

**Wesley United Church**  
 Council Meeting in person  
 November 13, 2022  
 Minutes

*Wesley United Church, located on Treaty 4 land, is an Affirming Ministry of Jesus Christ, nurturing spiritual exploration and growth. We advocate for justice and social action. We love and care for ourselves and our neighbours throughout the world.*

Present:

	Name	Position on Council
X	Wayne Clarke	President
X	Stephanie Dove	Past President
X	Lenore Bewcyk	Vice-President
X	Al Goudie	Secretary
X	Jim Chernick	Treasurer
R	June Blau	Admin & Finance Division Coordinator
R	Frances Goudie	Christian Education Division Coordinator
X	Carolyn McBean	Pastoral Care Division Coordinator
X	Tessa Whyte	Ministry & Personnel Division Coordinator
X	Sheila Roske	Worship Division Coordinator
X	Carolyn Woodall	Intentional Interim Minister
X	Kent Stewart	Transition Team Representative
X	Linda Gunningham	Regional Council Representative
R	June Blau	Regional Council Representative
X	Dave Towers	Sunset United Church Representative
X	Darwin Roske	
X	Glenn Schmuland	

R = Regrets    P = Partial



This is a special meeting to discuss and consider a report on the state of the roof.

1. Call to order – President Wayne called the meeting to order at 11:53 am.
2. Opening Prayer – Carolyn Woodall opened the meeting with a prayer.
3. Darwin spoke to the attached Wesley Roofing Report. Glenn spoke to the attached Power Point presentation.
4. Council received and discussed the presentations and referred the reports to the next Council meeting on Wednesday for decisions on next steps.
10. Next meeting November 16, 2022 at 7:00 pm in person.
11. Benediction – Carolyn
12. Adjournment at 1:30 pm.



Wayne Clarke, President



Al Goudie, Secretary



## **A. ROOF REPAIRS**

- If Wesley were to carry on with the recommendations of RMIS Engineering, the next step would be to engage their firm to do a full RPF for the full re-roofing work required (\$593,750 – \$165,300 = \$428,450 +/- 25%) and send it out to roofing contractors. In addition to the cost of re-roofing the church there would also be a cost to have RMIS prepare the RFP. In light of the financial situation of the church, it is recommended that Wesley not pursue any more work with RMIS Engineering.
- In order to reduce further damage to the lower south side, consideration should be given towards the re-roofing of this area based on the work estimate provided by Action Roofing (sections 5 & 4 for \$71,351 plus potential extra charges if wet insulation and/or decking needs replacing). With the recent re-roof of the auditorium and the fairly recent repair of the chapel, this would comprise 62% of the church's roof surface. It is fair to say that an expenditure of this amount would present a funding challenge for the church.
- *However, at the very least, it is recommended that Wesley continue to patch and repair leaking roof areas as warranted.*

## **B. THE ROOFTOP DUCTWORK TO THE CHAPEL**

- It is recommended that Wesley plan to fix this in 2023-2024. The capital expenditure will result in energy savings for the building and eliminate water infiltrating the ductwork. It is possible that UCC grant money may be available for this project as the new insulated ductwork will result in reduced natural gas consumption.

## **C. THE ROOFTOP FURNACE UNITS**

- Continue to repair and maintain as necessary

Prepared November 9, 2022  
Property Committee  
Admin & Finance Division

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# Wesley Roofing Report

**Purpose:** To provide a summary of the condition of the roof, roof top chapel venting and the rooftop furnace units of Wesley United Church.

## CHURCH ROOF

### 1. The Church Roof History

#### ***a) Roof Construction:***

The majority of the roof construction dates back to the original building of the church (1961-1962). The newer roofing sections date to the time when the East addition was added onto the church in 1984 (choir loft, choir room, north storage rooms).

#### ***b) Roof Types, Lifespans and Related Issues:***

With the exception of the small roof area over the choir loft peak, all of the other roof systems are categorized as a BUR system (Built up Roof). This type of roofing system is comprised of 4 plies of asphalt saturated felt interplied with hot asphalt and a top coat of asphalt and embedded aggregate (pea gravel). Underneath this membrane layer is a layer of insulation that sits on top of the roof beams and wood decking (2- 2 1/2 inch decking). This type of "flat roof" system was very common during the era when Wesley was built and there are many similar buildings in Regina. The small roof area above the choir loft peak (100 sq. ft.) is a SBS system (Styrene Butadiene Styrene). It is slightly more expensive than the BUR system.

