

ALL SAINTS CHURCH

Sharing Christ's Love

BUILDING AND GROUNDS CAMPAIGN

Caring for God's Church



2015-2016



Dear Parish Family,

God has blessed and empowered our congregation for a bold and vibrant witness of the Gospel to Washington and its surrounding communities. We are enjoying a robust, fruitful, growing and deepening time in our history. In many ways, our growth might be described as explosive.

Our church building and its facilities are tools by which we carry out such wonderful ministries. Yet, we find that the All Saints Church building is in serious need of long deferred maintenance, renewal and care and fails to keep pace with the tremendous increase of our people and activities.

The Holy Spirit is with us and grace upon grace is being poured upon us. The Lord is moving among us and there is a calling upon us to respond in faith by participating with Him and by giving our all to Him. This wonderful publication has been crafted over many, many months to provide you with a full and transparent explanation of the challenges at hand. Our prayer and hope is that you will pour your own heart into these needs to enable the renewal, enhancement, upgrading and coming of age so keenly needed.

The fruits of the Holy Spirit are bountifully coming from our labors together. Now is the time for us to sprint forward in delight and joy as the Lord prospers us by His love and blessings. Thank you for your heart to love Him in return by your sacrifice of giving and serving.

Faithfully and joyfully in Jesus,

Ed+



BUILDING AND GROUNDS CAMPAIGN

The All Saints Church Building and Grounds campaign will fund an important effort over the next three years to remediate the seriously declining physical integrity of our amazing Church, as well as bring certain features up to current standard.

This effort will allow us to undertake significant deferred maintenance and backlogged projects, and will materially improve building structural integrity, functionality, aesthetics, and human safety. It will allow us to anticipate needs as our congregation continues to grow, by moving forward with the installation of new technology enabling us to communicate better, save money, and grow, both as a congregation and in our individual relationships with God.

The intent is to raise a sufficient amount to fund these projects, rather than using operating funds. Building and grounds expenses, often unanticipated, annually bedevil our budgeting and frequently usurp operating funds. A significant benefit of this campaign is to free up our operating funds to support new initiatives in areas such as programs, ministries, and desperately needed additional staff.

The following describes this important and significant need and work. The Building and Grounds Committee has compiled the recommendations for projects, scoped the remedies, and obtained the necessary trade estimates. The Church is seeking \$1.2 million in gifts to carry out the program over the next three years. Your participation is greatly appreciated.

The Nave and Chancel Roof

Most of the slate on the roof over the Nave and Chancel dates back to their construction between 1923 and 1925. Two differing qualities of slate were used on the roof. You can see the difference with the naked eye. The front of the Nave is a darker, higher quality slate. The second half shows what happens when you cut quality in order to cut costs. While the slates in the Western portion are more deteriorated, both sections desperately need to be replaced.

Slate roofs ordinarily have a maximum life of about 50 years - which means that we have exceeded our grace period by almost twice that time. Since their installation, the slates have delaminated and discolored. Delamination is a mode of failure for composite materials. In laminated or layered materials like slate, repeated cyclic stresses impact the slate and can cause layers to separate, becoming mica-like and then can separate and chip off in layers.

Our slates break off at an increasing rate. Recently, daylight could be seen through the Chancel roof peak because of such breakage. You can see where numerous repairs have already been made. These are a constant factor in the annual building and grounds expenses.



Nave Slate Roof

Roof leaks have also have resulted in substantial repair expenditures each year. This year, the flat roof over the Sacristy and Circle exit door has begun to leak into the exit door foyer. The slanted tin roof area over the Bride's room, the flat roof over the hallway north of the Bride's room, and the roof over the stairwell to the Oliver Street exit, also leak into the interior of the Church.



Bride's Room Ceiling

Related to this issue is the fact that, as long as anyone can remember, rain water has passed inside and down the West wall of the Nave. Joe Alonso, of the Cathedral, and one of his roofers, Joe Skillman, both feel that much of the leakage stems from a breakdown of the water barriers, flashing, counter flashing, and felt roof covering between the roof decking and the capstones of the West wall.



