

# What in the World am I looking at?



## CHRIST CHURCH PARISH FELLOWSHIP HALL RESTORATION PROJECT

By now you may have received, or will shortly, our letter requesting your support for the Great Room project. The purpose of this communication is to give all of us a better understanding of the situation that has required us to complete this project now, and at a cost, we didn't anticipate.

For several months, we have felt there was a safety issue with the Great Room floor, especially around the kitchen area where the floor has actually been sagging more and more, and there has been a "softness" to it in some areas as well. Making the necessary repairs to the floor has been a problem for two reasons. First, without actually tearing up the floor, it has been impossible to tell exactly what is needed to repair it; and second, to conduct whatever the repairs are determined to be would require that room being closed for use for an extended length of time.

Now two things have happened. First, with the help of Percy Douglas, a licensed contractor who has done work for our church in the past, we did some investigating of the floor and determined that in some areas the floor had actually sagged more than three inches in the span of about 30 feet. As getting under the floor is difficult, Percy gave us an estimate of just under \$20,000 to conduct necessary repairs. We felt this would cover the "worst case" scenario of rebuilding the piers that support the main beam, replacing the beam, and then replacing a number of floor joists.

So, on March 26<sup>th</sup> the Vestry approved \$20,000 for the project. This was to tear up a portion of the floor and do the necessary repairs which commenced on April 1<sup>st</sup>.



From the start of removing the flooring, we realized that we may be dealing with some significant issues as this photo indicates. Underneath the plywood floor, was a patchwork of scrap wood that was used to “level” the floor.

Further removal indicated a number of damaged joists that were literally falling down as the floor was being removed. This prompted us to remove more of the floor to determine the real extent of the damage. As you can see from the photos, some of the joists were severely damaged. The support for the floor consisted of one row of six piers that supported the main beam that ran down the center of the room. The vast majority of joists had either ter-



mite damage to the extent they would crumble in your hand or break into pieces when they were lifted.

If it wasn't termites it was severe moisture rot near the brick foundation so that the smallest amount of pressure would break the joist.



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At this point, we removed the floor from outside wall to outside wall from the double entry doors to where the basement starts. That's an area of roughly 1200 square feet that became a major reconstruction project rather than a small area floor repair. It also meant we had to comply with the current building codes, which, in this case, requires us to design the floor for a loading of 100 pounds per square foot. So now there will be four rows of 6 piers each that support four main beams with 36 thirty-one-foot wooden I-beams that go wall to wall.



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## The Rest of the Story

The other aspects of the project will remain the same. The necessary plaster repair and a re-painting should run roughly \$55 - \$6,500 (these are updated number from the letter). Re-carpeting the room will run roughly \$10,000. Now is the time to do these jobs while the room is empty.

The kitchen floor, which is structurally sound but has numerous badly cracked tiles, is also being replaced for \$5,500. It will require removal of all movable fixtures and appliances from the kitchen. A "poured" floor that has no seams to collect dirt and bacteria will be installed thus providing a much cleaner and more sanitary environment.

So, the contract to complete the floor reconstruction, followed by re-plastering and re-painting, then by re-carpeting, and finally the kitchen floor, comes to a cost of \$56,000.

Although it is a lot of work and quite expensive, we are restoring an area of our church that is vital to our community outreach activities and fellowship events that occur regularly on our grounds. Having a safe, well-constructed, and attractive area that we can all be proud of will help us in our continuing efforts!

So where do we stand? Here is what we have and what we need:

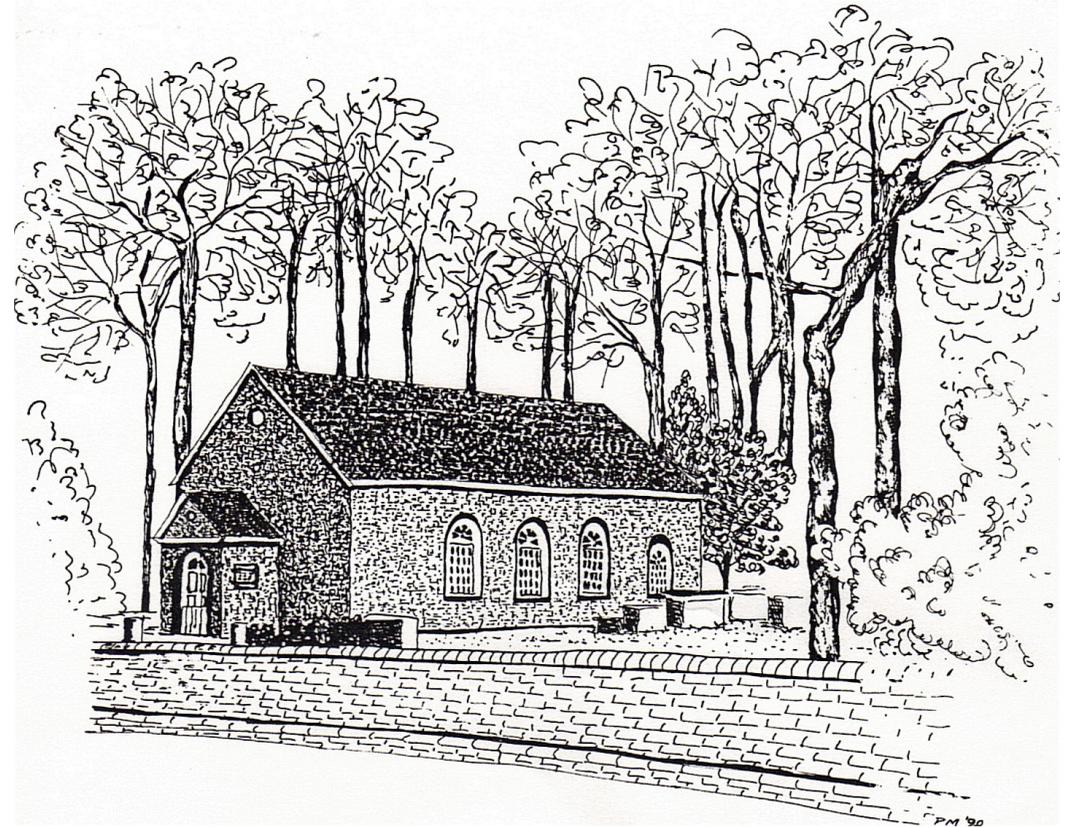
Church Reserve Funds	\$24,000*
Brotherhood	\$4,000
ECW	\$4,000
<b>CONTRIBUTIONS NEEDED</b>	<b><u>\$24,000</u></b>
Total Project	\$56,000

*\*We should try and pay this back.*

It is important to know that we have a due date of May 15, 2020 to pay most of our bills. Some will be left as the project will take 5—8 weeks from today. So do what you can and make sure to insert "Fellowship Hall Restoration" on the memo line of your check. Please mail to Christ Church Parish, P.O. Box 476, Saluda, VA 23149 and do it today!!

Be assured we will keep you up to date with bi-weekly progress reports!

*If you need a hard copy, Please call the office and request one.*



### **Christ Church Parish Episcopal**

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### **Sunday Services:**

8:00 AM, A quiet traditional Service of Holy Communion

10:30 AM, A Family Service of Holy Communion with Music and Choir

The Rev. Stuart Wood, Rector

The Rev. Bob Prichard, Ph.D., Priest Associate