

## EMMANUEL CHURCH BUILDING COMMISSION

### VESTRY PRESENTATION: Status of the building

*Michael Scanlon, September 20, 2011*

#### ACCOMPLISHMENTS:

##### GENERAL

We have a comprehensive building manual

We have a seasonal preventative maintenance schedule

*These are collated into notebooks, with copies for the maintenance staff and church records*

The building files are all in order in the archive room.

Our broken waste water pipe has been repaired

The broken flagpole has been replaced, and a second made and stored for future need

##### SAFETY

We have changed our fire alarm monitoring company in the hope of resolving conflicts with Safe Haven's system.

We have changed our elevator maintenance company to one who understands our older equipment better.

##### THE ELECTRICAL SYSTEM

replaced all fuse boxes

of our panel boxes only 1 is older than 15 years

Most of the wiring has been replaced

*At present, only one circuit, which is only slightly load remains to be addressed*

Third floor electrical outlets have been increased

*This has allowed installation of air conditioners*

Where needed for use or safety our light fixtures have been re-wired

Floor outlets in the sanctuary have been cleaned and tested.

STILL TO BE DONE: *note- where some pricing has been estimated the rough figure is noted in thousands*

##### GENERAL

Move the Rogers organ to the sanctuary ( 10 k)

Lindsey organ restoration (70 k)

Sound system in Sanctuary and Parish hall

*Rosemary Harbison has requested this and expressed willingness to help*

Signage- asleep but not dead!

##### SAFETY

Master and sub key system (7k)

*The intention is to reduce and simplify the number of keys so that emergency access can be facilitated*

Replace failed kitchen sanitizer

*we would like to use the space for a dishwasher*

Install wireless central fire alarm in area not currently protected

*Note that the sanctuary and parish house are not currently alarmed*

Theft alarms for Lindsey Altar screen

##### ELECTRICAL

Central lighting control for the sanctuary

*This will improve our code compliance as well as simplifying control*

One circuit still needs replacing

Floor outlets in Parish hall need heavy covers

*current covers don't bear the weight of the piano*

Current floor outlets should be replaced with three pronged outlets and properly covered

*Note that this issue and the lighting control have been discussed with the Mattina Proctor foundation.*

## ACCOMPLISHMENTS

### STRUCTURE

Roof is under control and performing to acceptable standards  
Condition survey pre-construction of 4 Newbury has been undertaken  
Motion monitors in Sanctuary are receiving routine reading, and being augmented with vibration monitors  
Groundwater levels in reference to out pilings are being monitored routinely  
Window wells have been dug out, their drains cleared.  
Gutters and downspouts are receiving regular inspection, cleaning and repair

### HVAC

We now understand the heating system in detail  
Heating equipment is under contract for maintenance and steam supply.  
We now understand the summer ventilation system in detail  
Summer fans and roof louvers have been repaired and are now working  
Steam leaks in the basement have been fixed  
Heating equipment on the north side of the sanctuary is back on line  
Web based, prescheduled heat controls have been installed.

*These can be controlled by the parish administrator or by the members of the Tuesday committee, or by Emmanuel Music, but not by casual occupants.*

We are currently using temperature sensors and consumption records to monitor steam usage very closely

### INTERIOR WORK:

Sanctuary lighting has been greatly improved  
Stolen statues from Lindsey Chapel have been replaced  
Repair to the paint and gilding of Lindsey Chapel altar screen is documented and the pilot part of the repair has been completed  
Fallen Plaster above the Chancel arch has been repaired.  
Repair and repainting to plaster on the north side of the sanctuary at the Vinton memorial and by the sacristy door  
Repair and repainting of plaster by the door from the west lobby to the Sanctuary  
Repair and refinishing of the wainscoting in the west lobby and vestibule.  
Floor of the west balcony replaced  
Chairs in Lindsey Chapel have been refinished, and most recaning has been

## STILL TO BE DONE

### STRUCTURE

Repointing of alley wall (250k)  
The rear roof will need work (100k)  
*In 2002-4 the roof work was confined to the Newbury street side, subsequent work was done in isolated areas on the north side.*  
Coping stone of the north Gable need to be reset.  
We are currently exploring, at Wendall Kaslow's suggestion, the use of Steeple jacks for high roof repairs. This should reduce costs.  
Restoration of the exterior doors (35-100k)

### HVAC

Return Air pathways.  
I need to add a bit of narrative here. As originally designed the Sanctuary had a recirculating system, and the return air was drawn back into the system through the chancel organ loft. When the post fire renovation occurred apparently no one realized that the organ pipe chamber was being used to return air to the system, so the insertion of floors in the space essentially hobbled the heating system. By contrast the Lindsey chapel system was a once through system, or so it appears. We are researching ways to correct both these systems, and analyzing what, if any cost savings correcting the situation might realize.

### INTERIOR WORK:

Sanctuary lighting- control mentioned under safety, and installation of a spot bar and lights in the central crossing.  
Paint and plaster repair to the sanctuary walls  
Paint and Plaster repair to the chancel  
Repair of damaged wood paneling in the chancel  
*This is to be done by Ted Southwick as part of the residency arrangement*  
Paint and plaster repair in main stair well and east lobby  
Continued restoration and refinish, to wainscoting in east lobby, vestibule and stair.  
Tile removal and disposal, restoration of the terrazzo in the east lobby  
The west lobby should eventually also be done, and the tile floor in the sanctuary is also in need of replacement.

## ACCOMPLISHMENTS

completed

Glass has been installed in the rector's and in the parish administrator's doors

The sink in the handicap bath has been repaired, and it has been repainted

Two leaded glass, and one stained glass window have been repaired

We have established a residency program with a wood worker/carver from Massachusetts college of Art.

The parish hall floor has been repaired and refinished

The Emmanuel Room floor has been refinished

The main staircase and it's handrail and landing have been refinished

## STILL TO BE DONE

### STAINED GLASS

We have an evaluation of the condition of the windows prepared by Roberto Rosa. The west window and the tiffany window are considered to be urgently in need of restoration.

The Burnham window, damaged during the fire, has yet to be repaired

The high chancel angel window has to be replaced.

The two high chancel geometric windows missing from the north west corner of the chancel need to be retrieved, repaired and replaced.

*Therein lies a story...*

## A FINAL WORD

We of the building commission, and especially our Tuesday work group, feel that while the needs are great, and the frustrations many, the building is in good shape, and that things are under control. Those things that can't be fixed are at least being monitored and to large extent that we can anticipate, rather than reacting to, building needs. We have undertaken two major efforts that rely on fundraising, the Lindsey Chapel Altar Screen, and the east- soon to be Kershaw- lobby. Speaking for myself, I hope that as we move forward we can place emphasis of the restoration of the chancel. It is the heart of what we are at Emmanuel, and still bears sorry scars from the fire and neglect.

*Respectfully Submitted*

*Michael J. Scanlon*

*September 20, 2011*