

Bishop's Committee  
Tuesday, April 18, 1989

PRESENT: Brewer, DeLay, Hall, Hunter, Johnson, Moose, Page,  
Rethorn, F. Stewart

ABSENT: R. Stewart

GUEST: Randy Reinartz

Mo. Karen opened the meeting at Grace Church at 8:15 with prayers.

The treasurer presented the March financial statement, and it showed a bank balance of \$372.00. Motion by Rethorn and second by Hunter to accept the financial statement as presented. It was also agreed that the treasurer should send out quarterly statements on the pledges.

Randy Reinartz of the Diocesan Office explained that Grace's building insurance is covered under the umbrella policy of the diocese. The insurance covers the replacement value and is extremely lenient when it comes to interpreting the policy.

Motion by DeLay and second by Hunter that the first item we pay is the clergy's salary. Motion carried.

Motion by Hunter and second by Page that we utilize the services of an annual accounting audit from the diocese at the cost of \$35.00. Motion carried. Randy will have the auditor contact Ruby.

The Bishop's Committee spent a long time in discussion over the report from Spitznagel which outlined the information we need to make a determination on the options we have for dealing with the great structural deterioration of the church proper. There were many options which were explored--build a new church--look for a grant to fund repair or building--short-term structural solutions. Also, the safety factor for the congregation is a great consideration. It was agreed that we did not have enough information to make a decision, so Randy will go back and seek more information from Spitznagel. It was also agreed that the congregation needs to be a part of this major decision.

Mo. Karen announced that she will be in Madison through August 15, and her last Sunday is August 13. Plans are pending in the diocese for the future of Grace Church, but she is not at liberty to state anything definite.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

