



St. Peter Lutheran Church & School Building Committee Report July 30th, 2023



St. Peter Lutheran Church and School is committed to meeting the spiritual needs of our members and the community. We nurture the faith of our members and provide Christ-centered, academically excellent education for all God's children. We pursue opportunities to increase our community outreach and improve our facilities while practicing good stewardship of God's gifts.

History

- The Building Committee has met 42 times since being created by the Church Council on Feb 22, 2022.
- Members: Andy Neuenfeldt (Chair), Brian Heinlein, Dave Earley, Eric Hagenow, Eric Starke, Fred May, Glenn Hubbell, Harold Schroeder, Larry Engel, Randy Breternitz, Pat Bates, Sue Schiewe, Pastor William Morris

Finances

- We thank everyone for providing thoughtful feedback, generous donations, and most importantly for their continued prayers that God would use this project to bless His people.
- As you can see in the bulletin, people have committed or have given gifts of \$2,458,000 to the Building on the Cornerstone Fund, and we have received \$1,654,098 (67%) just 17 months into the 3-year campaign.
- All money received for the Building on the Cornerstone Fund is still being matched dollar for dollar up to our goal of \$2.5 Million.
- We have been able to pay \$3.4 Million of this project to date without using a loan.

Designs approved by the Building Committee

- Extending the balcony to the east by 3 feet to allow greater flexibility in placement of the organ console, piano, musicians and choirs. Also, part of the storage closet will be reconfigured for recording and live-streaming services.
- Adding a second staircase from the balcony to allow people to get down in the event of the existing stairs being blocked in an emergency.

Design additions approved by the Building Committee

- Addition of an Ice/Snow Melt System to the sidewalk.
- New culvert at the farm entrance on Lunney Road to allow equipment safe access to the field.
- Added more capacity to the electrical outlets in the fellowship hall.

Organ Update

- Shane Rhoades of Buzard Organ Company visited the church and met with the Building Committee, Pumford Construction and AC Klopff (HVAC Contractor) to discuss the requirements for the new organ and to review the space that it will occupy.
- Buzard Organ Company has started the engineering drawings and have ordered long lead time materials for the construction of our organ.
- Buzard Organ Company expects to begin the construction of our organ early in 2024 and install it in the fall of 2024.

Construction Update

- Masons are installing brick on the exterior of the addition.
- Painters have completed the first color coat of paint in the classroom/office area.
- Consumer's Energy will replace the electrical service to the church, and they will also change the natural gas meter.
- The balcony extension is being installed.
- The State of Michigan Department of Environment, Great Lakes, and Energy (EGLE) has approved the septic field design and we have received the permit from Saginaw County.
- The new water wells have been drilled and the permits have been received.
- The pavilion ceiling is being installed.
- Interior renovations to the narthex, nursery, conference room, family restroom, and child restroom are in progress.

Rooftop HVAC Systems

- Five rooftop HVAC systems could possibly be delivered late due to a backlog of units by the manufacturer.
- The HVAC systems must be in place for us to be granted a certificate of occupancy of the addition.
- The committee, Pumford and our HVAC contractor are monitoring the situation above and are hopeful that they will be delivered by the end of September.
- This could possibly impact the dedication ceremony that is currently scheduled for October 29th, 2023 but the Building Committee is recommending holding the dedication on the 29th regardless of the delivery of the HVAC equipment.

Subcommittees

- Please see the attached reports from the I/T and Security, Interior Design, and Sanctuary Enhancement Subcommittees.
- Furniture
 - Resulting from a discussion about the lead-time of the furniture from the manufacturer the Church Council passed a motion to have the Building Committee order the furniture and window treatments that the Interior Design Subcommittee recommended from McNally Office Services.
 - The furniture is expected to arrive in October and will be installed by McNally Office Services.

Building IT and Security Subcommittee **July 2023 Update**

Committee Members: Eric Hagenow, Scott Neumeyer, Brian Heinlein, Nick Chapin, Gary Hahn, Larry Engel, Pastor Morris and Andy Neuenfeldt, Building Committee Chairman.

The team has been working to ensure that the technology implemented in the church provides functionality and supportability that it has been lacking, and longevity to flex into future generations of systems and needs.

