELM'S



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THE CASE STATEMENT



RESTORATION UPDATE FROM OUR PASTOR Father Thomas Moore

Welcome back to St. Anselm's after such a long period of lockdowns and restrictions that have tested our endurance and left many of us longing for the ability to celebrate Mass together.

I have missed everyone very much and have been enjoying the growing number of parishioners who are returning to celebrate the fullness of our sacramental life in our community still recovering from two years of isolation.

It is wonderful to be together.

As we prepare to celebrate, let us remember who calls us together and who is present in Word and Eucharist.

We listen to God's Word, we eat at the table of the Eucharist and we are sent forth to bring that joy and mission to our community and the community around us.

It is with gratitude and joy that I welcome you back and look forward to our time together.

There is much news to share with you on the restoration progress of our parish church.

The Restoration Journey Continues

As you may remember, we have faced some challenges to ensure our buildings can sustain us as we continue to offer praise and glory to God. During the pandemic, some of you may have watched the popular movie release of - **Don't Look Up**.

Today, I am encouraging everyone to **Look Up** when you are outside of our beautiful church. All eyes upwards towards our roof. And what do you see?

A visual mosaic of mis-matched shingles, flying outwards with each wind gust, on the roof of our beautiful church. As our shingles move with the rhythm of each wind gust, you will instantly remember that the next phase of our restoration journey, is to replace St. Anselm's roofing system.

Today, I am inviting all of you to join me in Raising the Roof at St. Anselm's.

To achieve this urgent replacement of our roofing system, we will need **all hands on deck** to help us connect, not only with our parish family, but also the greater community, to participate in our fund-raising initiative to help us raise the funds to replace the roof.

And we need everyone's help.

We have consulted the Chancellor of Temporal Affairs at the Archdiocese of Toronto regarding the roof replacement. The Archdiocese, alongside the community's financial support, will be needed to help us raise the funds for replacing the deteriorating roofing system.

Everyone's support will be needed, including our church community, our school community and our Leaside community, to help us raise the funds needed.

We are a community that is a part of a greater Leaside community. The steeple is our beacon, calling everyone together. It is a sign that we are here and ready to continue the good work that you, our parishioners, are doing to continue to support our parish and our community.

Together, we will generate enthusiasm to raise the necessary funds to Raise the Roof at St. Anselm's, encouraging financial support from all, to help us replace our failing roofing system and to stop our shingles from being blown away at every wind gust.

Every time I have asked our parish community to assist with our restoration journey, you have answered the call with your generous support.

It is going to take all of us, together, to Raise the Roof at St. Anselm's. Throughout the restoration journey, your heartfelt generosity has exceeded all expectations.

During the pandemic, I have not forgotten that you responded to the call for financial support for the MacNaughton doors.

Although we performed a temporary fix, the funds received are downtown, waiting to be spent on the final restoration of this area, which will include our long awaited elevator, once the roof restoration is completed.

Nor have I forgotten the funds donated for our elevator project and lift to the lower level, collected so lovingly over several years of bazaars hosted by the Women's Network. They too remain on account until we complete the roof replacement project.

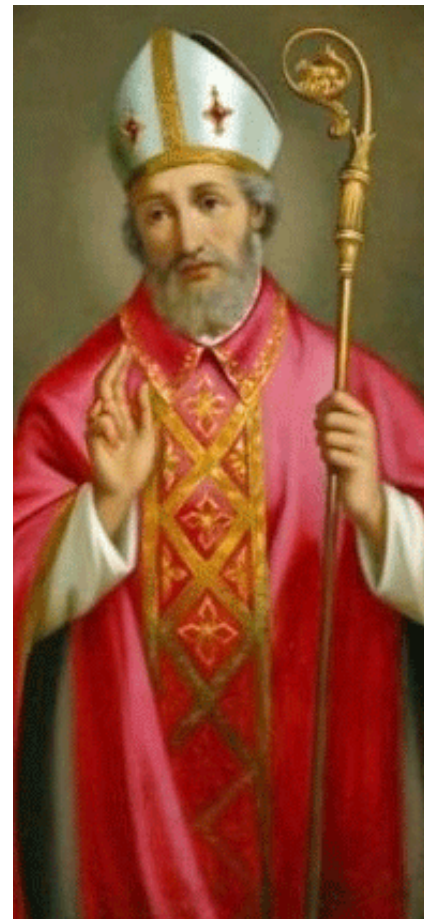
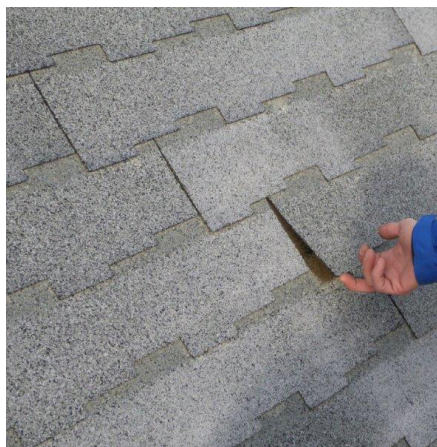
For your generosity, I am forever grateful.

