

## **The Floor Covering Project**

### *A Meyer Memorial Fund Project*

The single, largest project funded by the generous memorial gift from the Levern “Lee” Meyer estate was the installation of new floor covering for the Sanctuary, Overflow Room, and Choir Room. This project was also designated as the highest priority by the congregation, at the Annual Meeting on December 15, 2016. And, the wishes of the congregation were consistent with the facility needs, as will be detailed subsequently in this article. The total cost of the project was \$54,701.05. This included floor covering for the three areas, plus other improvements as described later.

The Sanctuary carpet has been replaced three times, including the current replacement.

- 1965 – Original, Green Carpet
- 1982 – Replacement, Red Carpet
- 1999 – Replacement, Blue Carpet
- 2017 – Replacement, Blue Carpet

As the record shows, the carpet has been replaced on a consistent schedule – once, every 17 or 18 years. It is interesting to note that the conformation photographs, in the back of the Sanctuary, were invaluable in determining the carpet replacement dates.

### **Challenges**

Several issues and problems were either known to exist or arose during the project.

Asbestos Tile: The facilities were constructed in the early 1960s; thus, it was highly suspected that the tile contained asbestos. The removal and disposal of asbestos material is extremely regulated and requires the use of specialized contractors. To confirm, the tile was tested on December 30, 2016, by a Certified Asbestos Consultant, and it was found to contain asbestos, including the mastic under the tile.

Floor Moisture: The church facilities are constructed at ground level; thus, moisture tends to seep through the concrete subfloor. This causes the tile to curl at

the edges. The curling was obvious in the Overflow Room and noticeable in many places under the pews. In several places under the pews, the original tile had curled so much that the tile was loose. The floor was becoming a nightmare to maintain!

Where’s the Tile: Another issue was that it was difficult to determine where the original tile remained. To receive reasonable bids, it was critical, as we discovered, to determine and specify the quantity (square feet) of asbestos tile to remove. One would think that this would be easy. It was not. Over time, carpet had been installed over the tile (e.g., back Sanctuary area) and, in other places, the original tile had been removed by previous re-carpeting efforts (e.g., the Choir Room). The issue was solved by reviewing the original construction plans, cutting inspection holes in the existing carpet, inspecting old photographs, and making educated guesses.

Uneven Concrete Subfloor: When the Sanctuary building was constructed, the concrete subfloor was slightly dropped in areas where carpet was originally installed. The drop accommodated a carpet pad, which was the construction method employed at that time. More recently, commercial carpet is glued directly to the concrete floor without a pad. During the previous carpet replacement projects, filler material was placed in the drop areas to make the carpeted areas even with the tiled areas. However, over the years, the prior filler material had deteriorated and was unstable; thus, it had to be removed and replaced. This effort required extensive work and considerable material, which was not anticipated. Thus, this significant cost was an extra charge, above the original carpet bid.

### **Floor Covering Selection**

The fundamental planning for the project was completed by the 10-person Meyer Memorial Fund Committee, chaired by Holly Hoppman. Four Committee meetings were conducted, beginning on November 14, 2016, and ending on March 9. Much of the latter meetings were devoted to selecting the

types of flooring to be installed in the various areas. The following outline lists the types of floor covering **considered** for each area.

- a. Aisles:
  - Broad Loom Carpet
  - Carpet Squares
- b. Under Pews:
  - Do Nothing; Patch Existing
  - Broad Loom Carpet
  - Carpet Squares
  - Vinyl Composition Tile (12"x12"), with a moisture barrier
  - Luxury Vinyl Tile (various shapes)
- c. Communion Railing Area:
  - Broad Loom Carpet
  - Luxury Vinyl Tile (various shapes)
  - Laminate Flooring
- d. Altar (three steps and altar platform):
  - Broad Loom Carpet
  - Luxury Vinyl Tile (various shapes)
  - Laminate Flooring
- e. Overflow Room:
  - Broad Loom Carpet
  - Carpet Squares
  - Vinyl Composition Tile (12"x12"), with a moisture barrier
  - Luxury Vinyl Tile (various shapes)
- f. Choir Room:
  - Broad Loom Carpet
  - Carpet Squares

The final selections were based on the cost of the material, the condition and situation of the floor to be covered, and the primary use of the area. The latter made maintenance requirements also a consideration.

