

Building Committee Minutes May 11, 2016

Attending: G. Boyd, M. Anspach, M. Claverie , M. Withington. Excused, Dean Vang, F. Horne, D. Miller, M. Parobeck. Guests: Jack Waite, Shannon Brown

Minutes of the April 27 meeting were accepted for the record.

Shannon Brown showed the power point slides that will be presented to the congregation May 22 in a “double feature” after both the 8 a.m. and 10 a.m. services. Commentary and editing suggestions ensued. Boyd will set up screen and projector on the day before, so all is ready.

Boyd reported that a check was received that day from New York Landmarks Conservancy for \$1,500, for its share of the cost of the Condition Assessment. Waite reported that NYLC staff were very pleased that Bethesda completed this element so expeditiously. The parish is now eligible to apply for grant funding for actual restoration measures, now that we have the condition assessment as our long term plan.

Boyd also reported that he and Senior Warden Darren Miller will attend the Spring Fling luncheon of the Belmont Child Care Assoc., in Garden City on June 2. In addition, Leslie Pendleton will be making a site visit June 14-16 to review the results of the congregational phase of the Capital Campaign, and help us shape the “community phase.”

Discussion turned to restoration measures, cost and sequencing. Brown explained that some of the most critical measures, such as perimeter moisture intrusion, would be addressed in Phase I construction of the NPHCC. Existing sidewalk on the east side which is now pitching the water into the undercroft, would be removed and replaced, and an entire perimeter system would convey the water to the collection system beneath the courtyard, thence to Washington Street.

Brown agreed to research ballpark cost estimates for an interior hearing assist system, and for some of the priority stained glass work.

Options for roofing material were discussed. New York State Office of Parks, etc. is a potential source of grant funding, as is New York Landmarks Conservancy. Both agencies, in Waite’s opinion, would insist that the church use slate, because slate was once there. In addition, if insulation was incorporated, it would increase the thickness of the roof such that the sills of the clerestory windows would have to be replaced. Nothing is simple. Waite advised that the best quality slate now comes from a quarry in Granville, New York.

For the May 22 presentations, it will be emphasized that overall, the building is not in grave danger, but that addressing the priority measures, especially water infiltration, will help keep it sound for many years to come.

REMINDER:

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.

Upcoming meetings:

May 25 Building Committee, 7 p.m. Parish House
June 2, Boyd and Miller to BCCA
June 8 Building Committee, 7 p.m. Parish House
June 15 Capital Campaign with L. Pendleton, 7 p.m. Parish House
June 29 Building Committee, 7 p.m. Parish House