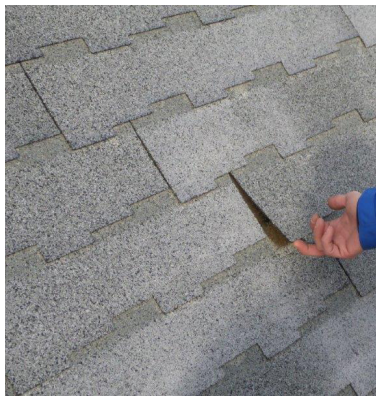
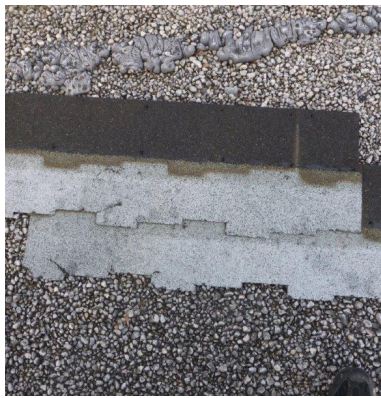
Moving forward with our Architectural Team

Our next critical phase of the restoration program, the roof system replacement, will proceed once we raise the funds to accomplish this very important work to secure our building envelope.

The architectural drawings and specification for the roof system replacement are ready to go and the conceptual renderings of our new elevator are completed.

We must all work together to prove that we can, together, financially support this next phase of our work. With many willing hands, I know our efforts will be lighter, and we, together, can achieve our fund-raising goals for the future sustainability of our parish.





Why does St. Anselm's need a roof replacement?

The shingles keep flying...

In 2018, the roof experienced a severe loss of shingles. During 2019, four severe windstorm weather events continued the loss of shingles on the roof.

The continued severity of windstorms resulted in shingle loss all over the church grounds, the school grounds and the flat roofs of the church. Windstorms during the pandemic have caused additional damage and flying shingles continue to present day.

We engaged a Building Sciences Envelope Consultant to investigate the root cause of the shingle loss. The roofing damage, illustrated herein, demonstrates not only the damage caused to our roofing membrane, but the defective shingles, continue to become loose and blow off the roof, offering little protection for the underside. This has been experienced by others who have purchased these defective shingles.

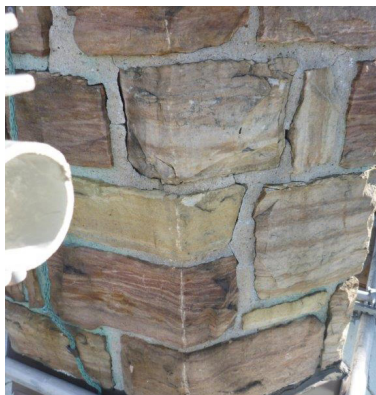
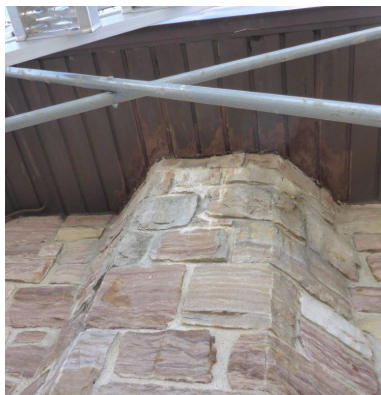
To complement the investigative report, our insurance company, Catholic Mutual, requested a second opinion from a roofing company. Semple Gooder was engaged to perform a roof system inspection and assessment as directed by our insurance company.

The recommendation from the two third party reviews concluded that the roofing system, including its membrane, needs to be urgently replaced. To mitigate risk, Semple Gooder continues to replace the missing shingles, to protect, wherever possible, the failing roofing system. When you look up, you will see the replacement shingles as the colours that do not match the existing shingles since the defective shingles are no longer on the market.

