

September 20th, 2020

Dear brothers and sisters,

Re: St. Theresa's Church – Property Management Update

How are you doing? I hope you are all doing good and enjoying the beginning of Fall.

It has been a while since I updated you on the works that we have been conducting on the Church building here at St Theresa's, and now it is time to let you know how many good projects we were able to bring to completion and also what are the next ones that we are planning for.

This is also a good opportunity for me to share with you my deepest gratitude for your support and for the incredible work of the volunteers that have been helping me. It has been an incredible amount of work that especially the Property Management Committee and the Finance Team have been generously dedicating to our community, caring for the beautiful church building that we all love, in particular in these past two years.

I do believe that we have been doing a good job that has allowed us to build trust among ourselves and hope for the future.

I understand that sometimes it may feel that, as soon as we complete a project, there is another one to start; but I am confident that it is well understood that we are all responsible for a very beautiful church, built many years ago and in need of constant loving care. Did you know that we will be celebrating the 90th Anniversary of St Theresa's in December 2020? As I look at this amazing stone building, I am always impressed by its beauty, which is not just a gift for us who have the opportunity to worship in it; it is a wonderful sign of the presence of Christ and the Church in the heart of the city.

And so today, I am presenting to you a description of the works that we have accomplished in this past little while, and also a glimpse on what we are working on, so that we all may be aware of how our resources are being invested. Also attached to this letter, there is a comprehensive list of all the works with a description of the efforts that have been done since 2012.

LIST OF PROJECTS:

- **Flat Roof Replacement** – As many of you know we have had chronic leaks in our flat roof for many years. We have filed insurance claims to deal with the interior damage caused by those leaks and have attempted patching certain areas, but the leaks have persisted. In the fall we engaged Acadia roofing to replace the flat roof in an effort to eliminate the water issues. The work was undertaken over the winter, and was paid for with some substantial and very generous donations from Parishioners as well from funds on reserve with the Archdiocese and we are pleased to say that the water issues under the flat roof are finally fixed.

- **Masonry Work and Pinning** – As I mentioned above the beautiful stone of our church is a defining element, but it has caused us some problems. We have worked with the engineering firms of CMEL and Campbell-Comeau to identify solutions to deal with the exterior walls of the Church. As a result we have conducted masonry work at the rear of the church along Seaforth St. to better secure the structure. Last year, as you are likely aware, we strategically installed pins in certain, deteriorating sections of the exterior. These pins, as well as the full exterior, are examined twice a year to ensure that they are working as they should and to determine if other pinning is needed. I am pleased to say that in the last inspection the pins were deemed to be working and no other areas were identified.

- **Capital Plan** – CMEL, the engineering firm noted above, has been a guiding hand for all of us through this process. Their expertise has allowed us to complete these projects more efficiently and seamlessly. In the coming months they will be providing us with a capital plan, which will identify the major works and associated costs over the next number of years necessary to keep our beautiful church in good standing. Once we've received this report and digested it, we will share with you the details, so that as a parish, we can decide the right course of action.

As you can see, a lot of work has been accomplished and a lot is still to be done before we can just relax and admire the beauty of our church. In fact there are still a few projects that we need to bring to completion before the end of 2020.

Among them the abatement of asbestos in certain locations is an absolutely priority. We believe the project will require a fair amount of work and resources to complete. We are in the beginning stages of seeking estimates and will know better as the planning and design process for the project progresses.

In 2019 CMEL, the engineering firm that has been helping us, suggested to have the interior of the Church inspected for the presence of hazardous materials, as we were looking into repairing some areas damaged by water infiltration. With the help of the members of the Property Management Committee, we proceeded to have some samples examined and unfortunately the results identified the presence of asbestos.

On the basis of those results, Englobe Corporation, a company with expertise in this matter, was engaged to undertake a Hazardous Building Material Survey (HBMS) and an Asbestos Management Plan (AMP). This work included both inspection for hazardous materials (such as asbestos, PCBs, mercury), as well as asbestos sampling, throughout the church and other areas (hall, Pius X Room, kitchen, boiler room, choir loft, stairwells...). From the discussions with CMEL and Englobe, we learned that buildings, including churches, built in this time period, frequently contain asbestos in various materials. Importantly, we also learned that where undisturbed asbestos exists (i.e., intact building materials, walls etc.), the risk of exposure is not a concern.

Englobe found no exposed asbestos within the downstairs areas of the church (i.e. hall, kitchen, Pius X Room, boiler and storage rooms). Within several church and front entrances areas, where

water damage to walls/ceilings is present, asbestos has been irregularly detected. Based upon Englobe's reports, temporary specialized cleaning procedures have been put in place in these areas, to deal with any plaster debris or dust that accumulates either on the floor, seats or other surfaces.

