



Roof Renovation Project and Campaign

Buddhist Church of Oakland
Annual General Meeting

February 7, 2010





Our Concerns

- Water leaks from roof inside church building from winter rains in various places
- Damage to ceiling tiles, wall plaster, possible “dry-rot” within wall framing
- Roof ornamentals at corners of roof have fallen; safety concern
- Situation is getting worse



LEAKS



DETERIORATION



DETERIORATION



FALLING OBJECTS



Ad Hoc Committee

- In October 2009, committee formed to gain an understanding of the problem and determine course of action
- Committee members include:
 - Steve Terusaki – Chair
 - Harry Bergland
 - Don Kaneshige
 - Mark Shimamoto
 - Jon Takagaki
 - Keiju Terada
- Special thanks to Mark for providing his architectural expertise, leading the evaluation of the roof, and researching alternative materials to replace the roof ornamentals



Forensic Evaluation

- Evaluation done by contractor with specialized knowledge of unique roof architecture
- Evaluation completed in November 2009



Forensic Evaluation Results

- Roof itself, made with metal shingles simulating tiles, is in very good condition – installed in early 1990's
- When roofing was installed, connections between metal roofing and wooden curbs and ornamental pieces at roof corners (“roof dragons”) not sufficiently “waterproofed,” causing water leaks into the church building
- Wooden roof curbs and ornamentals have significant “dry-rot” decay and need to be replaced
 - Original to when building was built in 1927



Forensic Evaluation Results

- Drainage and sealant issues were found which have been the cause of water leaks
 - Wood ornamentation
 - Penetrations at flat roof over second floor small chapel
- In December 2009, some “roof dragons” components removed to minimize further damage and ensure safety temporary patches added to reduce leaks.