*Katherine T. Brewer*

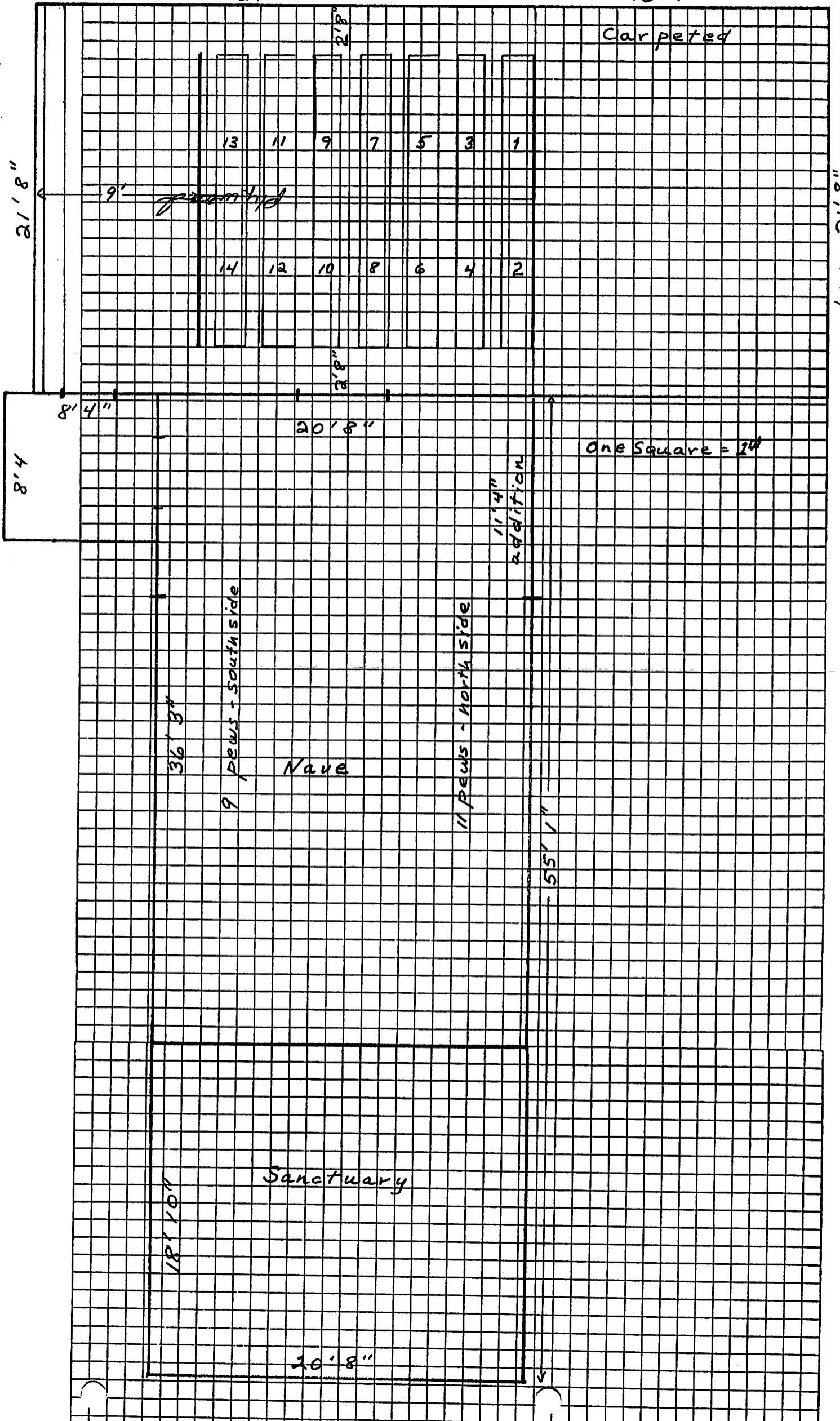
Katherine T. Brewer  
Clerk

Options in order of preference as discussed at special B.C. meeting

1. Move into Guild Hall; close off church. This is an interim solution while congregation comes to terms with long-range solution.
2. Tear down existing building; replace with steel frame shell; possible cost, \$25,000. Put brick face, landscaping.
3. Hold services at different location; close existing church.
4. Temporary brace and/or shoring for north wall, which would include cable.
5. Rebuild church per Spitznagel recommendation - \$80,000-100,000 *#80/4 ft.*
6. Restore church per Spitznagel recommendaton - \$220,000
7. Do nothing.

Additional options to be considered - not prioritized

1. Investigate construction companies that specialize in barn/silo reconstruction. Several firms listed in Dakota Farm magazine.
2. Fix just the north wall; new foundation; brick instead of stone. (I would add then installing down spouts and gutters to prevent further deterioration of the rest of the building.) Get bids for such.
- 3.
- 4.
- 5.



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# The Diocese of South Dakota



Randy Reinartz  
Executive Officer

April 26, 1989

The Very Reverend Karen Hall  
306 NW Third  
Madison, SD 57042

Dear Karen:

This letter is in response to the questions raised last Tuesday night by the Bishop's Committee with regard to the discussion on the physical problems of the sanctuary.

I have not been able to find a contractor willing to take the time, on a gratis basis, to give me an opinion on the church building and the questions raised with regard to it. I have however, spent some time with Doug Pederson from Spitznagel Incorporated. As you will see, Doug was willing to speak to each question raised by the Bishop's Committee. I think that I should have more specific direction from the Bishop's Committee before I proceed to spend money to have one or two contractors give us their opinions. I will relate Doug's information in this letter and ask that you distribute it to the Bishop's Committee. Perhaps it will suffice to answer the questions raised. If so, there will be no need to spend the money for further opinions. If not, I will wait their direction.

The first question raised by the committee was cost of demolition. Doug estimated that the building could be removed for \$3,000 to \$5,000.

Question number two was the safety of the building. Doug indicated that it was his professional opinion that the building was safe until the ground begins to freeze late this fall. After that time, he would not consider the building safe for use.

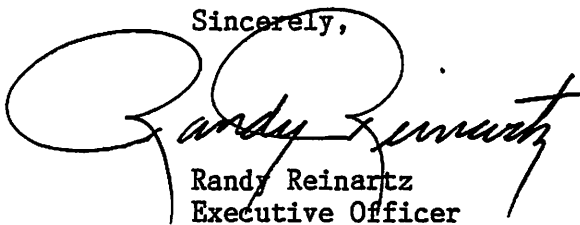
Question number three was whether the building could be made safe for a short period of time and what that cost would be. It was Doug's opinion that the building could be made safe for the next one to four years at a cost of approximately \$3,000 to \$4,000 per year. By that, he meant that \$12,000 would have to be spent up front to do enough work to make the building safe for four years. Likewise, \$6,000 to \$8,000 would have to be spent up front to make the building safe for the next two years.

Would you please pass this on to the Bishop's Committee. After

Page 2  
April 26, 1989  
The Very Reverend Karen Hall

they've had a chance to look at it and provide input please give me a call so we can discuss where to go from here.

Sincerely,

A handwritten signature in cursive script, appearing to read "Randy Reinartz". The signature is written in black ink and is positioned above the typed name and title.

Randy Reinartz  
Executive Officer

jms  
04-26-02



Spitznagel

Architects  
Engineers  
Planners

1112  
West Avenue  
North

1906 - Methodist  
1904 - St. Thomas

Sioux Falls,  
South Dakota  
57104

1947 - St. John  
1901 - Presbyterian  
(replace 1978)

Telephone  
336-1160

West Center - 1885-1919

Time - May 22 - Religion

April 25, 1989

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

Rectory Heat - \$15,000 - 16,000

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.

