

DESIGN AND CONSTRUCTION COMMITTEE

Annual Report 2009

Our architects, Newman Architecture of New Haven, CT, completed the design and construction documents. These documents are presently being reviewed by NYC-DOB and the NYC Landmarks Commission as part of the NYC approval process. The committee worked closely with the owner's representative, Salvatore Barbieri of Metropolitan Planning & Management and the construction management firm Structure Tone. This team of construction professionals – architect, owner's rep. and construction manager – met regularly with designated members of the Design and Construction Committee to coordinate scheduling, develop cost estimates, maintain budgets and deal with the numerous issues in a project of this scope. During this phase of the project, pre-construction, the scope and design was finalized; this required some modification to the design and the scope to bring the estimated construction costs in line with the FPC budget.

The renovation project is mainly concerned with renovating the Mellin-Macnab Building. Air conditioning is to be provided throughout. The infrastructure (electrical, plumbing, and heating) is to be upgraded. Telephone and data systems will be upgraded. The windows will be replaced and the façade will be restored. More appropriate and expanded facilities will be provided for the three schools that occupy the building: Church School, Nursery School and P.S. 226. The administrative offices will be consolidated and the lobby expanded. Circulation between the lobby of the Mellin-Macnab Building and the sanctuary will be improved. Dedicated crib and toddler rooms and a stroller room will be provided as well as a Church School office.

The construction work was originally planned to be performed over two years beginning in Spring, 2009 and ending in Fall, 2010. Due to national financial crisis and the unavailability of financing at reasonable terms, it was determined by the FPC that it would not be possible to maintain the planned schedule. No construction work was started in 2009. A plan was developed to move forward in stages as follows: The Mellin-Macnab building windows and roof replacement was bid and contracted; the work will be done in 2010 with minimal impact on church operations. The glass partition project for the high school area in the South Wing will be bid and completed in 2010. These projects will be managed by FPC resulting in considerable cost savings. In 2011 the penthouse for the air conditioning equipment is planned to be constructed. The remaining renovation work is presently scheduled to be undertaken in 2012.

Ralph Morgan, co-chairman

Committee members: Edward Bryant, Barbara Davis; Tony Feliciano; Eric Hilton, co-chair, Milan Hughston; Betty Jones; Donald Kilpatrick; Richard Korchak; Ingrid Ladendorf; Sarah McCaslin; Pat McGuire; Ralph Morgan, co-chair; Richard Rice, co-chair; Jeffrey Simpson; Jon Walton; Steven White; Ellen Ziman