

Building Committee Minutes March 9, 2016

Attending: G. Boyd, M. Anspach, M. Claverie, D. Miller, F. Horne, M. Parobeck, Dean Vang, M. Withington. Guests: J. Waite, S. Brown, S. Bosshart

Minutes of the January 19 meeting were accepted for the record.

The architects presented the draft “condition assessment” of the church building, which had been previously distributed to committee members for review and preparation. All members praised the thoroughness of the report, and remarked on several items about which they had previously been unaware.

These previously unknown or unnoticed elements included the furring out of the walls of the nave to the rear of the transept with gypsum wallboard. No information is available as to when or why this was done, but it is assumed that moisture may have been a factor. Members also asked what the original interior colors might have been, but no clear answer is available yet. JGWA will continue to analyze this question. It was new information to all that structural steel below the narthex is deteriorated, again from moisture infiltration. The structural soundness of the narthex will be reviewed prior to Phase I specification and bidding.

The architects recommended a planning horizon of 20 years to fund and execute all the priority measures.

Dean Vang called attention to a crack in plaster in the organ room. The architects will review with Farrell Goehring.

Ms. Bosshart, Executive Director of the Saratoga Springs Preservation Foundation, joined the discussion and offered several ideas for how the parish could engage with the community in raising funds for the restoration measures. Including Bethesda as an open “house” for the Spring House Tour was one option. Other forms of support from SSPF were discussed.

The architects will prepare a final bound version of the report, including pictures and an assessment of the stained glass windows’ condition. The bound version will be available to donors and others, will be mounted onto the parish web site, and distilled into a power point presentation to be offered to the parish after Easter. The final version will also be transmitted to the New York Landmarks Conservancy, which in part funded the assessment, in order to complete the grant.

The committee agreed to recruit Sean Byrnes to participate in its future deliberations.

An activity sequence of seven critical milestones was reviewed and discussed, to general consensus. The sequence is appended to these minutes.

Next meetings, all Wednesdays, 7 p.m. in Parish House: March 30, April 13, April 27, May 11, May 25

Activities sequence going forward.

1. Achieve our congregational goal for Capital Campaign, if not surpass \$330K. To demonstrate congregational support.
2. Secure one or two “special gifts.” (i.e. on Dean Vang’s and my lists). To increase our equity position.
3. Secure a lease commitment from Saratoga EOC/Head Start for the 2nd floor. To show securitized income in our financial plan.
4. Determine level of Skidmore interest in Floor 4+. Not sure a lease with them is feasible until end of semester. Same as 3.
5. List the balance of the building with Roohan at market rate (+/- \$23/sqft). Market income is actually better than “mission rate,” so if 4. does not come through, it actually makes the plan look more feasible.
6. Sit down with the bank and agree to terms for a mortgage. They have been following us reasonably closely, so I think if we can prove the numbers, we should be able to come to terms fairly promptly. Also, we have pre-selected the bank, so the discussion is just one-on-one.
7. Go out to bid for a contractor. JGWA has told us that by law, we cannot go out to bid until we have financing in place. It is good that the construction drawings, i.e. bid document, is nearly complete now. So once the above conditions are in place, we can promptly go to bid. The contractors we have interviewed all indicated they could submit bids on about a 3-week turnaround.
8. Once price is secured and deemed in line with budget, application must be filed for building permit and “mylar” version of final site plans. City turnaround is minimum 6 weeks, as long as 3 months.
9. Break ground.