Recently, the team has carefully removed the audio visual system in advance of the A/V booth work by Pumford, ensuring that cables are identified for later reconnection and out of the way of construction paths.

Rough-ins (conduits, boxes, panels) for all technology needs such as video, voice, data, access controls have been largely completed in the new-build areas, and are in progress in remodel areas. These are readily apparent in the latest photos Pastor Morris has been sharing.

The team has been working to get proposals for the following technology systems:

- Network cabling for voice, data, and WiFi locations (established via Pumford - implementation pending)
- Door access plan (established via Pumford with Escon - implementation in progress)
- Door video/phone which allows remote entry authorization by staff (proposal received)
- A/V systems for fellowship hall projection, conference rooms, video cabling, speaker/alerting (proposal options awaiting our approval with the next week)
- Security camera system for both real-time monitoring by staff, and recorded for liability purposes. System to cover church entryways inside and out, and parking areas (proposal options awaiting our approval in the coming weeks)
- Phone system for church and school joint use (cloud-based proposal option received - potentially seeking alternatives)
- WiFi access points, network switches (cloud-based system quote received - awaiting approval in the coming weeks; implementation by subcommittee members)

Some things to expect (pending approvals by IT committee and Building committee and details):

- More secured doors - fob/code access for frequent users, ability to schedule event open access, doorphone access for intermittent users on business hours. Details TBD, but access will be granted as needed for those who should have it.
- Fellowship hall large projection and quality audio system for presentations for Bible classes, meetings, fellowship, and other events.
- Conference room audio/video for phone/web conferences and meeting presentations
- Replacement of antiquated and faltering phone system for better reliability
- Security monitoring by camera system
- WiFi throughout church areas to support classroom areas, staff, fellowship users, and even the pavilion for track/field and coach use
- Dedicated A/V booth for livestream operators

INTERIOR DESIGN SUB-COMMITTEE REPORT

July 2023 Update

Committee members: Sue Schiewe, Karin Keel-Todd, Mary Beth Strouse, Pam Chapin, Marge Engel, Jenny Curry, Sara Wardin, Sheila and Larry Bauer, Sue and Harold Schroeder, Dave Earley, Trustee, and Andy Neuenfeldt, Building Committee Chairman.

Our first meeting was November 17, 2022, our committee was broken into teams for the different sections of the addition and expectations were set.

Greg Turner of Pumford Construction, provided a list of items that we would need to select, such as, flooring, ceramic tile, cabinetry and countertops, hardware, paint colors, furnishings, etc. Our committee met several times and went through hundreds of samples. Each team brought back samples for their designated area of the addition and our group voted on all selections. These selections were then taken to the Building Committee for their approval before materials were ordered.

We met with architect, Brian Sewdorski, who gave us the builder's recommendations for flooring. In January 2023, after many trips to Northeastern Paint Supply and Beaver Tile, along with several meetings, our committee selected a rolled carpeting, over carpet squares for the offices, a portion of the gathering space, current narthex, cry room and conference rooms. A commercial grade LVT was also selected for the gathering space and fellowship hall, and a VCT for the classrooms and youth room.

Our committee chose to continue the dark wood doors into the addition, with a mixture of dark and light wood throughout.

In February, church faculty and staff members were consulted on their office needs. Pumford Construction drew up plans for all cabinetry, and cabinet finishes and laminates were chosen.

In March, Lindsay Kerry from McNalley Office Services was consulted on color selections and began to give us ideas on furniture options.

No meetings were held in April due to Easter.

In May, our committee met to select paint colors for all areas.

Several meetings occurred in June and July, as our committee chose furniture selections for the offices, conference rooms, fellowship hall, classrooms, youth room and cry/bridal room. Furniture was selected for appearance, comfort, durability and warranty. The price of furniture includes delivery, set-up and clean-up. Window blinds were order and will be installed by McNalley Office Services for all areas.

Report from the Sanctuary Enhancement Subcommittee
July 30, 2023

The sanctuary enhancement committee was formed to review and evaluate the list of needed sanctuary renovations and to recommend a plan of action to the building committee. They were one of three subcommittees formed by the building committee to assist them in completing the building project. The recommendations at the end of this report are being made to the building committee. After they have reviewed our recommendations, they will report back to the Church Council. After the Council has given their approval, the discussion will return to the Voters' Assembly for their final approval of the changes suggested in our report.