METAL ROOFING & WOOD ORNAMENTATION



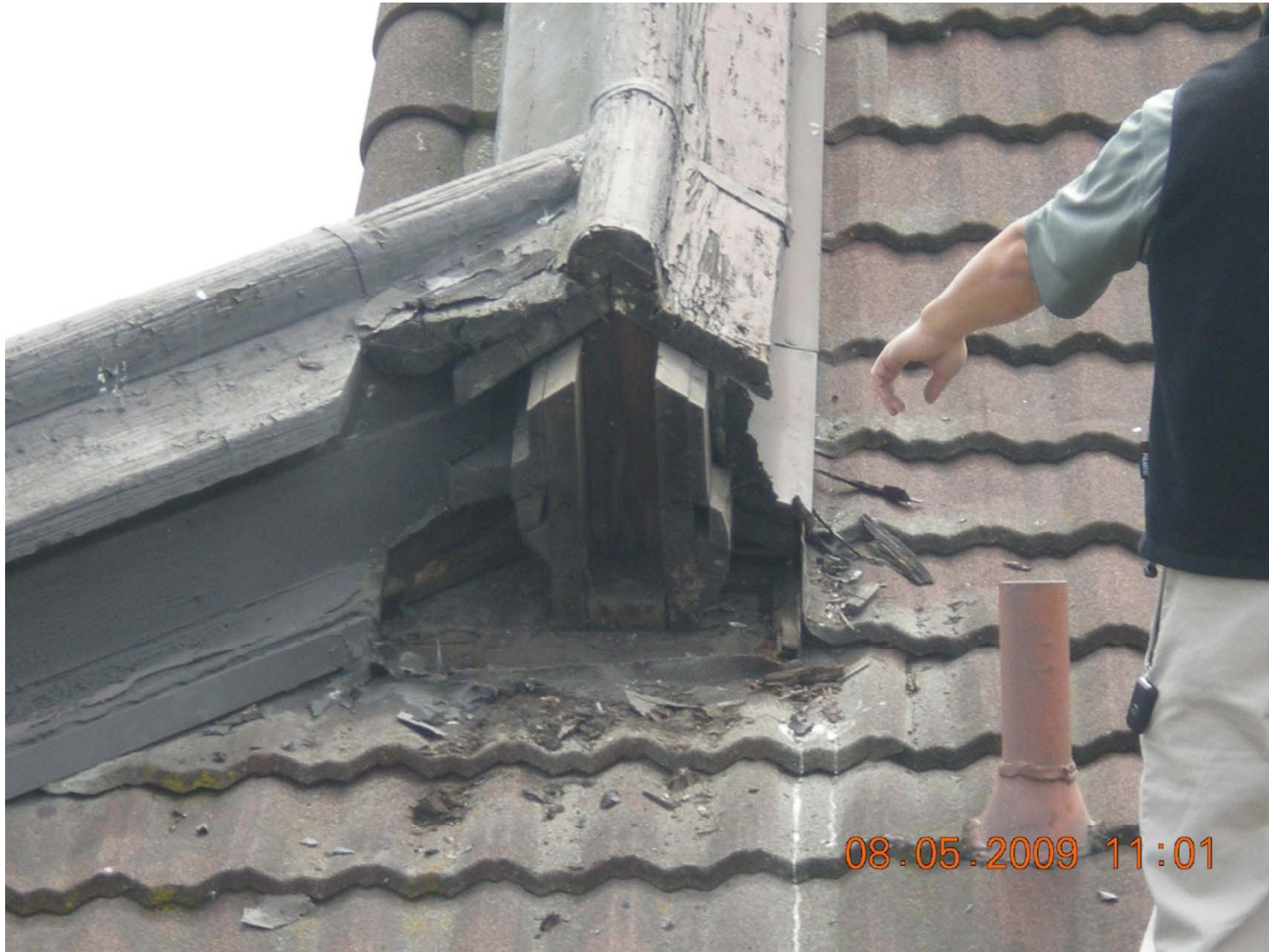
FLAT ROOFING WITH PENETRATIONS



DETERIORATION



SEALANT & DRAINAGE PROBLEMS



FORENSIC EXPLORATORY



PATCHING



Alternative Materials Evaluated

- To replace the ornamental “roof dragons,” three different materials, reflecting the most practical options, were evaluated.

Criteria	Materials		
	Wood	Galvanized Metal-Clad Wood	Glass Fiber Reinforced Concrete (GFRC)
Durability	X	X	X
Appearance	X	X	X
Maintenance (Effort and Cost)			X
Cost / Value			X



Why GFRC?

- Simulates existing appearance
- Extremely durable but lightweight
- Easiest to fabricate and assemble on site
- Minimal maintenance; no painting, less effort to seal and waterproof
- Most cost effective/high value solution



Not An Ordinary Roofing Job

- Will require a specialty GFRC fabricator / installer, and General Contractor to oversee the project
- Preliminary efforts on Scoping the Project resulted in a **Renovation Estimate of \$400,000**
 - Uses GFRC material to replace roof ornamentals
 - Replaces roof over small chapel
 - Includes other minor waterproofing and maintenance repairs
 - Includes contingency for unforeseen items



Church Needs Your Help

- Our temple is a historic landmark in Oakland soon to gain city, state and national recognition
- As a Sangha, we are the recipients and caretakers of this landmark building and must be committed to maintaining its architectural integrity
- The Church, our Sangha, and friends of our temple are being asked to assist in this time of need to complete the needed renovations



Roof Renovation Campaign

Raising the \$400,000 – How we will do it?

- **Seed Money** (25% - 30%)
 - Transfer of funds from existing church accounts
 - Dedicated Fundraising:
 - Annual golf tournament
 - 200+ Club proceeds (2010 & 2011)
 - New fundraising programs
- **Major donors to the campaign** (35 - 40%)
- **Non-member donors** (5%)



Roof Renovation Campaign

- **General Membership Pledges** (30 - 35%)
 - Suggested donation:
\$500 per member or \$1,000 per couple
 - Campaign Period:
Two (2) years



What are the Next Steps?

- Mark is preparing detailed drawings and specifications for bidding purposes
- Preliminary project timeline
 - Bid and Select a contractor: **March 2010**
 - Shop drawings prepared and GFRC fabrication completed: **April - July 2010**
 - Begin renovation work: **August 2010** (right after Obon)
 - Renovation work completed: **September 2010**



With Sincere Gratitude

Thank you for your continued support of the temple and of this very important campaign!

If you have questions, contact any of the committee members.