Now we are ready to move forward with this new project that will consist in abating the asbestos within these water damaged areas, which means removal of the water damaged plaster containing asbestos, to eliminate any risk to our health.

As it is a complicated project, Englobe, who has been providing us with advice, has been engaged to assess the scope and the cost to ensure that the abatement work will be done to a very high standard. Actually, our plan is that Englobe will manage and supervise the whole work. This will increase the cost of the abatement project, but it will give us the best opportunity for a successful outcome and Englobe will certify that the areas abated are asbestos free.

I would expect that you may share my concern for the situation and also my hope for the fastest positive solution of this issue. This type of work was previously done in 2014 when the Sacristy and Parking Lot Entrance were renovated due to extensive water damage. You may recall we held Masses in the Church Hall for a period of time while the abatement work proceeded.

The many projects to maintain and improve the church, plus work done on the residence building and the garage, have been paid for on a pay as you go basis from many sources. The surpluses accumulated over the last five years due in part to the annual My Extra Help Campaign to Keep St. Theresa's Strong, very generous unsolicited donations, hundreds of hours of volunteer labour, insurance coverage of storm damage, the response to requests for help on some specific projects, the support coming from the Triple-T initiative, and use of church funds on deposit with the diocese have all been important. Probably we will have to access again the reserve money that is deposited at the Archdiocese. I understand that this may be a concern, but I believe that we are obliged to move forward for health and safety reasons.

In case you have questions or concerns, or you feel the need to share what you think and how you feel, I would appreciate if you would rely on me to talk together about it. Please feel free to contact me through the office (telephone number 1-902454-8221). I am always happy to hear from you and to meet with you.

I look forward to have our church safely abated and renovated for our continued health, and open to full capacity again, so that we may gather all together to celebrate the Eucharist and rejoice in Christ's and each other's presence!

May the Lord bless you and keep you always,

Fr Francesco

List of Projects

The following is a List of Projects relating to the Church and Rectory buildings that have been conducted in a collaborative manner over the years with Father Roberto, Father James and Father Francesco supported by dedicated volunteers and donors of St. Theresa's since 2012.

A List will never fully describe all of the work that has been undertaken especially in relation to the major projects which are highlighted with a **red bullet** below but it will provide some insight in how projects have been meticulously developed, designed and successfully completed.

Financial responsibility has been an essential principle when considering a Project proposal. A combination of offerings, My Extra Help, Triple-T, donations, insurance proceeds and funds on reserve have ensured that St. Theresa's has been able to commit and pay for Projects undertaken. Communication with Parishioners is another essential principle when considering a Project proposal. A notice and description of a Project in advance is given to Parishioners as well as updates. Finally professional management of major projects is an essential principle. Each project goes through a planning process involving investigation of the issues, seeking professional advice as needed, design of the work to be performed, solicitation of bids, entering into contracts and supervising the performance of the contract, followed by a lessons learned after the project is completed. By following these essential principles we have been able to make significant progress in keeping St. Theresa's, our spiritual home, strong and thriving in the heart of Halifax.

2012-2013

Father Roberto with the support of the Property Management Committee considered a consultant's Building and Property Review of St. Theresa's Church and investigated options to address identified safety and maintenance issues and consulted with Parishioners on a proposal to be presented to the Archbishop.

- In August 2013, the Archbishop considered a proposal by St Theresa's Parish for undertaking major exterior repairs to our Church, but he wanted to see a reinvigorated Parish Community before such a proposal could be accepted.
- Fall 2013 - Father Roberto, Sister Rita and the Parishioners took steps to start the process to reinvigorate our Parish Community which work is still ongoing.

2014-2016

During the period from 2014-2016 Father James with the support of many Parishioners undertook many repairs and renovations to the Church and Rectory property:

- 2014 – Rectory Improvements; Projects were completed.
- 2014 - Sacristy and Parking Lot Entrance Renovation Project which included asbestos abatement, was completed with insurance proceeds.
- 2015 - North Street Front Steps Repair and Reopening; Project was completed.
- 2015 - Church Gutters Clearing Project to prevent water infiltration to the Church.

- 2016 - Lawn Tractor Replacement Project.
- 2016 – Church Sound System Improvement; Project was completed.
- 2016 - Church Entrances and Front Steps Repainting; Project was completed.
- 2016 - Pius X Room Refurbishment; Project was completed.
- 2016 - New St. Theresa’s Sign Project and Front Steps’ Light Fixtures Repair; Project was completed.
- 2016 - Parking Lot Catchment Basin Replacement; Project was completed.

