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22 October 2012

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Mr. Kenneth Merz
Saint Michaels Parish
25 South Street
Litchfield, CT 06759

Via E-Mail: kenmerz@ogind.com

Re: 212046 – Water Infiltration Investigation
Saint Michaels Church

Dear Mr. Merz:

Hoffmann Architects conducted a Water Infiltration Investigation for Saint Michaels Parish and submitted a report of our findings on 17 August 2012. In the report we documented specific areas of concern with respect to water infiltration at the interior of the church and we provided a condition assessment of the entire building envelope.

Specific recommendations to repair areas of distress throughout the building envelope and our opinion of the probable cost of construction for these repairs are included within the report. The total value of recommended repairs is estimated at \$3,521,400.

We recognize that this is a very large sum of money which would prove difficult for any church parish to raise for a single construction project. We believe that the restoration of the church could be prioritized in order to comply with a budget suggested by the Parish Building Committee.

On 9 October 2012, Hoffmann Architects attended the Building Committee meeting to address and discuss the Water Infiltration Investigation. At this meeting we were asked to prioritize the scope of work and address the most severe defects assuming a \$500,000 construction budget. The following scope of work, in our opinion, can be achieved with this budget and will rectify much of the water infiltration experienced at the interior of the church.

Transept Arch Leaks:

Observations: Efflorescence water staining and plaster damage at interior stone arches.

Recommended Repairs (at all four sides of bell tower):

- Remove slate at the base of the bell tower.



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- Remove existing copper step and counter flashings
- Install ice and water barrier membrane
- Install roofing underlayment
- Install new copper step flashing
- Reinstall previously removed slate
- Install new copper counter flashings
- Repoint select mortar joints
- Repair interior plaster
- Clean interior masonry

Gable End Leaks:

Observations: Efflorescence water staining and plaster damage at interior stone arches.

Recommended Repair Scope (at north, south, east, west gable ends)

- Remove slate each gable end
- Remove existing coping stones
- Remove existing copper step and coping flashings
- Install ice and water barrier membrane
- Install roofing underlayment
- Install new through wall metal flashings at copings
- Re-install and anchor coping stones
- Reinstall previously removed slate
- Install new copper counter flashings
- Install lead T-caps into coping stone head joints
- Repair interior plaster
- Clean interior masonry

Slate Roof Deterioration:

Observations: Deteriorated and missing slate tiles throughout roof

Recommended Repair Scope:

- Replace Missing, broken or damaged slate tiles

Snow Guard Installation:

Observations: Lack of snow guards may cause damage to lower roofs.

Recommended Repair Scope:

- Install snow guard rail system at upper gable roof, north and south side.

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Access to the work will be necessary through the use of pipe scaffolding. A portion of the bell tower as well as the gable ends of the building would likely be staged to access the applicable areas.

Existing leaded glass windows set in cast stone openings at the north, south, and west ends of the church are in poor condition. As a separate project (s), replacement of these windows and their stone surrounds can be accomplished for approximately \$700,000 each. A budgetary square foot price of \$600 was used to calculate the cost of a *stained glass* window. This work includes:

Leaded Window leaks and Stone Deterioration:

Observations: Deteriorated glazing putty, compromised lead coming, and broken or missing glass lites are prevalent defects at the large window walls at the north, south, and west sides of the building. Cast stone units that form the window surround and tracery are also severely deteriorated.

Recommended Repairs:

- Access to the work via scaffolding
- Removal of the existing window units and the stone surround and tracery
- Installation of new limestone surround and tracery
- Artists' design, fabrication and installation of a new stained glass window system

Should the Building Committee wish to further discuss the above described scope of repairs, please do not hesitate to call. We look forward to providing architectural design services to the Parish to mitigate water infiltration helping to preserve this historic church for years to come.

Very truly yours,

Hoffmann Architects, Inc.



Benjamin J. Robinson, Assoc. AIA
Project Manager