

**Saint Michael Byzantine Catholic Church**  
**156 Green Street**  
**Allentown PA 18102**  
**May 4, 2018**

**Church Repair Proposals**

**Problem Defined:** The church tower has deteriorated, over time, so that it has separated 3 degrees from the church. The church tower now leans forward toward the church parking lot. The separation is clearly visible should you inspect the outside area where the church tower connects to the church. If the church tower continues to separate to 8 degrees, a danger exists whereby the church tower could separate from the church and fall forward. One explanation for the problem rests with the inability of water to properly drain onto the street from underneath the church. Upon a recent inspection, all drains at sidewalk level are completely blocked. Therefore, a remedy must be created.

An architect/engineer inspected the church and devised a plan to stabilize the church and church tower while addressing the drainage issue at sidewalk level. There are multiple steps in order to create a remedy.

**Church:**

First, the plan involves addressing all structural issues and re-attaching the church tower to the church. The church tower must be properly secured to the church. Interior structural repairs will be made wherever stress points exist as well. Joints will be ground out where the steeple meets the church. Therefore, rods must be installed to reconnect the church tower to the church.

The cupola and cross atop the church must be repaired. There are holes in the cupola. There are also seams that create a funnel for inappropriate water drainage. These areas must be repaired and sealed. Therefore, an application of primer and sealer coupled with 2 coats of paint on the cupola is required.

Second, a remedy must be created to allow water to flow free through the multiple drains that were originally installed through the concrete wall that wraps around the church and rectory at sidewalk level.

Third, the church chimney must be repaired/replaced with a new stainless steel liner that connects to the furnace. It has deteriorated and requires replacement. A new chimney cap will be added.

Fourth: excavation and removal of the church wall and sidewalks, as needed, must be addressed. A new stone base, new sidewalks, and drains will be installed with appropriate expansion joints. A new retaining wall and drains will be re-installed. A foundation sealer will be applied.

We can save approximately \$40,000.00 if we patch the retaining walls instead of removing them. However, we would predictably re-visit the same problem in 8-10 years.

**Rectory Proposal:** (Create Shower-Sink-Toilet-Bedroom in Unfinished Basement).  
Basement wall and foundation must be repaired.

Remove all necessary shrubs, concrete sidewalk, front door steps and rectory landing. Excavate to the bottom of the rectory foundation. Repair, deal, and plaster coat walls with foundation sealer. Backfill all areas and install drainage pipe to enable water to flow from rain gutters to front retaining wall at front of rectory onto street. Cover with topsoil. 2) Re-install concrete sidewalks, front landing, and front steps. Re-install railing at front door area. 3) Install bathroom, shower, sink, toilet, and bedroom in rectory basement. Drywall, spackle, paint, install new floating floor. Purchase furnishings.

	<b><u>ESTIMATED COSTS</u></b>
Church	\$175,730.00
Rectory	\$32,550.00
Architect/Engineer Fees	<u>\$18,780.00</u>
<b>TOTAL</b>	<b>\$227,060.00</b>