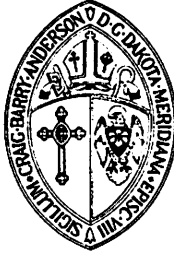
Sincerely,

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

DAP/lj



The  
Diocese of  
South Dakota



Randy Reinartz  
Executive Officer

March 8, 1989

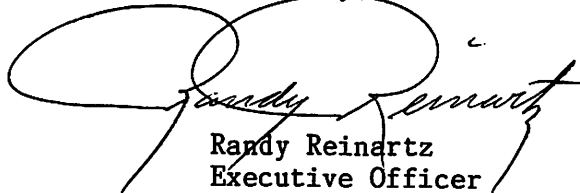
The Very Reverend Karen Hall  
306 NW Third  
Madison, SD 57042

Dear Karen:

Thank you for sending the check. Please find enclosed the information from Spitznagel. I am sorry that I did not send this to you earlier. I simply assumed that you had also received copies. The item I find most interesting is the preliminary estimates. Renovation costs are estimated at \$218,200. Whereas, removal of the existing structure and new construction of approximately the same size is only \$125,200. While I realize that both of these figures are way out of line, the difference between renovation and new construction certainly makes one pause to consider the relative merits of each.

If you need anything else or have any questions please let me know.

Sincerely,



Randy Reinartz  
Executive Officer

jms  
03-08-06  
enclosures



**GEOTEK ENGINEERING  
& TESTING SERVICES, INC.**  
501 East 52nd Street North  
Sioux Falls, South Dakota 57104  
605/335-5512

January 25, 1989

Ralph E. Lindner, P.E., and Garry Scholz, Principals

Spitznager, Inc.  
1112 West Ave. N.  
Sioux Falls, SD 57104

Attn: Mr. Doug Pedersen  
Mr. Phil Wagner

Subj: Soil Borings & Testing Services  
Grace Episcopal Church  
Madison, South Dakota

**COPY**

### Introduction

This proposal and cost estimate is being submitted in response to your recent request. The purpose of this proposal and estimate is to outline our understanding of the above referenced project and to provide you with a proposed scope of services and associated costs.

### Background Information

It is our understanding that the Grace Episcopal Church in Madison, South Dakota is considering some structural repair work. In anticipation of this, there is a need for some evaluation of the structural components of the church as well as a need for information on the subsurface conditions beneath the church foundations. The anticipated structural work will be addressed by you and your associates. However, you have requested us to provide services in connection with sampling five or six locations on the exterior walls. Additionally, three subsurface soil borings have been proposed near the building walls.

The sampling of the exterior walls will be through the natural quartzite and/or field stone which the walls are composed of. The sampling will only be done to the basic church building and not to the fellowship hall addition. The purpose of the sampling will be to document the type of wall construction as well as provide a general qualitative estimation of the condition of the components of the walls. The soil borings will address the supporting characteristics of the foundation soils that the church was built on.

### Scope of Service

We propose to sample the exterior walls at six different locations. One location would be on the south wall of the church, two locations will be on the bell tower, two locations on the east wall (one high and one low), and one location on the north wall. The sampling will remove an approximate 12" square area of the wall so that the interior of the wall can be viewed. Documentation as to the construction of the wall will be provided, as well as photographs of each sample location. The structural components of the wall will be measured for thickness and the walls themselves will be checked in at least one location for plumbness.

We also propose to drill three standard penetration borings and sample the soils encountered down to a depth of approximately 15'. The borings will be drilled near the exterior walls on the south side, east side, and north side. The samples obtained will be returned to our laboratory and will be tested for engineering characteristics. We would then issue a report which would document our field work as well as provide comments on the bearing and supporting characteristics of the soils.

### Fees

The fees for our services will be charged on a time and materials basis. The scope of services outlined above will result in estimated fees of approximately \$2000 to \$2200, plus any applicable sales tax. If the scope of services is altered, then the fees charged may be different. However, we will not exceed the above estimate without your express, prior authorization.

### Schedule

We anticipate that we could perform our work within one week after receiving authorization, weather permitting. The scope of services outlined above should result in approximately one to one and one-half days of field work, weather permitting. We anticipate that a report could be issued approximately one week after completion of our field work.

Conditions

We wish to note that the fees quoted to you include patching back the sampling holes in the walls. However, please be advised that we will not attempt to match the existing color of the walls during the patching process. Also, the drilling of the subsurface soil borings will result in some damage to the lawn area. Although this damage should be minimal since the ground is frozen, we will not be responsible for leaving tracks across the lawn with our equipment. Additionally, we will locate and be responsible for the public utilities. However, we will not be responsible for damaging any other underground structures or unknown items which are not part of public utilities. It will be the church's liability for any damage that may result from encountering unanticipated subsurface objects that are not public utilities.

