

# Edina Morningside Church

## Capital Campaign



## Trustees Project Presentation

24 January, 2016

# Edina Morningside Church

## Capital Campaign

### Projects

# Southwest Corner Building Repair



























Southwest Corner Building Repair  
**Building Exterior Repair**

Tuck-pointing

# Tuck-pointing Chimney Reconstruction



Tuck-pointing

Chimney Reconstruction

Lintel replacements

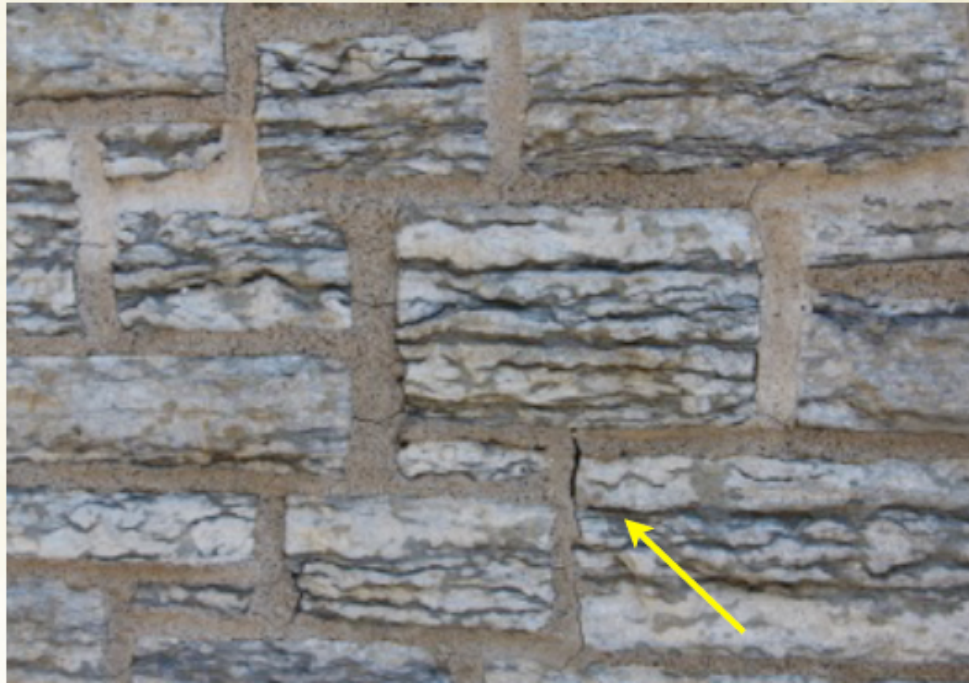
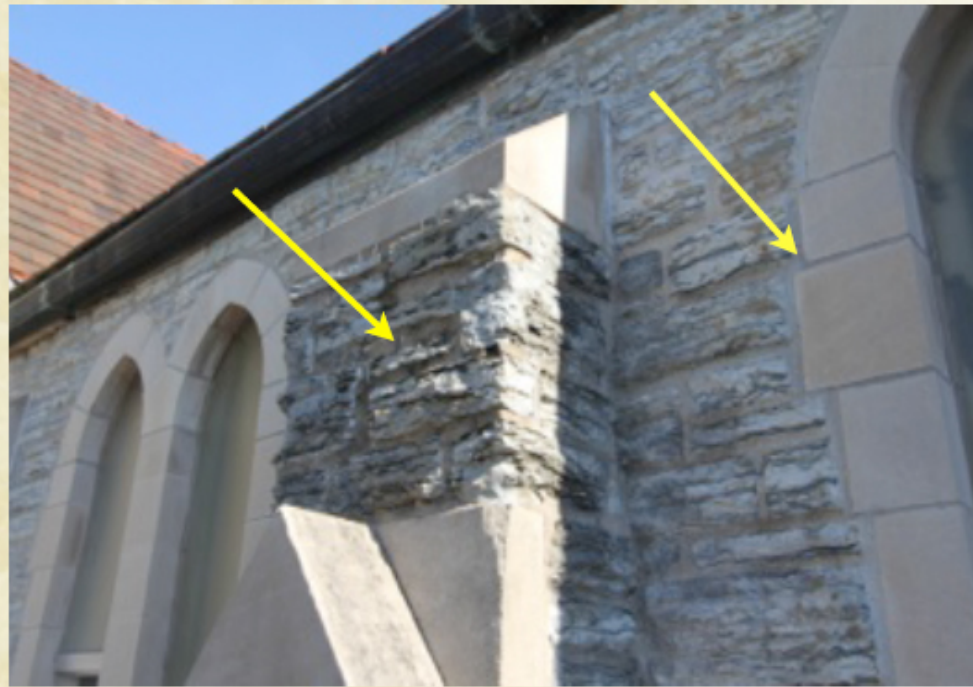
Tuck-pointing

Chimney Reconstruction

Lintel replacements

East wall reconstruction

The mortar joints at the pilasters and windows are past their service life. The joints have opened up, creating an avenue for water infiltration. These joints need to be cut out, cleaned and re-pointed with fresh mortar.



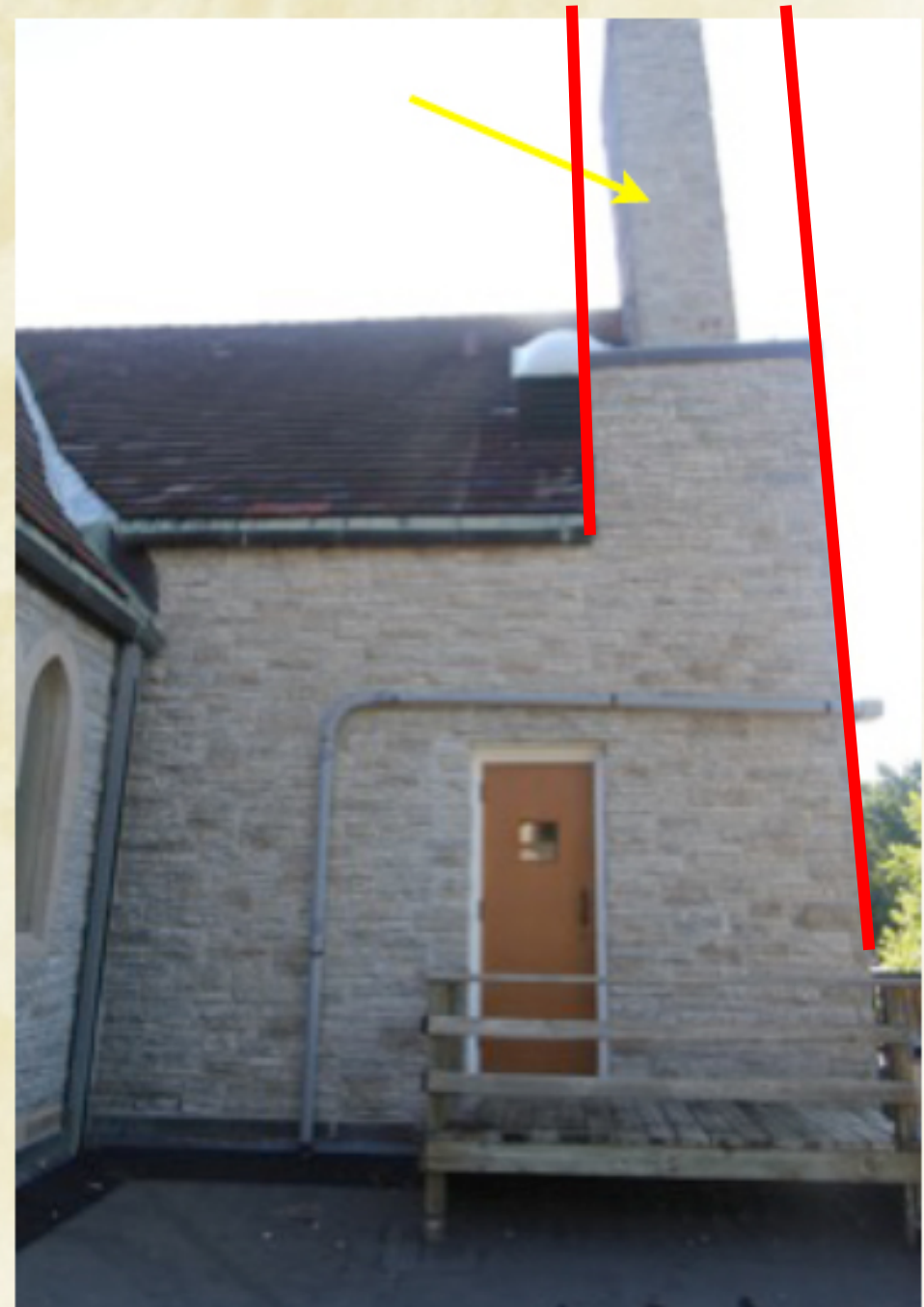
This is an example of a deteriorated mortar joint on the building. Similar conditions exist on all elevations.

This image shows the extent of the chimney leaning towards the roof. We recommend demolishing the chimney down to roof level and rebuilding it so it is plumb and level.