Why do we have defective shingles?

St. Anselm's was not the only building suffering from the loss and danger of flying shingles and damage to the roof membrane. There was a class action lawsuit against IKO for selling the defective product.

The lawsuit claimed that IKO knew about the faulty products since the early 1980s. It specifically pertained to their organic shingles. Among the products named in the lawsuit were the skyline shingles, which were installed at St Anselm's in 2008. The lawsuit claimed that the shingles prematurely crack, curl, retain moisture, discolor, and blow off roofs.



The lawsuit also claimed that the shingles did not last, as per the manufacturer's posted warranty period. It also claimed that many have reported that the skyline shingle appears to shrink slightly leaving wider gaps between each shingle over time.

If any of the above listed deficiencies start to occur, this leads to the shingles separating and losing their bond. Once the bond has been broken and self-sealing asphalt strip is exposed to the elements and dust, it is not likely that the shingles will re-adhere, leaving the shingles more susceptible to wind damage.

Unfortunately, this is what we are experiencing at St. Anselm's. We continue to face a failing roofing system that needs to be replaced, as soon as possible.

What has St. Anselm's done to recover costs?

St. Anselm's submitted its claim to IKO, the shingles manufacturer. The claim was accepted, and at the conclusion of the lawsuit, St. Anselm's was offered \$3,500 in shingles with no labour for installation included. This offer was declined.

The Roofing System is complex...

We have a complex system of flat roofs and a sloped roof over the nave. Embedded within the roofing system, is the electrical system of the church.

Contained within the roofing system is access to windows, heat tracing systems on both the east and west side of the sloped roof, and a connection to the 5 main doors to the church.

An Overview of the New Roofing System

The roofing system is complex and has various diverse components to it. The following highlights some of the recommendations that will be investigated and restored as part of our roofing system. We have a rather challenging time ahead to promote the building envelope integrity of our church building.

The Roofing System and its Components

Enviroslate Synthetic Slate Tiles

The environmental alternative selected for the roofing system tiles will be Ecostar Polysate Tiles. These tiles are manufactured from 80% post-industrial recycled rubber and plastics. The product offers a 50- year warranty.

The Flat Roofs - The flat roofs will be investigated and restored, where required.

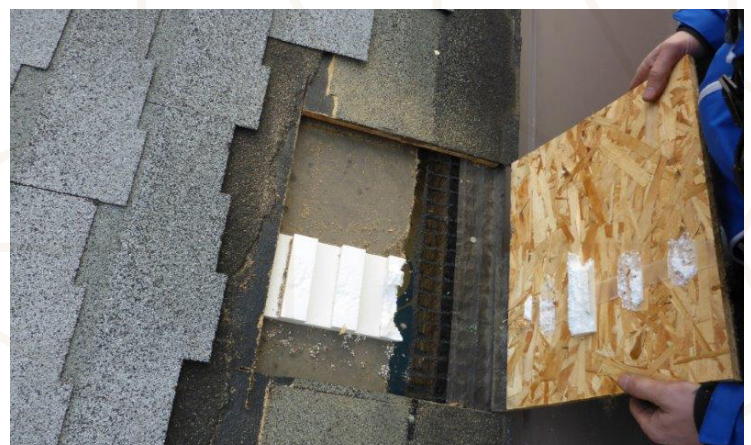
Heat Tracing Systems - The heat tracing systems will be investigated restored and/or replaced as part of the new roofing system.

Lightning Protection - A lightning protection system will be installed as part of the new roofing system.

Windows - The windows will be restored with the proper glazing and ventilators to prevent leakage and to secure the building from further water damage.

Electrical Assessment - The electrical boxes, located along the top of the sloped roof, must be investigated and restored for needed repairs and upgrades. This can only be assessed once access to the roof is secured through scaffolding erection.

The Doors Update - The MacNaughton doors were an issue in the fall of 2021 and required work. Due to the restorative initiative of the contractor brought in to assess the damage, a temporary repair was completed so that work would not have to be repeated when the elevator installation is ready to proceed. This temporary fix will keep the doors working for approximately 18 months. From their 60 year installation, and due to the effects of the structural load, and the sagging of the door frames, both front and side door frames of the church, must be replaced.