The following people served as members of the committee: Brian Heinlein (Chair), Pat Bates (Recording Secretary), Emily Abraham, Jim Bluemer, Don Burdo, Mary Bush, Bart Hubbell, Pastor Morris, Andy Neuenfeldt, Richard Schultz, Sandy Schnell, Dave Earley, and Karin Keel-Todd. The committee held its first meeting in October 2022. As of July 2023, they have met a total of 17 times, not including trips made visiting other churches.

A list of over 30 recommended sanctuary renovations and enhancements was given to the sanctuary committee to evaluate. This list primarily came from the following sources:

- Organ Committee
- Long-Term Planning Committee
- Building Committee
- Scott Riedel & Associates Acoustical Report
- Congregation Input from the Timothy Group Survey

Some of the key areas the sanctuary committee studied and evaluated included:

- Acoustical needs of the organ
- Improved church lighting
- Evaluation of church pews
- Modification of pews for handicap accessibility
- Balcony temperature regulation
- Noise level of existing HVAC system
- Flooring replacement options
- Baptismal font refurbishment
- Wedding kneeler modification
- Communion kneeler refurbishment
- Reredos wallpaper replacement
- Balcony modifications needed for the new organ

In the fall of 2020, at the recommendation of the organ committee, our congregation hired Scott Riedel & Associates of Milwaukee, WI to evaluate our church acoustics and offer suggestions as to how they could be improved to better support congregational singing and properly support the sound of the new pipe organ we are

purchasing. In February of 2021, Riedel & Associates submitted a 24-page report outlining over a dozen areas of concern that needed to be addressed before the new organ is installed. The biggest area of concern involved the poor reverberation time in our sanctuary and the overabundance of sound absorbing materials present (specifically the padded pews and carpeted floor.) These areas became a key focus for our committee.

Based on the recommendation of others, our committee worked with Arnold Bracy & Associates to explore the option of new pews for our church. In January 2023 we traveled to churches in Clarkston, Novi, Williamston, Kalamazoo, and Elkhart, Indiana to look at possible pew options. We took detailed measurements of the pews in each church and compared them to our own. We also looked at the possibility of incorporating interlocking chairs to replace some of our pews to provide more flexible seating arrangements.

In addition to exploring options for new pews, our committee also looked into refurbishing our existing pews. After completely dismantling one of our existing pews to examine its construction, two sample pews were refinished by companies in Saginaw and Ubyly. These were both displayed in the narthex earlier this year.

During each of our visits to the other churches, we also made close observations of lighting levels and designs in each of the churches. We observed that lighting levels in some of the churches was as high as 50 footcandles of illumination, while our own church has lighting levels around 6 footcandles. We met with a lighting designer from Protech Lighting who completed two lighting studies comparing the lighting levels if we were to retrofit our existing chandeliers with new LED lights or purchase all-new chandeliers. His studies showed improved lighting levels of 14 footcandles using our existing chandeliers and up to 24 footcandles if we were to replace them with new chandeliers. This is the route our committee preferred as it was closer to our target goal of 50 footcandles of illumination.

As our committee began to look at options for replacing the chancel wallpaper, we recognized the importance of coordinating the pews, flooring, and wallpaper design together. We felt that we would benefit from outside expert advice in ecclesiastical design, so we reached out to the churches we had visited earlier for suggestions. Conrad Schmitt Studios in New Berlin, WI was one of two companies highly recommended to us by a number of people. With the approval of the Church Council, we asked them to prepare a visual rendering of our sanctuary to give us help with the artistic needs of our sanctuary, and to provide us with new ideas to consider. Some of our goals for them were to:

- Embrace our Lutheran heritage and traditions.
- Honor the contributions made by members in the past.
- Focus on the important elements of our faith, namely the Word and Sacraments.
- Incorporate blue hues from the stained-glass windows to connect us to heaven.
- Highlight the wood carvings of the Father and Holy Spirit.