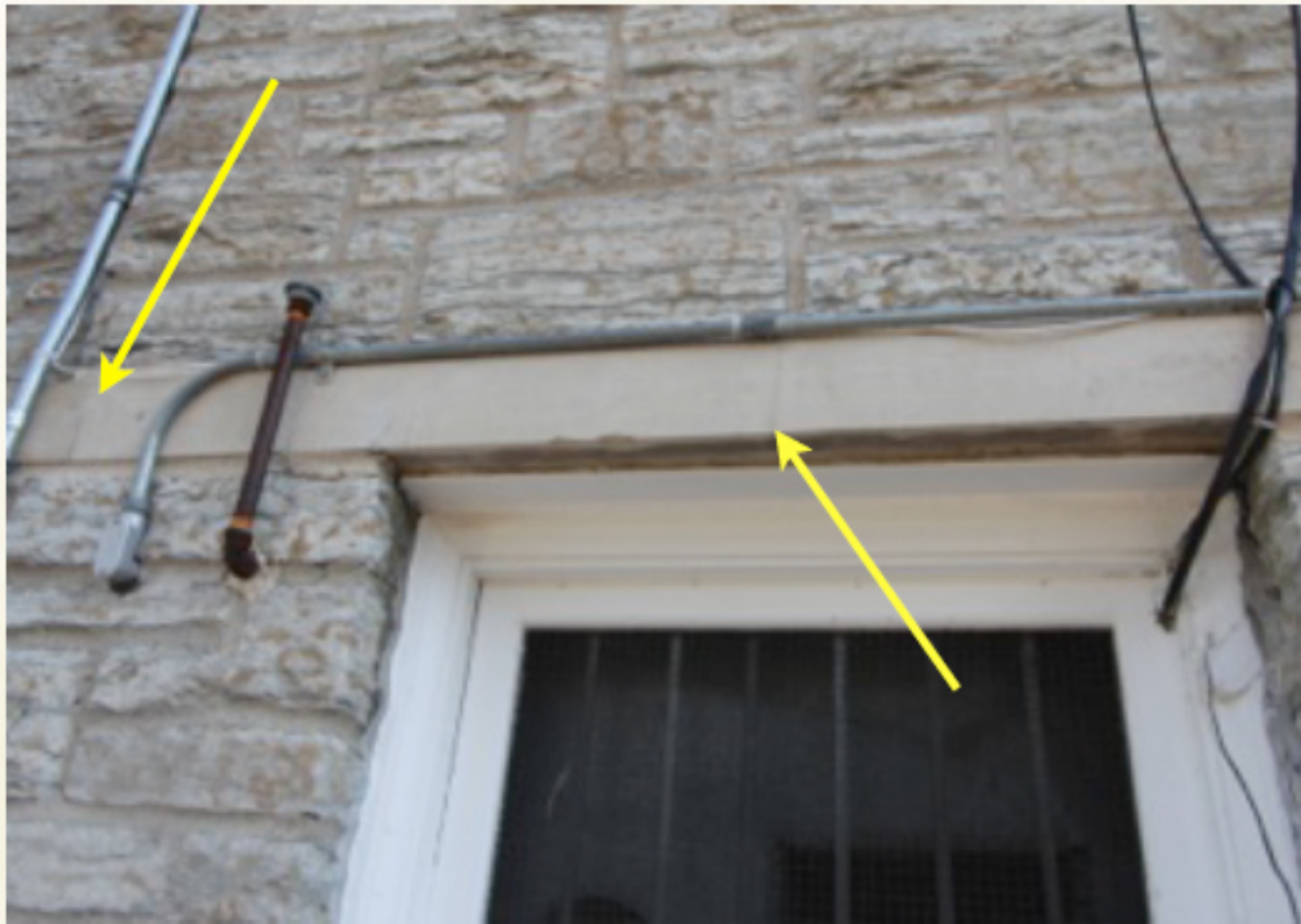




This image shows the extent of the chimney leaning towards the roof. We recommend demolishing the chimney down to roof level and rebuilding it so it is plumb and level.







Some of the cast stone headers have cracked. We use epoxy injection to stabilize the cracks.





Alternate #1: Installing through-wall flashing where steel window/door headers are present around building. Many of the lintels have oxidized due to water infiltration creating areas of pack rust and warping steel.





A large section of the exterior stone at the east elevation is bulging and pulling away from the back-up wall.



BRC viewed an observation opening on the interior wall at the location where the bulge is happening. It was discovered that the bulge is severe and progressively getting worse.

The existing corrugated steel ties that hold the stone to the sheathing at the back-up wall have failed allowing the stone to move freely away from the wall. This is visible at the vertical sealant joints on both sides of the window jamb.

The image on the top left shows an interior view of the wall. The severity of the bulging can be seen at the test opening.

Southwest Corner Building Repair

Building Exterior Repair

**Organ Repair**





Figure 1: The two horizontal swell shutters. The vertical are below and cannot be seen here. Note that these shutters are WIDE OPEN and do not allow much sound out into the church. The large horizontal box below them is the swell motor mechanism.



Figure 2: The walk board, and to the left are the small pipes of the Mixture II and the largest pipes of the 16' Trombone. A few of the horizontal 16' Contra Bass pipes can be seen at the back.



Figure 3: At the right is the air reservoir for the swell motors. Below are the smaller pipes. The square pipes are the 8' Flute.



Figure 4: At the right is another view of the Mixture II. Against the back wall and angled are the largest pipes of the 8' Flute. They are mitered to follow the wall. Left of the walk board is the Trumpet.

Phase 1: Combination Action Replacement

Phase 2: New Relay System

Phase 3: Replace Swell Shades



Figure 5: A blurred view of one of the junctions under the wind chest, near the floor.



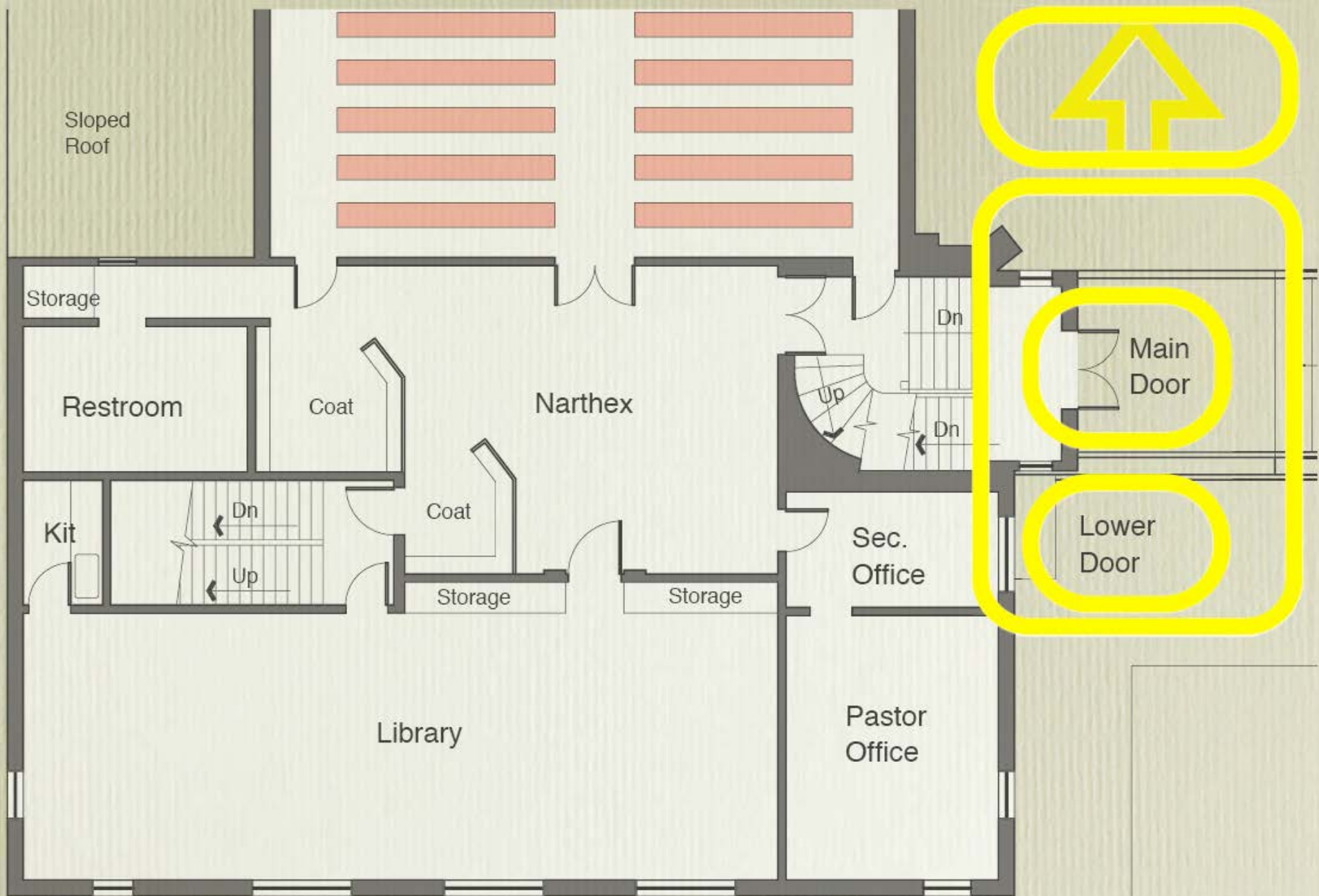
Figure 6: Two air reservoirs on the floor. The small box is a DC power supply (there is another in the basement by the blower).

