

**St. Norbert's Engineering Survey  
Informational Meeting Summary  
June 10, 2018**

**What prompted the survey?**

In spring of 2017, the St. Norbert Church roof suffered wind damage. An insurance claim on the damage repair was denied because it was determined the roof needed to be replaced. A subsequent internal review for potential water damage from the roof, and of other areas of the church building in disrepair, prompted the need for a full inspection of the building to ascertain the complete scope of repairs needed to maintain a safe and secure church.

Fr. Jerry initiated discussion among the St. Norbert Parish and Finance Councils, and with parishioner input, we contracted with Building Envelope Professionals Group (BEDG), a firm that specializes in the inspection of historic buildings and recommended by the Diocese, to complete a comprehensive review and report on the condition of the church spire, exterior masonry and roof. The contract also included a request to conduct a feasibility study into the potential of installing air conditioning for the church.

**What did we learn?**

The BEDG inspection found that the building envelope and spire have performed well throughout the years, but it also confirmed that significant repairs and renovations are necessary to maintain the structural integrity of St. Norbert Church. BEPG believes that repairs should begin as early as the fall of 2018 or spring of 2019 to address deteriorating spire masonry conditions that may endanger public safety as a result of pieces of masonry falling from the spire. Additional rehabilitation efforts, including church masonry repair and a new roof, are also needed and could be completed in a phased approach.

The summary of the estimate of construction cost is as follows:

Spire rehabilitation:	\$ 666,345
Church exterior rehabilitation:	\$ 127,248
Church roofing rehabilitation:	\$ 402,923
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Total Estimate of Construction Cost:	\$1,196,516

Given the historic construction of the church, air conditioning the church provides challenges but is possible. Options are still being investigated.

The main part of the present St. Norbert Church was completed in 1860 and the steeple was erected between 1888 and 1902. Ground below the church was removed in preparation for the parish centennial in 1946. Portions of the church building are nearly 160 years old and facilities still in use in the church hall date back to just after World War II. It is exceedingly rare to find structures the age of St. Norbert Church that haven't been torn down or haven't already undergone significant repair and restoration.

**What does this mean for me?**

Given the urgent nature of the repairs needed for the spire, decisions on the best course of action to follow will need to be made soon. The cost of repairs and rehabilitation are well beyond the current financial resources of St. Norbert Church and financial assistance from parishioners will be needed to fund the project. Discussions and initial planning for a parish-wide capital campaign, and research into other sources of outside funding, have begun.

While the scope and magnitude of the repairs needed are disheartening, the project does provide an opportunity to not only fix many long-overdue repairs of the church belonging to Dane County's oldest parish, but to also consider options for enhancing St. Norbert's parishioner experience.

For additional information, please contact Fr. Jerry or any member of the Finance Council: Ed Breunig – Chair, Paul Merline – Vice-Chair, Eric Breunig – Secretary, or Juanita Wipperfurth – Parish Secretary.