

Sanctuary Ceiling Restoration Objectives and Plan

Objectives

- a) Repair the ceiling area where the plaster has fallen. Take into consideration both the cost of repairs and the schedule to restore services in the Sanctuary.
- b) Ensure that other portions of the ceiling are not in a deteriorated condition such that they could also fall and cause injury and/or damage.
- c) Execute a repair that will provide at least another century of use for this ceiling.

Ceiling Restoration Plan

1. Hire Nicholas Lardas of NIKO Contracting to provide project oversight. Responsibilities include finding qualified contractors, inspecting the work as it progresses, communicating with engineers and contractors. NIKO Contracting, will provide labor for some of the work. His firm has related restoration experience and the capability to start the effort immediately.
2. Hire Wiss, Janney, Elstner Associates (WJE) to perform an evaluation of the fallen ceiling and determine the cause of failure. WJE is a large, nation-wide, company specializing in structural and architectural analysis of construction-related problems. (They are currently working the Heinz Chapel tower restoration.) They had an engineer on-site within 5 days to start the investigation.
3. Hire NIKO Contracting to protect all items within the church that could be damaged during construction including the Bishop's chair, altar screen, pulpit, and stained glass.
4. Contract with Arsenal Scaffolding (lowest bidder) to erect a wall-to-wall scaffolding platform to enable all inspections, plastering, and painting work to be performed.
5. Hire WJE to perform a detailed ceiling inspection and to provide direction on where repairs are required and the procedures to execute these repairs. Use of using WJE to direct repairs is likely a more expensive approach but it ensures objectives 2 and 3 above and the responsibility for the work is covered under their liability insurance.
6. Execute ceiling repair by using NIKO Contracting to install the plaster washers and Patrinos Painting and Contracting to perform the plastering. Patrinos can supply plasterers without any schedule delay. Several significant restoration / plastering projects performed by Patrinos include Benedum Center and the Main Capital Building in Harrisburg.
7. Hire Patrinos Painting to paint the ceiling. A 30 day wait is required before paint is applied to new plaster.
8. Arsenal Scaffolding to remove all scaffolding
9. NIKO Contracting to remove all protective equipment
10. Hire cleaning company to clean all surfaces in the church

Motion for General Assembly – Approve the execution of the Ceiling Restoration Plan, as outlined on the “Ceiling Restoration Objectives and Plan” for a not-to-exceed cost of \$425,000.