Southwest Corner Building Repair

Building Exterior Repair

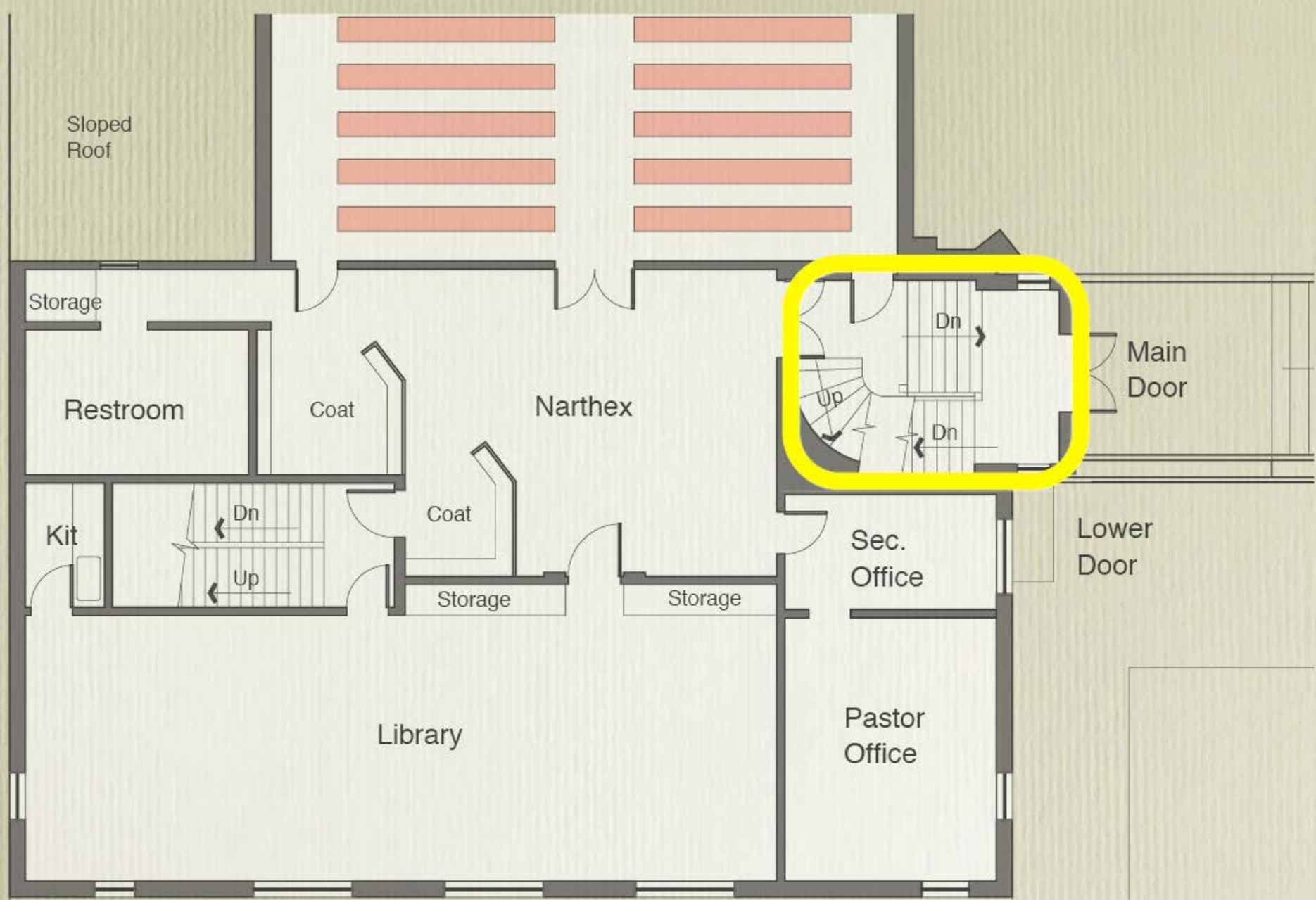
Organ Repair

**Narthex Remodeling**



Where is the front door?





Tight circulation below

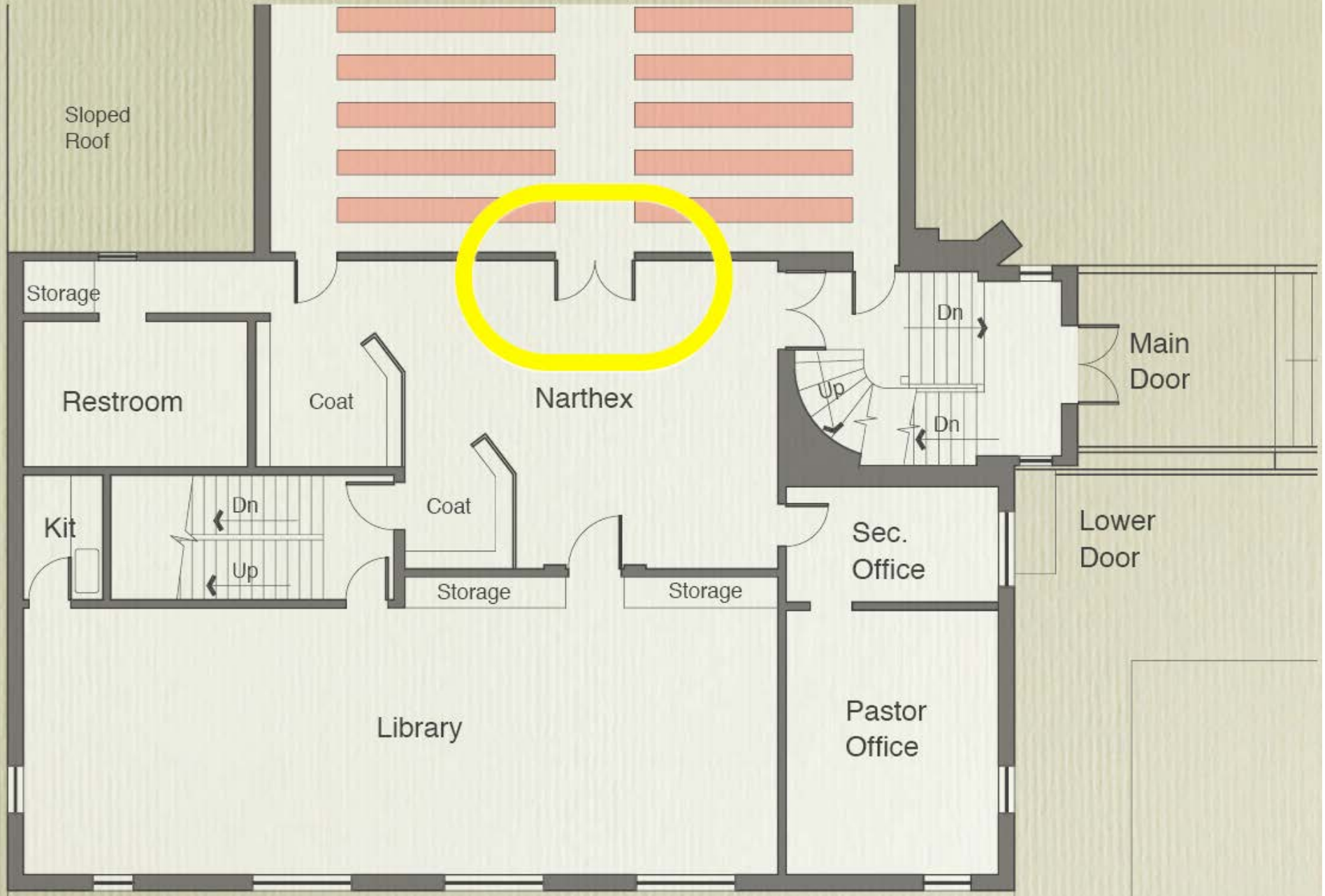


Always Open?



Dark, worn, cluttered, sound and light lock

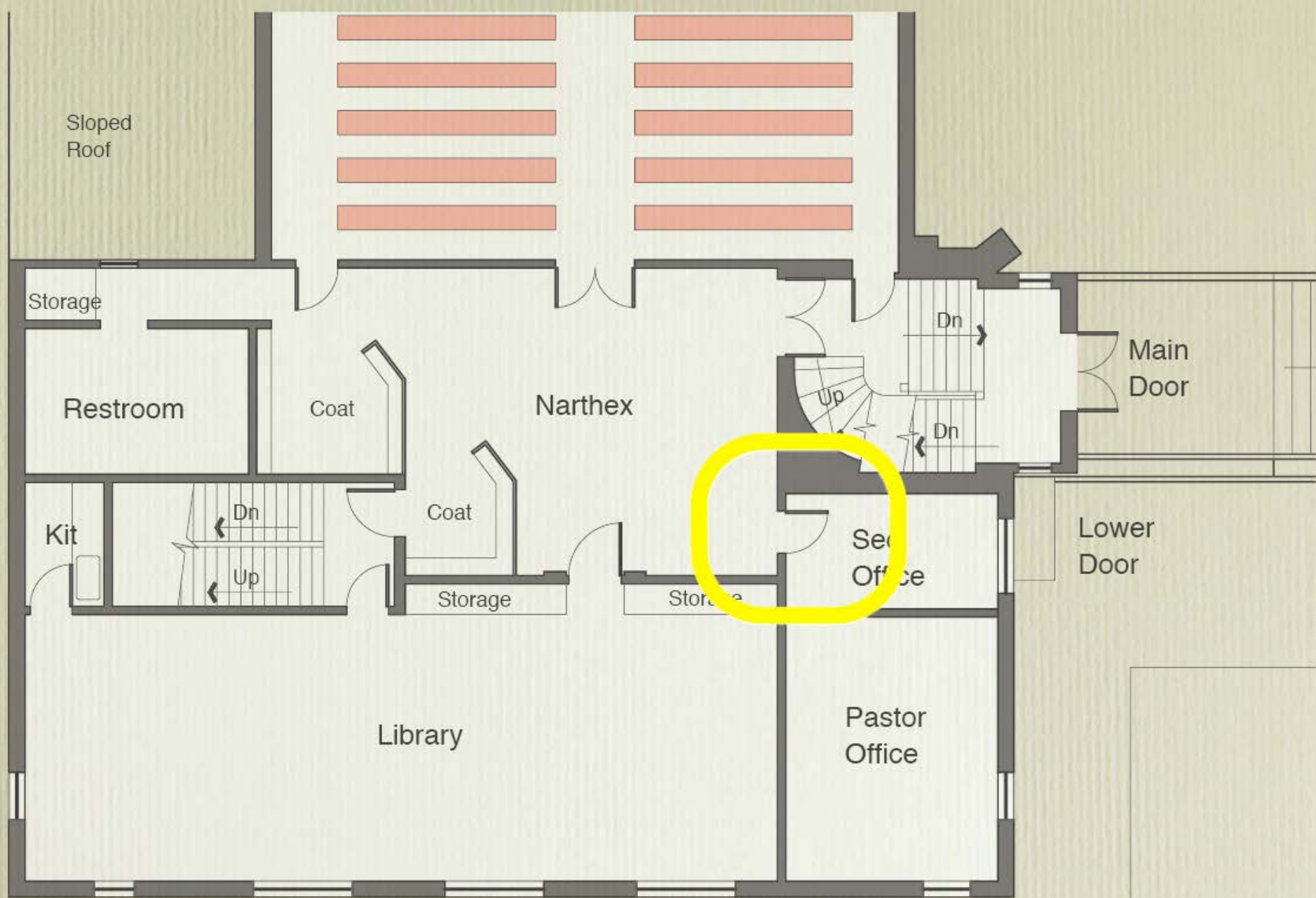




Worshipful entry?

