

Annual Meeting NVM Rehab Project Report

February 2, 2020

1. Background
 - a. Concept origin
 - i. Decision to stay in Madison
 - ii. Move to Housing Allowance
 - iii. Rectory usage in question
 - b. Town Hall meeting
 - i. Plan conceived to repurpose Rectory to Fellowship Hall
 - ii. Make property accessible
 - iii. Make improvements to the Church
 - c. Catastrophic August rain event
 - i. Both Church and Rectory basements flooded by sewage backwater
 - ii. Caused removal of wall boards and flooring
 - iii. Replacement became a necessity
2. Project Plan
 - a. Plan was divided into three phases: Church and Rectory wall and floor replacement/bathroom upgrades and accessibility for Church; Phase II was the conversion of the Rectory to a Fellowship Hall; Phase III to connect the Church to the Rectory
 - b. Concept Plan was developed to accomplish these three items and estimated to cost about \$500,000 in total
 - c. Town Hall meeting presentation was made and approval by Parish given to begin Phase I with a budget of \$150,000
3. Design and Construction Preparation
 - a. Architects were interviewed and Anthony Duncan Architects of St. Louis was selected
 - b. Phase I plans were delivered in early-November 2019
 - c. Plumbing bids were accepted for a grinder pump system to prevent sewage backups for the Church and Rectory in early November. Ehret Plumbing of Belleville, IL was selected.
 - d. Floor contractors were interviewed and bids were received in early November; Concrete Ink of Springfield was selected to install floor
 - e. General contractors were selected and bids received in mid-November and Wright Building Systems was selected
4. Project Catalogue
 - a. Plumbing work began in mid-November in the Rectory basement to re-plumb the bathrooms (in Church also) and construct future sewer extension for Phase III bathrooms; Sewer Backwater pump work began after Thanksgiving
 - b. Floor installation of a liquid terrazzo floor product began the second week of December and both basements were completed within the week.

- c. Framing and drywall work began in mid-December and has just been completed (with exception of Rectory ceiling, demo of Office wall in Church)
 - d. Accessible lift has been ordered with delivery in about six weeks.
 - e. Items to still be completed include the shaft for the lift, drywall of remaining paneled walls in the Church; covering of the vinyl walls in the Church and new flooring and doors in the Church.
- 5. Phase II Concept (merge of original Phase II and III)
 - a. Better use of garage as an office and small kitchen for Fellowship Hour
 - b. Use existing commercial kitchen in basement by adding a dumbwaiter system
 - c. Reduce the footprint of new construction for just restrooms and connection from Church to Fellowship Hall
 - d. Reduce project cost
- 6. Cost Summary and Future Cost Estimate
 - a. Current committed cost – approximately \$145,000
 - b. Revised Phase II cost estimate - \$197,500
 - c. Total Project Cost Estimate (Phase I and revised Phase II)- \$342,500

Submitted by: Bob Butchko