

BUILDING & GROUNDS COMMITTEE REPORT

FEBRUARY 12, 2016

Replacement Studies for Church and Meeting House (New). On January 25, 2016 Anne Khanna asked the Building Committee to provide studies looking at the costs for replacing the main church building and the Meeting House in the event of fire or other catastrophic loss. In response to this request, we have prepared the two attached parametric studies demonstrating the potential replacement costs for rebuilding these two structures.

We believe it is important to recognize that several factors make it improvable to faithfully reproduce the current church building. Current performance requirements for seismic constraints, wind and snow loading, energy codes, more stringent environmental constraints, and laws like the Americans with Disabilities Act of 1990 will either prohibit certain existing condition from being replicated, lead to different choices, and ultimately result in a different outcome of a new building solution in the future.

The study for replacing the main church provides an estimated replacement cost of \$9,200,000. The study for the meeting house provides an estimated replacement cost of \$2,220,000.

Project Estimates & Studies (Update). On January 6, 2016 Chuck Colletti and John Turmelle of the Building and Grounds Committee met with Reverend John Morehouse, Anne Khanna and Dorothy Adams to discuss the scope of work for a possible capital project that would begin in Y-2017. Chuck Colletti advised that the cantilevered decks continue to be damaged by the weather, and that their repair is critical before the cost to restore them escalates. Reverend John asked for a project that will improve the overall appearance of the church. At the conclusion of this discussion, the B&GC was asked to provide the attached study focusing on the main entrance to the building, the south parking area (adjacent to the main entrance), and the cantilevered walkways.

Platform Lift (Updated). Leonard Surveyors has finished the survey drawings. Our Architect, Kevin Davignon, has completed the architectural drawings. Mel Barr Associates has scheduled meeting and is proceeding to present the architectural drawings to Conservation, Wetlands, the Department of Health and the Planning & Zoning Commission for their approvals before application may be made at the Department of Building for a construction permit.

During the P&Z open meeting on January 6th 2016 our proposed text amendment, addressing a change in the language regarding handicapped parking spaces, was voted down by the new members. During a subsequent meeting with the new P&Z manager, we were advised that our plans to relocate the necessary handicapped parking spaces, in front of the proposed lift location, did not require a change to the zoning regulations.

Flat Roof (Update). The flat roof replacements on both the east and west wings of the church are completed. Rick's Main roofing has finished the necessary paper work for the manufacturer's representative to inspection. The final inspection is needed before the warrantee for the new roof.

The church office has reported that there are intermittent leaks on the east side of the main entrance door. An Initial examination of the roof and skylight revealed that rainwater is infiltrating through holes in the skylight where screws have fallen out of the frame. While this may not be their area of expertise, the B&GC is contacting Rick's Main Roofing to see if they can help repair this condition.

Glass Replacement and Repairs (Update). We continue looking for someone who will perform the work to replace the broken glass. Fairfield County Restoration looked at the necessary scope and decided they were not able perform the labor to remove and replace the glass. To date, eight (8) local contractors have looked at this work and decided not to accept the project.

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2016 B&G Annual Conditions Report (No Significant Change). In preparation for the next B&G Annual Report, and our recommendations for a 2016/17 Capital Project, we met the structural engineer, John Flynn on October 29th for an inspection of the exterior cantilevered walkways and the cracked wall in the Lower Level.

In John Flynn's report, he notes that repairing the concrete decks requires the skills of a restoration contractor with a highly specialized knowledge in cement refinishing and experience with the different specialty materials needed to repair the edge of the decks. Flynn further noted that it may not be possible to locate three contractors with the necessary skill to properly accomplish these repairs.

The B&GC is discussing further needed investigations by professionals of different building systems.

Historic Preservation Grants (No Significant Change). As you know, in April-May 2015, we submitted a preliminary HPTAG grant application request for \$20,000 to the CT Trust for technical assistance funding for the skylight/roof. We were waiting notification of the final deadline and if funds were available this year. Unfortunately, we failed to meet the December 1, 2015 deadline due to some back and forth miscommunications about deadlines and fund availability.

We spoke with the staff at the Trust, and they are not willing to give us an extension as their board meets next week, and there is not time to get all the work done to submit a professional application in time. The good news is we have a good relationship with the trust, we know the application process better, and they are supportive of us applying for State Historic status as well as 2016 HPTAG funding.