When selecting the floor covering for specific areas, two additional factors were considered.

Under the Pews: Initially, there was a question whether a new floor covering could be placed over the existing tile under the pews. However, the floor covering representatives, who assessed the existing tile, consistently recommended to remove and replace

with either new tile or carpet. The tile was already in bad shape in certain areas and the continuing problem of moisture would only worsen the tile. Thus, the ultimate decision was to remove the existing tile.

Type of Tile: Luxury vinyl tile (LVT) is a relatively new product. LVT is more expensive than the common 12" x 12" vinyl composition tile (VCT), but it has several advantages over VCT. LVT does not require waxing; it is moisture resistant; it is manufactured in different shapes and sizes; and it has a backing and thus more forgiving. The Committee choose LVT over VCT, for all tiled areas, primarily because of the moisture issue.

By the time the work of the Committee wrapped up in early March, the type of flooring for each area had been established. This enabled the estimated costs to be determined for the two, proposed floor covering projects – (1) Sanctuary and (2) combined Overflow Room and Choir Room – that were included in the list of 10 proposed Meyer-funded projects. The 10 proposed projects were presented to, and approved by, the Council on March 21 and the congregation on April 23.

### **Style, Pattern, and Color Selection**

A subcommittee of the Meyer Memorial Fund Committee was responsible for selecting the specific style, pattern, and color for each floor covering. In total, about 10 individuals were involved in the subcommittee's effort. But, the size of the group varied from meeting to meeting. In addition, John Bilbao, of DFS Flooring, assisted the group by providing suggestions and recommendations.

The initial subcommittee meeting was on March 28, at the office of DFS Flooring. Three addition meetings were held at church, with the last meeting held on April 19. At each meeting, the group narrowed the choices, by a consensus, until the selections were finalized. Throughout the process, the subcommittee members were exceedingly agreeable and cooperative in reaching a consensus, for which, the group is to be commended. The final

selections were mounted on a display board for the congregation to review and comment.

A long-standing problem with the carpet in the Sanctuary has been the corners, at the communion railing and altar steps. The corners have become ragged and shabby much too quickly with use. In addition, the steps occasionally have been the cause of individuals tripping, because there is no debarkation of the steps. At one of the selection meetings, Jerry Carney and yours truly suggested facing the steps with stained, oak wood. The subcommittee thought this was an excellent idea and it was adopted.

The final floor covering product selections are shown below.

- a. Sanctuary (Broad Loom Carpet & LVT):
  - Carpet – Bolyu/Beaulieu), Solitude (Harmony)
  - LVT – Mohawk, Hot & Heavy (River Rock), 36” x 36” Tiles
- b. Overflow Room (LVT):
  - Mohawk, Secoya (Alder Creek), 9” x 59” Planks
- c. Choir Room (Carpet Squares):
  - Milliken, Freestyle (French Blue), 19 3/4” x 19 3/4” Squares

### **The Work**

The first proposal (bid) for the asbestos abatement (tile removal) was received on January 12. The total cost was nearly \$40,000. Needless to say, the proposal was disappointing. In fairness to the contractor, the scope work was not well defined; thus, the high bid.

In February, we were in contact with John Bilbao, of DFS Flooring. Since John had considerable experience with similar projects, we asked John for additional names of abatement contractors. John provide two addition names, plus the name of a mover for the pews. In addition, we performed additional work to define the extend of the tile removal work.

Ultimately, three proposals were received for the asbestos tile removal. Two, of which, were reasonable. A relatively small contractor located in Hayward was selected, and a contract was signed with the firm on April 28.

Two additional contracts were also executed. On April 24, a contract was signed with the moving company and on May 15 with DFS Flooring for the carpet and tile. Throughout the contracting process, the recently completed Narthex project was used for cost comparison and checking.

A testing lab was also involved in the work.

In addition to the contracts, there was considerable work performed on a “do it yourself” (DIY) basis. This work included moving furniture, constructing and installing the stained steps, installing new HVAC registers, and pulling new microphone cables.

The dates of the actual work are shown below.