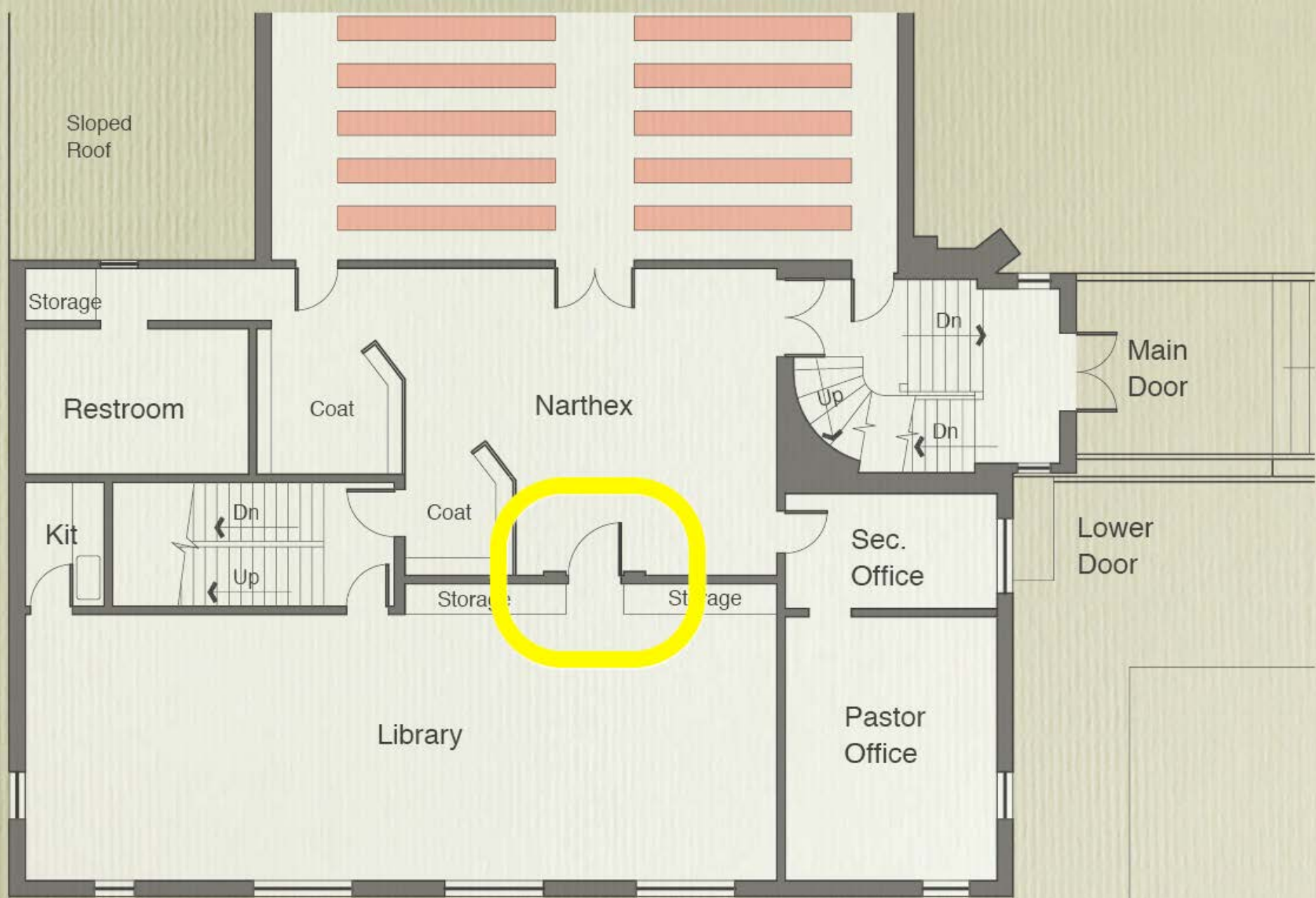


Hanger storage?



Welcoming office entry?

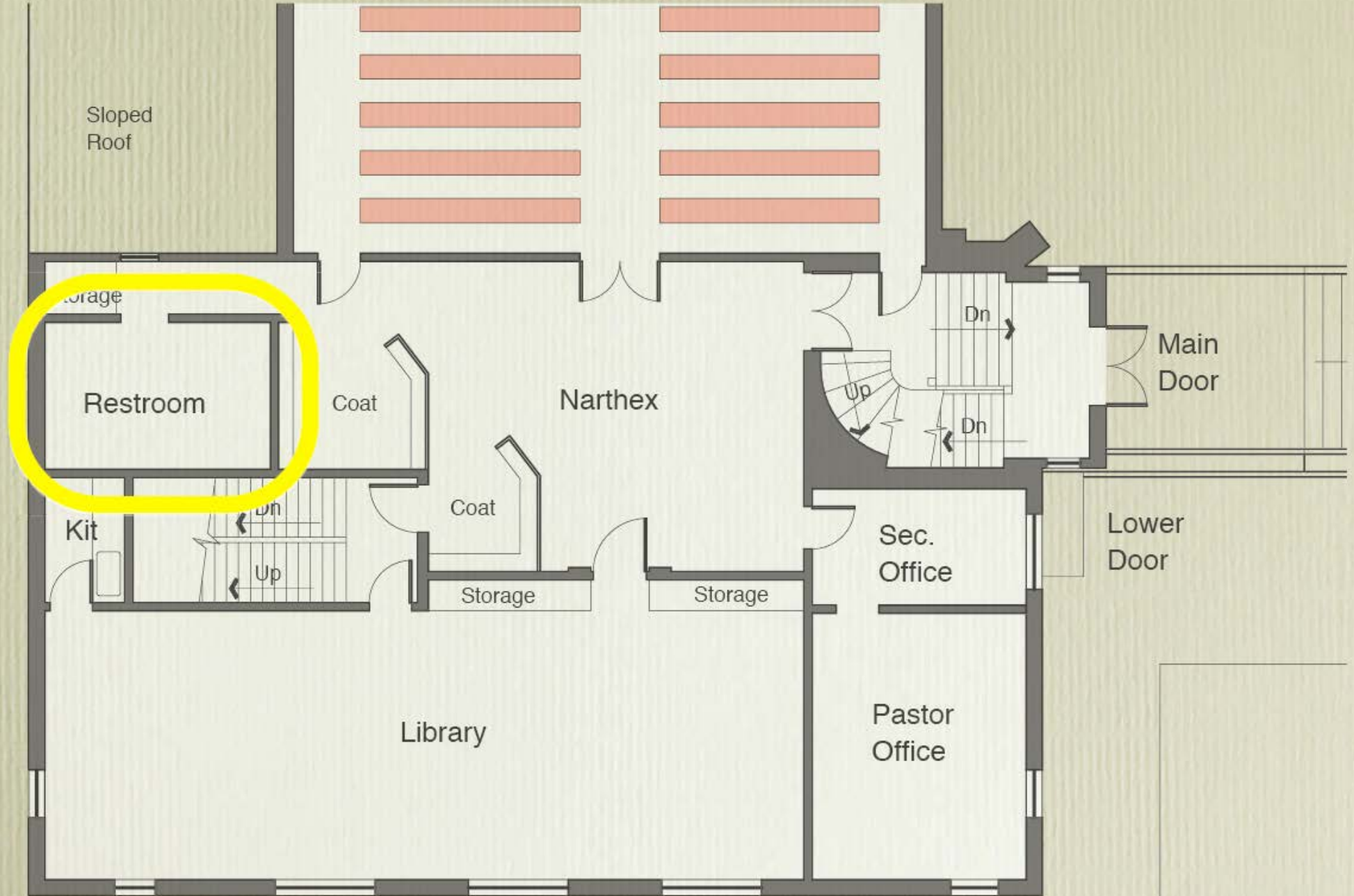




Do not enter!