Nave West Wall Water Damage

It is well understood that when you do major roof repairs, other serious conditions may become apparent. It is possible that when the Nave/Chancel slate is replaced, it might be necessary to repair deteriorated roof purlins (beams). Skillman recommends that, at that time, we open up the rafters above one or more purlin butts and check for damage. Similarly, repair of the leak over the Circle exit door may lead the underlying structural repairs. The cost of these fixes is subject to circumstances found at the time.

Nave West Wall

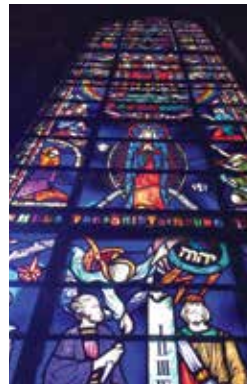
When strong West winds drive heavy and sustained rain onto the West wall of the Nave, water emerges from the inside of the wall in spots below the rafters; such as on the South wall abutments. This is causing the mortar to break down and crumble off the wall. Grit fallen from the wall and ceiling are a continuous presence on the back pews, and the magnificent stained glass windows are being made vulnerable by the deterioration of their frames.

The water damage along the West wall may be caused by the leaking roof where water passes inside the wall from above and emerges further down. It might also be caused by water leaching straight through the wall, or it could be a combination of the two.

If, after the roof project is done, water continues to pass through the wall, the problem is obviously coming from a different source, and two steps will be taken. First, the avenues through which the water passes from the outside will be pinpointed. This would be accomplished by a water penetration study of the West wall. Second, the study may show the capstones on the wall have to be removed and the flashing, if any, on the wall inspected for possible leaks. It is possible that only a small area of the West Wall will need to be repointed, but it is entirely likely that the whole exterior wall would need to be done.

West Wall Stained Glass Windows

In heavy rains, water leaks through the exterior framing of the magnificent stained glass windows which are set in the West wall. Some external wood trim is visibly deteriorated and pock marked. One ventilator window panel does not seal and lock. We will use the company that has previously cared for and repaired our windows, Epiphany Studios, for the necessary repairs.



Interior and Exterior Nave West Wall and Stained Glass Windows



Chancel Altar Reredos

NAVE INTERIOR

General Cleaning

Over the years, water on the West wall has caused mold to grow. Dust, dirt, and mortar salts compound the problem. Mortar grit falls onto the rear floor and wall pews, contributing to dust in the entire Nave. Passing truck vibration over the years and the recent earthquake may have contributed to a loosening of wall stone mortar, and more

Nave dust. Dust and cobwebs have also accumulated in the hard-to-reach Rood Beam, and on the lintel around the Chancel.

The Chancel is the area in front of the Nave, where the ministers and choir perform their duties during the service. Before leaks over the North wall of the Chancel were water-sealed 20 years ago, mortar salts emerged under the wall lintel and dried on the wall next to the organ console. This can be removed by washing.

Another major issue in this space is the candle soot which has been building up for years defaces the Sanctuary Reredos, making it quite dirty and unattractive. Reredos is the name given to the structure behind an altar. It can be decorative with religious depictions, or as in our case, quite plain and simple. Unfortunately, this simplicity makes the dirt even more obvious. This Reredos cannot be simply washed off because it is made of limestone, which absorbs water. This cleaning requires an extraction technique called poulticing.

St. Mary's and St. Joseph's Chapels



St. Mary's Chapel

The art in All Saints two chapels is both beautiful and valuable, and it needs to be preserved and displayed for the congregation, and to the glory of God.

For example, the St. Mary's Reredos appropriately depicts St. Mary in the Wilderness. It will be more properly illuminated, as will the rest of the Chapel.

There are several empty spaces/recesses in the walls of the Church where radiators had been installed, then removed when the forced air heating system was installed. These spaces are ugly and will be covered. Moreover, the gloomy grey covering over the air conditioning return on the North wall of the Nave will be replaced with an attractive grate.

The two paintings in St. Joseph's Chapel require cleaning. Both paintings were varnished, as was the custom "back in the day." Varnish yellows and cracks with time, causing the paintings to become difficult to see and appreciate. Dirt and soot has added to the problem. The painting "After the Scourging" is the more valuable of the two paintings, but is very dark and difficult to see.

