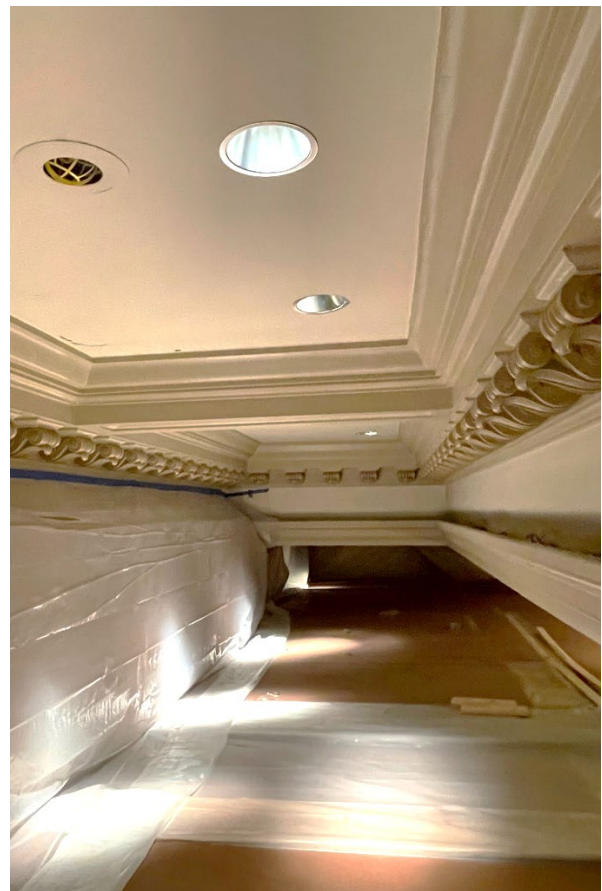


Cathedral Ceiling Repair Update #5, October 7

The scaffolding erection and application of surface protective covers is now complete. We now have a wall-to-wall platform a little over 6 feet below the ceiling in the Sanctuary. On this past Tuesday, the engineering company, WJE, started mapping out the entire ceiling for damaged areas. This effort should take about 3 days. The pictures below show what our church looks like with the protective barriers and some close ups of the ceiling.



Cathedral interior –
Note the protective barrier separating altar from the construction zone and the covering over the stained-glass window. Also note the wall-to-wall scaffolding platform with staircase leading to the entrance cutout in center.



What it looks like on the platform. This is the front bay of the ceiling. On the left is the barrier separating the altar and the right is one of the coffers that adorn the ceiling. These coffers are more that 4 feet high. The ceiling in this area appears to be in better condition

The engineering company will provide specific instructions on where the plaster should be taken down. The remaining areas will be reinforced with plaster washers. Since we will be following the guidance of WJE, then WJE is responsible for the integrity of the new ceiling, and any deficiencies will be covered by their liability insurance. Once we know the extent of the ceiling repair required, we can better obtain cost estimates for plaster repair and get firm scheduling from the plasterer.



Closeup of the dropped section of the plaster
Note that there is plaster remaining between the lath boards. This plaster is called “the keys” and is an older technique used to hold plaster in place. The plaster cracked across the bottom of these keys.
Also note that the some of the cracked surface is dirty (not a fresh crack) indicating the cracking has been progressing for a long time.



This is a close-up of the other large crack that was visible from the ground. The crack is over 6 feet long and the plaster is clearly bowed downward.

Our goal is to get the work completed as soon as possible so that we will have the use of our Sanctuary again. Our parish has the funds for the initial steps for this repair. In order to have the funds for the work to proceed without delay, we are arranging two shorter term loans. A parishioner has generously committed to loan the church \$100,000 for one year at no interest. This money will allow work to proceed without delay. Secondly, we are arranging a \$100,000 line of credit against the Foundation Fund balance. These loans will be paid back through donations and fundraising activities. Fundraising activities are in the early concept stage and any ideas would be welcome. We would deeply appreciate donations toward this repair project. This was an unforeseen event, but an event that that our community can overcome. Between the parish’s current financial resources and the generosity of our parishioners, we can accomplish the repair and end up with a better facility than we had before.

Progress of the repair project will be reported frequently. If you would like more detail on the repair effort, feel free to ask Vic Bertolina, Jim Machin, or Van Paras during any coffee hour.

Parish Council