

DESIGN AND CONSTRUCTION COMMITTEE

Annual Report 2010

Our architects, Newman Architecture of New Haven, CT, have completed the revisions to 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 project is mainly concerned with the renovation 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 and roof 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 ongoing 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 undertaken in 2009. A plan was developed to move forward in stages: The Mellin-Macnab building window replacement, roof replacement and glass partition project for the high school area in the South Wing were completed in 2010. The electrical service upgrade was started and will be completed in early 2011. The work planned for 2011 consists of the installation of a new heating plant and associated equipment, the expansion of the lobby, the new entrance to the Mellin-Macnab building, garden renovations and replacement of the sidewalks. These projects will be managed by FPC resulting in considerable cost savings. At the completion of the 2011 work, a financial review will be done to determine the funding available for work in 2012. At that time a plan will be developed for the scope of work to be done in 2012. The remaining renovation work will be undertaken as funding is available.

Ralph Morgan, co-chairman

Committee members: Tony Feliciano; Richard Rice, co-chair; Jeffrey Simpson, Nancy Sellar, Jon Walton, Steven White - Advisory: Al Garner-Trustee, John Wilmot-former Trustee