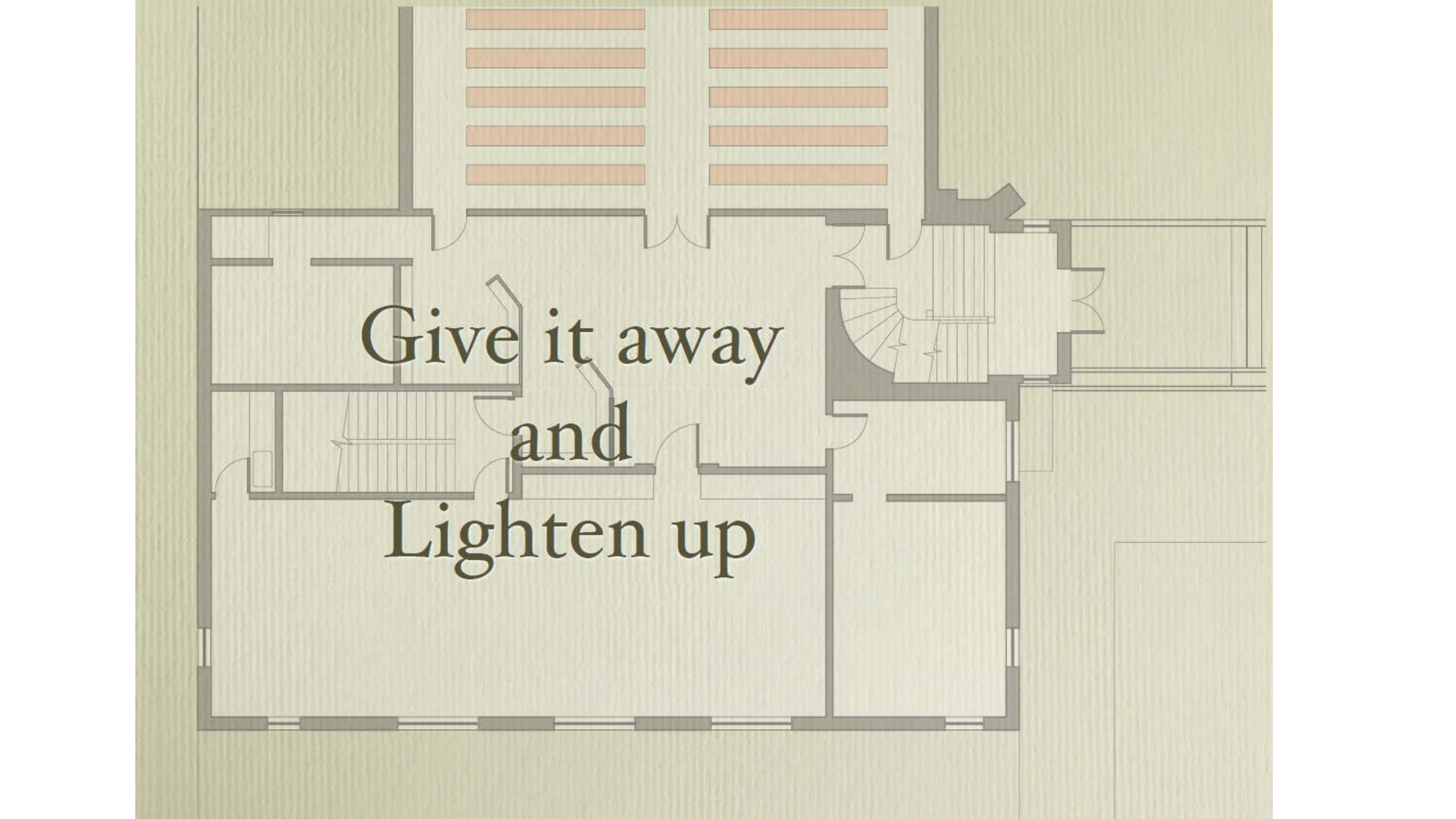


Light filled, generous, cluttered, grandma



Tight and worn

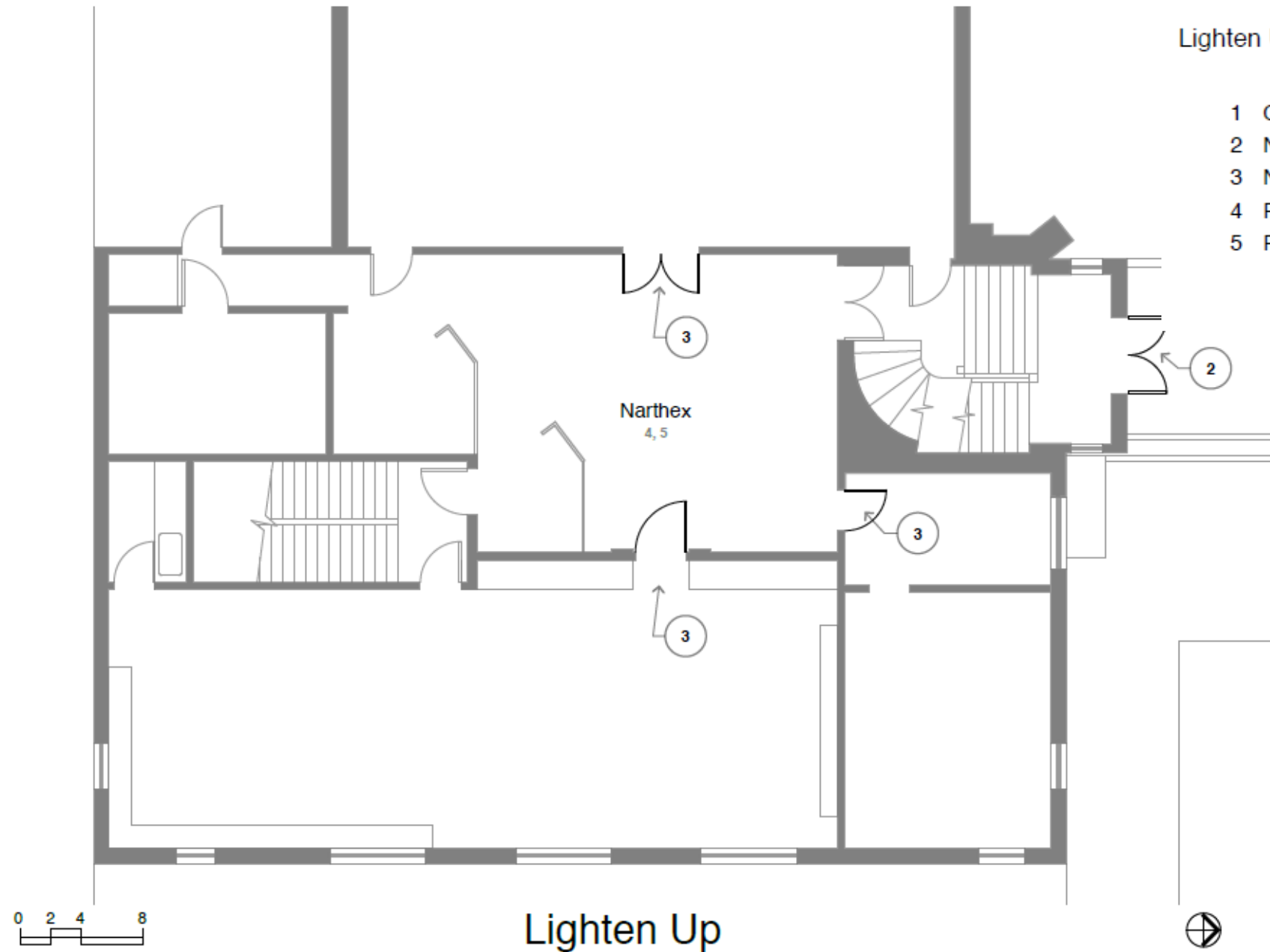


An architectural floor plan of a building, rendered in a light beige color. The plan shows a central area with a staircase, several rooms, and a large open space. At the top of the plan, there are two columns of orange rectangular blocks, possibly representing a library or a display area. The text "Give it away and Lighten up" is overlaid in a black serif font, centered in the middle of the plan. The text is arranged in three lines: "Give it away" on the top line, "and" on the middle line, and "Lighten up" on the bottom line. The overall style is clean and professional, with a focus on the layout and the central message.

Give it away  
and  
Lighten up

## Lighten Up Components

- 1 Clean up clutter
- 2 New main exit door with glass lites and panic hardware
- 3 New door with glass lites
- 4 Paint all walls of existing narthex
- 5 Replace existing narthex light fixtures

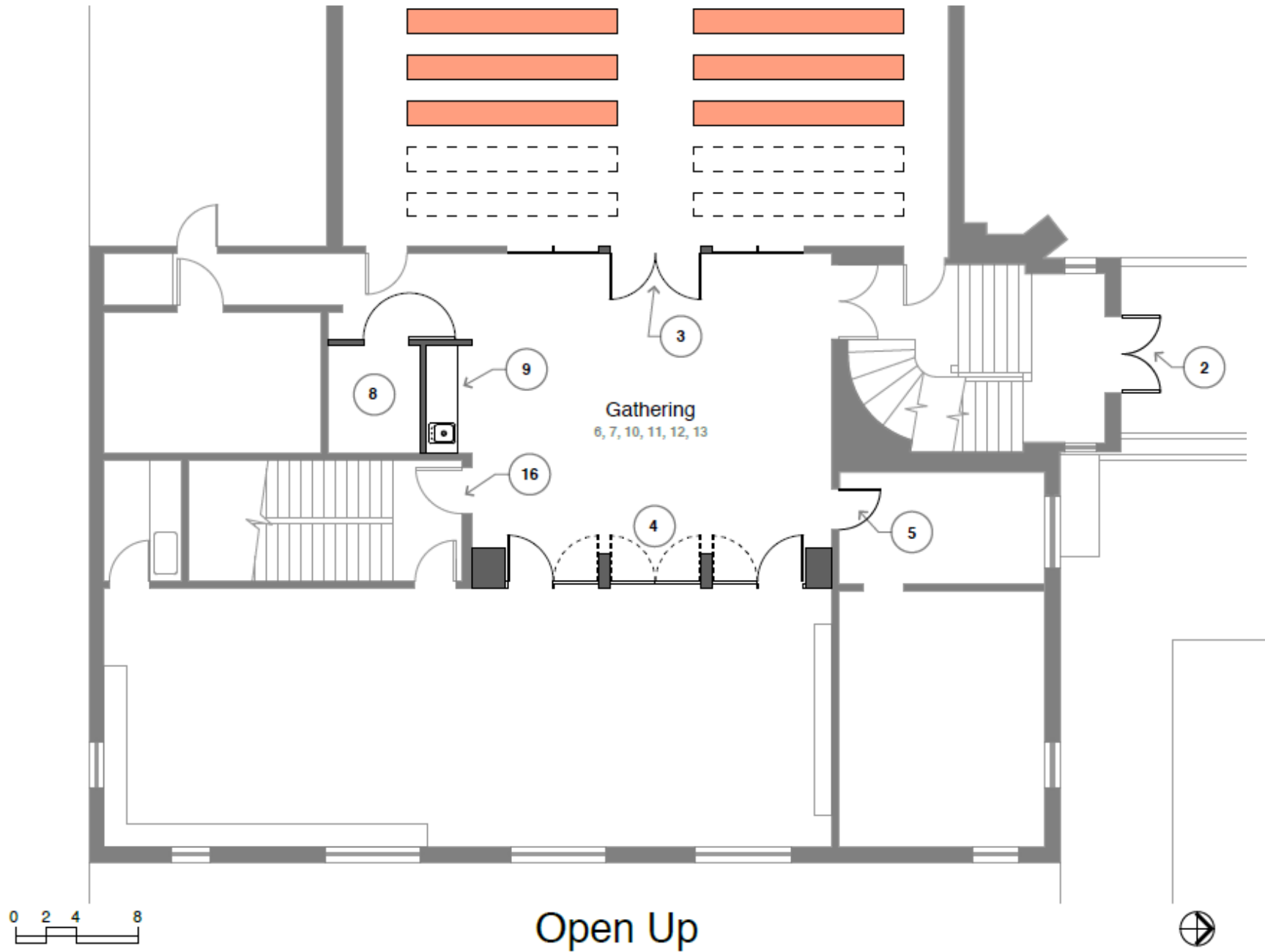


## Lighten Up

Edina Morningside Community Church

## Open Up Components

- 1 Clean up clutter
- 2 New main exit door with glass lites and panic hardware
- 3 New Worship entry with full height sidelights
- 4 New Library entry with full height sidelights or fixed door
- 5 New Office door with glass lites
- 6 Relocate existing choir robe storage
- 7 Demolish existing coat areas
- 8 New enclosed storage room
- 9 New base cabinets with sink for refreshments
- 10 Demolish existing wood wall paneling, patch and paint walls
- 11 Replace existing light fixtures
- 12 Replace existing narthex carpet
- 13 Add/update fire alarm/egress system