We live in a climate of extreme temperature ranges and frequent freeze/thaw cycles, which results in both of these roof systems having finite lifespans. **In Saskatchewan's climate, the lifespan for the BUR roof system on flat roofs is 20-25 years. The estimated lifespan for the SBS system is 25-35 years.** Without going into great detail, over time, both systems are subject to water ponding, ridging, sponging, blistering and splitting resulting in water infiltrating underneath the membrane into the insulation. If left too long water will seep into the decking and other structural areas of the building. To avoid excessive water ponding, the roof sections are designed to provide a 1-2% positive slope for drainage. As the roof sections get close to (or exceed) their

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lifespan some or all of the above things begin to happen with greater frequency and Wesley has been no exception.

In the last few years, the most problematic area for leaking has been over the auditorium, where you can see the yellow and brown waters stains along the walls. This roof was completely redone around 1990-1991 making it around 31 years old. It was left too long and subsequently we did experience all of the problems associated with a roof of this age.

**Based on actual roof observations for evidence of ponding and membrane deterioration (bubbling, sponging, seam splitting) and known instances of water leaking, the next problematic roof sections in my opinion would be:**

- the lower south side (the area where most of the winter snow accumulates & high exposure to hot summer temperatures)
- the lower west side (an area exposed to hot summer temperatures)

**a) *Roof Layout:*** The layout of the 10 different roof sections is illustrated below.





## 2. Roof Repair History

Table of roof repairs that have been done since 2009.

Roof Area	Section #	YR of Repair	Repair Cost	Repair Type
Repair Co				
Not sure where!		2009	\$ 887	Flashing repair
Action Roofing				
Choir Room	4	2010	\$ 1,824	Roof repair
Action Roofing				
Not sure where!		2011	\$ 11,056	700 ft2
Action Roofing				
Chancel Roof	3	2011	\$ 10,493	Renewal
Action Roofing				
Chapel Lounge	6	2012	\$ 410	Repair
Action Roofing				
Front Entry	5	2013	\$ 9,576	Repair
Action Roofing				



Chapel Lounge	6	2013	\$ 5,504	Replacement
Action Roofing				
NE Kitchen-Storage	7	2015	\$ 43,785	Replacement
Action Roofing				
Chapel Roof	9	2018	\$ 7,725	Partial Replace
Action Roofing				
Library-Rm 107*	5	2019	NA	Tar Patch
Southland				
Auditorium	1	2021	\$ 1,731	Temporary Patch
Action Roofing				
Auditorium	1	2022	\$ 53,868	Replacement
Action Roofing				

\* This was the leak that resulted in an insurance claim. Quick fix - a roof tar patch.

### 3. RMIS Consultant Report

#### a) Area, Repair Timelines, Recommendations, Estimated Costs:

In light of the apparent general deterioration of Wesley's roof and in conjunction with the Transition process, in the spring of 2022 Council gave approval for Gordon Beck and Darwin to solicit RMIS Engineering to conduct a "Roof Condition Assessment" for the church. The report was submitted to Wesley on June 2 at a cost of \$2,451.06. The results of the report were quite surprising but perhaps not totally unexpected. During the inspection the level of deterioration was assessed through visual examination and non-intrusive testing. This grading process was then applied to each individual roof section based on the four following categories.

- 0 Years of Remaining Life
- 1-4 Years of Remaining Life
- 5-10 Years of Remaining Life
- 10+ Years of Remaining Life

The results were as follows:

Roof Section Age	Condition	Appr. Size Remaining Life	Roof Type	Appr.
1 (Auditorium) 0		4,350 ft <sup>2</sup>	BUR	25+ Poor
2 (Chancel Tower) 5-10		100 ft <sup>2</sup>	SBS	5-10 Fair
3 (Chancel) 0		700 ft <sup>2</sup>	BUR	25+ Poor
4 (Choir & W Furnace Rm) 1-4		600 ft <sup>2</sup>	BUR	25+ Poor
5 (Rooms 105 to 107 & Hall) 0		3,750 ft <sup>2</sup>	BUR	25+ Poor
6 (Chapel Lounge to Rm 104) 0		3,500 ft <sup>2</sup>	BUR	25+ Poor

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7 (Kitchen & Kitchen lounge) 1-4	1,200 ft <sup>2</sup>	BUR	25+	Poor
8 (NE Storage Rooms) 0	425 ft <sup>2</sup>	BUR	25+	Poor
9 (Chapel) 1-4	1,000 ft <sup>2</sup>	BUR	25+	Poor
10 (Chapel Tower) 1-4	100 ft <sup>2</sup>	BUR	25+	Poor

### **Additional comments/recommendations in the report:**

- **Roof sections 1, 3, 5, 6 and 8 are in poor condition and replacement of these sections should be considered in the near future** to prevent major failure of the system and stop the ongoing leakage into the facility. Severely deteriorated membrane, ridges, blisters in membrane, deteriorated stripping, splitting membrane and ongoing leakage were found on these roof sections.
- **Roof sections 4, 7, 9 and 10 are in poor condition and replacement of these sections within the next 5 years** should be considered to prevent the premature failure of the roof system. Deteriorated membrane, ridges, blisters in membrane and deteriorated stripping were found on these roof sections.
- **Roof section 2 in fair condition but shows signs of degranulation.**