- April 30 – Last Worship Services in Sanctuary (services moved to Schultz Hall)
- May 2 – Moved Pews Out (stored in Overflow Room and by the Altar).
- May 8-10 – Removed Tile Under Pews
- May 11-13 – Prepared Sanctuary Floor
- May 15 – Set LVT Under Pews
- May 22 – Moved Pews Back
- May 26 – Removed Tile in Overflow Room
- June 1 – Set Tile in Overflow Room
- June 29-July 3 – Installed Carpet in Sanctuary & Choir Room.
- July 16 – Services Returned to Sanctuary

A “clean air” test was performed after the asbestos tile was removed to verify the area was safe to occupy. Since the work was performed in two stages, two tests were required – one for each stage.

The DIY efforts were performed as needed and as the facilities were available.

The broad loom carpet was received a couple of weeks late. That delay combined with the increased difficulty in scheduling contractors, as the construction season progressed, caused the carpet to be installed in late June. However, other work was accomplished during that time; thus, the delay was acceptable.

### Project Costs

- Remove/Replace Pews – \$3,909.23
- Asbestos Tile Removal,  
Under Pews – \$9,809.00  
Overflow Room – \$2,969.00
- Lab Testing – \$584.00
- Floor Preparation (Extra) – \$5,000.00
- Carpet & LVT, Sanctuary  
& Overflow Room – \$28,996.00
- Stained Oak Steps – \$1,452.82
- Carpet Squares, Choir Room – \$1,981.00
- **Total – \$54,701.05**

### Additional Improvements Completed

Several much-needed, minor projects were completed in conjunction with the major floor covering project.

Painted Short Wall: The short wall behind the pews had not been painted for years. When the pews were moved for the tile removal, it was an opportune time to complete this painting. The notice was very short, but Justin Tice, of E&J Painting Professionals completed the work, in the brief period available, despite his busy schedule. Thank you, Justin for the timely work.

Replaced HVAC Registers: The original HVAC registers were extremely difficult to remove and reinstall; thus, most had been damaged over the years. Consequently, new registers were purchased by the Property Board (\$912.70) and installed by Ben, Kirsten, and Ed Ireton. The installation involved modifying the ductwork, so that the registers can be easily removed and installed. Thank you, the Ireton family for solving the ductwork issue.

Installed Microphone Cables: New cables were installed for the pulpit and the lectern microphones. The new cables, one for each, will improve the sound and eliminate cables running on top of the carpet. Craig Eckels, with his expertise and knowledge, lead this effort. Thanks Craig for sharing.

Painted Choir Room: To install the carpet in the Choir Room, it was necessary to completely empty the room. This provided a perfect time to repaint the room. Thus, the Property Board located a painter, who could paint the room on a short notice. The work was completed at a cost of \$1,300.00, plus the paint.

### More Thanks

Pastor Carl has often stated that the Floor Covering Project was a team effort. And, without the cooperation and assistance of all, the project would not have been a success. So, thank you to all; your cooperation was much appreciated.

In addition to those previously mentioned, a thank you is extended to the following members.

- Jerry Carney: Jerry was involved in every step of the project. He met and evaluated each contractor, assisted in the construction and installation of the stained oak steps, took over the project the last two weeks, and, throughout the project, provided assistance and advice. His experience and knowledge was invaluable. A special thank you to Jerry.
- Micki Fenske: Micki stained and finished the oak boards for the steps. She also stained, finished, and helped install the boards at the base of the altar and pulpit. Thank you, Micki.
- Worship and Music Board: The Worship and Music Board members were responsible for preparing and organizing Schultz Hall for the worship services, including arranging to have the piano moved. In addition, the Board ensured that the refurbished areas were dusted and cleaned, before resuming worship

services in the Sanctuary. Thank you,  
Worship and Music Board members.

- DIY Movers: The DIY movers, with their muscles and strong backs, were eager to pitched in whenever requested. They were called upon many times throughout the project. Three major moves were made involving just the Overflow Room and Choir Room. Thank you to all who helped with the moves.
- Pastor Carl: Pastor Carl was especially supportive and patient throughout the project. He was also directly involved in the responsibilities and tasks performed by the Music and Worship Board. And, he provided knowledge and advice regarding the sound system cabling needs. Thank you, Pastor Carl.

*Jack Fenske, Project Manager  
Floor Covering Project*