

# Church Renovation Project Status

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## Project Completion

- The Church Renovation committee is pleased to report that the exterior repairs to the church that began last September will be completed by the end of July. Although the heavy rains this past winter slowed our progress, they provided an excellent test for all the leak repairs that were accomplished. The renovation committee and our contractors, Gagetta Construction, Raneri & Long Roofing, Tim Thill Plastering, Rasmussen Painting, Hyatt Electric, Nivco Construction and Axcel Fire Protection tackled un-expected issues, corrected construction errors and omissions, and did their best to deliver a quality job.
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## Repairs and Improvements Accomplished

- In addition to the exterior and roof repair project's original goals of replacing the roof's water barrier and gutters, and repairing earthquake cracks, replacing moldings and painting the church building, other work has been accomplished as needs became apparent. The significant additional repairs and improvements to the church building include:
    - Correct major roof leaks and water drainage improvement
    - Correct roof design deficiencies that over time have caused structural damage
    - Correct a construction deficiency affecting the structural integrity of the building
    - Correct code compliance discrepancies to electrical service panels
    - Replace and extend security lighting around the church with high efficiency LED fixtures
    - Improve atrium lighting fixtures and electrical distribution
    - Replace sub-standard fire protection sprinkler heads inside the church
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## Roof Repair

- All known roof leaks have been successfully repaired. The flat roofs are completed and the roof tiles are being re-installed. Gutters and downspouts are going up. The areas of water damaged ceilings, particularly the back two corners of the nave, and walls have been repaired.
  - The apse roof tiles and the curved gutter around the apse wall, plus the tiled roof in the atrium are the main tasks to completing the roofs.
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## Exterior Repair

- All major repairs and crack repair have been completed. Painting is nearly completed with the atrium finishing this month.
- The repaired, mosaic crucifix above the entrance will be re-installed once the cornice above the mosaic is completed.

## Additional Changes

- The security lighting around the church has been increased to improve safety and efficiency. Atrium lighting has been replaced and exposed, damaged conduit has been embedded below the atrium roof. All LED lighting will eliminate dark areas and reduce operating cost.
- While repairs were in progress a fire safety inspection disclosed that the most of the fire sprinkler heads in the church did not meet light commercial service requirements. All fire sprinkler heads that did not comply with City of Napa Fire Department requirements were replaced and a follow-up inspection will clear the discrepancy.

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## Renovation Costs

- The committee estimated and the Finance Council authorized \$450,000 for the roof repairs and the exterior repairs to the church plus the earthquake damage assessment and the initial architectural design for the interior renovation of the church. Commitments to date are \$508,903 or \$58,903 in excess of the initial estimate and authorization. Two tasks, fire sprinkler head replacement for \$14,908, and security lighting improvement for \$18,948, were added to the project and are \$33,856 of the \$58,903 added cost. Also part of the excess cost is \$14,272 for the extended rental of scaffolding due to rain delays, and to repair structural bearing walls weakened by long-term water damage.

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## Future Plans

- Separate from the repair efforts mentioned above, we also have an upcoming renovation program for the church interior. Included in the present renovation budget are architectural services to prepare the schematic design and architectural renderings of the church interior, and completion of the plan is expected in August. The design will include the changes developed by the committee from parishioner input, and have been presented to the pastor, the pastoral council, and publicly discussed at pastoral council meetings.
- Plans for the approval of the design, the development of a cost estimate and the establishment of a capital campaign to fund the remaining interior phase of the renovation are in discussion with the pastor and the pastoral council.
- The goal of the church renovation committee and the pastoral council has been and will continue to be to deliver a church building that is a safe, sound and beautifully reverent house of Catholic worship.

Thank you,

Carl Such, Committee Chair  
Mark Brumley  
Gerry Cruz  
David Figueroa  
Jodi Leveque  
Michael Nivens  
Vince Spohn