Removing the varnish and cleaning the artwork should help to bring out the rich detail. Both paintings will be illuminated by energy efficient focal lighting and digital controls. In addition, a portion of the plaster crown molding in St. Joseph's Chapel has fallen and will be reattached.



*St. Joseph's Chapel
Fine Art Restoration*

The Bride's Room

The Bride's Room has not been updated since the 1950's. This room is not just for brides. It is where the choir, Lay Eucharistic Ministers, acolytes, and ministers congregate before the service. The furniture and fabrics and, particularly, the lighting are badly suited to the functions of the room and require thoughtful redesign.



Interior Bride's Room

Memorial Hall

Memorial Hall houses the body of what was the original All Saints Church, built just after the turn of last century, in 1901-2. Before that construction, All Saints used a tiny school house for its services, migrating across the circle to a private residence before bouncing back to the school house again. The school house was situated somewhere near where the Rectory stands now.

Construction began on All Saint's Church, as its own physical entity, with the building of Memorial Hall -- then the original Church Nave. Dedicated at that time by Bishop Satterly, and subsequently redecorated, it remains a lovely space currently used for a variety of Church functions. A little add-on to the original building has since been redesigned to house the Flower Guild Room and two "Old Church" bathrooms -- all in need of repair and improvement.

The largest issue for Memorial Hall is the lighting. The deep recesses housing the ceiling lights, and the bulbs themselves, do not deliver the illumination required for reading, study, and for many events. The CFL candle bulbs in the overhead hanging chandelier "wheels," and the wall sconces, are low powered. None of the lighting in Memorial Hall can be dimmed effectively. Modern digital switching and improved bulbs and fixtures will facilitate lighting of Memorial Hall.

Another important issue is the condition of the parquet floor. It is scuffed and discolored from years of use and requires refinishing. The room also needs to be decorated with appropriate furniture and furnishings instead of the castoffs there now.

Electrical, Fire, and Human Safety and Security

Electric wiring is a principal source of fires, so it is imperative that our electrical systems be brought current with applicable fire and electrical codes.

The electrical circuitry in the Church dates from when All Saints was first built. Various versions of the Church electrical circuitry were added as the Church building was expanded during the mid-1920s, 1954, and again in 2000. However, we only have the latest installation of circuitry plotted and documented.

In addition, our electric breaker panels (12) have not been tested for loose wires, competency of breakers and circuits, and other fire hazards. These will be tested, and a reserve for corrective actions is provided.

The descriptions on the breakers panels are opaque in most cases. To correct this each circuit throughout the Church will be traced and named, and each panel and breaker properly labeled, using a unitary labeling system.



Outdated Wiring, Phone Circuitry and Breaker Panels



Western Avenue Glass Entry Doors

Security

It is unfortunate but true that with the growth of surrounding communities and cities, there is an increase in crime around the neighborhood adjacent to All Saints Church. The Church, itself, has seen a marked increase in uninvited traffic and petty theft. Money and other personal items have been stolen while those they belong to have been serving in God's house. To address this, we will install personal lockers for use by those who need to secure their items during both the business day and during various services.

So far there have been no incidents of physical attack, but that is always a concern, especially to those who regularly work at All Saints; sometimes without the benefit of colleagues present. Of course, of primary concern are the children here and their security and safety, as well as parishioners and others who attend All Saints services and other functions.

After consultation with the police and our insurer's representative, the Safety and Security Committee proposed to upgrade and relocate existing cameras and to expand, (from 16 to 29), the number of security cameras at other vital locations. When our security camera DVR at the reception desk unexpectedly broke in 2014, we replaced it with another of expanded capacity to track and record these added cameras.



Nave Audio System

Nave Audio Visual Systems and Lighting

Audio-visual and lighting technology have changed dramatically in recent years; even since our systems were installed and upgraded in the early 2000s. Just as modern equipment and technology are used by parishioners in their daily life, modern systems are increasingly essential to Church functioning, worship, communications, programs, and ministries. As our

existing systems break, we make decisions on replacements which are more robust and which anticipate future needs.