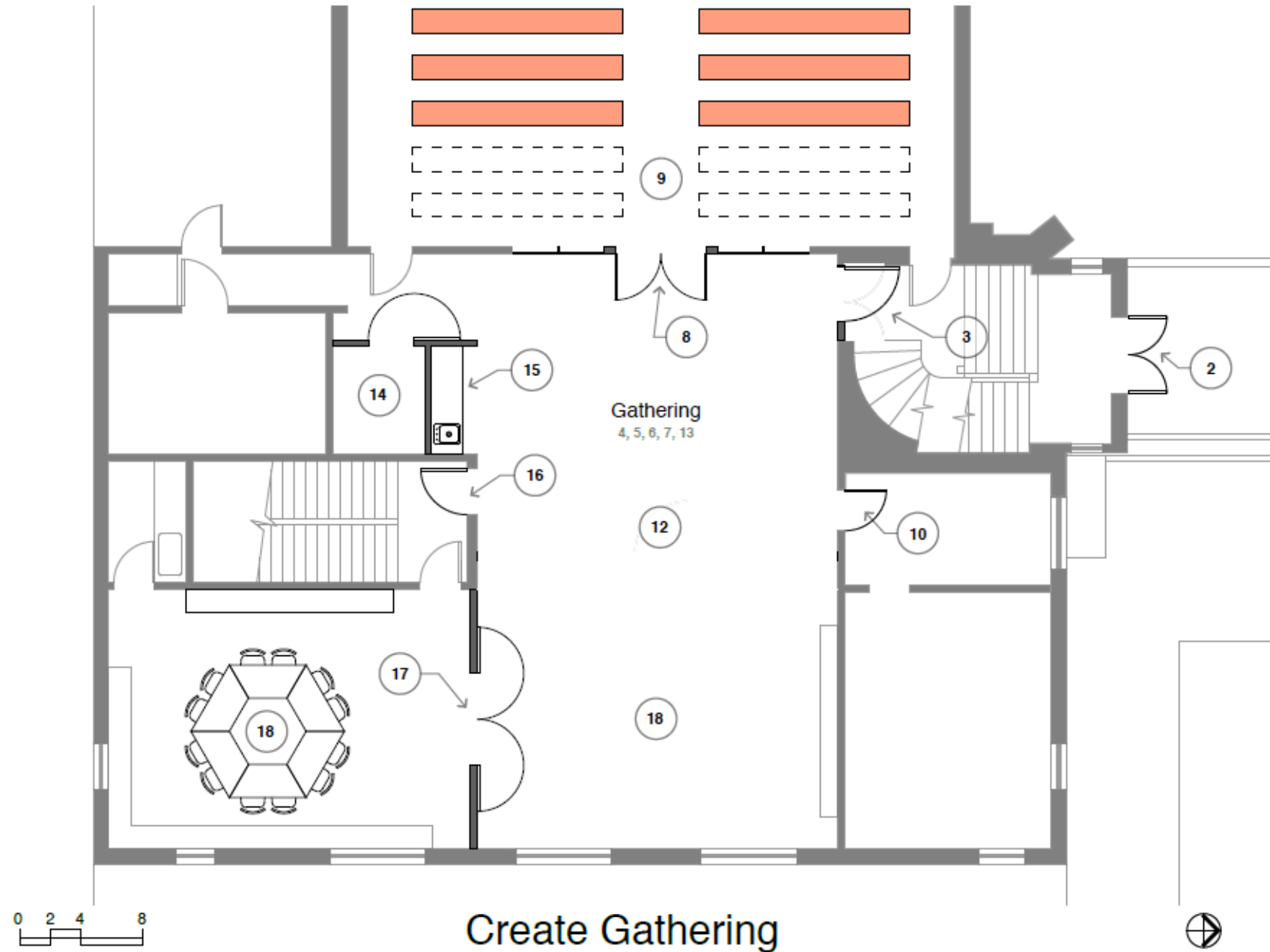
## Open Up

Edina Morningside Community Church



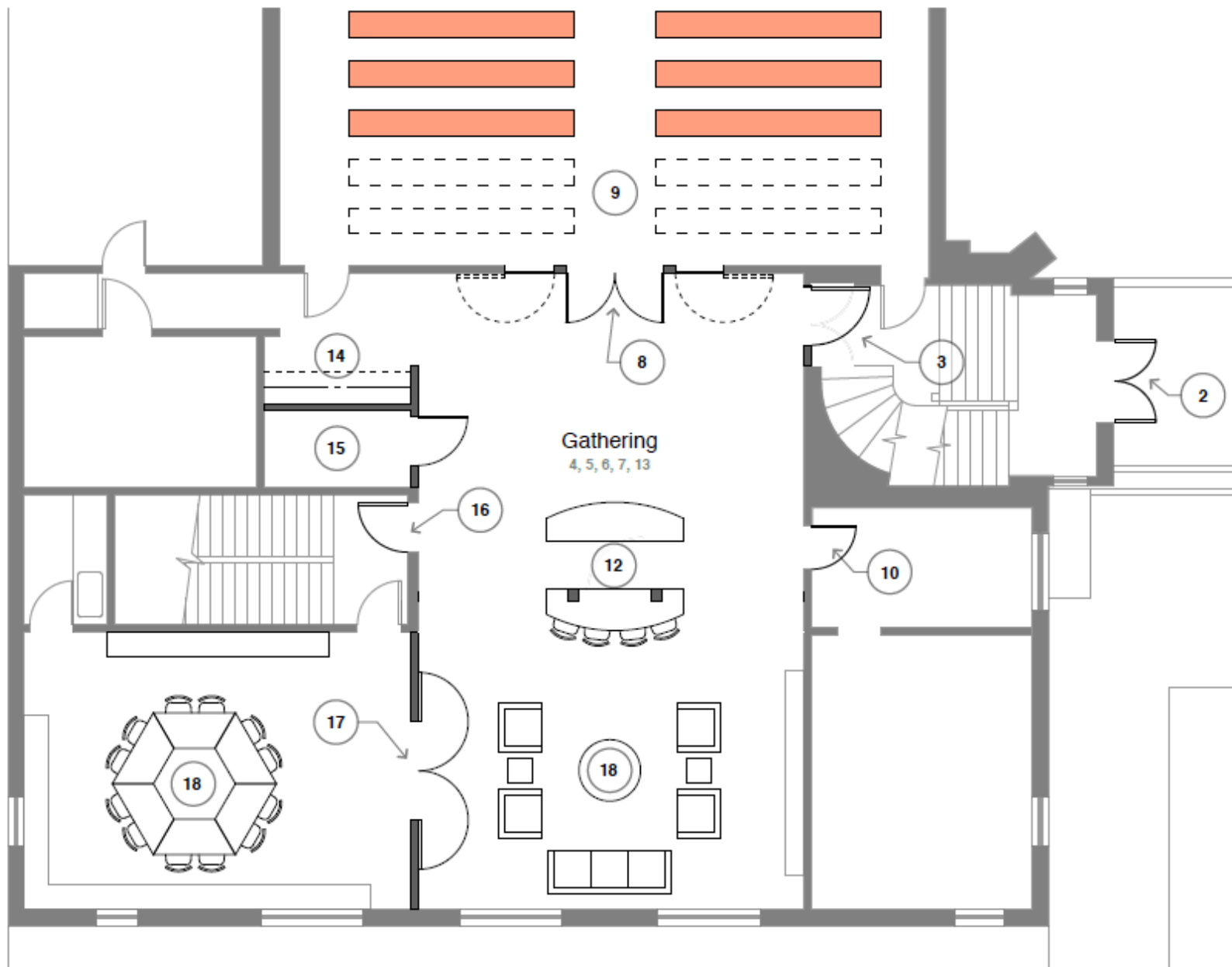
## Create Gathering Components

- 1 Clean up clutter
- 2 New main exit door with glass lites and panic hardware
- 3 New fire rated stair door with hold open tied to fire alarm
- 4 Add/update fire alarm/egress system at remodeled areas
- 5 Demolish existing wood wall paneling, patch and paint walls
- 6 Replace existing light fixtures
- 7 Replace existing carpet
- 8 New Worship entry with full height sidelights
- 9 Remove four pews for improved access
- 10 New Office door with glass lites
- 11 Relocate existing choir robe storage
- 12 Demolish existing wall between Nathex and Library
- 13 Demolish existing coat areas
- 14 New enclosed storage room
- 15 New base cabinets with sink for refreshments
- 16 New fire rated stair door with panic hardware
- 17 New wall and doors to enclose Meeting room
- 18 New Gathering and Meeting room furnishings



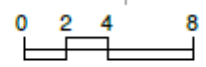
## Create Gathering

Edina Morningside Community Church



### Create Social Components

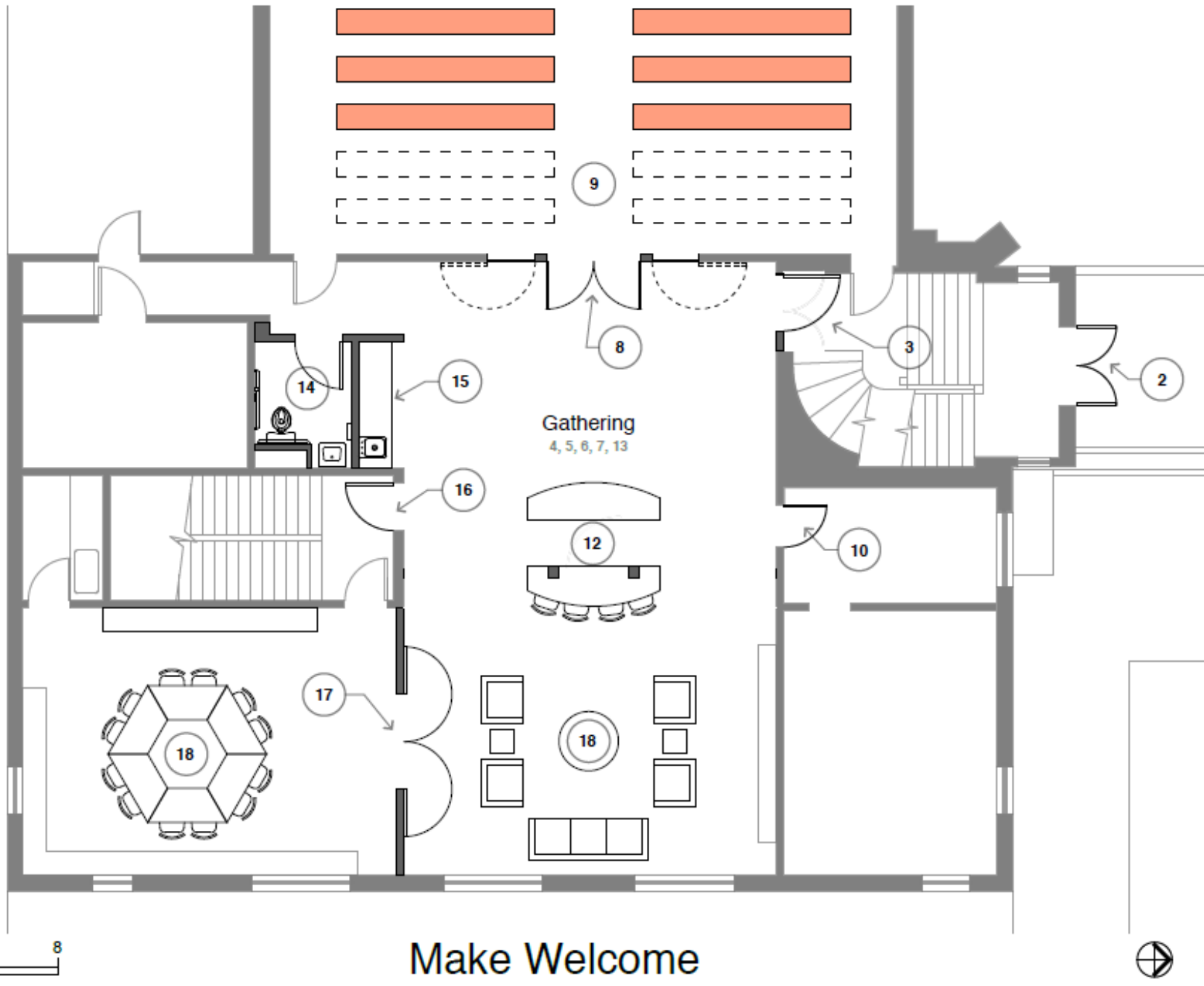
- 1 Clean up clutter
- 2 New main exit door with glass lites and panic hardware
- 3 New fire rated stair door with hold open tied to fire alarm
- 4 Add/update fire alarm/egress system at remodeled areas
- 5 Demolish existing wood wall paneling, patch and paint walls
- 6 Replace existing light fixtures
- 7 Replace existing carpet
- 8 New Worship entry with full height sidelights
- 9 Remove four pews for improved access
- 10 New Office door with glass lites
- 11 Relocate existing choir robe storage
- 12 New welcome, display, and service counters
- 13 Demolish existing coat areas
- 14 New coats area
- 15 New enclosed storage room
- 16 New fire rated stair door with panic hardware
- 17 New wall and doors to enclose Meeting room
- 18 New Gathering and Meeting room furnishings



