



The Episcopal Church of the Epiphany

2089 Ponce de Leon Ave., NE Atlanta, GA 30307-1345

September 12, 2021



Greetings Fellow Epiphanites:

We are writing to share with you an update about the necessary replacement of several major parts of the church's Heating, Ventilation, and Air Conditioning (HVAC) systems and to announce our "HVAC to the Future" campaign to cover the costs of needed replacements. If you have been to the Offices, Narthex or Nave this summer, you are well aware of how uncomfortably warm it has been. Many of you know that the Nave HVAC has had a variety of complex troubles for some years and that the AC system serving the offices and surrounding areas failed in the late summer of 2020. If these situations are not repaired timely, we can expect temperatures that are too cool this fall and winter. Keeping the church at the right temperature affects more than the people worshipping inside. It also preserves the integrity of wood and drywall structures, reduces the risk of mold and mildew, and extends the life of expensive and delicate equipment like our organ.

To address these needs, we have a team of engineers and design specialists who have evaluated potential solutions and how the various individual systems should work, and they are designing better replacement systems to ensure that the repairs integrate well with existing systems and structures. The Diocese of Atlanta recommended the firm of Johnson, Spellman, and Associates as a quality and reputable mechanical engineering firm. Initially, they inspected and consulted on the Nave HVAC problems starting in the late spring of 2020. Since then, Johnson, Spellman has been engaged to design a replacement system for the failed system serving the Offices, Narthex, Bathroom and Hallways, a replacement which necessitates a de-coupling from the older system that has served the Nursery and Basement Classroom and replacement with a more appropriate system there. That design is 99% complete. They were engaged earlier this summer to design a better replacement to the HVAC system serving the Nave, a design that places all mechanical equipment on the concrete pad outside and completely removes and replaces all duct work from the undercroft room beneath the Choir Loft. That design must also include corrective structural work (for permanent support of the organ) and architectural work to ensure that the room is brought up to county code standards. We expect to receive plans for that portion soon.

All told, these projects are estimated to cost us between \$250,000 and \$350,000. While that may sound like a lot of money (and it is!), the work being done is much more complex than our home heating and cooling systems. It is a big project because two HVAC systems are broken and there are sub-parts to each of these larger projects, especially in the structural and architectural work under the Choir Loft.

Components of the estimated expenses include:

- Likely total design costs for the two projects of \$60,000 to \$80,000, including mechanical, electrical, structural and architectural (most likely, the higher end would be approached only if code compliance complications arise).
- An estimate of likely HVAC Equipment and Installation costs is \$175,000 to \$225,000.

- An estimate of undercroft structural and architectural construction work required to comply with county codes is \$15,000 to \$30,000. This estimate is premature because conclusions about what upgrades are required and what the designs will specify are incomplete.
- For estimate purposes here, we factor—but hope to never need—a further \$15,000 contingency.

Equipment and installation/construction costs are rough estimates because exact pricing can't be determined until the designs are complete and put out to bid by contractors. To help reduce those costs, both designs will be bid at once, as a single project, in order to attract better bidders, consolidate HVAC contracting into the new company, and reduce costs of project staging that would be higher if done in two stages.

We are calling the campaign “*HVAC to the Future*” because this is a necessary investment in the infrastructure of Epiphany for the future. In response to the urgency of the need to make our physical space comfortable and welcoming, several generous parishioners have already pledged \$130,000 towards this campaign, putting us at about the halfway mark.

We will kick off the “*HVAC to the Future*” campaign this Sunday, September 12, 2021. Due to the need to begin work very soon, we have a very short window for pledges—from September 12 to October 17. Nevertheless, we will provide a two-year window for repayment of pledges, with final payment due December 31, 2023.

We will be mailing pledge cards and making them available for in person services. In addition, you can visit the *HVAC to the Future* page on the epiphany.org website—or click the button below—and make your pledge there. There will also be additional information on the HVAC repairs on this website, as well as Frequently Asked Questions. Imagine if 100 Epiphanites each pledged \$1,000 ... that would add \$100,000 to our fund and bring our total pledges to \$230,000 and nearly to our goal.

Please prayerfully and thoughtfully consider what amount you may be able to contribute to this very important cause.

Please feel free to direct questions to Bert Bender, Vestry Liaison for Building and Grounds.

With many thanks,

The HVAC to the Future Campaign Committee

Ann Williamson, Chair

Jessica Boatright

Richard Messner

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