

Zion Roof Report June 2021

Your vote is needed July 11th at a congregational meeting to complete the final phase of roof repair at Zion. The rubber roof repair approved in May of 2019 is now complete. The re-siding approved in August of 2020 is complete. The final phase is to replace the shingles. The council is recommending the acceptance of the bid from Jessen Roofing of \$52,000 for lifetime shingles with funds to be taken from the Building Fund.

The congregational meeting will be held as a hybrid meeting following the 10am worship service. Members will be allowed to vote electronically at the meeting on Zoom. All members voting electronically must register on line through the attached link. You will be emailed a link to the meeting. 71 members are needed for a quorum. Please attend this important meeting July 11, 2021 following the 10:00am worship.

Here is a summary of the Zion roof repairs.

-Persistent leaking was found in the kitchen, nursery, youth rooms room and hallways.

Throughout the past 3 years, inspections were made to determining multiple sources of the leaking:

- Large soft spots were found in the rubber roofing near the upper windows on the north side.

- The foam siding was severely deteriorated on all the upper walls of the sanctuary. This deterioration has led to the leaking and compromise of the structures underneath the rubber roofing.

- Many shingles on the north, east and south sides showed signs of cracking.

- The original roofing company was Target Roofing and has since gone bankrupt. The council pursued legal consultation and determined this was not a viable option.

- In May of 2019 the congregation approved \$26,000 to repair the rubber roofing. This work began in the fall. It was determined that the source of the leaking was the deteriorated siding. The siding replacement had to be completed prior to the rubber roof replacement.

- August 3, 2020 the congregation approved the replacement of the siding in the amount of \$75,000

- Rolac Construction completed the siding replacement in December of 2020 at a cost of \$52,772. As a part of this project, Jessen Roofing replaced all the upper metal flashing and new downspouts at a cost of \$18,260 the total cost of the siding project was \$71,032, under budget by \$3,968.

- In June 2021, with the siding replacement complete. Jessen roofing resumed the replacement of the rubber roofing on the north and west sides, the work was completed in June 2021 at a total cost of \$22,000, under budget by \$4,000.

The final phase of the roof repair turns the shingles. Jessen Roofing's bid of \$52,000 is to replace all four sides of shingles with a lifetime warranty.