

## **Building Restoration**

North Church was built as part of the legacy of the great depression and it is appropriate that we are starting the restoration work as a legacy of the great recession. As the engineering team and the building committee work on conceiving and delivering an 80-year solution to our electrical and drainage concerns, we reflect up on the strength and majesty of the stone and stained glass of our magnificent structure and we see this as a reflection of the character of those who have labored here for decades.

We have begun the first construction piece in the generational restoration of our North Church facilities to correct deficiencies in our electrical and sewer infrastructure. These aspects of our overall plan were prioritized first due to the health and safety issues involved. The wiring in the sanctuary building, along with the power panels and fixtures, has become unsafe; and the combined storm and sanitary sewers, along with associated plumbing infrastructure, have failed. We are planning this summer project to be as minimally disruptive as possible, and we will ensure that our services and ministries continue on as usual. However, as in all construction projects, we will experience some temporary disruptions to some sidewalks, sections of parking, landscape, the courtyard and limited spaces within the building.

We prepared for this phase of our undertaking by creating a plan titled “Heading North” in which is detailed the entire scope of what is needed to catch up on deferred maintenance and to maintain our facility for decades to come. Next we employed a multi-disciplinary engineering team to design the work to be done, integrating all of the trade and professional aspects of the complex work to be undertaken. We have selected a general contractor from among well qualified competitors to guide our project to successful completion.

There is a display in the north alcove of the west entry showing the detail of the construction underway and a computer presentation is available upon request detailing the overall generational restoration plan. The Board of Directors Chair and Building Committee Chair are available to discuss any aspects of this process with you. Also, building engineer and manager, Dave Damin, is available to discuss the detail of the project with you. Please contact us if you have any questions or concerns you would like to bring to our attention.



This picture is a rendering of the new sanctuary basement windows after correction of drainage issues.



This depicts the north side of the education wing after correction of drainage issues and other work including the installation of skylights on our window wells.

## **Deferred Maintenance, Phase I Construction Highlights**

Main Objectives to address health and safety issues due to aging infrastructure:

- Restore proper storm and sanitary drainage from the church property,
- Correct failing electrical circuitry (power panels to fixtures) in the sanctuary building.

Secondary Objectives to address additional health and safety issues and to take advantage of the construction opportunity to address related issues:

- Replace failed emergency and exit lighting throughout the facility,
- Make needed sound improvements in sanctuary,
- Install energy saving devices on motors consuming the most electricity, with guaranteed return on investment.

Major Construction Elements:

1. Sewers:
  - Excavation of courtyard and perimeter of facility, including north side one-way lane to Meridian Street, closing one-way lane to Meridian Street, and shifting sidewalk northward,
  - Installation of new, separated storm and sanitary sewer lines at higher elevation,
  - Reconfiguration of interior plumbing discharge at higher exit elevation,
  - Downspout modification providing run off capacity and diversion of water from under building,
  - Re-landscape of affected areas,
  - Installation of skylights over new basement windows in education wing,
  - Installation of new above grade basement windows in sanctuary building,
  - Installation of new discharge sumps for sanitary and storm requirements.
2. Electrical:
  - Refurbish sanctuary chandeliers to correct electrical hazard and to provide enhanced lighting and replace other sanctuary lighting with enhanced capability fixtures,
  - Install programmable lighting controls for better control and enhanced effects,
  - Replacement of failing and hazardous power panels, wiring, and other components of the power infrastructure in sanctuary building,
  - Replacement of under balcony ceiling after demolition for wiring with enhanced ceiling,
  - Replace failed emergency and exit lighting throughout the facility with efficient and enhanced capability fixtures,
  - Correction of grounding issues, which affect electronics operations,
  - Re-label power panels throughout facility, provide work lighting and power receptacles in working areas, and make other required electrical repairs.
3. Repair masonry on all building facings in the courtyard.