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First Lutheran Church Facilities Assessment

Frequently Asked Question & Answer

Q: Will a new facility be one level and be slab on grade construction? Yes, a new Church would be constructed on one level and is budgeted to be slab on grade construction. There would be no basement and no second floor to the building. This would eliminate access challenges that exist in the existing facility along with the need for an elevator.

Q: How will phasing be done for a new facility, will it affect parking? If built on the existing site, a new Church would be fully constructed before demolition of the existing church. This would allow usage of the building and Church service to be uninterrupted. The historical items being salvaged for reuse (example: pipe organ and stained-glass windows) would be removed and the openings temporarily filled while those items are being relocated. There would be some reduction in parking during construction and will be separated by secure construction fencing. Once complete, there will be an increase in available parking, when compared to your existing parking lot.

Q: What is included in the budget being carried to demolish the existing facility? The budget carried to demolish the existing facility includes removal and proper disposal of the structure and underground foundations along with backfill and compaction. The area would then be partially seeded for green space and partially paved for a parking lot. The final layout will be determined during the design development phase.

Q: If the Church were to decide to remodel the existing facility, is the structure sound enough? We have not seen anything to indicate the structure of the building is not sound, but we have also not started destructive investigation to confirm the extent of any water damage we are seeing. The main issue we recognized are the numerous areas that have been and continue to leak and allow water into the building, causing damage to the finishes throughout.



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Q: If the Church chose to remodel, what is the longevity of the investment? If remodeled, we would intend to use materials that last 50+ years. That being said and as discussed during the presentation, there are challenges with doing that to an existing building. The brick is still 100 years old for example, even if we were to replace the mortar joints in between them. With any remodel, we will also look for and often find dry rotten plates along with windows that would need to be replaced once discovered. Like any building or home, standard maintenance items will still apply; paint, flooring, mechanical systems, roofing, etc.

Q: Where would a new facility be located? The facility is budgeted to be built on the existing site that the Church owns. From a due diligence perspective, if the congregation votes to proceed with exploring new construction, we would request to study whether the existing site or a new site makes the most sense in the long term vision of the Church.

Q: What type of exterior finishes would be used on a new facility, what would it look like? The new Church would be constructed using commercial grade finishes, both interior and exterior. While the final finishes will be determined during the design, we have budgeted a mixture of masonry, aluminum windows and siding that will make the facility look like a traditional Church. We will also incorporate some of the existing stained-glass windows into the building.

Q: How long would a project be, remodel verses new construction? After the design is complete, new construction would take approximately 10 months. A remodel option would take potentially 12 months, depending on how we are able to phase construction to maintain operation of the Church.

Q: Is the water damage new or did it happen prior to the recent roof repairs of the 1922 building? The water damage appears to be ongoing throughout the 1922 and 1950 building. In the 1922 building it appears to be mainly from the masonry walls. In the 1950's building it appears to be coming from both the wall and roofing systems.

Q: Is the new church square footage able to handle more worshipers? Based on Ayres Associates preliminary space study, the new Sanctuary will be designed to seat 300 people. The current Sanctuary has a capacity of 200-250 people.



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Q: Is there an option to do “not as much” with a remodel option? Simple answer is yes, but we would not achieve the Facilities and Future Committee’s guiding principles. Our understanding is that this piecemeal approach has been tried unsuccessfully in the past. Based on the facilities study major updates are required to address deferred maintenance items. Any modifications to the facility would require us to bring the facility up to code electrically and add a sprinkler system throughout the entire building.

Q: We like the idea of bringing some of the existing items from the church to a new facility, such as pipe organ, bells and the larger stained glass windows, how would these items be decided upon? Typically, a “Historical Committee” will be established within the Church to help gather feedback and make this decision in conjunction with the design of a new facility.