There is considerable detail in the report to substantiate these ratings and comments and it should be mentioned that the sections rated the worst for membrane deterioration, water ponding and wet insulation are 1, 5 & 6. I would question the assessment severity for sections 3 & 8 as we have not had ongoing water leakage in those areas and membrane condition ratings were not as bad as sections 1, 5 & 6. This can also be supported by own visual inspection of the roof. In addition, section 3 had a \$10,493 renewal done in 2011.

### **Final Report Recommendations and Cost Estimates**

- **Capital replacement of roof sections 1, 3, 5, 6 and 8 recommended in the near future.**
- **Capital replacement of roof sections 4, 7, 9 and 10 recommended within the next 5 years.**

**The estimated cost of replacement of roof sections 1 and 3-10 is \$593,750 +/- 25%. or a range of \$445,312 to \$742,187**

**By roof section the estimated cost of replacement is:**

R.S.-1: \$165,300 +/- 25% (\$41,325) (\$11,400)	R.S.-7: \$45,600 +/- 25%
R.S.-3: \$26,600 +/- 25% (\$5,320) (\$4,037)	R.S.-8: \$16,150 +/- 25%

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R.S.-4: \$22,800 +/- 25% (\$5,700)  
(\$9,500)

R.S.-5: \$142,500 +/- 25% (\$35,625)  
(\$950)

R.S.-6: \$133,000 +/- 25% (\$33,250)

R.S.-9: \$38,000 +/- 25%

R.S.-10: \$3,800 +/- 25%

#### **b) Comparison to Past Roof Repairs:**

It is difficult to provide an apples to apples comparison as sufficient detail for past repairs and replacements is lacking. **The one accurate comparison we have is the recent roof replacement done by Action Roofing for section 1 at \$53,868. It's significantly less than the RMIS estimate of \$165,300.**

However, I believe the RMIS estimate included full replacement of the insulation as opposed to the Action Roofing job where only wet insulation was replaced.

**The only other meaningful comparison would be concerning the lower south side (section 5), where Action Roofing has provided a roof replacement estimate of \$71,350.80. I do believe this included section 4 as well. RMIS estimate: \$142,500 + \$22,800. Note: It is the general feeling of myself and Gordon that the RMIS cost estimates are high.**

### **4. McGinn Consultant Report**

#### **a) Report Findings and Recommendations**

Earlier in the year UCAS had offered to provide funding in the amount of \$20,000 to help pay for roof repairs. To provide another independent opinion to support this funding commitment, UCAS solicited Mike McGinn of McGinn Engineering to inspect the condition of our roof and provide a report. Darwin accompanied Mike on a roof and "in building" inspection on June 27. Mike had also wanted to review the Wesley approved work estimate that Action Roofing had provided in the spring of 2022. Mike had also talked to Action Roofing during the process. The report was submitted to UCAS on July 20 but not delivered to Wesley until August 5.

Although it was intended for Wesley & UCAS to review the report with Mike, that never happened. Darwin contacted Mike directly to discuss the contents of the report and recommendations. Like the RMIS report, the focus was on the different roof sections of the church and examined the membrane conditions (cracks, bubbling, sponging), surface drainage, ponding, control joints and problem leak areas. **The most problematic areas identified were the auditorium upper roof, the south lower roof, the lower west side and the area where the ductwork supplying heat and AC to the Chapel is located (NE corner).** There were no cost estimates included with this report.

#### **Recommendations from the report and post report discussions:**

- **Proceed with the re-roofing work on the auditorium roof that Action Roofing had been approved for.**
- **For the lower south side lower roof area, go with a total re-roof instead of the partial patch fix that Action Roofing had been**



**approved for by Wesley.** It was initially recommended in the report that the re-roof of this area include enhancements like: upgraded slopped insulation for more positive drainage, new control joint construction meeting the vertical walls of the auditorium, setting the mechanical units on new curbs with new flashing, raising the parapets because of the increased insulation thickness. After talking with Action Roofing and myself these extra enhancements would have been more expensive with only marginal returns and benefits. **Action Roofing submitted a revised total re-roof estimate for the lower south roof area (\$71,351 plus \$3.85 sq. ft. for replacement of wet insulation and \$5.50 sq. ft. for rotten decking replacement).**

- **Recommend roof replacement for the lower west side sections of the church as there is water ponding and membrane deterioration.**
- **Solicit a company to provide an estimate to replace the ductwork that supplies heat and AC to the Chapel, Sunday School supply room and north end of the main hallway.**