It is always important to hear the service clearly, even from the back row. In addition, use of today's digital equipment is necessary as a method of communication with home-bound parishioners, as well as those who wish to visit or revisit the wonderful sermons that come from the pulpit on a weekly basis. Our talented and inspiring choir and the numerous special musical and chorale events also deserve to be advertised, heard and seen, and disseminated.

As we have seen with adoption of the Great Hall video monitor and our cart-mounted monitors, new equipment facilitates presentations for use by our Church, generally, and by our various programs, ministries, and missions, in particular. It expands use of teaching media and rapid transmission of Church-generated programs on various social media like our website, Facebook page, and YouTube.

Nave Audio Visual

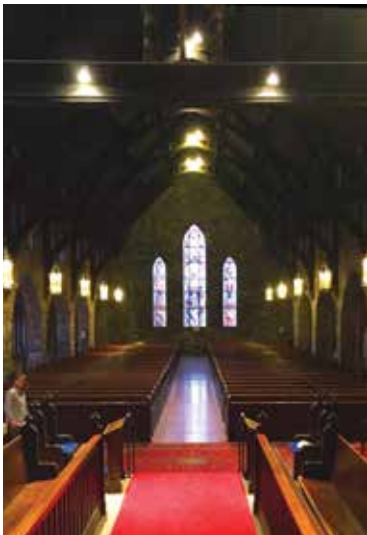
Our needs include:

1. A capability for digital video and audio capture, recording, and streaming of sermons and whole services.
2. Digital video cameras covering the central Transept, the Pulpit, and Chancel.
3. Proper tuning and positioning of the Bose speaker arrays to enhance Nave acoustics.
4. Transmission of Nave video to the Great Hall video monitor.
5. An operating desk located discretely at the rear of the Nave, to house the new Nave audio and visual controls.



Nave Audio System

The desk will house the devices which record, process, and transmit digital audio and video media. The video cameras will be turned off and on remotely and will have remote panning and range finding controls. The controls will have presets for set conditions of use, so that an operator will not be required to be stationed in the booth throughout the event or service.



Nave to West Wall

Nave Lighting

Light has always been a quietly dominant force in the worship and fellowship experience in churches. Stained glass windows provide light and inspiration not only through use of various depictions, but also through use of form and often spectacular color. Candles have always been used not just for illumination, but also to create a spiritual impact. We all know how powerful it is to have a service by candlelight or how dramatic it can be when those candles are extinguished and the congregation is left in the dark.

Modern day lighting, (switches, fixtures, and bulbs), can enhance this experience dramatically. Lighting can create focal points and can be changed according to the appropriate mood and needs of various occasions and services. It can focus the congregation on the art, highlight the minister or reader, showcase a bride and groom, subtly illuminate a coffin, and focus our attention on the choir or any recital or performance.

In 2009, Nave lighting was upgraded during an energy efficiency project. However, the focused lighting over critical Church venues such as -- weddings, baptisms, choral presentations on the Chancel steps, and art work in the Chapels -- was not well-conceived. Focused lamps will be

installed for these special events. They will be switched on and off from preset digital switches located proximate to the venue, permitting ease of use.

The bulbs in the Nave pendant fixtures, at the roof peak, and over the Chancel, will be converted to longer lasting and more energy efficient LED bulbs, thus reducing electricity and bulb replacement costs. Digital switches, with presets will be provided where they presently are found at the entry to the Nave.

In prior years, unsightly electrical wires were strung along the Nave clerestory face. The abandoned wires must be removed and any live wiring will be moved up to the clerestory lintels.



1950s HVAC System

Heating and Cooling

Underneath the great stone walls and floor of All Saints lies a huge heating and cooling, (HVAC), infrastructure. This Church equipment dates from 1993. Since then, corrosion, leakage, power outages, breakdowns, obsolescence, and just plain inattention, have caused deterioration in these essential facilities.

The Church's HVAC control software, and the machinery-regulating controllers in the various machinery spaces, are quite dated, are breaking down, and/or are no longer serviced. Breakdowns or outages, particularly at odd hours, are a terrific burden on Staff and require significant ad hoc expenditures not contemplated in the operating budgets from year to year. These, plus electrical, gas, and water services consumed by these dated systems, are a significant proportion of our annual operating budget.

