

St Paul's United Church of Christ

Fire Recovery Process – June 26, 2016 Update

The fire recovery work continues. What has been done this last month, overseen by Belfor, our property restoration company: asbestos abatement completed; wipe-down of all surfaces that were not removed or abated; removed carpet from the building, confirmed tile floors are not asbestos-containing, installed primary smoke sealant in the educational wing and basement level (alcohol/lacquer encapsulate), did final structure cleaning in the Sanctuary. We also had a meeting with Belfor, the electrical company selected for electrical work, and the City of Seattle electrical inspector. We discussed the necessary scope of work to restore the building to pre-fire standards, and the upgrades that would be required by code. We're now working on a final scope for that, to be signed off by the insurance adjuster. Electrical work needs to happen before walls and ceiling restoration, so we are hoping for an early agreement. With the electricians, we also talked about some wiring upgrades that St Paul's would pay for. Those are primarily in the Sanctuary and would incorporate AV jacks, Ethernet connections, and additional electrical outlets in the Sanctuary to allow for a variety of worship and other events. Many thanks to Bruce Miller for his help with this project.

Other work this summer: Tim & David reviewed the list of "nonsalvagable items" as prepared by Cayla Carney, our insurance claims person. The list has the depreciated amount for all nonsalvagable items. We will receive a check for the depreciated amount of the items. If we replace an item, we can submit a bill and receive payment for up to the full price value. If we spend more than the full price value, we only receive payment for up to the full price value. If we don't replace an item (or if it's donated), we can still keep the depreciated amount for the item. A check should arrive in the next few weeks. We don't yet have a check for the pews replacement. The insurance company has said they won't pay for the restoration of the original pews but we don't have an agreed-upon amount for the pew replacement. We do know it will cover the order for the chairs we'll order.

Additional items that the Church Council has authorized to be done as part of the fire recovery work, and likely paid for by St Paul's: installation of a small kitchenette in the NW corner of the (former) Library. Also, the Church Council has OK'd some additional security work to be done, from a list created by an ad hoc group charged with looking at ways to improve security. Items include: addition of a small vestibule and door at the bottom of the interior stairs in order to be able to separate the building into two separate areas: upstairs and downstairs. Additional keying throughout the building, changing the three upstairs restrooms into two accessible restrooms, and upgrades to the electrical capacity in the kitchen downstairs. Also, the Council OK'd adding awnings to the library and parking lot exterior doors.

Also, at the June council meeting the Church Council authorized the purchase of dark blue chairs for sanctuary seating, some with arms and some that will line up together to create rows. Sanctuary seating will be supplemented by the three pews from the choir area, rocking chairs and a couch to provide a variety of seating options for worship and other events. The Church Council also approved an upgrade to the carpeting replacement that insurance would cover, in order to have a highly durable, easily maintainable carpet that can take the kind of use it will receive in our busy building. The Church Council also approved paint colors for throughout the building. Many thanks to Dave Heater for his extensive work and recommendations regarding chairs, chair color, paint colors, carpeting type and color, and configuration of the new kitchenette.

Next steps: Belfor is completing the structure cleaning and comparing with the insurance adjustor, finalizing the work scope described in the preliminary structure estimate. Finalizing the scope of work for the electrical work. Finalizing plans for HVAC. Electrical, HVAC, and Structure Estimate need to be settled to finalize the building scope of work. When the final building scope of work is finalized, that will define what items will be covered, and what we need to be prepared to cover in order to move in again. We've asked Ted Sitterley, our project manager from Belfor, to be prepared to estimate costs for the items on the list that StP will likely need to pay for to be sure we have adequate funds to cover. We've prioritized the list, and there are adequate funds in our Fire Recovery Fund to cover the current list of council-approved items.

The plan is still to get the work on the education wing done first, so the 12-step groups can return. We'll plan to use the Fellowship Hall for worship until the Sanctuary & Narthex work is completed. The hope is still for the education wing work to be completed in September and the Sanctuary & Narthex in October. In reality, I'm hoping for education wing work completion in October and the Sanctuary by Advent, early December.

It's a long process, with plenty of work happening. And plenty of negotiation with the insurance adjuster and inspectors. I'm very grateful for Ted Sitterley, our project manager at Belfor, for his careful and helpful guiding of this process. It's a long haul but we are making progress!

David Anderson