2017

- Elevator Installation Feasibility Study Project; this project is on hold pending further decisions on the exterior walls of the Church.
- Annual Investigation of the state of the exterior walls of the Church and Repairs post winter freeze-thaw cycle.
- Assistive Listening System installed.
- Church Entrance Doors Refinishing; Project was completed.
- Large East and West Nave Gallery Church Windows Repair and Repainting; Project was partially completed.
- Hall Exit Doors Repair; Project completed.
- Fire Alarm Replacement; Project was completed under the direction of Father Francesco.
- Sacristy and Pius X Room Internet Access; Project was completed.
- Flat Roof Patching; Project was conducted.
- Fuel Tank Refinishing and Painting; Project was completed.

2018

- Back of Church LED lights Installation; Project was completed.
- Ongoing Investigation of Leaks in the South West Entrance to the Church.
- Church/Rectory Architectural and Construction Plans Archive and Scanning; Project completed.
- Garage Door Opener Replacement; Project was completed.
- Vandalism Cleanup and Installation of Extra Street Lighting; Project was completed.
- Hall Kitchen Professional Cleaning Project.
- Rectory and the South Side of Garage Roof Re-shingling; Project completed with insurance proceeds.
- Pius X Room Windows Repair; Project was completed.
- Ground Level Church Windows Repainting; Project was completed.
- Large East and West Nave Gallery Church Windows Repair and Repainting; Project which began in 2017 was completed.
- Large North Street Church Window Frame Restoration; Project was completed.
- Altar Handrails Installation; Project was completed.
- Annual Flat Roof Patching; Project was conducted again.
- Replacement of 12 East and West Aisle Lights with LED Bulbs; Project was completed.
- Ramp Door Access Improvement; Project - Doorbell Installation was completed.

- Comprehensive Envelope Assessment of St Theresa's Church, including the exterior masonry, roofs (i.e., main and flat roofs), windows and doors was commenced by Capital Management Engineering Limited with structural engineering support from Campbell Comeau Engineering Limited, the findings of which were reported in the 2019 Envelope Study Report.
- Installation 55 new LED panels in Hall and 15 LED panels in the Pius X Room; Project was completed.

2019

- Temporary Exterior Wall Pinning; Program was implemented.
- CMEL Envelope Study of the exterior of St Theresa's Church submitted.
- Design Options Study for Restoration of St Theresa's Church exterior commenced by CMEL; three options would be considered: a) re-use of existing masonry; b) a mix of existing masonry and new materials; and c) use of cost effective new materials.
- Church Ceiling Lights (14) LED Replacement; Project was completed.
- Block Wall Investigation Project was undertaken to assess the structural integrity of the connections between block wall and vertical cement columns that support the exterior walls of the Church and which showed that overall the exterior Church walls were in poor condition.
- Church Hall Repainting Project and Stage Curtain Replacement; Project was completed.
- Wi-Fi Service Installation Pius X Room and the Church Hall; Project was completed.
- Asbestos sampling of Church plaster was conducted and analysed and detected in several locations.
- Flat Roof Replacement Project was commenced and completed in early 2020.
- Project to conduct a Hazardous Building Materials Survey (HBMS) and an Asbestos Management Plan (AMP) by Englobe. Reports received in November 2019.
- Church and Rectory Maintenance Transition; Project undertaken due to the passing of Wayne MacPherson.
- North Church Wall Repair; Project was completed prior to start of Flat Roof Project.
- Exterior Parking Lot LED Lights Replacement Project.
- Church Programmable Thermostat Installation Project.

2020

- Flat Roof Project commenced and as it progressed, problems were encountered, and additional engineering design work was required by Michel Comeau/CMEL to minimize alternative costs, for work at the base of the North Walls and along the parapet; in both instances masonry work was completed by Coastal. In addition, a plumbing contractor had to be engaged to video inspect and clean out roof drains below the flat roof. Project has been completed.
- North Street Front Facade Emergency Repair; Project was completed.
- Temporary Pinning Program Semi-Annual Inspection completed; based on the inspection, the following were noted: a) no movement in the existing pins was seen; b)

atop the West Transept Roof, the cross had a southerly lean; and c) a need for several minor repairs.

- Additional Church Plaster Samples were taken by Englobe to assist in developing an abatement project.
- Project to conduct inspection by boom of the West Transept Roof cross, and re-seal a roof seam on the West Transept Roof was performed. Cross stability is fine. This Project also included an inspection of the Bell Tower due to recent leaks following Hurricane Dorian. Certain repairs were made to minimize further leaks.