

ELEVATOR ADDITION

In May, we reported that the San Francisco Planning Department's Historic Preservation Commission had approved the proposed design of the elevator addition at St. Mark's. This was a major milestone!

Now, Architectural Resources Group (ARG) is moving ahead with the preparation of construction documents for the project (as shown in the image below) and should be ready to submit drawings to the Department of Building Inspection (DBI) near the end of August. In the coming weeks, we will meet with DBI to get a better understanding of the time required for them to review the drawings and issue a building permit. With all the construction in the city, DBI's review could take several weeks – or months – to complete. Even with a speedy DBI review, it would be challenging to complete the three-to-four month construction project by the end of the year and before our much-hoped-for rains arrive.

Given all this, spring 2017 seems a more realistic start date for the elevator project. Our committee and the Church Council will further evaluate the elevator schedule after St. Mark's and ARG meet with DBI, but starting the project after Easter (April 16, 2017) is an option that would allow plenty of time to secure the building permit, finalize contracts and give the builders advance time to order long-lead products like the elevator.

We will keep you apprised of our progress as we move forward, but if you have questions, please feel free to speak with any of us. Thank you for making it to the end of this long update!



*The F.E.W. Committee
June 26, 2016*

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FLOORS, ELEVATOR & WINDOW UPDATE

The F.E.W. (Floors, Elevator and Windows) Committee and the Church Council are happy to share the latest news about the three projects that St. Mark's approved at the Annual Congregational Meeting earlier this year.



ART GLASS WINDOW RESTORATION

This project, coordinated by Jeremy McClain, continues to move steadily ahead and the results are stunning! The artisans at Hyland Studio have methodically removed one window at a time, transporting each window to their shop in Santa Clara where they clean and repair the glass; replace the lead came strips and then reinstall the restored window at its original location.

Starting with the rose window on the north façade, Hyland is moving forward along both the west and east sides of the church. The Hyland homepage at www.hylandstudio.com, currently features a video that includes footage of workers removing the rose window (as seen in the photo above) that is very interesting! Hyland will continue to restore each window, including those in the towers, completing their task as early as August 2017 – or as late as early 2018 – depending on the conditions they encounter.

This project is already enhancing St. Mark's interior, and now, with the installation of a new light fixture at the balcony, the rose window is lit every evening for drivers and pedestrians to see the beauty of this 1895 window.

PROJECT SCHEDULES

Due to the popularity of our building for weddings, concerts and other events, scheduling projects at St. Mark's is no small task! Last fall, we decided to not schedule events in the church for a period of approximately three months starting in early August, immediately after the American Bach Soloists would complete their upcoming weeklong festival. At that time, it seemed possible to complete both the flooring and elevator projects between August 8th and Thanksgiving 2016, but the approvals for the elevator project have taken far longer than expected.

This spring we considered many schedule options and concluded that St. Mark's should separate the timing of the flooring and elevator projects. Installing new wood floors will require a complete closing of the building for 10 weeks, comfortably coinciding with the period between August 8th and the end of October when the building has no scheduled events. In contrast, the elevator addition will primarily be an exterior construction project with limited impact on our ability to use the church building for weekend and evening events. Decoupling the projects has allowed St. Mark's to move forward with the flooring project and schedule income-generating weddings and concerts with certainty for the coming year.

With fixed dates on the calendar, St. Mark's leaders are now planning interim locations for worship services, meetings, educational programs, Sunday School, Nursery care, etc. during the flooring installation period. For those of you who lived through the Church Renovation project a decade ago, it will be a bit of "déjà vu all over again" – but this time for only 10 weeks instead of 18 months! Our sojourn in the Urban Life Center should make a return to the church building by Reformation Sunday even more festive!

NEW WOOD FLOORING – COMING SOON!

As recommended by the F.E.W. Committee, the Church Council has approved the installation of new wood flooring at the nave and chancel. In January, the congregation approved installing new wood floors at both the main level and the balcony and the Committee and Council have endeavored to realize this goal, but the final cost of the total project – nave, chancel and balcony floors – would have exceeded the budgeted amount of \$380,000 by more than 40%.

St. Mark's has worked closely with General Contractor, Plant Construction, to solicit bids for the flooring work from three well-qualified wood flooring subcontractors and the bid results from all three were relatively close among the flooring contractors and on target with the project budget. However, the costs for all the associated work – removing, storing and reinstalling the pews; tenting the interior to contain dust; protecting the organ in a dust-proof enclosure; disconnecting and reconnecting the radiators; new carpentry and wood trim; and the oversight and coordination costs for the General Contractor escalated costs significantly. We had expected to pay a premium for separating the flooring and elevator projects, as this would nearly double the time that the General Contractor would be on site, but we had not expected a cost increase of this magnitude.

Limiting the flooring scope to the main level will allow us to work within the approved budget and concentrate our efforts on the areas that are most seen and experienced by the congregation and general public. The existing balcony flooring is not beautiful, but it is functional and doesn't pose any accessibility barriers or safety hazards. New wood flooring at the balcony would undoubtedly improve the acoustics in the room, but the added weight would have required additional structural analysis (though probably no structural upgrades) for the vertical and lateral support of the new wood flooring.

On the positive side, our budget and the bid results have allowed us to include an alternate design that was first considered over 15 years ago: extending the central portion of the chancel platform forward by approximately five feet and gently curving the central two-thirds of the chancel steps to parallel the pew curvature. This change will have multiple benefits:

- The altar and presiders will be closer to the assembly.
- The arc-shaped steps and chancel area will enhance the unique curvilinear nature of our historic building.
- Musical groups will have a larger performance area and will not need to bring in stage extensions that sometimes damage the wood floors.

Our committee is currently working out the details for this project – reviewing contract documents with legal counsel; coordinating parking during the construction period; scheduling the organ protection, etc. With the help of the Property Team Ministry, we may even have the opportunity to paint – or at least touch up – the paint on the pews. If you enjoy detailed painting, please contact us about this!