

Property Committee Report on Building Needs
October 15, 2020

This report will summarize the information presented by the Property Committee members in the September 2, 2020 Be in the kNOW Forum. The intent is to share this information in a systematic way so the congregation of First Christian can use it to make decisions as we move forward with our future story.

The first priority of maintenance and upgrades to the church is meeting the Fire Marshall requirements around egress (ability to leave a building especially in an emergency situations), egress lighting (special lighting to light the way in times emergencies) and the lack of fire suppression on the kitchen stove hood. Egress from the church is still in discussion with the Fire Marshall. Egress lighting and signage upgrades have 1 bid of \$60,000. The stove hood is suitable for church potlucks and as the Downtown Food Hub will be relocating to St. Mary's Episcopal Church, would only need to be upgraded if the church reinstated the Sunday breakfast. Discussions with the Fire Marshal have been on going, friendly and constructive. Several requirements put forward by the fire marshal have already been resolved. Other issues such as the clothes storage of Helping Hands Ministry are in the process of being resolved. This is first priority because the Fire Marshal has the ability to limit the number of people allowed to attend events in the church or could prevent the church from any use at all until upgrades have been completed.

If we resume use of the kitchen for Sunday Breakfast the stove hood and plumbing systems need to be upgraded to meet current fire and plumbing codes. Deciding how far to go would impact the estimate total. Rough estimate are any where between \$200,000 for the above to \$700,000 for a complete remodel.

The Egan Warming Center had to abandon use of the church basement for overnight accommodations because of egress and safety issues raised by the Fire Marshall. That restriction may also apply to other overnight uses such as youth events. In the event a fire sprinkler system is required this option to allow people to spend the night in the church could be very expensive.

While not an issue as of yet with the Fire Marshall, the existing fire alarm system is inadequate at best. Costs estimates range from \$20,000 to upgrade the system to \$300,000 to replace it throughout the entire church. This would be proactive and add to the level of safety for occupants in the building.

Is the church building safe in an earthquake? A study of the integrity of the church building during an earthquake was awarded to Arbor South. The upgrades to the entire church building to meet modern seismic standards were estimated to cost 1.2 million dollars. To upgrade just the 1966 Administration Wing would cost \$600,000. This

alternative may mean we do not use the old 1911 portion to the church. These upgrades would ensure a greater rate of survival of people in the building during an earthquake but it would not ensure the integrity of the church structure following the earthquake. Insurance would give us the means to repair/replace the church in the event of damage due to an earthquake. We are not being required by any agency to proceed with this upgrade to the church. If we were to proceed it would be proactive and out of a concern to limit injuries and the loss of life during an earthquake.

There is a long list of deferred maintenance in the church which if addressed could add \$500,000. These items include:

- 1) Completing caulking and painting of the exterior of the church
- 2) Repairing stained glass windows throughout the church
- 3) Removal of asbestos in boiler room and old asbestos flooring throughout the church
- 4) Removal of boiler and air handler system in boiler room to increase use of that space.
- 5) Restoring/replacing chime control system
- 6) Replacing carpeting and flooring throughout the church
- 7) Repair of ramp to office and stairs to front of sanctuary
- 8) Facelift of older bathrooms in office wing
- 9) Resealing blacktop parking surfaces

An estimated \$200,000 is needed to replace the organ. Asbestos shrouded wiring throughout the organ makes repairing the organ impossible.

An estimated \$600,000 would be needed to remodel the basement and make the space more useable and ADA accessible. Included in this cost are the replacement of the existing basement bathrooms with gender neutral/ADA bathrooms and the replacement of old plumbing piping below the concrete floor that is at the end of its life cycle.

When upgrades are completed to address fire marshal requirements, we can continue to use the church building “as is” as long as we do not resume the Sunday Breakfasts or have events that exceed fire marshal restrictions on the number of people allowed. We can continue to address maintenance issues as they arise or we can be proactive. We could determine we want a safe building capable of notifying people to leave the building during a fire or survive a seismic event. We could revitalize the building to allow for greater use and include people of all abilities throughout the church and require less maintenance. We could envision a building that would serve congregations for many years to continue the ministries of the present.

We could decide to not stay in this building as it does not suit our needs as a congregation; it is too expensive, too inflexible or just too old. This building could be used for the next few/several year with minimum amounts of investment as we could decide our future.

How do we decide? We start with answers to the questions:

1) Who are we?

2) What do we want to do?

With this accomplished we will be able to answer the questions posed above.