Since 2010, we have made numerous improvements to the chiller systems and the cooling tower. However, coolant used in the giant air conditioning "chiller" will be out of compliance with law in a few years.

In the winter of 2014-2015, our heating system developed many extraordinary problems. The original lead-lag controls on the two boilers have not worked since installed. Therefore, the run times of each boiler have not been balanced with the other. Moreover, we found that we had no controls which cut back boiler water temperature, and thus, boiler fuel consumption, when outside temperature conditions warrant it.



Cooling Tower



Heating Plumbing Pipes

We are in process of installing an outside air temperature sensor and an inside lead/lag switch. These devices will shift lead and lag boilers automatically on a set rotation, and they will cut back minimum boiler water heat requirements on warmer days. Recently, we had to replace the speed controller for the hot water circulating pump.

Modern HVAC systems, right-sized for the building, will address these issues and greatly reduce the annual expense of heating and cooling the Church. The Church will commission a professional analysis of the most durable and energy-efficient heating, cooling, and software and controller systems the Church might acquire in the future, and of when that will be necessary. This can be acquired free from a professional mechanical company(s) if we engage them to perform regular, routine, preventive maintenance on our systems. We pay more for these seasonal measures now than we would under contracts.

Plumbing

Major costs to the Church in the summer and fall are water and sewer charges from WSSC. County water is used elsewhere in the Church, but the cooling tower uses an enormous proportion of our annual consumption.

Water entering the Church through its main meter is subsequently lost at the cooling tower, either to evaporation or leaks from the tower. While that lost water never passes into the sewer, WSSC levies a sewer charge as if it did. However, if we install a water sub meter on the chiller water supply line, WSSC will grant a 60 + percent credit against sewer charges on that flow.

In addition, when potable water pressure is cut outside the Church, contaminated water in certain Church piping systems can back up into the potable water pipes. This is prevented by government-required “backflow preventers” located throughout the Church. However, the fire sprinkler pipe in the Old Church basement hallway was never fitted with a backflow preventer. This pipe will be fitted with a preventer.

Narthex and Undercroft and Chancel Undercroft

The electric motors, fans, and air box, which supply the organ pipes, are found on the dirt floor under the Chancel. Access to these mechanisms is via a 3 foot high crawl space and a small door panel, set in the exterior foundation. Frequent traverse of the access way and work on the equipment has proven quite strenuous for the Music Director and motor service mechanics. Additionally, the electric motors are slightly below the grade of the dirt floor, and fugitive dust is an issue for the motors.

To facilitate access to the motors and air box, a trench would be excavated by which tradesmen could walk, full height, to the site. The trench would be lined with concrete, as would a foundation supporting the motor and fan mechanisms.



Western Avenue Wood Doors

Narthex

Most of the flagstone and brickwork between the curbside landing and the Narthex doorway has fractured, delaminated, or slumped, creating a safety hazard. The joint mortar has badly deteriorated or is missing. Parishioners and visitors have tripped and fallen as a result. This was partially corrected in 2014, but only up to the oval plaza. The remainder will be repaired in the spring of 2015.

The Narthex exterior doors are disintegrating and unsightly. They are badly in need of carpentry work,

staining, and refinishing with durable varnish. While they are removed for this work, either temporary doors or a night watchman or both will be needed. And, the Narthex floor tiles require stripping and recoating.





Great Hall and Parish House

The Great Hall is used for a myriad of Church activities. Among them are lunches and dinners, forums and debates, meetings and receptions, and weekly meetings of the Boy Scouts. The main attribute of the Hall is its large capacity and attached kitchen.



Great Hall

However, the Great Hall is not an attractive space. Its décor is drab and plain, the walls and windows are very “institutional” and uninviting, and the kitchen pass-through windows are a visual intrusion, even when closed. The Great Hall walls will be covered and the windows reframed in a Church-appropriate design. Both kitchen openings will be de-emphasized visually.

During times the Great Hall is in use and the choir is rehearsing, sound from rehearsal radiates from the Choir Room through the two doors in the common wall behind the stage. Corking the choir room side of the doors has not worked. To cure the problem, we will cover both sides of the doors with sealed, removable panels.