## **5. 2022 Roof Repairs and Cost**

- During the first week of October Action Roofing completed the re-roofing job on the auditorium (or section 1 as per the RMIS report) at the cost of \$51,868.30. At the same time they did some patching over other small roof areas that Jonathan and Darwin identified where water had leaked in the last two years. For the most part these were on the lower south side, the west side and the NE ductwork area. However, I wish to point out that because of the poor condition of our roof there is no guarantee that a water leak may not occur in another area of the church.
- It should also be noted that Action Roofing was given the go ahead in spring to patch/fix a portion of the lower south side (section 5 as per the RMIS report) at the cost of \$22,033. It was decided NOT to proceed with this part of the roof fix for two reasons. One – Action did not have time to do it this fall. Two – if Wesley decides to re-roof this entire section in 2023, it would be a waste of money as the patched areas would be redone anyway.

## **ROOFTOP DUCTWORK TO THE CHAPEL**

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We think this ductwork dates back to the early 1990's and is in very bad shape due to the damage caused by the pigeons. This ductwork is all exterior wrapped insulation and has been steadily deteriorating over the last number of years. With the pigeons destroying the outer insulation wrapping, it is resulting in winter heat loss and summer cool air (AC) loss. In some areas the top of the ductwork has been pushed down and the ductwork seams are coming apart. Result – water leaking into the ductwork and potentially flowing down into the Sunday School supply room duct. Action Roofing did some minor patching over the ductwork in early October 2022 to provide a temporary fix to the area where the leak was suspected.

- **There was an estimate to fix this in 2017 from Walter's Industrial Mechanical for \$10,947 plus taxes (\$12,042).**
- **Momentum HVAC has provided us with a current estimate as I was up on the roof with them on November 2. Their estimate is \$21,071.13 including all taxes.**

Note: All other ductwork on the roof is newer and is interior insulated, therefore the birds cannot get at the insulation.

## ROOFTOP FURNACE UNITS

The church has 7 Lennox rooftop furnace units that control the supply of heat and air conditioning for the building. They are all situated on the lower level of the roof. They were installed in phases, between the late early-mid 1990's to 2000; part of the large project to upgrade and convert the church's heating system. Although information varies as to the lifespan of these units, a range of 20-30 years would be reasonable. Over the last few years, the amount of money spent to maintain and repair the furnace units has increased marginally. So far the "fix it" bills have been manageable (not large) and we have not experienced a situation where a replacement is warranted. Although one can never predict the future, it is unlikely that the expenditures for repairs and maintenance in this area will go down. As with the roof in general, these units are sitting out in the open exposed to the climate extremes of Saskatchewan. When one will totally fail is the million dollar question, however it would not be unreasonable to suggest that one or more may need replacing in the next five years.

- **We have received a very recent estimate from Momentum HVAC Services to supply and install the rooftop furnace units. The news is not good as I was told the price of these has almost doubled in the last 2-3 years.**

**Replacement Cost Estimate (Total: \$116,951)**  
**Three 3-ton units at \$17,893/unit = \$53,679**  
**Three 5-ton units at \$20,393/unit = \$61,179**  
**One 2-ton unit at \$20,393/unit = \$20,393**

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# WESLEY BUILDING STRUCTURE AND KINDRED WORKS

## 1. Building Structure:

With the exception of the roof problems the Wesley building is in very good condition. The building is built on a structural concrete slab with piles and pile caps. The cost of demolition of the building would be relatively expensive. It is very unlikely that the building could be sold for demolition and then build another structure (such as a condo development etc.) on the property. We believe the roof deck structures are in good condition and with appropriate roof repairs the building will provide many future years of good service.

**Opinion of building value:** Market value could be between \$1,750,000 to \$1,825,000 less any work required to fix the roof.

## 2. Kindred Works:

On August 25 a number of Wesley people attended a Zoom Presentation about Kindred Works which is a group related to the United Church of Canada whose task is to repurpose United Church Properties for housing. They have offered to do a feasibility study for the Wesley Property to see if a housing project is economical. This is being done at no immediate cost to Wesley although the cost is a liability for Wesley if our building were ever sold. The feasibility study should be completed early in 2023.

Related to the Kindred Works effort, Gordon Beck is gathering information about McLure United Church in SE Saskatoon, which in the late 1980's built the United Church Building and connected it to McLure Place which is a 14 story retirement facility. On the same property, but not structurally attached, they have built Anne McLure House which is a nursing home. All three buildings use a common kitchen, common auditorium/amenities room, common janitorial services, etc. All three facilities share the property but are governed separately. More information about McLure will be coming soon.

# RECOMMENDATIONS