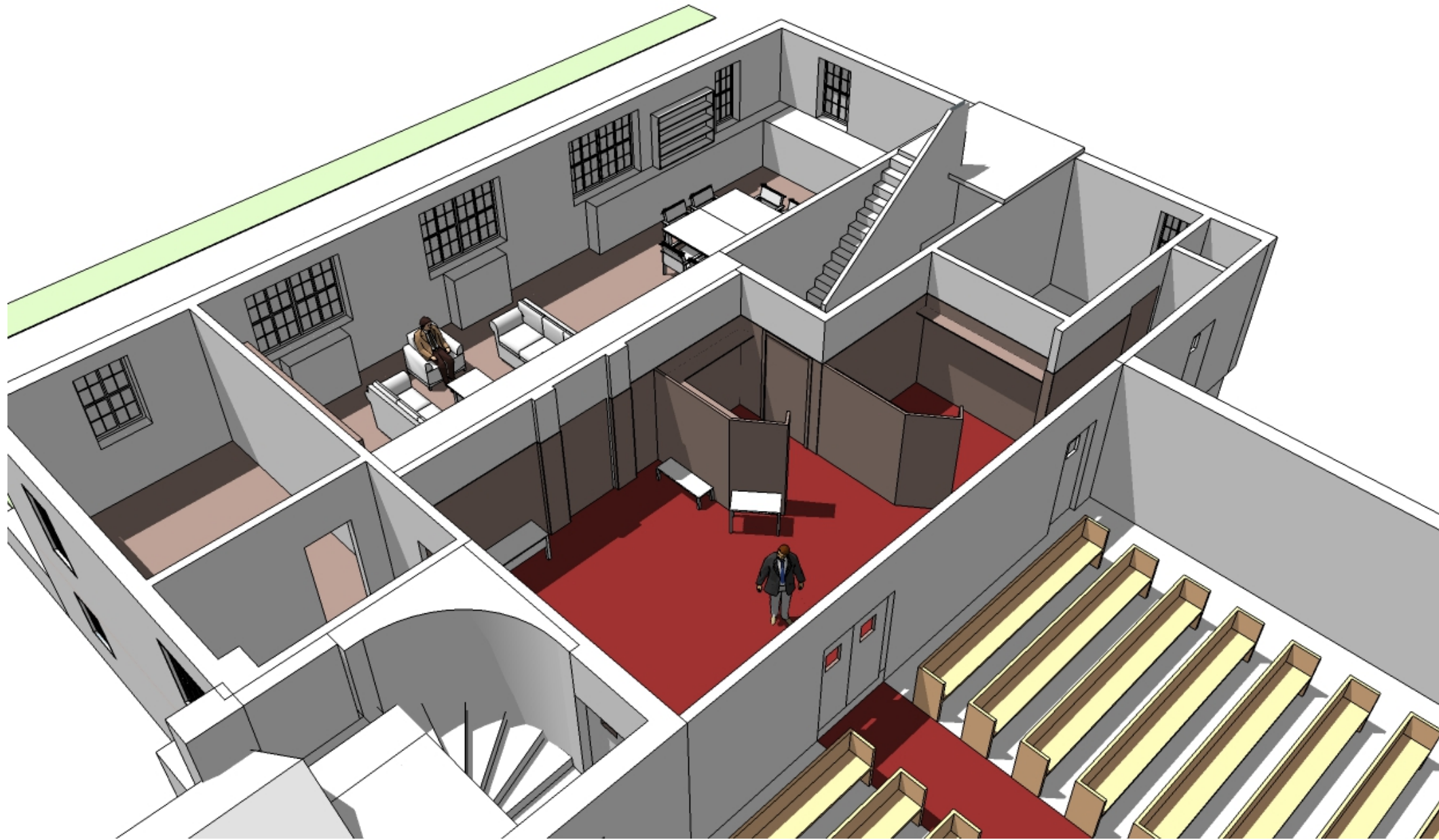
## Create Social

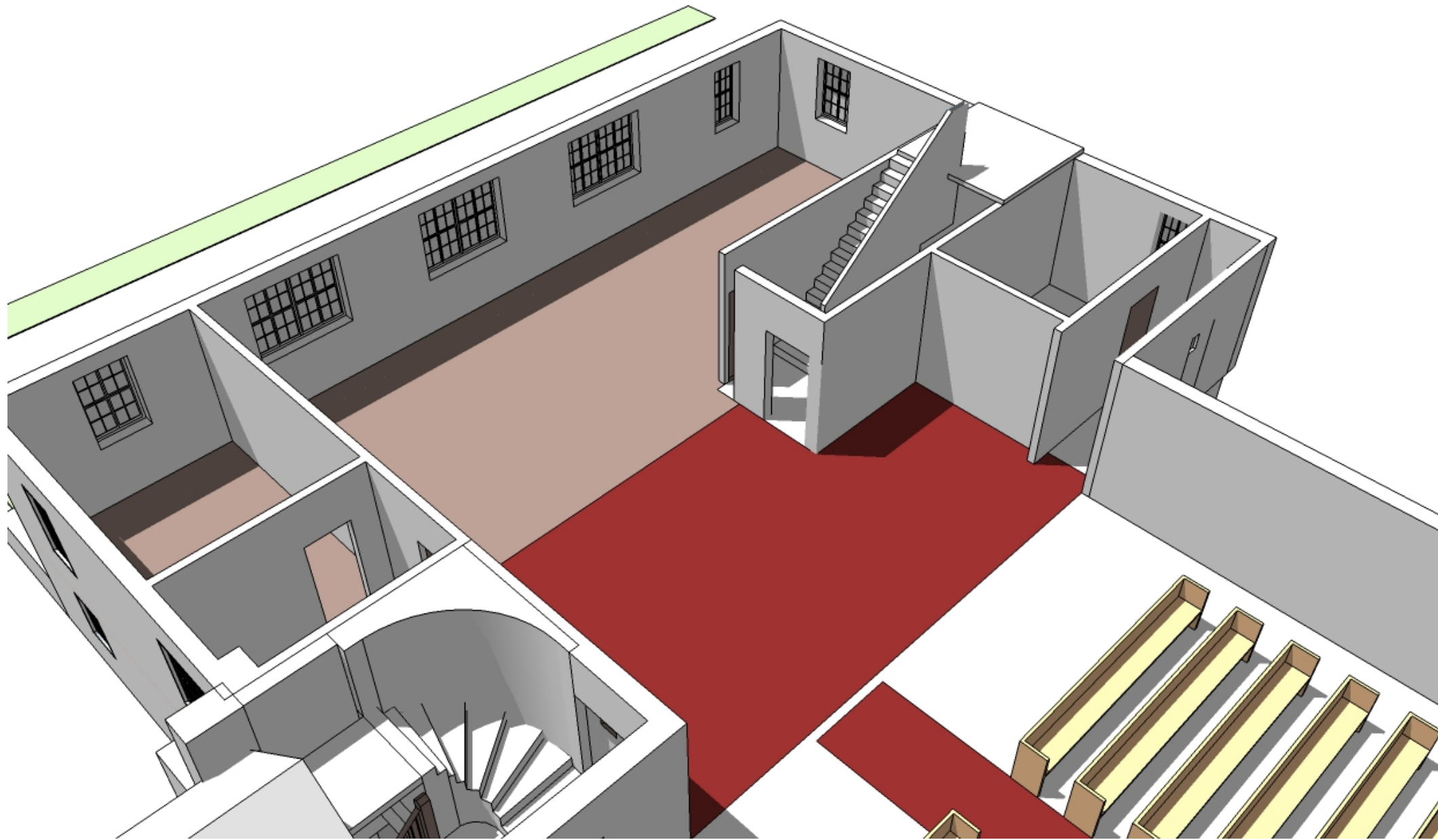
## Make Welcome Components

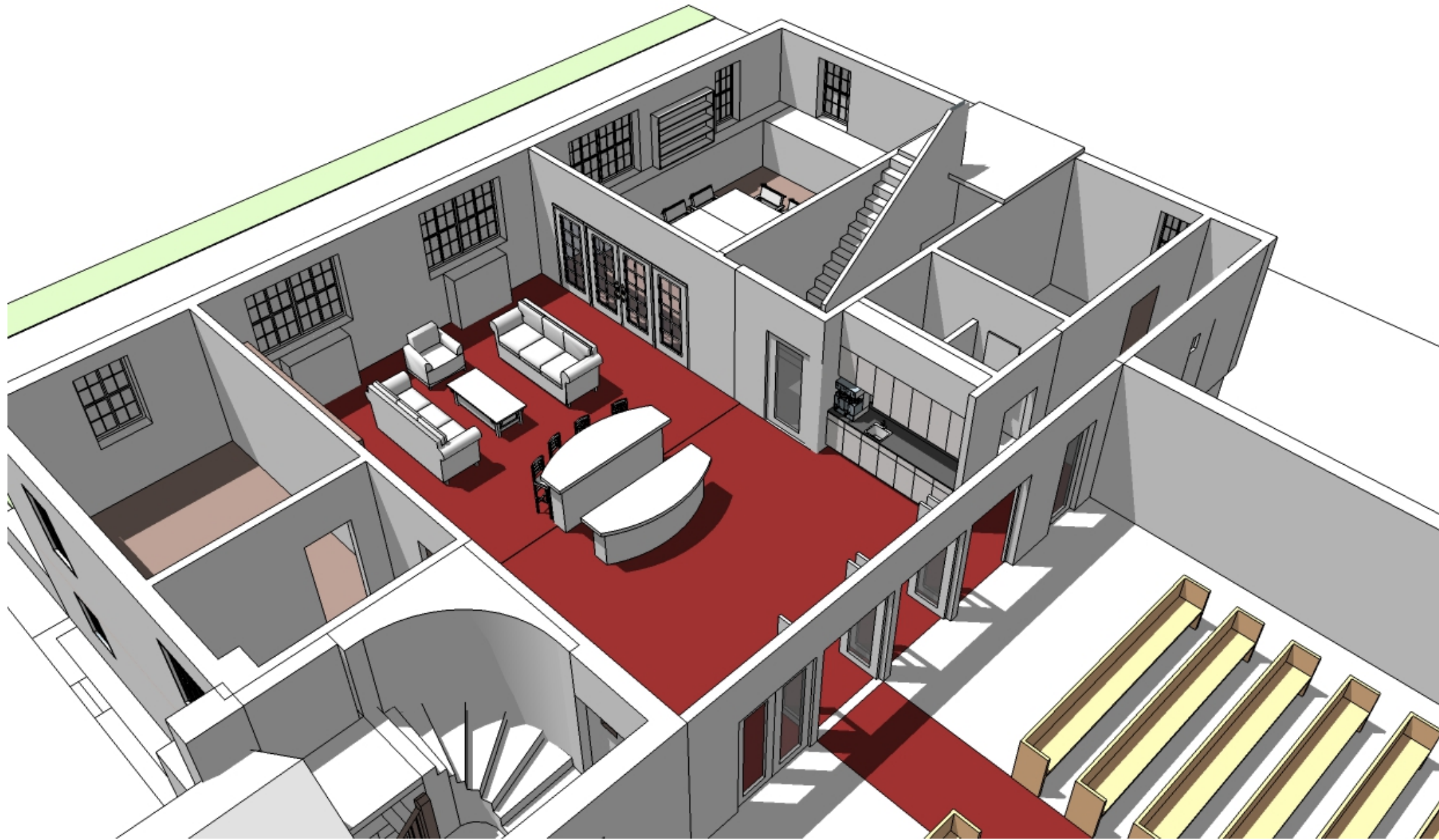
- 1 Clean up clutter
- 2 New main exit door with glass lites and panic hardware
- 3 New fire rated stair door with hold open tied to fire alarm
- 4 Add/update fire alarm/egress system at remodeled areas
- 5 Demolish existing wood wall paneling, patch and paint walls
- 6 Replace existing light fixtures
- 7 Replace existing carpet
- 8 New Worship entry with full height sidelights
- 9 Remove four pews for improved access
- 10 New Office door with glass lites
- 11 Relocate existing choir robe storage
- 12 New welcome, display, and service counters
- 13 Demolish existing coat areas
- 14 New handicapped/family toilet
- 15 New base cabinets with sink for refreshments
- 16 New fire rated stair door with panic hardware
- 17 New wall and doors to enclose Meeting room
- 18 New Gathering and Meeting Room furnishings

























Southwest Corner Building Repair

Building Exterior Repair

Organ Repair Phases 1-3

Narthex Remodeling

**Front Entry Re-design**





**PRESCHOOL  
OPEN HOUSE**  
August 15 6:30 - 8:00PM

  
HANDICAPPED  
PARKING  
VEHICLE  
REQUIRED





New Entry Doors with more transparency

New Entry Doors with more transparency  
Signage/wayfinding to signify entry



New Entry Doors with more transparency

Signage/wayfinding to signify entry

Better lighting at building and stairs

New Entry Doors with more transparency

Signage/wayfinding to signify entry

Better lighting at building and stairs

Code compliant handrails

New Entry Doors with more transparency

Signage/wayfinding to signify entry

Better lighting at building and stairs

Code compliant handrails

Warmer/softer landscape



New Entry Doors with more transparency  
Signage/wayfinding to signify entry  
Better lighting at building and stairs  
Code compliant handrails  
Warmer/softer landscape  
