



Our Lady of Lourdes Parish

A ministry of the Order of the BVM of Mercy –Mercedarian Friars

BUILDINGS AND GROUNDS TEAM LEADER

JAY OBERDORF - 610-520-9000

April 3, 2022

Dear Fellow Parishioners,

When I receive an insert in the bulletin, I generally look for the money line to decide whether to read the rest of the message.

The money line in this communication is that we need to collect more pledges and money to complete our Church roof! We need that money quickly so we can get the roof replacement underway and completed before the spring and summer rains ruin the inside of our beautiful Church building.

And now a history of what's happened and happening.

March 2018:

Father Michael Rock received a bid to replace the Church roof from AMDG Roofing with an estimated cost of the project of \$272,500. The builder suggested that we include a margin for unexpected costs like sheathing replacement and other unexpected problems, and Father Michael used a 30% factor for these unexpected costs.

November 2020:

Father Michael Rock sent a "Raise the Roof" letter to the parish stating that we needed to raise \$350,000, and that 70% was raised, and that we needed to raise the rest by the Spring of 2021 to complete the replacement to save the Church interior.

2021:

The continuation of Covid 19...need I say more?

Oh yes, there is more! As Covid began to recede, the contractor told Father Michael he could **not** honor his previous estimated cost because he had lost laborers and his materials costs were skyrocketing.

Mark Wallacavage from our parish met a roofer names James Schlosser of RoofSimple while attending a concert in Virginia. He told of our travails, and James offered to come up to take a look. He did more than that. He met with the Overbrook Farms Historic Commission and the Philadelphia Historic Commission to get approval to replace our current slate roof (the price of which materials had gone off the charts) with an asphalt shingle roof.

And more! On October 5, 2021, Father Michael died.

January 2022:

Father Matthew Phelan becomes our pastor, inheriting a number of incomplete or pending projects.

Both Commissions approved James Schlosser's petitions to allow us to put an asphalt shingle roof on our church building.

February 2022:

Ad Prima Charter School, which is leasing the old Our Lady of Lourdes Church School, informs Father Matthew that they had been expecting the roofs on both of their buildings to have been replaced in 2021. Indeed, Father Michael had agreed in a lease extension to replace their roofs and do some parking lot improvements as well. The parking lot and sidewalk work was completed before Father Michael died, but the roof was not!

Father Matthew receives a bid from AMDG Roofing to replace the flat roof on the lower building and to install copper pole gutters on the older and larger building on the site. The cost of the roof replacement and gutter repairs is \$96,500, plus a 30% unplanned expense reserve, making the total cost \$125,000.

March 2022:

Father Matthew agreed to allow AMDG to perform the Ad Prima roof repairs, with a beginning date of April 9, 2022.

Father Matthew further agreed to the RoofSimple bid of \$395,000 with a 30% unanticipated expense reserve of 118,000, making the total project cost \$513,000.

We have total commitment needs of \$638,000 for roofs!

Currently we have cash on hand of \$400,000 allocated for these repairs.

Our shortfall at this moment is \$238,000.

There are other projects we need to contemplate or finish over the next couple of years, including the water damage repairs in Nolasco Hall and the Grotto, a potential handicapped entrance to both of those spaces, a repurposing of the current Rectory, and numerous other ideas and changes that we need to consider. We desperately need creative fundraising ideas as we move into the future so we do not have to constantly go back to the well requesting money! Any and all ideas will be welcomed...and considered.

Lest you are disheartened by this message, know that Father Michael created an income stream from renting the Church School which will help us weather the storm over the coming months, but we still need parishioner participation in meeting our goals to maintain our beautiful parish and its legacy.

We are blessed to have Father Matthew leading us, and his exuberance and dedication to us and the needs of Our Lady of Lourdes deserves our thanks and participation. Please contribute in any way you can.