- Help us to enhance our sanctuary in order to make it a more glorious space.

After we received the initial rendering from Conrad Schmitt Studios, considerable discussion took place regarding their proposed suggestions. Our committee went through a lengthy modification process during which an additional four renderings were created for us. Ultimately our committee was able to reach consensus on a design and a final rendering was prepared and displayed in the church narthex beginning in May of this year.

After thoroughly reviewing and evaluating all of the items on the list of needed sanctuary renovations given to our committee, it is our recommendation that the building committee consider the following plan of action:

Baptismal Font

- Keep existing location in front of the church; do not move to the back.
- Refinish wood and modify the top to include eight sides.
- Include space for the font between the front pews.

Balcony Railing

- Implement the open spindle design recommended by the acoustical report.
- We recommend a design similar to that of St. John Lutheran in Dublin, OH.
- Relocate the four evangelist plaques to the north side aisle along the brick wall, and fabricate new ornamental treatments as proposed by Conrad Schmitt Studios.
- Relocate the large wood artwork to the new gathering space.

Pews

- Keep our existing pews; do not replace with new pews.
- Work with Quality Wood Products in Ubly, MI to refurbish our existing pews, incorporating a new solid wood back and replacing the bottom cushions with new 65 density foam, bullnose front, refinished in English Chestnut stain, and add a one-inch riser to the bottom of the legs.
- Keep pews all the way to the front; do not change to flexible chair seating in the first rows of the nave.
- Shorten the four front pews (two on each side) by five feet to give space for wheelchairs, funeral caskets, and musicians.
- Shorten four other pews on the side aisles in front of the pillars (two on each side) by three feet for additional handicap seating and wheelchair placement.
- Keep pews angled; do not straighten out.
- Increase spacing between the pews by two inches (34 to 36 inches).

Balcony Chairs

- Purchase 50 solid wood chairs from New Holland Furniture (Arnold Bracy & Associates) with integrated hymnal storage under the seats.
- Relocate the existing plastic balcony chairs to the new music room.

- Use separate removeable pads for any older choir members who may need them.

Glass Wall Partition

- Keep the existing glass wall between the rear of the nave and the existing narthex as is.

Communion Kneelers

- Install new foam and fabric to match color of the refurbished pews.
- Modify the existing communion rail to have a center gate similar to the old church that can be closed for weddings, confirmation, and other special events, to replace the existing moveable wedding kneeler.
- Add a removable kneeler pad to be used when the center communion rail is closed.

Pew Kneelers

- While we recognize that many of the younger members of our congregation would welcome and appreciate their use during the service, the older members of our congregation are not ready for them to return. Therefore, we recommend against the addition of pew kneelers at this time.

Lighting

- We recommend purchasing new chandeliers rather than retrofitting existing ones due to the higher levels of illumination achieved and more even light spread across the floor.
- Purchase ten new Zurich LP-158 P150 Pendant Lights, 3000K, 90-degree beam reflector from Manning Lighting, or the similar Corvallis Series Pendant from Craft Metal Products.
- Purchase two new 4-lamp Spatialite housings for balcony, 3000K, 90-degree beam reflector, with six lamps aimed at the floor and two aimed at the new organ.
- Purchase two new single Spatialite housings for accent lights on front wall wood carvings, 3000K, 30-degree beam reflector.
- Incorporate a new reflector design for side aisle lights along brick wall to highlight relocated evangelist carvings from balcony railing.
- Possibly add additional lights to fully illuminate entire front reredos wall from top to bottom to highlight new artwork at the peak.

Sanctuary Design

- We recommend implementing the enhancements featured in the revised rendering design from Conrad Schmitt Studios.
- Replace the existing carpet with a new porcelain tile floor to meet the requirements of the acoustical study recommendation. We recommend using the sample colors sourced by Beaver Tile & Stone or something similar.
- Treat the ceiling with a clear sealant for improved acoustics.

HVAC

- We encourage the building committee to work with AC Klopf to quiet our existing HVAC system so as not to exceed the maximum recommended sound levels indicated in the acoustical report.

We encourage the building committee to work with AC Klopf to address the balcony temperature stratification and overheating problems in order to provide a better environment for the new organ and choir members using the balcon