Paving materials that don't ice up on north side of bldg.

New Entry Doors with more transparency  
Signage/wayfinding to signify entry  
Better lighting at building and stairs  
Code compliant handrails  
Warmer/softer landscape  
Paving materials that don't ice up on north side of bldg.  
Protection from weather at doors via canopy



CANOPY

NEW LIGHTS

NEW DOORS w/GLASS

PLANTER & BENCH

HEDGE

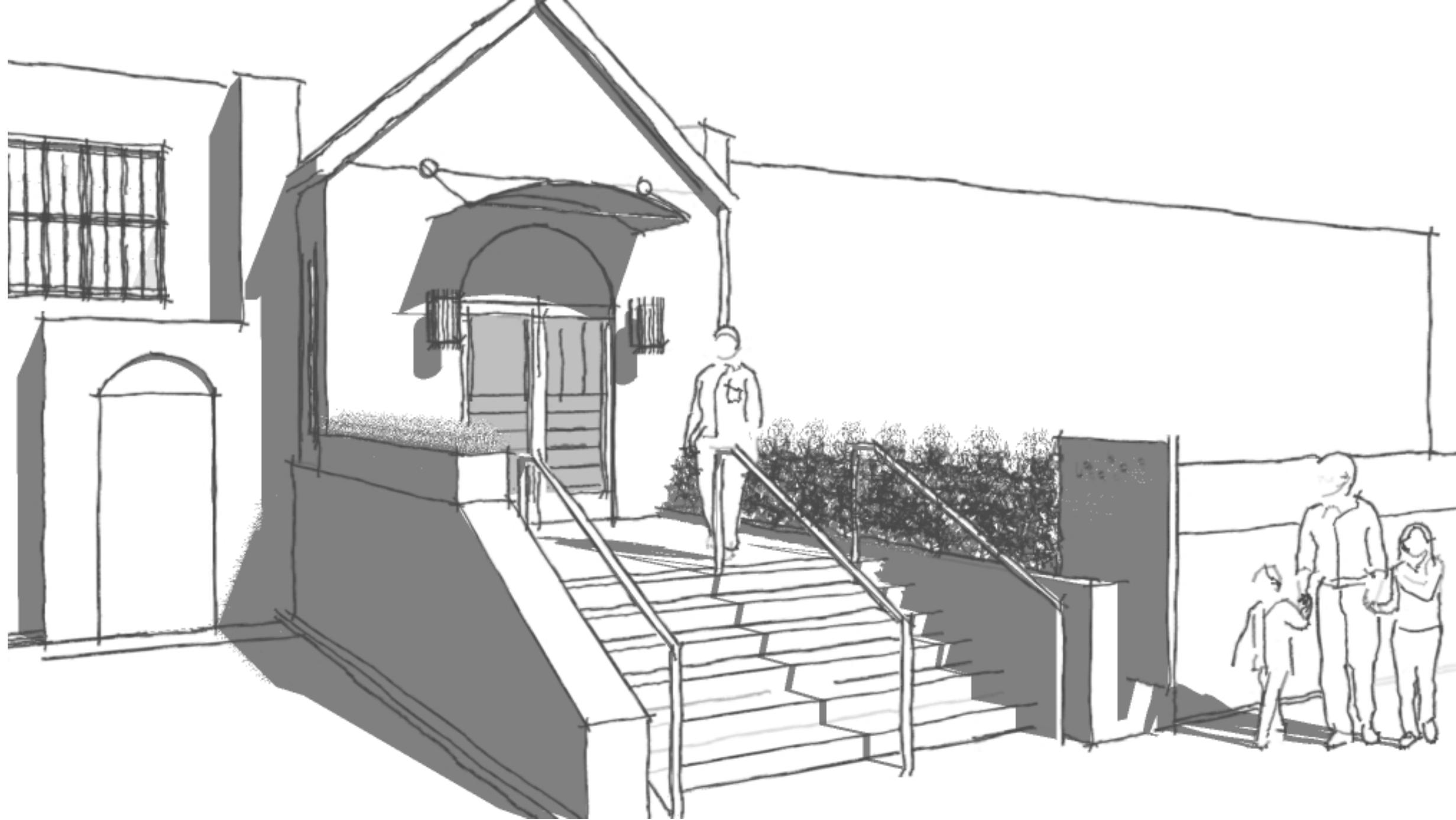
SIGN

PLANTER

NEW HANDRAILS

8.31.15 TJK







Southwest Corner Building Repair

Building Exterior Repair

Organ Repair

Narthex Remodeling

Front Entry Re-design

**Sanctuary Improvements**



Remove Choir Lofts for added flexibility

Remove Choir Lofts for added flexibility

Move organ from back corner

Remove Choir Lofts for added flexibility

Move organ from back corner

Re-carpet Sanctuary



Remove Choir Lofts for added flexibility

Move organ from back corner

Re-carpet sanctuary

Re-lamp/re-light sanctuary

Remove Choir Lofts for added flexibility

Move organ from back corner

Re-carpet sanctuary

Re-lamp/re-light sanctuary

New alter backdrop/wall treatment







New  
Banners

Thin veneer Chilton  
Stone or similar  
Manufactured stone

New wood cross  
with linear RGB LED  
back light

Repaint flanking  
walls

## Proposed Sanctuary

EDINA MORNINGSIDE  
COMMUNITY CHURCH  
UNITED CHURCH OF CHRIST  
4201 MORNINGSIDE ROAD • EDINA, MN 55416

## **Project List**

Southwest Corner Building Repair

Building Exterior Repair

Organ Repair

Narthex Remodeling

Front Entry Re-Design

Sanctuary Improvements

Southwest Corner Building Repair

Building Exterior Repair

Front Entry Re-design

Organ Repair

Narthex Remodeling

Sanctuary Improvements

## Estimated Project Costs

Southwest Corner Building Repair	\$49,700
Building Exterior Repair	\$155,919
Front Entry Redesign	\$45,000



# Edina Morningside Church

## Capital Campaign



## Trustees Project Presentation

24 January, 2016