

## Sacred Heart Cathedral Rectory Renovation Update

In the coming weeks, Phase 2 of the renovations to the rectory should be largely complete. This big yellow building (4500 square feet!) right behind the cathedral has served as the parish office and home to many priests since it was constructed in the late 1940s. The rectory is the administrative center of the diocese and is home to the cathedral's priests and seminarians.

These renovations were long overdue. While it was built to the standards of the day, time has taken its toll. Many ongoing maintenance tasks and upgrades were not done over the last decades and, as a result, the building fell into a state of dangerous disrepair.

### What repairs were needed?

When we began the renovations in 2016, we inadvertently opened a Pandora's box. The original, simple plan of renovating the kitchen and the basement exposed problems that made an upgrade of the entire building necessary:

- The absence of ventilation ducts
- Clogged air ducts
- Exposed electrical wires hidden in the ceiling
- Leaking water pipes
- Damage to the very structure of the building
- High levels of air leakage through the entire building
- Insufficient insulation
- Mould behind the walls in the basement
- Furnaces too big for the need of the building along with poor ducting, and
- Holes in the chimney.

All of these issues needed to be addressed to make the building warmer, more energy efficient, and safer for all its occupants.

### What has been done so far?

- Brand new electrical wiring now runs throughout the entire building. Each floor now

has its own electrical panel to bring the building up to current safety code.

- The new furnaces brought in by Father Dave now have a new and appropriate ducting system that will heat each floor effectively and economically.

- An HRV system has been installed and will contribute to better air circulation through the building and will also improve the air quality throughout



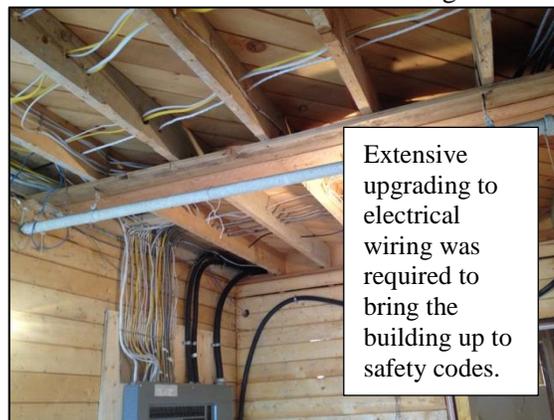
The old kitchen



The new, bright kitchen.

the rectory.

- Spray foam insulation has been inserted throughout the entire basement.
- A new kitchen was installed, complete with flooring and cabinets.
- A new multi-purpose meeting room has been constructed and painted, but also has an unfinished, plywood floor. This room will allow for youth events and parish meetings.
- In the first and second floor, additional framing along with six inches of additional and new R22 insulation have been added to the existing exterior walls.
- Vapor barrier and new drywall has been installed throughout.



Extensive upgrading to electrical wiring was required to bring the building up to safety codes.

- Some needed plumbing upgrades were also best done while the walls were open.
- The two suites for the priests have also been reinsulated and sealed. In addition, one bathroom was turned into two so that each suites has its own

bathroom.

While most walls will remain with mud and paint until they can be finished and much of the flooring is a patchwork of original flooring and plywood, the rectory is now 'liveable'.

### How have we paid for these?

Thanks to Father Jim and the other past priests, money was saved in long term savings for exactly this purpose.

In 2017, we spent \$100 964.90 on initial renovations to the rectory (Phase 1): Engineering reports, demolition of old kitchen, ducting, framing, sprayfoam insulation, electrical service replacement, furnaces, laundry room). These expenditures were financed through long term savings and through current operating funds.

Phase 2 of the renovation ending in the next weeks will cost \$130 000: Drywall in basement, bulkhead, framing and insulation of second and third floor, bathrooms, new kitchen, additional electrical upgrades, and plumbing upgrades. This stage was funded solely through long term savings.

To finish the renovations with mudding the drywall, painting, and adding new flooring will be an additional \$70,000. However, this last stage will wait until the needs of the church building are first assessed and evaluated.

The energy-savings upgrades allowed us to qualify for a government rebate

program. However, because this building is a mix of business and residential, some special (and more costly) upgrades were required to bring the building up to code.

We have already noticed significant savings in our oil and electrical utility bills which will continue for years to come!

We have a comfortable, safe, and warm place for our clergy to live and work. We have learned that if you keep up the maintenance, renovations are not very expensive or difficult. However, the

longer we leave it, the more the upgrades cost. The renovations carried out to the Rectory were necessary and, while expensive, certainly cost far less than a new building.

### What is next?

The cathedral is also in need some immediate attention. For example, one weeks ago, the church furnace started working continuously on high speed without stopping even after the temperature was reached. An electrical problem was responsible for this breakdown. A few days later, a hole was discovered on the bottom plate of the chimney of the church. Fortunately, the repair was quick and is now fixed.

A building committee will be formed in the coming weeks to assess, prioritize, and cost out a comprehensive repair plan for the cathedral. We know there will be a need for significant repairs.

For this reason, we ask parishioners to contribute to our renovation fund to enable us to eventually complete the

renovations to the rectory and begin addressing the most pressing needs of the cathedral.

### How can I help?

*Could those of you with the means consider making a one-time, tax-deductible donation toward these projects?*

Pope Francis often talks about the church being a welcoming place. The cathedral is ours and says a lot about our heritage and our faith. We need to come

together as a parish community and make the cathedral a safe, sustainable, and welcoming home to all.

During this season of almsgiving, please consider the needs of your parish in this regard.

Yours In Christ,  
Fr. Slawomir and the Sacred Heart Cathedral Pastoral Council & Finance Committee



The old laundry area.



The new laundry area.



Both spray-in and batt-type insulation was used to help retain heat and reduce utility costs.