



Spitznagel

Architects
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Planners

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April 25, 1989

RE: Grace Episcopal Church
Madison, South Dakota
Project No. 0488204

Mr. Randy Reinartz
200 West 18th Street
Sioux Falls, South Dakota 57104

Dear Mr. Reinartz:

In response to our meeting, I would like to offer the following suggestions for church officials to follow as they work their way through the decision making process.

1. The existing wall condition should be either corrected or permanently braced by September 1, 1989. Should a brace option be considered it should be designed to stabilize the wall for a period of 2 to 3 years.
2. It would be advisable to place some temporary bracing (i.e. wood shoring) at the earliest possible date as a precautionary measure against any further movement which may be hard to predict. Should the problem not be corrected by September 1, 1989, we recommend you vacate the church for reasons of public safety.

The church should be totally reconditioned or re-built by the fall of 1992.

Please contact this office should you have any questions..

Sincerely,

Douglas A. Pederson, P.E.
Chief Structural Engineer

DAP/lj

SPECIAL CONGREGATIONAL MEETING

May 21, 1989

1. 7 Conduct services in Guild Hall by fall; close off the church with minimum maintenance. This would be an interim solution while long-range solutions are found.
2. 4 Tear down existing building (\$3,000-5,000). Replace with steel frame shell. Possible cost - \$25,000+ depending on adding several options, e.g. brick facing, landscaping, interior similiar to existing sanctuary.
3. 0 Hold services at a different location; close existing church.
4. 7 Temporary brace and/or shoring of north wall. Possible cost \$10,000-\$15,000 for a 4 year investment. After that, a long-range decision would have to be made.
5. 0 Rebuild church per Spitznagel recomendation. Cost depending on structure, \$80,000 -\$125,000.
6. 3 Rebuild church per Spitznagel recommendation. Cost: \$225,000. Complete restoration.
7. 3 Investigate construction companies that specialize in barn/silo reconstruction. Several firms listed in Dakota Farmer magazine.
8. 6 Fix just the north wall; new foundaton; brick instead of stone. Add gutters and down spouts to prevent further deterioration of the rest of building.
9. 1 Do nothing at this time.

A special congregation meeting was held on May 21 to look at our various options with regards to the repair/restoration of our sanctuary. There was thoughtful and provocative dialogue in this matter. The options listed above were presented and those present at that meeting prioritized them. The figures listed above are those options that the congregation could live with. A couple of comments, however. Option one seemed to be a good compromise for the immediate future. However, there was little interest in moving the pews into the guild hall. The feeling was that a minimum of furniture from the sanctuary should be moved. There was also a feeling expressed by several that the optimum solution would be complete restoration, and that if there could be a temporary solution, that would give the church time to seek outside funding either through the church or through private foundations.

The Bishop's Commitee will be considering your wishes at their June meeting. If you wish to be present at that meeting, please feel free to do so. Your input is valuable.