Second Floor Parish House

Second Floor Parish House

For many in the Congregation, the second floor of the Parish House is an unknown space rarely, if ever, to be ventured into. Actually, it is a thriving space which is home to a number of important offices, meeting space, and many of the Sunday school classrooms.

However, the corridors on the second floor are dimly lit, and the concrete block walls in the corridor and rooms are forbidding and cold. They have remained so since the Parish House was built in 1954. This cheerless environment is not conducive atmosphere for awakening

young minds to an exploration of faith. New lighting, carpeting, and wall coverings will create a more appropriate environment. Heating will be addressed as well.



Grounds and Plantings

The grounds and planting surrounding All Saints should reflect the beauty of what is within the Church itself; inviting congregants and others to come through the doors and participate in our spiritual life. The current landscaping needs work if we are to achieve that end.

On the main entrance way, trees have overgrown the space available and certain shrubs, bushes and trees have died. Trimming or replacement is required.

In addition, the soil under and the yew bushes in the hedge, east of the main entryway, is infected, causing many yews to die. These need replacing. The area of grass between the playground and the Youth Room will be re-landscaped.



Rectories

The Rectory on Oliver Street is important to the life of the Church because our Rector, Ed Kelaher, lives there with his wife Patty. It is imperative that the building be properly maintained. (Some other Churches house their Rector off campus).

While the Rectory has received many improvements in recent years, most of the Rectory windows do not open and lack storm windows. These will be replaced with new windows meeting the Village's code. These replacements will make fire exit possible, the Rectory more comfortable, and help save on the costs of heating and air conditioning during our cold winters and the extreme heat of summer.

The other Rectory, located on Culver Street in Kensington, presently houses the Weider family. A new air conditioning unit was installed last year, and the second unit remains to be.

Water has eroded the paint and wood siding over the brick front of the house, while holes have appeared in the siding at the rear. These problems will be rectified. This will largely complete a series of Church capital expenditures by which flaws in the structure, when bought, have been corrected.



Interior "Old" Men's Bathroom



Glazing, Painting and Cleaning of Parish House Windows

Additional Items

- Repair and paint the Old Church entryway.
- Refinish the Parish House fire exit door.
- Re-grout, paint, and clean, all Parish House windows.
- Refinish the Parlor floors
- Refurbish the "Old Church" bathrooms (2), the Flower Guild Room and adjacent hall ceiling.
- Restore operation of the Parish House air exhaust fans, motor, and switching.
- Refinish the water-eroded plaster around the second and top floor windows of the Tower, and at part of the top floor ceiling.
- When they were upgraded several years ago, the preschool ceiling vents were not connected, by sheet metal "throats", to the vent covers in the ceiling. The overhead HVAC units end up heating and cooling the rafter space. Install metal throats.

CONCLUSION

The Building and Grounds Campaign needs gifts of \$1.2 million to do this work and to fund an account to be used for future capital expenses. The work will be scheduled and completed over a three year period of time to be certain it can be paid for and each project managed well. Correcting, fixing, and enhancing, the physical plant and other items of All Saints Church are necessary components of our Stewardship and worship of our God.



HOW TO CONTRIBUTE

CHECKS:

All Saints Church
Building and Grounds Campaign
3 Chevy Chase Circle
Chevy Chase, MD 20815
Attn: Nancy Harris

SECURITIES:

Please have your broker send a letter or email to:
All Saints Church Building and Grounds Campaign
3 Chevy Chase Circle
Chevy Chase, MD 20815
Attn: Nancy Harris
nancy.harris@allsaintschurch.net

The letter or email should contain the following information:

Donor's name
Name of security
Number of shares/certificates

The broker should forward the securities to:

RBC Capital Markets
510 Marquette Avenue South
Minneapolis, MN 55402-1106
DTC# 0235
Account name: All Saints Gift Account
Account #: 956-96669

VIA INTERNET:

www.allsaintschurch.net/give

FOR ALL COMMITMENTS AND GIFTS, PLEASE NOTIFY NANCY HARRIS:

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THANK YOU FOR SUPPORTING ALL SAINTS CHURCH



BUILDING AND GROUNDS CAMPAIGN

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