The Elevator Project – Accessibility to the Lower Level

The work necessary to accomplish and secure payment for this challenging roof system restoration must be achieved first, before we can move forward with the next phase of our restoration journey, the installation of an elevator and lift to the lower levels of our parish.

The Elevator Project is going to make our community so much more inviting and accessible.

Upon completion of the roofing system restoration, we will begin a project that is near and dear to my heart as well as the hearts of all of those who will use it – the installation of the elevator and a lift, to the lower level of our church.



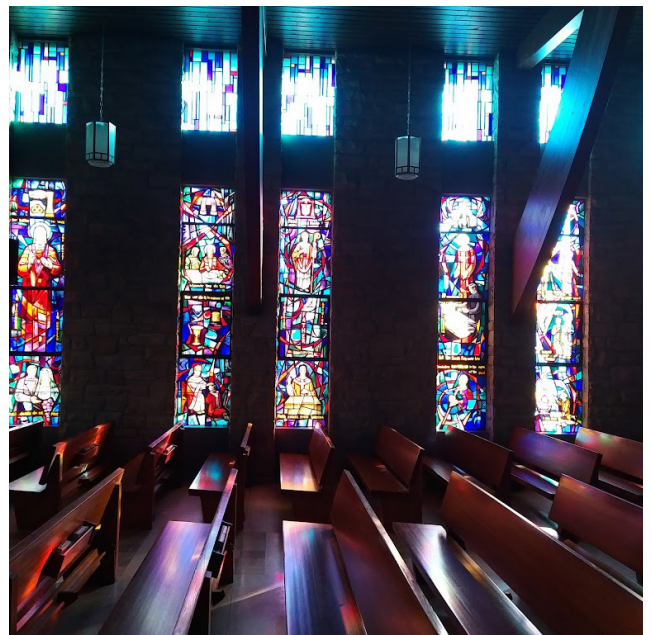
The New Elevator and Lift to the Lower Level

Accessibility means giving people of all abilities opportunities to participate fully in everyday life. Removing barriers for full participation is a primary focus of welcoming parishioners and visitors alike.

The elevator will be located in the MacNaughton Road vestibule. It is our intention to install the elevator with an associated lift in the basement so that it is accessible to all.

Work to raise the funds necessary for this life-giving renovation would begin as soon as the roof system has been replaced and the church envelope is sealed.

If we exceed our fund-raising goal, perhaps this too can become a reality sooner rather than later.



Our Fund-Raising Goal Targets

GOAL ONE RAISING THE ROOF AT ST. ANSELM'S \$1.3M

The fund-raising goal for the replacement of the roofing system is approximately \$1.3M excluding escalation and post-pandemic construction cost estimates.

GOAL TWO THE ELEVATOR AND LIFT ACCESSIBILITY PROJECT \$540,000

The fund-raising goal for the elevator and it associated lift is approximately \$540,000 excluding escalation and post-pandemic construction cost estimates.

The above project cost estimates will be refined as we move forward with reaching our fund-raising goals.

Completed and Planned Repairs and Restoration Descriptions	Project Costs to Date
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Completed Repairs and Restoration from 2017 to 2019

Restoration of Steeple	\$529,622
Repairs and Maintenance	\$1,277,761
Revitalization of Sanctuary	
Overdue maintenance and safety - Church	
Overdue maintenance and Safety - Rectory	
Additional safety repairs	

Total Costs \$1,807,383

Planned Repairs and Restorations - Anticipated Start 2023

Roofing System including building Envelope Restoration	\$1,300,000
Elevator and Lift	\$540,000

Estimated Costs \$1,840,000

Balance of Loans Outstanding as at December 31, 2021

Steeple Loan - no interest for the first 5 years - Expires 2023 (Family of Faith Loan)	\$519,760
Repair and Maintenance Loans	\$847,517

Current Loan Total \$1,367,277

Projected Costs for Roofing System including membrane repairs and New Elevator \$1,840,000

Total Fund-Raising Goal Total \$3,207,277

Project Cost Estimates are 2019

Escalation and Pandemic Pricing excluded (potential increase of 20% dependent on timing of execution)

Unforeseen conditions/discoveries excluded

Architectural fees excluded

Will you join us with your continued support?

Over the last several years, the parish has borrowed funds from the Archdiocese and paid back a portion of these funds from our regular offertory, Family of Faith proceeds and the Church Improvement Fund. Today, our most urgent need is to replace the roofing system to protect our building envelope. As we continue to be good stewards of our financial responsibilities, we look forward to your continued generosity to exceed our financial goal of \$3.2M.

