

Status: Building Renovation – March 30, 2007

“How to handle water leaks” was the biggest item of concern during this last 6 weeks. The heavy rains on top of snowfall in early March provided a great opportunity to discover just where the leaks were! Water seepage extended well beyond the stairway corner—along stage wall and into the kitchen.

The Drainage Solution

- ✓ Removed rotted wood (wall & floor)
- ✓ Dug trench along the interior walls of the former stage, office area and outside wall of kitchen
- ✓ Attached “hydroduct” covering and heavy mil plastic to foundation walls to collect and direct water flow into the trench
- ✓ Laid pipe in trench to carry water to a new sump pump basin
- ✓ Backfilled trench with gravel and sealed with concrete
- ✓ Laid new plywood sub-floor over trench
- ✓ Replaced rotted wall studs with metal studs, floor studs with pressure-treated lumber

Still to be done, interior:

- Foam board insulation and new wallboard
- New duplex sump pump
- New discharge outlet through wall to a below grade exterior drain
- New dehumidifier

Still to be done, exterior:

- Repair or replace splash apron around north perimeter wall
- Re-grade and add French drain to carry water away from the building

Cost impact:

Most of the drainage work is an add-on to our original contract; however, even with these additional costs we are, at this date, still under the contingency allotment included in our original budget. We also believe that most of the “discovery” phase is behind us now, leaving fewer unknowns to manage.

Other Work Completed or in Progress

- Electrical and plumbing for bathrooms ready for hookups
- Sprinkler feeds installed in attic of RE wing, across connecting hallway, Parish Hall, and sanctuary ceiling
- Subfloor repaired and patched in RE wing
- New headers replace former door into new chapel space
- Smoke control doorway framed for downstairs RE hallway
- New stairs poured for boiler room entry
- New floor poured to close off former boiler room entry (now part of women’s bathroom)
- Sprinkler heads being installed in RE wing, Parish Hall, and Sanctuary
- Framing begun for new stairway from Sanctuary vestibule to Parish Hall

Continuing conversations:

- The town of North Andover has approved the draft preservation restriction for the Community Preservation grant (\$140,000) and forwarded it to the Mass. Historic Commission for their approval.
- We are working through the Town of North Andover with negotiations over the scope and cost of our portion of the Mass. Highway Dept. project.