Acceptance

If this proposal is acceptable to you, please indicate your acceptance by signing one of the enclosed copies and returning it to us.

Remarks

GeoTek Engineer and Testing Services, Inc. thanks you for the opportunity of submitting this proposal and cost estimate. Please feel free to contact us if you have any questions or comments.

Respectfully submitted,

Ralph E. Lindner, PE  
President

Garry L. Scholz  
Vice President

Acceptance:

Client:

Client Signature: \_\_\_\_\_

Date: \_\_\_\_\_

  
Spitznagel

Architects  
Engineers  
Planners

1112  
West Avenue  
North

Sioux Falls  
South Dakota  
57104

Telephone  
605  
336-1160

February 8, 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:

Attached please find an estimate for associated repairs to the above project.

Also attached is a proposal for soil borings and testing services from Geotek Engineering and Testing Services, Inc.

After visiting the site a second time, it became apparent the extent of wall restoration was somewhat dependant upon hidden conditions within the wall itself. In addition, we have been advised the original site was located in a traditionally wet and marshy area.

To better define the scope of a restoration project we recommend you consider the proposal from Geotek for on-site testing. As footnoted under Alternate No. 1 the extent of renovation may be reduced depending on the test results.

The very high renovation costs are reflective of the poor wall condition from the foundation up. The floor joists have settled at the perimeter because of a crumbling effect to the stone foundations and dryrotting of the floor joists. Although more pronounced in some areas it is concluded that the same condition exists throughout the entire foundation system.

For similar reasons, we have concluded that the stone walls should be rebuilt in their entirety. A possible exception may be the tower walls.

We realize you may have some questions about the above conclusions and associated estimates. We would be happy to sit down and discuss them with you at your earliest convenience.

Respectfully submitted,



Douglas A. Pederson  
Chief Structural Engineer

DAP/lj

# SPITZNAGEL, INC.

1112 West Avenue North . Sioux Falls, South Dakota 57104 . (605) 336-1160

## PRELIMINARY ESTIMATE

RE: Grace Episcopal Church

Job No. 0488204

Date 2/1/89

### Renovation:

Interior Demolition.....	1,480.00
Temporary Power, Water, Heat and Toilet.....	By Owner
Excavating.....	2,210.00
Concrete (Ftg./Fdn.) .....	5,834.00
Reinforcing and Structural Steel/Shoring/Underpinning.....	44,700.00
Masonry (Cut Stone and F. Stone Work).....	80,275.00
Water and Sewer .....	No work
Supervision .....	3,700.00
Building Material and Millwork .....	8,800.00
Windows .....	8,000.00
Plumbing .....	No Work
Electrical Wiring - Misc. Allowance.....	2,000.00
Heating - Misc. Allowance.....	2,400.00
Flashings, Sheet Metal, Gutters and Downspouts .....	1,925.00
Roofing - (Tower - Cricket Repair Allowance .....	1,200.00
Gypsum Drywall, Lath & Plaster.....	3,000.00
Ceiling Insulation and Wall Ins. (Allowance).....	1,238.00
Painting, Staining.....	3,740.00
Misc. Trim Work and Pew Repair & Refin. ....	3,900.00
Floor Covering - Carpet (Allowance).....	2,926.00
Install Cut Stone at Original Ent. Arch .....	425.00
Landscaping = Re-Sod/Seed and Misc. Landscape Req.....	2,560.00
Dustproofing fine, Cleaning and Hauling & Dump Charges.....	800.00
Equipment Rental, Misc. Tools Etc. ....	<u>600.00</u>
<b>Subtotal.....</b>	<b>181,713.00</b>
<b>Overhead .....</b>	<b>18,171.00</b>
<b>Profit .....</b>	<b><u>13,992.00</u></b>
<b>Subtotal.....</b>	<b>213,876.00</b>
<b>C.E. Tax.....</b>	<b><u>4,363.00</u></b>
<b>*Total Renovation Base Estimate .....</b>	<b>\$218,200.00</b>

\*A/E fees not included but are estimated at \$27,300.00

**Alternates**

Alternate No. 1: Tuckpoint tower in lieu of removing and resetting stone.<sup>1</sup>  
Deduct \$21,700.00  
Total Renovation Alternate No. 1 ..... \$196,500.00

Alternate No. 2: Remove existing stone structure and replace with new construction.<sup>2</sup>  
Deduct \$93,000.00  
Total Renovation Alternate No. 2 ..... \$125,200.00

**Footnotes**

- 1 Alternate Number One is contingent upon favorable test results. See the attached proposal from Geotek.
- 2 Alternate Number Two includes new unfinished basement area. Project cost based upon \$102.20 per square foot projected over 1225 square foot floor area.

**Other Options:**

To build a complete new church on another site the approximate cost would be \$81.74 per square foot; not including land or site improvements.