Moving forward and working together

I know we can do it if we all work together.

We look forward to the day when the roofing system and the building envelope are secure.

When we are successful in raising the funds for the roof system replacement, our next restoration project will be the installation of the new elevator and its associated lift.

Imagine the inclusiveness we can offer to all those who require help to access the lower level to celebrate and participate in parish events.

Imagine this accessibility to buildings that are safe and secure.

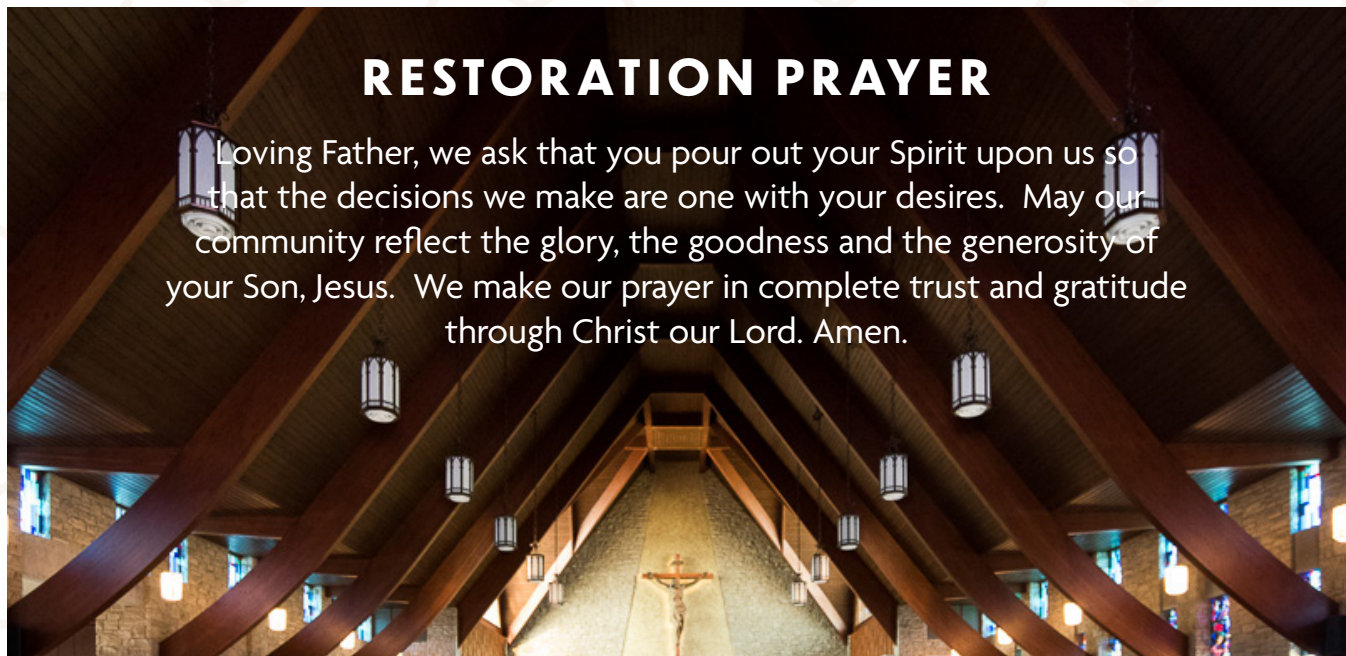
Yes, it can be done and we can do it together. We have the example of the first Christians, learning to be together, work together, pray together, succeed together, with good and generous hearts.

St. Anselm's is a valuable asset to the community and we must do all that we can to restore and maintain our building envelope. We are facing a restoration roof replacement that must be done to preserve the building envelope and to provide those in need with an accessible way to reach our lower level.

We know that discipleship and stewardship go hand in hand. As we journey together, please know that your continued prayers and support are responsible for our ability to continue to do what needs to be done for St. Anselm's. Its future, and our community, remains in our hands. Your generosity of heart is appreciated.

Together, we can do it.

Thank you for all that you are willing to do. Thank you for your continued prayers, your generosity and your financial support for the praise and glory of God.



“All who believed were together and had all things in common; they would sell their possessions and goods and distribute to all as any had need. Day by day, as they spent much time together in the temple, they broke bread at homes and ate their food with generous hearts, praising God and having the good will of all the people.” Acts 2:44-46

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